City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 24, 2022 **7:00 PM** **Board Room**

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklintn.gov/planning.

The typical process for discussing an item is as follows:

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

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of The January 27, 2022 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included with the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

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

2. Consideration Of Items 3, 4, And 9 On The Consent Agenda.

SITE PLAN SURETIES

3. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Extend The Performance Agreement For Drainage Improvements To February 23, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

4. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading); Extend The Performance Agreement For Drainage Improvements To February 23, 2023. (CONSENT AGENDA)

   Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).
   FMPC 6/24/21, Approval failed 3-4
   WS 7/13/21
   BOMA 8/10/21, 8-0; 9/14/21, 6-1 approve and defer third reading to 10/12/21; 10/12/21 8-0 refer to Planning Commission

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

6. Consideration Of Resolution 2021-53, A Resolution Approving A Development Plan For Brownland Farm PUD Subdivision, For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway.
   FMPC 6/24/21, Disapproval passed 4-3
   WS 7/14/21
   BOMA 9/14/21, 7-0 defer to 10/12/21; 10/12/21 8-0 refer to Planning Commission

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

7. Consideration Of Ordinance 2022-02, An Ordinance To Rezone 0.09 Acres From Residential 6 (R6) District To Planned (PD 1,800) District For The Property Located North Of West Fowlkes Street And East Of Natchez Street, At 130 West Fowlkes Street (130 West Fowlkes Street PUD Subdivision).

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

8. Consideration Of Resolution 2022-07, A Resolution Approving A Development Plan For 130 West Fowlkes Street PUD Subdivision, With 1 Modification Of Development Standards For Parking, For The Property Located North Of West Fowlkes Street And East Of Natchez Street, Located At 130 West Fowlkes Street.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Rolling Hills Community Church Subdivision, Site Plan, Parking Lot And Public RW, Creating Surface Parking, On 39.25 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:01 pm.

Board Members Present: Michael Orr, Ann Petersen, Alma McLemore, Marcia Allen, and Roger Lindsey

Board Members Absent: Jenny Williamson, Nick Mann, Jimmy Franks, and Scott Harrison

Chair Lindsey read the following statement:

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 9, 2021 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT 4 FMPC Minutes December 2021

Chair Lindsey asked for a motion to approve the Minutes from the December 9, 2021 meeting.

Alderman Petersen moved, seconded by Commissioner Orr, to Approve the December 9, 2021 Minutes.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Minutes, Item 1, by Alderman Ann Petersen, seconded by Commissioner Michael Orr;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

The Chair asked if there were any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-12 and 19-20 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3-12 and 19-20.

Chair Lindsey asked for a motion for the Approval of the Consent Agenda.

Commissioner Allen moved, seconded by Commissioner McLemore, to Approve the Consent Agenda.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda, Item 2, by Commissioner Marcia Allen, seconded by Commissioner Alma McLemore;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalk Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

4. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

5. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Trees, And Landscaping Open Space Lots 26, 29, 30, And 31 Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

6. Franklin Park PUD Subdivision, Site Plan; Accept The Drainage Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

7. Harpeth Village Subdivision, Site Plan, Revision 2; Extend The Performance Agreement For Landscaping (Building C) Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

8. Ralston Row PUD Subdivision, Site Plan; Accept The Landscaping Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

9. Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Landscaping Phase 2 Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

10. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane, And Stormwater Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

11. Seward Hall Subdivision, Site Plan, Lot 1; Extend the Performance Agreement For Landscaping Phase 3, And Storm Drainage / Detention Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

12. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvements To January 20, 2023. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

13. Consideration Of Resolution 2021-179: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:
1. MAP VESTING EXTENSION Exhibit A Avalon Square
2. RES 2021-179 Avalon Square_With Exhibits_Law Approved (2)
3. 2022 01 03 Vesting Extension Request Letter updated timeline
4. Previous Plan Staff report FMPC 12.20.18
5. Conditions of Approval_02
6. Conditions from RES 2018-105 MOS 7

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Vested Rights are granted to a property

when a Development Plan, as in this case, is approved by the Board of Mayor and Aldermen (BOMA). This means that the municipal level regulations in place at the time of approval will be the regulations that the Development Plan is measured against throughout the plan's entirety. The Development Plan must meet certain milestones along the way.

She stated that the request is to extend the first vesting period for three years, or until March 12, 2025, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

Ms. Diaz-Barriga stated that this project was originally approved in 2003. The entire development plan was revised and presented to BOMA, so the entire plan is now vested, as of March 12, 2019.

The current development plan is entitled for 614 dwelling units and 420,875 square feet of nonresidential space. The development plan includes all four sides of the Cool Springs Boulevard/McEwen Drive round-about intersection.

For the current status, the site work was started on this land with previous non-vested plans, but no work has started yet based on the current and vested development plan. Avalon Square is linked to the South Prong interceptor, and one of its conditions of approval is to work with Water Management to determine how sufficient sewer infrastructure can be extended or upgraded for Avalon Square in a way that is in conjunction with the larger efforts for the area.

In terms of vesting impacts, in reviewing the plan against the current City regulations, the plan generally complies with the municipal level rules. The original vested plan had seven Modification of Standards (MOS) requests. If the vesting was lost, they would still need to ask for the 7 MOS requests. Staff would continue to support, on the most part, the MOS requests that were approved. Lastly, a new plan would still need to solve the issue of extending sewer to their site ahead of any larger plan approved for the area, or wait until a larger plan is in place. They are working with the Water Management Department at this time.

Staff recommended Approval of Resolution 2021-179 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Joe Parks, Parks Company.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, to recommend Approval of Resolution 2021-179 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-179, Item 13, by Commissioner Alma McLemore seconded by Commissioner Michael Orr;**
	Motion 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

REZONINGS/DEVELOPMENT PLANS

14. Aureum PUD Subdivision, Development Plan, Revision 1, Adjusting Phasing, Building Configuration, And Building Heights, On 27.19 Acres, Located South Of East McEwen Drive And West Of Carothers Parkway.

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

Attachments:
1. MAP 7737 Aureum PUD Subdivision, Development Plan, Revision 1
2. CONDITIONS OF APPROVAL 7737 Aureum PUD Subdivision, Development Plan, Revision 1
3. LAYOUT PLAN 7737 Aureum PUD Subdivision, Development Plan, Revision 1
4. ELEVATIONS 7737 Aureum PUD Subdivision, Development Plan, Revision 1
5. ENTIRE PLAN SET 7737 Aureum PUD Subdivision, Development Plan, Revision 1

Ms. Diaz-Barriga stated that the development plan revision is adjusting the height of the buildings within the development and adjusting the phasing of the project. They are not asking for any new entitlements or conditions of approval. Thus, this decision will be made at the Planning Commission level.

There are swapping the order of the first two phases of the plan. They are now planning to start with phase 2, which is multifamily. The multi-family was a five-story structure wrapped around a parking garage. They are changing the design to include two buildings: one 12-story and one 5-story. The parking structure would be underground. This change will allow for more open space. There are several proposed 12-story height buildings included in the current development plan. This particular building is adjacent to the multi-family building which was originally approved for nine stories. They are not changing the number of dwelling units, just the configuration within the buildings.

Staff recommended Approval of Item 14, with conditions.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Scott Brenick and Ralph Knaus.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, to approve Item 14, with conditions.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve with Conditions Item 14 by Commissioner Marcia Allen seconded by Commissioner Michael Orr;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

15. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 4, Modifying Site And Building Layout, On 13.44 Acres, Located West Of Peytonsville Road And South Of McBride Lane.

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

Attachments:
1. MAP BF RF PUD DP Rev 4
2. 7704_Conditions of Approval_02
3. BF Rev 4 Development Plan Resubmittal 220106_Part1: previous approved plan, exisiting conditions, overall proposed plan
4. BF Rev 4 Development Plan Resubmittal 220106_Part2: enlarged site, grading, and row/access plans
5. BF Rev 4 Development Plan Resubmittal 220106_Part3: Utilities, phasing, tree preservation, elevations
6. BF Rev 4 Development Plan Resubmittal 220106_Part4: Elevations and McBride park

Mr. Joseph Bryan, Principal Planner, stated that the Berry Farms Reams-Fleming Tract PUD Subdivision plan was first approved in 2007 and last revised in September 2021. No changes to the entitlements are being proposed with this revision. He stated that this item would be decided by the Planning Commission.

Any revisions to previously approved developments must conform to the guiding principles of Envision Franklin. Envision Franklin places this into the Regional Commerce Design Concept. For Regional Commerce, Envision Franklin states that, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity." It further states, "Buildings should engage and define the street edge with landscaping, wide sidewalks, and street furnishings to allow for safe and comfortable movement of pedestrians." The design as submitted does not meet the intent of Envision Franklin. However, an alternate design has been submitted to the staff which better meets the principles of Envision Franklin for the portion of the plan fronting McBride Lane. This alternative plan would meet the Condition of Approval.

In regards to parking, "Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view." Overall, the plan maintains its intent as an economic generator for the southern region of the City of Franklin. However, the proposed location of the parking garage along Peytonsville Road does not fully meet the intent and principles of Envision

Franklin. As a condition of approval, the final design of the parking garage that incorporates additional site elements and screening methods shall be met with the site plan submittal.

Staff recommended Approval, with conditions, of Item 15.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Gary Vogrin, Kiser + Vogrin Design.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner McLemore, to approve Item 15, with conditions.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve with Conditions Item 15 by Commissioner Michael Orr seconded by Commissioner Alma McLemore;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

16. Consideration Of Resolution 2021-183: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision, For A Property Located North Of Liberty Pike And West Of Carothers Parkway.

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

Attachments:
1. MAP 7734 Carothers Crossing West PUD Subdivision, Development Plan, Revision 2
2. 2021-183 RES CAROTHERS CROSSING WEST PUD SUBDIVISION DEVELOPMENT PLAN REVISION 2_With Exhibits_Law Approved (2)
3. CONDITIONS OF APPROVAL 7734 Carothers Crossing West PUD Subdivision, Development Plan, Revision 2
4. LAYOUT PLAN 7734 Carothers Crossing West Subdivision, Development Plan, Revision 2
5. ELEVATIONS 7734 Carothers, Development Plan, Revision 2
6. ENTIRE PLAN SET 7734 Carothers Crossing West PUD Subdivision, Development Plan, Revision 2

Ms. Diaz- Barriga stated that the development plan proposed revision adds daycare as a proposed use. The location of the proposed daycare is in the place where another building was approved for. The vesting document that the plan was approved under classified daycare as an institutional use. Any addition or removal of an institutional use requires BOMA level approval. The designed plan, with conditions, meets Zoning Ordinance regulations and conforms to Envision Franklin principles for the area.

Staff recommended Approval, with conditions, of Resolution 2021-183 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2021-183 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-183, Item 16, by Commissioner Alma McLemore seconded by Commissioner Marcia Allen;**
	Motion 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

17. Consideration Of Ordinance 2021-52: An Ordinance To Rezone 3.56 Acres From Regional Commerce 6 (RC6) District To Planned (PD 5.1/3,803) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, At 201 Cool Springs Boulevard (Legends View At Franklin PUD Subdivision).

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

Attachments:
1. MAP Legends View PUD
2. ORD 2021-52 LEGENDS VIEW PUD REZ_With Exhibits_Law Approved (2)
3. Legend's View_Rezoning Request_01062022

Mr. Joseph Bryan, Principal Planner, stated that this Rezoning sets up the entitlements for the Legends View at Franklin PUD Subdivision. The applicant is proposing 18 multifamily units and 3,803 square feet of commercial space. New multifamily residential is encouraged within Regional Commerce and the proposed mixed-use plan is consistent with the recommendations of Envision Franklin and recently approved adjacent development.

Staff recommended Approval of Resolution 2021-52 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2021-52 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-52, Item 17, by Commissioner Michael Orr seconded by Commissioner Alma McLemore;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

18. Consideration Of Resolution 2021-182: A Resolution Approving A Development Plan For Legends View At Franklin PUD Subdivision, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 201 Cool Springs Boulevard.

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

Attachments:
1. MAP Legends View PUD
2. RES 2021-182 LEGENDS VIEW PUD DP_With Exhibits_Law Approved (2)
3. 7747 Legends View Franklin PUD_DP_Conditions of Approval_01
4. 2022-01-06 - 14-087-01 - Legends View at Franklin_FULL

Mr. Joseph Bryan, Principal Planner, stated that the applicant is proposing to construct 18 multifamily dwelling units and 3,803 square feet of commercial space. Envision Franklin places this property in the Regional Commerce Design Concept.

Envision Franklin states that new development within Regional Commerce have "High-activity uses, such as retail, are encouraged on the first floor, with uses such as offices and residential encouraged on second floors. Site design should integrate seamless pedestrian connectivity across the site and to other uses." Vehicular parking is contained within a structured parking garage below the multifamily units and commercial space, promoting pedestrian connectivity among the units and residential amenities.

Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site." The two units at the front of the development contain 3,803 square feet of commercial space.

There are some concerns from the Fire Department concerning fire access for the site during an emergency event. Fire has stipulated 15 requirements that must be done in order to satisfy the conditions of approval. The full list can be found in Condition 7.

Staff recommended Approval, with Conditions, of Resolution 2021-182 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that there were two improvements since the Joint Conceptual Workshop. He stated that Alderman Petersen had asked if the latest lines for the 100-year floodplain were being used. Mr. Gamble stated that they changed the building footprint so that it is not within the 100-year floodplain and they would not be manipulating the 100-year floodplain. He also stated that the parking structure will have green roofs to address stormwater quality.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Orr, to recommend Approval, with conditions, of Resolution 2021-182 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen of Resolution 2021-182, Item 18, by Commissioner Marcia Allen seconded by Commissioner Michael Orr;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. 508 Duke Drive Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 4), Subdiving 1 Commercial Lot into 2 Commercial Lots, On 2.29 Acres, Located At 508 Duke Drive. (CONSENT AGENDA)

Sponsors:	Emily Wright, Amy Diaz-Barriga, Joseph Bryan
Attachments:	1. MAP 508 Duke Dr FP Rev 1 2. 7741 508 Duke Dr Sub_FP_Rev1_Conditions of Approval_01 3. 2020-0436_FINAL-PLAT_LOT-4_RESUB_REV_122921

This item was approved on the Consent Agenda.

20. 4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

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

Attachments:
1. MAP 7736 4309 S. Carothers Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 7736 4309 S. Carothers Subdivision, Final Plat
3. PLAT 7736 4309 S. Carothers Subdivision, Final Plat

This item was approved on the Consent Agenda.

21. Galleria Commercial Complex Subdivision, Preliminary Plat, Revision 1, Creating 3 Commercial Lots, On 5.88 Acres, Located At 1730 Galleria Boulevard.

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

Attachments:
1. MAP Galleria Commercial Complex PP Rev 1
2. 7743 Galleria Comm Complex Sub_PP_Rev1_Conditions of Approval_01
3. 217572 1730 Galleria Blvd PRELIMINARY-12-10-21

Mr. Joseph Bryan, Principal Planner, stated that the purpose of this preliminary plat is to subdivide the existing commercial Lot 41 of the Galleria Commercial Complex Subdivision into three commercial lots. The proposed subdivision will establish separate lots for the three existing commercial buildings on the property. Lot 41 was previously platted in 1993 as part of Galleria Commercial Complex, Final Plat, Revision 10.

Staff recommended Approval, with conditions, of Item 21.

Chair Lindsey asked if there were any citizen comments. There were none.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Item 21.

Chair Lindsey asked for any discussion on the motion.

Commissioner Orr asked if each lot would have its own access or have access easements been granted to cross from one to the other.

Mr. Bryan stated that access easements would be established with the final plat.

Alderman Petersen stated that it looked like two of the locations have entrances. She stated that she could not tell about the third.

Commissioner Allen stated that this was also her question.

Ms. Diaz-Barriga stated that they will plat everything that is existing today. Also, on top of the parking lot there will be platted parking lot easements. They will continue to be able to get out and have access granted. This will happen at the final plat stage.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve Item 21 by Commissioner Marcia Allen seconded by Commissioner Alma McLemore;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

NON-AGENDA ITEMS

Chair Lindsey asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

Chair Lindsey asked if there was any other business. There was none.

ADJOURN

Commissioner Orr moved, seconded by Commissioner McLemore, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Adjourn by Commissioner Michael Orr seconded by Commissioner Alma McLemore;**
	Motion Passed 5-0
AYES:	**Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr**
NOES:	**None**
ABSTAIN:	**None**

There being no further business, the meeting adjourned at 7:32 p.m.

_____ _____

Chair **Date**

City of Franklin

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

File #: 21-01917

DATE: January 20, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).
FMPC 6/24/21, Approval failed 3-4
WS 7/13/21
BOMA 8/10/21, 8-0; 9/14/21, 6-1 approve and defer third reading to 10/12/21; 10/12/21 8-0 refer to Planning Commission

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7471
Applicant: Greg Gamble with Gamble Design Collaborative
Owner: Robin Anderton with Anderton Family Partnership, Margaret B. Anderton Rev. Trust, Christ Community Church, and Stephen B. Etherly

BACKGROUND/STAFF COMMENTS:
UPDATE FOR 2/24 FMPC MEETING:
At the October 12, 2021 BOMA meeting, the rezoning and development plan were referred back to staff and the Planning Commission for review, to provide an opportunity for the applicant to address five self-imposed conditions. One of these items included the reduction of units to no more than 395 units.The updated plan has 357 units, and the proposed housing types in this revised plan are supported by Envision Franklin. The development still proposes development in the Floodplain and Floodway, which is against the guidance of Envision Franklin. Therefore, staff is still recommending disapproval.

PREVIOUS STAFF REPORT:
Envision Franklin places this development in both the Conservation Subdivision and the Conservation Design Concepts. Conservation Subdivision calls for the primary use to be single-family residential, and supports secondary uses of multiplexes and duplexes. Additionally, there is a special consideration for this area of the city that also supports townhomes as a secondary use.

Conservation does not support any residential uses, and only supports recreational uses that preserve the natural features of the area.

This plan includes additional housing types that are not supported by Envision Franklin, and also shows development encroaching significantly into the Conservation Design Concept. Because of these two factors, staff believes that the density they are proposing can only be achieved by a plan that is direct conflict with several components of Envision Franklin, and therefore recommends disapproval.

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:

FMPC failed to recommend approval of Ordinance 2021-05 by a vote of 3-4.
Staff recommends that Planning Commission recommend that the Board of Mayor and Aldermen disapprove Ordinance 2021-05.

ORDINANCE 2021-05

AN ORDINANCE TO REZONE 233.64 ACRES FROM AGRICULTUAL (AG) DISTRICT AND CIVIC INSTITUTIONAL (CI) DISTRICT TO PLANNED (PD 1.52) DISTRICT FOR THE PROPERTIES LOCATED NEAR THE INTERSECTION OF HILLSBORO ROAD AND MACK HATCHER MEMORIAL PARKWAY (BROWNLAND FARM 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 1.52) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2021-53, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Agricultural (AG) District and Civic Institutional (CI) District** to **Planned (PD 1.52)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
63-2.00 63-2.02	184.144
63-2.01	9.328
52O/GROUP A-27.00	26.89
52-7.01	13.277
Total	233.64

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.

ATTEST:

By: _____
Eric Stuckey
City Administrator/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: _____

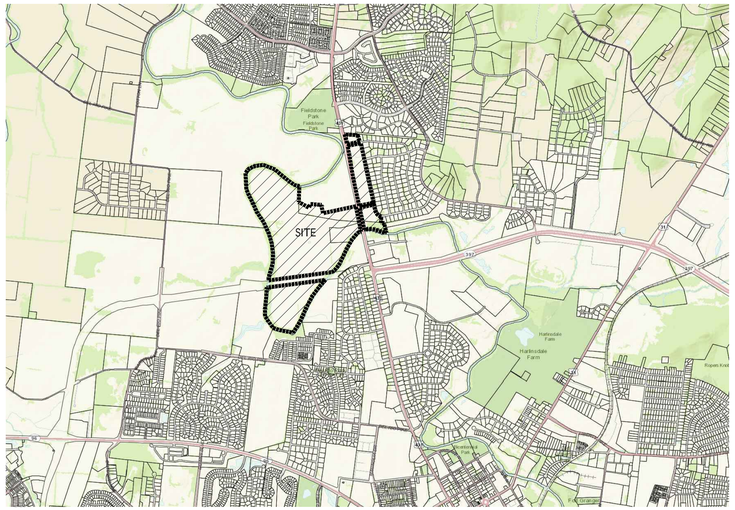
BROWNLAND FARM

PD (1.52)
REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C1.2	ENLARGED EXISTING CONDITIONS PLAN
C1.3	ENLARGED EXISTING CONDITIONS PLAN
C1.4	ENLARGED EXISTING CONDITIONS PLAN
C1.5	ENLARGED EXISTING CONDITIONS PLAN
C1.6	ENLARGED EXISTING CONDITIONS PLAN
C1.7	ENLARGED EXISTING CONDITIONS PLAN
C1.8	ENLARGED EXISTING CONDITIONS PLAN
C1.9	ENLARGED EXISTING CONDITIONS PLAN
C1.10	ENLARGED EXISTING CONDITIONS PLAN
C1.11	ENLARGED EXISTING CONDITIONS PLAN
C1.12	ENLARGED EXISTING CONDITIONS PLAN
C1.13	ENLARGED EXISTING CONDITIONS PLAN


SITE
Fieldstone Farm Park
Hattendale Farm
Hattendale Farm
Rupert Kvist
Hattendale Farm
Hattendale Farm
Hattendale Farm


MACK HATCHER PARKWAY
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
MACK HATCHER PARKWAY
MACK HATCHER PARKWAY
MACK HATCHER PARKWAY



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
2332

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 7471

MATCHLINE SHEET C1.2

TOP OF BANK

60' RIPARIAN BUFFER (ZONE 1)

EXISTING FLOODWAY

SSMH
TOP 621.2
INV IN 609.9
INV OUT 609.8

EX 100 YR FLOODPLAIN

STEPHEN B AND
ROBERT M EATHERLY
MAP 52O/ GROUP A
PARCEL 27.00

HILLSBORO ROAD
(MAJOR ARTERIAL 104'-120' ROW)

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

EXISTING FLOODWAY

EX 100 YR FLOODPLAIN

MATCHLINE SHEET C1.3

MATCHLINE SHEET C1.2

MATCHLINE SHEET C1.2

MATCHLINE SHEET C1.7

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 7471

MATCHLINE SHEET C1.4

MATCHLINE SHEET C1.5

HARPETH RIVER

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

MORE LIVINGFIELD
MAP 51, PARCEL 15.02
D BOOK 5467, PAGE 800

614

615

615

615



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 7471

MATCHLINE SHEET C1.2

MATCHLINE SHEET C1.7

MATCHLINE SHEET C1.7

MATCHLINE SHEET C1.8

COMMUNITY CHURCH
OF FRANKLIN
42, PARCEL 7.00
OOK 1859, PAGE 793

MONTICELLO ROAD
(LOCAL STREET - 60' ROW)

HILLSBORO ROAD
(MAJOR ARTERIAL - 104' 120' ROW)

STEPHEN B AND
ROBERT M EATHERLY
MAP 52O/ GROUP A
PARCEL 27.00

ANDERTON FAMILY
PARTNERSHIP
MAP 63, PARCEL 2.00

ERTON MARGARET
REV TRUST
MAP 63, PARCEL 2.01

SSMH
TOP 626.2
INV IN 613.9
INV OUT 613.8

SSMH
TOP 625.3
INV OUT 615.3

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

30' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

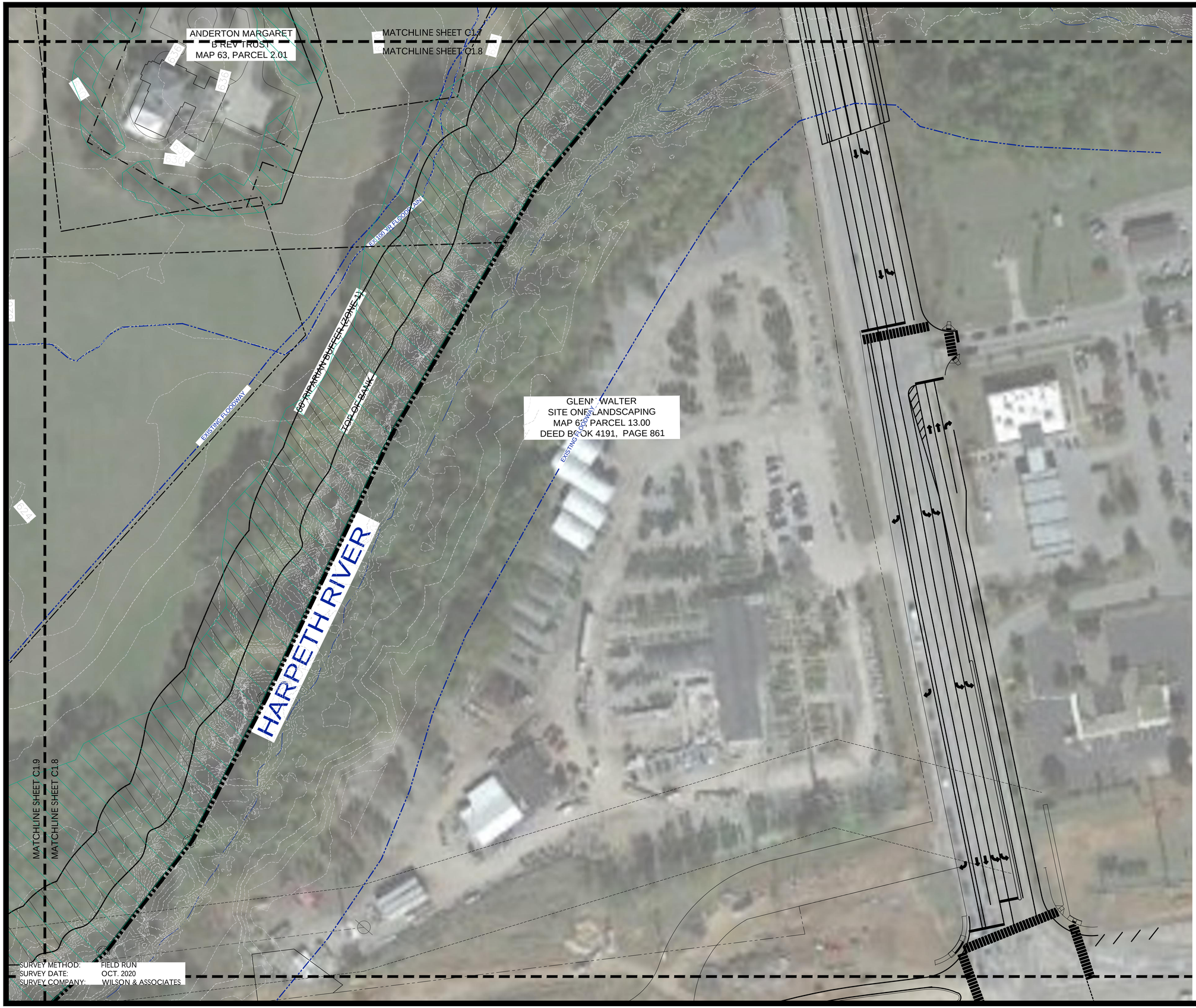
GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.7

COF # 7471



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
2222

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.8

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
LICENSED LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.10

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
2322

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.11

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS

2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM

REZONING REQUEST

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 2332

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.12

COF # 7471

MATCHLINE SHEET C1.11
MATCHLINE SHEET C1.13

MATCHLINE SHEET C1.12
MATCHLINE SHEET C1.13

HARPETH RIVER

KEY
- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

EXISTING FLOODWAY
EX. 100 YR FLOODPLAIN
100 YEAR FLOODPLAIN
60' RIPARIAN BUFFER (ZONE 1)
TOP OF BANK
EXISTING FLOODWAY
60' RIPARIAN BUFFER (ZONE 1)
TOP OF BANK
EXISTING FLOODWAY
EXISTING FLOODWAY

RIZER PT SECTION 1
OPENSPACE 96
MAP 63H, PARCEL 21.00
DEED BOOK 6733, PAGE 304

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N
0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

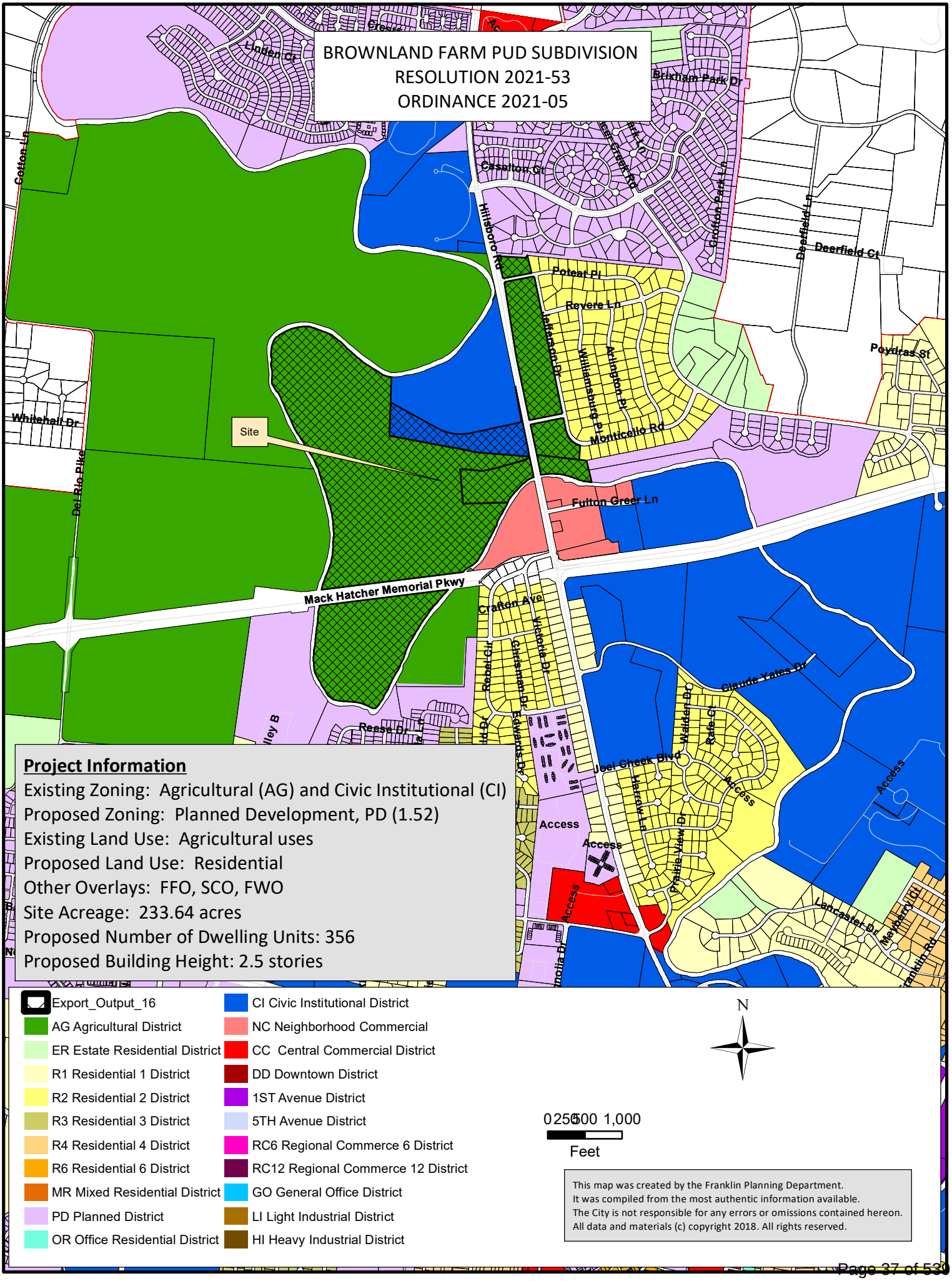
GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

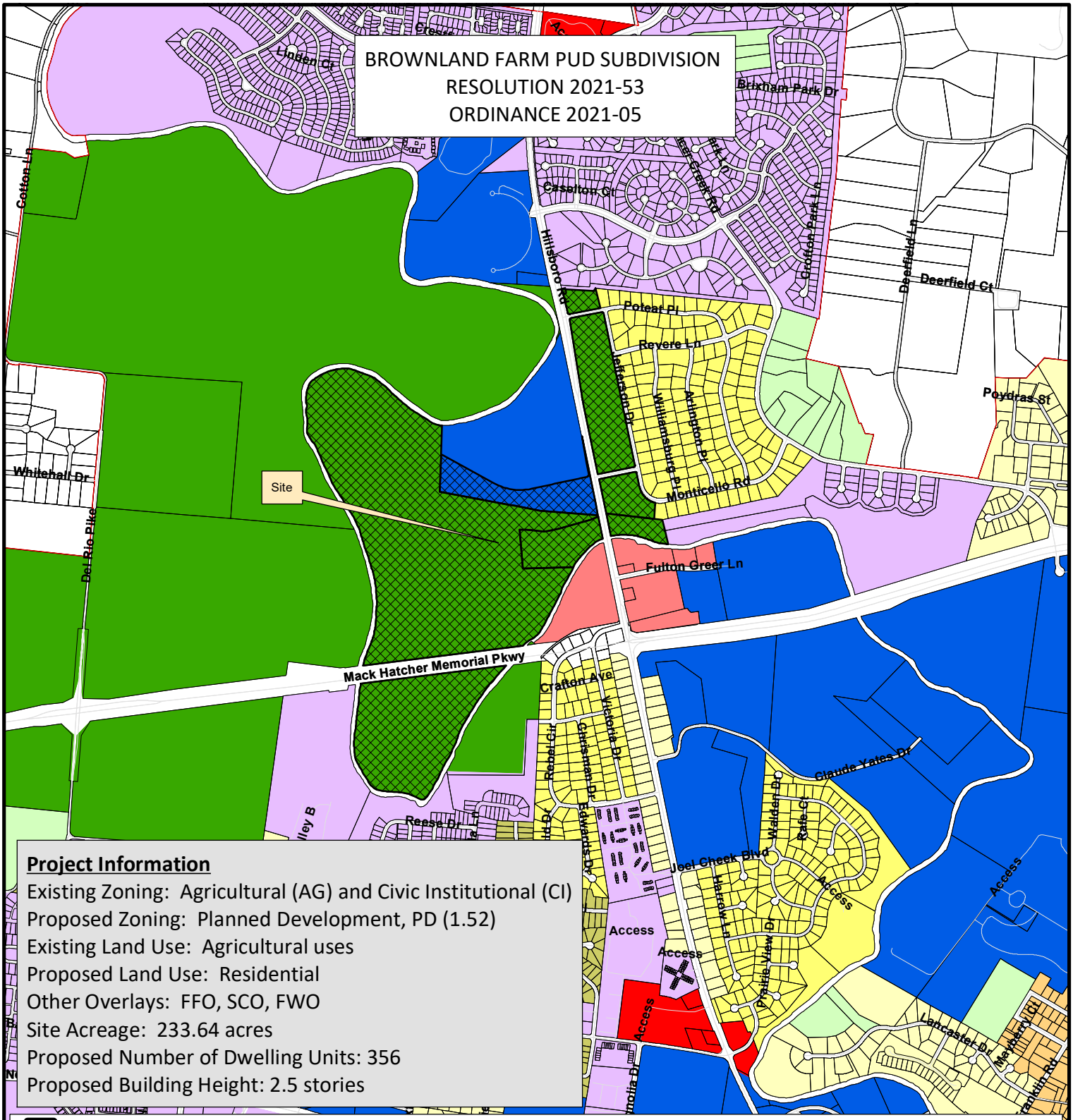
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.13

COF # 7471


BROWNLAND FARM PUD SUBDIVISION
RESOLUTION 2021-53
ORDINANCE 2021-05
Site
Project Information
Existing Zoning: Agricultural (AG) and Civic Institutional (CI)
Proposed Zoning: Planned Development, PD (1.52)
Existing Land Use: Agricultural uses
Proposed Land Use: Residential
Other Overlays: FFO, SCO, FWO
Site Acreage: 233.64 acres
Proposed Number of Dwelling Units: 356
Proposed Building Height: 2.5 stories
Export_Output_16
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
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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BROWNLAND FARM PUD SUBDIVISION
RESOLUTION 2021-53
ORDINANCE 2021-05
Site
Mack Hatcher Memorial Pkwy
Fulton Greer Ln
Hillsboro Rd
Deerfield Ct
Deerfield Ln
Braxham Park Dr
Cassilton Ct
Potear Pl
Revere Ln
Monticello Rd
Poydras St
Whitehall Dr
Del Rio Pike
Crafton Ave
Claude Yates Dr
Joel Check Blvd
Access
Lancaster Dr
Project Information
Existing Zoning: Agricultural (AG) and Civic Institutional (CI)
Proposed Zoning: Planned Development, PD (1.52)
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OR Office Residential District
CI Civic Institutional District
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RC12 Regional Commerce 12 District
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Feet
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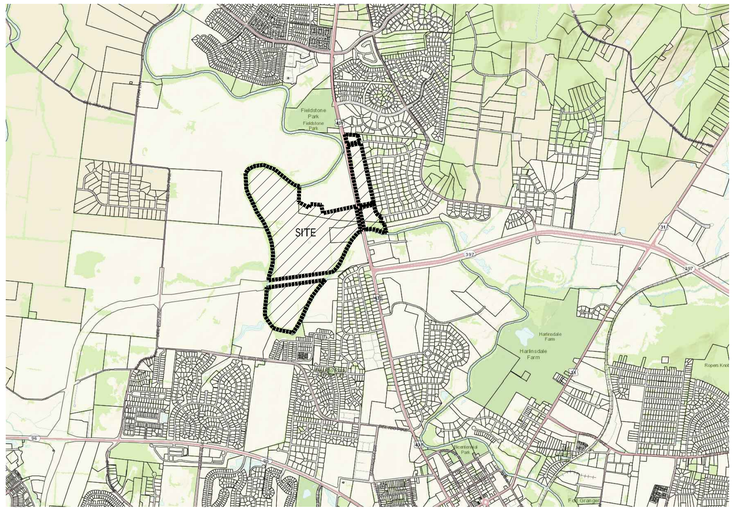
BROWNLAND FARM

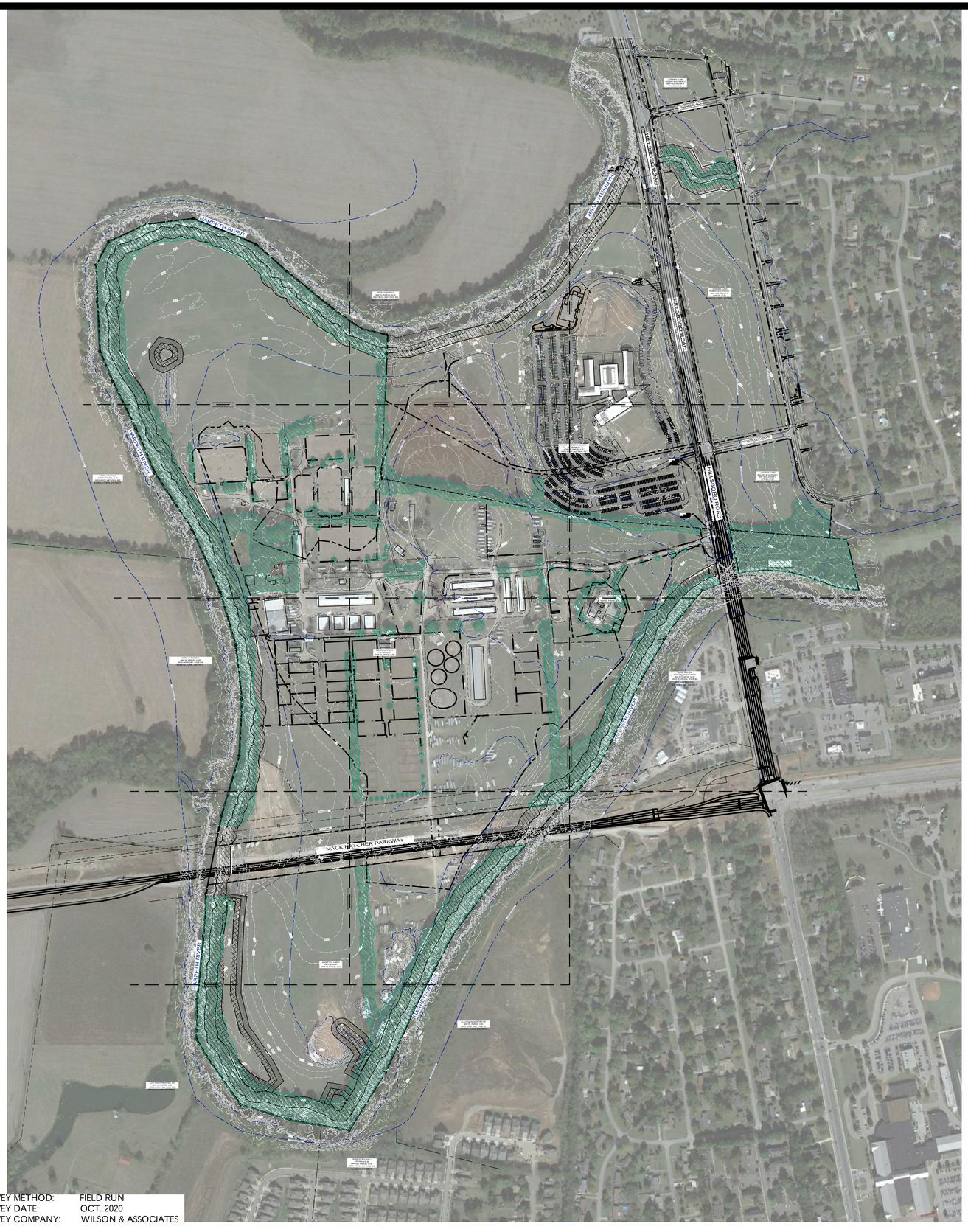
PD (1.52)
REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

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C1.0	EXISTING CONDITIONS PLAN
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C1.2	ENLARGED EXISTING CONDITIONS PLAN
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C1.4	ENLARGED EXISTING CONDITIONS PLAN
C1.5	ENLARGED EXISTING CONDITIONS PLAN
C1.6	ENLARGED EXISTING CONDITIONS PLAN
C1.7	ENLARGED EXISTING CONDITIONS PLAN
C1.8	ENLARGED EXISTING CONDITIONS PLAN
C1.9	ENLARGED EXISTING CONDITIONS PLAN
C1.10	ENLARGED EXISTING CONDITIONS PLAN
C1.11	ENLARGED EXISTING CONDITIONS PLAN
C1.12	ENLARGED EXISTING CONDITIONS PLAN
C1.13	ENLARGED EXISTING CONDITIONS PLAN


SITE
Fieldstone Farm Park
Hattendale Farm
Hattendale Farm
Rupert Kvist
Hattendale Farm
Hattendale Farm
Hattendale Farm


MACK HATCHER PARKWAY
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
MACK HATCHER PARKWAY
MACK HATCHER PARKWAY
MACK HATCHER PARKWAY



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
2332

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 7471

MATCHLINE SHEET C1.2

RIVER

TOP OF BANK

60' RIPARIAN BUFFER ZONE '1'

EXISTING FLOODWAY

SSMH
TOP 621.2
INV IN 609.9
INV OUT 609.8

EX 100 YR FLOODPLAIN

STEPHEN B AND
ROBERT M EATHERLY
MAP 52O/ GROUP A
PARCEL 27.00

HILLSBORO ROAD
(MAJOR ARTERIAL 104'-120' ROW)

EXISTING FLOODWAY

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

MATCHLINE SHEET C1.3

MATCHLINE SHEET C1.2

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

MATCHLINE SHEET C1.2

MATCHLINE SHEET C1.7

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
No. 2102
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 7471

MATCHLINE SHEET C1.4

MATCHLINE SHEET C1.5

HARPETH RIVER

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

MORE LIVINGFIELD
MAP 51, PARCEL 15.02
D BOOK 5467, PAGE 800

MATCHLINE SHEET C1.5

MATCHLINE SHEET C1.6

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

MATCHLINE SHEET C1.5

MATCHLINE SHEET C1.10

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
2312

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.5

COF # 7471



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 7471

MATCHLINE SHEET C1.2

MATCHLINE SHEET C1.7

COMMUNITY CHURCH
OF FRANKLIN
052, PARCEL 7.00
BOOK 1859, PAGE 793

EX 100 YR FLOODPLAIN

SSMH
TOP 626.2
INV IN 613.9
INV OUT 613.8

MONTICELLO ROAD
(LOCAL STREET - 60' ROW)

HILLSBORO ROAD
(MAJOR ARTERIAL - 104' 120' ROW)

EXISTING FLOODWAY

STEPHEN B AND
ROBERT M EATHERLY
MAP 52O/ GROUP A
PARCEL 27.00

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

EXISTING FLOODWAY

SSMH
TOP 625.3
INV OUT 615.3

EX 100 YR FLOODPLAIN

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

ANDERTON FAMILY
PARTNERSHIP
MAP 63, PARCEL 2.00

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

MATCHLINE SHEET C1.7

MATCHLINE SHEET C1.7

MATCHLINE SHEET C1.8

ERTON MARGARET
REV TRUST
MAP 63, PARCEL 2.01

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

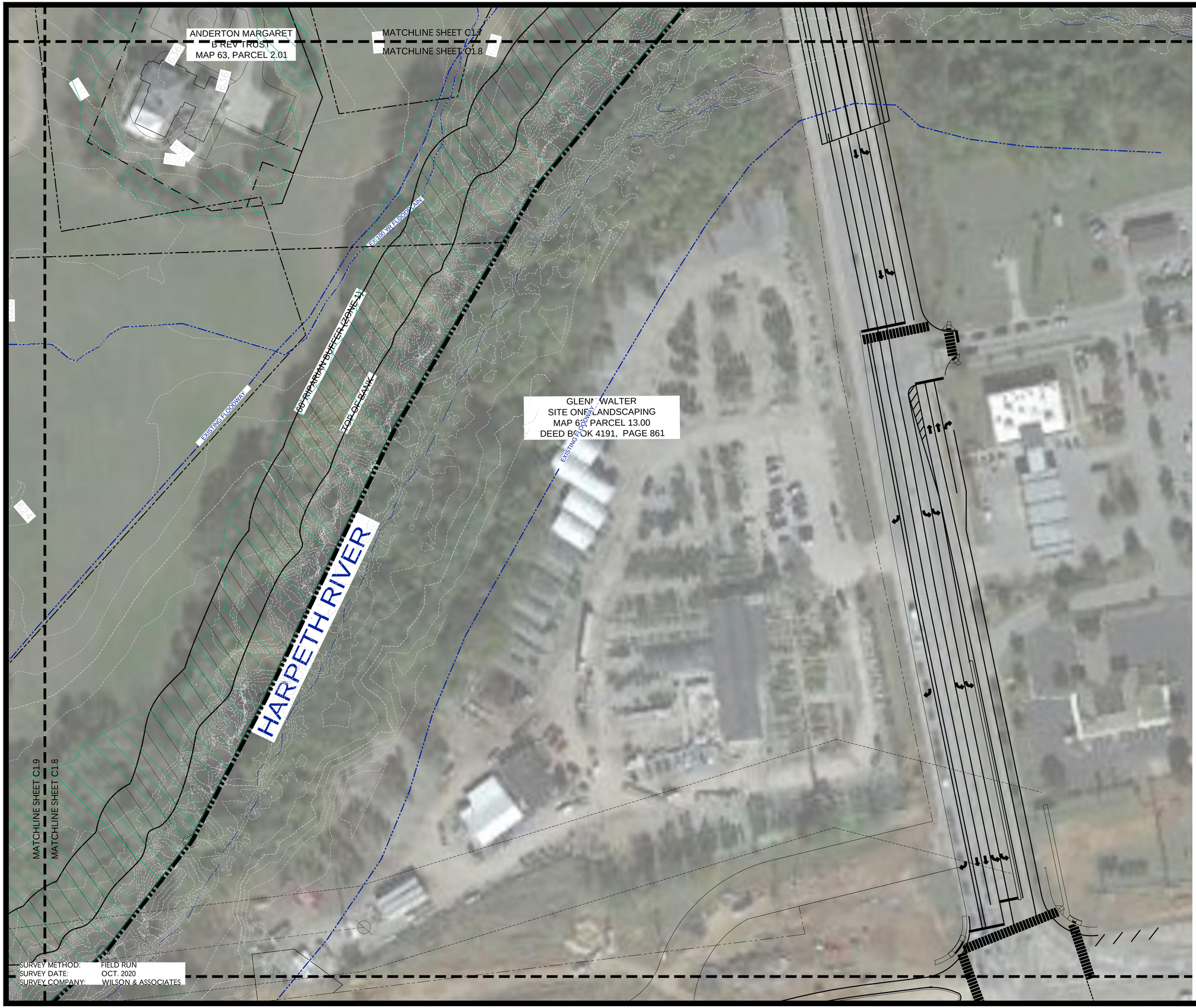
GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.7

COF # 7471



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
2222

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.8

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 7471



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.10

COF # 7471


MATCHLINE SHEET C1.10
MATCHLINE SHEET C1.11
TVA ROW
TVA ROW
TVA ROW
MACK HATCHE
UNDER CONST
ROW 2
TOP OF BANK
60' RIPARIAN BUFFER (ZONE 1)
TOP OF BANK
TOP OF BANK
TOP OF BANK



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
2322

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.12

COF # 7471

MATCHLINE SHEET C1.11
MATCHLINE SHEET C1.13

MATCHLINE SHEET C1.12
MATCHLINE SHEET C1.13

HARPETH RIVER

KEY
- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

EXISTING FLOODWAY
EX. 100 YR FLOODPLAIN
100 YEAR FLOODPLAIN
60' RIPARIAN BUFFER (ZONE 1)
TOP OF BANK
EXISTING FLOODWAY
60' RIPARIAN BUFFER (ZONE 1)
TOP OF BANK
EXISTING FLOODWAY
EXISTING FLOODWAY

RIZER PT SECTION 1
OPENSPACE 96
MAP 63H, PARCEL 21.00
DEED BOOK 6733, PAGE 304

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N
0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
REZONING REQUEST
Franklin, Williamson County, Tennessee

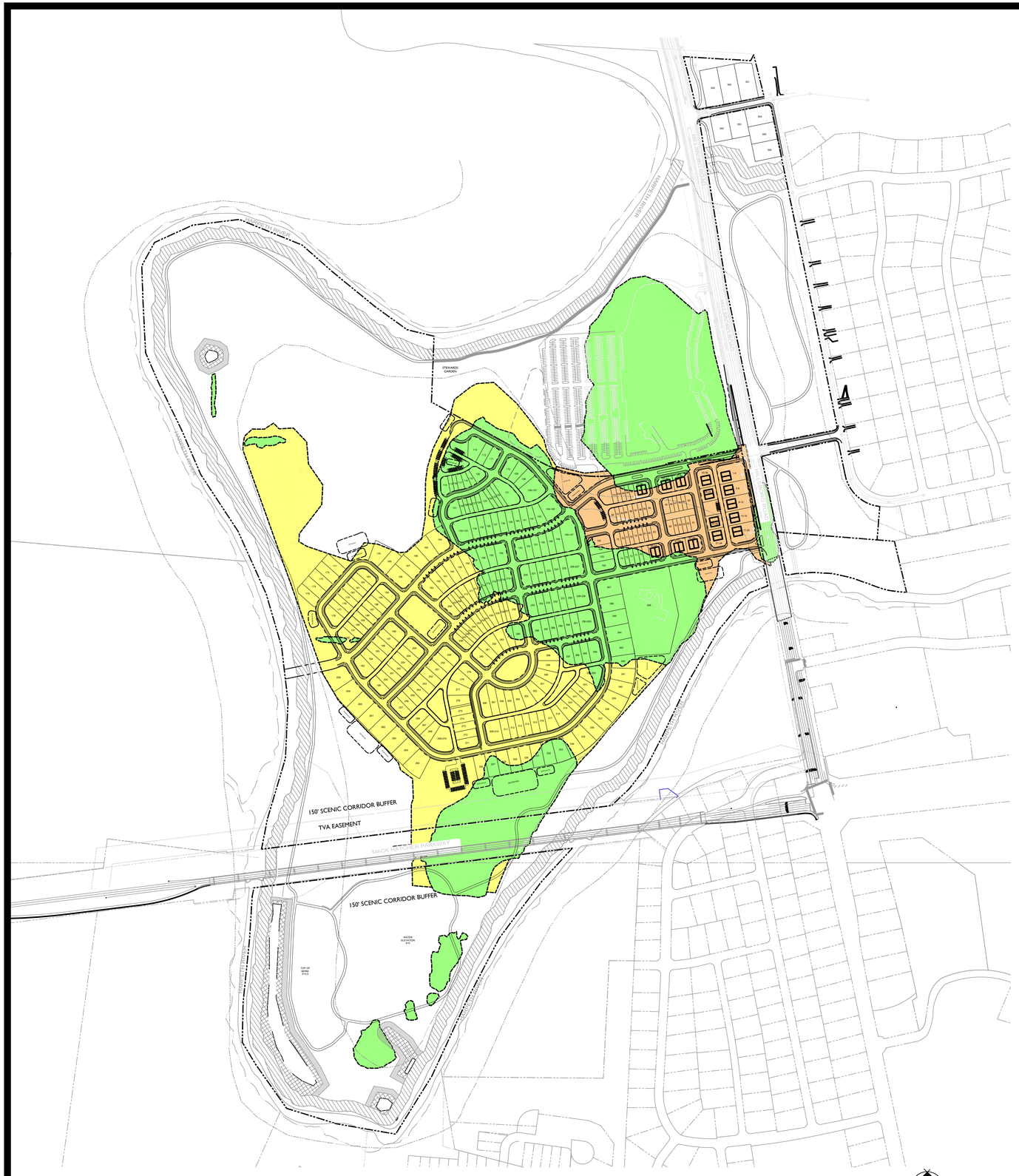
GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
2222

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

ENLARGED EXISTING CONDITIONS

SHEET
C1.13

COF # 7471



BOMA CONDITIONS

1. In conjunction with the approval of the first site plan, the applicant shall provide a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road. This condition does not include the proposed 8 lots at Poteat Place which have access to Spencer Creek Road above the 100-year floodplain.

- **Per Municipal Code Section 23-106(2)(e)(iii), Providing emergency bypass of the 100-year flood event is acceptable.**

Response: Alternative Fire Truck Route exhibit included with submittal set, and previewed below.

2. A grading permit may not be granted for areas within the floodplain and floodway, west of Hillsboro Road, until a CLOMR is approved by FEMA.

- **This is already required by ordinance.**

Response: Applicant intends to follow the process as set forward by the city and by FEMA. Grading will not commence until CLOMR has been approved and provided to the city.

3. Condominium buildings may not exceed 4 units per building per the guidelines of Envision Franlin.

Response: Condominium buildings of over 4 units per building have been removed from the plan. There are now 11 multi-plex buildings at the front of the development, all of which contain 4 units.

4. Residential Lots shall be removed from the Development Plan where the existing floodplain is greater than 36 inches in depth, not including the floodway and floodplain that has been previously developed by Christ Community Church and Brownland Farm near Hillsboro Road.

Response: The attached plan highlights the area of existing floodplain that is less than 36 inches in depth. All proposed lots fall within this highlighted area, or within an area that has no existing floodplain currently.

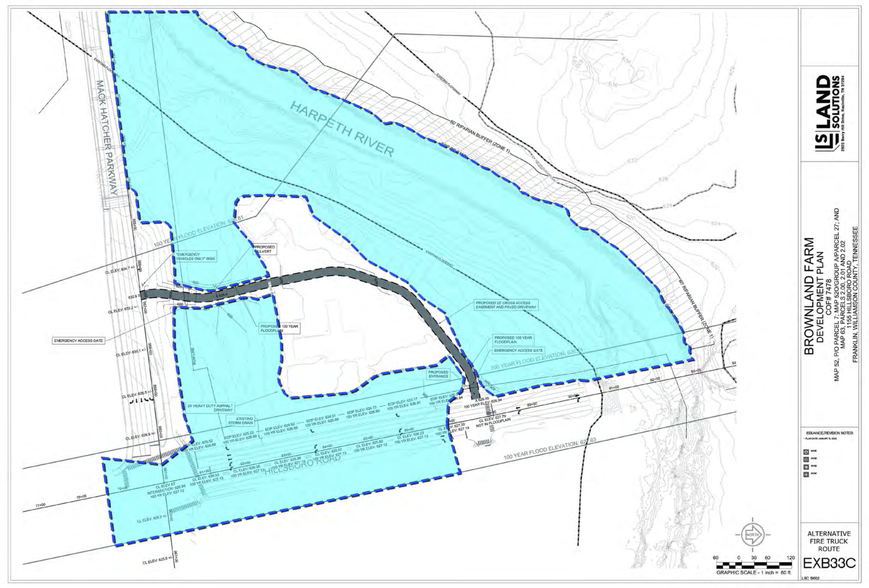
5. Development shall have a maximum of 395 total homes including the homes proposed on Poteat Place. (1.7 homes per acre)

- **This is a reduction from 471 (2.04 homes per acre)**

Response: Proposed development now has 357 total lots, including the 8 lots at Poteat Place, and the 1 existing home to remain.

FLOODPLAIN KEY

- AREA ABOVE EXISTING FLOODPLAIN
- AREA OF EXISTING FLOODPLAIN LESS THAN 36 INCHES IN DEPTH
- AREA OF FLOODPLAIN/FLOODWAY PREVIOUSLY DEVELOPED BY BROWNLAND FARM AND CHRIST COMMUNITY CHURCH



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Revision Date

BOMA CONDITION COMPLIANCE

SHEET
C2.0B

COF # 7478

From:	Chris Chaney
To:	Planning Intake
Cc:	Ken Moore
Subject:	Vote NO on Brownland Farms development
Date:	Wednesday, February 16, 2022 11:54:36 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commision:

Once again, residents are having to fight against the proposed development at Brownland Farms. I wrote about our concerns with this development in August 2020. The fact that we are still having to fight against it is disappointing. It leads us to feel developers have your attention over the residents you are elected to represent.

Our concerns have not changed. If anything, they have intensified since the flood last year.

The proposed plan for a high density development goes very much against the Envision Franklin Plan. Given that this plan was carefully crafted with citizen input, please do not allow this development to be given a pass on following the guidelines set forth in it. While changes have been made to the original plans, it is still a very large high density development.

The proposed property sits mostly in a flood plain. Given we live downstream from it on the banks of the Harpeth River, in a neighborhood overwhelmed by flood waters just 1 year ago and 10 years ago; we are greatly concerned about any notion to override the current FEMA guidelines on the property. Brownland Farm itself sat underwater last year and 10 years ago. Allowing such a high density development is not only irresponsible but ultimately unsafe.

On top of all of this, please consider the traffic implications. Traffic lights are proposed on Hillsboro Road. A road already overrun with cars.

Please consider Franklin High School. Hundreds of homes will bring even more students to our already over-crowded high school.

Franklin is beautiful for many reasons, our rural land being one of them. Please

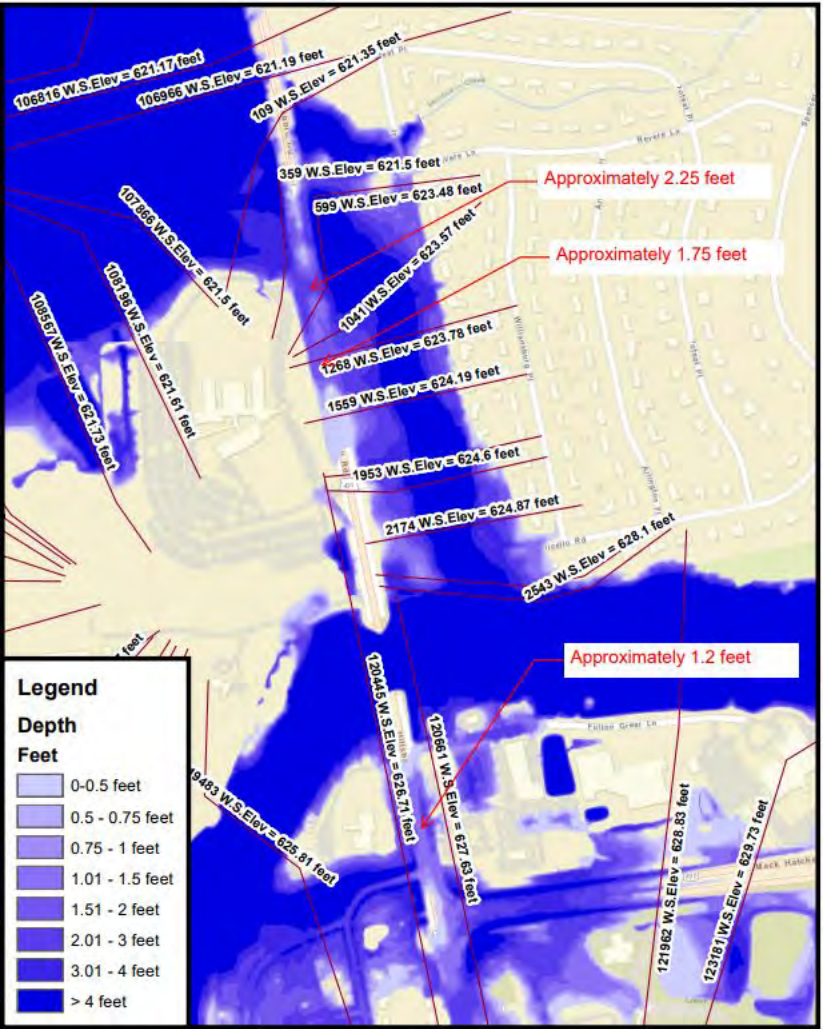
consider a long-term plan that assures the Brownland Farm is protected from over-development. Envision Franklin makes it clear that the citizens you represent desire our farm lands be preserved. It makes it clear we do not want high density developments such as this one.

Thank you for your service to our community.

Best regards --

Chris Chaney

Franklin, TN



BARGE DESIGN SOLUTIONS

100 Year RI Flooding Depth
Brownland Farm - Harpeth River

0 125 250 500 Feet
1 inch = 500 feet

From:	Kathryn Webber
To:	Planning Intake
Cc:	Kathryn Webber
Subject:	2/24 Planning Commission Meeting - 2021-05, 2021-53 Rezoning and Development Plans for Brownland Farm/Christ Community Church
Date:	Monday, February 21, 2022 12:57:52 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commissioners,

We are writing, once again, requesting that you support your staff's recommendations on the Brownland Farm/Christ Community Church Rezoning and Residential Development Plan.

Our group, Keep Williamson County Livable, were involved not only with the County Comprehensive Land Use planning, but also with Envision Franklin and Franklin's Planapalooza. Being good stewards of our land and water quality is very important to all of us of which this proposal violates both.

The requested re-zoning and high-density residential development plan for Brownland Farm is not the appropriate zoning or development plan for this piece of property due to all its constraints. It is surrounded by the Harpeth River and much of it is in the floodplain. It is zoned AG now appropriately and should remain AG until something more suitable can be determined where there are not hundreds of people in harm's way in the event of flooding. Here are some of the main issues:

- Manipulating 80% of the floodplain where 70% of the lots will be in this flood plain. This is not limited disruption as defined in Envision Franklin
- It violates the Envision Franklin Conservation Design Concept
- The reduction of units from previous denied plan does not change the footprint of the development
- The emergency evacuation access road is to be used for first responders, not residents
- Critical Service Road, Hillsboro Rd, has more than 3 inches of water on it. Against stormwater regulations. See map of flood water depths of 1.2 to 2.4 FEET on Hillsboro Road from city outside consultant that was provided to BOMA in September last year during the previous votes on this proposal.

I am attaching for your review the video and presentation of the 7/22/2021 joint session meeting you had with BOMA. Aaron Rogge of CMD Engineering, was requested by the City Engineering department to present an understanding of extreme rainfall events. Some main points are:

- New flood plain maps used old stats
- We have more frequent rain events with more volume
- Once in a lifetime event now happening twice in a decade

Video:

franklintn.civicclerk.com/Web/Player.aspx?id=440&key=-1&mod=-1&mk=-1&nov=0

Presentation:

civicclerk.blob.core.windows.net/stream/FRANKLINTN/0df3e996-a374-4e59-9bf1-cad12d16118e.pdf?sv=2015-12-11&sr=b&sig=1cFheNvlfPVGetareeWhNqEV5G%2Bnopg9kSmm52NAUJY%3D&st=2022-01-31T22%3A01%3A13Z&se=2023-01-31T22%3A06%3A13Z&sp=r&rscc=no-cache&rsct=application%2Fpdf

Here is Mr. Rogge's presentation to TNSA (Tennessee Stormwater Association) on Stormwater Modeling 101 for further insight:

www.tnstormwater.org/tnsatalks

We respectfully request you deny this project and rezoning as recommended by your Planning and Engineering Staffs. The City cannot advise FEMA that this is a safe development and meets all your city flood plain regulations as stated from page 13:

www.franklintn.gov/home/showpublisheddocument/22178/636432164080700000

(e) Stormwater design requirements. New development shall meet a stormwater quantity level of service defined by:

(i) Designing road catch basins and connecting culverts to convey the ten-year design-storm runoff.

(ii) Designing bridges, culverts, channels, and cross drains to pass the 50-year design-storm runoff.

(iii) Providing emergency bypass of the 100-year flood event.

(iv) New roadway, existing roadways, and critical service roads are not inundated by more than three inches of water over one-half the roadway width under a 100-year flood event. (see attached map)

Please support your staff's recommendation for denial, for the health, welfare and safety of our community. There is a better solution and usage for this property.

Regards,

Kathy Webber

Keep Williamson County Livable

From:	Glenda Gabriel
To:	Planning Intake
Subject:	BROWNLAND - PLEASE VOTE "NO"
Date:	Monday, February 21, 2022 6:33:36 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We as residents in the **Monticello** subdivision **OPPOSE** the Brownland Farms Development, contrary to the position of the Monticello HOA Board comprised of only 4 or so residents of Monticello. Further, one of these board members is also a member of the church which will profit from the sale of their property. PLEASE NOTE THAT THE MONTICELLO SUBDIVISION IS BEING MISREPRESENTED. MANY OF THE RESIDENTS OPPOSE THIS DEVELOPMENT. Please acknowledge the emails you receive at least by overall count at your meetings.

We urge you to vote “no” on all items pertaining to the proposed Brownland Farms development. Please support the City’s professional staff recommendations of denial.

It seems reckless and liable to disregard the warnings of potential serious flood damages and risked lives in established neighborhoods as well as to the proposed Brownland neighborhood. Do you have a factual and independent study of how the proposal would impact established neighborhoods upstream and downstream from the Brownland area? The developer stating that flood insurance might be needed for some of the Brownland development buildings is clearly passing risk to the homeowner, the Federal flood insurance program and the City. This comment also indicates to us that the flood plain manipulation still has potential to cause harm. The Brownland neighborhood as well as us in surrounding established neighborhoods and the City would be left to deal with the damages while the developer and the sellers would have their profits and be gone.

The developer is not following the City’s rules that he was well aware of at the beginning of this process. Despite this, he continues to push forward. Anything less than denying this proposal violates City’s requirements and will set a precedent that other developers will follow. Would this precedent and saying “owner’s rights” mean that anyone who owns house in the flood zone of an established neighborhood could knock down the house, fill in the flood zone and build townhomes if they wanted to do so?

Many people cannot attend your meetings for various reasons. Still, their voices in emails should be counted. Also, many senior citizens in these impacted neighborhoods do not use computers or social media. They are not able to voice their concerns to you since telephone call-ins are no longer allowed.

Please keep in mind that you have the responsibility for the safety of people and their homes in the area of this proposed Brownland development and vote “NO”.

Respectfully,

Gabriel and Glenda Katona

From:	Larry White
To:	Planning Intake
Cc:	Michael Orr; Scott Harrison; Nick Mann; Roger Lindsey; Alma McLemore; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson
Subject:	Brownland Development
Date:	Tuesday, February 22, 2022 8:01:41 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of Franklin Planning Commission:

In the best interest of Franklin's safety, beauty and health, I am asking that you please support the Staff Recommendation and vote to RECOMMEND DENIAL (as was last summer) when this proposal comes before elected officials in March.

Sincerely,
LJ White
5017 Viola Lane
Franklin, Tn 37069
862-220-1755

From:	Allison Sturtevant
To:	Planning Intake
Cc:	Hubby The Man!!!!
Subject:	Brownland Development
Date:	Wednesday, February 23, 2022 12:44:30 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing you in regard to the Brownland development. I am a resident of Monticello and have lived in Franklin for the last 43 years. I will be unable to attend the meeting as I am a taking care of my mother during her Chemo treatments and trying to be safe as possible while her numbers are low.

Franklin has changed as our community has grown and I feel that Franklin has done a wonderful job expanding and keeping its charm. I do have concern for this development though. The footprint of the development is too large for the area that they are trying to develop. The increase population and already existing flood plain problem is a mixture for disaster. This not only affects the natural flow of the Harpeth River, but will affect many downstream (Monticello, Fieldstone Farms, Cottonwood, Meadowgreen, River Landing and many more) to current owners. We are not talking about 1 or 2 being affected, but many families and their homes. And not to mention the future owners and setting them up in flood plains. There are many examples of the choice throughout Nashville and many whom never lived in flood plains now have flooding problems due to heavy development in the area, (example Crieve Hall) .

The other concern I have is the amount of traffic that this development will create to an already congested Hillsboro Road. I know that the developer has added and emergency use outlet, but it is only for emergency vehicles. This doesn't solve the problem of it all dumping onto Hillsboro Road. This is a major area of concern and safety for the area.

Brownland Farms has been such a beautiful farm and wonderful family of Franklin. I support and respect their choice to sell their farm and land. They have every right to do so, but I do not agree that we should change the existing flow of the Harpeth(flood plains) and the changes that it will do to so many other owners as well. Their farm was built where is was with the knowledge of the floodplains. They still have the option to sell it as a farm or a community with a smaller footprint. It comes down to money and how much they can get. I believe that there can be an area built with beautiful homes or a farm and all the needs can be met of current owners and new owners. But this development is too big for the footprint that it will leave and will affect so many current owners. I am asking that you please do not move forward with this proposed development. Please think of the current owners and our Harpeth River. Thank you again for your time.

Sincerely,

Allison and Bryan Sturtevant
240 Poteat Place

From: Sharon Buxton
To: Planning Intake
Subject: Brownland Development
Date: Tuesday, February 22, 2022 5:10:50 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

>
> My wife and I live in Fieldstone Farms and are very concerned about the Brownland development being discussed for our area. The increase in traffic and possible flooding in this area are very troubling. We need to curtail developing and the loss of more open spaces. Plus our schools are crowded now as it is.
> Please consider the current residents of our area.
>
> Sharon and Don Buxton

From:	Loretta Church White
To:	Planning Intake
Cc:	Michael Orr; Scott Harrison; Nick Mann; Roger Lindsey; Alma McLemore; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson
Subject:	Brownland Development Comment
Date:	Tuesday, February 22, 2022 6:24:04 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of Franklin Planning Commission:

In the best interest of Franklin's safety, beauty and health, I am asking that you please support the staff recommendation and vote to RECOMMEND DENIAL (as was last summer) when this proposal comes before elected officials in March.

Sincerely,
Loretta Church White
5017 Viola Lane
Franklin, Tn 37069
862-220-1655

From: clif butner
To: Planning Intake
Subject: Brownland Farm
Date: Monday, February 21, 2022 9:46:31 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members,
I'm writing to ask that you deny the development request for the Brownland Farm property for the following reasons.
1. We live upstream of the proposed development. Our address is 705 Murfreesboro Road. During the historic 2010 flood the river backed up all the way past Eddy Lane and covered Murfreesboro Road from 711 Murfreesboro Road towards 3rd Ave. We live on the north side of the road (homes along the creek) and water completely covered the road, the huge fields in front of the creek banks, 10 +feet deep over our driveway, into the front yard and poured into the basement at a steady 6 feet deep for 6 days! The only reason we didn't completely lose our home was because strangers walked through back yards delivering huge gas powered pumps which ran 24/7 for 6 days. We spent the entire summer without AC because we lost our HVAC unit and couldn't afford to replace it until the fall.
2. In the flood of spring 2020, we once again had water over Eddy Lane, our bridge, and driveway in addition to the front field being flooded.
3. Following that flood, the retaining wall along the creek in front of our home collapsed into the creek. The two major floods were the tipping (no pun intended) point because the earth behind the wall had become so saturated that the soil shifted and eventually caused the wall to fall over. We spent several thousand dollars to repair/grade the bank and reinforce the stone wall supporting our driveway.
3. We see only more devastating floods and property damage in our future if any development in the Brownland Farm floodplain is approved. Just for a minute put yourselves in our shoes. Would you have $50,000-$60,000 to spend building a replacement bridge if you lived in any of the homes along that creek? It's the only way to and from our homes! We wouldn't have a choice and none of us have that kind of money.
4. The property was zoned Agricultural when the developer purchased it from the Andertons. They knew they were buying property the was almost completely in a floodplain. Not only did they know that information, but they had access to and should have known about the Envision Franklin Plan that specifically outlines how that property as well as other floodplain property is to be treated in the zoning ordinances.
5. We are current residents (I've live here my whole life as have the 5 generations before me). We are not Franklin society/wealthy elite; we are the school teachers, pharmacy techs, farmers, and small business owners who have paid our taxes for generations and lived by the rules and regulations of our town. We expect no less from anyone else including developers who seem to think the rules don't apply to them. We do not owe them anything, not an exception to the rules we instituted for community safety, not a workaround the current zoning, not a favor to a friend, not a compromise, and certainly not the ability to destroy our homes and/or cost us the added expense to repair/replace damaged bridges/driveways/homes because they want to make some money building homes in a floodplain.
6. THEY KNEW THEY BOUGHT A SOGGY CHUNK OF USELESS LAND WHEN THEY SIGNED THE CHECK. Please don't abandon those of us who trust you to do the right thing and deny this ridiculous request that should never have been submitted in the first place. We are counting on you to back the Envision Plan as stated and stand by the current agricultural zoning for the Brownland Farm property. The developers are welcome to buy some horses and enjoy the beautiful river views from the existing home.
Thank you for reading my very long email.
Sincerely,
Debbie Butner
I would appreciate a non automated reply.
I also have pictures from both floods and the collapsed retaining wall if you would like to see them.

Sent from my iPhone

From: Debby Bauman
To: Planning Intake
Subject: Brownland Farm
Date: Tuesday, February 22, 2022 8:32:16 AM

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I wish to object to this disastrous development. How can this be proposed on a floodplain? Please deny this request.

Sent from my iPhone

From:	Douglas McGowan
To:	Planning Intake
Subject:	Brownland Farm
Date:	Tuesday, February 22, 2022 12:51:24 PM

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Dear Planning Commissioner

Please support your staff's recommendation to deny this project

Thank you

Williamson County, Franklin Constituent

Douglas McGowan

Douglas M. McGowan
m. 760.590.9417

From:	clif butner
To:	Planning Intake
Subject:	Brownland Farm
Date:	Tuesday, February 22, 2022 10:25:14 PM
Attachments:	Video.mov

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I wanted to send this short video of the creek in front of our house. It was taken today at 4:30 PM. It represents what happens during a day of rainfall. This creek (known as Ewingville Creek) runs parallel to Murfreesboro Road in front of our home, but collects runoff and water from smaller tributaries near the mall. There have been several times when we have had no rain in our area and not a cloud in the sunny sky, but have witnessed a wall of water crashing down the creek because of heavy rain near the mall.
During the 2010 flood, this creek was pushed out of its banks all the way across the road, 10 feet deep over our bridge and up to the front porch where it poured at a steady rate into the basement for 6 days.
It flooded again in 2020…. Filled the front field and covered the driveway and bridge.
Please keep this video in mind when you vote on the Brownland Farm development. Help us protect our home from the devastation that will happen if you allow the floodplain to be developed.
I would appreciate a reply to my email.
Thank you,
Debbie Butner
705 Murfreesboro Road
Feel free to share this email and video.

Sent from my iPhone

From: Jason Alexander
To: Planning Intake
Subject: Brownland Farm
Date: Wednesday, February 23, 2022 8:37:55 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please listen to your staff and support the recommendation to deny the Brownland Farm Project. The citizens of Williamson County don't want this or need it. There are way too many negative affects. Thanks.

From: Currier Stevens
To: Planning Inbox
Subject: Brownland Farm development
Date: Wednesday, February 23, 2022 10:49:21 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello! To whom it may concern -

Please do not allow this new development at Brownland Farm. We have plenty of development happening around our river already. I was born here in Franklin, and have not ever seen consistent flooding like we've seen in the last 10 years. The river will just continue to flood, as long as we continue to push its limitations through environmental changes and development. We are so blessed to live in a prosperous and gorgeous city, with a beautiful river running right through the middle. Let's please try to cherish the green space and let the flood zone be just that.

Please consider denying this development.

Thanks so much,

Currier Stevens
TENN HENS DESIGN
420 Green Acres Dr.
Franklin, TN 37064
615.243.8389
Currierstevens@gmail.com

https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.tennhens.com%2F&data=04%7C01%7Cplanningintake%40franklintn.gov%7C223e005d947442d8fe6808d98ecefeb8%7C8644f52f8344a2fa433e8bc40df7c17f%7C0%7C1%7C637812317611367057%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=fhbwcR4DUMSIeQ2eJmffBt5RZ9DaumLSB7OcZw946g%3D&reserved=0

From: Tim Vincent
To: Planning Intake
Subject: Brownland Farm Development support
Date: Sunday, February 20, 2022 3:43:09 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I just wanted to let the Franklin Planning Commission know that as a 25 year Monticello resident I support the proposed development at Brownland Farms. I feel it will benefit the area and Monticello as well.

Tim Vincent
106 Arlington Place

Sent from my iPhone

From:	Adrienne Freeman
To:	Planning Intake
Subject:	Brownland Farm development
Date:	Tuesday, February 22, 2022 8:51:32 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern,

I am a long time resident of Franklin and am writing to request the planning commissioners to support their staff's recommendation to deny the approval of the Brownland Farm development. My concerns include traffic and flooding. My neighborhood has flooded twice in the last 12 years and we are in a 500 year flood plain. As development explodes, our rainwater is increasingly shed into the Harpeth instead of being absorbed into the ground and the current residents of our county are suffering because of it. More development along the river will only increase the frequency with which we experience flooding and subsequent damage. As I drove my children to school this morning the river was again rising rapidly and is expected to near flood stage by tomorrow afternoon. I beg you to act responsibly. Please deny this development.

Sincerely, Adrienne Freeman

143 Cottonwood Dr
Franklin, TN 37069

From: Sandy Miller
To: Planning Intake
Subject: Brownland farm site
Date: Tuesday, February 22, 2022 8:53:43 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I hope this finds you all well. I am writing in with my concerns regarding the Brownland development. I am unable to attend the meeting in person as I am in the middle of chemo treatments. I have been a resident of Monticello and Franklin for over 48 years. And as a lot of you have watched Franklin grow into this beautiful area. But I have major concerns over this development. My concern is the amount of homes proposed for this area and the flood plains. As we have seen over the past 10 years is the flooding is increasing and to build a huge development right in the flood plains is wrong. It will not only negatively affect current Franklin residents and but future. Monticello, Fieldstone Farms, Cottonwood and River Landing are just a few of the areas that will be affected. What about all of the current residents? The other problem is the amount of traffic it will increase. Having another outlet road would help but the current plan is only for medical and official traveling. Please consider not approving this development. Many of the Monticello neighbors do not agree with this development. Thank you for your time!
Sandy and Mitch Miller
225 Poteat Place

Sent from my iPhone

File #: 21-01917

DATE: January 20, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).
FMPC 6/24/21, Approval failed 3-4
WS 7/13/21
BOMA 8/10/21, 8-0; 9/14/21, 6-1 approve and defer third reading to 10/12/21; 10/12/21 8-0 refer to Planning Commission

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7471
Applicant: Greg Gamble with Gamble Design Collaborative
Owner: Robin Anderton with Anderton Family Partnership, Margaret B. Anderton Rev. Trust, Christ Community Church, and Stephen B. Etherly

BACKGROUND/STAFF COMMENTS:
UPDATE FOR 2/24 FMPC MEETING:
At the October 12, 2021 BOMA meeting, the rezoning and development plan were referred back to staff and the Planning Commission for review, to provide an opportunity for the applicant to address five self-imposed conditions. One of these items included the reduction of units to no more than 395 units.The updated plan has 357 units, and the proposed housing types in this revised plan are supported by Envision Franklin. The development still proposes development in the Floodplain and Floodway, which is against the guidance of Envision Franklin. Therefore, staff is still recommending disapproval.

PREVIOUS STAFF REPORT:
Envision Franklin places this development in both the Conservation Subdivision and the Conservation Design Concepts. Conservation Subdivision calls for the primary use to be single-family residential, and supports secondary uses of multiplexes and duplexes. Additionally, there is a special consideration for this area of the city that also supports townhomes as a secondary use.

Conservation does not support any residential uses, and only supports recreational uses that preserve the natural features of the area.

This plan includes additional housing types that are not supported by Envision Franklin, and also shows development encroaching significantly into the Conservation Design Concept. Because of these two factors, staff believes that the density they are proposing can only be achieved by a plan that is direct conflict with several components of Envision Franklin, and therefore recommends disapproval.

PROCEDURAL REQUIREMENTS:

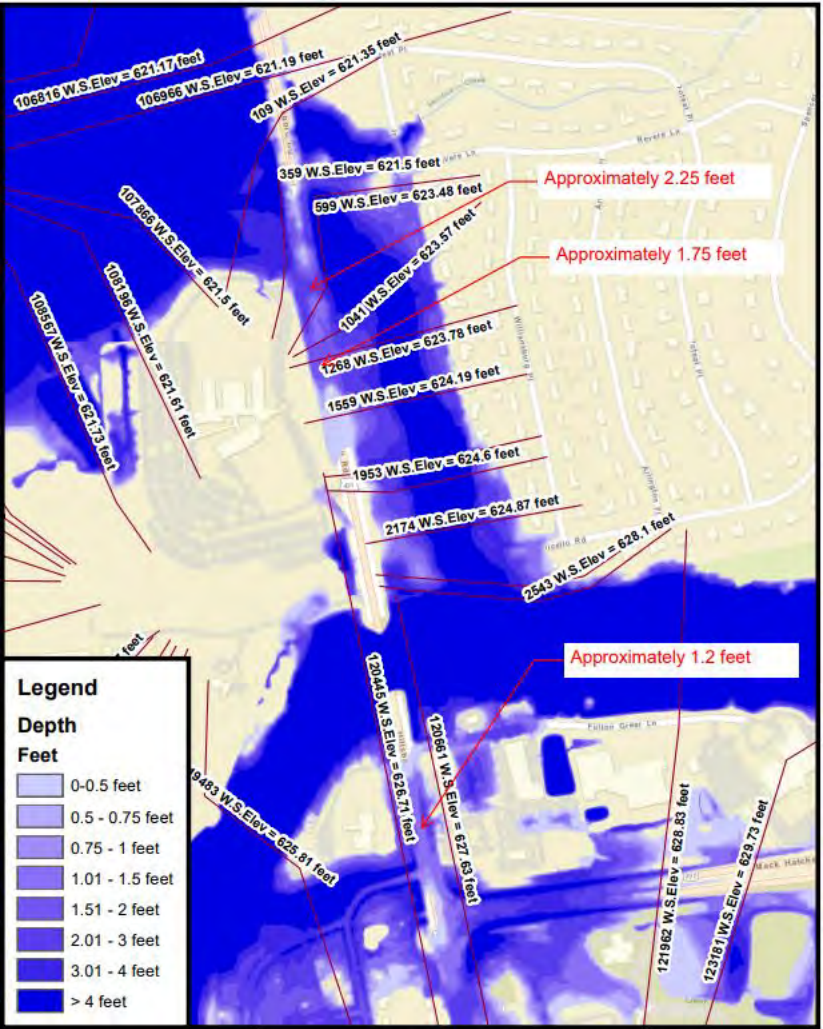
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC failed to recommend approval of Ordinance 2021-05 by a vote of 3-4.
Staff recommends that Planning Commission recommend that the Board of Mayor and Aldermen disapprove Ordinance 2021-05.



BARGE DESIGN SOLUTIONS

100 Year RI Flooding Depth
Brownland Farm - Harpeth River

0 125 250 500 Feet
1 inch = 500 feet

Dorie Bolze

From: Emily Wright <emily.wright@franklintn.gov>
Sent: Thursday, October 14, 2021 6:22 AM
To: Dorie Bolze; Jimmy Wiseman
Cc: Amy Diaz-Barriga
Subject: RE: Could you send the Brownland documents - map and proposed conditions- provided to the aldermen last night at BOMA
Attachments: Exhibit C - Alternative Fire Truck Route.pdf

Dorie,

Please see the attached exhibit and the statements/guidance below. It is my understanding that the comments below originated with discussions the developer had with Administration.

Since the motion for both these items will be to refer them back for staff review at initial submittal they following are not conditions of approval but rather read into the record for guidance to staff and the developer.

1. As discussed during the Worksession with the approval of the first Site Plan, the applicant shall provide a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road that complies with the City's Municipal Code Section 23-106. This requirement would not include the Site Plan for the proposed 8 lots at Poteat Place which have access to Spencer Creek Road above the 100 year floodplain should the developer decide to proceed initially with developing these 8 lots. Exhibit attached.

2. A grading permit may not be granted for areas within the floodplain and floodway, west of Hillsboro Road, until a CLOMR is approved by FEMA.

3. Condominium buildings may not exceed 4 units per building per the guidelines of Envision Franklin.

4. Residential Lots shall be removed from the Development Plan where the existing flood plain is greater than 36 inches in depth, not including the floodway and floodplain that has been previously developed by Christ Community Church and Brownland Farm near Hillsboro Road. The net area of lots and roads will be approximately 68 acres, the net area of flood plain removed will be approximately 34 acres (17.3%), and the net area of preserved and engineered flood plain will be approximately 160 acres (82.7%). Total development area is 233.4 acres of which the floodplain is currently 193.4 acres.

5. The revised Development Plan shall have a maximum of 395 total dwelling units including the homes proposed on Poteat Place. (1.7 homes per acre) this is a reduction form the current plan of 471 dwelling units.

EMILY HUNTER WRIGHT, AICP

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Wednesday, October 13, 2021 4:59 PM
To: Emily Wright <emily.wright@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>
Cc: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Could you send the Brownland documents - map and proposed conditions- provided to the aldermen last night at BOMA

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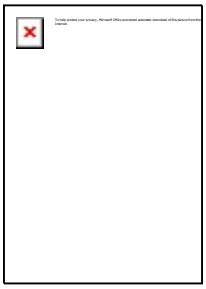
Hello Emily and Jimmy,

That was quite a BOMA work session and meeting last night! I hope you all get a breather today.

When it is convenient could you all send me a copy of the "map" of the access and the memo of conditions that were provided by the developer of Brownland Farm/CCC to BOMA last night by the 5pm work session.

Thank you very much! These complex proposals take so much effort and time, don't they!?

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181
HarpethConservancy.org

Total floodplain acres disturbed: 53 +/- acres

Total units planned in existing floodplain: 332 units (70% of total)

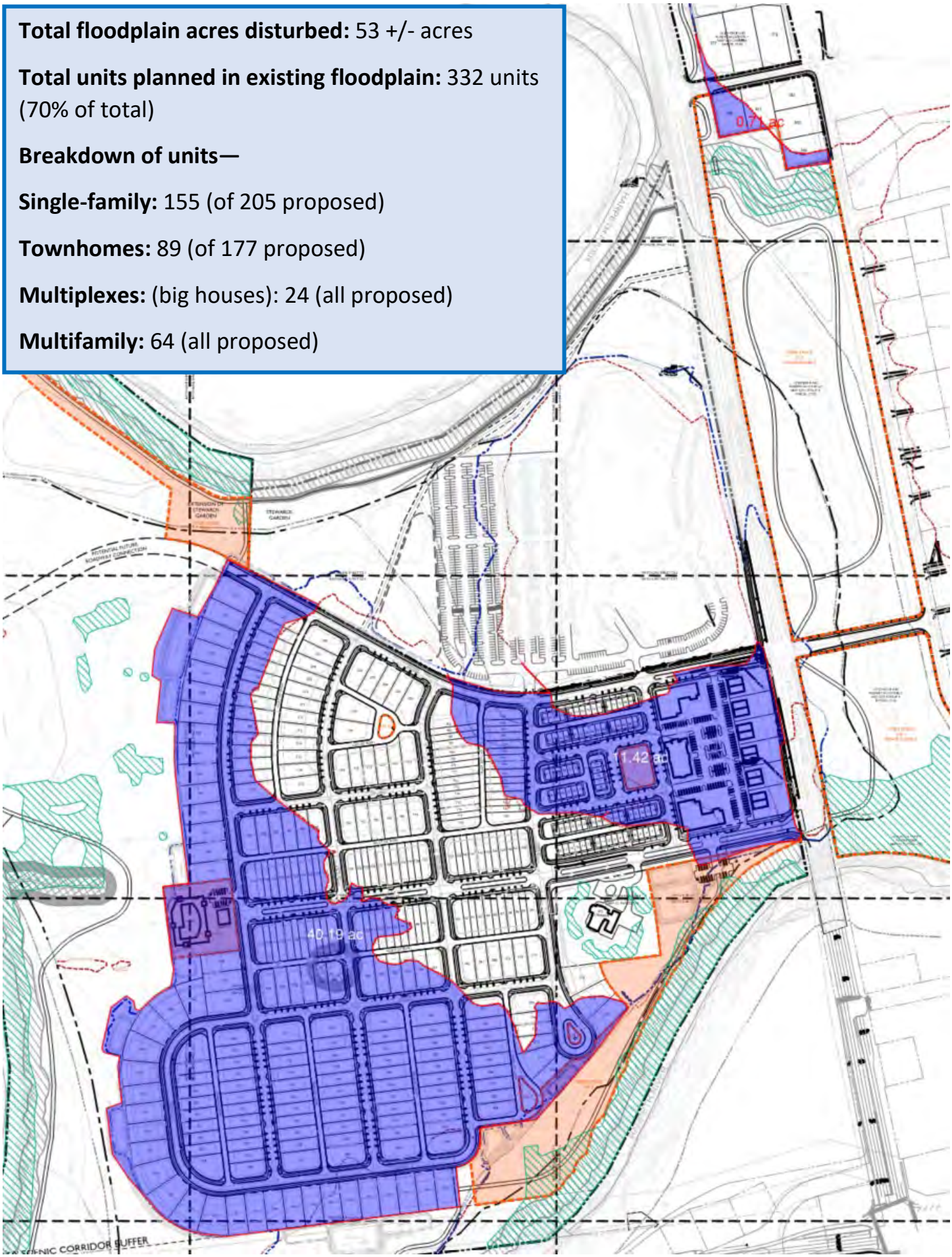
Breakdown of units—

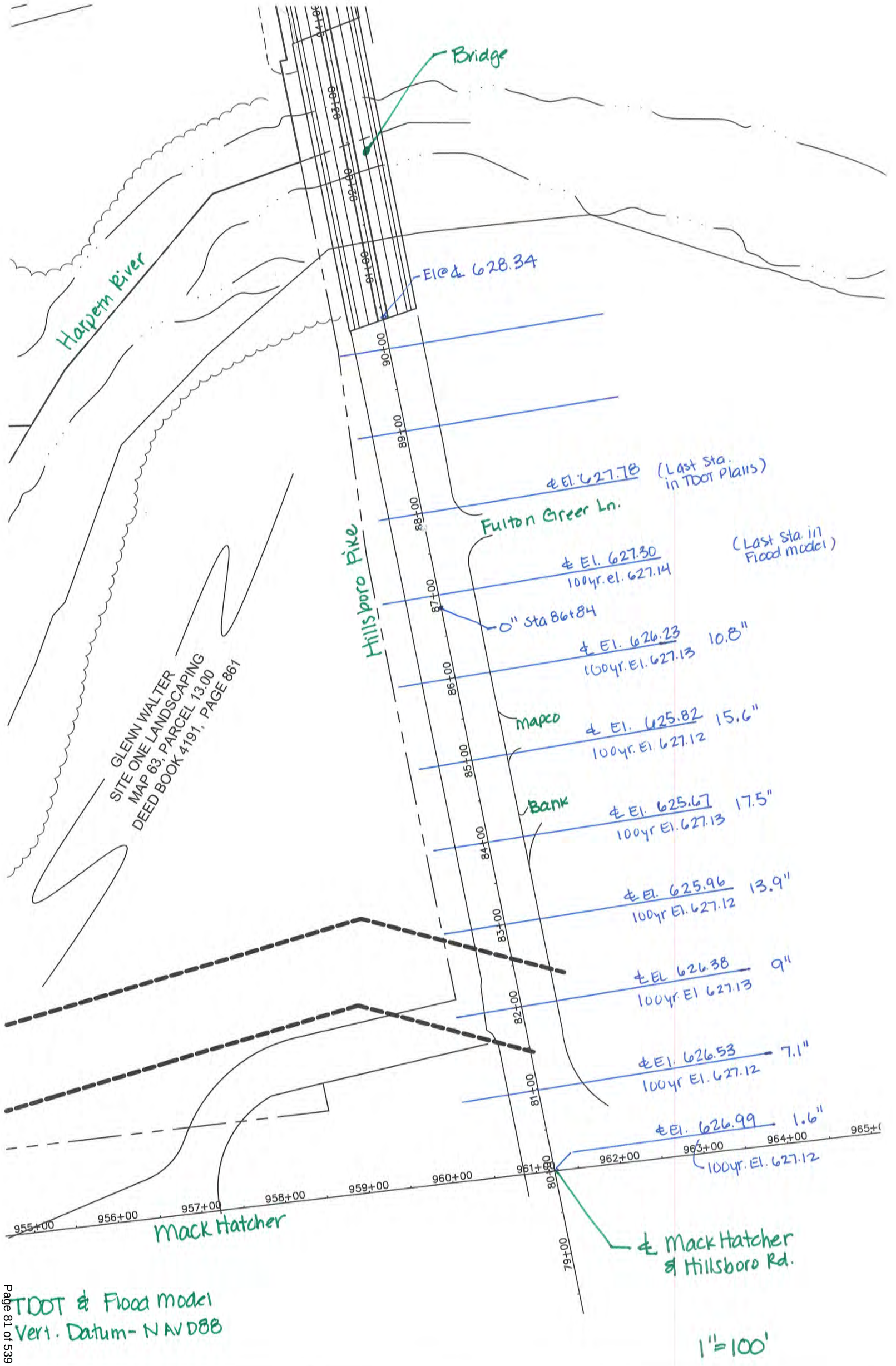
Single-family: 155 (of 205 proposed)

Townhomes: 89 (of 177 proposed)

Multiplexes: (big houses): 24 (all proposed)

Multifamily: 64 (all proposed)





TDOT & Flood model
Vert. Datum - NAVD88

1" = 100'

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: September 7, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Paul Holzen, Director of Engineering
Jimmy Wiseman, Assistant Director of Engineering

SUBJECT: Brownland Farms – Floodplain/Floodway Manipulation Summary

---

The proposed development of Brownland Farms has numerous challenges associated with floodway and floodplain. To maximize the development potential of the property, the developer is proposing to manipulate the floodway and floodplain. Flood plain alterations are allowed within Title 23 of the City of Franklin Municipal Code. Alteration within the floodplain shall not cause a net decrease in flood storage capacity below the project's 100-year floodplain elevation unless it is shown that the proposed alteration or filling will not cause an increase in the regulatory flood level (100-year event), increase velocities, or aggravate flooding on other properties and will not unduly restrict flood flows. In addition, developers are required to provide compensatory cut in the amount of 150 percent (1.5:1) for all fill in floodplains.

To manipulate floodway and floodplain within the City of Franklin, an applicant is required to hire a Tennessee licensed professional engineer qualified to perform Hydrologic and Hydraulic (H&H) studies. In the case of Brownland Farms Development, the applicant hired BARGE Design Solutions to complete an H&H study. In addition to consulting with BARGE Design Solutions, the developer, at the request of the City of Franklin, hired Civil and Environmental Consultants, Inc. to provide a peer review of the H&H study. City engineering staff has no objections to this study.

The existing floodway and plain between Hillsboro Road and the downstream end of the property includes an east split, west split and the main Harpeth River conveyance. These splits are commonly associated with sharp bends along the main conveyance of a river or stream where discharge can leave the main channel and enter again at some point further downstream. The developer is proposing to improve the flow along the main Harpeth River conveyance to allow for the elimination of the west split. This engineered solution helps to maximize the development potential of the property. As required by municipal code, the developer is required to provide 150 percent compensatory cut to fill within the flood plain. Currently, the developer is proposing to fill 213,854 CY of material and will be required to cut a minimum of 320,781 CY (1.5 x 213,854 CY) of material. The developer is proposing to cut 348,007 CY of material from the floodplain. This will create an additional 27,000,000 gallons of storage. The material cut within the floodplain is often used to fill across the site and maximize the amount of developable land. As shown in the BARGE Design H&H study, the proposed development will lower the

effective water surface elevation across the proposed property and has no adverse effect. It should be noted that the H&H study shows very little benefit outside of the project limits and will only lower the upstream water surface elevation by .02' (approximately ¼") and will have no impact on the downstream water surface elevation.

In summary, staff has no objections to the H&H study completed by BARGE Design and reviewed by Civil and Environmental Consultants, Inc. The proposed engineering of the floodway and floodplain simply allows the developer to maximize the development potential of the property. The improvements provide little to no benefit outside the limits of the development project. While the floodway and floodplain are an important part of this development, the Board of Mayor and Aldermen should focus its discussion on the merits of the development and how it conflicts with sections of Envision Franklin and feedback obtained from the general public.

From:	Dorie Bolze
To:	Planning Intake; Eric Stuckey; Vernon Gerth; Paul Holzen; Jimmy Wiseman; Shanna McCoy; Emily Wright; Amy Diaz-Barriga; Paul Holzen; Jimmy Wiseman; Andy King; Alma McLemore; Alma McLemore (amclemore51@yahoo.com); Ann Petersen (annpetersen@comcast.net); Jennifer Williamson; Jimmy Franks (jimmy@tennesseevalleyhomes.com); Marcia Allen (mdadst@aol.com); Michael Orr; Nick Mann; Roger Lindsey (rdlindsey@comcast.net); Roger Lindsey (Roger.Lindsey@nashville.gov); Scott Harrison
Subject:	Brownland Farm- support Staff Recommendation to Deny Extensive Floodplain Alteration proposal
Date:	Monday, February 21, 2022 11:19:39 PM
Attachments:	image001.png image002.png image003.png city PC staff rec denial for Brownland rezoning- Jan 2022 rev.pdf 5 conditions from developer to BOMA Oct 12 221 mtg.pdf staff map Sept 2021 showing 70% lots in floodplain alteration- Brownland.pdf Brownland Centerline of Hillsboro Road.pdf staff memo on floodplain alteration- Sept 7 2021- Brownland.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

TO: Franklin Planning Commission
Eric Stuckey, Vernon Gerth, Planning and Engineering Staff

RE: Brownland Farm/Christ Community Church rezoning and Development plan- Items 5 & 6

The Harpeth Conservancy truly appreciates the diligence of the city staff in the various departments in their efforts over the last two years to review the various versions of the high density residential development proposal for Brownland Farm and a portion of Christ Community Church. We have provided analyses on the increasing flood risk in the area and worked with staff to provide updated information on flood elevations along Hillsboro Road in an effort to ensure the Franklin decision making bodies have the most accurate information to assess extensive floodplain alteration proposal that form the basis of the high density residential development plan for this unusual and unique bend in the Harpeth River.

Harpeth Conservancy continues to support the staff recommendation as laid out in the two staff reports to DENY the latest version of the Brownland Farm development proposal. The Harpeth Conservancy along with Mayor Ken Moore is a coalition member of Flood Ready TN. This is a coalition of elected officials, homeowners, small business owners, faith leaders, and community members across the state dedicated to making Tennessee resilient against the frequent flooding.

The Harpeth Conservancy supports the staff's recommendation to deny this development proposal for two key reasons which are below. The proposed development is in a uniquely challenging bend in the Harpeth River because the high-density residential development proposal will be surrounded by floodwaters! The map below shows this clearly. This is very likely the most extensive floodplain alteration proposal the city of Franklin has seen in many years. This high density residential development proposes a serious public safety risk because of the existing flood waters on Hillsboro Road which are the only way in and out of this bend in the river. It would be more appropriate to consider a different development concept that is NOT predominately residential to reduce flood safety concerns and consider how to reduce flood risk to adjacent residential areas now experiencing increased flooding.

NOTE: The new maps of the depth of floodwaters on Hillsboro Road in front of this development area are not in the list of material on the PC agenda. The map (below and attached) and centerline data (attached) were prepared for the Sept, 2021 BOMA meeting. This updated information supports the major concern for public safety during a flood event.

At the October BOMA meeting (the third and final vote) the developer offered up 5 conditions he was willing to accept as part of a vote of approval that night on the third reading. These were never reviewed or adopted by BOMA. BOMA voted 8-0 to send the development back for staff review and the approval process. The developer in the latest revision of Brownland Farm's development plan presents these 5 conditions in a manner that implies there was a tacit understanding that if these were met then this was the path to approval. The attached email by Emily Hunter, Planning Director, makes it clear that these 5 conditions were NOT approved. The taff msemos note that these are "self imposed" conditions only.

The slight changes to the development plan do not materially change the extensive alteration to the floodplain. The reduction in residential units (471 to 395) is mostly related to the removal of the multi-family units that the staff raised as conflicting with Conservation Subdivision Concept in Envision Franklin.

1. **The floodplain alteration is extensive, about 80% of the natural floodplain, and directly conflicts with the city's Envision Franklin Plan**
   - As city staff stated in the recommendations to deny, the Envision Franklin land use plan specifically states "*the preservation of floodplains has a direct public safety purpose and helps to minimize property damage during flooding. Disruption should be*

limited to preserve form and function." One can argue that altering and reshaping 80% of the floodplain is not limited in scope.

- The proposal **does NOT "improve"** the Harpeth's natural floodplain as the developer material states, but alters it significantly. The extensive alteration involves extensive excavation, known as a "cut", 6-10 feet over many acres, and down 24 feet to build a pond, to provide dirt to build up, known as "fill," 53+ acres. This removes most of the shallow areas that provide a critical function of slowing floodwaters down. **70% of the residential units are in this filled area of the floodplain.** Attached is the staff map of this presented to the Sept 2021 BOMA meeting.
  BELOW IS A MAP TO SHOW THIS CLEARLY.
- The floodplain and floodway fill proposed maximizes buildable land on the property only. **It does not "improve" any of the several flooding risk on Hillsboro Road.** The Sep, 7, 2021 staff memo clearly states on the second page that the floodplain changes are to maximize the development potential on the property alone. (memo attached). The proposed extensive floodplain alteration does not reduce flooding risks just downstream where large residential subdivisions (Fieldstone Farms and others) **have over 450 homes now in the 100-floodlplain that were not when approved over 20 years ago.**

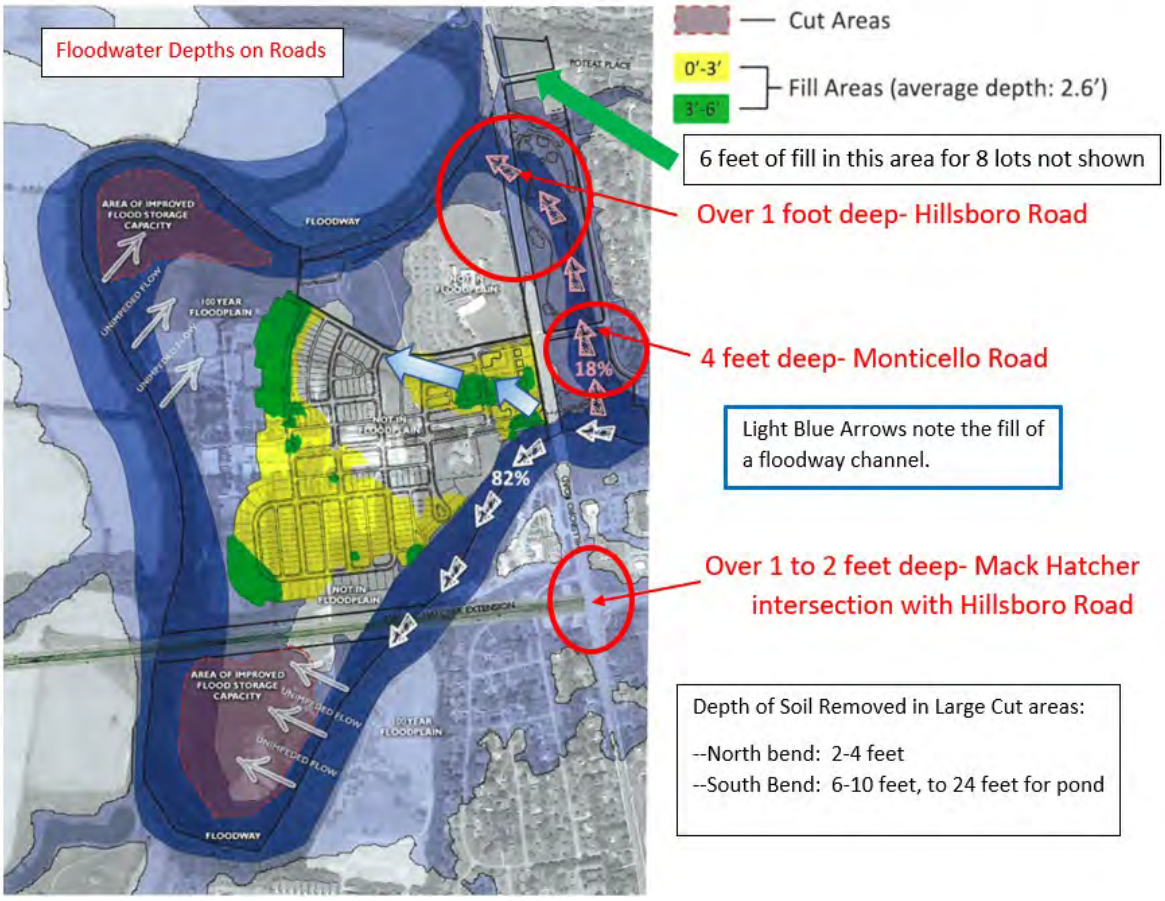
2. There is a major public safety risk because of floodwaters on Hillsboro Road, the only way in and out of this area of the Harpeth. This does not meet city floodplain and stormwater management requirements.

- **Recent maps prepared by the city outside expert show in detail that floodwaters are over 1 to 2.5 FEET over Hillsboro Road. This is MUCH deeper than the city requirement for roads, including critical service roads like Hillsboro Road, to have 3 inches or less over half the road during a 100-year flood event**. (see map below and attached.)
- The city has stormwater and floodplain management requirements that state existing and critical service roads not have more than 3 inches of floodwaters over more than half the road for new development. (section 23-106 (2) (e) and excerpt below.) The proposed extensive floodplain alteration plan does NOT address or change floodwater depths on Hillsboro or Monticello Road. These floodwater depths are significantly above the city standard. Therefore, the floodplain alteration proposal does not meet the city's floodplain management requirements. This means the city is unable to sign the FEMA Community Acknowledgement Form that would accompany this floodplain alteration proposal to FEMA for review.

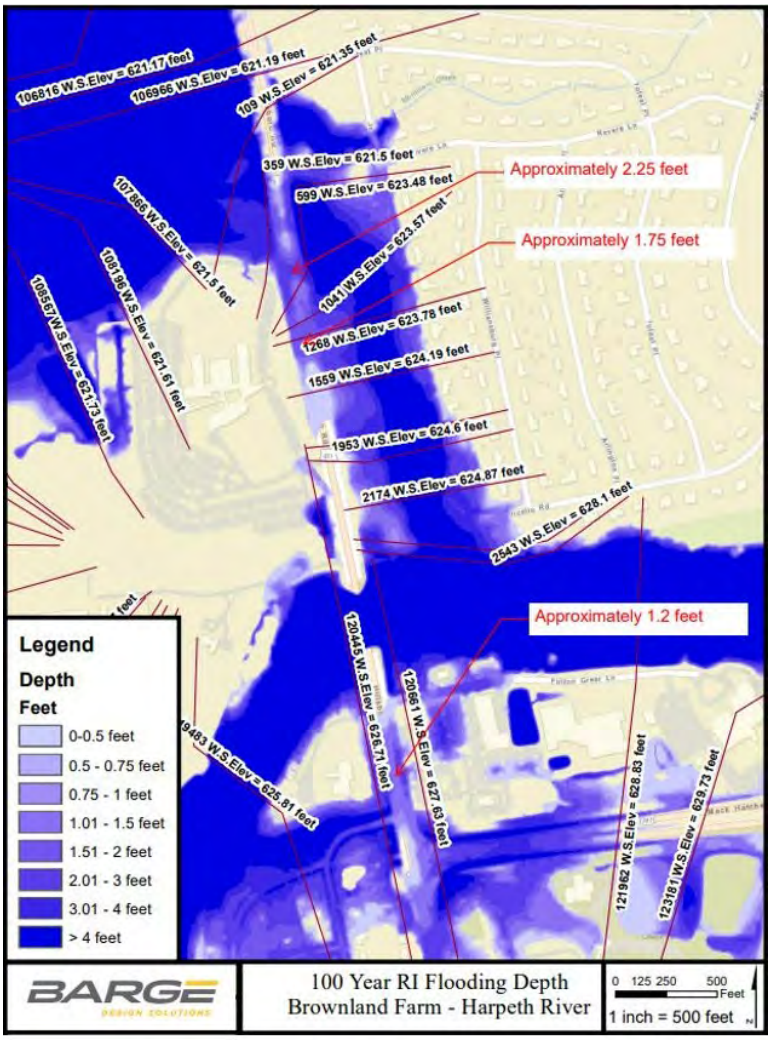
> (e) *Stormwater design requirements.* New development shall meet a stormwater quantity level of service defined by:
>
> (i) Designing road catch basins and connecting culverts to convey the ten-year design-storm runoff.
>
> (ii) Designing bridges, culverts, channels, and cross drains to pass the 50-year design-storm runoff.
>
> (iii) Providing emergency bypass of the *100-year flood event*.
>
> (iv) New roadway, existing roadways, and *critical service roads* are not inundated by more than three inches of water over one-half the roadway width under a *100-year flood event*. A long-

- NOAA Nashville Weather Service Flood Safety information- Turn Around Don't Drown- states that **6 inches will reach the bottom of most passenger vehicles cause loss of control or stalling. A foot will float most vehicles. 2 feet of rushing water will can carry away most vehicles.** You can see photographs on our blog of floodwaters over Hillsboro road in the vicinity. These photos are mostly from May 2010 when floodwaters were HIGHER than the 100-year floodplain elevations that are the basis of the ordinances.
- There has been an 18% increase in the top rainiest days in the past 30 years. Stormwater regulations and floodplain models are not yet accounting for this, so they are UNDERESTIMATING the amount of water that has to be managed. This was a key point of the expert presentation of Arron Rogge, CDM Smith at the last summer's joint Planning Commission and BOMA meeting.

Below: This map was prepared by the developer during the fall version of the proposal. HC added the flood depth information from FEMA and notes on the amount of cut in the floodplain and fill in other areas (all HC notes in boxes). The latest adjustment to the layout before the Planning Commission is slighted different but does not materially change the flood levels or percentage of floodplain altered.



Below is the map (also attached) showing in detail the most current floodwater depths along Hillsboro Road. This was prepared by city consultants for the BOMA meetings last fall that includes the updated detailed elevation measurements from the work on Mack Hatcher Parkway West.



Thank you for your time as a Planning Commissioner to deliberate on all of the information related to this proposal.

Sincerely,

Dorie

Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181
HarpethConservancy.org

From: geraldvol426@gmail.com
To: Planning Intake
Subject: Brownland Farm
Date: Monday, February 21, 2022 4:46:25 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am confused. This project does not meet the current development guidelines. This plan would be developed in a flood plain. The Planning Commission has recommended AGAINST APPROVAL. So why is this disastrous plan even being considered. Any commissioner who supports this plan should never allowed to be a commissioner as they cannot read simple rules. Just because someone want to make a lot of money is not a reason to ignore the law and the rules adopted by the citizens of Franklin and Williamson County.

I strongly encourage each commissioner to that the courage to do the right AND LAWFUIL thing and vote not on this development.

Gerald E Chambers
1105 Murray Creek Lane
Franklin, TN 37069
615-512-9811

From: GDUB Stevens
To: Planning Intake
Subject: Brownland Farms
Date: Wednesday, February 23, 2022 11:22:54 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing in response to the proposed development of brownland farms. I was born and raised here in Franklin (45yrs) to be exact. This would be a disaster if allowed to happen. When are you "The City of Franklin" going to put a stop to this. This should have been axed as soon as it was requested. My family and I spend a lot of time on the Harpeth. The flooding is getting worse and worse with no relief in site. You allow these developments to build and have the little retention ponds and such that do nothing to control the flooding. I as well as everyone I know are against this. Please for the love of Franklin and not the love and greed of money. STOP THIS PROPOSAL!! If you have any questions please let me know. I would love to here why anyone in the so called planning and development dept explain why this is a good idea. It's fine I'll wait to hear from you. As a taxpayer of both The City of Franklin and Williamson County as well as a voter. I hope this does not fall on deaf ears.

Thanks, Waylon Stevens

From: Peggy Zukas
To: Planning Intake
Subject: Brownland Farms development deny, please
Date: Monday, February 21, 2022 3:39:16 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I have lived in a flooded area and watched people sweep out their homes with filthy water and at times furniture. I know the right thing to do is not build in this site that already has flooding issues. The safety of the community and responders should be the first priority. Vote no for this development because I believe in the long run a life will be saved.

Thank you,
Peggy

From:	Lauren Johnson
To:	Robby Johnson; Ken Moore; Matt Brown; Planning Intake
Subject:	Brownland Farms Development Concerns
Date:	Wednesday, February 23, 2022 11:36:39 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Planning Commission, Mayor Moore & Alderman Brown,

My family and I live at 105 Poteat Place in Monticello. We moved to Monticello 7 years ago because we were drawn to the historic charm of the neighborhood and the area.

Now, the proposed Brownland Farms development is threatening to disrupt this quaint & historic part of our town. Untouched green spaces are becoming fewer and far between in Franklin and for all us long-time residents of Franklin, this has been so sad to see. Monticello will be forever changed by a development such as this one, specially with the developer wanting/needing to encroach his development into our sweet, old-school, quaint neighborhood.

But I think what's more concerning to so many of us in this area, is the flooding threats that this new development could cause. Just yesterday alone after half a day of heavy rain, Spencer Creek flooded in areas and I even saw some dangerous patches on Hillsboro! The fields around us had large pools of water and the creek that runs along Poteat behind our house filled all the way to the top! That water runs to the Harpeth and the Brownland Farms area.

What happens when the flood plains on that farm are manipulated? The flood waters will have to find somewhere else to go. We are worried they'll flood Hillsboro, a high traffic main city road. We are worried the waters will back up into the smaller creeks, like the one in our neighborhood and turn our properties into flood plains. There are so many areas around here that already flood horribly: the walking/bike tunnels under Hillsboro that help get the kids to school safely. The playing fields all around Hunters Bend Elementary. The green spaces (and even so many homes!) in Fieldstone Farms, Cottonwood & River Landings. The field in front of Monticello. And Brownland Farms Our fear is that the flooding will worsen in these areas and even worried of the possibility of new flood areas being created.

Other concerns of this development: traffic on Hillsboro Rd, overcrowding of Franklin High School, taking away the minimal development charm of this part of Hillsboro Rd.

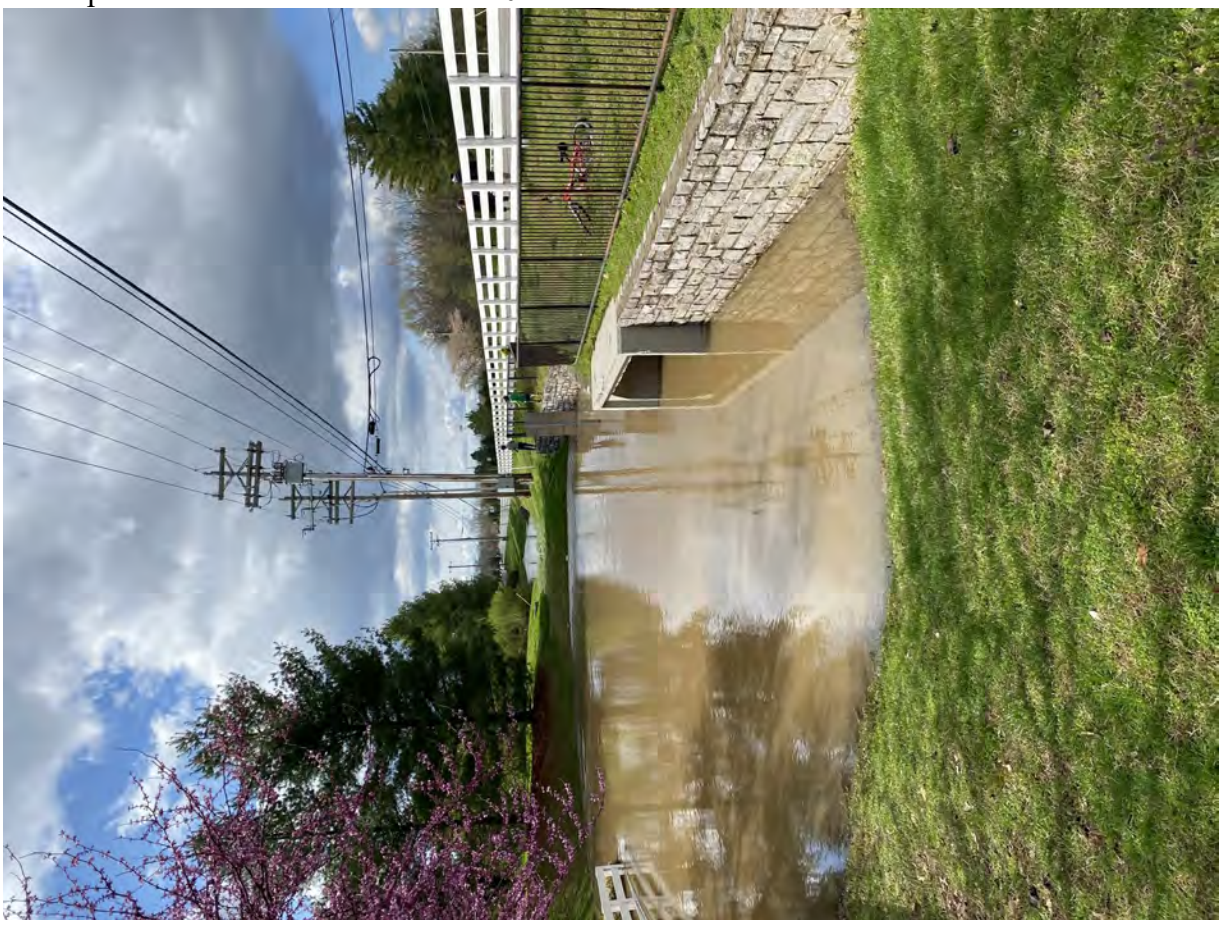
There are so many other options on the outskirts of town that this developer can consider! He should not be allowed to cram a large development into a small space and threaten the area with flooding and congestion.

Please help protect this historic and beautiful part of Franklin!

Thank you so very much for taking time to read my email. I so appreciate your time!

Warmly,
Lauren & Robby Johnson

These photos were taken in March of 2021 in the Fieldstone Farms & Hunters Bend area:







From: Abby Peterson
To: Planning Comm
Subject: Brentwood Area Development Vote
Date: Wednesday, February 22, 2023 10:37:22 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Greetings. I would like to say thank you for your continued care of our community. I appreciate your hard work! The decisions that you have before you are important and are life changing for our community. I do not take this lightly and I know that you do not either. I am thankful for your service!

In regards to the vote tomorrow evening on the Brentwood Development plan, I would like to respectfully ask that you consider the following points:

1. My family lives downstream from the proposed development and along the Harpeth River. When we purchased our home we were not in a flood plain. Since living here, our home has now been zoned in in a flood plain. We are worried and scared of the possibility of devastating floods.
2. We have lived in Franklin for almost 20 years. We are witnessing growth and development that goes against the small town feel that Franklin once boasted in. Many of our local elected officials ran for office and were elected on the ideals of "Limited Growth" for our community. Let's honor this!
3. Let's be good stewards, neighbors and community-minded members of this area by honoring those that live here and care for the community we have NOW. Please be in the midst of serving those that live here now and not the endeavors of a high density development builder.
4. I was on leadership at Christ Community Church when the land sale decision was presented to and made by the congregation. The vote almost didn't make it. It was NOT a landslide vote. Members of Christ Community have left the church over this decision. Its leaders will tell you they are FOR this decision, but the reality is they represent a minority of voices at the church. Please listen to the majority of voices of those in the surrounding area of Brentwood and not a handful of coached speakers on behalf of the church body that has concerns.
5. Please consider the impact on the schools. Our children are already overcrowded. Is it possible that we can build more schools before we build more homes?
6. It is possible that when my own neighborhood was developed 40+ it was also considered controversial. Is it possible that even neighborhood contributed to flooding issues or sewage issues all these years later? It is possible. But now that WE KNOW BETTER, LET'S DO BETTER. We have different and more informed decision makers now. I want to be a part of the protection and pro-active decisions where we can for what we have. Please can we do this together.
7. I am attaching a picture of our neighborhood pool and playground from 2021 flooding. (NOT 2010). 2021. Please help us care for what is here, now. The Brentwood Development plan will make a lot of money for the developer and promises will be made but Harpeth Conservancy presents the facts and statistics that tell us if is not enough. Please help me protect my community and home.

I thank you for your time.

Sincerely,

Abby Peterson
1308 Glade Drive
Franklin TN 37069



From: Jerry Thomas
To: Planning Intake
Subject: Brownland farms
Date: Monday, February 21, 2022 6:09:17 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a long time Franklin resident and current homeowner in Fieldstone Farms, I urge you to follow the city staff recommendation and DENY this development. It is way to risky! Thank you Jerry Thomas

From:	Anne Goetze
To:	Planning Intake
Subject:	Brownland Floodplains
Date:	Monday, February 21, 2022 5:17:14 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,
I wish to support the staff recommendations to Deny the proposal for development of Brownland Farm.

Developing on floodplains...never a good idea. History proves that, as well as our present state of affairs with the weather and climate. To destroy such pristine land and the waters of the Harpeth River is irrevocable. We are All dependent on our natural resources and they are to be protected in order to benefit the whole.whole.

This would be nothing but a reoccurring nightmare, a bad precedence, and not at all aligning with the labors of the Williamson County Land Use Plan.
I appreciate the opportunity to weigh in, this is such an important issue. I also want to thank you for all of the hard work and service that you do for the citizens and residents of our beloved communities.

My best, Anne Goetze

Anne Goetze
615-948-5550
annegoetze.com

From:	Jack and Starr Beaudoin
To:	Planning Intake
Subject:	Brownland Property Development
Date:	Wednesday, February 23, 2022 7:00:45 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commissioners,

In the news the other day, a resident in the Nashville area told about their recent backyard flooding caused by all the new development going on around them. I thought of Brownland which is surrounded on three sides by the Harpeth, well known for it's flooding, and all those whose properties who would be impacted by the large proposed development.

At a BOMA meeting last year, I heard a seasoned engineer say that engineers have two additional commandments to those we all know: #1. Do not build in flood plains and #2. Do not alter flood plains. It made us smile as he shared the simple truth.

It has been established that our area has more rain and flooding than ever before. Please help STOP the huge proposed Brownland development now by voting against it. It is the right thing to do. We thank you for your very important part in this process.

Sincerely,
Jack and Starr Beaudoin
Fieldstone Farms residents

From: Kate Limbaugh
To: Planning Intake
Subject: Brownland
Date: Tuesday, February 22, 2022 8:39:29 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please deny this proposal! It’s not smart!

Thank you,
Kate Limbaugh in Cottonwood

From:	br638
To:	Planning Intake
Subject:	Denial Recommendation
Date:	Wednesday, February 23, 2022 10:18:48 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Planning Commission:

I am writing this e-mail in support of the city's staff recommendation to deny this development proposal because of the extensive alteration of the current floodplain. I would encourage you to vote to Recommend Denial. I have reviewed many of the documents associated with Brownland Farm development proposal and as a disaster specialist, I am concerned for several reasons:

1. Alternating existing floodplain designations can increase the risk of potential damage during flooding incidents. These will be reoccurring.
2. Many disasters can be mitigated through sound decisions. Building in or near a floodplain increases unnecessary risk to residents, emergency response personnel and allowed property.
3. The costs for response, damage and other ancillary degradation actions are a reoccurring and continuous cost to local taxpayers.
4. The many public safety issues from road closures, increased risk to travelers, and interruptions to emergency response operations can be significant and unnecessary.

I am not anti-growth or anti-development; however, in this case, common sense decision making will certainly save the city considerable expense for years to come.

Thank you for your consideration.

John Walsh, PhD

111 Bayhill Circle

Franklin, TN 37067

Co-Director, Program in Disaster Research and Training

Vanderbilt University Medical Center

From:	Laura Smith
To:	Planning Intake
Subject:	Petition to OPPOSE High Density Development on Brownland Farm
Date:	Wednesday, February 23, 2022 11:22:00 AM
Attachments:	petition_signatures_jobs_24142196_20220223141632.csv.pdf petition_comments_jobs_24142196_20220223141629.csv.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

On behalf of those who have signed, I am attaching the signatures and comments of the Petition to OPPOSE the High Density Development on Brownland Farm. The petition now has 2,778 signatures and that number continues to climb. While it is true that some of the signatures represent individuals who live outside of Franklin, these individuals travel to our wonderful City and are involved in the local economy. On behalf of all those who have signed, I respectfully ask that you consider this petition and deny the rezoning and development plan related to the Brownland and Christ Community properties.

Laura Smith
106 Poteat Place
Franklin, TN 37064

From: Allison Grainger
To: Planning Intake
Cc: grainger0523@gmail.com
Subject: PLEASE DENY BROWNLAND FARM PROJECT!
Date: Monday, February 21, 2022 2:25:06 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please do not let Franklin turn into the next Nashville! Traffic, prices, homeless and crime never seemed to be a problem until recently. There are other places to build that need more population.
Thank you for listening,

Allison Grainger
138 Old Liberty Pike
Franklin TN 37064

From:	Cindy
To:	Planning Intake
Subject:	Please deny the current Brownland Farm development plan
Date:	Tuesday, February 22, 2022 2:01:03 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We oppose this plan and request that it be denied.

thanks so much!

Cindy & Jesse Loflin
1104 Montpier Dr
Franklin TN

From: Corinne Wombacher
To: Planning Intake
Subject: Please vote NO on Brownland Farm
Date: Wednesday, February 23, 2022 9:41:51 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Planning Commission,
We are writing you today to implore you to please vote NO on the potential development of Brownland Farm for several reasons.
Our family of 5 lives at 201 Jefferson drive in Monticello. We are the first row back from the natural Harpeth river floodplain and Monticello creek runs through our property, just a few feet from our house. Already when it rains for even 1 day, the creek is full to the top. If the floodplain in front of our house, where Monticello Creek runs into, is built up and developed, this will cause a back up in the drainage of Monticello Creek and our house and land will flood. Currently we are FEMA category 1/10. There are many creeks in this area that all drain into the Harpeth so these homes will all be affected and put at risk of flooding if their creeks can't properly and naturally drain. When it rains, not even floods, there is already major pooling of water from these creeks along Spencer Creek RD. This is very dangerous for people driving on this road. Developing this floodplain is reckless and dangerous, and should not even be considered. There is plenty of land that is not in the floodplain that can be developed, if need be. Please don't let the greed of one development group put the homes and lives of other residents at risk.
In addition, the charm of Franklin is being lost by overdevelopment. Are we that in need of developing our beautiful farmland and open spaces that we would risk peoples lives and homes to add even more houses so close to Historic Franklin? There is plenty of land on the outskirts of town that can be developed. Why consider tampering with historic neighborhoods? You as the City Planning Commissioners are the gatekeepers of this charm and challenged with preserving the sweetness of the city. Please consider all this when making your decision.
Thank you
Doug and Corinne Wombacher

From:	Laura Smith
To:	Planning Intake
Cc:	Matt Brown
Subject:	Vote No Brownland Rezoning and Development Plan
Date:	Sunday, February 20, 2022 1:57:32 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

We have lived in Franklin for 25 years, almost 20 of those in the Monticello neighborhood. We are writing to urge you to deny the requests to rezone the Brownland and Christ Community properties and deny the associated development plan for those properties. We also would like you to be aware of the following:

1. Kevin Estes continues to represent to the Planning Commission and BOMA that the residents of Monticello voted to support the development. The truth is that the Monticello Homeowner's Association board voted to support the development without significant input from or vote by the residents of Monticello. **No vote on this development plan has ever been held for the residents of Monticello.** Despite this, the developer continues to make the point loudly that the Monticello neighborhood supports the development.

2. At the early October 2021 Board of Mayor and Aldermen meeting, this proposal was sent back through the staff review process. At that time, during the day of the meeting, the developer had come up with 5 "conditions" they would agree to in hopes of getting the development proposal approved at the meeting. These developer proposed 5 changes are now being presented by the developer as if the city Board of Mayor and Aldermen specifically approved that these 5 conditions be met for adoption. This is NOT THE CASE. The planning staff reports have been revised to note that these 5 "conditions" were "self-imposed" by the developer as opposed to approved by BOMA.

We respectfully request that that the Commission follow the guidelines of Envision Franklin, the recommendations of the City's planning staff, the advice of flooding and storm water experts, and the wishes of over 2,756 individuals who have signed a petition on Change.org in opposition to the proposed development.

https://www.change.org/p/oppose-high-density-and-mixed-use-development-on-brownland-farm

There is a safer and more appropriate use for this property than what is currently being proposed.

Best regards,

Michael and Laura Smith
106 Poteat Place
Franklin, TN 37064

From:	Andrea Dykstra
To:	Planning Intake
Subject:	Vote NO on Brown Land Farm development
Date:	Wednesday, February 23, 2022 9:30:24 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

My family are residents of Fieldstone Farms, and we are very concerned about the potential new development going in along Hillsboro Road. There are several issues that we would like to address.

First of all, any manipulation of the current floodplain would obviously impact floodplains both up and down the harpeth and the creeks that feed into it. During heavy rains recently, my car, full of kids, has hydroplaned on Spencer Creek and other smaller roads nearby several times. If you allow the natural floodplain on Hillsboro to be manipulated, what will that do to other nearby developments and roads? This will potentially create unsafe conditions for Franklin‘s residents, not to mention the potential for flooding homes.

Also, developing that beautiful open space along Hillsboro Road will change the charm and character of Franklin. Monticello is one of the oldest neighborhoods in downtown Franklin and it would be a shame if it were visually blocked by a master planned community.

You can visit any number of suburbs in places like California and see the negative impact of over-development. Master planned “green space” simply doesn’t have the charm of wild or existing farm land. Additionally, the negative impact of more traffic on the already congested downtown roads will be a big problem for Franklin’s residents.

The greater Nashville area is estimated to grow by 200,000 people in the next few years. People are flocking here in large part because of Franklin’s historic charm and beautiful landscape. There is plenty of open land on the outskirts of town that can accommodate new development. Why should the older neighborhoods be tampered with?

You, the Planning Commission, are responsible for safeguarding the beauty, charm and historic appeal of our town. The last thing that greater downtown Franklin needs is more houses, new commercial buildings, traffic and congestion. Again, there is plenty of land for developers to work with outside of Franklin proper.

Please don’t allow the beauty and charm of our town to be ruined by new “green space” parks or new housing developments. This will cause unnecessary congestion and potentially cause flooding in nearby communities like Monticello, fieldstone farms and cottonwood.

Please guard against the greed of developers who look at our community and only see the potential for profit.

We are counting on you to protect our beautiful, historic town.

Thank you for your time.

Sincerely,

Andrea Dykstra

Sent from my iPhone

From: Corrie Summerville
To: Planning Intake
Subject: New development proposal
Date: Wednesday, February 23, 2022 11:54:33 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,
I am writing to ask you to recommend denial for the proposed new development. As someone who lives downstream of the proposed development I feel it will create more flooding for my area and others. My home is currently in the 100 year floodplain and am asking that you consider the consequences of adding such a densely populated community. Thank you for your consideration.
Corrie Summerville

Name	City	State	Postal Code	Countr	Signed On
Kathy Webber	Brentwood	TN		US	8/17/2020
Elena Carmichael	Franklin	TN	37069-6012	US	8/17/2020
ron webber	Franklin	TN	37067	US	8/17/2020
Daniela Duran		FL	DH1	US	8/17/2020
Andres Langlois	San Francisco	CA	94104	US	8/17/2020
Surya K	New York	NY	10019	US	8/17/2020
Caroline Bradshaw	Nashville	TN	37215	US	8/18/2020
Bella Reed	Madison	AL	35756	US	8/18/2020
Judith Fontanetta	Murfreesboro	TN	37128	US	8/18/2020
Kathryn Davis	Auburn	AL	36830	US	8/18/2020
Erin Gaskill	Lebanon	TN	37087	US	8/18/2020
Heidi Olson	Murfreesboro	TN	37130	US	8/18/2020
Ava Gingerich	Hendersonville	TN	37075	US	8/18/2020
Nora Goldfarb	Franklin	TN	37064	US	8/18/2020
Catherine McNamara	Brentwood	TN	37027	US	8/18/2020
Victoria Stafford	Thompsons Station	TN	37179	US	8/18/2020
Ashley DiStefano	Hendersonville	TN	37075	US	8/18/2020
Diana Schneider	Franklin	TN	37064	US	8/18/2020
Lauren Yates	Franklin	TN	37064	US	8/18/2020
Lauren Nethery	Midway	KY	40347	US	8/18/2020
Jennifer Pirkle	Mount Juliet	TN	37122	US	8/18/2020
Jennifer Demes				US	8/18/2020
Belle Berg	Spring Hill	TN	37174	US	8/18/2020
Georgette Held	Dickson	TN	37055	US	8/18/2020
Savannah Kennedy	Ardmore	AL	36116	US	8/18/2020
Brad Dickens	Franklin	TN	37064	US	8/18/2020
Jenn June				US	8/18/2020
Rachael Lipsey	Nashville	TN	37211	US	8/18/2020
Andreana Flenner	Wilmington	NC	28403	US	8/18/2020
kendall darks	Hendersonville	TN	37075	US	8/18/2020
Meredith Johnson	Dickson		37055	US	8/18/2020
Kiahna Bolton	Gallatin	TN	37066	US	8/18/2020
Jocelyn Stephens	Franklin	TN	37067	US	8/18/2020
Elizabeth Zuelke	Nashville	TN	37215	US	8/18/2020
Melissa Thomson	Franklin	TN	37068	US	8/18/2020
Ariel Hammers	Rockvale	TN	37153	US	8/18/2020
sophie young	Murfreesboro	TN	37129	US	8/18/2020
Brieanne Butler	Franklin	TN	37064	US	8/18/2020
Lee Thornton	Franklin	TN	37057	US	8/18/2020
Michaela Watts	Buford	TN	37129	US	8/18/2020
Bob Bowles	Franklin	TN	37067	US	8/18/2020
Rachel Whitfield	Nashville	TN	37214	US	8/18/2020
Christy Elrod-Church	Franklin	TN	37067	US	8/18/2020
Alex Green	Loudon	TN	37774	US	8/18/2020
Brian Johnson	Beechgrove		37018	US	8/18/2020
Patti Salmon	Shelbyville	TN	37160	US	8/18/2020

Kyle Berg	Spring Hill	TN		37174	US	8/18/2020
Cassi Poorman	Franklin	TN		37069	US	8/18/2020
Cheryl Nesbit	Franklin	TN		37064	US	8/18/2020
Laura Smith	Franklin	TN		37064	US	8/18/2020
chad story	franklin	TN		37067	US	8/18/2020
Ivan Bell	Brentwood	TN		37027	US	8/18/2020
Alexandria Adair	Franklin	TN		37064	US	8/18/2020
Lauren Johnson	Franklin	TN		37064	US	8/18/2020
Robert Poorman	Franklin	TN		37064	US	8/18/2020
Ira Weiss	Franklin	TN		37067	US	8/18/2020
Tiffani Gray	Franklin	TN		37069	US	8/18/2020
Allison Sturtevant	Franklin	TN		37064	US	8/18/2020
Frank Jones	Brentwood	TN		37027	US	8/18/2020
Linda Troutman	Franklin	TN		37067	US	8/18/2020
Chris Andrews	Franklin	TN		92886	US	8/18/2020
Holly Winn	Franklin	TN		37064	US	8/18/2020
Anne Goetze	Franklin	TN		37064	US	8/18/2020
James Peterson	Franklin	TN		37064	US	8/18/2020
Ashley Wethington	Franklin	TN		37069	US	8/18/2020
Denise Hopkins	columbia	TN		38401	US	8/18/2020
Jon Miller	Franklin	TN		37064	US	8/18/2020
Daniella Koduah	Union			7083	US	8/18/2020
Katie Mendes	Nashville	TN		37212	US	8/18/2020
Jessica Jenkins	Eagleville	TN		37060	US	8/18/2020
Laurie Brooks	Franklin	TN		37069	US	8/18/2020
Heather Johnson	Murfreesboro	TN		37128	US	8/18/2020
Robert Peterman	Nashville	TN		37206	US	8/18/2020
Cate Thomas	Nashville	TN		37221	US	8/18/2020
James Head	Franklin	TN		37067	US	8/18/2020
angelina imeri	Saint Charles			60175	US	8/18/2020
Angel Vargas	White Springs			32096	US	8/18/2020
Jeremy Smith	Franklin	TN		37064	US	8/18/2020
Mariah McEvoy	Franklin	TN		37069	US	8/18/2020
Lauren Barbic	Franklin	TN		37064	US	8/18/2020
eva hill	Franklin	TN		37064	US	8/18/2020
Abby Peterson	Franklin	TN		37064	US	8/18/2020
Carrie Heldman	Franklin	TN		37069	US	8/18/2020
Courtney Ashburn	Franklin	TN		37069	US	8/18/2020
Marion Seaton	Franklin	TN		37064	US	8/18/2020
Noelle Matthys	Lewisburg	TN		37091	US	8/18/2020
Hannah Tiblier	Franklin	TN	U		US	8/18/2020
Bethany Miller	Franklin	TN		37064	US	8/18/2020
Larry Kaplan	Franklin	TN		37064	US	8/18/2020
Paul Christoph	Franklin	TN		37069	US	8/18/2020
James Gatzka	Franklin	TN		37067	US	8/18/2020
Pamela Woods-Lunny	Sonoma	CA		95476	US	8/18/2020
Marilyn Millhollin	Franklin	TN		37067	US	8/18/2020

Michelle Neece	Nashville	TN	37211	US	8/18/2020
Patricia Ricketts	Nashville	TN	37210	US	8/18/2020
Suzy St. clair	Brentwood	TN	37027	US	8/18/2020
Gabriel Katona	Franklin	TN	60602	US	8/18/2020
Holly Evans	Madison	AL	35756	US	8/18/2020
Amy Weitlauf	Franklin	TN	37069	US	8/18/2020
Jennifer Martínez	Hutto		77072	US	8/18/2020
Jordan Knight	Nashville	TN	37221	US	8/18/2020
Blake Smith	Franklin	TN	37067	US	8/18/2020
Linda Fulcher	Franklin	TN	37064	US	8/18/2020
Matthew Wall	Franklin	TN	37069	US	8/18/2020
Breckyn Bauer	Emporia		66801	US	8/18/2020
Dewayne Brown	Franklin	TN	37064	US	8/18/2020
Randall Trigg	Franklin	TN	37064	US	8/18/2020
Colleen Steele	Brentwood	TN	37027	US	8/18/2020
Leslie Ponder	Franklin	TN	37064	US	8/18/2020
Sharon Howard	Franklin	TN	37064	US	8/18/2020
Beverly Evans	Franklin	TN	37069	US	8/18/2020
Abigail Drahman	Auburn	AL	36830	US	8/18/2020
Kathy Vehring	Nashville	TN	37211	US	8/18/2020
Thomas Jantz	Brentwood	TN	37064	US	8/18/2020
Allison Miner	Brentwood		37027	US	8/18/2020
Lynne Hedden	Franklin	TN	37064	US	8/18/2020
Dallis Polk	Brentwood	TN	37027	US	8/18/2020
Becky Wenzel	Brentwood	TN	37027	US	8/18/2020
Linda Homan	Franklin	TN	37067	US	8/18/2020
Diana Brenes				El Salv	8/18/2020
Katie Dickerson	Lexington	KY	40417	US	8/18/2020
Alexa Gordon	Metropolis	IL	62960	US	8/18/2020
Kaci Gooch	Franklin	TN	37067	US	8/18/2020
Margaret Weatherford	Franklin	TN	37069	US	8/18/2020
Shirley Malchow	Franklin	TN	37064	US	8/18/2020
Lillian Stewart	Atlanta	GA	30306	US	8/18/2020
Chris Konecny	Franklin	TN	37069	US	8/18/2020
Joy Inman	Franklin	TN	37064	US	8/18/2020
Jinan Mula Hmmadi	Franklin	TN	37064	US	8/18/2020
Dan Miller	Nine Mile Falls	WA	99026	US	8/18/2020
Marie Lemmons	Franklin	TN	37069	US	8/18/2020
Linda McGill	Franklin	TN	37069	US	8/18/2020
grace allison	Brentwood	TN	37027	US	8/18/2020
Lee Anne Williams	Franklin	TN	37064	US	8/18/2020
Shelby Evans	Murfreesboro	TN	37128	US	8/18/2020
Bernadette McFarland				US	8/18/2020
Karen Smith	Brookeland	TX		US	8/18/2020
kelly Rinehart	Columbia	TN	38401	US	8/18/2020
Sandra Walker	Franklin	TN	37064	US	8/18/2020
Hannah Lopez	Franklin	TN	37064	US	8/18/2020

Rebecca Murphy	Franklin	TN	37067	US	8/18/2020
Geraldine Cook	Brentwood	TN	37027	US	8/18/2020
Kerri Romagna	Franklin		37064	US	8/18/2020
Margaret Healy	Franklin	TN	37069	US	8/18/2020
Patrick Tate	Franklin	TN	37064	US	8/18/2020
Crystal Estes	Franklin	TN	37069	US	8/18/2020
Pamela Perkins	Nashville	TN	37221	US	8/18/2020
Elizabeth Holtz	Hendersonville	TN	37075	US	8/18/2020
Carolyne Niles	Franklin	TN	37064	US	8/18/2020
Sarah Hill	Franklin	TN	37064	US	8/18/2020
Donna sava	Franklin	TN	37067	US	8/18/2020
Regina Evans	Franklin	TN	37069	US	8/18/2020
Chris Lewis	Franklin	TN	37069	US	8/18/2020
nancy oleary	Franklin	TN	37069	US	8/18/2020
Jane Duncan	Franklin	TN	37069	US	8/18/2020
Brenda Kessell	Franklin	TN	37069	US	8/18/2020
Alison Carpenter	Franklin	TN	37064	US	8/18/2020
Barbara Knieriem	La Vergne	TN	37086	US	8/18/2020
James Britz	Franklin	TN	37067	US	8/18/2020
Suzanne Cox	Franklin	TN	37064	US	8/18/2020
Candi Baker	Nashville	TN	37086	US	8/18/2020
Barbra Bedwell	Franklin	TN	37067	US	8/18/2020
Amanda Merriman	Franklin	TN	37069	US	8/18/2020
Marnie Sherman	Franklin	TN	37069	US	8/18/2020
Shelby Taylor	Nashville	TN	37214	US	8/18/2020
Christine Kong	Franklin	TN	37069	US	8/18/2020
Caroline Lee	Brentwood	TN	37027	US	8/18/2020
Naomi jakes	Franklin	TN	37069	US	8/18/2020
Sara Gatchell		ME		US	8/18/2020
Kristen Steop	Franklin	TN	37064	US	8/18/2020
Nicole Mac Girr	Canton	GA	30114	US	8/18/2020
Kitty Holbrook	Franklin	TN	37067	US	8/18/2020
Harper Lundy	Mount Pleasant	SC	29466	US	8/18/2020
RYAN BREBNER	Franklin	TN	37064	US	8/18/2020
Jane Hay	Franklin	TN	37064	US	8/18/2020
Liz Janicak	Franklin	TN	37064	US	8/18/2020
Rosa Jean Thompson	Culleoka	TN	38451	US	8/18/2020
Christy White	Nashville	TN	37204	US	8/18/2020
Arlene Bruning	Brentwood	TN	37027	US	8/18/2020
Julia Diederich	Franklin	TN	37069	US	8/18/2020
Stephanie Castrillo	Franklin	TN	37069	US	8/18/2020
Kim Gibbons	Franklin	TN	37069	US	8/18/2020
David Tomlin	Franklin	TN	37067	US	8/18/2020
Michael Ray Williams	Franklin	TN	37064	US	8/18/2020
Ana Bougrat	Franklin	TN	37069	US	8/18/2020
William Garner	Franklin	TN	37064	US	8/18/2020
Becky Barkley	Franklin	TN	37064	US	8/18/2020

Karissa Sanabria	Franklin	TN	37064	US	8/18/2020
Hollie Rollons	Franklin	TN	37069	US	8/18/2020
Chris Chaney	Franklin	TN	37069	US	8/18/2020
Debbie Simms	Franklin	TN	37064	US	8/18/2020
Jamie Freiberg	Brentwood	TN	37027	US	8/18/2020
Aimee Lawson	Franklin	TN	37067	US	8/18/2020
tanya click	Franklin	TN	37064	US	8/18/2020
Debianne Peterman	Franklin	TN	37069	US	8/18/2020
Patricia Reddick	Franklin	TN	37067	US	8/18/2020
Caitie Beasley	Lancaster	SC	29720	US	8/18/2020
Katherine Fish	Franklin	TN	37064	US	8/18/2020
Marshall Bryan	Franklin	TN	37064	US	8/18/2020
Mary Sanders	Louisville	KY	40223	US	8/18/2020
Natalie Hanlon	Brentwood	TN	37027	US	8/18/2020
Olivia Gould	Simpsonville	SC	29681	US	8/18/2020
Olivia Dodd	Smiths Station	AL	36877	US	8/18/2020
Rick Simms	Franklin	TN	37064	US	8/18/2020
Pam Reed	Franklin	TN	37067	US	8/18/2020
Thomas Osborn	Franklin	TN	37064	US	8/18/2020
Anne Buckley	Franklin	TN	37069	US	8/18/2020
Lesa Pearce	Franklin	TN	37069	US	8/18/2020
Melanie Gentrt	Franklin	TN	37064	US	8/18/2020
Joy Dunavant	Nashville	TN	37210	US	8/18/2020
Melanie lemon	Franklin	TN	37064	US	8/18/2020
Victoria Vermilye	Franklin	TN	37069	US	8/18/2020
Christina martin	Franklin	TN	37064	US	8/18/2020
David Mahand	Franklin	TN	37064	US	8/18/2020
SB Walters	Franklin	TN	37069	US	8/18/2020
Debbie Priester	Franklin	TN	37069	US	8/18/2020
Tamara Kirkendall	Franklin	TN	37064	US	8/18/2020
Lisa Gorman	Franklin	TN	37069	US	8/18/2020
Janeane Decker	Franklin	TN	37067	US	8/18/2020
Jennifer Kirkpatrick	Franklin	TN	37069	US	8/18/2020
William Webb	Knoxville	TN	37923	US	8/18/2020
Lillian Watkins	Vero Beach	FL	32966	US	8/18/2020
Heather Phillips	Franklin	TN	37064	US	8/18/2020
Lydia Spears	Hohenwald	TN	38462	US	8/18/2020
Bob Vermilye	Franklin	TN	37064	US	8/18/2020
Rochelle Berg Berg	Franklin	TN	37064	US	8/18/2020
beverly Wilson	Franklin	TN	37069	US	8/18/2020
Kimberly Jones-Osborn	Franklin	TN	37069	US	8/18/2020
Jeannie Williams	Brentwood	TN	37027	US	8/18/2020
Michael Cathey	Spring Hill	TN	37174	US	8/18/2020
Molly Robinson	Franklin	TN	37064	US	8/18/2020
Katie Stuart	Franklin	TN	37069	US	8/18/2020
Francine Pivacco-Nunez	Franklin	TN	37069	US	8/18/2020
Patience McCauley	Franklin	TN	37069	US	8/18/2020

Patrice McGuinness	Brentwood	TN	37027	US	8/18/2020
Shannon Kozimor	College Grove	TN	37046	US	8/18/2020
Morgan Bradbury	Franklin	TN	37064	US	8/18/2020
Kerri Metoyer	Franklin	TN	37064	US	8/18/2020
Susan Brown	Franklin	TN	37064	US	8/18/2020
Annie Brackman	Franklin	TN	37069	US	8/18/2020
Amy Biagini	Nashville		37221	US	8/18/2020
Ninette Menna	Nashville	TN	37222	US	8/18/2020
Megan Gentry	Franklin	TN	37069	US	8/18/2020
Michelle Zimmer	Franklin	TN	37064	US	8/18/2020
James Deck	Franklin	TN	37069	US	8/18/2020
Kyzlic Lyman	Franklin	TN	37064	US	8/18/2020
Johanna Byrd Davis	Nashville	TN	37221	US	8/18/2020
Heather Argo	Franklin	TN	37067	US	8/18/2020
Laura Sparer	Franklin	TN	37069	US	8/18/2020
Jarrod McCauley	Franklin	TN	37069	US	8/18/2020
Brent Moseng	Franklin	TN	37064	US	8/18/2020
Landon Riffe	Richlands		24641	US	8/18/2020
Janet Curtis	Franklin	TN	37067	US	8/18/2020
Eliza Price	Winooski		5404	US	8/18/2020
Brad Johnson	Franklin	TN	37064	US	8/18/2020
Margaret Smith	Franklin	TN	37064	US	8/18/2020
JaMallia Burks	Clovis		88101	US	8/18/2020
Alex Vorhaus	Brentwood	TN	37027	US	8/18/2020
Jill Dufresne	Franklin	TN	37064	US	8/18/2020
Taylor Stengel	Chicago		60622	US	8/18/2020
Lauren Bower	Franklin	TN	37064	US	8/18/2020
Anita Weimar	Franklin	TN	37064	US	8/18/2020
Theress Stephenson	FRANKLIN	TN	37069	US	8/18/2020
Betsy Hester	Franklin	TN	37064	US	8/18/2020
Barbara Hendrix	Franklin	TN	37064	US	8/18/2020
Chris Downs	College Grove	TN	37046	US	8/18/2020
Trudy Kerlin	Franklin	TN	37069	US	8/18/2020
Landon Poorman	Franklin	TN	37069	US	8/18/2020
Alicia Gordon	Franklin	TN	37064	US	8/18/2020
laura fry	Franklin	TN	37069	US	8/18/2020
Misty Watkins	Cassville		65625	US	8/18/2020
ethan douthit	mabelvale		72103	US	8/18/2020
Selena Garrett	Belle Plaine			US	8/18/2020
Candy Henderson	Kokomo		39644	US	8/18/2020
Patricia Wells	Franklin	TN	37064	US	8/18/2020
Morgan Middleton	Fayetteville		28304	US	8/18/2020
Jazmin Valentin	Bronx		10467	US	8/18/2020
Jacquelyn Carr				US	8/18/2020
Don King	Franklin	TN	37069	US	8/18/2020
David Henderson	Franklin	TN	37069	US	8/18/2020
Zoe Smith	Chicago	IL	60602	US	8/18/2020

JoAnn Brundage	Brentwood	TN	37027	US	8/18/2020
Monzerrath Mendoza	Winfield		67156	US	8/18/2020
emily moore				US	8/18/2020
Jazmin Reveles	Fort Lauderdale		33328	US	8/18/2020
Heidi Rockhold	Georgetown	KY	40324	US	8/18/2020
Rafael Bougrat	Franklin	TN	37069	US	8/18/2020
Brittany Day	Franklin	TN	37069	US	8/18/2020
jones jones	Brentwood		37027	US	8/18/2020
Caroline Burkhart	Lewisburg	TN	37091	US	8/18/2020
Vicki Dvoracek	Franklin	TN	37069	US	8/18/2020
Luther Tanley	Franklin	TN	37064	US	8/18/2020
Andy Tiedt	Franklin	TN	37064	US	8/18/2020
Deborah Safar	Franklin	TN	37064	US	8/18/2020
Julie Upshur	Antioch	TN	37013	US	8/18/2020
Angie Truelove	Franklin	TN	37064	US	8/18/2020
Gary Gunn	Franklin	TN	37064	US	8/18/2020
Katarina Midgley	Nashville	TN	37217	US	8/18/2020
stephanie steele	Fort Collins	CO	80525	US	8/18/2020
Brooke Borders	Smyrna	TN	37167	US	8/18/2020
Kim Cotton	Franklin	TN	37069	US	8/18/2020
William Canada	Franklin	TN	37067	US	8/18/2020
Jean Cathey	Franklin	TN	37067	US	8/18/2020
Kelly Sailors	Franklin	TN	37064	US	8/18/2020
Elizabeth Dickerson	Chicago	IL	2115	US	8/18/2020
Janice Hardison	Spring Hill	TN	37174	US	8/18/2020
David Brundage	Franklin	TN	370675	US	8/18/2020
Judy Flatt	Brentwood	TN	37027	US	8/18/2020
Raquel Babb	Franklin	TN	37069	US	8/18/2020
Makenna St. Clair	Franklin	TN	37064	US	8/18/2020
Dewayne Brown	Franklin	TN	37064	US	8/18/2020
Stephanie White	Franklin	TN	37064	US	8/18/2020
Katie Grant				US	8/18/2020
Natalie Burkhart	Lewisburg	TN	37091	US	8/18/2020
René Vance	Franklin	TN	37069	US	8/18/2020
Michelle Sutton	Franklin	TN	37064	US	8/19/2020
Mandy Adams	Franklin	TN	37069-4148	US	8/19/2020
Callie DeLong	Arrington	TN	37014	US	8/19/2020
cliff houston	Franklin	TN	37067	US	8/19/2020
Kristen Fluss	Franklin	TN	37067	US	8/19/2020
Carole Long	Ellijay	GA	30540	US	8/19/2020
Jennifer Brownlee	Franklin	TN	37064	US	8/19/2020
Winifred Kraft	Franklin	TN	37064	US	8/19/2020
Ann Gilliam	Franklin	TN	37067	US	8/19/2020
Cannon Mayes	Nolensville	TN	37135	US	8/19/2020
Leslie Edwards	Brentwood	TN	37027	US	8/19/2020
Catie Mclaughlin	Franklin	TN	37069	US	8/19/2020
Susanne Riess	Nashville	TN	37221	US	8/19/2020

Elizabeth Heaston	Nashville	TN	37221	US	8/19/2020
Kim Hagan	Brentwood	TN	37027	US	8/19/2020
Cathy Garrett	Franklin	TN	37064	US	8/19/2020
Sandy Miller	Franklin	TN	37064	US	8/19/2020
Sybil Lheureux	Franklin	TN	37064	US	8/19/2020
Randy Gott	Brentwood	TN	37029	US	8/19/2020
April Eshelman	Franklin	TN	37069	US	8/19/2020
Marie Moseng	Franklin	TN	37064	US	8/19/2020
Amanda Little	Brentwood	TN	37069	US	8/19/2020
Anisha Singh	Knoxville	TN	37920	US	8/19/2020
Julie Anderson	Chapel Hill	TN	37034	US	8/19/2020
Josh Dubin	Franklin	TN	37069	US	8/19/2020
Joel Fine	Brentwood	TN	37069	US	8/19/2020
Elizabeth Vanzo	Franklin	TN	37069	US	8/19/2020
Heather Klausner	Franklin	TN	37069	US	8/19/2020
Aurora Pierson	Franklin	TN	37064	US	8/19/2020
Nancy Cross	Franklin	TN	37067	US	8/19/2020
Tom White	Franklin	TN	37064	US	8/19/2020
Colby Baker	Franklin	TN	37064	US	8/19/2020
Melissa Melton Jones	Franklin	TN	37067	US	8/19/2020
Roma Goebel	Brentwood	TN	37027	US	8/19/2020
John Wylie	Franklin	TN	37069	US	8/19/2020
Kat Pope	Franklin	TN	37064	US	8/19/2020
Jeanene Vaughn	Franklin	TN	37064	US	8/19/2020
Carole Horlacher	Franklin	TN	37069	US	8/19/2020
Brenda Johnson	Franklin	TN	37069	US	8/19/2020
Barb Taylor	Franklin	TN	37064	US	8/19/2020
Jane Melrose	Franklin	TN	37064	US	8/19/2020
Ryan Sutton	Franklin	TN	37064	US	8/19/2020
Jim Melrose	Franklin	TN	37064	US	8/19/2020
Abby Osburn	Franklin	TN	37064	US	8/19/2020
Joyce Brinsfield	Lexington	KY	40504	US	8/19/2020
Mirella Neely	Franklin	TN	37064	US	8/19/2020
Debbie Murry	Franklin	TN	37064	US	8/19/2020
Lori Brown	Franklin	TN	37069	US	8/19/2020
Judy Griggs	Franklin	TN	37069	US	8/19/2020
Cathy Longeway	Nashville	TN	37221	US	8/19/2020
Mary Hallum	Brentwood	TN	37027	US	8/19/2020
S. Taylor	Franklin	TN	37067	US	8/19/2020
Gloria Reardon	Franklin	TN	37069	US	8/19/2020
Jessica Siegal	Franklin	TN	37064	US	8/19/2020
Amy Newell	Brentwood	TN	37027	US	8/19/2020
Melissa Pewitt	Brentwood	TN	37027	US	8/19/2020
Jeff Osburn	Franklin	TN	37064	US	8/19/2020
Danette Buchanan	Franklin	TN	37064	US	8/19/2020
Ron Imbrecht	Franklin	TN	37067	US	8/19/2020
Zac Hawkins	Franklin	TN	37064	US	8/19/2020

Paula Sullivan	Franklin	TN	37064	US	8/19/2020
Laura Faber	Franklin	TN	37069	US	8/19/2020
Matt Huesmann	Thompsons Station	TN	37179	US	8/19/2020
Savannah Headrick	Granbury		76049	US	8/19/2020
William Frame	Queen Creek		85142	US	8/19/2020
Roger Fonorow	Brentwood	TN	37067	US	8/19/2020
Vickie Geny	Fairview	TN	37062	US	8/19/2020
John Kramer	Marshfield		2050	US	8/19/2020
Ken Carnes	Cibolo		78108	US	8/19/2020
bri baker	Yakima		98902	US	8/19/2020
Saraphym Wright	Brookline		2445	US	8/19/2020
Madeleine Morstadt	Cincinnati		45215	US	8/19/2020
Joanna Shillingford	Homestead		33177	US	8/19/2020
Esther Brown	Twin Falls		83301	US	8/19/2020
Aaliyah Houston	Romeoville		60446	US	8/19/2020
Alexa Clements	Gloucester		1930	US	8/19/2020
Helen Bellos	Franklin	TN	37064	US	8/19/2020
Lori Holcomb	Edmond		73034	US	8/19/2020
Kelly Andrews-Wahl	Franklin	TN	37064	US	8/19/2020
Jennifer Alexander	Franklin	TN	37064	US	8/19/2020
Jenny Reimold	Franklin	TN	37064	US	8/19/2020
Kelly Barrett	Brentwood	TN	37027	US	8/19/2020
Alexa Vernon	College Grove	TN	37046	US	8/19/2020
Saya Gae	Atlanta		30305	US	8/19/2020
Emily Love	Brentwood	TN	37027	US	8/19/2020
Maria Palma	Orlando		32801	US	8/19/2020
Jenifer Quigley	Philadelphia		19140	US	8/19/2020
kendra coleman	Matteson		60443	US	8/19/2020
Colleen Tillotson	Sanford		32771	US	8/19/2020
Rosemarie Coffey	North Wales		19454	US	8/19/2020
Emma Smith	Franklin	TN	37064	US	8/19/2020
Valerie Blackburn	Franklin	TN	37069	US	8/19/2020
Kristy Phillips	Franklin	TN	37069	US	8/19/2020
Meliah Carrel	Cynthiana	KY	41031	US	8/19/2020
James Atkins	Franklin	TN	37064	US	8/19/2020
Keith Cronin	Brentwood	TN	37027	US	8/19/2020
Grant Halloran	Franklin	TN	37069	US	8/19/2020
Elena Graves	Nashville	TN	37215	US	8/19/2020
Larry Esposito	Franklin	TN	37064	US	8/19/2020
Lisa Stone	Franklin	TN	37069	US	8/19/2020
Jennifer Ross	Franklin	TN	37069	US	8/19/2020
Monica Bostelman	Franklin	TN	37069	US	8/19/2020
Marcia Hestle	Franklin	TN	37069	US	8/19/2020
Marita Halloran	Franklin	TN	37069	US	8/19/2020
Elliott Franklin	Franklin	TN	37067	US	8/19/2020
Lindy Holt	Franklin	TN	37069	US	8/19/2020
Starr Beaudoin	Franklin	TN	37069	US	8/19/2020

Daphne Caveness	Franklin	TN	37064	US	8/19/2020
Paula Singer	Lexington	KY	40504	US	8/19/2020
Mary Thompson	Brentwood	TN	37027	US	8/19/2020
Mandy Alexander	Georgetown	KY	40324	US	8/19/2020
Belinda Leslie	Franklin	TN	37064	US	8/19/2020
Terrie Lane	Franklin	TN	37069	US	8/19/2020
Susan Strayer	Franklin	TN	37069	US	8/19/2020
Amber Gates	Franklin	TN	37064	US	8/19/2020
Monterey Fleet	Saint Augustine	FL	32080	US	8/19/2020
Ella Obrien	Winchester	KY	40391	US	8/19/2020
Lydia Miller	Franklin	TN	37069	US	8/19/2020
Shawn Shepherd	Franklin	TN	37069	US	8/19/2020
Carolyn Vermilye	Franklin	TN	37064	US	8/19/2020
Lindsey Rogers	Brentwood	TN	37027	US	8/19/2020
Rhonda Oldham	Franklin	TN	37069	US	8/19/2020
Harrison Rogers	Franklin	TN	37064	US	8/19/2020
Michelle Davelaar	Franklin	TN	37064	US	8/19/2020
Crystal Koss	Nashville	TN	37211	US	8/19/2020
Susan Banner	Franklin	TN	37064	US	8/19/2020
Richard Sanders	Franklin	TN	37064	US	8/19/2020
Barbara Smith	Franklin	TN	37069	US	8/19/2020
Beth Tucker	Franklin	TN	37013	US	8/19/2020
Katie Mosley	Franklin	TN	37069	US	8/19/2020
John Walsh	Franklin	TN	37067	US	8/19/2020
Tom Nigro	Franklin	TN	37064	US	8/19/2020
Jerry Berg	Franklin	TN	37064	US	8/19/2020
Jennie Harshman	franklin	TN	37027	US	8/19/2020
Amanda Birriel	Morehead	KY	40351	US	8/19/2020
Shelly Calhoun	Franklin	TN	37069	US	8/19/2020
Marlena jenkins	Brentwood	TN	37027	US	8/19/2020
Patricia Keef	Franklin	TN	37064	US	8/19/2020
Alexander Oldham	Franklin	TN	37069	US	8/19/2020
Jill David	Franklin	TN	37069	US	8/19/2020
Shelly Calhoun	Franklin	TN	37064	US	8/19/2020
Emma Smith	Nashville	TN	37069	US	8/19/2020
Leslie Lewis	Franklin	TN	37064	US	8/19/2020
Larry Banner	Franklin	TN	37064	US	8/19/2020
Beverly McManus	Franklin	TN	37064	US	8/19/2020
Taylor Topping	Franklin	TN	37064	US	8/19/2020
Paul Baioni	Memphis		38120	US	8/19/2020
Morgan Clarke	Columbus	OH	43210	US	8/19/2020
Sofia Capozucca	Columbus		31909	US	8/19/2020
Keira Dunn	San Diego		92107	US	8/19/2020
Frostburn's Reptiles	Bardwell		420023	US	8/19/2020
Sarah Smith	Franklin	TN	37067	US	8/19/2020
Leah Sadlowski	Sewell		8080	US	8/19/2020
Rita Wright	Tullahoma		37388	US	8/19/2020

Melissa Heithaus	Mckinney		75070	US	8/19/2020
Jordyn Archuleta	Albuquerque		87105	US	8/19/2020
Leovigildo Lorenzo	San Leandro		94577	US	8/19/2020
IRENE SEDLACKO	Wakefield		1880	US	8/19/2020
Tyler Feller	Rockville		20853	US	8/19/2020
Timothy Wallace	Brentwood	TN	37027	US	8/19/2020
anisa johnson	murrieta		92563	US	8/19/2020
Kayla Hull	Owosso		48867	US	8/19/2020
Kiyori Hammerle	Los Angeles		90026	US	8/19/2020
Melissa Perry	Brentwood	TN	37027	US	8/19/2020
Bailey Decker	Columbus	OH	43210	US	8/19/2020
Tatiana Cameron	Franklin	TN	37064	US	8/19/2020
Taylor Stillwachs	East Hampton	NY	11937	US	8/19/2020
Candee Duggan	Brentwood	TN	37027	US	8/19/2020
Rhonda Parry	Brentwood	TN	37027	US	8/19/2020
Robin Lashinsky	Franklin	TN	37069	US	8/19/2020
Jill Franks	Franklin	TN	37067	US	8/19/2020
Julie Smith	Franklin	TN	37069	US	8/19/2020
Martha Smith	Franklin	TN	37069	US	8/19/2020
Kiana Chitsazan	Stockton		95209	US	8/19/2020
Nathan Lomeli	Long Beach		90803	US	8/19/2020
Abria Ralph	Orlando		32810	US	8/19/2020
Toni Hamilton	Clawson		48017	US	8/19/2020
Isabella Costanza	Brentwood		37027	US	8/19/2020
Grace Stockman	Goodlettsville	TN	37072	US	8/19/2020
Michelle Dzul	Los Angeles		90016	US	8/19/2020
Kaylan Martin	Norcross		30296	US	8/19/2020
William Howard	Gainesville		32611	US	8/19/2020
patti coleman	Brentwood	TN	37027	US	8/19/2020
Melony Dunlap	Indianapolis		46231	US	8/19/2020
Karin Bargsten	Franklin	TN	37069	US	8/19/2020
Andrew Murtha	Guilford		6437	US	8/19/2020
josh pacheco	Chico		95928	US	8/19/2020
Bonnie Spangenberg	Freehold		7728	US	8/19/2020
marshall Paulasosa	Eagle Pass		78852	US	8/19/2020
Jean Chagnon	Montréal		H2K	US	8/19/2020
Theresa Giffin	Reading		19604	US	8/19/2020
Miranda Bone	Franklin	TN	37067	US	8/19/2020
faith bolt	Franklin	TN	37064	US	8/19/2020
Marky Garabedian	Glen Allen		23060	US	8/19/2020
Charles Ingram	Nashville	TN	37221-9702	US	8/19/2020
Carina Salazar	South Jordan		84095	US	8/19/2020
Andrea Creek	Franklin	TN	37064	US	8/19/2020
Allie Forlini	West Nyack		10994	US	8/19/2020
Daniel Harris	Muskegon		49442	US	8/19/2020
Meridith Vantrease	Franklin	TN	37069	US	8/19/2020
Lucy Massey	Nashville	TN		US	8/19/2020

Brittany Martin	Franklin	TN	37069	US	8/19/2020
Bettina Carpenter	Franklin	TN	37064	US	8/19/2020
Jordan Hallum	Franklin	TN	37064	US	8/19/2020
meredith bare	franklin	TN	37069	US	8/19/2020
Angelika Krawczyk	Franklin	TN	37069	US	8/19/2020
Patrice Chesbro	Franklin	TN	37064	US	8/19/2020
Kate Goeringer	Franklin	TN	37069	US	8/19/2020
Mackenzie McLean	Franklin	TN	37064	US	8/19/2020
Mary Campbell	Franklin	TN	37069	US	8/19/2020
Jeff Bradford	Franklin	TN	37064	US	8/19/2020
Emilio Cueto	Franklin	TN	37064	US	8/19/2020
Jeanette Higbe	Franklin	TN	37064	US	8/19/2020
Margaret Christian	Nashville	TN	37221	US	8/19/2020
Pamela Johnston	Franklin	TN	37064	US	8/19/2020
Jordan Schalk	Franklin	TN	37064	US	8/19/2020
Barry Jarnagin	Franklin	TN	37067	US	8/19/2020
Jill Wimsatt	Franklin	TN	37067	US	8/19/2020
Merissa Costanza	Brentwood	TN	37027	US	8/19/2020
Yavette Peace	Franklin	TN	37064	US	8/19/2020
Hilary Timmons	Franklin	TN	37067	US	8/19/2020
brenna simmonds wood	Brentwood	TN	37027	US	8/19/2020
Emma Willsky	Aspen	CO	81611	US	8/19/2020
Adam Anderson	Franklin	TN	37064	US	8/19/2020
Tara Schuster	Thompsons Station	TN	37179	US	8/19/2020
Michael Evans	Franklin	TN	37064	US	8/19/2020
Robert Johnson	Franklin	TN	37064	US	8/19/2020
Carolyn Johnson	Gainesville	FL	32601	US	8/19/2020
Linda Canada	Franklin	TN	37067	US	8/19/2020
Dena DiVito	Franklin	TN	37069	US	8/19/2020
Jane Herron	Franklin	TN	37064	US	8/19/2020
Samuel Johnson	Franklin	TN	37064	US	8/19/2020
Jenny Lunsford	Franklin	TN	37069	US	8/19/2020
Greta Flynn	Franklin	TN	37069	US	8/19/2020
Heather Adams	Franklin	TN	37069	US	8/19/2020
Mike Pierson	Franklin	TN	37064	US	8/19/2020
Bobby Johnson	Franklin	TN	37064	US	8/19/2020
Sloan Bishop	Franklin	TN	37069	US	8/19/2020
Katherine Fish	Murfreesboro	TN	37130	US	8/19/2020
Ellen Gregory	Columbus	MS	39702	US	8/19/2020
Ron Hinds	Nashville	TN	37211	US	8/19/2020
Robert Heriges	Nashville	TN	37211	US	8/19/2020
Laura Benneyworth	Franklin	TN	37065	US	8/19/2020
Sandra Chapman	Kansas City	MO	64121	US	8/19/2020
Lauren Daugherty	Franklin	TN	37064	US	8/19/2020
Scott Butler	Franklin	TN	37069	US	8/19/2020
Jessica Adair	Franklin	TN	37064	US	8/19/2020
Lea Adams	Nashville	TN	37064	US	8/19/2020

Debby Reeder	Franklin	TN	37064	US	8/19/2020
Theresa Picone	Franklin	TN	37064	US	8/19/2020
Felicia Palmer	Franklin	TN	37069	US	8/19/2020
Patty Jarnagin	Franklin	TN	37064	US	8/19/2020
Melinda Nowers	Franklin	TN	37069	US	8/19/2020
Debbie Robert	Franklin	TN	37067	US	8/19/2020
Katie Decker	Franklin	TN	37069	US	8/19/2020
BETTY RYE	Elizabethtown	KY	42701	US	8/19/2020
Tiffany Williams	Brentwood	TN	37027	US	8/19/2020
Chris Decker	Franklin	TN	37069	US	8/19/2020
Adrianne Ohrt	Franklin	TN	37067	US	8/19/2020
Deborah Boan	Franklin	TN	37069	US	8/19/2020
Sarah Armstrong	Franconia	NH	3585	US	8/19/2020
Elizabeth Nigh	Franklin	TN	37064	US	8/19/2020
CHERIE REYBURN	Williamson County	TN		US	8/19/2020
Patricia Johs	Franklin	TN	37069	US	8/19/2020
Steve Olesky	Franklin	TN	37069	US	8/19/2020
Jack Lance	Franklin	TN	37069	US	8/19/2020
Ashleigh Lawrence	Franklin	TN	37069	US	8/19/2020
brad rowland	Franklin	TN	37064	US	8/19/2020
Kathryn Ponchak	Franklin	TN	37064	US	8/19/2020
Charles Bradley	Franklin	TN	37064	US	8/19/2020
Bryan Sturtevant	Franklin	TN	37064	US	8/19/2020
Susie Kartchner	Franklin	TN	37064	US	8/19/2020
Barbie Gonzales	Franklin	TN	37069	US	8/19/2020
Debi Fusacchia	Franklin	TN	37067	US	8/19/2020
Sarah Blair	Nolensville	TN	37135	US	8/19/2020
Melissa Cathey	Brentwood	TN	37027	US	8/19/2020
Melissa Stevens	Franklin	TN	37064	US	8/19/2020
Armanda Costanza	Franklin	TN	37027	US	8/19/2020
Julie Putnam	Franklin	TN	37069	US	8/19/2020
doria wosk	miami	FL	33116-3356	US	8/19/2020
Janet Masters	Brentwood	TN	37027	US	8/19/2020
Helen Gleason	La Vergne	TN	37086	US	8/19/2020
Sherry Lamb	Franklin	TN	37064	US	8/19/2020
Andrew Bolze	Boston	MA	2127	US	8/19/2020
David Williams	Franklin	TN	37064	US	8/20/2020
Ginny Glass	Franklin	TN	37069	US	8/20/2020
Adam Mittelberg	Franklin	TN	37069	US	8/20/2020
Natalie Alexander	Irvine	CA	92620-3846	US	8/20/2020
Janice Holland	Midway	KY	40347	US	8/20/2020
Bailey Kellogg	Franklin	TN	37064	US	8/20/2020
Linda Larson	La Habra	CA	90631	US	8/20/2020
Rachelle Dunavant	Franklin	TN	37064	US	8/20/2020
Linda Allen	Spring Hill	TN		US	8/20/2020
Ellie Chason	Franklin	TN	37064	US	8/20/2020
Raquel Bowers	Lexington	KY	40502	US	8/20/2020

Kim Brooks	Franklin	TN	37064	US	8/20/2020
Adrienne Frey	Franklin	TN	37069	US	8/20/2020
Monique Koupal	Franklin		37067	US	8/20/2020
Kevin Bond	Franklin	TN	37067	US	8/20/2020
Frances Carpenter	Franklin	TN	37064	US	8/20/2020
Michelle Jaeger	Nashville	TN	37209	US	8/20/2020
Lauren Jensen	Brentwood	TN	37027	US	8/20/2020
coylene cates	Franklin	TN	37064	US	8/20/2020
Sue Gross	Murfreesboro	TN	37129	US	8/20/2020
Margie Taylor	Franklin	TN	37064	US	8/20/2020
Brian D Clayton	Elk City	OK	73644	US	8/20/2020
Myrna Teague	Brentwood	TN	37027	US	8/20/2020
Trelicia Okechukwu		CA		US	8/20/2020
Michaela Messina	Franklin	TN	37064	US	8/20/2020
Luke Elmore	Franklin	TN	37069	US	8/20/2020
Jennifer Bangham	Georgetown	TN	37336	US	8/20/2020
Lori Johnsen	Franklin	TN	37067	US	8/20/2020
Patricia Walker	Franklin	TN	37067	US	8/20/2020
Mark Neach	Franklin	TN	37067	US	8/20/2020
Jared King	Franklin	TN	37064	US	8/20/2020
Julia Nolan	Franklin	TN	37069	US	8/20/2020
Reagan King	Franklin	TN	37064	US	8/20/2020
Sally Johnson	Franklin	TN	37064	US	8/20/2020
Bud Matto	Franklin	TN	37067	US	8/20/2020
Richard Reece	Waynesboro	GA	30830-7023	US	8/20/2020
Cheryl Crockett	Franklin	TN	37069	US	8/20/2020
Debbie Butner	Franklin	TN	37064	US	8/20/2020
Denise Madden	Franklin	TN	37064	US	8/20/2020
Margaret Smith	Brentwood	TN	37027	US	8/20/2020
Jennifer Gibbs	Columbia	TN	38401	US	8/20/2020
Ann Marie Brown	Franklin	TN	37067	US	8/20/2020
David Stone	Franklin	TN	37069	US	8/20/2020
Deborah Dobbins	Franklin	TN	37064	US	8/20/2020
Laura Roberts	Franklin	TN	37064	US	8/20/2020
Jen Smith	Franklin	TN	37069	US	8/20/2020
Phoebes Deng	West Lafayette	IN	47906	US	8/20/2020
Cassie Nivens	Brentwood	TN	37027	US	8/20/2020
Joan Stroginis	Franklin	TN	37069	US	8/20/2020
Bright Weatherly	Brentwood	TN	37027	US	8/20/2020
Deborah Pomeroy	Franklin	TN	37067	US	8/20/2020
Emily Mills	Franklin	TN	37064	US	8/20/2020
Nicole Romeo	Franklin	TN	37064	US	8/20/2020
susanne callahan	Franklin	TN	37064	US	8/20/2020
Christy Collins	Franklin	TN	37069	US	8/20/2020
Deborah Whitley	Franklin	TN	37069	US	8/20/2020
Jim Cornwell	Franklin	TN	37067	US	8/20/2020
Clif Butner	Franklin	TN	37064	US	8/20/2020

Michelle Gonzales	Brentwood	TN	37027	US	8/20/2020
Corinne Ruty	Franklin	TN	37064	US	8/20/2020
Abbey Butner	Franklin	TN	37064	US	8/20/2020
Sareya Kidd	Franklin	TN	37064	US	8/20/2020
Charles Layne	Brentwood	TN	37027	US	8/20/2020
Christel Uhde	Nolensville	TN	37135	US	8/20/2020
Frances Dick	Baton Rouge		70816	U.S. Ou	8/20/2020
Brian Weiss	Brentwood	TN	37027	US	8/20/2020
Carrie Reed	Bon Aqua	TN	37025	US	8/20/2020
Luanne McConnell	Franklin	TN	37064	US	8/20/2020
Kim Spiegel	Franklin	TN	37069	US	8/20/2020
Nichole Johnson	Franklin	TN	37064	US	8/20/2020
Melissa Sumrall	Buford	GA	30518	US	8/20/2020
Robert Stude	Franklin	TN	37064	US	8/20/2020
Travis Polk	Brentwood	TN	37027	US	8/20/2020
Jacob Stern	Brentwood	TN	37027	US	8/20/2020
Karen Logan	Franklin	TN	37064	US	8/20/2020
Jennifer Worden	Nashville	TN	37069	US	8/20/2020
Traci Singleton	Franklin	TN	37064	US	8/20/2020
Michelle Phillips	Nashville	TN	37205	US	8/20/2020
Matt Russo	Franklin	TN	37067	US	8/20/2020
Christina Fortugno				US	8/20/2020
Brannon Hendricks	Franklin	TN	37069	US	8/20/2020
Kelly Ortega	Franklin	TN	37069	US	8/20/2020
Lori Jenkins	Brentwood	TN	37027	US	8/20/2020
Borbala Toth		TN		US	8/20/2020
Karen Pope	Franklin	TN	37064	US	8/20/2020
Ronald Topinka	Franklin	TN	37064	US	8/20/2020
Joseph Hallett	Pinehurst	NC	28374	US	8/20/2020
Janni Snider	Franklin	TN	37064	US	8/20/2020
Sarah Reeder	Franklin	TN	37064	US	8/20/2020
BILL HOLLAND	Brentwood	TN	37027	US	8/20/2020
Graham Buttrey	Nashville	TN	37221	US	8/20/2020
Shelli Isiminger	Franklin	TN	37069	US	8/20/2020
Gale Campbell	Franklin	TN	37064	US	8/20/2020
AMY KING	Franklin	TN	37064	US	8/20/2020
Shelby Hood	Franklin	TN	37064	US	8/20/2020
Ned Hawn	Franklin	TN	37069	US	8/20/2020
Sara Lee				US	8/20/2020
Patrick B	Oxford	MS	38655	US	8/20/2020
Elizabeth Havert	Murfreesboro	TN	37129	US	8/20/2020
Betty Jean Marlin	Old Hickory	TN	37138	US	8/20/2020
Maria Thomas	Franklin	TN	37067	US	8/20/2020
Barbara Owens	Brentwood	TN	37027	US	8/20/2020
Lynette Bailey	Franklin	TN	37064	US	8/20/2020
Susan Miller	Nashville	TN	37211	US	8/20/2020
anna kate wilson	Hendersonville	TN	37075	US	8/20/2020

Harris Smith	Irvine	KY	40336	US	8/20/2020
Amanda Moore	Franklin	TN	37064	US	8/20/2020
Gloria Mercado	Franklin	TN	37069	US	8/20/2020
Carl Campbell	Franklin	TN	37069	US	8/20/2020
Diane Smith	Franklin	TN	37064	US	8/20/2020
Deborah Miller	Franklin		37064	US	8/20/2020
Carolyn Richardson	Brentwood	TN	37027	US	8/20/2020
Chitra Nair Nair	North Potomac	MD	20878	US	8/21/2020
Heaven Macpherson	Cliffside Park	NJ	7010	US	8/21/2020
Stacy Lambert	Nashville	TN	37208	US	8/21/2020
Convonnia RUSSELL RUSSI	Nashville	TN	37217	US	8/21/2020
Holly Childress	Buford	GA	30518	US	8/21/2020
Michelle Steffen	Shelbyville	TN	37160	US	8/21/2020
Tonya Whitaker	Franklin	TN	37069	US	8/21/2020
Becky Carter	Franklin	TN	37064	US	8/21/2020
William Swafford Swaffor	Franklin	TN	37064	US	8/21/2020
Alex Short	Franklin	TN	37064	US	8/21/2020
Melissa Redlin	Franklin	TN	37064	US	8/21/2020
Maria Duffy	Franklin	TN	37064	US	8/21/2020
Melissa Howell	Franklin	TN	37064	US	8/21/2020
Athena Kurzrock	Nashville	TN	37222	US	8/21/2020
Lori Sullivan	Franklin	TN	37064	US	8/21/2020
Elizabeth Johnson	Nashville		37205	US	8/21/2020
Josh Conley	Brentwood	TN	37128	US	8/21/2020
Sara Walker	Franklin	TN	37067	US	8/21/2020
Julie Grad	Franklin	TN	37069	US	8/21/2020
kate morales	franklin	TN	37069	US	8/21/2020
Stephen Clinton	Franklin	TN	37064	US	8/21/2020
Carol Coker	Nashville	TN	37221	US	8/21/2020
Denise Johnson	Franklin	TN	37064	US	8/21/2020
John Gibbs	Columbia	TN	38401	US	8/21/2020
Tammy Simpkins	Knoxville	TN	37922	US	8/21/2020
Connie Blevins	Franklin	TN	37064	US	8/21/2020
Mark King	Franklin	TN	37069	US	8/21/2020
Kimberly Nevils	Franklin	TN	37064	US	8/21/2020
Bonnie Ferguson	Franklin	TN	37064	US	8/21/2020
Stacy Lomantini	Brentwood	TN	37027	US	8/21/2020
Nancy Moulton	Maitland	FL	32751	US	8/21/2020
Abby Thompson	Franklin	TN	37064	US	8/21/2020
Deb Mannix	Avon	IN	46123	US	8/21/2020
Robin Buchanan	Brentwood	TN	37027	US	8/21/2020
Harley Williams	Cookeville	TN	38501	US	8/21/2020
Leslie Ankerhove	Nashville	TN	37221	US	8/21/2020
Tom Lamb	Thompsons Station	TN	37179	US	8/21/2020
Michael White	Franklin	TN	37064	US	8/21/2020
Susan Swanson-Moore	Franklin	TN	37064	US	8/21/2020
Linda Schujahn	Franklin	TN	37069	US	8/21/2020

Ruth Haskins	Franklin	TN	37064	US	8/21/2020
Judith Watson	Franklin	TN	37064	US	8/21/2020
Lisa Campbell	Franklin	TN	37064	US	8/21/2020
Cindy Waldrup	Murfreesboro	TN	37129	US	8/21/2020
Joni Mattingly	Franklin	TN	37064	US	8/21/2020
PATTY WILLIAMS	FAIR LAWN	NJ	7410	US	8/21/2020
John O'Connell	West Milford		7480	US	8/21/2020
Abigail Griffith	Franklin	TN	37069	US	8/21/2020
Tamara Sweeney	Manvel	ND	58256	US	8/21/2020
Allison Cannon	Franklin	TN	37069	US	8/21/2020
Dan Mattingly	Greensburg	IN	47240	US	8/21/2020
Nell Simpson	Conneaut Lake	PA	16316	US	8/21/2020
Chris McCollum	Franklin	TN	37064	US	8/21/2020
PATRICIA STEINFORTH	Franklin	TN	37064	US	8/21/2020
BA Richardson				US	8/21/2020
Tommy Catlett	Franklin	TN	37064	US	8/21/2020
alison kropf	Frankfort	KY	40601	US	8/21/2020
jim fordice	Brentwood	TN	37027	US	8/21/2020
Milinda Kurts	Franklin	TN	37064	US	8/21/2020
Geoffrey Smith	Franklin	TN	37067	US	8/21/2020
John Mattingly	Chattanooga	TN	37421	US	8/21/2020
Andy Norris	Franklin	TN	37064	US	8/21/2020
Susan Phelps	Franklin	TN	37069	US	8/21/2020
becky kemper	Crestwood	KY	40014	US	8/21/2020
Richard Hitt	Franklin	TN	37064	US	8/21/2020
Mary Prince	Franklin	TN	37064	US	8/21/2020
Mary MattinglY	Louisville	KY	40223	US	8/21/2020
rourk mulderig	Franklin	TN	37069	US	8/21/2020
Whitney Banks	Brentwood	TN	37027	US	8/21/2020
Emily Nevils	Nashville	TN	37203	US	8/21/2020
Lyn Knopf	Franklin	TN	37064	US	8/21/2020
Bruce Lake	Franklin	TN	37064	US	8/21/2020
Sara Holt	Franklin	TN	37067	US	8/21/2020
Maria Zarcone	Franklin	TN	37064	US	8/21/2020
Jennifer Besco	Franklin	TN	37064	US	8/21/2020
Kristina Campbell	Franklin	TN	37064	US	8/21/2020
Robin Williams	Atlanta	GA	30338	US	8/21/2020
Nicole Ochs	Franklin	TN	37064	US	8/21/2020
David Fleming	Arlington	VA	22207	US	8/21/2020
Teresa Barry	Brentwood	TN	37027	US	8/21/2020
Brenda Peterson	Franklin	TN	37064	US	8/21/2020
Carl taylor	Brentwood	TN	37027	US	8/21/2020
Heidi Kaye	Franklin	TN	37064	US	8/21/2020
Emily Marks Woods	Franklin	TN	37064	US	8/21/2020
Rebecca Haskins	Franklin	TN	37069	US	8/21/2020
Kim Acree	Franklin	TN	37069	US	8/21/2020
Barry Kimbro	Nashville	TN	37211	US	8/21/2020

Debbie Coppinger	Franklin	TN	37064	US	8/21/2020
Athena West	Franklin	TN	37069	US	8/21/2020
JoAnne Martin	Franklin	TN	37069	US	8/21/2020
chloe b	Bothell		98012	US	8/22/2020
Bella Sousa	Newman		94605	US	8/22/2020
Mark Harp	Philadelphia		19124	US	8/22/2020
Andrea Encinas	Long Beach		90810	US	8/22/2020
Javier Fuentes				US	8/22/2020
Michael Perez	Hanford		93230	US	8/22/2020
Elisa Cisneros	Davenport		33897	US	8/22/2020
Marley Jean-Louis	Pompano Beach		33063	US	8/22/2020
Mario Medina	Hutchinson		75235	US	8/22/2020
Maddie Foster	Cedar Park		78613	US	8/22/2020
Jamir H	Savannah		31405	US	8/22/2020
Ansley Hutcheson	Monticello		31064	US	8/22/2020
Brayden Self	Yoakum		77995	US	8/22/2020
Lila Denning	San Diego		92130	US	8/22/2020
Carrie Powell	Birmingham		35213	US	8/22/2020
Sophie Triche	cedar park		78613	US	8/22/2020
Matthew Alexander	North Branch		48461	US	8/22/2020
Israel Bacchus	Concord		28025	US	8/22/2020
Bella Gonzales	Laramie		82072	US	8/22/2020
Calila Grijalva	Bloomington		92316	US	8/22/2020
Kalista Cielak	Bolingbrook		60440	US	8/22/2020
Ambar Tejada Diaz	Colorado Springs		80909	US	8/22/2020
jennifer m	Poway		92064	US	8/22/2020
angel zannou	Irvington		7111	US	8/22/2020
Bella Jones	Torrance		90502	US	8/22/2020
Kiera Truex	Middletown		10940	US	8/22/2020
laura columbis white	belmont		28012	US	8/22/2020
Lori Staley	Pottstown		19464	US	8/22/2020
Zobeida García	Bronx		10473	US	8/22/2020
Sofia Martinez	Chicago		60618	US	8/22/2020
james gregory	Bellevue		98007	US	8/22/2020
Delaney Butterly	Elmhurst		60126	US	8/22/2020
Kevin Higgins	Brentwood	TN	37027	US	8/22/2020
Garland Green	Franklin	TN	37064	US	8/22/2020
Jeff Bordulis	Spring Hill	TN	37174	US	8/22/2020
Ann Bodnar	Franklin	TN	37064	US	8/22/2020
Jody Smith	Brentwood	TN	37027	US	8/22/2020
Leilani Herbert	Thompson's Station	TN	37179	US	8/22/2020
Jana Roberts	Franklin	TN	37069	US	8/22/2020
Sheila Morreale	Franklin	TN	37064	US	8/22/2020
Shawn Steele	Franklin	TN	37064	US	8/22/2020
Carol Miller	Franklin	TN	37064	US	8/22/2020
Susie Woodard	Lebanon	TN	37087	US	8/22/2020
Jeanne Brock	Atlanta		30301	US	8/22/2020

Tiffany Sexton	Franklin	TN	37064	US	8/22/2020
Marylou Martin	Franklin	TN	37067	US	8/22/2020
Marianne England	Murfreesboro	TN	37146	US	8/22/2020
Kimberly Kilgore	Franklin	TN	37064	US	8/22/2020
Diane Hash	Santa Fe	TN	38482	US	8/22/2020
Victoria Finney	Cookeville	TN	38501	US	8/22/2020
Denny Hemphill	Murfreesboro	TN	37128	US	8/22/2020
Sarah McAfee	Marietta		30067	US	8/22/2020
Deana Raby	Brentwood	TN	37027	US	8/22/2020
Laura lippuner	Columbia	TN	38401	US	8/22/2020
TIffany Cole	Nolensville	TN	37135	US	8/22/2020
Courtney Sachtleben	Brentwood	TN	37027	US	8/22/2020
Savannah Luoma	Nashville	TN	37215	US	8/22/2020
Gavriel Rose	Pleasant View	TN	37146	US	8/22/2020
Mary McQueen	Marion	NC	28752	US	8/22/2020
Theresa Laflamme	Springfield	TN	37172	US	8/22/2020
Robert McClurkan	Franklin	TN	37064	US	8/22/2020
Dana Gosford	Franklin	TN	37064	US	8/22/2020
Heather Pudil	Bid Rock	TN	37023	US	8/22/2020
Brenda Phillips	Franklin	TN	37064	US	8/22/2020
Susan Massey	Brentwood	TN	37027	US	8/22/2020
Katharina NowotnyBoles	Shelbyville	TN	37160	US	8/22/2020
Cindy Love	Brentwood	TN	37027	US	8/22/2020
Stephanie R.	Los Angeles			US	8/22/2020
Paloma Rodriguez	Santa Ana		92704	US	8/22/2020
Kaylee Johnson	Greenville		47124	US	8/22/2020
Jack Curry	Fayetteville		37334	US	8/22/2020
Johnny Lawrence	Memphis	TN	38104	US	8/22/2020
Meghan Elsik	College Station	TX	77840	US	8/22/2020
Diane LeJeune	Fairview	TN	37062	US	8/22/2020
Suzannah Gersten	Franklin	TN	37067	US	8/22/2020
Jacinta Roberts	Knoxville	TN	37932	US	8/22/2020
Paul Goco	Murfreesboro	TN	37128	US	8/22/2020
Hilary Hoffman	Rockvale	TN	37153	US	8/22/2020
Lisha LaBrec	Franklin	TN	37064	US	8/22/2020
Debra Oriez	Franklin	TN	37064	US	8/22/2020
Cara Scott	Fayetteville		37334	US	8/22/2020
Pamela Fisher	Franklin	TN	37064	US	8/22/2020
Mary Brownlie	Amherstburg’s		N9V3M4	Canada	8/22/2020
Marcia Richardson	Franklin	TN	37064	US	8/22/2020
nadine dargo	springfield	TN	37172	US	8/22/2020
April Marbury	Brentwood	TN	37027	US	8/22/2020
Sharyn Nathanson	Thompsons Station	TN	37179	US	8/22/2020
Allyson Kelly	Nolensville	TN	37135	US	8/22/2020
Adrienne Freeman	Franklin	TN	37069	US	8/22/2020
Will Dodson	Franklin	TN	37064	US	8/22/2020
Rhonda St Holmes	Franklin	TN	37064	US	8/22/2020

Brooke Doswell	Pawleys Island	SC	29585	US	8/22/2020
Ted Campbell	Franklin	TN	37064	US	8/22/2020
Valerie Levay	Nashville	TN	37205	US	8/22/2020
Lucy Parker	Franklin	TN	37069	US	8/22/2020
Dana Casey	Brentwood	TN	37027	US	8/22/2020
Sarah Norris	Franklin	TN	37064	US	8/22/2020
Dana Langfitt	Franklin	TN	37064	US	8/22/2020
Alicia Landman	Nashville	TN	37221	US	8/22/2020
Jennifer Reininger	Loveland	OH	45140	US	8/22/2020
Ame Van Iden	sherman oaks	CA	91411	US	8/22/2020
Chad Fitzgerald	Franklin	TN	37064	US	8/22/2020
Mega Purino	Franklin	TN	37064	US	8/22/2020
cathey mitchell	Murfreesboro	TN	37129	US	8/22/2020
Kelly Rudland	Holland	MI	49424	US	8/22/2020
Lexy Johnson	Tucson	AZ	85718	US	8/22/2020
Louise Renaudin	Franklin	TN	37069	US	8/22/2020
Natalie Edwards	Nashville	TN	37207	US	8/22/2020
Lauren Satchell	Antioch	TN	37013	US	8/22/2020
Brianna Jones	Columbia	TN	38401	US	8/22/2020
Neely Green	Franklin	TN	37064	US	8/22/2020
Teri Frye	Cookeville	TN	38506	US	8/22/2020
Judy Sandstrom	Franklin	TN	37069	US	8/22/2020
Jerry Miele	Brentwood	TN	37027	US	8/22/2020
Susan Stark	FRANKLIN	TN	37069	US	8/22/2020
Brian Bowman	Brentwood	TN	37027	US	8/22/2020
Jodie Spelman	Franklin	TN	37069	US	8/22/2020
Kathleen Sterling	Liberty	TN	37095	US	8/22/2020
Maggie Steen	Franklin	TN	37069	US	8/22/2020
Sara Seiberling	Brentwood	TN	37027	US	8/22/2020
Wendell Harris	Franklin	TN	37069	US	8/22/2020
Floyd Dean	Brentwood	TN	37027	US	8/22/2020
Frank McCain	Franklin	TN	37069	US	8/22/2020
James Moore	Franklin	TN	37067	US	8/22/2020
Leslie Cox	Franklin		37067	US	8/22/2020
Michaela Blacker	Hendersonville	TN	37075	US	8/22/2020
Harmony Horn	Franklin	TN	37064	US	8/22/2020
Kelly Cheveallier	Franklin	TN	37064	US	8/22/2020
Robin Wright	Franklin	TN	37064	US	8/22/2020
Gail Dady	Alexandria	VA	22304	US	8/22/2020
Barbara Baydoun	Brentwood	TN	37027	US	8/22/2020
Bree Rosales	Ocala	FL	34482	US	8/22/2020
Holidae Hayes	Washington	DC	20011	US	8/22/2020
Claudio Oscar Krapp	Buenos Aires		1871	Argent	8/22/2020
Keara Olson	St. Charles	IL	60174	US	8/22/2020
Martha Megredy	Lexington	KY	40503	US	8/22/2020
Michael Alexander	Los Angeles	CA	90049	US	8/23/2020
Marisa Fernandez	Franklin	TN	37064	US	8/23/2020

Hanna Carey	Fredericksburg	VA	22401	US	8/23/2020
Rebecca May	Lexington	KY	40517	US	8/23/2020
claire perrigo	Clyde	NC	28721	US	8/23/2020
Pam Pedler	Warren	RI	2885	US	8/23/2020
Courtney Tarvis	Tiverton	RI	2878	US	8/23/2020
Rebecca Gunter	Nashville	TN	37211	US	8/23/2020
Nancy Whitman	Murfreesboro	TN	37129	US	8/23/2020
Brycia James	Columbia	TN	38401	US	8/23/2020
Mary Dean	Franklin	TN	37064	US	8/23/2020
Margie Thessin	Franklin	TN	37064	US	8/23/2020
Beth Bryson	Nashville	TN	37221	US	8/23/2020
Debb Pyle	Palmyra	VA	22963	US	8/23/2020
Anna Sierra	Franklin	TN	37064	US	8/23/2020
Mary McCrackan	Brentwood	TN	37027	US	8/23/2020
Catherine Gorzkowski	Odenton	MD	21113	US	8/23/2020
Christy James	Brentwood	TN	37027	US	8/23/2020
Jen Johnson	Nashville	TN	37207	US	8/23/2020
Katelyn Harris-Schuman	Madison	TN	37115	US	8/23/2020
Cristin Jordan	Franklin	TN	37064	US	8/23/2020
Marissa Brockette	Shelbyville	TN	37160	US	8/23/2020
Becky Schneider	Brentwood	TN	37027	US	8/23/2020
Samantha Lum	Franklin	TN	37067	US	8/23/2020
Karen Choate	Dickson	TN	30350	US	8/23/2020
Agustin Rosales	Ocala	FL	34482	US	8/23/2020
Allyson Wamble	Franklin	TN	37069	US	8/23/2020
Johnna Elmore	Franklin	TN	37064	US	8/23/2020
Amanda Morgan	Franklin	TN	37069	US	8/23/2020
Tim Morgan	Franklin	TN	37064	US	8/23/2020
Becky Hicks	Nashville	TN	37221	US	8/23/2020
Maddie Burns	Thompsons Station	TN	37179	US	8/23/2020
Kristin Bishop	Franklin	TN	37069	US	8/23/2020
Marguerite Courtney	Westbury	NY	11590	US	8/23/2020
Kerri Egbert	Franklin	TN	37064	US	8/23/2020
Rita Brady	Antioch	TN	37013	US	8/23/2020
Jenny Kemp	Franklin	TN	37064	US	8/23/2020
Patricia Petrous	Mount Juliet	TN	37122	US	8/23/2020
Kate Rogers	Franklin	TN	37064	US	8/23/2020
Anne Carter	Franklin	TN	37069	US	8/23/2020
Sheryl Roos	Nashville	TN	37211	US	8/23/2020
Karen Boates	Gurley	AL	35748	US	8/23/2020
Joanne lowery	Fayetteville	TN	37334	US	8/23/2020
Lisa Bechtol	Lexington	KY	40515	US	8/23/2020
Jacquelyn Veith	Clarksville	TN	37042	US	8/23/2020
Mary Biddix	Chattanooga	TN	37415	US	8/23/2020
Beth Huff	Nashville	TN	37215	US	8/23/2020
Marie Marquardt	hutto	TX	78634	US	8/23/2020
Bill Denny	North Augusta	SC	29841	US	8/23/2020

Renee Farkas	Franklin	TN	37064	US	8/23/2020
Sandra Zimmerli	Fairfax Station	VA	22039	US	8/23/2020
Jennifer Housley	Franklin	TN	37069	US	8/23/2020
Frances Blacker	Ashland City	TN	37015	US	8/23/2020
Boney George	Franklin	TN	37064	US	8/23/2020
Kelly Cummins	Franklin	TN	37064	US	8/23/2020
Peter Wasner	Franklin	TN	37064	US	8/23/2020
Sandra Collier	Franklin	TN	37064	US	8/23/2020
Pam Gillihan	Franklin	TN	37067	US	8/23/2020
Shevawn Stewart	Franklin	TN	37064	US	8/23/2020
Carla Pawlowski	Gatlinburg	TN	37738	US	8/23/2020
Cyndy Keenan	Franklin	TN	37064	US	8/23/2020
Allison Driver	Arrington	FL	37014	US	8/23/2020
Kristyn Rogers	Franklin	TN	37064	US	8/23/2020
Katie Duncan	Franklin	TN	37067	US	8/24/2020
Steve durr	Nashville	TN	37215	US	8/24/2020
Eydie Hassell	Franklin	TN	37067	US	8/24/2020
Wendy Gillette	Franklin	TN	37064	US	8/24/2020
ronnie beard	Franklin	TN	37064	US	8/24/2020
Susan Banner	Franklin	TN	37069	US	8/24/2020
Alex Van Weelden	Franklin	TN	37069	US	8/24/2020
Dennis Nickle	Franklin	TN	37069	US	8/24/2020
Kim Sharp	Brentwood	TN	37027	US	8/24/2020
Princilla Crane	Franklin	TN	37069	US	8/24/2020
Robin Lockwood	Franklin	TN	37064	US	8/24/2020
Libby Sieveking	Franklin	TN	37069	US	8/24/2020
Nancy Dillon	franklin	TN	37064	US	8/24/2020
Tom Cullen	Spring Hill	TN	37174	US	8/24/2020
Katy Dodson	Franklin	TN	37064	US	8/24/2020
Carol Warren	Nashville	TN	37064	US	8/24/2020
Helen Alexander	Franklin	TN	37069-6912	US	8/24/2020
Eric Lewis	Nashville	TN	37221	US	8/24/2020
christine toscano	Franklin	TN	37064	US	8/24/2020
H Chris				Japan	8/24/2020
Joslyn Hebda	Nashville	TN	37207	US	8/24/2020
Carrie Rohde	Nashville	TN	37069	US	8/24/2020
Olivia Barnes	Smyrna	TN	37167	US	8/24/2020
Abby Bowlin	Franklin	TN	37064	US	8/24/2020
brady haston	Nashville	TN	37206	US	8/24/2020
Pat Garmezy	Nashville	TN	37210	US	8/24/2020
Thomas McRae	Nashville	TN	37205	US	8/24/2020
Maurice Sartin	Franklin	TN	37064	US	8/24/2020
Doug Hite	Franklin	TN	37064	US	8/24/2020
Elizabeth Sulkowski	Franklin	TN	37064	US	8/24/2020
Mario Genovese	Franklin	TN	37064	US	8/24/2020
Jean Houghton	Franklin	TN	37069	US	8/24/2020
Patricia Dishman	Nashville	TN	37221	US	8/24/2020

elaine rohrig	Brentwood	TN	37027	US	8/24/2020
Nicole Greer	Brentwood	TN	37027	US	8/24/2020
Sarah Williams	Nashville	TN		US	8/24/2020
breck curnutte	Nashville	TN	37211	US	8/24/2020
Colleen Handte Jones	Charlotte	NC	28209	US	8/24/2020
Joy Brandon	Franklin	TN	37069	US	8/24/2020
West Lee	Nashville	TN	37221	US	8/24/2020
Glenn Visbeen	Franklin	TN	37064	US	8/24/2020
Dayl Collins	Franklin	TN	37069	US	8/24/2020
Misty Carson	Franklin	TN	37067	US	8/24/2020
Lee Ann Runyeon	Murfreesboro	TN	37129	US	8/24/2020
James Crutchfield	Franklin	TN	37064	US	8/24/2020
Kathryn Henshaw	Franklin	TN	37069	US	8/24/2020
Andrea Bassi	Franklin	TN	37069	US	8/24/2020
Cheryl Tallyn	Franklin	TN	37064	US	8/24/2020
Virginia Jones	Laurel	MS	39440	US	8/24/2020
Claudia Gifford	Brentwood	TN	37027	US	8/24/2020
Julie Gallina	Franklin	TN	37069	US	8/24/2020
Bonnie Garner	Nashville	TN	37203	US	8/24/2020
Sara Posthuma	Coatesville	PA	19320	US	8/24/2020
Christopher Baxley	Nashville	TN	37215	US	8/24/2020
Faith Ellis	Franklin	TN	37064	US	8/24/2020
Robin Holbrook	Franklin	TN	37069	US	8/24/2020
Donna Montague	Franklin		37069	US	8/24/2020
Phyllis Tatum	Brentwood	TN	37027	US	8/24/2020
Laura Watson	Nashville	TN	37203	US	8/24/2020
Amy Wells	Thompsons Station	TN	37179	US	8/24/2020
Anna Laidler	East Stroudsburg		18301	US	8/24/2020
Erica Collins	Nashville	TN	37222	US	8/24/2020
Lisa York	Nashville	TN	37204	US	8/24/2020
Olivia Elliott	Franklin	TN	37069	US	8/24/2020
Haylee Hall	Nashville	TN	37205	US	8/24/2020
Jamie Hunter	Sumter	SC	29150	US	8/24/2020
Christine Phillips	Franklin	TN	37064	US	8/24/2020
June arnold	fairview	TN	37062	US	8/24/2020
Elaine Redfern	Brentwood	TN	37027	US	8/24/2020
Kathleen Dennis	Brentwood	TN	37027	US	8/24/2020
Carrie DuRard	Franklin	TN	37064	US	8/24/2020
Kay Heller	Franklin	TN	37064	US	8/24/2020
Jan Cook	Franklin	TN	37064	US	8/24/2020
Rebecca Evans-Deas	Franklin	TN	37069	US	8/24/2020
Heidi Welch	Nashville	TN	37215	US	8/24/2020
Rick Leet	Franklin	TN	37064	US	8/24/2020
Derrick Casteel	Nashville		37205	US	8/24/2020
Lori Mullican	Franklin	TN	37064	US	8/24/2020
Nick Proia	Franklin	TN	37064	US	8/24/2020
Gina Bashour	Franklin	TN	37064	US	8/24/2020

Cammy Bethea	Franklin	TN	37069	US	8/24/2020
Carolyn Pewett	Franklin		37064	US	8/24/2020
Pam Leet	Germantown	TN	38138	US	8/24/2020
Brandon Baca	Oklahoma City		73127	US	8/24/2020
Barbara Bond	Nashville	TN	37215	US	8/24/2020
Jan Quarles	Murfreesboro	TN	37130	US	8/24/2020
James Nance	Nashville	TN	37211	US	8/24/2020
Michael Wells	Franklin		37064	US	8/24/2020
lisa b morgan	franklin	TN	37069	US	8/24/2020
teri copeland-wilson	Franklin		37064	US	8/24/2020
Matt Ockerman	Franklin	TN	37064	US	8/24/2020
Evelyn Allen	Nashville	TN	37209	US	8/24/2020
Lauren Morgan	Nashville	TN	37221	US	8/24/2020
Jennifer Walton	Nashville	TN	38004	US	8/24/2020
Evelyn Young	Franklin	TN	37069	US	8/24/2020
Mary Irwin	Franklin	TN	37064	US	8/24/2020
Alyssa Nichols	Murfreesboro	TN	37129	US	8/24/2020
connor ball	Wise	VA	24293	US	8/24/2020
Russell Collins	Franklin	TN	37064	US	8/24/2020
Eve Boger	Franklin	TN	37069	US	8/24/2020
Tracey Ponce	Franklin	TN	37069	US	8/24/2020
Kristin Heil	Franklin	TN	37069	US	8/24/2020
Patrick Wells	Greenville	SC	29613	US	8/24/2020
Cynthia Rex	Franklin	TN	37069	US	8/24/2020
Clara Murff	Nashville	TN	37205	US	8/24/2020
Joe Priester, Jr.	Nashville	TN	37205	US	8/24/2020
Laura Brigham	Mcewen	TN	37101	US	8/24/2020
Alicia Vance	Franklin	TN	37064	US	8/24/2020
Beth Stark	Franklin	TN	37069	US	8/24/2020
Nancy Lemon	Franklin	TN	37064	US	8/24/2020
Michelle Blackwelder	Franklin	TN	37069	US	8/24/2020
Marilyn Trussell	Franklin	TN	37064	US	8/24/2020
Debbie Bauman	Nashville	TN	37215	US	8/24/2020
Clarice Tate	Williamsport	TN	38487	US	8/24/2020
Natalie Abruzzo	Franklin	TN	37067	US	8/24/2020
Adam Barncard	Chicago	IL	60061	US	8/24/2020
Andrea Georgiou	Nashville	TN	37207	US	8/24/2020
Cindy Whitt	Franklin	TN	37064	US	8/24/2020
Adrian Wilson	Lewisville	TX	75067	US	8/24/2020
Virginia Brewer	Franklin	TN	37069	US	8/24/2020
Myron Frey	Franklin	TN	37069	US	8/24/2020
Amanda Counts	Nashville	TN	37221	US	8/24/2020
Isabell Thomasson	Franklin	TN	37064	US	8/24/2020
Michelle Turner	Franklin		37064	US	8/24/2020
Lucinda White	Franklin	TN	37064	US	8/25/2020
Susan Bess	Brentwood	TN	37027	US	8/25/2020
Lisa Dammert	Franklin	TN	37064	US	8/25/2020

Rachel Zegley	Franklin	TN		37064	US	8/25/2020
Kathy Hall	Franklin	TN		37069	US	8/25/2020
Cindy Kelly	Franklin	TN		37074	US	8/25/2020
Katherine Davis	Franklin	TN		37069	US	8/25/2020
Stacy Hensley, RN	Brentwood	TN		37027	US	8/25/2020
Angelica campos	Franklin	TN		37064	US	8/25/2020
Holly Rehrig	Franklin	TN		37064	US	8/25/2020
Bondsy Puryear Dillard	Franklin	TN		37064	US	8/25/2020
Robert Akin	Brentwood			37027	US	8/25/2020
Mary Barnett	Franklin	TN		37064	US	8/25/2020
Angela Robles	Lebanon	TN		37087	US	8/25/2020
Michaela Hamer	Franklin	TN		37064	US	8/25/2020
Claudia Wadzinski	Franklin	TN		37069	US	8/25/2020
Dawn Kirlin	Milford	NH		3055	US	8/25/2020
Joseph Boone	Brentwood	TN		37027	US	8/25/2020
Steve Anderson	Brentwood	TN		37027	US	8/25/2020
Ellen Clark	Franklin	TN		37064	US	8/25/2020
Chevonne Farler	Franklin	TN		37064	US	8/25/2020
Pamela Miller	Franklin	TN		37064	US	8/25/2020
Shelly Watts	Nolensville	TN		37135	US	8/25/2020
Rachael Richardson	Kingston Springs	TN		37082	US	8/25/2020
D.M. Hoover	Franklin	TN		37064	US	8/25/2020
April Hoare	Johnson City	TN		37604	US	8/25/2020
Maureen Errico	Franklin	TN		37064	US	8/25/2020
Evelyn Leonard	Franklin	TN		37064	US	8/25/2020
Jennifer Wilds	Brentwood	TN		37027	US	8/25/2020
Melissa Proctor	Franklin	TN		37064	US	8/25/2020
Ashlie Freeman	Franklin	TN		37069	US	8/25/2020
Deloras McMurray	Franklin	TN		37064	US	8/25/2020
Carrie Reale	Franklin	TN		37069	US	8/25/2020
Terry Shafer	Franklin	TN		37064	US	8/25/2020
Matthew Jordan	Knoxville TN	TN	TN		US	8/25/2020
roger van doorene	Franklin	TN		37064	US	8/25/2020
Kelly Morelli	Moretown	VT		5660	US	8/25/2020
Holly Royer	Brentwood	TN		37027	US	8/25/2020
Kimberly Lear					US	8/25/2020
Lauren Barrett	brentwood	TN		37027	US	8/25/2020
Mark Miller-McLemore	Brentwood	TN		37027	US	8/25/2020
Natasha Kirchmann	Johannesburg				South /	8/25/2020
Molly Brinkmann	Franklin	TN		37069	US	8/25/2020
Karen benson	mooresvile	NC		28117	US	8/25/2020
Cody Blair	Nashville	TN		37220	US	8/25/2020
Laney Burns	Franklin	TN		37064	US	8/25/2020
Terri Cook	Columbia	TN		38401	US	8/25/2020
Riki Scruton	Cape Town				South /	8/25/2020
Nancy Stetten	Nashville	TN		37209	US	8/25/2020
Meghan Scalf	Franklin	TN		37064	US	8/25/2020

Ranita Standridge	Gosnell	AR	72315	US	8/25/2020
Amanda Van doorene	New York	NY	11201	US	8/25/2020
Regi Higley	Springfield	IL	62704	US	8/25/2020
Mary Bawcom	Spring Hill		37174	US	8/25/2020
Anita Chavez	Nolensville	TN	37135	US	8/25/2020
Jason McAfee	Franklin	TN	37067	US	8/25/2020
Meridith Starling	Nashville	TN	37206	US	8/25/2020
Dawn Reynolds	Franklin	TN	37064	US	8/25/2020
Jo Ann D'Andrea	Franklin	TN	37069	US	8/25/2020
Jaime Zoller	Stanfordville	NY	12581	US	8/25/2020
Lynn D'Amico	Franklin	TN	37064	US	8/25/2020
Pete Wallen	Gallatin	TN	37066	US	8/25/2020
Amy Wagner	Fairview	TN	37062	US	8/25/2020
Lindsay Roseberry	Nashville	TN	37221	US	8/25/2020
JERRY CHANDLER	Okemos	MI	48864	US	8/25/2020
Polly Case	Franklin	TN	37069	US	8/25/2020
Libby Smallbone	Franklin	TN	37064	US	8/25/2020
Missy Hayes	Franklin	TN	37069	US	8/25/2020
Stephanie Becker	Nashville	TN	37203	US	8/25/2020
Rose Mary Gorman	Nashville	TN	37205	US	8/25/2020
Molly Zirkle	Franklin	TN	37069	US	8/25/2020
stella harley	newport	TN	37821	US	8/25/2020
Cindy Haley	Franklin	TN	37069	US	8/25/2020
Nancy Entrekin	Nashville	TN	37215	US	8/25/2020
Jackson Regen	Savannah	GA	31412	US	8/25/2020
William Proctor	Nashville	TN	37211	US	8/25/2020
patsy quintus	Tenino	WA	98589	US	8/25/2020
Brant Bousquet	Franklin	TN	37064	US	8/25/2020
LK Andrews	Franklin	TN	37069	US	8/25/2020
Tom Adkinson	Nashville	TN	37215	US	8/25/2020
Denise Lennington	Nashville	TN	37204	US	8/25/2020
Diana Rabb	Lexington	SC	29072	US	8/25/2020
Mike Jordan	Spring Hill	TN	37174	US	8/25/2020
Amanda Butters	Franklin	TN	37064	US	8/25/2020
Alicia Bolin	Franklin	TN	37069	US	8/25/2020
Sarah Cherry	Franklin	TN	37069	US	8/25/2020
Cheryl Webster	Nashville	TN	37211	US	8/25/2020
Kevin Caldwell	152 Carphilly Circle	TN	37969	US	8/25/2020
Herschel Ware	Franklin	TN	37064	US	8/25/2020
Jason Bullock	Franklin	TN	37064	US	8/25/2020
Scott Toncray	Brentwood	TN	37027	US	8/25/2020
Tracy Gatlin	Franklin	TN	37069	US	8/25/2020
James Hoey	Franklin	TN	37069	US	8/25/2020
Donald Gome	Franklin	TN		US	8/25/2020
Lori pentlicki	Dickson	TN	37056	US	8/25/2020
Sandra Dean	Franklin	TN	37069	US	8/25/2020
Robert Farrar	Franklin	TN	37069	US	8/25/2020

Rose Mary Muirhead	Franklin	TN	37069	US	8/25/2020
Mark Meyers	Mount Juliet	TN	37122	US	8/25/2020
missy bez	Franklin	TN	37064	US	8/25/2020
Britt Hahn	Franklin	TN	37069	US	8/25/2020
Lindsey Keenan	Franklin	TN	37064	US	8/25/2020
Maxine Star Schatten	New York	NY	10018	US	8/25/2020
Edward Spitzer	Franklin	TN	37069	US	8/25/2020
Brock Hetherington	Port Coquitlam		V3c1b4	Canada	8/25/2020
Anne Shaw	Greenville	SC	29687	US	8/25/2020
Eleanor Deck	Franklin	TN	37064	US	8/25/2020
Lisa Geiger	Nashville	TN	37221	US	8/25/2020
Sandra Pickford	Franklin	TN	37069	US	8/25/2020
Anne Jones	Saint Charles	IL	60174	US	8/25/2020
Austin Pickford	Franklin	TN	37064	US	8/25/2020
Jim Pickford	Franklin	TN	37069	US	8/25/2020
Leslie Cain	Orlando	FL	32825	US	8/25/2020
robin young	hernando	MS	38632	US	8/25/2020
Joyce Spears	Franklin	TN	37069	US	8/25/2020
Alyce Tucker	Franklin	TN	The remainin	US	8/25/2020
Heather Sabellico	Franklin	TN	37069	US	8/25/2020
Robyn Collins	Flower Mound	TX	75022	US	8/25/2020
Carl Weitlauf	Franklin	TN	37069	US	8/25/2020
Beth Johnson	Nolensville	TN	37135	US	8/25/2020
Brooke Trauger	Franklin	TN	37069	US	8/25/2020
Tanner Boyd	Franklin	TN	37064	US	8/25/2020
Joanie Bowles	Franklin	TN	37069	US	8/25/2020
Lizzie Ferrell	Collierville	TN	38017	US	8/25/2020
Kiersten Sudlow	Germantown	TN	38139	US	8/25/2020
Stephanie LeVasseur	Franklin	TN	37069	US	8/25/2020
Danielle Tursky	Memphis	TN	38122	US	8/25/2020
Patricia Deck	Franklin	TN	37064	US	8/25/2020
Hallie Graves	Franklin	TN	37069	US	8/25/2020
Lynn Gore	Franklin	TN	37064	US	8/25/2020
ann wolff	Franklin	TN	37064	US	8/25/2020
Brian Wittmer	Franklin	TN	37069	US	8/25/2020
Kim Merrell	Franklin	TN	37069	US	8/25/2020
Miranda Strafuss	colliervillle	TN	38017	US	8/25/2020
Brian Bartley	Franklin	TN	37064	US	8/25/2020
Renee Wray-Davis	Cedar Hill	TN	37032	US	8/25/2020
Nicole Woods	Franklin	TN	37069	US	8/25/2020
MaShon Fine	Louisville	KY	40245	US	8/25/2020
Delaney Wright	Orlando	FL	32805	US	8/25/2020
Christie Johnson	Nashville	TN	37214	US	8/25/2020
sophia zuckerman	Germantown	TN	38138	US	8/25/2020
Karen Williams	Thompsons Station	TN	37179	US	8/25/2020
Julie Garland	Brentwood	TN	37027	US	8/25/2020
Suzi Mountain	Franklin	TN	37064	US	8/25/2020

Sarah Zuckerman	Germantown	TN	38138	US	8/25/2020
Dolores Bruno	Nashville	TN	37214	US	8/25/2020
Nanci Bryon	Franklin	TN	37064	US	8/25/2020
Meredith Tipton	Hernando	MS	38632	US	8/25/2020
Natalie Sanders	Tuscaloosa	AL	35406	US	8/25/2020
Lisa Gill	Olive Branch	MS	38654	US	8/25/2020
Jean Scherer	Stevens Point	WI	54481	US	8/25/2020
Christina Allen	Franklin		37064	US	8/25/2020
Sally Brewer	Olive Branch	MS	38654	US	8/25/2020
Ashley Cunnyngham	Franklin	TN	37064	US	8/25/2020
Campbell Swanner	Farmington	MI	48334	US	8/25/2020
Sela Cooper	Collierville	TN	38017	US	8/25/2020
Juleen Axelsen	Aransas Pass	TX	78336	US	8/25/2020
Angelique Van der made	Madison	NJ	7940	US	8/25/2020
Rachel M	Spring Hill	TN	37174	US	8/25/2020
Lily Wray-Davis	Nashville	TN	37212	US	8/25/2020
Margaret Walton	Franklin	TN	37064	US	8/25/2020
Nancy Moore	Chicago	IL	60007	US	8/25/2020
Jessica Moses	Nashville	TN	37209	US	8/25/2020
Kent Krisle	Dickson	TN	37055	US	8/25/2020
Ryan Daniel	Pulaski	TN	38478	US	8/25/2020
Julie Wilson	Oxford	MS	38655	US	8/25/2020
Jordan McCutchen	West Memphis	AR	72301	US	8/25/2020
Jessica Clayton	Nesbit	MS	30253	US	8/25/2020
Marissa hromadka	Franklin	TN	37064	US	8/25/2020
Cheri Thomas	Lynnville	TN	38472	US	8/25/2020
Louis Glaser	Franklin	TN	37064	US	8/25/2020
Karen Costello	Franklin	TN	37069	US	8/25/2020
sharon surber	chula vista	CA	91910	US	8/25/2020
Lilly Johnson	Germantown	TN	38138	US	8/25/2020
Mike McGinnis	Chattanooga	TN	37421	US	8/25/2020
Josephine Leece	Saint Petersburg	FL	33706	US	8/25/2020
Wendy Carnes	Franklin	TN	37064	US	8/25/2020
Kaitlin Dunn	El Paso	TX	79938	US	8/25/2020
Jennifer Hoey	Franklin	TN	37069	US	8/25/2020
David Zuckerman	Germantown		38138	US	8/25/2020
Lisa Overton	Franklin	TN	37067	US	8/25/2020
ella holland	Germantown	TN	38138	US	8/25/2020
Jen Sanning	Franklin	TN	37069	US	8/25/2020
Gwendolynn Ghrist	Murray	IA	50174	US	8/25/2020
Chris Sanning	Franklin	TN	37069	US	8/25/2020
Paige Heimendinger	Franklin		37069	US	8/26/2020
Elizabeth Caldwell	Knoxville	TN	37938	US	8/26/2020
sonia perrone	Franklin	TN	37064	US	8/26/2020
Lori Brown	Vacaville	CA	95687	US	8/26/2020
Grace Falconer	Argyle	TX	76226	US	8/26/2020
charlotte hughes	Huntsville	AL	35806	US	8/26/2020

Christine Bryant	The Villages	FL	32162	US	8/26/2020
Pat Nulis	Germantown	TN	38138	US	8/26/2020
Sean Brobston	Franklin	TN	37064	US	8/26/2020
Harley Bennett	Columbia		38401	US	8/26/2020
Brenda Brewer	Henderson	TN	38340	US	8/26/2020
Kylie Blaine	Frederick	MD	21702	US	8/26/2020
Kate Reynolds	Franklin	TN	37069	US	8/26/2020
Eliana Brody	Delray Beach	FL	33445	US	8/26/2020
Don Hageman	Vonore	TN	37885	US	8/26/2020
Robin Fritz	Franklin	TN	37069	US	8/26/2020
Cristina Smejkal	Nashville	TN	37211	US	8/26/2020
Patricia Carroll	Cartersville	GA	30120	US	8/26/2020
Karin Moolman	Franklin	TN	37069	US	8/26/2020
Linda Rehm	Franklin	TN	73110	US	8/26/2020
Meredith Bennett	Franklin	TN	37069	US	8/26/2020
James Dunn	Franklin	TN	37069	US	8/26/2020
Katherine Faulman	Mt. Juliet	TN	37122	US	8/26/2020
Denise Horner	Germantown	TN	38139	US	8/26/2020
Bonnie Miller-McLemore	Brentwood	TN	37027	US	8/26/2020
Alex Ayers	Franklin	TN	37069	US	8/26/2020
Jill Albrecht	Franklin	TN	37069	US	8/26/2020
Alina Orozco	Franklin	TN	37069	US	8/26/2020
Michelle Bouve	Franklin	TN		US	8/26/2020
Diana Craddock	Franklin	TN	37064	US	8/26/2020
Georgina Spence	Barrington	IL	60010	US	8/26/2020
Erin Kelly	Cincinnati	OH	45226	US	8/26/2020
Debbie Compton	Alpharetta	GA	30022	US	8/26/2020
Kristen Nelson	Spring Hill	TN	37174	US	8/26/2020
Stevie Barron	North Augusta		29861	US	8/26/2020
Stasia Bachrach	Antioch	TN	37013	US	8/26/2020
Aryana Yavari	Franklin	TN	37064	US	8/26/2020
Erin de Boisblanc	Fort Worth	TX	76103	US	8/26/2020
Carol Hawkins	Kennesaw	GA	30144	US	8/26/2020
Edward Castell	Eugene	OR	97402	US	8/26/2020
Ruth Morton	Marion	SC	29571	US	8/26/2020
Jason Mazuk	Nashville	TN	37221	US	8/26/2020
Elena Suggs	Wilmington	OH	45177	US	8/26/2020
Marieke Ertel	reston	VA	20191	US	8/26/2020
Kodie Young	Germantown	TN	38138	US	8/26/2020
Joe Metcalfe	Franklin	TN	37064	US	8/26/2020
Diane Lawbaugh	Franklin	TN	37064	US	8/26/2020
Latresa Duke	Franklin	TN	37064	US	8/26/2020
star killebrew	mount pleasant	TN	38474	US	8/26/2020
Hana Fettinger	Spring Hill	TN	37174	US	8/26/2020
Rebecca Lotz	Franklin	TN	37064	US	8/26/2020
Terra Craddock	Nashville	TN	37216	US	8/26/2020
victoria kimmel	Spring Hill	TN	37174	US	8/26/2020

JK Marley	Franklin	TN	37064	US	8/26/2020
Dana Bleckinger	Portland	OR	97219	US	8/26/2020
Lindy Murff	Ashland City	TN	37015	US	8/26/2020
Danielle Resch	Franklin	TN	37069	US	8/26/2020
Laura Turner	Franklin	TN	37064	US	8/26/2020
Lauretta Padgett	Sullivan	IN	47882	US	8/26/2020
Donita Stewart	Fairfax	VA	22033	US	8/26/2020
Joe Johann	Springfield	TN	37172	US	8/26/2020
Chuck Bennett	Franklin	TN	37064	US	8/26/2020
Robert McKinney	Franklin	TN	37069	US	8/26/2020
Tyna Meers	Franklin	TN	37067	US	8/26/2020
Vanessa Van Reet	Austin	TX	78749	US	8/26/2020
Caden Gill	Collierville	TN	38017	US	8/26/2020
Sherry Rogers	Wilmington		19808	US	8/26/2020
Shawn Rush				US	8/26/2020
Bret Ramsey	Franklin	TN	37069	US	8/26/2020
Aubree Burgoyne	Franklin	TN	37064	US	8/26/2020
Susan Hollis	Franklin	TN	37064	US	8/26/2020
Barbara Lesch	Nashville	TN	37215	US	8/26/2020
E T	Bakersfield		93306	US	8/26/2020
Ilya Kudymov	Flemington		8822	US	8/26/2020
kendall bellinski	Atlanta		30305	US	8/26/2020
Chasey Miree	Florence		35634	US	8/26/2020
Alexa Jones	Seguin		78155	US	8/26/2020
Khambia Clarkson	Marshalltown		50158	US	8/26/2020
Karen Peterson	Northbrook	IL	60062	US	8/26/2020
Bruce Wiley	Philadelphia		19114	US	8/26/2020
Paula Scudere	East Meadow		11554	US	8/26/2020
Marissa Quintana	Albuquerque		87111	US	8/26/2020
Razi Hammudi	Tracy		95376	US	8/26/2020
Navey Mickelson	Ossining		10562	US	8/26/2020
Barbara Cepeda	Marysville		95901	US	8/26/2020
mia cole	coloma		49038	US	8/26/2020
Liv Garcia	Long Beach		90815	US	8/26/2020
Jackson Moses	Elyria		44035	US	8/26/2020
Anna Carrel	San Ramon		94582	US	8/26/2020
Merry Gebretsadik	Littleton		80120	US	8/26/2020
Gracie Gregory	Halethorpe		21227	US	8/26/2020
Damian Vargas	Riverside		92553	US	8/26/2020
April Woolley	Springer	NM	87747	US	8/26/2020
Tate Barrett	Phoenix		85045	US	8/26/2020
Emily Gottlick	Nashville		37203	US	8/26/2020
Bruan Villatoro	Takoma Park		20912	US	8/26/2020
nicole meza	Rowland Heights		91748	US	8/26/2020
Kevin Crupi	Marquette	MI	49855	US	8/26/2020
Crash414 // DynamiteDig777				US	8/26/2020
Aimee Zeledon	Yonkers		10701	US	8/26/2020

peter massino	NYC		1-347-322-5(	US	8/26/2020
lolly beane	Vermilion		44089	US	8/26/2020
Anne Dups	Burlington		1803	US	8/26/2020
JoDee Schmid	Bristol		53104	US	8/26/2020
Barbara Konz	Nashville	TN	37221	US	8/26/2020
Lynne McAlister	Franklin	TN	37064	US	8/26/2020
Bjarne Hill	Brentwood	TN	37069	US	8/26/2020
Holly Walton	Franklin	TN	37064	US	8/26/2020
Glenda Katona	Franklin	TN	37064	US	8/26/2020
Jennifyr Duran	Atlanta	GA	30309	US	8/26/2020
Pat M.	Nashville	TN	37215	US	8/26/2020
Kat Kyle	Thompsons Station	TN	37174	US	8/26/2020
Adelaide Davis	Nashville	TN	37215	US	8/26/2020
Jessica Barnett	Spring Hill	TN	37174	US	8/26/2020
Carolyn Bland	Sunnyvale	CA	94087	US	8/26/2020
Dave Bombalski	Macomb	MI	48044	US	8/26/2020
S B	Franklin	TN	37064	US	8/26/2020
Valerie Guenst	Brentwood	TN	37027	US	8/26/2020
Rose Maly	Los Angeles	CA	90034	US	8/26/2020
Olivia weaver	Cincinnati	OH	45243	US	8/26/2020
Adrienne Kittos	Franklin	TN	37069	US	8/26/2020
Erin Bombalski	Clarksville	TN	37040	US	8/26/2020
Xavier O'Mack	Tucson	AZ	85711-4704	US	8/26/2020
sylvia silvestri	Los Angeles	CA	90049	US	8/26/2020
Emily Smith		KY		US	8/26/2020
Charlotte Sanders	Kennesaw	GA	30144	US	8/26/2020
Karen Daniel	Franklin	TN	37069	US	8/26/2020
Marcial Guevara	Franklin	TN	37069	US	8/26/2020
Anne Elder	Franklin	TN	37969	US	8/26/2020
Christopher Higgins	Franklin	TN	37069	US	8/26/2020
russ ziegler	downers grove	IL	60516	US	8/26/2020
Monica Watson	Franklin	TN	37064	US	8/26/2020
Peggy Lindsley	Decatur	AL	35601	US	8/26/2020
Scott Chomicz	Franklin	TN	37064	US	8/26/2020
kathy ziegler	mt juliet	TN	37122	US	8/26/2020
Suzanne Johnson Dortch	Prairie Village	KS	66208	US	8/26/2020
Scottie Domenico	Franklin	TN	37069	US	8/26/2020
Sya Zoller	Franklin	TN	37069	US	8/26/2020
Jannette Ockenfels	Franklin	TN	37064	US	8/26/2020
Marijane McQuiddy	Franklin	TN	37069	US	8/26/2020
Glenna Barrow	Kingston Springs	TN	37082	US	8/26/2020
Maria Williamson	Crosby	TX	77532	US	8/26/2020
Ruth Clements	Franklin	TN	37069	US	8/26/2020
Taylor Boria	Brooklyn	NY	11201	US	8/26/2020
Gordon Inman	Franklin	TN	37064	US	8/26/2020
Kathleen Luers	Lexington	KY	40509	US	8/26/2020
Lisa Vaccarella	Franklin	TN	37065	US	8/26/2020

Deborah Lotz	Franklin	TN	37064	US	8/26/2020
Tom Lotz	Franklin	TN	37064	US	8/26/2020
Timothy Ford	Knoxville	TN	37923	US	8/26/2020
Ann Wolfe	Hilton Head Island	SC	29928	US	8/26/2020
Carolyn Hughes	Nashville	TN	37206	US	8/27/2020
Cary Bratcher	Nashville	TN	37211	US	8/27/2020
Lisa Fisher	Franklin	TN	37067	US	8/27/2020
Melissa Lanz	Franklin	TN	37064	US	8/27/2020
Annie Tobiasiewicz	Columbus	IN	47201	US	8/27/2020
Adriane Tritask	Noblesville	IN	46060	US	8/27/2020
Keeley Lamb	Buford	GA	30518	US	8/27/2020
Paul Blackburn	Elizabethtown	KY	42701	US	8/27/2020
Maureen Mahoney	Franklin	TN	37069	US	8/27/2020
Sherri Heileman	Franklin	TN	37069	US	8/27/2020
Mindy Powell-Hardy	Franklin	TN	37064	US	8/27/2020
Laura Holder	Franklin	TN	37064	US	8/27/2020
Steve Baum	Franklin	TN	37064	US	8/27/2020
Adam Haeberle	Franklin	TN	37064	US	8/27/2020
Marissa O'Neal	Franklin	TN	37064	US	8/27/2020
Pat Shade	Franklin	TN	37069	US	8/27/2020
Maria Flowers	Franklin	TN	37064	US	8/27/2020
Linda Holihan	Franklin	TN	37064	US	8/27/2020
Mike Consiglio	Franklin	TN	37064	US	8/27/2020
Lindsay Schmidt	Franklin		37069	US	8/27/2020
Tiffany Boyte	Murfreesboro	TN	37129-5253	US	8/27/2020
Robin Steenman	Franklin	TN	37064	US	8/27/2020
Greg Irvin	Franklin	TN	37064	US	8/27/2020
John Sehring	Franklin	TN	37064	US	8/27/2020
Sara Ingmire	Franklin	TN	37064	US	8/27/2020
Nena Manci	Franklin	TN	37064	US	8/27/2020
Monica Neubauer	Franklin	TN	37064	US	8/27/2020
Beth Bizier	Franklin	TN	37064	US	8/27/2020
Rayna M	Franklin	TN	37064	US	8/27/2020
Teresa Jones	Brentwood	TN	37027	US	8/27/2020
Robyn Hofelich	East Greenwich	RI	2818	US	8/27/2020
Heath Hartzog	Franklin	TN	37069	US	8/27/2020
Tammy Hill	Nashville	TN	37211	US	8/27/2020
Tammy Lambert	Franklin	TN	37064	US	8/27/2020
Carolyn Thornell	Lebanon	OH	45036	US	8/27/2020
Crystal George				US	8/27/2020
Carly Ford	Franklin	TN	37064	US	8/27/2020
Cade Herman	Oak Ridge	NJ	7438	US	8/27/2020
Cynthia Esquer	Franklin	TN	37064	US	8/27/2020
Christine Freund	Franklin	TN	37064	US	8/27/2020
chad mysonhimer	Johnstown	OH	43031	US	8/27/2020
Eva Keegan	Franklin	TN	37064	US	8/27/2020
Nicole Giesting	Franklin	TN	37064	US	8/27/2020

Cristina Larsson	Redwood City	CA	94065	US	8/27/2020
Shana Robbins	Oakland	TN	38060	US	8/27/2020
Mark Brandley	Franklin	TN	37064	US	8/27/2020
Sandi Crafton	Franklin	TN	37064	US	8/27/2020
Stephanie Slayman	Brentwood	TN	37027	US	8/27/2020
Mary Jo Bove	Dayton	OH	45424	US	8/27/2020
Bryan Stewart	Franklin	TN	37069	US	8/27/2020
Anna Nangle	Franklin	TN	37067	US	8/27/2020
Amanda Baseler	Park City	UT	84060	US	8/27/2020
Lonna Horn	Franklin	TN	37064	US	8/27/2020
Anna Lynn Whitfield	Franklin	TN	37069	US	8/27/2020
Diane Caruso	Franklin	TN	37064	US	8/27/2020
Rachel Norris	Franklin	TN	37064	US	8/27/2020
Kathy Irvin	Franklin	TN	37069	US	8/27/2020
Lindsay Gurbacki	Franklin	TN	37064	US	8/27/2020
Michelle Sutton				US	8/27/2020
Don Stacy	Franklin	TN	37064	US	8/27/2020
LaDawn Jackson				US	8/27/2020
Pam Hawkins	Franklin	TN	37069	US	8/27/2020
Pamela Daugherty	Nashville	TN	37069	US	8/27/2020
Ron Billings	Franklin	TN	37069	US	8/27/2020
Nancy Norman	Franklin	TN	37064	US	8/27/2020
Cindy Thomsen	Franklin	TN	37069	US	8/27/2020
Steven Heileman	Brentwood	TN	37027	US	8/27/2020
Charlotte Burnette	Kingsport	TN	37660	US	8/27/2020
Melissa Doyle	Franklin	TN	37064	US	8/27/2020
Nancy Niemeir	Tucson	AZ	85711	US	8/27/2020
Judy Jordan	Franklin	TN	37069	US	8/27/2020
Anne Ghrist	nashville	TN	37220	US	8/27/2020
arline boyce	Saluda	NC	28773	US	8/27/2020
Wanda White	Arrington	TN	37014	US	8/27/2020
MARTIN FROST	LEBANON	TN	37087	US	8/27/2020
Carole Guthrie	Franklin	TN	37064	US	8/27/2020
Ron Fultz	Brentwood	TN	37027	US	8/27/2020
Lalie Burns	San Antonio	TX	78239	US	8/27/2020
Kyleen Ramos	Antioch	TN	37013	US	8/27/2020
Dianne Chambers	Arrington	TN	37014	US	8/27/2020
Ricki Terry	COLUMBIA	TN	38401	US	8/27/2020
Tierney Monaco	Arrington	TN	37014	US	8/27/2020
Jenny Reynolds	Arrington	TN	37014	US	8/27/2020
Mary Epps	Fairview	TN	37062	US	8/27/2020
Tammie Arroyo				US	8/27/2020
Sarina Block	Powell	OH	43065	US	8/27/2020
Chandra Zoba	Franklin	TN	37064	US	8/27/2020
Jann Beasley	Franklin	TN	37067	US	8/27/2020
Melissa Emerson	Franklin	TN	37064	US	8/27/2020
Amanda Hill	Franklin	TN	37064	US	8/27/2020

Serena Neumann	Nashville	TN	37205	US	8/27/2020
Robert Clutsam	Franklin	TN	37064	US	8/27/2020
Blaine Spitzer	Franklin	TN	37069	US	8/27/2020
Karla Swanson	Franklin	TN	37064	US	8/27/2020
Emilio Jaguande	Arrington	TN	37014	US	8/28/2020
Wendy Dunavant	Franklin	TN	37064	US	8/28/2020
Aaron Salisbury	Cambridge	MD	21613	US	8/28/2020
Wallace Smith	Saint Louis	MO	63110	US	8/28/2020
Pamela Kay Frey	Arrington	TN	37014	US	8/28/2020
Peggy Hart	Byhalia	MS	38611	US	8/28/2020
JoAnn Lincicome	Eagleville	TN	37060	US	8/28/2020
Jennifer Greene	franklin	TN	37069	US	8/28/2020
Meghan Smith	Mount Juliet	TN	37122	US	8/28/2020
Morgan Smedley	Lima	OH	45805	US	8/28/2020
Julie Eisenbeck	Nashville	TN	37221	US	8/28/2020
Cheryl Beck	Franklin	TN	37064	US	8/28/2020
Erin Ladd	Murfreesboro	TN	37129	US	8/28/2020
Amanda Ray	Buford	GA	30518	US	8/28/2020
Kay O'Connell	Franklin	TN	37064	US	8/28/2020
Pete Greene	Franklin	TN	37064	US	8/28/2020
Alma Parker	Los Angeles	CA	90059	US	8/28/2020
Stephanie Greene	Franklin	TN	37064	US	8/28/2020
Victoria DellaNoce	Franklin	TN	37064	US	8/28/2020
Carol Murphy	Franklin	TN	37064	US	8/28/2020
Lucinda Dyer	Franklin	TN	37064	US	8/28/2020
Travis West	Nashville	TN	37222	US	8/28/2020
Mary Swafford Stone	Franklin	TN	37064	US	8/28/2020
Marsha King	Lebanon	TN	37090	US	8/28/2020
Adolph Droho	College Grove	TN	37046	US	8/28/2020
Lisa Ey	Eagleville	TN	37060	US	8/28/2020
Jack Prince	Arrington	TN	37014	US	8/28/2020
KAREN HORNER	Arrington	TN	37014	US	8/28/2020
Joel Phares	Arrington	TN	37014	US	8/28/2020
Kimberly Davidson	Franklin	TN	37067	US	8/28/2020
Allen Johnston	Franklin	TN	37067	US	8/28/2020
melinda george	Arrington	TN	37014	US	8/28/2020
Candice Hart	Franklin	TN	37064	US	8/28/2020
Kristen Butler	Franklin	TN	37069	US	8/28/2020
Gwendolyn Hatch	Arrington	TN	37014	US	8/28/2020
Courtney Graham	Franklin	TN	37064	US	8/28/2020
Steve Collins	Arrington	TN	37014	US	8/28/2020
Scott Collins	Franklin	TN	37067	US	8/28/2020
Laurie Gulan	Franklin	TN	37064	US	8/28/2020
Bob Gulan	Franklin	TN	37064	US	8/28/2020
Eric Paulie Wright	Boston	MA	2132	US	8/28/2020
Andrea Robinson	Nolensville	TN	37135	US	8/28/2020
Lori Bradley	Arrington	TN		US	8/28/2020

Stacey Maljian	Arrington	TN	37014	US	8/28/2020
Vanessa Thompson	Brentwood	TN	37027	US	8/29/2020
Wendy Tolmack	Franklin	TN	37064	US	8/29/2020
Unity Duke	Kernersville	NC	27284	US	8/29/2020
Angela Landers	College Grove	TN	37046	US	8/29/2020
Shawna Zanney	Brooklyn	OH	44144	US	8/29/2020
Janine Taylor	Arrington	TN	37014	US	8/29/2020
Jeanine Garcia	Charlotte	NC	28205	US	8/29/2020
Catherine Rahe	Troy	OH	45373	US	8/29/2020
Katie Rice	Cincinnati	OH	45242	US	8/29/2020
Suzanne Alcocer	Arrington	TN	37014	US	8/29/2020
Jess Jurkowitz	Chicago	IL	60602	US	8/29/2020
Donna LaQuiere	Chicago	IL	60651	US	8/29/2020
Deana Donoho	Franklin	TN	37067	US	8/29/2020
Deena Koch	Cincinnati	OH	45248	US	8/29/2020
Kathryn Ruemler	Russiaville	IN	46979	US	8/29/2020
John Dallaire	Macomb	MI	48044	US	8/29/2020
Jamie Parsons	Franklin	TN	37064	US	8/29/2020
Jill donnelly	Loveland	OH	45140	US	8/29/2020
Heidi Oldham	Franklin	TN	37067	US	8/29/2020
John Henderson	Franklin	TN	37064	US	8/29/2020
Lee Ann McAlpine	Lebanon	OH	45036	US	8/29/2020
Justin Gilbert	Franklin	TN	37064	US	8/30/2020
L Barnett	Cincinnati	OH	45247	US	8/30/2020
Emily Blose	Bellbrook	OH	45305	US	8/30/2020
Sharon Carrington	Franklin	TN	37064	US	8/30/2020
jerry thomas	Franklin	TN	37067-2718	US	8/30/2020
Keyona Williams	Jonesboro		30238	US	8/30/2020
Amy Rosell	Lebanon	OH	45036	US	8/30/2020
Ashley Murray	Cincinnati	OH	45243	US	8/30/2020
Laurie Brewer	Nashville	TN	37222	US	8/30/2020
laura riley	Fairfield	OH	45014	US	8/30/2020
Frank Caruso	Franklin	TN	37064	US	8/30/2020
Clarke Hyde	Franklin	TN	37067	US	8/30/2020
Alexis Faulkner	Jackson	TN	38305	US	8/31/2020
David W. Taylor	Franklin	TN	37069	US	8/31/2020
Natalie Dyess	Franklin	TN	37064	US	8/31/2020
Jenna Boyte	Franklin	TN	37069	US	8/31/2020
Georgia Smith	Portland	TN	37148	US	8/31/2020
Alison Dexter	Nashville	TN	37221	US	8/31/2020
Sara Graham	Thousand Oaks	CA	91362	US	8/31/2020
Sharon Bollen	Franklin	TN	37069	US	8/31/2020
Valerie Arcuri	Nashville	TN	37222	US	8/31/2020
Caylah May	Nashville	TN	37211	US	8/31/2020
Lucy Hatcher	College Grove	TN	37046	US	8/31/2020
Stephanie Kyle	Bon Aqua	TN	37025	US	8/31/2020
Teri Parks	shelbyville	TN	37160	US	8/31/2020

Anna Wermert	Lascassas	TN	37085	US	8/31/2020
Winnie Cooper	Franklin	TN	37064	US	8/31/2020
Sandra Fox	Chicago	IL	60007	US	8/31/2020
Mindy Pearson	Nashville	TN	37211	US	8/31/2020
Rochelle Tullos	Tupelo	MS	38801	US	8/31/2020
Lindsey Giles	Eagleville	TN	37060	US	8/31/2020
Cory Hofstetter	Nashville	TN	37221	US	8/31/2020
Cassidy Wilson	Nashville	TN	37211	US	8/31/2020
Vicki Lawrence	Nashville	TN	37209	US	8/31/2020
Carol Hoffman	Watertown	TN	37184	US	8/31/2020
Aaron Hollis	Lebanon	TN	37087	US	8/31/2020
Lara Graham	Heber City		84032	US	8/31/2020
Mary Claire Crabtree	Stillwater	OK	74074	US	8/31/2020
Alexandra du Celliee Mull	Little Rock	AR	72202	US	8/31/2020
Taylor Estes	Franklin	TN	37064	US	8/31/2020
Billie Browenll	Nashville	TN	37216	US	8/31/2020
M Hilly	Hinesburg		5461	US	8/31/2020
Finn Buckley	Franklin	TN	37069	US	8/31/2020
Kelly Bonau	Nashville	TN	37205	US	8/31/2020
Lindsay Maxwell	Birmingham	AL	35217	US	8/31/2020
Eve Silverman	Moretown	VT	5660	US	8/31/2020
Alexandria Luschnath	Dover	TN	37058	US	8/31/2020
Melanie Burnley	Fulton	KY	42041	US	8/31/2020
Carol marshall	Wildersville	TN	38388	US	8/31/2020
Ted Gallina	Franklin	TN	37064	US	8/31/2020
Jennifer Mishlen	Nashville	TN	48073	US	8/31/2020
Nicole Divinnie	Lancaster	SC	29720	US	8/31/2020
James Rodkey	Spring Hill	TN	37174	US	8/31/2020
Roberta Goodman	Nashville	TN	37205	US	8/31/2020
Laurie Zurstadt	Nashville	TN	37222	US	8/31/2020
Shannon Hendrick	Nashville	TN		US	8/31/2020
Mariah Klein	Chattanooga	TN	37421	US	8/31/2020
Alisa Koken	Ardmore	AL	35749	US	8/31/2020
Cailin Schaefer	Franklin	TN	37064	US	8/31/2020
Kellee Helwig	Clarksville	TN	37043	US	8/31/2020
Lisa Sendell	Lebanon	NJ	8833	US	8/31/2020
SusAn Beaulieu	Dahlonega	GA	Dahlonega, G	US	8/31/2020
Paige Gifford	Winchester	TN	37398	US	8/31/2020
Mary Massengill	Gowanda	NY	14070	US	8/31/2020
Cindy Gilliam	Franklin	TN	37064	US	8/31/2020
Jenna Almon	Atlanta	GA	30309	US	8/31/2020
Lynne Nennstiel	Arrington	TN	37014	US	8/31/2020
Louis Blackford	Kennesaw	GA	30144	US	8/31/2020
patricia winkels	Jefferson City	TN	37760	US	8/31/2020
Mary Stone	Nashville	TN	37215	US	8/31/2020
Jenna Artache	Gulfpoet	MS	39503	US	9/1/2020
Cheryl McInnis	Oxford	MS	38655	US	9/1/2020

Morgan Clark	Smithville	TN	37166	US	9/1/2020
Hannah Frazier	Murfreesboro	TN	37129	US	9/1/2020
janet contento	Loretto	TN	38469	US	9/1/2020
Wilkie Gonwa	New Orleans	LA	70174	US	9/1/2020
Holly Tabor	Franklin	KY	42134	US	9/1/2020
Nina Wallace	College Grove	TN	37046	US	9/1/2020
Carrie Farhat	Franklin	TN	37069	US	9/1/2020
Ashley Moniz	Georgetown	KY	40324	US	9/1/2020
Zak Hassan	Buford	GA	30518	US	9/1/2020
Ellen Miller	Murfreesboro	TN	37128	US	9/1/2020
Ginger Simpson	Portland	TN	37148	US	9/1/2020
Judith Villa	New Port Richey	FL	34654	US	9/1/2020
Katelynn Collins	White House	TN	37188	US	9/1/2020
Andrea Maynard	Clarksville	TN	37040	US	9/1/2020
Kaylee Hayes	Nashville	TN	37214	US	9/1/2020
Derek Douglas	Lewisport	KY	42351	US	9/1/2020
Mary Greer	Nashville	TN	37214	US	9/1/2020
Sarah Spillane	Spring	TX	77381	US	9/1/2020
Courtney Vincent	Murfreesboro	TN	37128	US	9/1/2020
Alex Hand	Inverness	FL	34452	US	9/1/2020
John LaFon	Franklin	TN	37069	US	9/1/2020
jake hender	Cleveland		44124	US	9/1/2020
steven smereglia	Deepwater		8023	US	9/1/2020
Sharon Rothe	Morristown		7960	US	9/1/2020
Charles Jordan	Charlotte		28214	US	9/2/2020
Barbara Bays	Franklin	TN	37064	US	9/2/2020
Ruth Gonsky	Carmel		10512	US	9/2/2020
Laura Sadowski	New York	NY	10003	US	9/2/2020
Tara Murnane	Brentwood	TN	37027	US	9/2/2020
Shephard tamatha	Franklin	TN	37064	US	9/2/2020
Lacey Fleming	Pittsburgh		15241	US	9/2/2020
Michael Mattheiss	Franklin	TN	37064	US	9/2/2020
Lori Christian	Franklin	TN	37064	US	9/2/2020
Robert Lingle	Knoxville	TN	37919	US	9/2/2020
Robert Lingle Jr	Peachtree Corners	GA	30092	US	9/2/2020
Cindy Lewis	Franklin	TN	37064	US	9/2/2020
Kelly Gamble	Franklin	TN	37069	US	9/2/2020
Deanna Perry	Franklin	TN	37069	US	9/2/2020
laura yu	Franklin	TN	37069	US	9/3/2020
JennyLynn Carey	Franklin	TN	37069	US	9/3/2020
Meagan Little	Nashville		37209	US	9/3/2020
Rommel Lachapelle	Stamford		6902	US	9/3/2020
Steve Elenich	Hancock		49930	US	9/3/2020
Suzanne Talleur	Fairview		37062	US	9/3/2020
Richard Whaley	Eureka		95503	US	9/3/2020
Aaron shea	Brentwood	TN	37027	US	9/3/2020
Norm Wilmes	Yuba City		95991	US	9/3/2020

David Czarnecki	Franklin	TN	37069	US	9/3/2020
Dina Polosukhina	Franklin	TN	37067	US	9/4/2020
Maddie Ovies	Cosby	TN	37722	US	9/4/2020
Dennis Banks	Franklin	TN	37069	US	9/4/2020
Lisa Judd	Franklin	TN	37064	US	9/4/2020
Lauren Powell	Franklin	TN	37064	US	9/4/2020
Phyllis Lunn	Franklin	TN	37064	US	9/4/2020
Holly Rimmer	Franklin	TN	37069	US	9/4/2020
Ronald Hooper	Franklin	TN	37065	US	9/4/2020
Steve McBeath	Pontiac	IL	61764	US	9/4/2020
Shauntea Black	Lewistown		17044	US	9/4/2020
John Young	Franklin	TN	37064	US	9/4/2020
Mark Gregory	Simpsonville	SC	29681	US	9/5/2020
Ann Duncan	Franklin	TN	37064-9646	US	9/5/2020
Pam Chandler	Franklin	TN	37064	US	9/5/2020
Tammy A	Salt Lake City		84106	US	9/5/2020
Gabby B	New London		6320	US	9/5/2020
lydia spano	Cumberland		21502	US	9/5/2020
Michelle Conte	Belle Vernon		15012	US	9/5/2020
Sandra Haros	Phoenix		85086	US	9/5/2020
Luke Schaper	Victoria		77905	US	9/5/2020
Marielle Cedeno	South Gate		90280	US	9/5/2020
ℓιγαηηηη chisolm	Aiken		29801	US	9/5/2020
Lopez Castro	Trenton		8690	US	9/5/2020
Tere Corrales	Lake Elsinore		92530	US	9/5/2020
Rahi Patel	Greensboro		27410	US	9/5/2020
Bri l	-		90001	US	9/5/2020
Caligula Caesar	Mobile		36606	US	9/5/2020
kaydence storms	Richland		99354	US	9/5/2020
Melinda Ta	White Lake		48386	US	9/5/2020
Isabella Garcia	San Pedro		90731	US	9/5/2020
Regina Brooks	Pittsburgh		15209	US	9/5/2020
Kaylee Coomer	Shelbyville		46176	US	9/5/2020
April Blandin	Franklin	TN	37064	US	9/5/2020
Nancy Fernandez	Anaheim		92806	US	9/5/2020
Kaila Lindsey	Oakland		94602	US	9/5/2020
Elizabeth Underwood	Leesburg		34748	US	9/5/2020
Alex Bavoukian	Oakland		94610	US	9/5/2020
Kat Pal	Los Ángeles		90003	US	9/5/2020
Foster Blandford	Ridgefield		6877	US	9/5/2020
Berniya Braxton	Clarksdale		38614	US	9/5/2020
Zoubair Chaabane	Sacramento		95823	US	9/5/2020
Leslie Garcia	Antioch		37013	US	9/5/2020
William Marquez	National City		91950	US	9/5/2020
Cindy Jasper	Franklin	TN	37067	US	9/5/2020
nakelle hyppolite	Brockton		2302	US	9/5/2020
Leslie Calixto	Lake Geneva		53147	US	9/5/2020

Priscilla Tran	Sacramento		95827	US	9/5/2020
Mandy Liu	Bensalem		19020	US	9/5/2020
Hannah Koahou	Indio		92201	US	9/5/2020
Gino Hill	Chicago		60653	US	9/5/2020
Kerem Pauwels	Newton Center		2459	US	9/5/2020
Jasmine Lowtan	Woodhaven		11421	US	9/5/2020
Arla Potash	Chicago	IL	60613	US	9/5/2020
Naomi Velasco	Paso Robles		93446	US	9/5/2020
Nora Wagner	San Francisco		94131	US	9/5/2020
Kyoni Simms	Dorchester		2121	US	9/5/2020
Daisy Sanchez	San Jose		95121	US	9/5/2020
allie ochsner	Cedar Rapids		52403	US	9/5/2020
David Hundt	Plymouth		53073	US	9/5/2020
Richard Lewis	Eau Claire		54701	US	9/5/2020
Desmond Multra	Westerville		43081	US	9/5/2020
Jennifer martinez	Philadelphia		19139	US	9/5/2020
Rowan Aguilar	Nunya		91913	US	9/5/2020
Ema Paolazzi	Minneola		34715	US	9/5/2020
Zulma Villalta	Manteca		95336	US	9/5/2020
emy velez	Hartford		6114	US	9/5/2020
Laura Ceballos	Lindsay		93247	US	9/5/2020
Lilly Ember	Erie		16508	US	9/5/2020
David Garrett	Franklin	TN	37064	US	9/5/2020
Alba Madden	Portland		97217	US	9/5/2020
Jenna Long	Franklin	TN	37064	US	9/5/2020
heidi schlossberg	San Jose	CA	80122	US	9/5/2020
Clifford Naber	Franklin	TN	37067	US	9/5/2020
Maya Henderson	Franklin	TN	37069	US	9/5/2020
Emily Magid	Franklin	TN	37064	US	9/5/2020
Suzette Wimpy				US	9/5/2020
Marianne Sleep	Franklin	TN	37064	US	9/5/2020
Joe Williams	Franklin	TN	37064	US	9/5/2020
Katherine Shears	Franklin	TN	37064	US	9/5/2020
Kim Chunn	Spring Hill	TN	37174	US	9/5/2020
Zach Adams	Louisville	KY	40207	US	9/5/2020
Carol Davidson	Franklin	TN	37027	US	9/5/2020
Darrin Buswell	Thompsons station	TN	37179	US	9/5/2020
Dawn Mountain	Nashville	TN	37221	US	9/5/2020
Anne Baum	Franklin	TN	37064	US	9/5/2020
Scott Willett	Nashville	TN	37222	US	9/5/2020
Brad Curry	Columbia	TN	38401	US	9/5/2020
Lindsey Forbush	Nashville	TN	37069	US	9/5/2020
Cindy Solomon	Franklin	TN	37069	US	9/5/2020
David Price	Brentwood	TN	37027	US	9/6/2020
Roxanne Berry	Nashville	TN	37211	US	9/6/2020
William Dorsten	Franklin	TN	37064	US	9/6/2020
aiden shott	Sycamore		60178	US	9/6/2020

Becca Maggard	Winchester		40391	US	9/6/2020
Raymond Etheridge	Franklin	TN	37069	US	9/8/2020
Meaggan Niesen	Cincinnati	OH	45230	US	9/8/2020
Robert Kolb	Brentwood	TN	37027	US	9/9/2020
Tina Patton	Russellville	TN	37860	US	9/9/2020
Susan Reagan	Franklin	TN	37064	US	9/9/2020
Sarah Conner	Saint Augustine		32080	US	9/9/2020
Ronn Crowder	Winchester		40391	US	9/9/2020
Mary McAfee	Franklin	TN	37064	US	9/10/2020
vincent cherian	ronkonkoma	NY	11779	US	9/10/2020
Jason Johnson	Franklin	TN	37064	US	9/11/2020
Jennifer De Cuir	Franklin	TN	37069	US	9/11/2020
Julie Fette	Franklin	TN	37069	US	9/11/2020
Elizabeth Creed	Brentwood		37027	US	9/11/2020
Mitch Swartz	Franklin	TN	37067	US	9/11/2020
Joyce McClaran	Franklin	TN	37064	US	9/11/2020
Mel smith	franklin	TN	37069	US	9/11/2020
Kerry Finley	Franklin	TN	37069	US	9/11/2020
Jennifer Hout	Nashville	TN	37221	US	9/11/2020
Susanne Mounts	Brentwood	TN	37069	US	9/11/2020
Roger Finley	Franklin	TN	37069	US	9/11/2020
Penny Case	Whites Creek	TN	37189	US	9/11/2020
Andrea Cziprusz	NAshville	TN	37203	US	9/11/2020
William Horrell	Northridge		91325	US	9/11/2020
Tonya Shahsavari	Brentwood	TN	37027	US	9/11/2020
Sarah Bellar	Franklin	TN	37069	US	9/11/2020
Christine Ackerson	Fairview	TN	37062	US	9/11/2020
Tim McLaughlin	Franklin	TN	37064	US	9/11/2020
Damon Rogers	Franklin	TN	37064	US	9/11/2020
cora wiser	Spring Hill	TN	37174	US	9/11/2020
patti freeman	franklin	TN	37064	US	9/11/2020
Mary Baxter	Hermitage	TN	37076	US	9/11/2020
John White	Nashville	TN	37221	US	9/11/2020
Karen Varney	Chandler	AZ	85224	US	9/11/2020
Row Merchant	Lewiston		4240	US	9/11/2020
Taylor Samsel	Austin		78758	US	9/11/2020
Abigale LaMoreaux	Ypsilanti		48197	US	9/11/2020
Andi Harrison	Mesa		85205	US	9/11/2020
Allison Marie	Mckeesport		15132	US	9/11/2020
Jasmeiry Tineo	Brooklyn		11212	US	9/11/2020
Zoya Haider	Glenview		60025	US	9/11/2020
Vanessa Moreno	Franklin	TN	37064	US	9/12/2020
Sandra Reid	Shelbyville	TN	37160	US	9/12/2020
Hope Levine	Franklin	TN	37069	US	9/12/2020
Logan Greger	Beaverton		97008	US	9/12/2020
Margaret dekeyser	Columbia	TN	38401	US	9/12/2020
Martha Johnson	Franklin	TN	37069	US	9/12/2020

Elizabeth Smith	Marshall	TX		75670	US	9/13/2020
Jacob Tarplah	Philadelphia			19115	US	9/13/2020
Richard Lopez	San Jose			95120	US	9/13/2020
Klarissa Bautista	Union			7083	US	9/13/2020
Asha rupesh	Charlotte			28262	US	9/13/2020
Margie Landrigan	Hancock County	OH		45840	US	9/13/2020
Paul Zorich	Franklin	TN		37064	US	9/13/2020
Larry Rosinski	Brentwood	TN		37027	US	9/13/2020
Jane Bak	Cooperstown	NY		13348	US	9/13/2020
Richard Anthony	Franklin	TN		37064	US	9/13/2020
Thomas Landrigan	Thompson Station	TN		37179	US	9/13/2020
Helen DeBuse	Franklin	TN		37067	US	9/13/2020
Diane Light	Nashville	TN		37209	US	9/13/2020
Nan Hawkins	Franklin	TN		37064	US	9/14/2020
Mary Jaeger-Voss	Henry	IL		61537	US	9/14/2020
K. M. schaper	Brentwood	TN		37027	US	9/14/2020
Susan Slogaski	Cudahy			53110	US	9/16/2020
Deb Wilcox	Dunedin			34698	US	9/16/2020
Susan Thompson	Clearwater			33764	US	9/16/2020
Darrah Doherty	Largo			33771	US	9/16/2020
Helen Scott	Franklin	TN		37064	US	9/16/2020
joseph garie	Dayton	TN		37321	US	9/16/2020
Amy Sterling	Franklin	TN		37064	US	9/17/2020
Naomi Chapin	Franklin			37064	US	9/17/2020
Valerie O'Reilly	Dunedin			34698	US	9/17/2020
Kelly Masters	Palm Harbor			34683	US	9/18/2020
Rachael Walsh	Nyack			10960	US	9/18/2020
Ecila Jones	Media			19063	US	9/18/2020
faith bates	Wilmington			19805	US	9/18/2020
Mary Connor	Bluffton			29909	US	9/18/2020
Christopher Stimson	Akron			44313	US	9/18/2020
dara dubin	franklin	TN		37069	US	9/18/2020
Richard Peterson	Glenview	IL		60025	US	9/18/2020
Camie Rodgers	RADCLIFF			40160	US	9/20/2020
Catherine Corcoran	Brentwood	TN		37027	US	9/20/2020
Alec M	Dearborn			48124	US	9/20/2020
Carolyn Peterson	Newtown			6482	US	9/20/2020
troy vollhoffer	franklin	TN		37069	US	9/21/2020
Briana Lesesne	Chelsea	ENG	SW10		UK	9/21/2020
Del & Carolyn Bryant	Franklin	TN		37064	US	9/21/2020
Robert Walker	Franklin	TN		37069	US	9/21/2020
Katherine Stampley	Franklin	TN		37067	US	9/21/2020
Deborah Sandford	Nashville	TN		37179	US	9/21/2020
Anthony Cassiol	Franklin	TN		37064	US	9/21/2020
June Van Slyke	Franklin			37064	US	9/21/2020
Tammy Bullock	Indianapolis			46229	US	9/22/2020
Jill Ferris	Diamond Bar			91765	US	9/22/2020

Jennifer Crow				US	9/22/2020
Jamie Jansen	Albertville		55301	US	9/22/2020
Teresa Phillips Phillips-Mc	Clearwater		33763	US	9/22/2020
Karen Martin	Franklin	TN	37069	US	9/22/2020
Debbie Bauman	Nashville	TN	37215	US	9/22/2020
Lucretia Presley	Franklin	TN	37067	US	9/22/2020
Rylee Repine	Winchester		22601	US	9/22/2020
Crystal E	Pittsburg		94565	US	9/22/2020
Elizabeth Lopez	Salinas		93901	US	9/22/2020
Penelope Gray	Mesa		85209	US	9/22/2020
M. Browning	Chandler		85224	US	9/22/2020
Jonathan Bates	Ridgeland		39158	US	9/22/2020
Mary Kosin	Granville		43023	US	9/22/2020
Angel Solis	Everett		98208	US	9/22/2020
susan seifert	Sevierville	TN	37876	US	9/22/2020
Susan Welch	Nolensville	TN	37135	US	9/22/2020
Allison Grainger	Franklin	TN	37064	US	9/22/2020
Stefanie Bishop	Franklin	TN	37064	US	9/22/2020
Travis Kiger	Franklin	TN	37069	US	9/22/2020
Jessica Kiger	Franklin	TN	37069	US	9/22/2020
Courtney Mayfield	Franklin	TN	37069	US	9/22/2020
Randal Mendenhall	Rockwood	TN	37854	US	9/22/2020
Melanie Gentry	Nashville	TN	37205	US	9/22/2020
Laura Watson	Brentwood	TN	37069	US	9/22/2020
Cj Gibbs	Brentwood	TN	37027	US	9/22/2020
Jase DuRard	Franklin	TN	37064	US	9/22/2020
Lucia Opin	Arlington		76006	US	9/22/2020
Emmalee Bell	Des Moines		50301	US	9/22/2020
Ingrid Wolfe	Mira Loma		91752	US	9/22/2020
Rick Ellison	Franklin	TN	37064	US	9/22/2020
Savannah Rodas	Pacoima		91331	US	9/22/2020
Donnavin Taylor	Houston		77002	US	9/22/2020
Denise Smith	Franklin	TN	37064	US	9/22/2020
Jeffrey Miguel	Union City		7087	US	9/22/2020
Donna Farquharson	Mattapan		2126	US	9/22/2020
Andrea Molkenbur	Chicago		60639	US	9/22/2020
Caolina Canseco	Round Rock		78665	US	9/22/2020
Gloria Lewis	Brentwood		37027	US	9/22/2020
Yuliana Herrera	Scottsdale		85260	US	9/22/2020
Deborah Brothers	Franklin	TN	37064	US	9/22/2020
Debbie Powell	Nashville	TN	37211	US	9/22/2020
Samantha Van Zandberge	Manchester		37355	US	9/22/2020
sharon schasteen	aurora		80011	US	9/22/2020
Connie Mccarthy	Las Vegas		89166	US	9/22/2020
Madalyn Sweaney	Springfield		65807	US	9/22/2020
Frances Bowers	Erie		16509	US	9/22/2020
Sherry Hopkins	Newport		28570	US	9/22/2020

Geri Darden	Franklin	TN	37064	US	9/22/2020
Leslie McCullough	Nashville	TN	37211	US	9/22/2020
Anita Tilley	Brentwood	TN	37027	US	9/22/2020
Connie Stockunas	Clemson	SC	29631	US	9/22/2020
Tripp Watson	Spring Hill	TN	37174	US	9/22/2020
Crystal Saladino	Franklin	TN	37064	US	9/22/2020
Michelle Place	FRANKLIN	TN	37069	US	9/22/2020
Ann Lee	Chattanooga	TN	37415	US	9/22/2020
jordan Fay	Franklin	TN	37069	US	9/22/2020
justin netto	Franklin	TN	37069	US	9/22/2020
Julie Faster	Franklin	TN	37067	US	9/22/2020
Jim Monsor	Franklin	TN	37064	US	9/23/2020
Scott Robinson	Cedar Springs		49319	US	9/23/2020
Gail Bredemeier	Portland	OR	97225	US	9/23/2020
Terri Brown	Franklin	TN	37064	US	9/23/2020
Kim Violanti	Perrysburg		43551	US	9/23/2020
Rachel Cechovic	Franklin	TN	37064	US	9/23/2020
Julie Martin	Frederic		54837-8918	US	9/23/2020
Lev Pasikhov	Saint Petersburg		33713	US	9/24/2020
Jacqui Bradshaw	Tehachapi		93581	US	9/24/2020
Donald Kaufman	Franklin	TN	37064	US	9/24/2020
Martin Harrington	Franklin	TN	37069	US	9/24/2020
Michelle Gorski	New Port Richey		34654	US	9/24/2020
Whitney Harrington	Franklin	TN	37069	US	9/24/2020
John OLeary	Franklin	TN	37064	US	9/24/2020
David Fearing	Franklin	TN	37069	US	9/25/2020
Lydia Snipes	Franklin	TN	37069	US	9/25/2020
Jina Pendel	Franklin	TN	37069	US	9/25/2020
Rebecca Moses	Coppell		75019	US	9/25/2020
Philip Johnston	Franklin	TN	37069	US	9/25/2020
Christopher Jones	Franklin	TN	37064	US	9/25/2020
Jason Bacher	Tampa		33629	US	9/25/2020
Jeremy Fuller				US	9/25/2020
Drew Snipes	Franklin	TN	37064	US	9/25/2020
Pam McAdams	Franklin	TN	37069	US	9/25/2020
Judith Justus	Franklin	TN	37064	US	9/26/2020
Rich Marlin	Brentwood	TN	37027	US	9/26/2020
Brad Underwood	Franklin	TN	37064	US	9/27/2020
Vikki Vaeth	Franklin	TN	37064	US	9/27/2020
Will Robinson	Franklin	TN	37064	US	9/29/2020
Alissa Thurman	Wasilla		99654	US	9/30/2020
Cuppy G	Columbia		38401	US	9/30/2020
Cristina Powless	Los Angeles		90014	US	9/30/2020
Michele LaPorte	Schaumburg		60193	US	9/30/2020
Avery .	Upper Marlboro		20772	US	9/30/2020
Sam Potestas	Amarillo		79118	US	9/30/2020
Chepe Murillo	Fullerton		92833	US	9/30/2020

Lakizy Williams	Met		38127	US	9/30/2020
Melany M.G	Nashville		37211	US	9/30/2020
Akrum Badwan	Burbank		60459	US	9/30/2020
ren goodwin	Indianapolis		46219	US	10/1/2020
Maya Watkins	Phoenix		85085	US	10/1/2020
Ethan Stevens	Tampa		33611	US	10/1/2020
Airen McNeely	Santa Rosa Beach		32459	US	10/1/2020
Gem John	Fresno		93706	US	10/1/2020
Dominic Estes	Jacksonville		32218	US	10/1/2020
Danny Garcia	San Antonio		78244	US	10/1/2020
Hudson Tye	Valdosta		31602	US	10/1/2020
Jordan Hart	Homestead		15120	US	10/1/2020
Marvin Johnson	Mesa		85203	US	10/1/2020
Sabrina Elias Rodríguez	Delray Beach		33445	US	10/1/2020
Jamie O'Brien	Milton		2186	US	10/1/2020
Jacquelyn Earley	Carmichael		95608	US	10/1/2020
Kathya Medina	Los Angeles		90016	US	10/1/2020
Tony Currie	Franklin	TN	37064	US	10/1/2020
Javier Medina	Opa Locka		33054	US	10/2/2020
Donald Scott	Franklin	TN	37064	US	10/5/2020
Teresa Cox	Franklin	TN	37064	US	10/5/2020
Joseph Williams	Branson		65616	US	10/5/2020
Kevin Locke	Homestead		33032	US	10/6/2020
Allison Benham	Knoxville	TN	37922	US	10/7/2020
Nora Terrill	Salem	VA	24153	US	10/8/2020
S R				US	10/8/2020
Lindsay hahn	Nashville	TN	37221	US	10/9/2020
Brandon Oglesby	Brentwood	TN	37027	US	10/12/2020
Daniel Hays	Fishers		46037	US	10/13/2020
erica gicei	Columbus		43229	US	10/13/2020
JoAnna Shafer	Cleveland		44130	US	10/13/2020
Julia Scheiman				US	10/13/2020
Carley Tucker	Akron		44312	US	10/13/2020
Samantha Stewart	Brea		92821	US	10/15/2020
JUDITH JAGODA	TAMARAC		33319	US	10/15/2020
Harun Melkic	Manchester		3103	US	10/17/2020
Kevin Melfi	Providence		2903	US	10/18/2020
Serelda Elliot	Faber		22938	US	10/19/2020
Sarah Holihan	Franklin	TN	37064	US	10/21/2020
Karen Moore	Acton		1720	US	10/21/2020
Casey Mayell	North Royalton		44133	US	10/21/2020
Chris Dumford	Franklin	TN	37076	US	10/22/2020
Nathan Adolph	Tallmadge		44278	US	10/22/2020
Richard Algood	Franklin	TN	37069	US	10/22/2020
Elizabeth Starke	Franklin	TN	37064	US	10/24/2020
Ed McManus	Franklin	TN	37064	US	10/24/2020
Thomas Clapp	Barberton		44203	US	10/26/2020

Nora Reinke	Brentwood	TN	37027	US	10/26/2020
Christina Allen	Alexandria		22312	US	10/26/2020
Justin Kaufman	Fort Wayne		46805	US	10/27/2020
Thelma Carter	Winchester		40391	US	10/28/2020
Ida Scoggins	Cleveland	TN	37312	US	10/28/2020
Maribel Marulanda	New York		11106	US	10/28/2020
Erin M. Elson	Akron		44313	US	10/28/2020
Donna Reisinger	Norton		44203	US	10/29/2020
Pamela Burke	Anaheim		92804	US	10/29/2020
Catherine Rhew	Franklin	TN	37067	US	10/30/2020
Stephanie Bentley	Franklin	TN	37069	US	10/31/2020
Carol Hastings	Franklin		37064	US	10/31/2020
kim sissons	Brentwood	TN	37027	US	11/3/2020
Tom Morrison	Franklin	TN	37064	US	11/3/2020
Landon Story	Nashville	TN	37221	US	11/4/2020
Carolyn McGuire	Ocala	FL	34472	US	11/5/2020
Kate Bushman	Franklin	RI	37067	US	11/5/2020
Stacy McGuire	Franklin	TN	37064	US	11/6/2020
Sunny Williamson	Brentwood	TN	37027	US	11/8/2020
Grant Ellis	Franklin	TN	37064	US	11/8/2020
Deb Grant	Franklin	TN	37064	US	11/9/2020
Yosbel Perdomo	Opa Locka		33055	US	11/9/2020
Robaina Luis	Hollywood		33029	US	11/9/2020
Mary Williamson	Franklin	TN	37064	US	11/10/2020
Bill Noelting	Franklin	TN	37064	US	11/10/2020
Jorge Martinez	Homestead		33033	US	11/10/2020
Alex Taveras	College Grove	TN	37046	US	11/11/2020
Debo Morris	Franklin	TN	37064	US	11/11/2020
Jason Robledo	Franklin	TN	37064	US	11/11/2020
Kurt Ring	Franklin	TN	37064	US	11/11/2020
Missy Slover	Franklin	TN	37064	US	11/12/2020
Luanne Funk	Pine Ridge		57770	US	11/13/2020
Ashlyn Jones	Forney		75126	US	11/13/2020
Jasmine Maxwell	Waynesville		65583	US	11/13/2020
C Coleman	winston salem		27103	US	11/13/2020
Dave Orselli	Troy		48098	US	11/13/2020
Charisse Roland	Parma		44129	US	11/13/2020
Ryan Shoemaker	Las Vegas		89110	US	11/13/2020
Elizabeth Rich	Newport		2840	US	11/13/2020
Janrenelle Bull	Pomona		91767	US	11/13/2020
Anthony Scrimenti	Guilderland		12084	US	11/13/2020
riley roberts	toccoa		30577	US	11/13/2020
Angel Guajardo	Chicago		60622	US	11/13/2020
Logan Coker	Des Moines		50211	US	11/13/2020
Nijel Dubuisson	Suffern		10901	US	11/13/2020
O W	no		13245234	US	11/13/2020
Kathy Stampfer	Fort Worth		76148	US	11/13/2020

Celicia Walker	Atlanta		30316	US	11/13/2020
Raymond Berrios				US	11/13/2020
Alicia Urena	Bristol		19006	US	11/13/2020
Marc Hack	Ohio		44452	US	11/13/2020
nancy zigo	Plano		75025	US	11/13/2020
CC Beliveau	Hudson		3051	US	11/13/2020
Laura louise Quijada	Los Angeles		90029	US	11/13/2020
alan cummings	monroe		28110	US	11/13/2020
craig weber	Bruington		23023	US	11/13/2020
Lauren Wilmoth	Windsor Mill		21244	US	11/13/2020
Mykia Brown	Baltimore		21223	US	11/13/2020
Amber Henneberger	Caledonia		14423	US	11/13/2020
Kelsey Shelton	Kingsport		37664	US	11/13/2020
David Evans	Goldsboro		27534	US	11/13/2020
Brandy Potter	Kinston		28504	US	11/13/2020
Mary McCall	Franklin	TN	37064	US	11/14/2020
Ben Paty	Franklin	TN	37064	US	11/14/2020
Neely Ford	Nashville	TN	37221	US	11/15/2020
Patricia Owen	Franklin	TN	37069	US	11/16/2020
L. Potter	Franklin	TN	37064	US	11/17/2020
Dena Neece	Franklin	TN	37064	US	11/17/2020
Paula Obrien	Franklin	TN	37067	US	11/20/2020
Carol Hess	Columbus		43232	US	11/20/2020
Amy Butts	Franklin	TN	37064	US	11/21/2020
Rob Mccullough	Ellenboro	NC	28040	US	11/23/2020
Kristina Honsted	Fairview	OH	37062	US	11/24/2020
Bevely Scott	Birmingham		35214	US	12/11/2020
Gina Payne	San Marcos		78666	US	12/12/2020
debbie edge	Bristol		37620	US	12/12/2020
Dan De Yo	Yorba Linda		92886	US	12/13/2020
Leah Rowland	Clearwater		33761	US	12/15/2020
Daniel Lubliner	San Jose		95134	US	12/15/2020
JULIA BALLARD	BROOMFIELD		80021	US	12/15/2020
Lena Lefevre				US	12/15/2020
Kathleen Quinn	Midlothian		60445	US	12/15/2020
Katty George	Puyallup		98375	US	12/15/2020
Sara Allison	Boulder		80301	US	12/15/2020
Joanne Ramírez	Duluth		30096	US	12/15/2020
Roya Rico	Mission Viejo		92691	US	12/15/2020
Roxanne Bohn	Arroyo Grande		93420	US	12/15/2020
Jordan Hashemi-Briskin	Palo Alto		94306	US	12/15/2020
Kraig Schweiss	Sterling		61081	US	12/15/2020
Masha Aleskovski	El Cerrito		94530	US	12/15/2020
Terri Lawrence	San Francisco		94133	US	12/15/2020
Darrius Becton	Murfreesboro		37128	US	12/15/2020
Sharon Taylor	Algonquin		60102	US	12/15/2020
Lily Swartz	New Hope		18938	US	12/15/2020

William Mason	Porter Ranch	91326	US	12/15/2020
joanne klein	Seattle	98118	US	12/15/2020
Stephen Fanning	Colorado Springs	80918	US	12/15/2020
Lisa Ann Kelly	Santa Barbara	93101	US	12/15/2020
John Ingram	Sevierville	37876	US	12/15/2020
Kelly Taylor	Warren	48093	US	12/15/2020
Dr Beverly Griffin PhD			US	12/15/2020
samantha rosa-re	hialeah	33018	US	12/15/2020
Stefon Lira	Malibu	90265	US	12/15/2020
Suzanne Lamberg	New York	10065	US	12/15/2020
Starkesha Frazier	Euclid	44132	US	12/15/2020
Michelle Herter	Medina	44256	US	12/15/2020
Estella Flores	El Monte	91733	US	12/15/2020
Mark Cooney	Boca Raton	33433	US	12/15/2020
Steven Morris	Sharps Chapel	37866	US	12/15/2020
Rodd Delmonte	Miami	33133	US	12/15/2020
Diane Abyssinian	West Union	26456	US	12/15/2020
Angela Chaplin	Ellenton	34222	US	12/15/2020
Barbara Chapman	Brooktondale	14817	US	12/15/2020
Sarah Dean	Washington	20008	US	12/15/2020
Michael Lawrence	Harrison City	15636	US	12/15/2020
Deborah Spencer	Billerica	1821	US	12/15/2020
anne ellis	port charlotte	33952	US	12/15/2020
Lisa Schendlinger	Hamilton	8610	US	12/15/2020
McKenzie Shelton	Apo	9012	US	12/15/2020
Robert Schmidt	Lake Elsinore	92530	US	12/15/2020
Francesco Goretti	San Francisco	94133	US	12/15/2020
Faeryn Dunnigan	San Rafael	94901	US	12/15/2020
Elena Villarreal	Portland	97201	US	12/15/2020
Angel Santiago	El Monte	91732	US	12/15/2020
Paul Walker	Medford	97504	US	12/15/2020
Jaimie Gowatsky	Clifton	7011	US	12/15/2020
Sandra Mieczynski	South Windham	6266	US	12/15/2020
Ronnie Gutierrez	Torrance	90504	US	12/15/2020
Jordan Eckhart	Chicago	60652	US	12/15/2020
B Samuel Shames	Pompano Beach	33076	US	12/15/2020
Matt Thorpe	Boise	83704	US	12/16/2020
Kareem Pierre	Brooklyn	11226	US	12/16/2020
Shakayla Thomas	Compton	90220	US	12/16/2020
Matthew Adler	Naperville	60540	US	12/17/2020
Israel Weaver	Oceanside	92056	US	12/17/2020
Eid Fakhouri	San Diego	92071	US	12/17/2020
Steven David Rule	Concord	3301	US	12/19/2020
Melanie Legault	Washington	6793	US	12/19/2020
Pat Knoop	San Jose	95123	US	12/19/2020
Linda Probeck	Garland	75043	US	12/19/2020
Sharon Sears	Cambridge	2139	US	12/19/2020

Priest TV				US	12/19/2020
Perri Sussman	New York		10025	US	12/20/2020
Jacob winkfield	Cornelia		30531	US	12/22/2020
Dane Garcia	Plant Ciry		33565	US	12/27/2020
Evan Smith-Vaniz	Madison	MS	39110	US	12/28/2020
Zoya Leybin	Brentwood		37027	US	1/8/2021
Aaniyah Wright	Universal city		78148	US	1/12/2021
Alexander Smith	Chesapeake		23322	US	1/15/2021
Emily Parker	Chattanooga	TN	37415	US	1/16/2021
Justin Truong	San Francisco		94112	US	1/18/2021
Stan Ware				US	1/20/2021
Corey Meyers	Lakeland		33809	US	1/22/2021
Nancy Thelot	Maplewood		7040	US	1/23/2021
Ehab Kasasbeh	Franklin	TN	37067	US	1/25/2021
keith patterson	salem		1970	US	1/25/2021
Allen T	Montpelier		23192	US	1/27/2021
AJ Murphy	Wheaton		60189	US	2/1/2021
michele rawetzki	Wheaton		60187	US	2/1/2021
Lathan Dean	Fayetteville		37334	US	2/2/2021
Julie small	Lisle		60532	US	2/2/2021
Shawn Noonan	Wheaton		60187	US	2/2/2021
Lisa Cleary	Camden		29020	US	2/6/2021
Debbie E	Felton		19943	US	2/6/2021
Mark Eide	Palm Harbor		34684	US	2/18/2021
Rebecca Straw	St Petersburg,		33712	US	2/18/2021
Kimberly Kuhl	Largo		33773	US	2/20/2021
Mindy Sydebotham	Powell		43065	US	2/22/2021
Kaysea Rank	Tarpon Springs		34688	US	2/22/2021
Ashleigh Wiersma	Claremont		91711	US	2/22/2021
Lenville Couch	Georgetown		40324	US	2/24/2021
Jordan Byrd	District Heights		20747	US	2/24/2021
Shelby Blackburn	Franklin	TN	37064	US	2/25/2021
Jerry Martin	College Grove	TN	37046	US	2/25/2021
Peter Brolmann	Jacksonville		32224	US	2/25/2021
Shannon Harbach	Stuart		34997	US	2/25/2021
Robert Ortiz	San Francisco		94945	US	2/25/2021
Jenn Liu	Richmond		94804	US	2/25/2021
Stacey Randolph	Seattle		83864	US	2/25/2021
Shay Brymer	Long Beach		11561	US	2/25/2021
Aniris Meléndez				US	2/25/2021
lisa lopez	Providence		2906	US	2/25/2021
Anahi Barragan	Yakima		98936	US	2/25/2021
melissa jackson	Maryville		37804-2889	US	2/25/2021
Fernando Munoz	San Jose		95136	US	2/25/2021
Roger Kulp	Albuquerque	NM	87108	US	2/25/2021
Lauren Riazzi	Alburtis		18011	US	2/25/2021
Tanya Albrechr	Brentwood	TN	37027	US	2/25/2021

Heather Schadow	Palm Bay		32909	US	2/25/2021
Nina Tantillo	Lindenhurst		11757	US	2/25/2021
Catherine Guinther	Houston		77027	US	2/25/2021
Myles Wesley Kent	Vista		92084	US	2/25/2021
Wayne Darnall	Machipongo	VA	23405	US	2/25/2021
Judy Sebastian	Franklin	TN	37064	US	2/25/2021
Dale Houston	Brentwood	TN	37027	US	2/25/2021
Deb Pratt	Brentwood	TN	37064	US	2/25/2021
Diana Dison	Brooklyn	NY	11224	US	2/25/2021
James Davis	Brentwood	TN	37027	US	2/25/2021
Becky Navarro	La Puente		91744	US	2/25/2021
free gypsy	Medford		11763	US	2/25/2021
Robert Madera	Hollywood		33021	US	2/25/2021
Bryan London	Garden Grove		92845	US	2/25/2021
George Harper				US	2/25/2021
Kaila Covington	Brooklyn		11203	US	2/25/2021
Lisa Davis	Concord		94520	US	2/25/2021
itzel barrientos	Franklin Square		11010	US	2/25/2021
Scott Underwood	Chatham		62629	US	2/25/2021
Mark Phillips	Stuart		34997	US	2/25/2021
Lisa Hurd	Wichita		67216	US	2/25/2021
Holly Caudillo	Aurora		80015	US	2/25/2021
Phillip Johnson	Port Orchard		98367	US	2/25/2021
Kenneth Lawton	Ephrata		17522	US	2/25/2021
Aliviah Rainwater	Lecanto		34461	US	2/25/2021
Elly Granger	Marietta		30062	US	2/25/2021
Carl Davis	Hawthorne		32640	US	2/25/2021
Cindy Criscuolo	Franklin	TN	37064	US	2/25/2021
Rylee Price	Charleston		29414	US	2/25/2021
Grant Neuhaus	Fort Wayne	IN	46845	US	2/25/2021
Cleve Murphy	Franklin	TN	37064	US	2/25/2021
Addi Sellers	Springfield		22152	US	2/26/2021
Regina Lenczowski	Dickson	TN	37062	US	2/26/2021
Shaday Berrios	Brownwood		76801	US	2/26/2021
Linda Renc	Safety Harbor		34695	US	2/27/2021
Kiefer Mansfield	Pittsburgh		15210	US	2/28/2021
Alana larion	East Lansing		48823	US	2/28/2021
Miranda Wincek	Orlando		32808	US	3/1/2021
Hilda Colson	Fort Lauderdale		33328	US	3/1/2021
Veanna Au	Chino Hills		91709	US	3/2/2021
scott orourke	Orlando		32811	US	3/2/2021
Jen Hass	Baldwinsville		13027	US	3/4/2021
Frida Rivera	Houston		77035	US	3/4/2021
Shannon Leitner	Edwardsville		62025	US	3/5/2021
BLEUDA MATTHEWS	Chester		23831	US	3/5/2021
Toni Hamilton	Detroit		48	US	3/6/2021
David Ball	New Orleans		70116	US	3/7/2021

Stephanie Horseman	Salisbury		21801	US	3/9/2021
karen brown	Tarpon Springs		34689	US	3/10/2021
jennifer bombay	Newport News		23602	US	3/10/2021
Deborah Schuster	Tarpon Springs		34689	US	3/13/2021
Amanda Hickman	Palm Harbor		34683	US	3/13/2021
Frank Garcia	Fort Lauderdale		33317	US	3/15/2021
Patricia Garrison	Tampa		33615	US	3/15/2021
M Pham	Washington		20001	US	3/16/2021
Raquel Montero	Westfield		7922	US	3/16/2021
Pete Woodring	Park City		84098	US	3/16/2021
Alejandro Fernandez	Miami		33186	US	3/16/2021
Florbela Morais Ferreira	Aveiro		3800-360	US	3/16/2021
William Donaghey	Baldwinsville		13027	US	3/16/2021
Rashmi Tiwana	Leesburg		20175	US	3/16/2021
Brittany Kitchens	Atlanta		30339	US	3/19/2021
Kimberly Fisher	Birmingham	AL	35211	US	3/21/2021
Birgül Aslan	Istanbul			US	3/22/2021
Jeremiah Smith	Winter Haven		33884	US	3/22/2021
dundee horn	Holiday		34691	US	3/22/2021
Jacobi Smith	Ukiah		95482	US	3/22/2021
Steven Beers	Willits		95490	US	3/22/2021
Renee Delu	Las Vegas		89101	US	3/23/2021
Dale Gilbert	Baltimore		21201	US	3/23/2021
Katrina Tiabo	Suwanee	GA	30024	US	3/24/2021
Heather Roderick	New Port Richey		34652	US	3/25/2021
Cynthia Allen	Lawre		30043	US	3/28/2021
Devin Phillips	Franklin	TN	37069	US	3/29/2021
Rollin Jackson	Alpharetta		30004	US	3/30/2021
Natalya Davis	Atlanta		30342	US	3/31/2021
Yanira Sanchez	Miami		33130	US	3/31/2021
Janet Ginepro	Monroe		48162	US	3/31/2021
Lisa Strand	Carbondale		81623	US	3/31/2021
Steven Morris	Sharps Chapel		37866-1897	US	4/1/2021
Lorna Hardt	Gladwyne		19035	US	4/2/2021
x x	u		d	US	4/4/2021
Brionna Ehlenbach	Darlington		29532	US	4/6/2021
Edward Cristal	Los Altos		94024	US	4/9/2021
Agim Demirovski	Staten island		10310	US	4/10/2021
Mai Yumi	Honolulu		96826	US	4/15/2021
Stephanie Gaither	Greenwood		46142	US	4/17/2021
Justin Sweeney	Fort Lauderdale		33319	US	4/17/2021
Antoinette Diricco	Miami		33126	US	4/17/2021
Karen West	Fort Lauderdale		33319	US	4/17/2021
Trisha Quintana	Fort Lauderdale		33309	US	4/18/2021
Randall Vipperman	Holiday		34690	US	4/21/2021
Jossie Montenegro	Miami		33196	US	4/21/2021
Steve Aburto	Miami		33177	US	4/21/2021

Sophie Oril	Lancaster		93536	US	4/22/2021
maddie taylor	Woodstock		6281	US	4/24/2021
Ane Leopoldina	Greenville		29607	US	5/3/2021
Tarez Ramsey	Davie		33324	US	5/5/2021
Seida Feliu	Miami		33143	US	5/6/2021
Marcia Bever	Palo Alto		94301	US	5/7/2021
Sam Thompson	Hollywood		33026	US	5/7/2021
SONIA MILLER	Miami		33196	US	5/7/2021
M Baldacci	Miami		33196	US	5/7/2021
Adam Thomas	Palm Harbor		34683	US	5/16/2021
Christopher Williams	Sanford		27330	US	5/17/2021
Deborah Willette	Greencastle		46135	US	5/17/2021
Nancy Hintz	Winchester		40391	US	5/18/2021
Mabel Acosta	Miami		33175	US	5/19/2021
Hiland Langhans	Franklin	TN	37064	US	5/24/2021
Amy Smith	Franklin	TN	37069	US	5/25/2021
Doreen Cole	Palatine		60067	US	5/28/2021
Rosemarie Roth	miami		33156	US	5/29/2021
Vivian Da Silva	Miami		33186	US	6/1/2021
Nicole Prieto	Miami		33187	US	6/2/2021
Lacey Boyd	Dahlonega		30533	US	6/8/2021
Ane Leopoldina	Fayetteville		28314	US	6/9/2021
NICOLETTE MAIGNANT	Waterbury		6708	US	6/9/2021
Elizabeth Floersch	Goodlettsville		37072	US	6/9/2021
Shaman Drew	Nashville	TN	37209	US	6/11/2021
PaulaMay Galasso	Mc Ewen	TN	37101	US	6/12/2021
Linda Horecka	Franklin	TN	37067	US	6/14/2021
Alejandro Crespo	Miami		33186	US	6/15/2021
Betty Hall	Franklin	TN	37064	US	6/15/2021
Victoria Garretson	Franklin	TN	37064	US	6/20/2021
Heidy Garcia	Miami		33177	US	6/21/2021
Carol Faust	Franklin	TN	37069	US	6/21/2021
Paula Smith	Franklin	TN	37064	US	6/21/2021
Rhonda Hunter	Franklin	TN	37064	US	6/21/2021
Josette Kelly	Franklin	TN	37064	US	6/21/2021
Joseph Williams	Franklin	TN	37064	US	6/21/2021
Beth Sadowski	Franklin	TN	37064	US	6/21/2021
Tracy Scrima	Bladensburg	MD	20710	US	6/21/2021
Sandra Waters	Springdale	AR	72764	US	6/21/2021
Linda Goodwin	Shelbyville	TN	37160	US	6/21/2021
Cris DeBord	Franklin	TN	37064	US	6/21/2021
Donna Smith	Bedford		24523	US	6/21/2021
Richard McConnell	Olympia Fields		60461	US	6/21/2021
Barbara Vidana	Monroe		30655	US	6/21/2021
Daniel Coxson	Olney	MD	20832	US	6/21/2021
Janet Marineau	Bristol		6010	US	6/21/2021
Katie Greer	Lodi	WI	53555	US	6/21/2021

Guy Boye	Franklin	TN	37064	US	6/21/2021
Bob Dale	Franklin	TN	37064	US	6/21/2021
Barbara Wyer	Franklin	TN	37064	US	6/21/2021
Sharon Bollen	Franklin	TN	37069	US	6/21/2021
Megan Naumovski	Price	UT	84501	US	6/21/2021
Cathy Willis	Brentwood	TN	37027	US	6/21/2021
Joe Greer	Lodi	WI	53555	US	6/21/2021
Felicity Tidwell	Franklin	TN	37069	US	6/21/2021
Clare Maness	Franklin	TN	37064	US	6/21/2021
Stephen Grand	Franklin	TN	37064	US	6/21/2021
Donna Park	Brentwood	TN	37027	US	6/21/2021
Thomas Gredig	Maryville		37803	US	6/21/2021
Illana Lutz	Phoenix		85001	US	6/21/2021
Mino Truong	Boston		2124	US	6/21/2021
suzanne schultz	Franklin	TN	37064	US	6/21/2021
Chris Chan	Daly City		94015	US	6/21/2021
Sullivan Hawkey	Nokesville		20181	US	6/21/2021
LALEH Mil	Reston		20191	US	6/21/2021
Maria Monsalve	Kissimmee		34746	US	6/21/2021
Gary Snedden	Elk Grove		95624	US	6/21/2021
Aidenlee Smiddy	Berlin		08009-1182	US	6/21/2021
Itz Cookie	Cleveland		44120	US	6/21/2021
Tammi Ash.	Reston		20191	US	6/21/2021
Marcine McBride	West Babylon	NY	11704	US	6/21/2021
Makennah Dodd	Lake Charles		70611	US	6/21/2021
Callie Jansen	Billings		59102	US	6/22/2021
John Hollinz	Dallas		75247	US	6/22/2021
Jennifer Hunt	Santa Barbara		93110	US	6/22/2021
Krystal Huesmann	Franklin	TN	37064	US	6/22/2021
Sophie Tan	Murfreesboro		37130	US	6/22/2021
Alison Grisso	Franklin	TN	37064	US	6/22/2021
Linda Sansone	Franklin	TN	37064	US	6/22/2021
Jerome Brewer	Birmingham	AL	35205	US	6/22/2021
Elizabeth Fuller	Atlanta	GA	30338	US	6/22/2021
Kimberly Durfee	Nevada	TX	75173	US	6/22/2021
Zachary Hazel	Lindale		75771	US	6/22/2021
Irrissa Semler	Minneapolis		55426	US	6/22/2021
Daniel O'Brien	MILTON		12547	US	6/22/2021
Nafeesa Mateen	Houston		77091	US	6/22/2021
Ann Lynn	Tennessee		40311	US	6/22/2021
Camilla Klimkowski	Falls Church		22043	US	6/22/2021
Justin Parris	Shirley		11967	US	6/22/2021
candy miller	Limestone		37681	US	6/22/2021
Meilyn Lopez	Brooklyn		11237	US	6/22/2021
Chris Nubelo	Ocoee		34761	US	6/22/2021
Hannah Iler	Monrovia		91016	US	6/22/2021
Jake Gotlin	Towson		21286	US	6/22/2021

Ryleigh Green	Niceville		32577	US	6/22/2021
Lucy Vargas	Westfir		97492	US	6/22/2021
Curtis Clarke	Peoria		85383	US	6/22/2021
Laura Douglas	Brentwood	TN	37027	US	6/22/2021
Penny Core	Franklin	TN	37064	US	6/22/2021
Mike Baccash	Lombard	IL	60148	US	6/22/2021
Marci Adams	Franklin	TN	37064	US	6/22/2021
Freddy Ceruti	Tulsa		38002	US	6/22/2021
Sammy Chavez	Highland		92346	US	6/22/2021
emma black				US	6/22/2021
Kristopher Lange	Franklin	TN	37069	US	6/23/2021
Shawn Patterson	Franklin	TN	37069	US	6/23/2021
Carl Jones	Madison	TN	37115	US	6/23/2021
Jesse Tumblin	Brentwood	TN	37027	US	6/23/2021
Elizabeth Mitchell	Brentwood	TN	37027	US	6/23/2021
Christi Spain	Franklin	TN	37069	US	6/23/2021
Lamonique Allen				US	6/23/2021
Hazel Marentette	Traverse City		49684	US	6/23/2021
Elena Phillips	Gobles		49055	US	6/23/2021
Nessie Noyes	Seattle		98103	US	6/23/2021
Patrick W. Mulligan	Mims		32754	US	6/23/2021
barbara bemis	Manchester		3104	US	6/23/2021
Valerie Leonard	monroe	NJ	8831	US	6/23/2021
Addison Decker	St clair shores		48236	US	6/23/2021
Marty Reza	Las Vegas,		89030	US	6/23/2021
Shawn Ware	Baltimore		21230	US	6/23/2021
Joseph & Ruthann Szycho	Buffalo		14219	US	6/23/2021
Ka'Von Smith	Dayton		45417	US	6/23/2021
Deena Ouadia	Garner		27529	US	6/23/2021
David Nunes	Santa Barbara		93103	US	6/24/2021
Jordan Beaird	Franklin	TN	37069	US	6/25/2021
Erik Socha	Easton		18042	US	6/25/2021
BETH PRICE	Franklin	TN	37064	US	6/26/2021
Carole Arends	Franklin	TN	37064	US	7/4/2021
Kylan Southern	Claremore		74019	US	7/7/2021
Yasmine Horton	Bessemer		35020	US	7/9/2021
Vanessa Stacey	Florence		29501	US	7/9/2021
Janet Curtis				US	7/10/2021
Edye Bisagno	Franklin	TN	37064	US	7/13/2021
Taylor E	Fort Worth		76133	US	7/14/2021
Pamela Holbert	Tucson	AZ	85711	US	7/14/2021
Kathie Boley	Portland		97221	US	7/14/2021
Alicia Marte	North Brunswick		8902	US	7/14/2021
Beverly Speake	Franklin	TN	37064	US	7/25/2021
Sophie Giedraitis	Boston		1922	US	8/1/2021
Steve Sweet	Mayslick		41055	US	8/10/2021
Manju Carrow	Franklin	TN	37067	US	8/24/2021

brian sissons	Brentwood	TN	37027	US	9/9/2021
Gerard Kalbfell	Franklin	TN	37067	US	9/9/2021
Phillip Porch	Brentwood	TN	37027	US	9/9/2021
Judith Wall	Brentwood	TN	37027	US	9/9/2021
Sherri Clark	Franklin	TN	37027	US	9/9/2021
Dana Sullivan	Franklin	TN	37064	US	9/9/2021
Kimbra Krafft	Franklin	TN	37067	US	9/9/2021
Karen Smith	Franklin	TN	27067	US	9/9/2021
David Pigg	Franklin	TN	37064	US	9/9/2021
Mark Anderson	Franklin	TN	37067	US	9/9/2021
Lena Powers	Brentwood	TN	37027	US	9/9/2021
Scott Turley	Franklin	TN	37067	US	9/9/2021
Patty Canter	Franklin	TN	37064	US	9/10/2021
Ginger Shirling	Arrington	TN	37014	US	9/10/2021
Jesse Davis	College Grove	TN	37046	US	9/10/2021
Roseanne Havron	La Vergne	TN	37086	US	9/10/2021
Bette Ray	Fort Lauderdale	FL	33302	US	9/10/2021
Cruz Barragan	Franklin	TN	37064	US	9/10/2021
Leigh Walker	Franklin	TN	37067	US	9/10/2021
Sheryl Blair	Franklin	TN	37064	US	9/10/2021
Richard Kenmuir	Brentwood	TN	37027	US	9/10/2021
Steve Stradtman	Nolensville	TN	37135	US	9/10/2021
Eric Moore	Brentwood	TN	37027	US	9/10/2021
Bill Hark	Franklin	TN	37067	US	9/10/2021
Lynn Kellogg	Franklin	TN	37064	US	9/10/2021
Penny Ehrlich	Franklin	TN	37067	US	9/10/2021
Nancy Burke	Franklin	TN	37067	US	9/10/2021
Lani Liehr	Franklin	TN	37014	US	9/10/2021
Susan Parsons	Franklin	TN	37064	US	9/10/2021
Karen Dambach	Franklin	TN	37027	US	9/10/2021
John Hoffman	Spring Hill	TN	37174	US	9/10/2021
Linnea Wells	Nashville	TN	37214	US	9/10/2021
Mark Farmer	Cleveland		37323	US	9/10/2021
Peggy Zukas	College Grove	TN	37046	US	9/10/2021
Katie Woodcock	Franklin	TN	37064	US	9/10/2021
Allison Robison	Mount Juliet	TN	37122	US	9/10/2021
tena bosworth	Brentwood	TN	37027	US	9/10/2021
Harmoney Evans	Canton		44705	US	9/10/2021
Cheryl Collum	Brentwood	TN	37027	US	9/10/2021
Patrick Camm	Knoxville	TN	37917	US	9/10/2021
Jeri Sutton	Brentwood	TN	37027	US	9/10/2021
Merylin Drinkard	Brentwood	TN	37027	US	9/10/2021
Ann White	Brentwood	TN	37027	US	9/10/2021
Dick Broadway	Brentwood	TN	37027	St. Pier	9/10/2021
Tyler Wingo		GA		US	9/10/2021
Malgorzata Lovett	Brentwood	TN	37027	US	9/10/2021
Sarah Critchlow	Franklin	GA	37064	US	9/10/2021

Barbara Layden	Franklin	TN		37067	US	9/10/2021
Joshua Standiford	Lake Zurich			60047	US	9/10/2021
Missy Crosson	Atlanta	GA		30303	US	9/10/2021
Rey Martinez	Ashburn			20148	US	9/10/2021
Andrew Varipapa	Rehoboth			19904	US	9/10/2021
Haley Wells	Auburn	AL		36830	US	9/10/2021
Heather Wells	Franklin	TN		37064	US	9/10/2021
Heidi Geib	Franklin	TN		37064	US	9/10/2021
Janet Harris	Franklin	TN		37064	US	9/10/2021
Kylene Haskins	Franklin	TN		37064	US	9/10/2021
Jeanne Marie Williams	Franklin	TN		37064	US	9/10/2021
Lori Akers	Franklin	TN		37064	US	9/10/2021
Jerrie King	Franklin	TN		37064	US	9/11/2021
Judy Skeen	Nashville	TN		37201	US	9/11/2021
Tania Celso	Brentwood	TN		37027	US	9/11/2021
Sherie ODonohue	Franklin	TN		37064	US	9/11/2021
Melissa Red	Franklin	TN		37069	US	9/11/2021
Katie Price	Franklin	TN		37064	US	9/11/2021
Mandi Peters	Franklin	TN		37064	US	9/11/2021
Connie Hartman	Franklin	TN		37067	US	9/11/2021
Kelly Gunter	Franklin	TN		37064	US	9/11/2021
Lynne Hutson	Louisville	KY		40219	US	9/11/2021
Tony Marino	Scottsdale			85260	US	9/11/2021
Suzanne Peters	Knoxville			37934	US	9/11/2021
Kimberly Warren	Collierville			38017	US	9/11/2021
Mindy Spanier	Chattanooga	TN		37405	US	9/11/2021
Mark Farrington	Brentwood	TN		37027	US	9/11/2021
Briona Justice	Wise			24293	US	9/11/2021
Jenie Ferguson	Thompsons Station	TN		37179	US	9/11/2021
Jaldilene Pena	Pompano Beach			33069	US	9/11/2021
Karen Wheatley	Brentwood	TN		37027	US	9/11/2021
WILLIAM ARROWOOD	Franklin	TN		37064	US	9/11/2021
Dylan Lunderville	Eau Claire			54703	US	9/11/2021
Marsha Comstock	Franklin	TN		37064	US	9/11/2021
Dennis Brink	Franklin	TN		37064	US	9/11/2021
Katrina Christian	Franklin	TN		37064	US	9/11/2021
Sherrie Davidson	Franklin	TN		37069	US	9/11/2021
April Marshall	Vancouver			98682	US	9/11/2021
Lindsay White	Brentwood	TN		37027	US	9/11/2021
Tyler McAfee	Franklin	TN		37064	US	9/11/2021
Kenneth Holt	Franklin	TN		37064	US	9/11/2021
Justin Conley	Lebanon	TN		37064	US	9/11/2021
Kristin Barlowe		GA			US	9/11/2021
Micail Samiere	Franklin	TN		37067	US	9/11/2021
Titania Villarreal	Grand Prairie		Idk		US	9/12/2021
TRUDY ROSIN	Franklin	TN		37064	US	9/12/2021
rileigh connors	Roxbury			2119	US	9/12/2021

Michael Cook	Desert Hot Springs		92240	US	9/12/2021
Sarah Jennings	Plymouth	MA	2360	US	9/12/2021
Kayla Lopez	Laredo		78045	US	9/12/2021
Jenn Ward	Franklin	TN	37069	US	9/12/2021
Lisa Peebles Chagnon	Nashville	TN	37221	US	9/12/2021
Kate Limbaugh	Franklin	TN	37064	US	9/12/2021
April Tucker	Brentwood	TN	37027	US	9/12/2021
Cathy Baughn	Brentwood	TN	37027	US	9/12/2021
Amanda Shein	Franklin	TN	37069	US	9/12/2021
Tayla Evans	Everett		2149	US	9/12/2021
Janis Tucker	Bowling Green		42101	US	9/12/2021
Russell McDonald Jr	Garden Grove		92840	US	9/12/2021
Tahlia Elkin	New Paltz		12561	US	9/12/2021
Ava Pistacchio				US	9/12/2021
Allison Koenig	Franklin	TN	37064	US	9/12/2021
Joni Wilson	Bellevue	TN	37221	US	9/12/2021
Lauren Healy	Franklin	TN	37064	US	9/12/2021
James A Elliott jr	Stoddard	NH	3464	US	9/12/2021
Matthew Mckearney	Ludlow	VT	5149	US	9/12/2021
Ashley Segner	Franklin	TN		US	9/13/2021
Cindy Neri	Thompsons Station	TN	37179	US	9/13/2021
Susan Gore	Brentwood	TN	37027	US	9/13/2021
Billie Colton	Franklin	TN	37069	US	9/13/2021
Stephanie Sutton	Franklin	TN	37064	US	9/13/2021
Zita Hopgood				US	9/13/2021
Holly Rimmer	Franklin	TN	37064	US	9/13/2021
Lisa Bascomb	College Grove	TN	37046	US	9/13/2021
Holly Buchanan	Fontana	CA	92336	US	9/13/2021
i cup	Miami		33185	US	9/13/2021
Amy Uribarri	Franklin	TN	37064	US	9/13/2021
Marty Clancy	Eagleville	TN	37060	US	9/13/2021
Leslie Crowder	Columbia	TN	38401	US	9/13/2021
Lois McAlister	Franklin	TN	37064	US	9/13/2021
Ken Berthelot	Brentwood	TN	37027	US	9/13/2021
Sheila Looney	Thompsons Station	TN	37179	US	9/13/2021
Jason Alexander	Franklin	TN	37069	US	9/13/2021
Ashley Potts	Franklin	TN	37069	US	9/13/2021
Kyle Reed	Brentwood	TN	37027	US	9/13/2021
Denise Carpentier	Franklin	TN	37064	US	9/13/2021
Gerald Chambers	Brentwood	TN	37027	US	9/13/2021
Leslie Angel	FRANKLIN	TN	37069	US	9/13/2021
Douglas McGowan	Franklin	TN	37069	US	9/13/2021
Andrea Stuart	Franklin	TN	37064	US	9/13/2021
Paula McGowan	Franklin	TN	37064	US	9/13/2021
Kendall Adkins	Franklin	TN	37069	US	9/13/2021
Caroline Stuart	Franklin	TN	37069	US	9/13/2021
Dana Swaffer	Gallatin	TN	37066	US	9/13/2021

Carole Shean	Brentwood	TN	37027	US	9/13/2021
Ashley Adkins	Franklin	TN	37069	US	9/13/2021
Ann Hargrove	Franklin	TN	37064	US	9/13/2021
Jennifer Stone				US	9/13/2021
Scott Layden	Franklin	TN	37069	US	9/13/2021
Logan Downs	Glen Mills		19342	US	9/13/2021
Jessica Engholm	Franklin	TN	37068	US	9/13/2021
Saray Sánchez	San Juan			US	9/13/2021
Ryan O'Nan	Nashville	TN	37203	US	9/13/2021
William Howard	Franklin	TN	37069	US	9/13/2021
Trayonna Davis	Boston		6519	US	9/14/2021
Justine DeJesus	Ozone Park		11417	US	9/14/2021
william stewart	Brentwood	TN	37027	US	9/14/2021
Dara Hartigan	Pensacola		32503	US	9/14/2021
Addison Manning	Flat Rock		48134	US	9/14/2021
Karin Russell	Stony Point		10980	US	9/14/2021
Berenice De La Cruz	Dallas		75407	US	9/14/2021
Tiffany Foy	Brentwood	TN	37027	US	9/14/2021
Oliver Garner	Maryville		37803	US	9/15/2021
Frank Leon	Bronx		10453	US	9/15/2021
Natalie Griffith	Franklin	TN	37069	US	9/15/2021
Camille Small	Franklin	TN	37064	US	9/15/2021
Kevin Gallagher	Oakland Park		33334	US	9/15/2021
Colten Ryan	Chattanooga		37419	US	9/15/2021
Pat Shade	Franklin	TN	37069	US	9/15/2021
Karen Richards	Brentwood	TN	37027	US	9/15/2021
Kayla O'Nan	Franklin	TN	37069	US	9/15/2021
F Arnold	Franklin	TN	37064	US	9/16/2021
Gary Herr	Franklin	TN	37069	US	9/24/2021
Stacy Matthews	Dickson	TN	37055	US	9/25/2021
Marilyn Sutcliffe	Nashville	TN	37221	US	9/25/2021
Jennifer Murray	Saint Louis		63130	US	9/26/2021
Charis Hackman	Elmont		11003	US	9/26/2021
Luke S	Mt Joy		17552	US	9/26/2021
lula cz	Tullahoma		37388	US	9/26/2021
Elena Martinez	Long beach		90805	US	9/26/2021
Ashley Jimenez	El Paso		79903	US	9/26/2021
Claire Jones	Brentwood	TN	37027	US	9/27/2021
Jennifer Calandrillo	Franklin	TN	37069	US	9/28/2021
Jennifer Conley	Franklin	TN	37069	US	9/28/2021
Jennifer Morris	Franklin	TN	37064	US	9/29/2021
Mike Rice	Franklin	TN	37064	US	9/29/2021
Mark Zukas	Miami	FL	33166	US	9/30/2021
Brian Kemle	Huntsville	AL	35805	US	9/30/2021
Stacy Davidson	Franklin	TN	37064	US	10/1/2021
S Brasher	Franklin	TN	37069	US	10/2/2021
Canyon Lukasiak	Brentwood	TN	37027	US	10/4/2021

Leslie Bishop	franklin	TN	37064	US	10/4/2021
Michael Bishop	Franklin	TN	37069	US	10/4/2021
Marialuna Schreiner Cintron				US	10/4/2021
cameron miri	West Bloomfield		48322	US	10/4/2021
Bellanira Tiguila	Los Angeles		90041	US	10/5/2021
Nicole C	Philadelphia		19147	US	10/5/2021
Bill Hardgrove	Denver		80226	US	10/5/2021
Valerie Clark	Lakewood		80226	US	10/5/2021
Genessis Zuniga	Granada Hills		91344	US	10/9/2021
Matthew Giron	Los Angeles		90009	US	10/9/2021
Joseph Danner	Dayton		45432	US	10/9/2021
Melanie Coley	Mobile	AL	36693	US	10/9/2021
Alannah Baker	Winthrop		13697	US	10/9/2021
Laura Smith				US	10/9/2021
Thomas Smith	Franklin	TN	37064	US	10/9/2021
Caleb Pickering	Cape Coral		33990	US	10/9/2021
christine farris	Dalton		30721	US	10/9/2021
Zoey Sengadara				US	10/9/2021
Susan Ulloa	Crestline		92325	US	10/9/2021
APRIL VAUGHAN	Sarasota		34276	US	10/9/2021
Kt Hertfelder	Ballwin		63011	US	10/9/2021
Carol Capwell	Upperco		21155	US	10/9/2021
Phyllis Drake	Auburn		42206	US	10/9/2021
Mike Smith	Franklin	TN	37064	US	10/10/2021
david rooker	Rockford		49341	US	10/10/2021
Frank E. Thomas	Perrysburg		43551	US	10/10/2021
Lusi Kauvaka	Honolulu		96805	US	10/10/2021
Liam Hampton	Las Vegas		89117	US	10/10/2021
Jessica Balsamo	Massapequa Park		11762	US	10/10/2021
Cimmeron Merchant	Logan		84341	US	10/10/2021
Alyssa Rubio	Lake in the Hills		60156	US	10/10/2021
isreal rodriguez	ocala		34472	US	10/10/2021
Samantha Garner				US	10/10/2021
Melissa Barrera	New York		10023	US	10/10/2021
Christopher Adams	Washington		20011	US	10/10/2021
stef savastio	Philadelphia		19142	US	10/10/2021
Zachary Cameron	Chicago		60504	US	10/10/2021
Amanda LeQuear	Klingerstown		17941-9650	US	10/10/2021
Jennifer Castro	Corona		92880	US	10/10/2021
Kayla Valdez	Española			US	10/10/2021
Mokelle Hines	Atlanta	GA	30344	US	10/10/2021
Natasha Richardson	Garland		75043	US	10/10/2021
Angela Mokarapiromya	Riverside		92521	US	10/10/2021
Grayson Hudson	Green Ridge		65332	US	10/10/2021
Edward Jones	New Braunfels		78130	US	10/10/2021
William Harris	Oliver Springs		37840	US	10/10/2021
Jackie Santullo	Alexandria		22309	US	10/10/2021

rosemary torossian	Sherman Oaks		91423	US	10/10/2021
pamelakop@gmail . com	skye5155			US	10/10/2021
Jennifer Kellar	Caliente		89008	US	10/11/2021
Mirian Machuca	Hayward		94541	US	10/11/2021
Julie Reilly	Denver		80220	US	10/11/2021
Matt Huesmann	Franklin	TN	37064	US	10/11/2021
Nick Valentin	Paso Robles		93446	US	10/11/2021
Kenny Kruger	North Webster		46555	US	10/11/2021
Diane Wright	Franklin	TN	37069	US	10/11/2021
Kris Fields	Elmira		14901	US	10/11/2021
Steven Carrell	Kansas City		64116	US	10/11/2021
Cheyanne Kick	Gardendale		35071	US	10/11/2021
Lee Abbott	Alexandria		22305	US	10/11/2021
Melanie Johnson	Las Cruces		88005	US	10/11/2021
Josh Webb	Franklin	TN	37064	US	10/11/2021
Harold Wright	Franklin	TN	37064	US	10/11/2021
Randi Justin	Fort Lauderdale		33319	US	10/12/2021
anna lazarz	Oak Lawn		60453	US	10/12/2021
Ry Codiamat	Santee		92071	US	10/12/2021
Annika Jaglan	Ann Arbor		48103	US	10/12/2021
Taylor Andrews	Gardiner	ME	4345	US	10/12/2021
Kepu Haupu	Mililani		96789	US	10/12/2021
Natali Perez	Morristown		7960	US	10/13/2021
elizabeth septer	Wilton		52778	US	10/13/2021
libby garofalo	brooklyn	NY	11214	US	10/13/2021
Stephanie Falkowski	Voorhees		8043	US	10/13/2021
Jennifer Deits	Franklin	TN	37069	US	10/13/2021
Matthew Miller	Brentwood	TN	37027	US	10/24/2021
Lee Miller	Franklin	TN	37069	US	10/24/2021
Jonathan Adair	Franklin	TN	37064	US	2/21/2022
Corinne Wombacher	Murfreesboro	TN	37128	US	2/21/2022
Jonathan Dykstra	Franklin	TN	37069	US	2/21/2022
Jaime Puffer	Frankin	TN	37069	US	2/21/2022
Tim McCorkle	Franklin	TN	37064	US	2/21/2022
Andrea Dykstra	Franklin	TN	37069	US	2/21/2022
JOSEPH WALDRUP	FRANKLIN	TN	37067	US	2/21/2022
Neal Rigsby	Franklin	TN	37069	US	2/22/2022
Liset Rodriguez	Waterbury		2163	US	2/22/2022
Frederick Gonzalez	Nashville	TN	37204	US	2/22/2022
Chris Dingman	Brentwood	TN	37027	US	2/22/2022
Tate Tucker	Franklin	TN	37064	US	2/22/2022
John Sullivan	Franklin	TN	37064	US	2/22/2022
Heather Beard	Thompson's Station	TN	37179	US	2/22/2022
Julie Fast	College Grove	TN	37046	US	2/23/2022
Maddy Redican	Scranton		18509	US	2/23/2022
Falcon Knight	Brooklyn	NY	11226	US	2/23/2022
Jan Rodney	fort jones		96032	US	2/23/2022

Name	City	State	Postal Cod	Country	Commented Date	Comment
Kathy Webber	Franklin	TN	37067	US	8/17/2020	"Altering 54 acres of floodplain to build a dense community will endanger all living in the area."
Kathy Webber	Franklin	TN	37067	US	8/17/2020	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pined in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."

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Caroline Bradshaw	Nashville	TN	37215	US	8/18/2020	"Horses not houses"

Andreana Flenner	Wilmington	NC	28403	US	8/18/2020	"This is a vital part of local lore and economics"
Jocelyn Stephens	Franklin	TN	37067	US	8/18/2020	"I'm a local equestrian. I have watch one beautiful horse farm after another chopped up into mega builds. While the area is growing, more needs to be done to develop with intention and care for those very features that attracted people here in the first place. Why can't it be made easier to increase density in existing neighborhoods? There are so many, after all."
Cheryl Nesbit	Franklin	TN	37064	US	8/18/2020	"Leave some land for beauty and other uses than making a developer wealthy. Why are people wanting to live here? Because in Franklin you can breathe and it is beautiful. Keep it that way!"
Anne Goetze	Franklin	TN	37064	US	8/18/2020	"A Land Use Plan has saved many a city, which is what Franklin has become. Ours must be implemented and not ignored or we will all suffer the consequences."

Denise Hopkins	columbia	TN	38401	US	8/18/2020	"Franklin is already a huge congested mess. 750 new homes, this close, is just ridiculous. Money and Greed have already mis-shaped the beautiful small town of Franklin. no!!!"
Pamela Woods-Lun	Sonoma	CA	95476	US	8/18/2020	"I live in Franklin and don't want to see this horse property destroyed and/or high density building in this area."
Becky Wenzel	Brentwood	TN	37027	US	8/18/2020	"Too many high density neighborhoods are ruining Franklin. We need responsible growth!"
Dan Miller	Nine Mile F	WA	99026	US	8/18/2020	"This is a common problem across America and frankly it needs to stop."
Linda McGill	Franklin	TN	37069	US	8/18/2020	"I moved here for the supposed promise of protected green spaces, protected hilltops, historic preservation values, and gorgeous horse country. The planning commission is ignoring all these former Franklin values."

nancy oleary	Franklin	TN	37069	US	8/18/2020	"My house exploded on Burlington pass due to the Harpeth river flooding in May 2010. No family should have to go through what we did. No family should have to live with without baby photos, videos and precious momento's. Please vote against this plan to expand."
Brenda Kessell	Franklin	TN	37069	US	8/18/2020	"Development of this property is not in the long term best interests of Williamson County. It is a short term money grab."
Barbara Knieriem	La Vergne	TN	37086	US	8/18/2020	"Barbara Knieriem Franklin TN"
Amanda Merriman	Franklin	TN	37069	US	8/18/2020	"I have great concern about altering the flood plan along the Harpeth River. These issues must be fully addressed before any development is allowed to proceed."
Rosa Jean Thompsc	Culleoka	TN	38451	US	8/18/2020	"I'm a local equestrian and have shown at Brownland and/or visited there several times. I say NO, a resounding NO to the 84 acre development. It will ruin everything. Is nothing sacred anymore except money?"

Patricia Reddick	Franklin	TN	37067	US	8/18/2020	"Patricia Reddick"
Melanie lemon	Franklin	TN	37064	US	8/18/2020	"Melanie lemon"
Debbie Priester	Franklin	TN	37069	US	8/18/2020	
michael williams	Franklin	TN	37064	US	8/18/2020	"I am signing because I value the beautiful farm land and pastures in Williamson county. I am concerned about the impact of high density development in the quality of life for people already calling Williamson County home. The traffic will only get worse and the schools will be overwhelmed. Current tax payers will pick up the cost of this. Biggest concern is flooding of areas downstream of projected development on their property."
Amy Biagini	Nashville		37221	US	8/18/2020	"Hate to see such a nice horse facility go and 700 houses go on it. Plus all the traffic this will put in that area. They also want to reroute the flood plan area. Vote NO on this zoning. We do not need all this development in Franklin and Williamson Country."
						"“Franklin, my dear, I don’t give a damn” is what we keep hearing. Tired of it."

Kyzlic Lyman	Franklin	TN	37064	US	8/18/2020	
						"The heritage and history of brownland needs to be preserved! Countless parts of Franklin are being destroyed or run out for nothing more that tourist attractions! Brownland is an important place for many of us born and raised in this town! It is ridiculous and unfathomable to get rid of such a important place within our community!"
David Henderson	Franklin	TN	37069	US	8/18/2020	"Floodplain!"
jones jones	Brentwood		37027	US	8/18/2020	
						"I love horses and would love to see this land preserved"
Judy Flatt	Brentwood	TN	37027	US	8/18/2020	
						"We absolutely LOVE the picturesque beauty of Williamson County - so many beautiful farms and green spaces. There are some things that money can't buy - please do not destroy the natural beauty of this county buy bulldozing and paving over our pastures, fields and forests!!!"
Dewayne Brown	Franklin	TN	37064	US	8/18/2020	
						"- move back to wherever you came from !! Franklin is FULL"

Lee Williams	Franklin		37064	US	8/19/2020	"I am signing as I do not think this is the appropriate development for this property. Ideally it would stay an equine event facility or boarding training farm but barring that high density is not the way to go in this location. Monticello across the road has larger lot sizes, the homes behind there on Deerfield lane and Deerfield Court have acreage around them. On that side of Mack Hatcher the Rec Center has open space, BGA has it also. The Methodist church has many acres although they may at sometime decide to sell but right now lower density is what fits the area. Lets keep higher density development in Cool Springs and the I-65 corridor. I am also concerned about the flood potential. The engineer for the developer says he can move around dirt and mitigate the risk of flooding."
Winifred Kraft	Franklin	TN	37064	US	8/19/2020	"No building should ever be permitted on flood plain."

Leslie Edwards	Brentwood	TN	37027	US	8/19/2020
Jennifer Reimold	Orange Par	FL	32003	US	8/19/2020

"I do not want to see more horse farms destroyed in the area. Love the land and want it preserved. No more homes"

"As the mother of seven children, including four little girls that ride, we moved into an existing home in Franklin due to its farms and charming community appeal. We evacuated here from Florida during Hurricane Irma and fell in love with the town. One of the major reasons we left Florida was due to over development and houses being built on top of one another destroying the local infrastructure. As the daughter of a land developer, I understand the need for growth however it should not come at the cost of historic green spaces and farms that are a symbol of this community."

Taylor Topping	Franklin	TN	37064	US	8/19/2020	
						"Brownland Farm and the horse shows hosted there provide timeless memories for people of all ages. It is a part of the history of Franklin and deserves a chance to remain active in peoples lives - not be destroyed by developers looking to make a quick dollar. I grew up riding at Brownland and it will forever hold a special place in my heart and so deserves a chance to provide thesememories for generations to come."
Martha Smith	Franklin	TN	37069	US	8/19/2020	"I am signing this petition because I feel that the proposed plan will create an overload of traffic in this area. This land is beautiful and the current plan should be scrapped and conservation of this land should be reinstated."

Andrea Creek	Franklin	TN	37064	US	8/19/2020	"Envision Franklin plan was created for a reason, and it needs to be upheld. Overriding it for this development will open the way for other requests like this one to be approved in the future. A less dense development makes much more sense here. Also, I can't understand how this won't impact flooding in surrounding areas or that it won't be a significant traffic issue—it's already very congested in this area at busy times of the day. (I have seen/read the developer's plan.)"
Bettina Carpenter	Franklin	TN	37064	US	8/19/2020	"Bettina Carpenter"
Margaret Christian	Nashville	TN	37221	US	8/19/2020	"Because this is wrong. We need this historic land."
Dena DiVito	Franklin	TN	37069	US	8/19/2020	"Enough is enough! The powers that be are ruining what made Franklin so special!!!"
Katie Decker	Franklin	TN	37069	US	8/19/2020	"I don't want the flood plain for my neighborhood to be disturbed!"
Sarah Blair	Nolensville	TN	37135	US	8/19/2020	"We must maintain some green space and farms that protect the beauty, history, and character of this county!"

Ellie Chason	Franklin	TN	37064	US	8/20/2020	"I've lived in area for 20 years. Brownland should remain an equestrian event center or become park/green space similar to Harlindale Farms. We do not need another heavily developed subdivision this close to Fieldstone Farms and Westhaven."
Jennifer Bangham	Georgetow	TN	37336	US	8/20/2020	"I live here and I don't want our property values to decrease."
Cheryl Crockett	Franklin	TN	37069	US	8/20/2020	"I am a resident that could be affected by the change in the floodplain. Also I moved to Franklin 30 years ago because of the beauty of the surrounding area. It is no longer as beautiful. I will be looking to move in the next few years. Very sad."
Michelle Gonzales	Brentwood	TN	37027	US	8/20/2020	"Williamson County is overgrown for it's infrastructure now. Stop adding new developments until there is work done NOW.....not in 10 years!"

Karen Logan	Franklin	TN	37064	US	8/20/2020	
						"We don’t have natural lakes, ocean or mountains in Middle TN. All we have are the rolling hills, and wide open spaces. Farms with horses, bison & llamas. If we over develop this area what are we left with? In the words of Joni Mitchell, “Oh it always seems to go, that we don’t know what we got till it’s gone. Pave paradise, & put in a parking lot.”"
Elizabeth Havert	Murfreesbo	TN	37129	US	8/20/2020	
						"The equine community has too many shrinking options in middle Tennessee....this place is important!"
Carolyn Richardson	Brentwood	TN	37027	US	8/20/2020	
						"The facilities that honor our traditions in Williamson County are disappearing. If places where high level horse shows are taken away, then the farms and riding stables will be close behind them, changing forever the essence of our way of life."

Abigail Griffith	Franklin	TN	37069	US	8/21/2020	"High density should not consume what's left of this precious area of the county. More homes means more roads and less countryside"
Richard Hitt	Franklin	TN	37064	US	8/21/2020	"Franklin's infrastructure doesn't support even the current population. Such high-density structures so near an already over-used intersection will only make matters worse."
Emily Nevils	Nashville	TN	37203	US	8/21/2020	"It's the right thing to do"
Marianne England	Murfreesb	TN	37146	US	8/22/2020	"Brownland Farm is an epically beautiful space that allows the Harpeth River it's space for nature and also an staple of the Middle TN equine culture."
Diane Hash	Santa Fe	TN	38482	US	8/22/2020	"This kind of density sets a bad precedent. 750 homes on 84 acres?!? Do the math. Unless you add high rise developments and that would be disastrous."
Laura lippuner	Columbia	TN	38401	US	8/22/2020	"Keep Harpeth Park zoned Agricultural. Let's not lose our beautiful surroundings to greedy developers."
Theresa Laflamme	Springfield	TN	37172	US	8/22/2020	"This land needs to stay agricultural."

Cindy Love	Brentwood	TN	37027	US	8/22/2020	
April Marbury	Brentwood	TN	37027	US	8/22/2020	"As a local Equestrian farm owner, we moved here because of the beautiful farm land, open spaces. We were told the communities, Franklin, College Grove, etc... would protect and keep green spaces. Very disappointed and sad."
Ame Van Iden	sherman oa	CA	91411	US	8/22/2020	"The pull to Williamson County includes many facets...good schools, good jobs, great community feel...BUT, the beauty of the rolling green hills, big farms, green space is what makes the county unique and attractive. It provides the complete “package” to why Williamson County is special." "We need to protect the natural beauty of this area -it’s why many people move and visit here."

Lee Williams	Franklin	37064	US	8/22/2020	I am signing for several reasons. The density is to high for this piece of property. The high density developments need to be in Cool Springs and along the I-65 corridor. If someone could reasonably buy this property and keep it a equestrian facility it would continue to support the vital equine community of Franklin & Williamson County. The proposed changes to the flood plain are concerning. The proposed development would have many acres of green space that would supposedly be open to the citizens of Franklin but I have not gotten an answer from Franklin Parks as to whether they would maintain it or the developments HOA fees would. If the HOA fees would go towards the maintenance then I don't see how it would be open to the citizens at large."

Marisa Fernandez	Franklin	TN	37064	US	8/23/2020	
Margie Thessin	Franklin	TN	37064	US	8/23/2020	"I'm an equestrian and have attended shows at Brownland many times, and volunteered at events including Saddle Up's fundraiser. It is so disappointing to learn that this gem of a show ground might be replaced with 1000 homes. This uncontrolled development must be reined in before every hillside, open space and farm in Franklin is paved over. Horses and other livestock require acreage and green space. Those organic veggies/fruits sold at the Farmer's Market don't grow in concrete. Our elected officials must be urged to stop ruining the quality of life in Franklin!"
						"WHY do we continually make zoning plans and then allow variances? Make a plan and stick to it. It is also not necessary to develop every square inch of Franklin, especially land in flood plain. Enough!"

Katelyn Harris-Schu	Madison	TN	37115	US	8/23/2020	"There are too few open spaces left and I am an active member of the equestrian community."
Karen Boates	Gurley	AL	35748	US	8/23/2020	"We all need to have some open space."
Joanne lowery	Fayettevill	TN	37334	US	8/23/2020	"There are precious few properties like this one left and it would be a shame to see the history and memories of so many equestrian's wiped from the face of the earth."
Shevawn Stewart	Franklin	TN	37064	US	8/23/2020	"We came up with a zoning plan to protect our rural landscape. Why are we trying to change that?? We need to keep this area the beautiful place we know and love!"
H Chris				Japan	8/24/2020	"I think that this is a disgrace. Development is permanent. I am investing most of my money into Williamson County into preserving land, but I cannot fight the dirty developers who flout the rules by changing them to their advantage."

Pat Garmezy	Nashville	TN	37210	US	8/24/2020	"Franklin needs to keep its green space; wall to wall home will ruin the charm of Franklin and what makes Franklin special"
Joy Brandon	Franklin	TN	37069	US	8/24/2020	"Gentry Farm is a Franklin ICON and must be preserved!‼️ Ask anyone who grew up here where to get a pumpkin in Fall! ♡⁉️⁉️"
Cheryl Tallyn	Franklin	TN	37064	US	8/24/2020	"We need to preserve our historic, rural landscape"
Donna Montague	Franklin		37069	US	8/24/2020	"Developers only think of MONEY"
Haylee Hall	Nashville	TN	37205	US	8/24/2020	"This shouldn't pass as homes will be in an area that WILL flood."
June arnold	fairview	TN	37062	US	8/24/2020	"I want To!"

teri copeland-wilso	Franklin		37064	US	8/24/2020	
						"I am signing this because I highly oppose rerouting or restructuring the Historic River to make way for 800 more homes in this area and doing it for the sake of having to build on land that I have seen flooded. No one knows what this will do for the hundreds of homes that are downstream from there. I oppose this because I live here and plan to live here until my life is over. Please don't allow this aggregious plan to happen and ruin the beauty of this side of Franklin and cause traffic headaches we already have worse."
Beth Stark	Franklin	TN	37069	US	8/24/2020	"too much development already in this area. leave the green spaces alone."
Nancy Lemon	Franklin	TN	37064	US	8/24/2020	"We need to preserve the floodplain and the last rural area of our county!!!"
Cindy Whitt	Franklin	TN	37064	US	8/24/2020	"I want to protect the Harpeth River!"
Susan Bess	Brentwood	TN	37027	US	8/25/2020	"I would like future generations see the beautiful Green land in our county!"

Lisa Dammert	Franklin	TN	37064	US	8/25/2020	"Once gone, nature cannot be replaced."
Holly Rehrig	Franklin	TN	37064	US	8/25/2020	"I oppose this change."
Terri Cook	Columbia	TN	38401	US	8/25/2020	"Terri Cook Clay"
Ranita Standridge	Gosnell	AR	72315	US	8/25/2020	"This one single comment should say enough: To consider the importance to the local economy from the equestrian industry, where TN ranks 4th in the nation in equine population that generates $30 million annually just in Williamson County. Brownland Farm alone generates $22.8 million for local businesses annually."
Meridith Starling	Nashville	TN	37206	US	8/25/2020	"enough is enough in Franklin. The Harpeth River floods, more homes/more concrete = less water run=off areas. Not to mention over crowding."

Dawn Reynolds	Franklin	TN	37064	US	8/25/2020	
Molly Zirkle	Franklin	TN	37069	US	8/25/2020	"I'm sick of Franklin being destroyed. Even more, knowing the the leaders truly care nothing for Franklin or the folks who have resided here the longest. The selfishness of this has brought a cloud over Franklin. No one gets pulled over for running red lights or tail gating, our insurance has sky rocketed. This is the new culture. This new normal was forced on us. Quit passive aggressively kicking out the locals. Now they are are going to flood out what locals we have left. Those in charge of destroying everything here, and not listening to the people who matter most, will meet their maker one day."
						"I want to keep more green space in Franklin. This area is near my hone, and I don’t want more congestion in the area."

Tom Adkinson	Nashville	TN	37215	US	8/25/2020	"We must learn from lessons from the river. Building in the area proposed is simply imprudent."
Alyce Tucker	Franklin	TN	The remair	US	8/25/2020	"Alyce Tucker"
Lizzie Ferrell	Collierville	TN	38017	US	8/25/2020	"This farm is too good to lose. Great purpose and great energy and we can’t lose it!"
Sarah Zuckerman	Germantov	TN	38138	US	8/25/2020	"I have fond memories of years of shows at Brownland and can’t imagine not returning for years to come."
Rachel M	Spring Hill	TN	37174	US	8/25/2020	"Overdevelopment is going to the ruin the beauty of Franklin, and this high use development will further burden our already struggling infrastructure."
Cheri Thomas	Lynnville	TN	38472	US	8/25/2020	"The land was appropriately zoned and should remain so."

Josephine Leece	Saint Peter	FL	33706	US	8/25/2020	
						"My family and I visit the area often and always am impressed my the open fields/grounds. The beautiful environment that makes up Franklin,TN.It is so important to take care of the land as stated in the 2017 plans For Franklin. Take the time to think of the future . The path, once opened up to such Reckless development , will forever in danger those in flood zones, impact infrastructure and social needs of the area. Do not let this happen to the West Harpeth region. Think carefully, over population cannot be turned a round. We are , and have lived through this growth nightmare in Florida area!"
Katherine Faulman	Mt. Juliet	TN	37122	US	8/26/2020	"Franklin needs to stop with the greed."
star killebrew	mount plea	TN	38474	US	8/26/2020	"It’s too crowded now"
Lindy Murff	Ashland Cit	TN	37015	US	8/26/2020	"Because Sissy is screaming NO from below!!!"
Shawn Rush				US	8/26/2020	"The show grounds are an vital part of the Franklin community."

Barbara Lesch	Nashville	TN	37215	US	8/26/2020	"I’m signing because Franklin needs open space like it used to have. Turn it into a park or create much less dense housing. Are you willing, Franklin, to deal withIncreased traffic and other infrastructure issues?"
Olivia weaver	Cincinnati	OH	45243	US	8/26/2020	"Brownland farm is what brings me back to Franklin! Do not take away a place for future generations to make memories!!"
sylvia silvestri	Los Angele	CA	90049	US	8/26/2020	"Save the areas natural beauty"
Suzanne Johnson D	Prairie Villa	KS	66208	US	8/26/2020	"To protect the area from development and to preserve the environmental and economic services of open spaces."
Ann Wolfe	Hilton Hea	SC	29928	US	8/26/2020	"Don’t destroy the remaining beauty of Franklin!"
Lisa Fisher	Franklin	TN	37067	US	8/27/2020	"Please hear us. Please keep our city beautiful, livable and valuable"
Monica Neubauer	Franklin	TN	37064	US	8/27/2020	"The Envision Franklin Plan is good and we need to stop allowing high density housing, especially apartments."

Tammy Hill	Nashville	TN	37211	US	8/27/2020	"To keep Franklin beautiful and save the land and wildlife."
Melissa Doyle	Franklin	TN	37064	US	8/27/2020	"I love this place."
Lalie Burns	San Antoni	TX	78239	US	8/27/2020	"I hate "developers". They should be called "Ruiners" they ruin the rural/county areas folks moved to escape the city. We don't need more housing, we need less people."
Pamela Kay Frey	Arrington	TN	37014	US	8/28/2020	"Need to preserve our neighborhood Farms"
Mary Swafford Stor	Franklin	TN	37064	US	8/28/2020	"It would make the historic homes along the river at more risk to flooding. It'll take away our green space as well and increase traffic. Why is new development excused from flood insurance?"
Kristen Butler	Franklin	TN	37069	US	8/28/2020	"I'm signing this petition because my family likes being away from the city, & we don't want money hungry developers moving the city here! Our home flooded in 2010, & we also don't want that to happen again!"

Lori Bradley	Arrington	TN		US	8/28/2020	"save the greenspace for future generations. high density housing is not appropriate or needed in franklin"
Deena Koch	Cincinnati	OH	45248	US	8/29/2020	"We don’t need any more subdivisions! Save the Horse show facility!"
Natalie Dyess	Franklin	TN	37064	US	8/31/2020	"This is a shame - we do not need a second Westhaven in our Franklin community"
Sara Graham	Thousand (	CA	91362	US	8/31/2020	"Sara Graham"
Shannon Hendrick	Nashville	TN		US	8/31/2020	"Brownland Farms is a historic part of Franklin, TN and valued by equestrian enthusiasts across Tennessee and Alabama. This farm should be protected for the people and it’s recreational use it brings to the community. Please go build more homes elsewhere."
SusAn Beaulieu	Dahlonega	GA	Dahlonega,	US	8/31/2020	"Support historic preservation, keep the horse show grounds, consider how it will affect the water system and traffic. Surely there are other places to build these homes."

patricia winkels	Jefferson C	TN	37760	US	8/31/2020	"My boys learned to ride there 20 some years ago. I also showed my horses there. Such a beautiful place with Amazing people."
janet contento	Loretto	TN	38469	US	9/1/2020	"I watched this every thing happen to do many places in FL and would hate to see it happen here too"

Aaron shea	Brentwood	TN	37027	US	9/3/2020	
Lauren Powell	Franklin	TN	37064	US	9/4/2020	"School overload, floodplain redrawing, we already have flood issues do to over growth, traffic issues, rewriting codes and laws or moving stop lights that are there for a reason to let someone build is wrong, the green space in the area is already too small. You can not to a legitimate traffic study while people are being forced to work from home. When this “pandemic” is over the traffic will pick back up. We had gridlock in this area before this and we will again, without adding more people. We don’t want low income housing pushed on us either. It be if it’s the few, not the many or the community (safe community) at large. WE DONT WANT TO BE NASHVILLE!!! That’s why we are here instead!"
						"Hillsboro rd cannot support that amount of traffic."

Suzette Wimpy				US	9/5/2020	
						"I am against for several reasons. The added traffic, the destruction of an amazing piece of Franklin history, a source of income for the city and its businesses, the FLOODING that will happen due to building up the land. The flood drawings show almost no impact and that can't be the case. The added parking lots around FHS and former Columbia stare caused the flood area to change so adding 800 living spaces will impact it drastically. The water will go somewhere and the lowest spots are the places others already live that already pay taxes The area has already been overdeveloped."
Mitch Swartz	Franklin	TN	37067	US	9/11/2020	
						"Traffic in and around Franklin is becoming unbearable due to the reckless over-development that is going on. Enough!"

Margie Landrigan	Hancock Cc	OH	45840	US	9/13/2020	"The development of the Franklin Area has gotten to be too much. Now a proposal that will truly effect the environment is being proposed. This can not happen!"
Del & Carolyn Brya	Franklin	TN	37064	US	9/21/2020	"we DO NOT NEED MORE WESTHAVEN from an environmental, cultural, traffic standpoint. The builders benefit on the backs of our rivers, streams, and wildlife who will suffer"
Katherine Stampley	Franklin	TN	37067	US	9/21/2020	"We are losing so much if what makes Franklin great. Enough with all the unnecessary construction. We need to keep Franklin GreeN!"
Debbie Bauman	Nashville	TN	37215	US	9/22/2020	"Save the land from becoming a major flood plane. This area cannot support development. Thank you!"
Geri Darden	Franklin	TN	37064	US	9/22/2020	"I want to keep some of our land free of development."
julie atlas	Franklin	TN	37069	US	5/23/2021	"This is a beautiful property that will be destroyed by this development. We need less traffic. Less pollution."

Cathy Willis	Brentwood	TN	37027	US	6/21/2021	"Please do NOT approve this large project!!!"
Marcine McBride	West Baby	NY	11704	US	6/21/2021	"Too much development is destroying the ambiance of people's neighborhoods, destroying the environment, and driving wildlife to extinction."

Jase DuRard	Franklin	TN	37064	US	6/22/2021	What makes Franklin, Franklin? Lots of things. The rich history we have and our ability to respectfully honor it. I not only mean the history of the 1860's but also the history of the 1950's and 60's! Horses, make our city. We are an equine community! From Harlinsdale to Brownland and all other areas around. Dr. Harry Guffy would even give horses to needy families (mine included). Sears and Robuck homes! Do you know how many of these homes exist in Franklin? Ordered strait out of the catalog and built in downtown? Main St. and all history, revitalization, events, and shops! My happy place. What keeps Franklin economically strong is Cool Springs. There are two cities in Franklin. Old Franklin and New Franklin (Cool Springs). Look, I'm all for progress, but not at the expense of forgetting who

Janet Curtis				US	7/10/2021	"Lampkins Bridge and Ladd Road are narrow 2-lane roads that at the condition can't accept more traffic. This is a safety hazard and it is already very dangerous to try and get out of those roads onto Highway 96 without taking your life in your hands. With the widening of 96 and the heavy traffic already on that road, you will need infrastructure done first before approving more homes and traffic."
Ron Hinds	Nashville	TN	37211	US	7/13/2021	"Franklin is disappearing a little each day!"
Judith Wall	Brentwood	TN	37027	US	9/9/2021	"Judy Wall"
Kimbra Krafft	Franklin	TN	37067	US	9/9/2021	"IN THE FLOOFD PLAIN!!!!!"

Penny Core	Franklin	TN	37064	US	9/10/2021	
						"I moved here 25 years ago, only to be flooded at year 15. I don't want this to happen again. It's clear that the developers only care about money rather than what their POOR PLANNING will do to us, AGAIN. Keep Franklin from getting any more like Nashville. Keep the rolling hills with horses and cattle, not MORE subdivisions. We have enough traffic here already. you don't need to make it worse."
Bette Ray	Fort Laude	FL	33302	US	9/10/2021	"As a part time Tennessee resident, I strongly oppose another development in Williamson County. TN is open space, horses, and not a concrete jungle. Brownland Farm must be saved."
Peggy Zukas	College Grc	TN	37046	US	9/10/2021	"I lived in a flood plain area and development made it worse. Please, leave this area green space so the water has a place to go. Lives will depend on it. Thank you"

Amy Wells	Franklin	TN	37069	US	9/10/2021	
Mark Farrington	Brentwood	TN	37027	US	9/11/2021	"The developers are mainly concerned with preventing flood issues for the residents of their plan. It is clear those of us downstream will be affected we have already had flooding again since the May 2010 flood. With more hardspace upstream in a floodplain it will happen again. This is costly in so many ways to homeowners. There are other issues as well with the traffic, congestion and loss of greenspace. Other alternatives should be sought. What happens upstream always gets you downstream."
Holly Buchanan	Fontana	CA	92336	US	9/13/2021	"Concerns over density, traffic and flooding"
Jason Alexander	Franklin	TN	37069	US	9/13/2021	"This rural beauty must be preserved!!"
Leslie Angel	FRANKLIN	TN	37069	US	9/13/2021	"Listen to the citizens not developers. Keep Williamson Co livable."
						"over building in a flood plain is insupportable!"

Shelby Blackburn	Los Angele	CA	90066	US	9/15/2021	"I'm a resident of Franklin and I'm co curbed about flooding, overcrowding and the shady timing of the release of information about this being a flood plane."
Leslie Bishop	franklin	TN	37064	US	10/4/2021	"I live near by and think this is too high density for the area. flooding issues are a great concern too. we have already seen part of this area flood. we do not need to make it worse. why would they even consider the development when it has been turned down by people already. will they be liable when the area floods and people have great loses."
Jennifer Deits	Franklin	TN	37069	US	10/13/2021	"There is to much development of farms. We need more Green spaces in our area. A Park like Halinsdale would be a better use of this land!"

Frederick Gonzalez	Nashville	TN	37204	US	2/22/2022	"As floods and extreme weather are becoming increasingly common, this is a huge public safety issue for the people who live in the neighborhoods as well as for all those traveling through the area!"

City of Franklin

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

File #: 21-01918

DATE: January 20, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-53, A Resolution Approving A Development Plan For Brownland Farm PUD Subdivision, For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway.
FMPC 6/24/21, Disapproval passed 4-3
WS 7/14/21
BOMA 9/14/21, 7-0 defer to 10/12/21; 10/12/21 8-0 refer to Planning Commission

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7478
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Robin Anderton with Anderton Family Partnership, Margaret B. Anderton Rev. Trust, Christ Community Church, and Stephen B. Etherly

BACKGROUND/STAFF COMMENTS:
UPDATE FOR 2/24 FMPC MEETING:

At the October 12, 2021 BOMA meeting, the rezoning and development plan were referred back to staff and the Planning Commission for review, to provide an opportunity for the applicant to address five self-imposed conditions. The first condition requires a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road, to be provided with the first site plan. The proposed route proposed in this plan satisfies this condition. The second condition requires a CLOMR to be approved by FEMA prior to a grading permit being granted for areas within the floodplain and floodway. This condition is already a requirement of the Zoning Ordinance, and therefore will be addressed at the appropriate time. The third condition limits the number of units per building to four units. The proposed plan removes the multifamily buildings and replaces them with multiplexes, thereby meeting this condition. The fourth condition requires residential lots to be removed from the area of the site where the existing floodplain is greater than 36 inches in depth, not including the floodway and floodplain area near Hillsboro Road. The proposed plan meets this condition. The last requirement is to reduce the total number of units to 395 units. The updated plan has 356 units. While some of these self-imposed conditions move the project

closer to meeting Envision Franklin, staff is still recommending disapproval, as this plan does not meet the Conservation Design Concept in Envision Franklin, which does not support any development within the floodplain and floodway.

PREVIOUS STAFF REPORT:

The Brownland Farm Development Plan proposes a mix of housing options across a grid of street network, and provides a variety of open spaces that are easily accessible to the proposed residents of the development. On another site in a different Design Concept, staff would most likely support this development. However, staff cannot support the plan as shown because several key components of the plan are not consistent with the City's Long Range Plan, Envision Franklin.

First, the plan proposes development in approximately 52 acres of land currently within the floodplain. Staff has attached an exhibit to this staff report to highlight the areas of the plan where development is proposed within the current limits of the floodplain. These areas coincide with the Conservation Design Concept of Envision Franklin. The Conservation Design Concept specifically states that "Conservation of floodplains....has an inherent long-term value. The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area." Conservation of floodplain is not a new concept in our long range land use plans. Envision Franklin merely highlights its in a more consistent way. While it can be pointed out that we have previously allowed manipulation of the floodplain with past residential developments, staff heard loud and clear during our Land Use Plan update that conserving our floodplain areas was of extreme importance to our citizens and elected and appointed officials. Therefore staff stands behind Envision Franklin and cannot support any development within the current limits of the floodplain.

Additionally, the plan includes three multifamily buildings averaging 21 units per building, which are in direct conflict to the uses supported in Envision Franklin for this area, under the Conservation Subdivision Design Concept. In fact, the applicant had previously applied for an amendment to Envision Franklin to change the Design Concept to Multifamily Residential, but ultimately withdrew this application prior to a Planning Commission vote. Currently, the only housing type along this stretch of HIllsboro Road between the Harpeth River and Anderson Creek (just south of Fieldstone Parkway) are single-family residential homes. The only exception to this building type along this stretch of Hillsboro Road is Christ Community Church. During the adoption of Envision Franklin, it was contemplated whether additional building types and densities were appropriate in these areas. It was determined that additional housing types could be supported, but in smaller scale and by retaining the character of single-family homes. Higher intensity uses, such as multifamily and commercial, were best concentrated at nodes of the major intersections of Hillboro Road and Mack Hatcher and Hillsboro Road and Fieldstone Parkway. Staff supports only the smaller scale housing types of townhomes and multiplexes (max of 4 units per building) on this site, but not multifamily buildings like those proposed.

To summarize, staff is recommending disapproval of this plan not because of its layout or design but because of its direct conflict with multiple sections of Envision Franklin.

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.

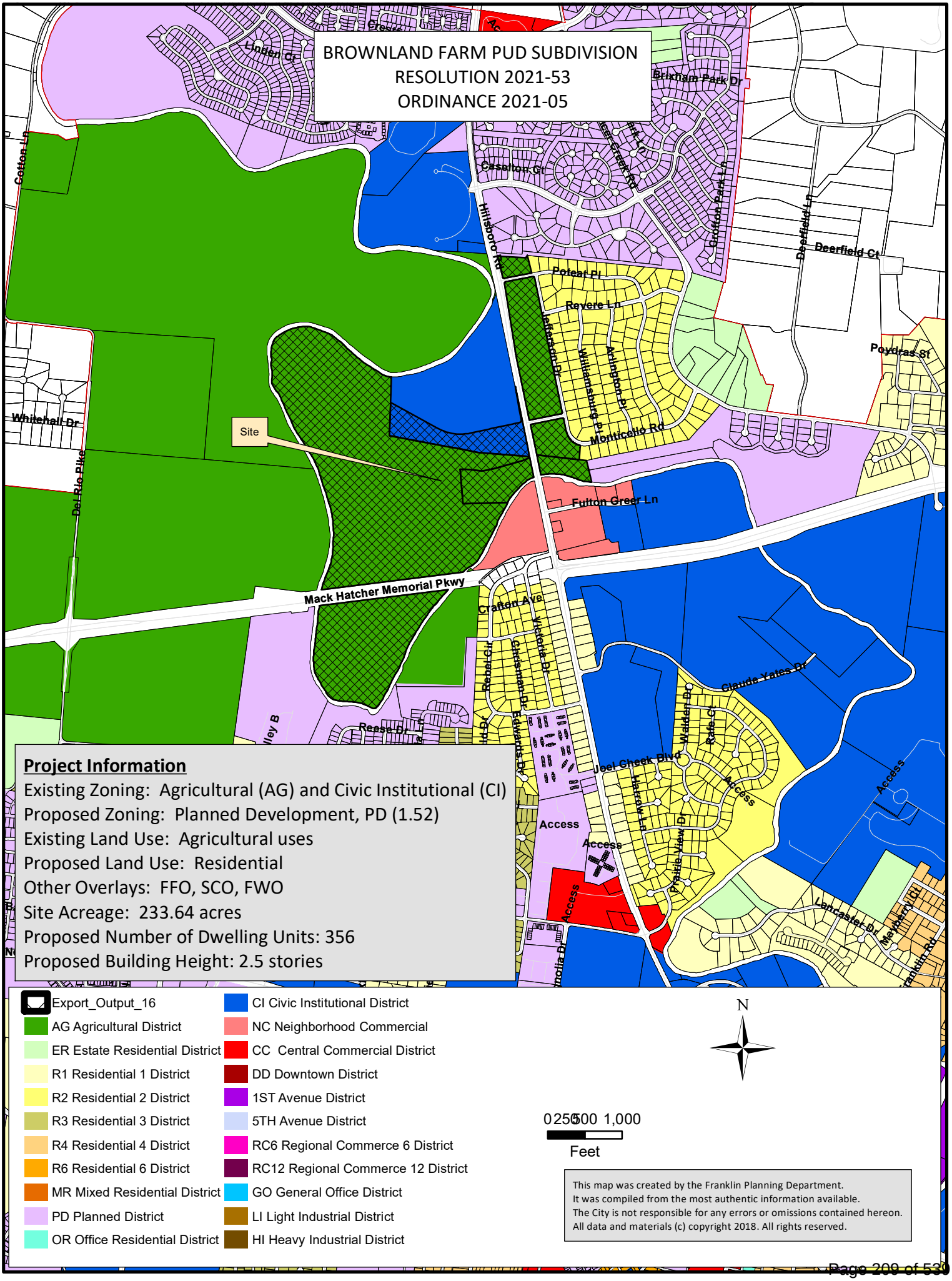
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommended disapproval of Resolution 2021-53 with conditions by a vote of 4-3 at the June 24, 2021 FMPC meeting.
Staff recommends that the Planning Commission recommend that the Board of Mayor and Aldermen disapprove Resolution 2021-53.


BROWNLAND FARM PUD SUBDIVISION
RESOLUTION 2021-53
ORDINANCE 2021-05
Site
Mack Hatcher Memorial Pkwy
Fulton Greer Ln
Hillsboro Rd
Deerfield Ln
Deerfield Ct
Braxham Park Dr
Cassilton Ct
Potear Pl
Revere Ln
Monticello Rd
Poydras St
Whitehall Dr
Del Rio Pike
Crafton Ave
Claude Yates Dr
Joel Check Blvd
Access
Project Information
Existing Zoning: Agricultural (AG) and Civic Institutional (CI)
Proposed Zoning: Planned Development, PD (1.52)
Existing Land Use: Agricultural uses
Proposed Land Use: Residential
Other Overlays: FFO, SCO, FWO
Site Acreage: 233.64 acres
Proposed Number of Dwelling Units: 356
Proposed Building Height: 2.5 stories
Export_Output_16
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
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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RESOLUTION 2021-53

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BROWNLAND FARM PUD SUBDIVISION, FOR SEVERAL PROPERTIES LOCATED NEAR THE INTERSECTION OF HILLSBORO ROAD AND MACK HATCHER MEMORIAL PARKWAY.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2021-05; and

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 BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
63-2.00 63-2.02	184.144
63-2.01	9.328
52O/GROUP A-27.00	26.89
52-7.01	13.277
Total	233.64

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

SECTION III. That the overall entitlements for the Brownland Farm are as follows:

Entitlements	Brownland Farm PUD Subdivision
Base Zone District	PD, Planned Development (1.52)
Other Zoning Overlays	SCO, FWO, FFO
Number of Dwelling Units	356
Number of Nonresidential Square Footage	None
Number of Hotel Rooms	None
Open Space Requirements	15%
Number of Phases in Development	3

SECTION IV. That the 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 VI. That this Resolution shall take effect from and after the passage of Ordinance 2021-05, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	October 6, 2020
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	February 25, 2021
NEIGHBORHOOD MEETING:	October 8, 2020
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____



ADDITIONAL OPEN SPACE

TOTAL PROPERTY AREA: 233.64 AC
TOTAL ADDITIONAL OPEN SPACE: 112.39 AC
PERCENTAGE OF OS ADDED: 48.10%

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

OPEN SPACE REQUIREMENT ZONING ORDINANCE

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

OPEN SPACE DATA:

OPEN SPACE
REQUIRED - 5% OF TOTAL SITE AREA (508,872 SF / 11.68 AC)
PROVIDED - 5% (512,445 SF / 11.76 AC)

NATURAL AREA
REQUIRED - 10% OF TOTAL SITE AREA (1,017,745 SF / 23.37 AC)
PROVIDED - 16.5% (1,682,774 SF / 38.63 AC)

LOT	TYPE	AREA (SF)
OS 5	NATURAL AREA	921,924
OS 6	NATURAL AREA	760,850
OS 8	POCKET PARK	17,984
OS 13	POCKET PARK	6,264
OS 14	POCKET PARK	11,683
OS 15	NEIGHBORHOOD AMENITY	39,423
OS 16	POCKET PARK	12,334
OS 18	POCKET PARK	19,165
OS 20	POCKET PARK	17,942
OS 21	POCKET PARK	5,231
OS 23	POCKET PARK	6,612
OS 24	POCKET PARK	7,200
OS 25	GREENWAY	368,607

ADDITIONAL OPEN SPACE REQUIRED BY ENVISION FRANKLIN

OS 1	ADDITIONAL OPEN SPACE	37,041
OS 2	ADDITIONAL OPEN SPACE	760,486
OS 3	ADDITIONAL OPEN SPACE	414,711
OS 4	ADDITIONAL OPEN SPACE	245,285
OS 7	ADDITIONAL OPEN SPACE	804,481
OS 9	ADDITIONAL OPEN SPACE	138,281
OS 10	ADDITIONAL OPEN SPACE	37,926
OS 11	ADDITIONAL OPEN SPACE	544,082
OS 12	ADDITIONAL OPEN SPACE	1,867,570
OS 17	ADDITIONAL OPEN SPACE	1,250
OS 19	ADDITIONAL OPEN SPACE	9,981
OS 22	ADDITIONAL OPEN SPACE	35,175

OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS OS 5, 6, 8, 13, 14, 15, 16, 18, 20, 21, 23, 24, AND 25. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS OS 5, 6, 8, 13, 14, 15, 16, 18, 20, 21, 23, 24, AND 25.

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

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2,184,140 SF; 50.14 AC (21.5% OF SITE)
REQUIRED CANOPY PRESERVATION: 48% (1,048,387 SF; 24.09 AC)

PROVIDED CANOPY PRESERVATION: 40.70 AC; 1,772,815 SF (169% OF REQUIRED)

MINIMUM LOT DIMENSIONS

LOT TYPE	MINIMUM DEPTH	MINIMUM WIDTH
100' SIDE-LOADED	145'	100'
85' SIDE-LOADED	135'	85'
65' FRONT-LOADED	135'	65'
56' FRONT-LOADED	135'	56'
45' ALLEY-LOADED	125'	45'
40' ALLEY-LOADED	125'	40'
DUPLEX	125'	87'
24' TOWNHOME	83'	24'
MUTLI-PLEX	90'	75'

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG HILLSBORO ROAD.
189 SINGLE FAMILY @ 350 GPD = 66,150 GPD
86 TOWNHOMES @ 350 GPD = 30,100 GPD
60 MULTIPLEXES @ 350 GPD = 21,000 GPD
20 DUPLEXES 2BR @ 350 GPD = 7,000 GPD
1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD
TOTAL = 124,600 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN .

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.06 MI (FRANKLIN FIRE STATION 4)
NEAREST RECREATIONAL FACILITY: 0.4 MI (FRANKLIN RECREATION COMPLEX)

PROJECTED STUDENT POPULATION
356 x 0.25 = 89 STUDENTS

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

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

SITE DATA CHART

PROJECT NAME: BROWNLAND FARM PD SUBDIVISION
PROJECT NUMBER: 7478
ADDRESS: HILLSBORO ROAD

PARCEL(S):
MAP 63, PARCEL 2.00
MAP 63, PARCEL 2.01
MAP 63, PARCEL 2.02
MAP 52, PARCEL 7.00
MAP 52O, GROUP A, PARCEL 27.00

ACREAGE / SF OF SITE: 233.64 AC

BASE ZONING:
AGRICULTURE
CIVIC AND INSTITUTIONAL
PD (1.52)

PROPOSED ZONING:
SCO - SCENIC CORRIDOR OVERLAY
FWO - FLOODWAY OVERLAY
FFO - FLOODWAY FRINGE OVERLAY

ZONING OVERLAYS:

BUILDING TYPES APPLIED:
SINGLE FAMILY HOMES
TOWNHOMES
MULTIPLEX
DUPLEX

FRONTAGE TYPES APPLIED:
YARD FRONTAGE (SINGLE FAMILY, DUPLEX AND MULTI-PLEX)
URBAN FRONTAGE (TOWNHOMES)

LOT WIDTHS, SIZES, UNIT COUNT:

100' SIDE-LOADED - APP. 3.18 AC:	8
85' SIDE-LOADED - APP. 3.75 AC:	13
65' FRONT-LOADED - APP. 5.33 AC:	24
56' FRONT-LOADED - APP. 0.87 AC:	5
45' ALLEY-LOADED - APP. 14.72 AC:	99
40' ALLEY-LOADED - APP. 4.74 AC:	40
24' TOWNHOME - APP. 6.20 AC:	86
MULTI-PLEX UNITS APP. 3.31 AC:	60
DUPLEX 2.72 AC:	20
EXISTING HOUSE TO REMAIN:	1
TOTAL UNITS:	356

PARKLAND DEDICATION:
356 UNITS X $4,304= $1,532,224
25% NON REIMBURSABLE: $383,056
75% POSSIBLE REIMBURSEMENT: $1,149,168

SETBACKS:

100' SIDE-LOADED
FRONT: 60'
SIDE: 15'
REAR: 30'

85' SIDE-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

65' FRONT-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

56' FRONT-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

45' ALLEY-LOADED
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

40' ALLEY-LOADED
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

24' TOWNHOME:
FRONT: 10'
SIDE: 5'
INTERNAL: 0'
SIDE STREET: 10'
REAR: 20'

MULTIPLEX:
FRONT: 10'
HILLSBORO ROAD FRONT: 80'
SIDE: 15'
SIDE STREET: 15'
REAR: 5'

DUPLEX
FRONT: 10'
SIDE: 5'
SIDE STREET: 20'
REAR: 22'

MAX BUILDING HEIGHT: 2.5-STORY

PERMITTED USES:
SINGLE-FAMILY DETACHED
TOWNHOMES
MULTIPLEX
DUPLEX
AGRICULTURE

MINIMUM REQUIRED LSA: 20% (46.7 AC)
PROVIDED LSA: 20% (46.7 AC)

OPEN SPACE REQUIRED: 5% (508,563 SF)
OPEN SPACE PROVIDED: 5% (512,445 SF)
NATURAL AREA REQUIRED: 10% (1,017,126 SF)
NATURAL AREA PROVIDED: 16.5% (1,682,774 SF)

TREE CANOPY: 50.19 AC
RETENTION ACREAGE REQUIRED: 48% (24.09 AC)
RETENTION ACREAGE PROVIDED: 169% (40.70 AC)

PARKING REQUIRED (BY USE):

SINGLE FAMILY DETACHED (2/UNIT):	380
24' TOWNHOMES (3BR - 3/UNIT):	258
MULTIPLEX (2BR - 2.5/UNIT):	150
DUPLEX (2 BR - 2.5/UNIT)	50
TOTAL PARKING REQD:	838

PARKING PROVIDED (BY USE):

SINGLE FAMILY DETACHED (SIDE-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	84
SINGLE FAMILY DETACHED (FRONT-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	116
SINGLE FAMILY DETACHED (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	556
24' TOWNHOMES (ALLEY-LOADED):	3/UNIT (3 GARAGE):	258
MULTIPLEX (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	240
DUPLEX (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	80
SURFACE PARKING:		133
ON-STREET PARKING:		166
TOTAL PARKING PROVIDED:		1,633

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

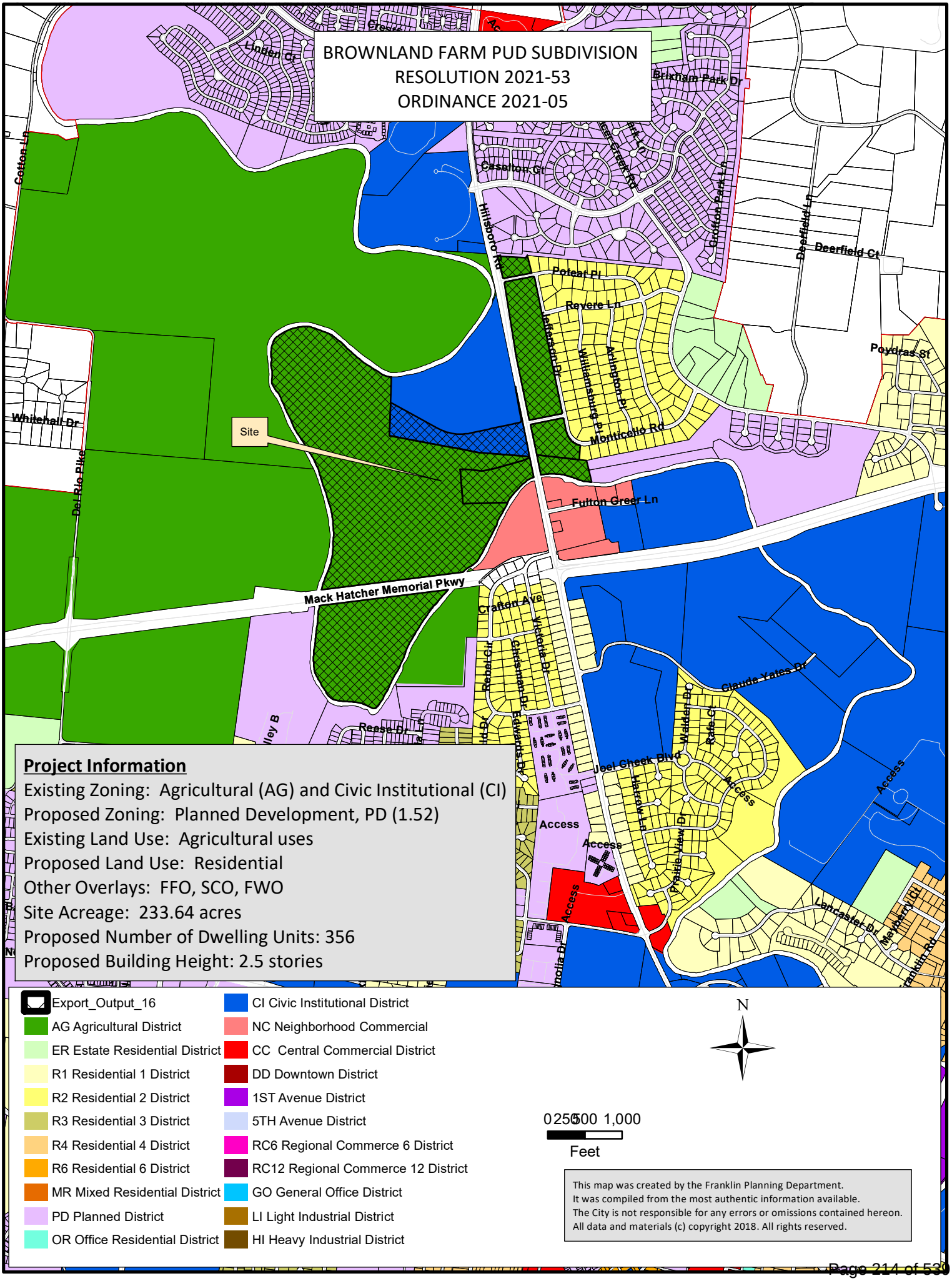
GREGORY D. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
No. 2302
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7478


BROWNLAND FARM PUD SUBDIVISION
RESOLUTION 2021-53
ORDINANCE 2021-05
Site
Mack Hatcher Memorial Pkwy
Fulton Greer Ln
Hillsboro Rd
Deerfield Ct
Deerfield Ln
Braxham Park Dr
Cassilton Ct
Potear Pl
Revere Ln
Monticello Rd
Poydras St
Whitehall Dr
Del Rio Pike
Crafton Ave
Claude Yates Dr
Joel Check Blvd
Access
Project Information
Existing Zoning: Agricultural (AG) and Civic Institutional (CI)
Proposed Zoning: Planned Development, PD (1.52)
Existing Land Use: Agricultural uses
Proposed Land Use: Residential
Other Overlays: FFO, SCO, FWO
Site Acreage: 233.64 acres
Proposed Number of Dwelling Units: 356
Proposed Building Height: 2.5 stories
Export_Output_16
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
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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COF no: 7478

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Addressing

General Issues

223. Street Name

lori.jarosz@franklintn.gov	Issue re-opened
lori.jarosz@franklintn.gov	Comment to remain open until names have been submitted.

Engineering - Development Plan Checklist

General Issues

33. F. 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.

61. G. Grading Plan

lance.fittro@franklintn.gov	**This is an advisory comment to be addressed with the future Site Plan submittal(s) and should not hinder approval of the Development Plan:** Applicant shall be aware that, per the COF Stormwater Ordinance, detention/retention volumes in the floodplain shall count as fill if applied in a manner where floodplain storage is lost. This is inclusive of green infrastructure and wet pond volume below the water surface elevation. Dredging or cut volumes below the elevation of the two year storm event shall not be included in the compensating storage capacity calculation. Every effort shall be made to preserve natural flow lines and to avoid situations that encourage sediment deposition in slack water areas.

62. G. Grading Plan

lance.fittro@franklintn.gov	The previous comment is to remain open as an ongoing advisory to the applicant and City staff, but **should not hinder approval of the Development Plan**: There is extensive grading and proposed construction shown on the church property outside the bounds of this development. Applicant shall be aware that this proposed redevelopment of the church property shall require a revised site plan and stormwater report for the church property to be approved for the Christ Community Church PUD. While it is understood that these approvals and the associated construction permitting will occur separate from the Brownland Farm PUD, because this off-site work is necessary for the function of the Brownland Farm PUD, approvals for the revised development plan and site plan for the Christ Community Church PUD should travel concurrently or close behind approvals for the Brownland Farm PUD, with site construction on the church property to be completed in conjunction with Phase 1 of the Brownland Farm PUD.

217. F. Development Plan

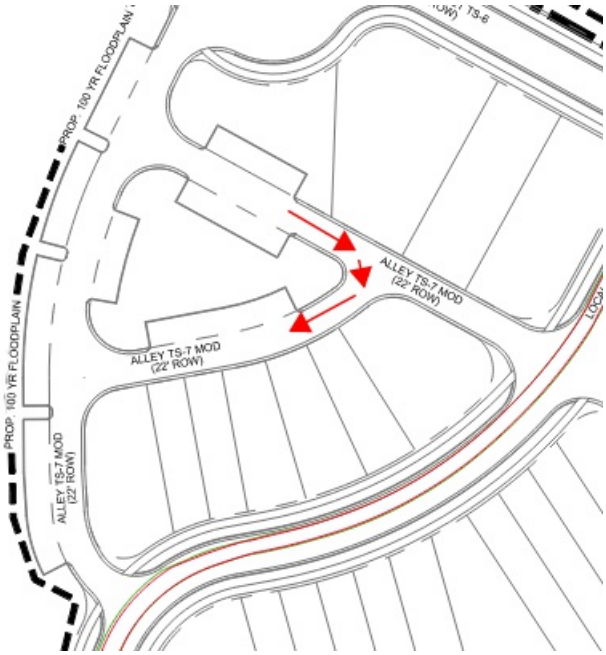
lance.fittro@franklintn.gov	The previous comment appears to have been addressed on the plans (thank you), and shall remain open as a condition of approval and reminder to staff to be verified at Site Plan, but **should not hinder approval of the Development Plan**: In order to ensure safe circulation for Fire and service vehicles through the alleys shown on the development plan, where perpendicular parking off of the alleys are proposed, these parking areas shall provide a minimum of 5 feet from the edge of the alley pavement to the end of the parking stalls. Minimum parking stall dimensions shall then be the standard 9 ft (width) x 18 ft (depth), with end stalls being 10 ft in width. No reduction in stall dimensions for compact parking spaces shall be permitted for parking off of alleys.

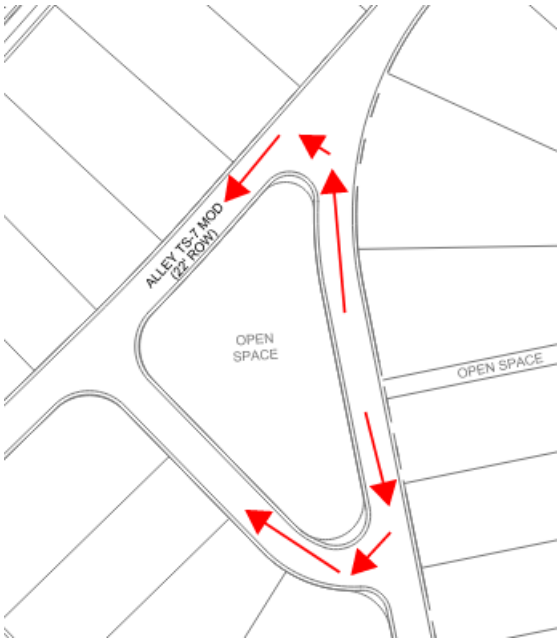
230. On-Street Parking

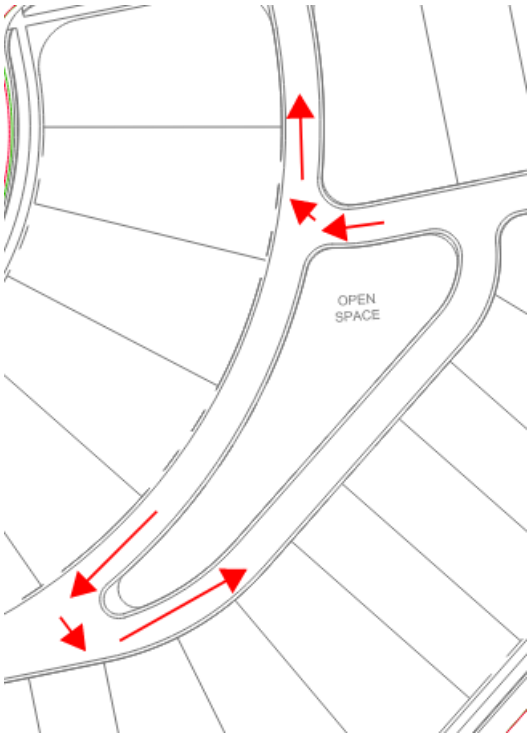
joe.marlo@franklintn.gov	Parallel on-street parking is required on streets serving residential lots with lot widths of 45 feet or less. Due to the density proposed, inset parallel on-street parking is needed on both sides of local residential streets regardless of lot width. Applicant shall revise plans accordingly. *[COF Zoning Ordinance 9.2.1.B]*

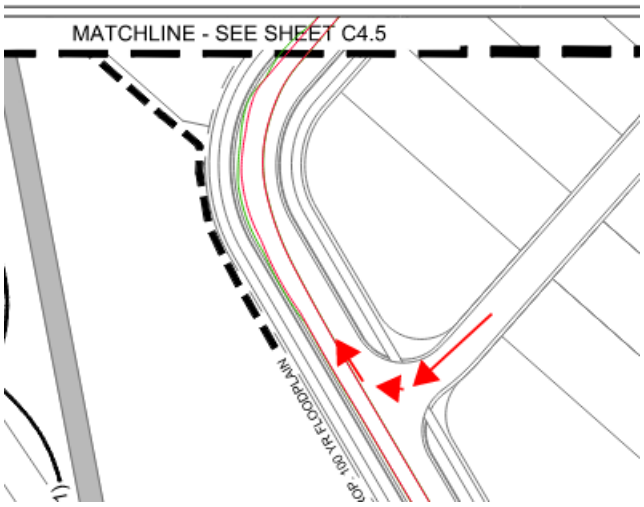
235. F. Development Plan

lance.fittro@franklintn.gov	The previous comment, "*Applicant shall provide autoturn exhibit demonstrating maneuverability for fire, sanitation, or any other service vehicles expected to utilize the alleys, including the full out-to-out vehicle-swept path in addition to the wheel tracks.* *T-Alley intersections shall be designed per COF Standard Drawing SD-6. Wye or other skewed alley intersection geometries which do not provide full access by fire and sanitation service vehicles expected to utilize them are not permitted.*" has not been fully-addressed. Applicant shall add autoturn analyses for the skewed alley intersections below demonstrating they can be traversed by fire and sanitation service vehicles. Wye or other skewed alley intersection geometries which do not provide full access by fire and sanitation service vehicles expected to utilize them are not permitted.


PROP. 100 YR FLOODPLAIN
ALLEY TS-7 MOD
(22' ROW)
ALLEY TS-7 MOD
(22' ROW)
ALLEY TS-7 MOD
(22' ROW)


ALLEY TS-7 MOD
(22' ROW)
OPEN
SPACE
OPEN SPACE





FIRE--Planning

General Issues

200. Fire department connections

curt.edelmann@franklintn.gov This comment will be left open as a reminder to future reviewers that, as a condition of approval, the fire department will require the applicant to show the FDC's on the drawing to ensure the distance between the FDC's and the closet hydrants meet code requirements.

202. Flood Access

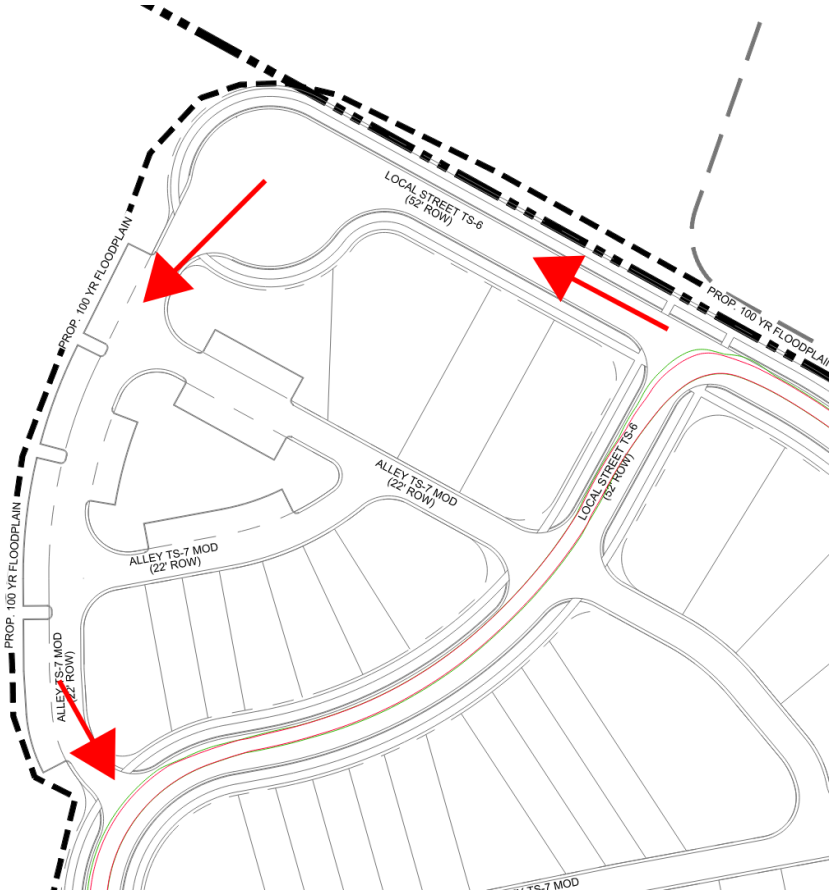
curt.edelmann@franklintn.gov The Alternative Fire Truck Route EXB33C must be included with the development plan.

This comment will be left open as a reminder to future reviewers that, as a condition of approval, the fire department will require a drawing of the emergency flood access with auto-turn is required at site plan submittal. This drawing must be included with the overall plan set.

[Edited By Curt Edelmann]

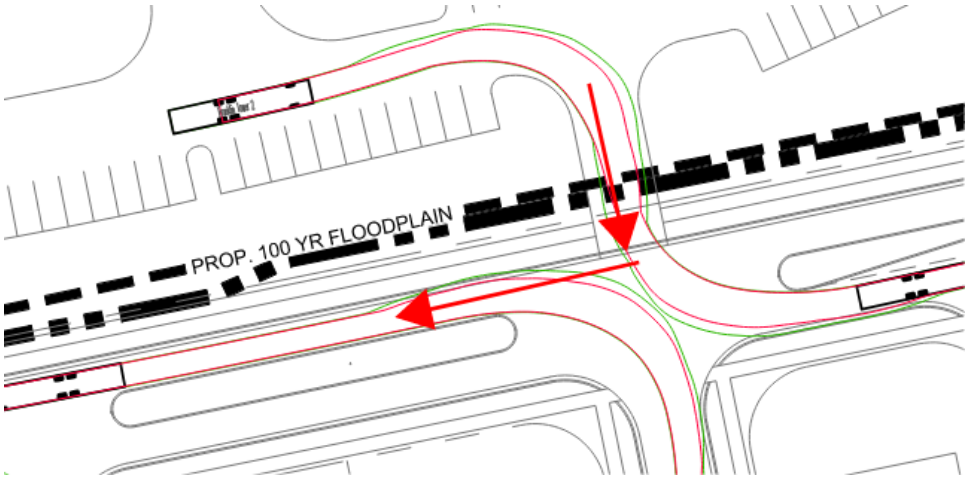
237. Auto-turn

curt.edelmann@franklintn.gov This revised area must be included in the auto-turn drawing.



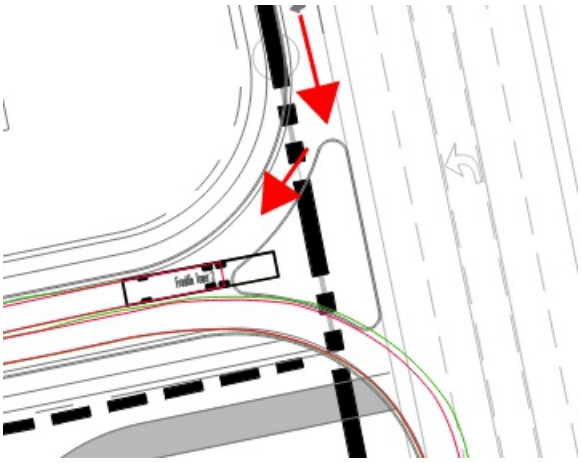
238. Auto-turn

curt.edelmann@franklintn.gov Show a right turn from the parking lot to the divided street.



239. Auto-turn

curt.edelmann@franklintn.gov Start this right turn from Hillsboro Road.



Parks

General Issues

224. Parkland information

kevinl@franklintn.gov Applicant shall have a blanket statement placed on the plan set that all 12 foot trails with in this development will have an (AAPE) All Access Public Easement to ensure these are open to the public.
[Edited By Kevin Lindsey]

Planning

General Issues

97. Envision Franklin

amy.diaz-barriga@franklintn.gov	Advisory only: this plan does not meet Envision Franklin's Conservation Design Concept, as it proposes residential uses in the areas of the site currently identified as floodplain.

Planning (Landscape)

General Issues

241. Open Space lot 23

jason.arnold@franklintn.gov

Open Space lot 23 is labeled as Pocket Park, however, it is located between townhomes and should be labeled as a Courtyard.

Applicant shall label Open Space lot 23 as Courtyard.

242. Greenway Trail

jason.arnold@franklintn.gov

Greenway Trail ,Open Space lot 25, does not connect to the neighborhood.

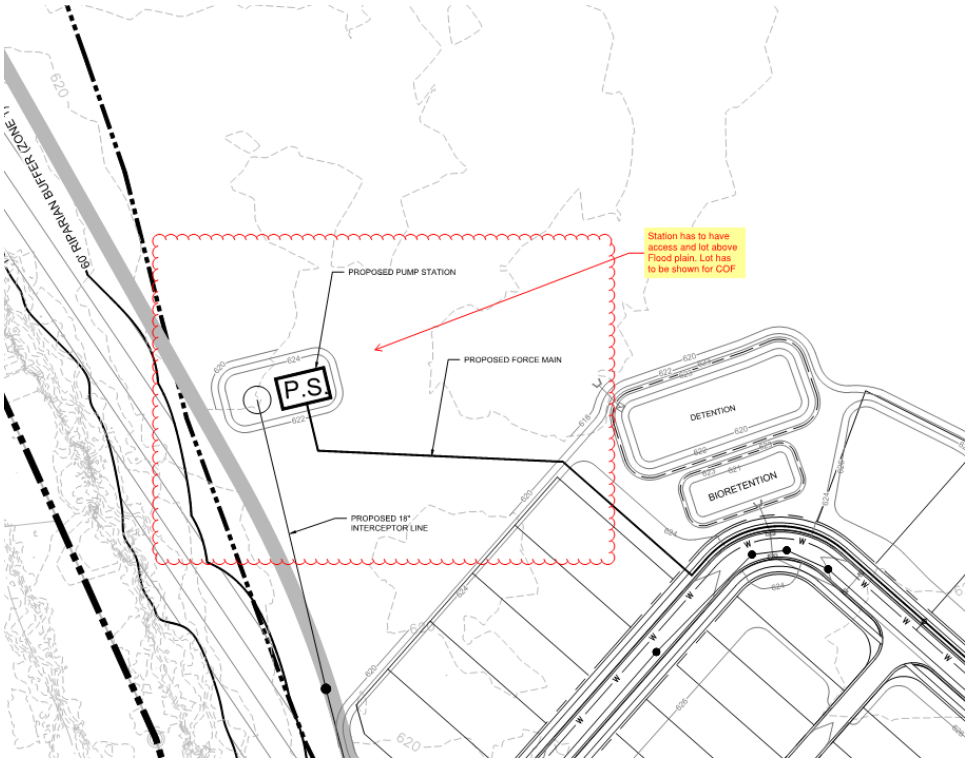
Applicant shall connect the trail to the neighborhood.



Water/Sewer

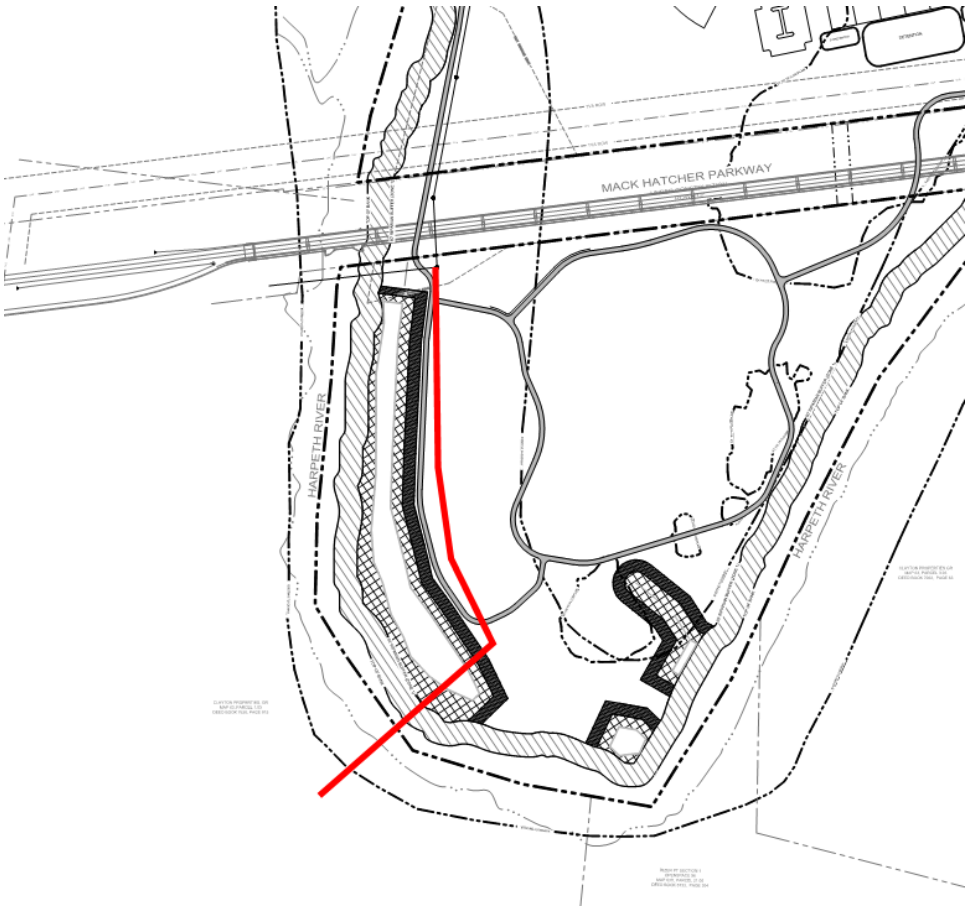
General Issues

129. Sanitary sewer

ben.mcneil@franklintn.gov	The latest submittal has changed the sanitary sewer layout. A meeting was held with Jennifer Speich on 1/20/22 to discuss the sanitary sewer requirements. The applicant is in agreement to continue to work with Water Management to determine the best layout to serve the property with sanitary sewer. The next submittal shall incorporate the changes discussed and an updated sanitary sewer layout. Comments will be made on the revised layout at that time. The approvals for this plan will not be granted until the general engineering has been developed to ensure the pump station may be accepted and any offsite improvements have been identified. The applicant will be responsible for all associated cost of the pump station, design and studies related to utility layout. The applicant has revised the pump station location, but its not clear if this clear of the flood plain. The station and access has to be out of flood plain for service. A drive access shall also be shown for clarity. In addition, a lot has to be created and dedicated to Franklin for the pump station and appurtenances. The applicant shall clarify and add needed information.  [Edited By Ben McNeil]

240. 18" Interceptor

ben.mcneil@franklintn.gov	The applicant is showing the 18" interceptor, but the location for connection is incorrect. The applicant shall show the interceptor crossing at Reese farms section 1 as shown below. As discussed, the Reese Farms development is to pay for the remaining portion of 18" line not constructed with section 1 of Reese Farms. The contribution is being determined at this time and will be utilized for the 18" interceptor construction crossing the Harpeth river and to Mack Hatcher. The remaining balance of the 18" interceptor construction will be Brownlands responsibility.



Zoning

General Issues

41. Floodway

shanna.mccoy@franklintn.gov	Comment to remain open as an advisory comment and does not hinder approval of development plan. No encroachments into the FWO will be approved without an approved H & H study.

42. FFO

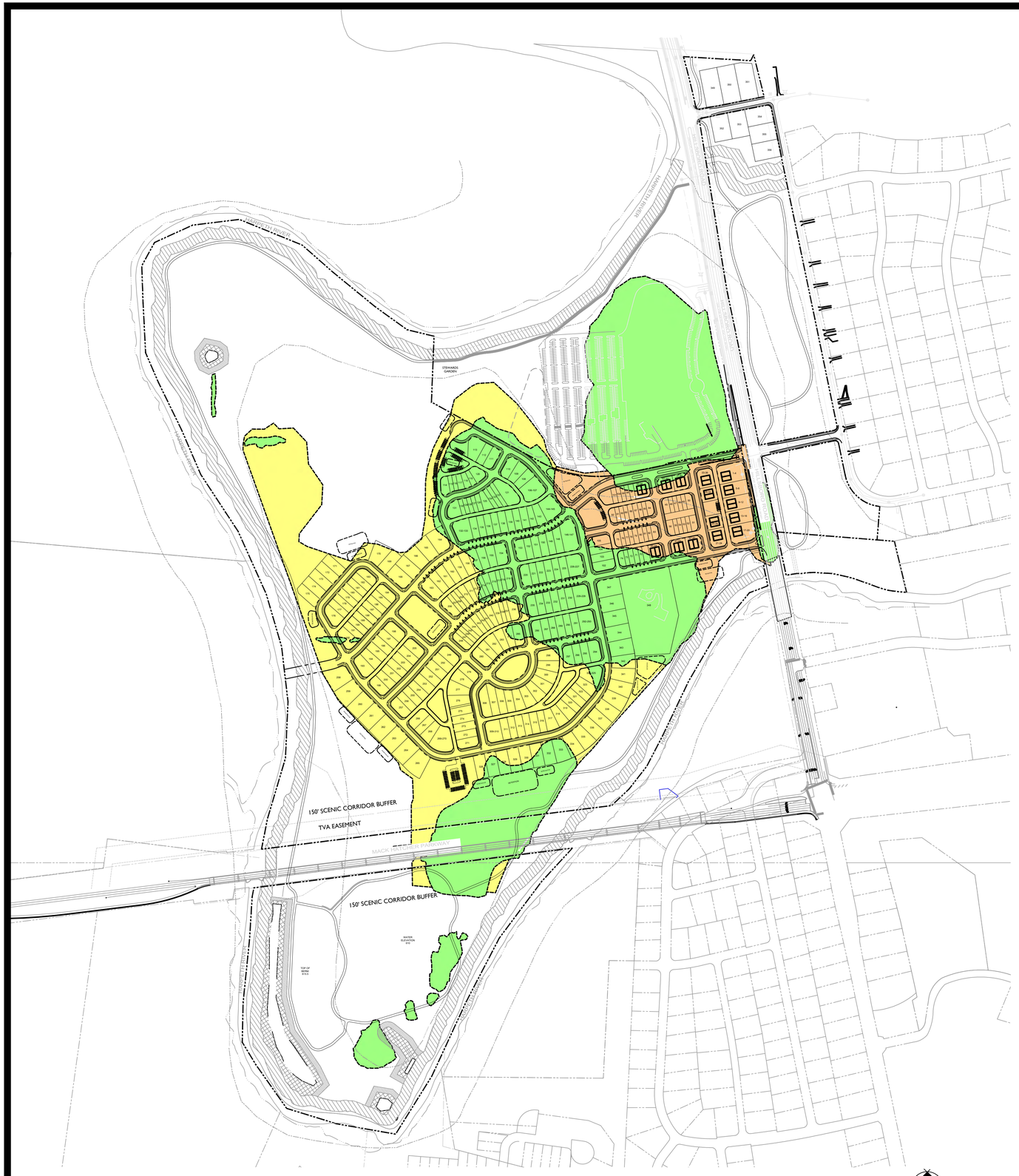
shanna.mccoy@franklintn.gov	Comment to remain open as a reminder and does not hinder approval of development plan. A floodplain development permit is required prior to any disturbance of the floodplain.

43. FFO/FEMA

shanna.mccoy@franklintn.gov	Comment to remain open as a project reminder and does not hinder approval of the development plan. A letter of map revision will be required for an alteration of the floodplain/floodway boundary.

45. FFO

shanna.mccoy@franklintn.gov	Comment to remain open as an advisory comment and does not hinder approval of development plan. The final plat shall not be recorded until the approved LOMR has been to BZA for reinterpretation of the FFO and FWO boundaries.



BOMA CONDITIONS

1. In conjunction with the approval of the first site plan, the applicant shall provide a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road. This condition does not include the proposed 8 lots at Poteat Place which have access to Spencer Creek Road above the 100-year floodplain.

- **Per Municipal Code Section 23-106(2)(e)(iii), Providing emergency bypass of the 100-year flood event is acceptable.**

Response: Alternative Fire Truck Route exhibit included with submittal set, and previewed below.

2. A grading permit may not be granted for areas within the floodplain and floodway, west of Hillsboro Road, until a CLOMR is approved by FEMA.

- **This is already required by ordinance.**

Response: Applicant intends to follow the process as set forward by the city and by FEMA. Grading will not commence until CLOMR has been approved and provided to the city.

3. Condominium buildings may not exceed 4 units per building per the guidelines of Envision Franlin.

Response: Condominium buildings of over 4 units per building have been removed from the plan. There are now 11 multi-plex buildings at the front of the development, all of which contain 4 units.

4. Residential Lots shall be removed from the Development Plan where the existing floodplain is greater than 36 inches in depth, not including the floodway and floodplain that has been previously developed by Christ Community Church and Brownland Farm near Hillsboro Road.

Response: The attached plan highlights the area of existing floodplain that is less than 36 inches in depth. All proposed lots fall within this highlighted area, or within an area that has no existing floodplain currently.

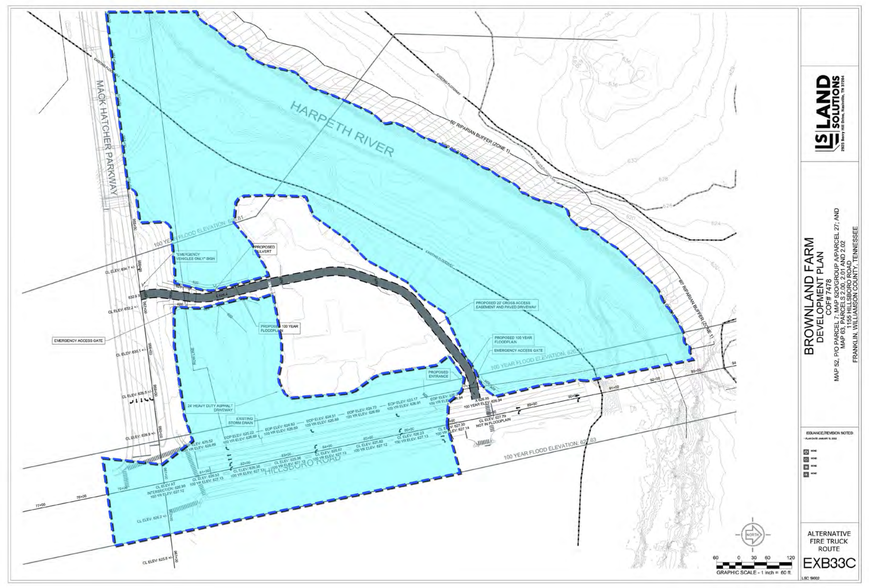
5. Development shall have a maximum of 395 total homes including the homes proposed on Poteat Place. (1.7 homes per acre)

- **This is a reduction from 471 (2.04 homes per acre)**

Response: Proposed development now has 357 total lots, including the 8 lots at Poteat Place, and the 1 existing home to remain.

FLOODPLAIN KEY

- AREA ABOVE EXISTING FLOODPLAIN
- AREA OF EXISTING FLOODPLAIN LESS THAN 36 INCHES IN DEPTH
- AREA OF FLOODPLAIN/FLOODWAY PREVIOUSLY DEVELOPED BY BROWNLAND FARM AND CHRIST COMMUNITY CHURCH



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT

Revision Date

BOMA CONDITION COMPLIANCE

SHEET
C2.0B

COF # 7478



ADDITIONAL OPEN SPACE

TOTAL PROPERTY AREA: 233.64 AC
TOTAL ADDITIONAL OPEN SPACE: 112.39 AC
PERCENTAGE OF OS ADDED: 48.10%

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

OPEN SPACE REQUIREMENT ZONING ORDINANCE

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

OPEN SPACE DATA:

OPEN SPACE
REQUIRED - 5% OF TOTAL SITE AREA (508,872 SF / 11.68 AC)
PROVIDED - 5% (512,445 SF / 11.76 AC)

NATURAL AREA
REQUIRED - 10% OF TOTAL SITE AREA (1,017,745 SF / 23.37 AC)
PROVIDED - 16.5% (1,682,774 SF / 38.63 AC)

LOT	TYPE	AREA (SF)
OS 5	NATURAL AREA	921,924
OS 6	NATURAL AREA	760,850
OS 8	POCKET PARK	17,984
OS 13	POCKET PARK	6,264
OS 14	POCKET PARK	11,683
OS 15	NEIGHBORHOOD AMENITY	39,423
OS 16	POCKET PARK	12,334
OS 18	POCKET PARK	19,165
OS 20	POCKET PARK	17,942
OS 21	POCKET PARK	5,231
OS 23	POCKET PARK	6,612
OS 24	POCKET PARK	7,200
OS 25	GREENWAY	368,607

ADDITIONAL OPEN SPACE REQUIRED BY ENVISION FRANKLIN

OS 1	ADDITIONAL OPEN SPACE	37,041
OS 2	ADDITIONAL OPEN SPACE	760,486
OS 3	ADDITIONAL OPEN SPACE	414,711
OS 4	ADDITIONAL OPEN SPACE	245,285
OS 7	ADDITIONAL OPEN SPACE	804,481
OS 9	ADDITIONAL OPEN SPACE	138,281
OS 10	ADDITIONAL OPEN SPACE	37,926
OS 11	ADDITIONAL OPEN SPACE	544,082
OS 12	ADDITIONAL OPEN SPACE	1,867,570
OS 17	ADDITIONAL OPEN SPACE	1,250
OS 19	ADDITIONAL OPEN SPACE	9,981
OS 22	ADDITIONAL OPEN SPACE	35,175

OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS OS 5, 6, 8, 13, 14, 15, 16, 18, 20, 21, 23, 24, AND 25. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS OS 5, 6, 8, 13, 14, 15, 16, 18, 20, 21, 23, 24, AND 25.

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

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2,184,140 SF; 50.14 AC (21.5% OF SITE)
REQUIRED CANOPY PRESERVATION: 48% (1,048,387 SF; 24.09 AC)

PROVIDED CANOPY PRESERVATION: 40.70 AC; 1,772,815 SF (169% OF REQUIRED)

MINIMUM LOT DIMENSIONS

LOT TYPE	MINIMUM DEPTH	MINIMUM WIDTH
100' SIDE-LOADED	145'	100'
85' SIDE-LOADED	135'	85'
65' FRONT-LOADED	135'	65'
56' FRONT-LOADED	135'	56'
45' ALLEY-LOADED	125'	45'
40' ALLEY-LOADED	125'	40'
DUPLEX	125'	87'
24' TOWNHOME	83'	24'
MUTLI-PLEX	90'	75'

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG HILLSBORO ROAD.
189 SINGLE FAMILY @ 350 GPD = 66,150 GPD
86 TOWNHOMES @ 350 GPD = 30,100 GPD
60 MULTIPLEXES @ 350 GPD = 21,000 GPD
20 DUPLEXES 2BR @ 350 GPD = 7,000 GPD
1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD
TOTAL = 124,600 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN .

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.06 MI (FRANKLIN FIRE STATION 4)
NEAREST RECREATIONAL FACILITY: 0.4 MI (FRANKLIN RECREATION COMPLEX)

PROJECTED STUDENT POPULATION
356 x 0.25 = 89 STUDENTS

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

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

SITE DATA CHART

PROJECT NAME: BROWNLAND FARM PD SUBDIVISION
PROJECT NUMBER: 7478
ADDRESS: HILLSBORO ROAD

PARCEL(S):
MAP 63, PARCEL 2.00
MAP 63, PARCEL 2.01
MAP 63, PARCEL 2.02
MAP 52, PARCEL 7.00
MAP 52O, GROUP A, PARCEL 27.00

ACREAGE / SF OF SITE: 233.64 AC

BASE ZONING:
AGRICULTURE
CIVIC AND INSTITUTIONAL
PD (1.52)

PROPOSED ZONING:
ZONING OVERLAYS:
SCO - SCENIC CORRIDOR OVERLAY
FWO - FLOODWAY OVERLAY
FFO - FLOODWAY FRINGE OVERLAY

BUILDING TYPES APPLIED:
SINGLE FAMILY HOMES
TOWNHOMES
MULTIPLEX
DUPLEX

FRONTAGE TYPES APPLIED:
YARD FRONTAGE (SINGLE FAMILY, DUPLEX AND MULTI-PLEX)
URBAN FRONTAGE (TOWNHOMES)

LOT WIDTHS, SIZES, UNIT COUNT:

100' SIDE-LOADED - APP. 3.18 AC:	8
85' SIDE-LOADED - APP. 3.75 AC:	13
65' FRONT-LOADED - APP. 5.33 AC:	24
56' FRONT-LOADED - APP. 0.87 AC:	5
45' ALLEY-LOADED - APP. 14.72 AC:	99
40' ALLEY-LOADED - APP. 4.74 AC:	40
24' TOWNHOME - APP. 6.20 AC:	86
MULTI-PLEX UNITS APP. 3.31 AC:	60
DUPLEX 2.72 AC:	20
EXISTING HOUSE TO REMAIN:	1
TOTAL UNITS:	356

PARKLAND DEDICATION:
356 UNITS X $4,304= $1,532,224
25% NON REIMBURSABLE: $383,056
75% POSSIBLE REIMBURSEMENT: $1,149,168

SETBACKS:

100' SIDE-LOADED
FRONT: 60'
SIDE: 15'
REAR: 30'

85' SIDE-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

65' FRONT-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

56' FRONT-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

45' ALLEY-LOADED
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

40' ALLEY-LOADED
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

24' TOWNHOME:
FRONT: 10'
SIDE: 5'
INTERNAL: 0'
SIDE STREET: 10'
REAR: 20'

MULTIPLEX:
FRONT: 10'
HILLSBORO ROAD FRONT: 80'
SIDE: 15'
SIDE STREET: 15'
REAR: 5'

DUPLEX
FRONT: 10'
SIDE: 5'
SIDE STREET: 20'
REAR: 22'

MAX BUILDING HEIGHT: 2.5-STORY

PERMITTED USES:
SINGLE-FAMILY DETACHED
TOWNHOMES
MULTIPLEX
DUPLEX
AGRICULTURE

MINIMUM REQUIRED LSA: 20% (46.7 AC)
PROVIDED LSA: 20% (46.7 AC)

OPEN SPACE REQUIRED: 5% (508,563 SF)
OPEN SPACE PROVIDED: 5% (512,445 SF)
NATURAL AREA REQUIRED: 10% (1,017,126 SF)
NATURAL AREA PROVIDED: 16.5% (1,682,774 SF)

TREE CANOPY: 50.19 AC
RETENTION ACREAGE REQUIRED: 48% (24.09 AC)
RETENTION ACREAGE PROVIDED: 169% (40.70 AC)

PARKING REQUIRED (BY USE):

SINGLE FAMILY DETACHED (2/UNIT):	380
24' TOWNHOMES (3BR - 3/UNIT):	258
MULTIPLEX (2BR - 2.5/UNIT):	150
DUPLEX (2 BR - 2.5/UNIT)	50
TOTAL PARKING REQD:	838

PARKING PROVIDED (BY USE):

SINGLE FAMILY DETACHED (SIDE-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	84
SINGLE FAMILY DETACHED (FRONT-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	116
SINGLE FAMILY DETACHED (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	556
24' TOWNHOMES (ALLEY-LOADED):	3/UNIT (3 GARAGE):	258
MULTIPLEX (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	240
DUPLEX (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	80
SURFACE PARKING:		133
ON-STREET PARKING:		166
TOTAL PARKING PROVIDED:		1,633

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — TENNESSEE — LANDSCAPE ARCHITECT — 2322

Revision Date
1 _____
2 _____
3 _____
4 _____

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7478

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C1.2	ENLARGED EXISTING CONDITIONS PLAN
C1.3	ENLARGED EXISTING CONDITIONS PLAN
C1.4	ENLARGED EXISTING CONDITIONS PLAN
C1.5	ENLARGED EXISTING CONDITIONS PLAN
C1.6	ENLARGED EXISTING CONDITIONS PLAN
C1.7	ENLARGED EXISTING CONDITIONS PLAN
C1.8	ENLARGED EXISTING CONDITIONS PLAN
C1.9	ENLARGED EXISTING CONDITIONS PLAN
C1.10	ENLARGED EXISTING CONDITIONS PLAN
C1.11	ENLARGED EXISTING CONDITIONS PLAN
C1.12	ENLARGED EXISTING CONDITIONS PLAN
C1.13	ENLARGED EXISTING CONDITIONS PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.0A	LOT BREAKDOWN EXHIBIT
C2.0B	BOMA CONDITION COMPLIANCE
C2.1	ENLARGED DEVELOPMENT PLAN
C2.2	ENLARGED DEVELOPMENT PLAN
C2.3	ENLARGED DEVELOPMENT PLAN
C2.4	ENLARGED DEVELOPMENT PLAN
C2.5	ENLARGED DEVELOPMENT PLAN
C2.6	ENLARGED DEVELOPMENT PLAN
C2.7	ENLARGED DEVELOPMENT PLAN
C2.8	ENLARGED DEVELOPMENT PLAN
C2.9	ENLARGED DEVELOPMENT PLAN
C2.10	ENLARGED DEVELOPMENT PLAN
C2.11	ENLARGED DEVELOPMENT PLAN
C2.12	ENLARGED DEVELOPMENT PLAN
C2.13	ENLARGED DEVELOPMENT PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	GRADING & DRAINAGE PLAN
C3.2	GRADING & DRAINAGE PLAN
C3.3	GRADING & DRAINAGE PLAN
C3.4	GRADING & DRAINAGE PLAN
C3.5	GRADING & DRAINAGE PLAN
C3.6	GRADING & DRAINAGE PLAN
C3.7	GRADING & DRAINAGE PLAN
C3.8	GRADING & DRAINAGE PLAN
C3.9	GRADING & DRAINAGE PLAN
C3.10	GRADING & DRAINAGE PLAN
C3.11	GRADING & DRAINAGE PLAN
C3.12	GRADING & DRAINAGE PLAN
C3.13	GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	ROAD TYPICAL'S
C4.2	AUTO TURN
C4.3	AUTO TURN
C4.4	AUTO TURN
C4.5	AUTO TURN
C4.5B	REFUSE TRUCK AUTOTURN PLAN
C4.6	AUTO TURN
C4.6B	REFUSE TRUCK AUTOTURN PLAN
C4.7	AUTO TURN
C4.7B	REFUSE TRUCK AUTOTURN PLAN
C4.8	AUTO TURN
C4.8B	REFUSE TRUCK AUTOTURN PLAN
C4.9	AUTO TURN
C4.9B	REFUSE TRUCK AUTOTURN PLAN
C4.10	AUTO TURN
C4.10B	REFUSE TRUCK AUTOTURN PLAN
C5.0	OVERALL SITE UTILITY PLAN
C5.1	SITE UTILITY PLAN
C5.2	SITE UTILITY PLAN
C5.3	SITE UTILITY PLAN
C5.4	SITE UTILITY PLAN
C5.5	SITE UTILITY PLAN
C5.6	SITE UTILITY PLAN
C5.7	SITE UTILITY PLAN
C5.8	SITE UTILITY PLAN
C5.9	SITE UTILITY PLAN
C5.10	SITE UTILITY PLAN
C5.11	SITE UTILITY PLAN
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	ENLARGED TREE PRESERVATION PLAN
L1.2	ENLARGED TREE PRESERVATION PLAN
L2.0	TRAIL LAYOUT
A1.0	TYPICAL ARCHITECTURE

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

ZONING ORDINANCE: DECEMBER 8, 2020

SUBDIVISION REGULATIONS: DECEMBER 30, 2019

TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017

STORMWATER BMP MANUAL: JANUARY 1, 2016

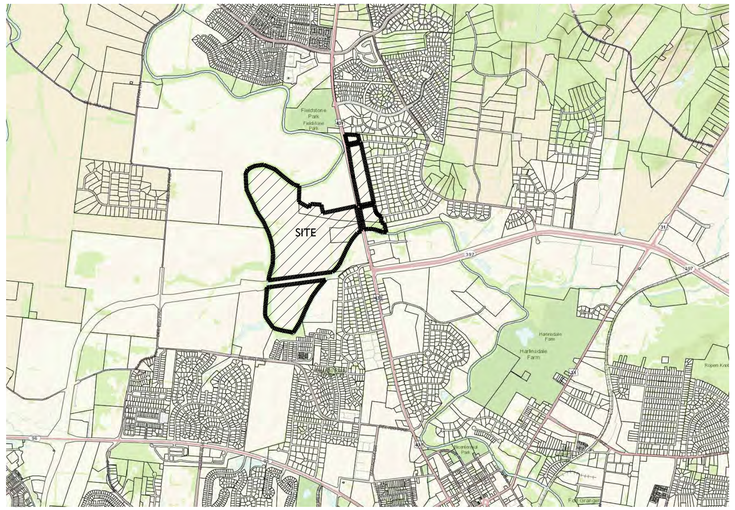
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: OCTOBER 13, 2020

MUNICIPAL CODE: NOVEMBER 25, 2020

BROWNLAND FARM

PD (1.52)
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE


SITE
Franklin Police Firing Range
Hamerdale Park
Hamerdale Farm
Aspen Knoll
Hamerdale Park
Hillsboro Rd
Hillsboro Rd
Hillsboro Rd


HILLSBORO ROAD
MACK HATCHER PARKWAY
MACK HATCHER PARKWAY
HILLSBORO ROAD
HILLSBORO ROAD
HILLSBORO ROAD
MACK HATCHER PARKWAY
MACK HATCHER PARKWAY
MACK HATCHER PARKWAY



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 7478



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 7478



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 7478



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
231

Revision Date
△
△
△
△

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 7478

MATCHLINE SHEET C1.4

MATCHLINE SHEET C1.5

HARPETH RIVER

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

TOP OF BANK

80' RIPARIAN BUFFER (ZONE 1)

MORE LIVINGFIELD
MAP 51, PARCEL 15.02
D BOOK 5467, PAGE 800

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

614

616

618

620

MATCHLINE SHEET C1.5

MATCHLINE SHEET C1.6

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

MATCHLINE SHEET C1.5

MATCHLINE SHEET C1.10

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.5

COF # 7478

MATCHLINE SHEET C1.3

MATCHLINE SHEET C1.6

MATCHLINE SHEET C1.5

MATCHLINE SHEET C1.6

MATCHLINE SHEET C1.6

MATCHLINE SHEET C1.7

MATCHLINE SHEET C1.6

MATCHLINE SHEET C1.9

EX 100 YR FLOODPLAIN

EX 100 YR FLOODPLAIN

EX 100 YR FLOODPLAIN

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

EXISTING FLOODWAY

CHRIST COMMUNITY CHURCH
OF FRANKLIN
MAP 82, PARCEL 7.00
DEED BOOK 1859, PAGE 793

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 7478

MATCHLINE SHEET C1.2
MATCHLINE SHEET C1.7

KEY
- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

MONTICELLO ROAD
(LOCAL STREET - 60' ROW)

HILLSBORO ROAD
(MAJOR ARTERIAL-104'-120'-ROW)

COMMUNITY CHURCH
OF FRANKLIN
MAP 52, PARCEL 7.00
BOOK 1859, PAGE 793

STEPHEN B AND
ROBERT M EATHERLY
MAP 52O/ GROUP A
PARCEL 27.00

ANDERTON FAMILY
PARTNERSHIP
MAP 63, PARCEL 2.00

ANDERTON MARGARET
TRUST
MAP 63, PARCEL 2.01

SSMH
TOP 626.2
INV IN 613.9
INV OUT 613.8

SSMH
TOP 625.3
INV OUT 615.3

EX. 100 YR FLOODPLAIN
EXISTING FLOODWAY
30' RIPARIAN BUFFER (ZONE 1)
TOP OF BANK

MATCHLINE SHEET C1.7
MATCHLINE SHEET C1.8

N
0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
2332

Revision Date
1 _____
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3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.7

COF # 7478



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE 'I'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE 'I'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.8

COF # 7478



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE 'I'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE 'I'

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 7478



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT

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

ENLARGED EXISTING CONDITIONS

SHEET
C1.10

COF # 7478



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

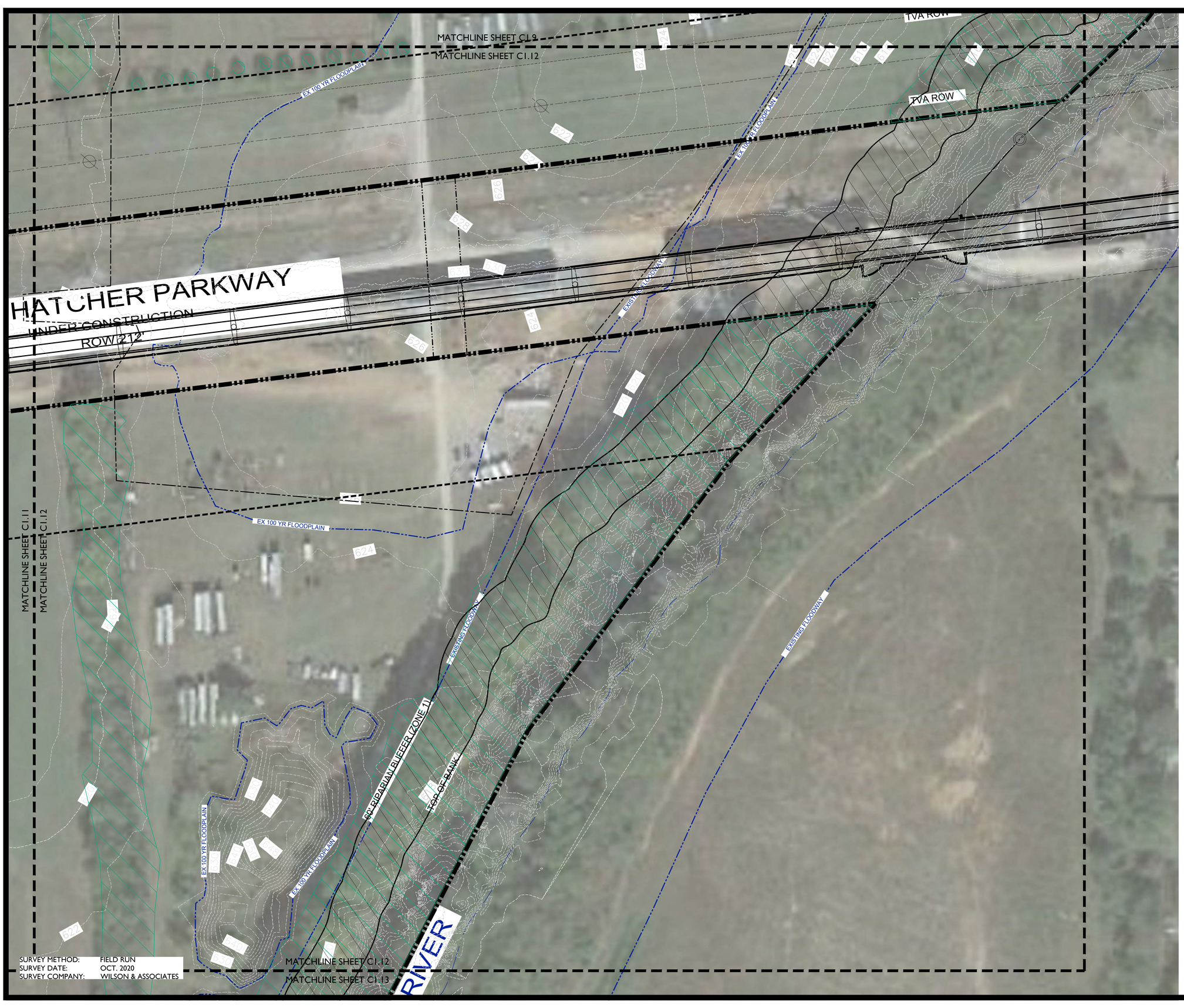
GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.11

COF # 7478



KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.12

COF # 7478

MATCHLINE SHEET C1.11
MATCHLINE SHEET C1.13

MATCHLINE SHEET C1.12
MATCHLINE SHEET C1.13

HARPETH RIVER

EXISTING FLOODWAY

EX 100 YR FLOODPLAIN

100 YEAR FLOODPLAIN

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

EXISTING FLOODWAY

EXISTING FLOODWAY

EXISTING FLOODWAY

KEY

- EXISTING CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'

RIZER PT SECTION 1
OPENSPACE 96
MAP 63H, PARCEL 21.00
DEED BOOK 6733, PAGE 304

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
2332

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.13

COF # 7478



OPEN SPACE REQUIREMENT ZONING ORDINANCE

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

OPEN SPACE DATA:

OPEN SPACE
REQUIRED - 5% OF TOTAL SITE AREA (508,872 SF / 11.68 AC)
PROVIDED - 5% (512,445 SF / 11.76 AC)

NATURAL AREA
REQUIRED - 10% OF TOTAL SITE AREA (1,017,745 SF / 23.37 AC)
PROVIDED - 16.5% (1,682,774 SF / 38.63 AC)

LOT	TYPE	AREA (SF)
OS 5	NATURAL AREA	921,924
OS 6	NATURAL AREA	760,850
OS 8	POCKET PARK	17,984
OS 13	POCKET PARK	6,264
OS 14	POCKET PARK	11,683
OS 15	NEIGHBORHOOD AMENITY	39,423
OS 16	POCKET PARK	12,334
OS 18	POCKET PARK	19,165
OS 20	POCKET PARK	17,942
OS 21	POCKET PARK	5,231
OS 23	POCKET PARK	6,612
OS 24	POCKET PARK	7,200
OS 25	GREENWAY	368,607

ADDITIONAL OPEN SPACE REQUIRED BY ENVISION FRANKLIN

OS 1	ADDITIONAL OPEN SPACE	37,041
OS 2	ADDITIONAL OPEN SPACE	760,486
OS 3	ADDITIONAL OPEN SPACE	414,711
OS 4	ADDITIONAL OPEN SPACE	245,285
OS 7	ADDITIONAL OPEN SPACE	804,481
OS 9	ADDITIONAL OPEN SPACE	138,281
OS 10	ADDITIONAL OPEN SPACE	37,926
OS 11	ADDITIONAL OPEN SPACE	544,082
OS 12	ADDITIONAL OPEN SPACE	1,867,570
OS 17	ADDITIONAL OPEN SPACE	1,250
OS 19	ADDITIONAL OPEN SPACE	9,981
OS 22	ADDITIONAL OPEN SPACE	35,175

OPEN SPACE REQUIREMENTS HAVE BEEN MET WITH LOTS OS 5, 6, 8, 13, 14, 15, 16, 18, 20, 21, 23, 24, AND 25. OPEN SPACE PLANTINGS REQUIRED AT SITE PLAN ARE TO BE BASED ON SQUARE FOOTAGES SHOWN IN LOTS OS 5, 6, 8, 13, 14, 15, 16, 18, 20, 21, 23, 24, AND 25.

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

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	2,184,140 SF; 50.14 AC (21.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	48% (1,048,387 SF; 24.09 AC)
PROVIDED CANOPY PRESERVATION:	40.70 AC; 1,772,815 SF (169% OF REQUIRED)

MINIMUM LOT DIMENSIONS

LOT TYPE	MINIMUM DEPTH	MINIMUM WIDTH
100' SIDE-LOADED	145'	100'
85' SIDE-LOADED	135'	85'
65' FRONT-LOADED	135'	65'
56' FRONT-LOADED	135'	56'
45' ALLEY-LOADED	125'	45'
40' ALLEY-LOADED	125'	40'
DUPLEX	125'	87'
24' TOWNHOME	83'	24'
MUTLI-PLEX	90'	75'

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG HILLSBORO ROAD.
189 SINGLE FAMILY @ 350 GPD = 66,150 GPD
86 TOWNHOMES @ 350 GPD = 30,100 GPD
60 MULTIPLEXES @ 350 GPD = 21,000 GPD
20 DUPLEXES 2BR @ 350 GPD = 7,000 GPD
1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD
TOTAL = 124,600 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN .

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.06 MI (FRANKLIN FIRE STATION 4)
NEAREST RECREATIONAL FACILITY: 0.4 MI (FRANKLIN RECREATION COMPLEX)

PROJECTED STUDENT POPULATION
356 x 0.25 = 89 STUDENTS

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

ADDITIONAL OPEN SPACE

TOTAL PROPERTY AREA:	233.64 AC
TOTAL ADDITIONAL OPEN SPACE:	112.39 AC
PERCENTAGE OF OS ADDED:	48.10%

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

SITE DATA CHART

PROJECT NAME:	BROWNLAND FARM PD SUBDIVISION
PROJECT NUMBER:	7478
ADDRESS:	HILLSBORO ROAD
PARCEL(S):	MAP 63, PARCEL 2.00 MAP 63, PARCEL 2.01 MAP 63, PARCEL 2.02 MAP 52, PARCEL 7.00 MAP 52O, GROUP A, PARCEL 27.00
ACREAGE / SF OF SITE:	233.64 AC
BASE ZONING:	AGRICULTURE CIVIC AND INSTITUTIONAL
PROPOSED ZONING:	PD (1.52)
ZONING OVERLAYS:	SCO - SCENIC CORRIDOR OVERLAY FWO - FLOODWAY OVERLAY FFO - FLOODWAY FRINGE OVERLAY
BUILDING TYPES APPLIED:	SINGLE FAMILY HOMES TOWNHOMES MULTIPLEX DUPLEX
FRONTAGE TYPES APPLIED:	YARD FRONTAGE (SINGLE FAMILY, DUPLEX AND MULTI-PLEX) URBAN FRONTAGE (TOWNHOMES)

LOT WIDTHS, SIZES, UNIT COUNT:		
	100' SIDE-LOADED - APP. 3.18 AC:	8
	85' SIDE-LOADED - APP. 3.75 AC:	13
	65' FRONT-LOADED - APP. 5.33 AC:	24
	56' FRONT-LOADED - APP. 0.87 AC:	5
	45' ALLEY-LOADED - APP. 14.72 AC:	99
	40' ALLEY-LOADED - APP. 4.74 AC:	40
	24' TOWNHOME - APP. 6.20 AC:	86
	MULTI-PLEX UNITS APP. 3.31 AC:	60
	DUPLEX 2.72 AC:	20
	EXISTING HOUSE TO REMAIN:	1
	TOTAL UNITS:	356

PARKLAND DEDICATION:	356 UNITS X $4,304= $1,532,224 25% NON REIMBURSABLE: $383,056 75% POSSIBLE REIMBURSEMENT: $1,149,168

SETBACKS:

100' SIDE-LOADED	
FRONT:	60'
SIDE:	15'
REAR:	30'
85' SIDE-LOADED	
FRONT:	10'
SIDE:	7.5'
SIDE STREET:	10'
REAR:	20'
65' FRONT-LOADED	
FRONT:	10'
SIDE:	7.5'
SIDE STREET:	10'
REAR:	20'
56' FRONT-LOADED	
FRONT:	10'
SIDE:	7.5'
SIDE STREET:	10'
REAR:	20'
45' ALLEY-LOADED	
FRONT:	10'
SIDE:	5'
SIDE STREET:	10'
REAR:	22'
40' ALLEY-LOADED	
FRONT:	10'
SIDE:	5'
SIDE STREET:	10'
REAR:	22'
24' TOWNHOME:	
FRONT:	10'
SIDE:	5'
INTERNAL:	0'
SIDE STREET:	10'
REAR:	20'
MULTIPLEX:	
FRONT:	10'
HILLSBORO ROAD FRONT:	80'
SIDE:	15'
SIDE STREET:	15'
REAR:	5'
DUPLEX	
FRONT:	10'
SIDE:	5'
SIDE STREET:	20'
REAR:	22'

MAX BUILDING HEIGHT:	2.5-STORY
PERMITTED USES:	SINGLE-FAMILY DETACHED TOWNHOMES MULTIPLEX DUPLEX AGRICULTURE
MINIMUM REQUIRED LSA:	20% (46.7 AC)
PROVIDED LSA:	20% (46.7 AC)
OPEN SPACE REQUIRED:	5% (508,563 SF)
OPEN SPACE PROVIDED:	5% (512,445 SF)
NATURAL AREA REQUIRED:	10% (1,017,126 SF)
NATURAL AREA PROVIDED:	16.5% (1,682,774 SF)
TREE CANOPY:	50.19 AC
RETENTION ACREAGE REQUIRED:	48% (24.09 AC)
RETENTION ACREAGE PROVIDED:	169% (40.70 AC)

PARKING REQUIRED (BY USE):		
	SINGLE FAMILY DETACHED (2/UNIT):	380
	24' TOWNHOMES (3BR - 3/UNIT):	258
	MULTIPLEX (2BR - 2.5/UNIT):	150
	DUPLEX (2 BR - 2.5/UNIT)	50
	TOTAL PARKING REQD:	838

PARKING PROVIDED (BY USE):		
SINGLE FAMILY DETACHED (SIDE-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	84
SINGLE FAMILY DETACHED (FRONT-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	116
SINGLE FAMILY DETACHED (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	556
24' TOWNHOMES (ALLEY-LOADED):	3/UNIT (3 GARAGE):	258
MULTIPLEX (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	240
DUPLEX (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	80
SURFACE PARKING:		133
ON-STREET PARKING:		166
TOTAL PARKING PROVIDED:		1,633

GAMBLE DESIGN COLLABORATIVE
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Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — TENNESSEE REGISTERED LANDSCAPE ARCHITECT — 2322

Revision Date
1 _____
2 _____
3 _____
4 _____

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7478



KEY

- MULTIPLEX
- DUPLEX
- TOWNHOMES
- 40' ALLEY-LOADED
- 45' ALLEY-LOADED
- 56' FRONT-LOADED
- 65' FRONT-LOADED
- 85' SIDE-LOADED
- 100' SIDE-LOADED

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
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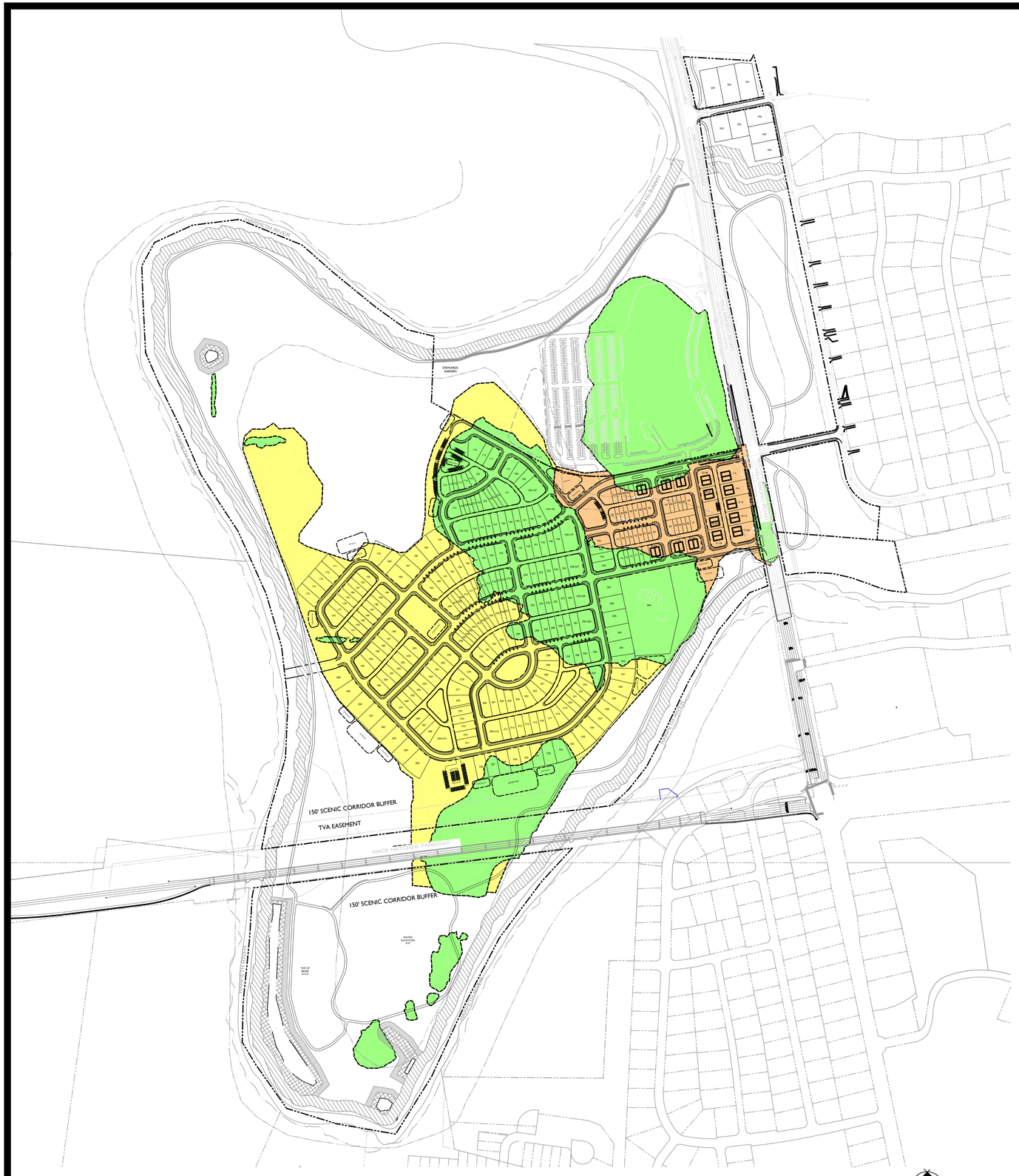
GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 2222

Revision Date
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- △ _____
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LOT BREAKDOWN EXHIBIT

SHEET
C2.0A

COF # 7478



BOMA CONDITIONS

1. In conjunction with the approval of the first site plan, the applicant shall provide a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road. This condition does not include the proposed 8 lots at Poteat Place which have access to Spencer Creek Road above the 100-year floodplain.

- **Per Municipal Code Section 23-106(2)(e)(iii), Providing emergency bypass of the 100-year flood event is acceptable.**

Response: Alternative Fire Truck Route exhibit included with submittal set, and previewed below.

2. A grading permit may not be granted for areas within the floodplain and floodway, west of Hillsboro Road, until a CLOMR is approved by FEMA.

- **This is already required by ordinance.**

Response: Applicant intends to follow the process as set forward by the city and by FEMA. Grading will not commence until CLOMR has been approved and provided to the city.

3. Condominium buildings may not exceed 4 units per building per the guidelines of Envision Franlin.

Response: Condominium buildings of over 4 units per building have been removed from the plan. There are now 11 multi-plex buildings at the front of the development, all of which contain 4 units.

4. Residential Lots shall be removed from the Development Plan where the existing floodplain is greater than 36 inches in depth, not including the floodway and floodplain that has been previously developed by Christ Community Church and Brownland Farm near Hillsboro Road.

Response: The attached plan highlights the area of existing floodplain that is less than 36 inches in depth. All proposed lots fall within this highlighted area, or within an area that has no existing floodplain currently.

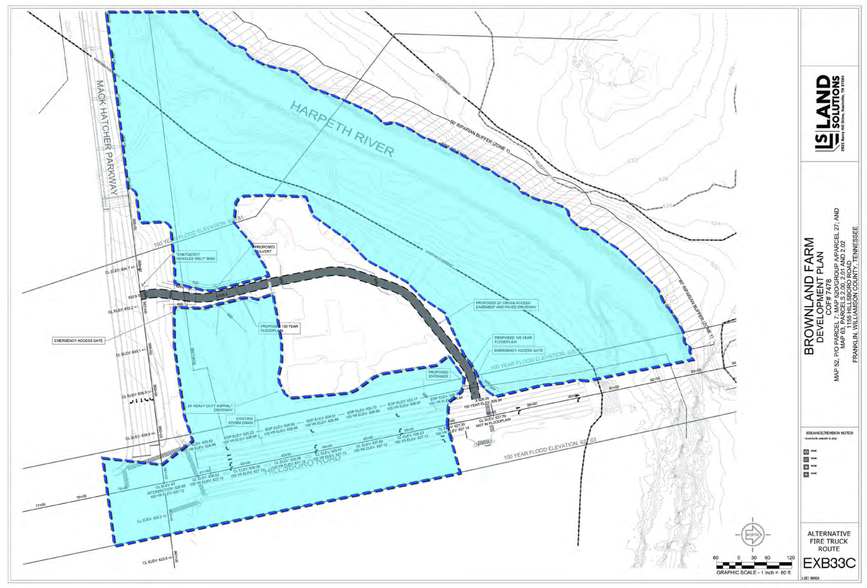
5. Development shall have a maximum of 395 total homes including the homes proposed on Poteat Place. (1.7 homes per acre)

- **This is a reduction from 471 (2.04 homes per acre)**

Response: Proposed development now has 357 total lots, including the 8 lots at Poteat Place, and the 1 existing home to remain.

FLOODPLAIN KEY

- AREA ABOVE EXISTING FLOODPLAIN
- AREA OF EXISTING FLOODPLAIN LESS THAN 36 INCHES IN DEPTH
- AREA OF FLOODPLAIN/FLOODWAY PREVIOUSLY DEVELOPED BY BROWNLAND FARM AND CHRIST COMMUNITY CHURCH



BROWNLAND FARM
DEVELOPMENT PLAN
MAP 62, PID PARCEL 1, MAP 62GROUP ADVANCE, 27, AND
1150 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES

ALTERNATIVE FIRE TRUCK ROUTE

EXB33C

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BOMA CONDITION COMPLIANCE

SHEET
C2.0B

COF # 7478

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

OPEN SPACE
OS 1

OPEN SPACE
OS 2

349
350
351
352
353
354
355
356

POTEET PLACE
(LOCAL STREET - 50' ROW)

HILLSBORO ROAD
(MAJOR ARTERIAL 104'-120' ROW)

JEFFERSON DRIVE
(LOCAL STREET - 50' ROW)

HARPETH RIVER

EX 100 YR FLOODPLAIN

PROPOSED 100 YEAR FLOODPLAIN

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

MATCHLINE SHEET C2.1

MATCHLINE SHEET C2.2

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

N

0 50 100 150

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

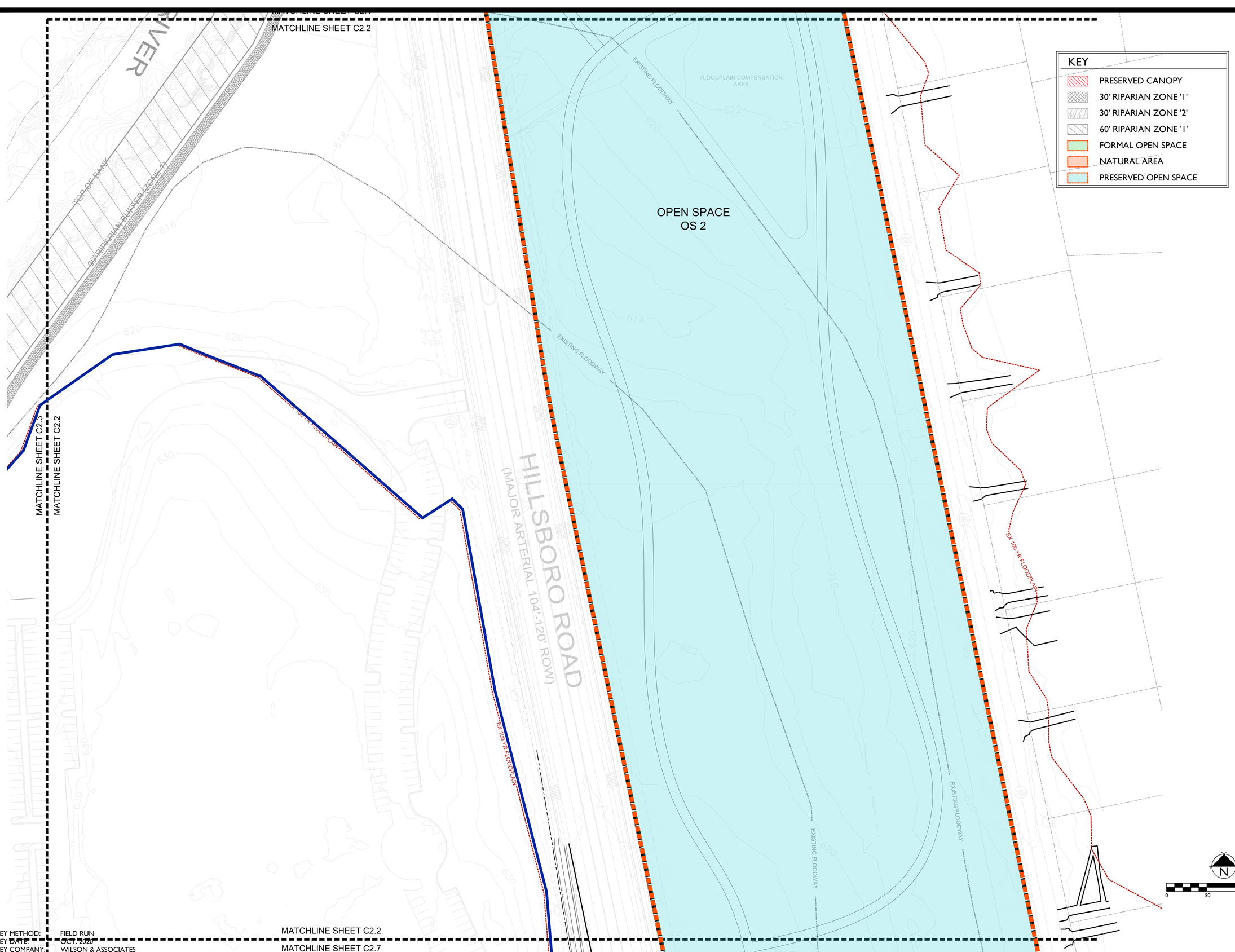
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REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED DEVELOPMENT PLAN

SHEET
C2.1

COF # 7478



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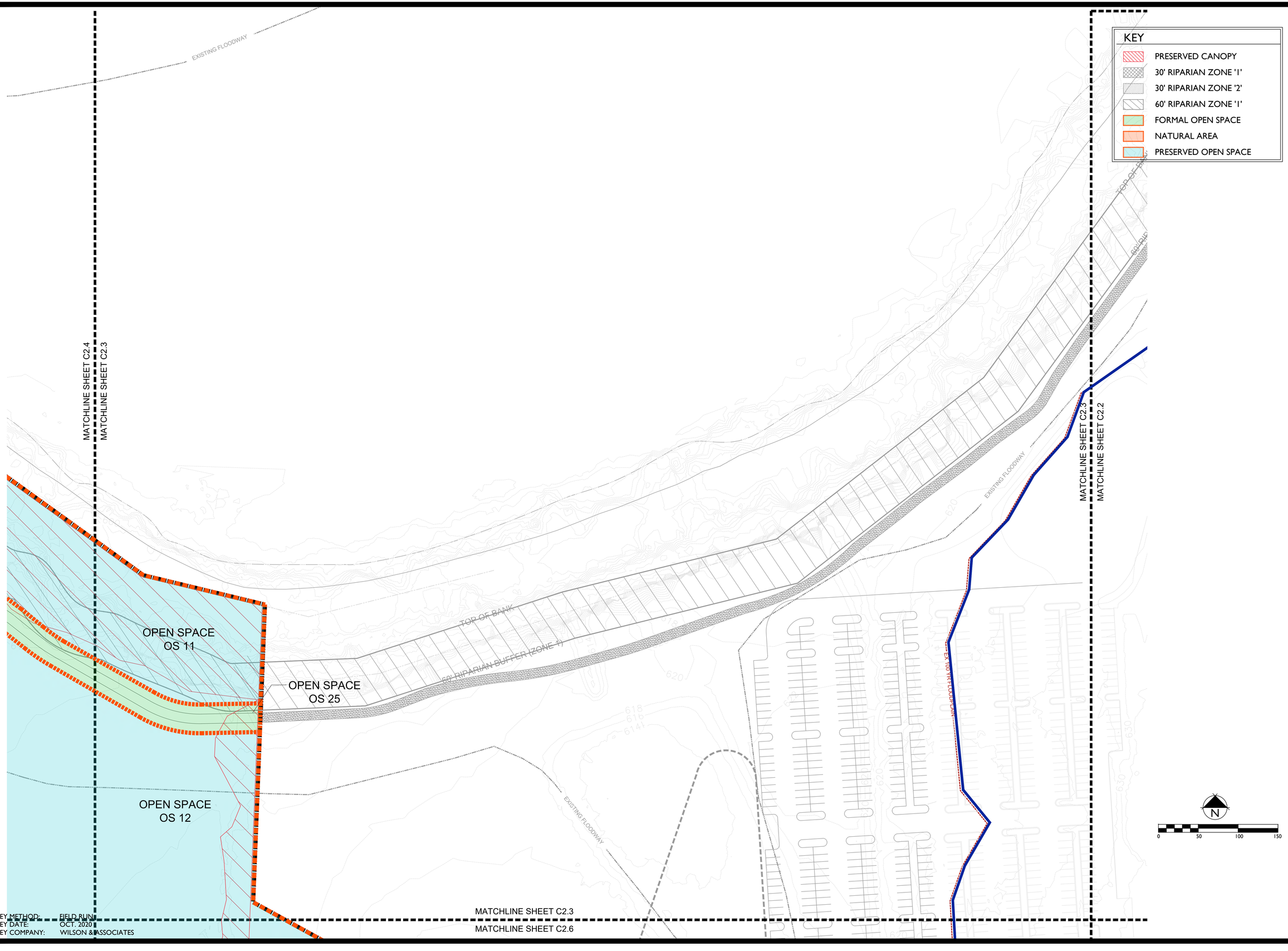
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REGISTERED LANDSCAPE ARCHITECT

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ENLARGED DEVELOPMENT PLAN

SHEET
C2.2

COF # 7478



SURVEY METHOD: FIELD RUN
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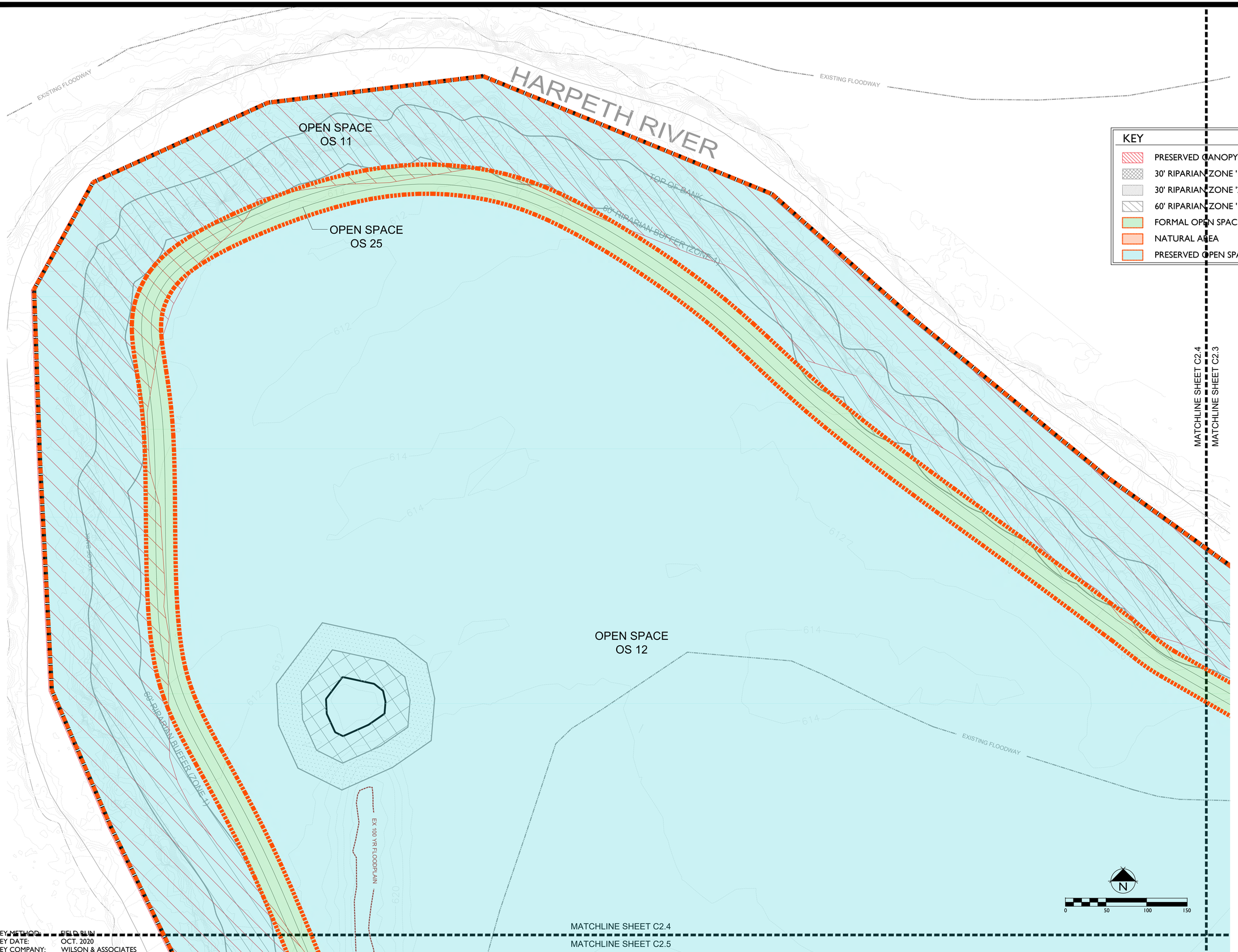
GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
231

Revision Date

ENLARGED DEVELOPMENT PLAN

SHEET
C2.3

COF # 7478



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date
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ENLARGED DEVELOPMENT PLAN

SHEET
C2.4

COF # 7478

MATCHLINE SHEET C2.4

MATCHLINE SHEET C2.5

OPEN SPACE
OS 25

HARPETH RIVER

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

OPEN SPACE
OS 12

OPEN SPACE
OS 11

P.S.

DETENTION

BIORETENTION

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE 'I'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE 'I'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

167
168
169
170
171
172
173
174
175
178
179
180
181
182
183
184
185
186

LOCAL STREET TS-6
(50' R.O.W.)

MATCHLINE SHEET C2.5

MATCHLINE SHEET C2.6

MATCHLINE SHEET C2.5

MATCHLINE SHEET C2.10

N

0 50 100 150

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Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED DEVELOPMENT PLAN

SHEET
C2.5

COF # 7478

MATCHLINE SHEET C2.3

MATCHLINE SHEET C2.6

MATCHLINE SHEET C2.5

MATCHLINE SHEET C2.6

OPEN SPACE OS 12

OPEN SPACE OS 13

OPEN SPACE OS 14

OPEN SPACE OS 22

OPEN SPACE OS 21

OPEN SPACE OS 20

BIORETENTION

LOCAL STREET TS-6 (52' ROW)

LOCAL STREET TS-5 (54' ROW)

ALLEY TS-7 MOD (22' ROW)

PROP. 100 YR FLOODPLAIN

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

113 112 111 110 109 108 120 114 115 116 117 118 119 106-107 121 122 123 124 125 126 127 128 129 130 131 144-145 132-133 134 135 136 137 138 139 140 141 142 143 146-147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 184 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226-227 228-229 230 231 232 233 234 235 346 347 348 105 104 103 102 101 100 99 98 97 93-96 92 90 89 88 87 86 85 84 75 76 77 78 79 80 81 82 74 73 72 71 70 69

MATCHLINE SHEET C2.6

MATCHLINE SHEET C2.9

MATCHLINE SHEET C2.6

MATCHLINE SHEET C2.7

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

N

0 50 100 150

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ENLARGED DEVELOPMENT PLAN

SHEET C2.6

COF # 7478

MATCHLINE SHEET C2.2

MATCHLINE SHEET C2.7

PROP. 100 YR FLOODPLAIN

EX. 100 YR FLOODPLAIN

OPEN SPACE
OS 2

MONTICELLO ROAD
(LOCAL STREET - 60' ROW)

EXISTING FLOODWAY

HILLSBORO ROAD
(MAJOR ARTERIAL 104 - 120' ROW)

EX. 100 YR FLOODPLAIN

OPEN SPACE
OS 3

EXISTING FLOODWAY

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE 'I'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE 'I'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

1-4

5-8

9-12

13-16

17-20

21-24

25-28

29-32

33-36

37-40

41-44

45 46 47 48 49 50

51 52 53 54 55 56

57-60

61-64

65-68

69 70 71 72 73 74

75 76 77 78 79 80 81 82 83

84 85 86 87 88 89 90

93-96

97 98 99 100

MEW TS-7
(26' ROW)

LOCAL STREET TS-6
(52' ROW)

ALLEY TS-7 MOD
(22' ROW)

LOCAL STREET TS-5
(62' ROW)

OPEN SPACE
OS 23

OPEN SPACE
OS 24

OPEN SPACE
OS 25

OPEN SPACE
OS 4

OPEN SPACE
OS 7

BIORETENTION

DETENTION

EXISTING FLOODWAY

EX. 100 YR FLOODPLAIN

100' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

MATCHLINE SHEET C2.7

MATCHLINE SHEET C2.8

N

0 50 100 150

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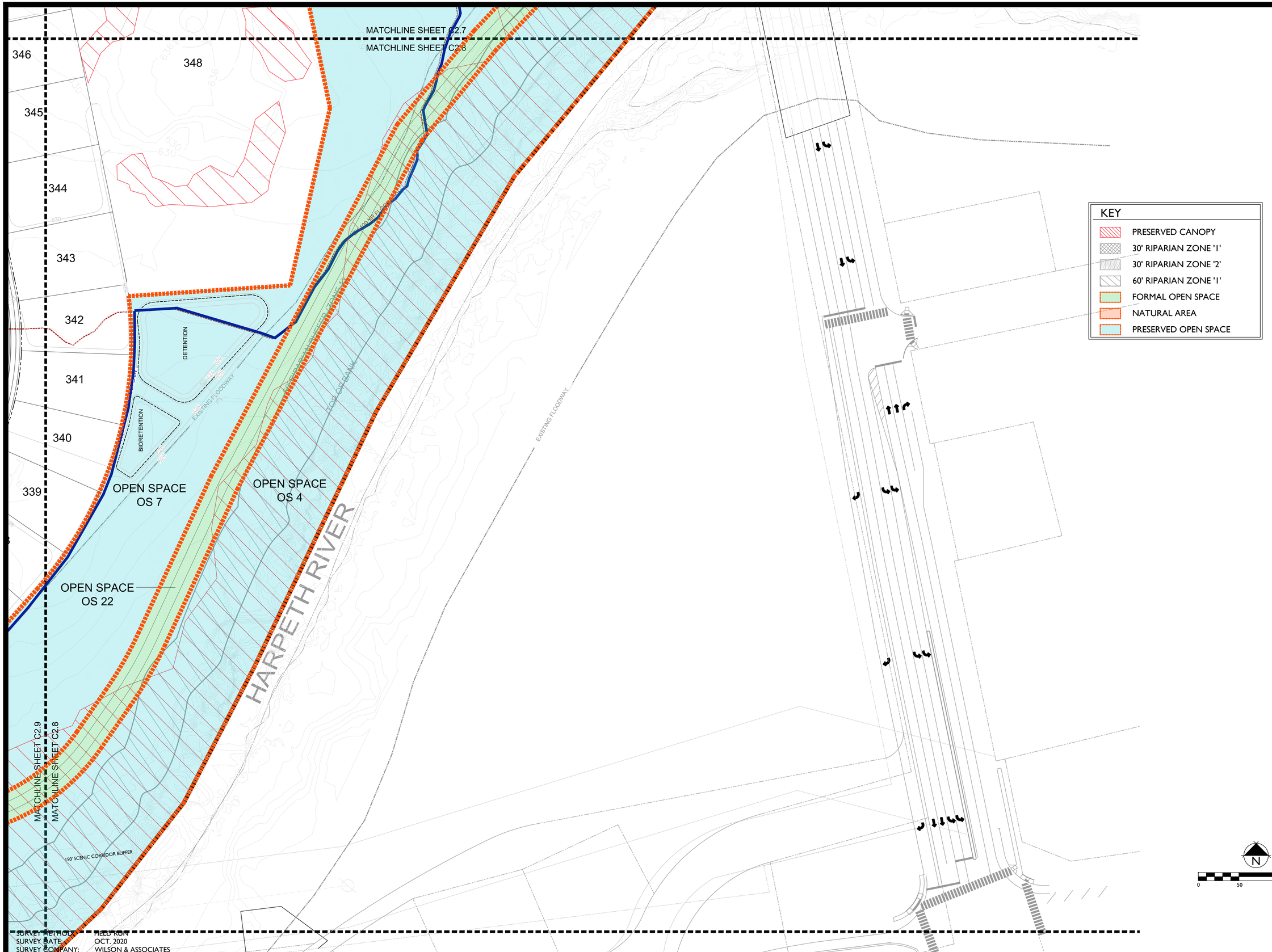
GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
2322

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

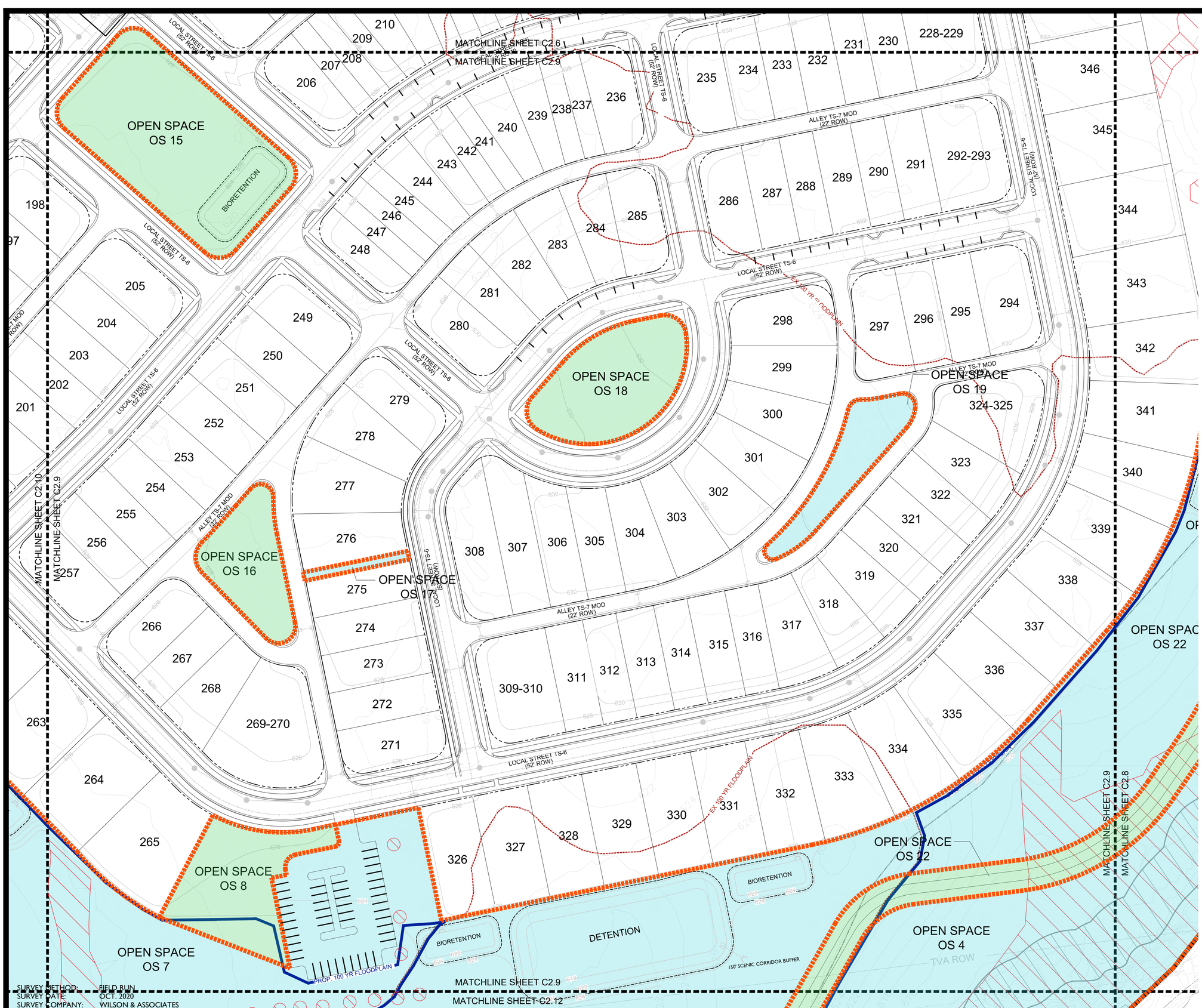
GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
No. 2112
LANDSCAPE ARCHITECT

Revision Date

ENLARGED DEVELOPMENT PLAN

SHEET
C2.8

COF # 7478



KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 2322 OCT. 20

Revision Date

ENLARGED DEVELOPMENT PLAN

SHEET C2.9

COF # 7478

MATCHLINE SHEET C2.5

MATCHLINE SHEET C2.10

OPEN SPACE OS 11

OPEN SPACE OS 25

OPEN SPACE OS 10

OPEN SPACE OS 7

OPEN SPACE OS 9

OPEN SPACE OS 25

BIORETENTION

DETENTION

EX 100 YR FLOODPLAIN

EXISTING FLOODWAY

TOP OF BANK

LOCAL STREET TS-5 (54' ROW)

ALLEY TS-7 MOD (22' ROW)

LOCAL STREET TS-6 (52' ROW)

MATCHLINE SHEET C2.10

MATCHLINE SHEET C2.9

MATCHLINE SHEET C2.10

MATCHLINE SHEET C2.11

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE 'I'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE 'I'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 2332

Revision Date

ENLARGED DEVELOPMENT PLAN

SHEET C2.10

COF # 7478

MATCHLINE SHEET C2.10

MATCHLINE SHEET C2.11

OPEN SPACE
OS 7

OPEN SPACE
OS 9

OPEN SPACE
OS 25

150' SCENIC CORRIDOR BUFFER

TVA ROW

TVA ROW

MACK HATCHE

UNDER CONST

ROW

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

EXISTING FLOODWAY

OPEN SPACE
OS 25

OPEN SPACE
OS 5

HARPETH RIVER

TOP OF
BERM:
615.5

150' SCENIC CORRIDOR BUFFER

OPEN SPACE
OS 6

EXISTING FLOODWAY

MATCHLINE SHEET C2.11
MATCHLINE SHEET C2.12

WATER
ELEVATION
610

MATCHLINE SHEET C2.11

MATCHLINE SHEET C2.13

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

KEY

- PRESERVED CANOPY
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- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

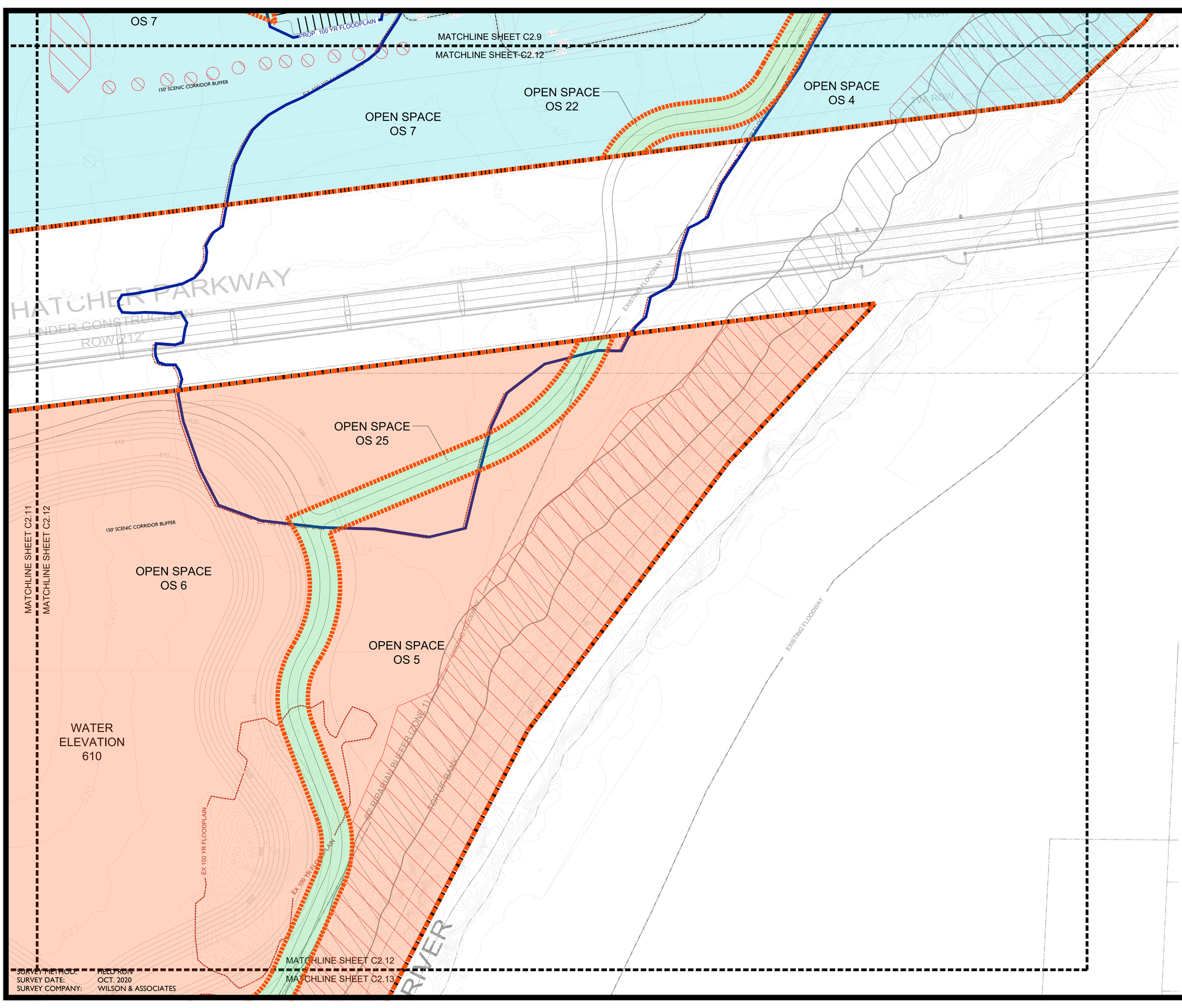
GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED
DEVELOPMENT
PLAN

SHEET
C2.11

COF # 7478



SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 329

Revision Date
△
△
△
△

ENLARGED DEVELOPMENT PLAN

SHEET
C2.12

COF # 7478

MATCHLINE SHEET C2.11
MATCHLINE SHEET C2.13

MATCHLINE SHEET C2.12
MATCHLINE SHEET C2.13

OPEN SPACE
OS 25

OPEN SPACE
OS 5

HARPETH RIVER

EX 100 YR FLOODPLAIN

100 YEAR FLOODPLAIN

EXISTING FLOODWAY

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

KEY

- PRESERVED CANOPY
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'
- 60' RIPARIAN ZONE '1'
- FORMAL OPEN SPACE
- NATURAL AREA
- PRESERVED OPEN SPACE

N

0 50 100 150

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

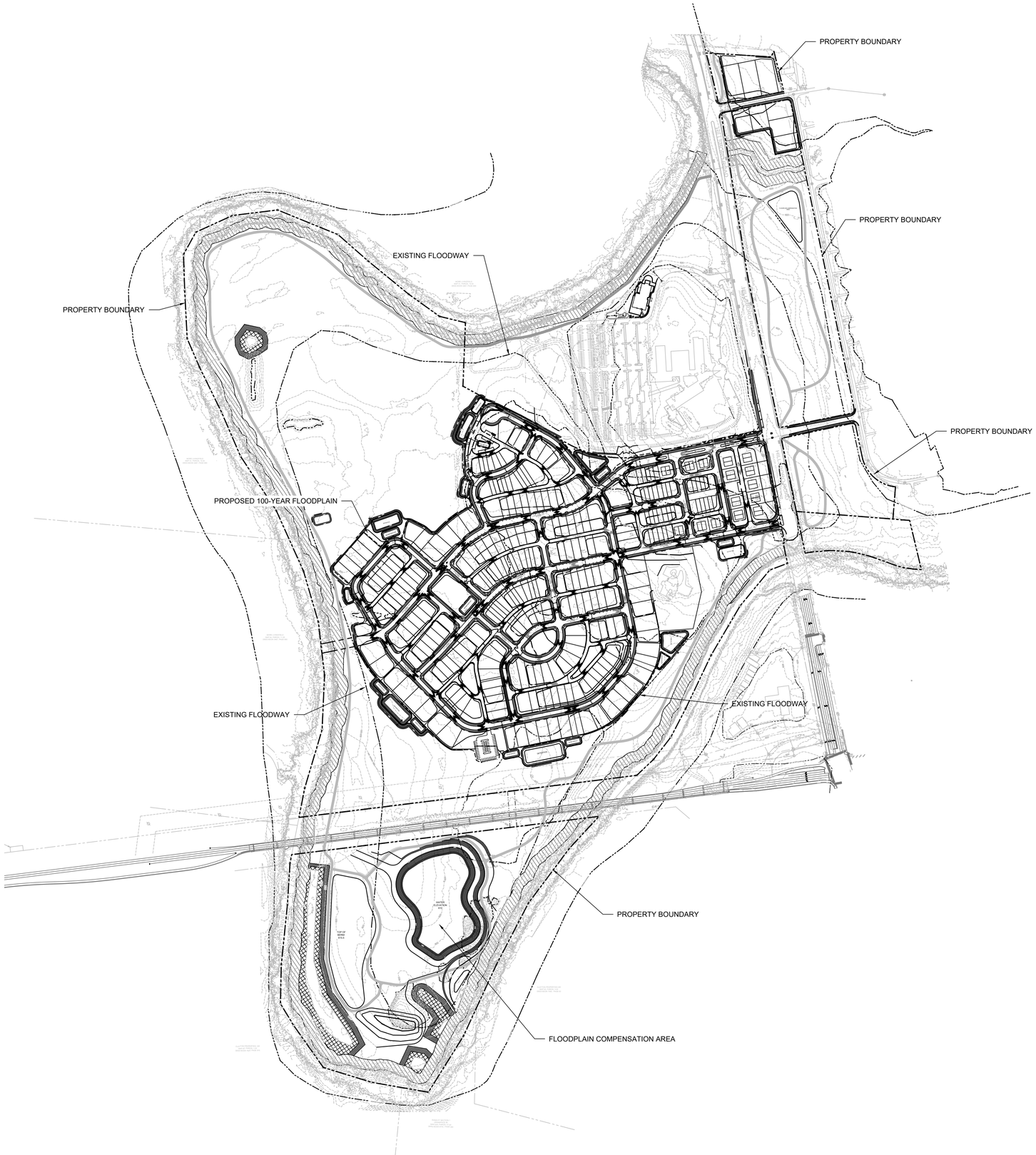
GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
2322
LANDSCAPE ARCHITECT

Revision Date

ENLARGED DEVELOPMENT PLAN

SHEET
C2.13

COF # 7478



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.
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6. 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.

POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

STATEMENT OF IMPACT
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

RIPARIAN BUFFER NOTE:
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OVERALL GRADING & DRAINAGE DATA CHART

SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	XX AC.
ONSITE DISTURBED AREA:	XX AC.
OFFSITE DISTURBED AREA:	XX AC.

SHEET KEY

		CX.1
CX.4	CX.3	CX.2
CX.5	CX.6	CX.7
CX.10	CX.9	CX.8
CX.11	CX.12	
CX.13		

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

NORTH

300 0 150 300 600

GRAPHIC SCALE - 1 inch = 300 ft.

KEVIN D. ERTEL — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 106528 — STATE OF TENNESSEE

2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

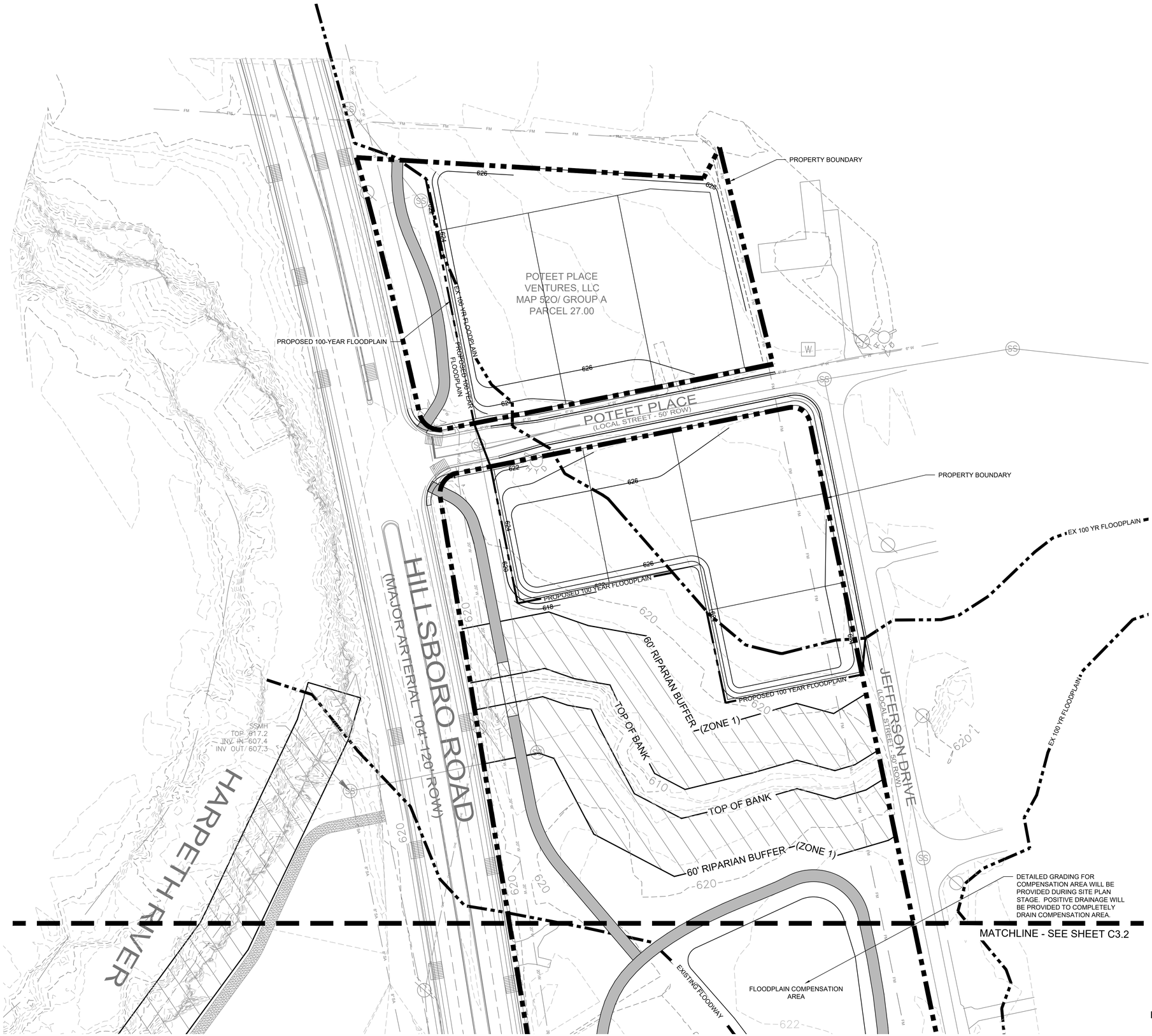
ISSUANCE/REVISION NOTES
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

OVERALL GRADING AND DRAINAGE PLAN

C3.0

LSC 19002



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.
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POST-TREATMENT STORMWATER NARRATIVE

STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

STATEMENT OF IMPACT

POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

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OVERALL GRADING & DRAINAGE DATA CHART

SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	XX AC.
ONSITE DISTURBED AREA:	XX AC.
OFFSITE DISTURBED AREA:	XX AC.

SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

Know what's below. Call before you dig.

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

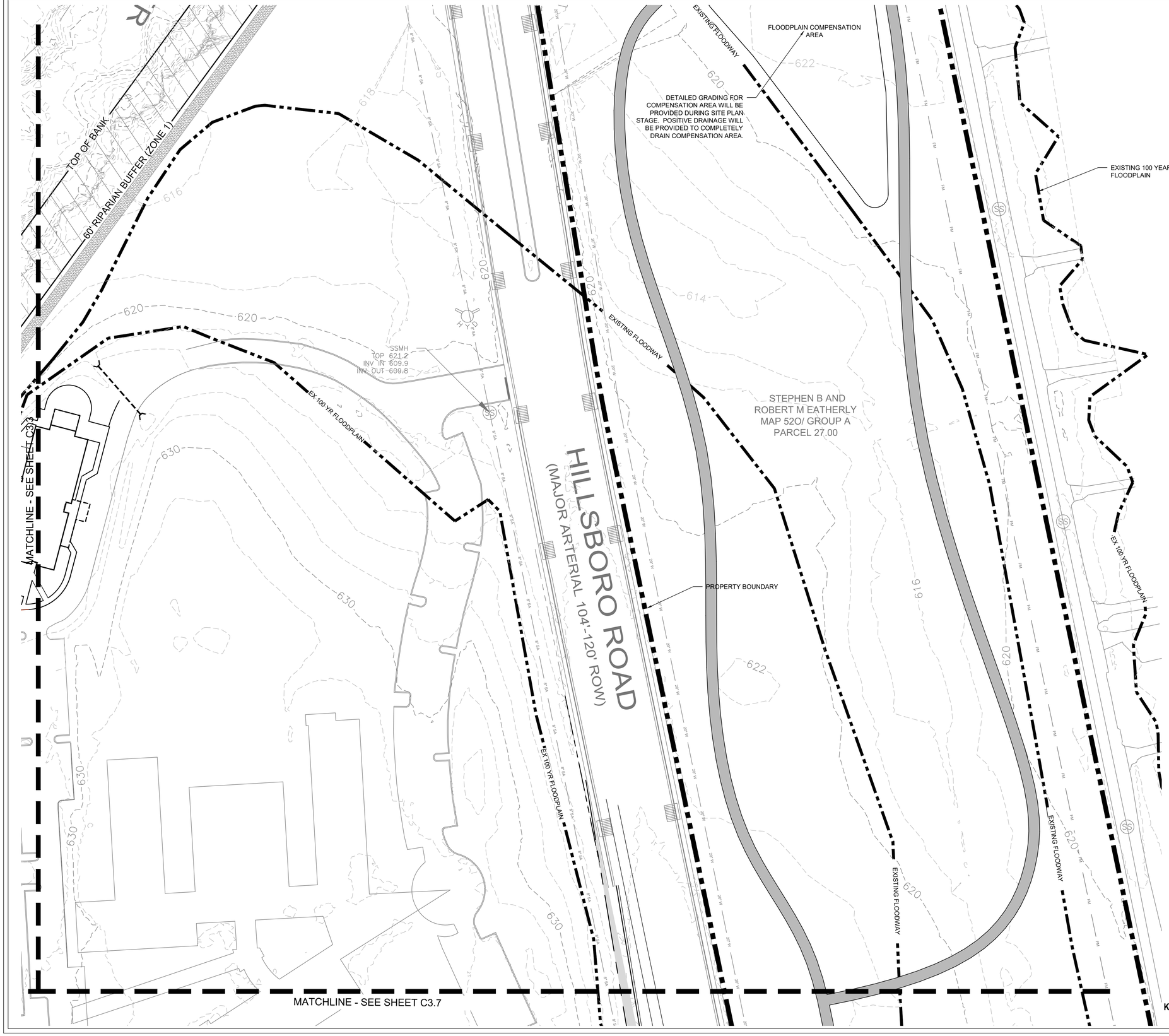
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

GRADING AND DRAINAGE PLAN

C3.1

LSC 19002



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.
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POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

STATEMENT OF IMPACT
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OVERALL GRADING & DRAINAGE DATA CHART

SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	XX AC.
ONSITE DISTURBED AREA:	XX AC.
OFFSITE DISTURBED AREA:	XX AC.

SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

Know what's below. Call before you dig.

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

NORTH

KEVIN D. EATHERLY
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

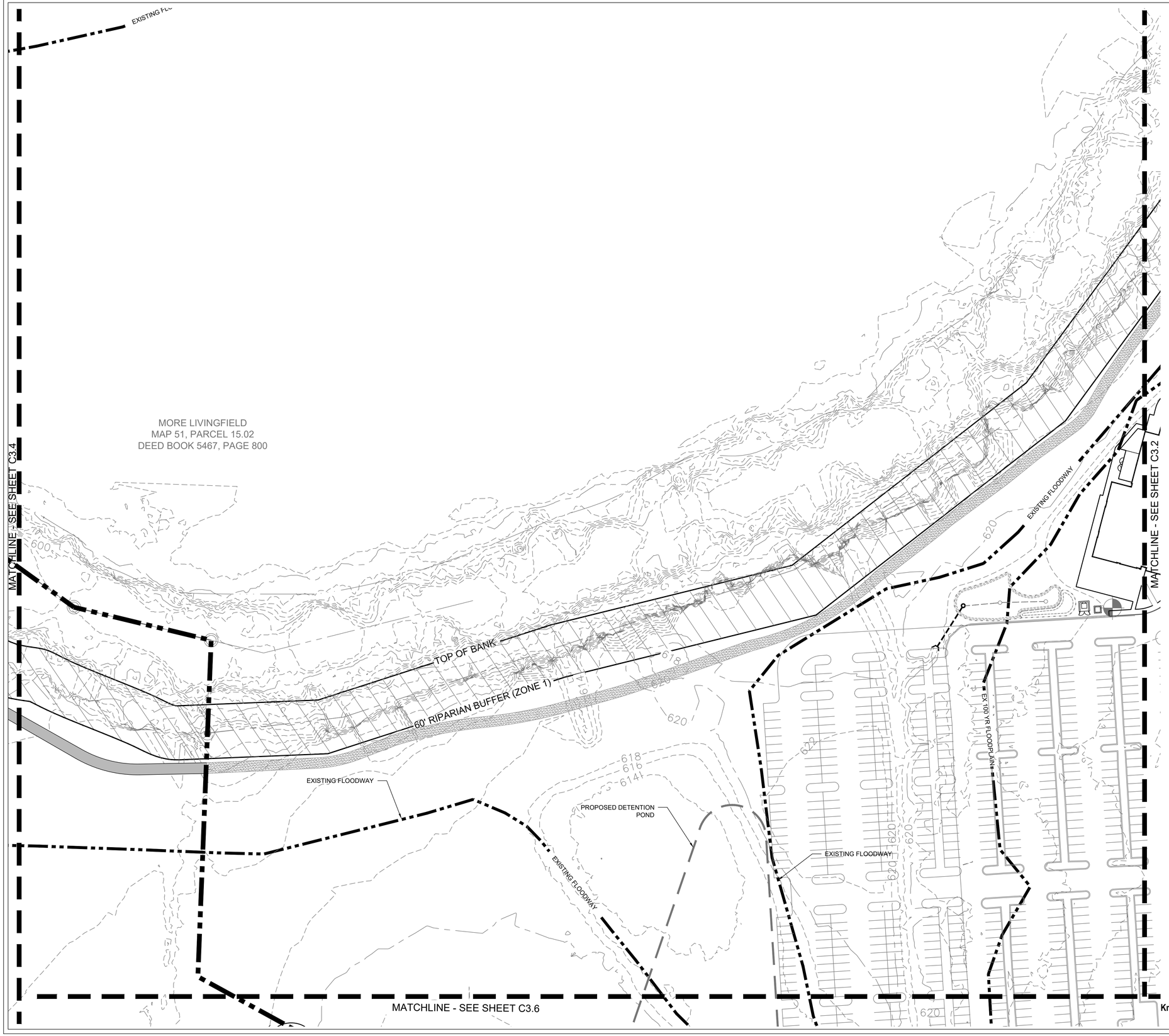
ISSUANCE/REVISION NOTES-
- PLAN DATED: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

GRADING AND DRAINAGE PLAN

C3.2

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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OVERALL GRADING & DRAINAGE DATA CHART

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IMPERVIOUS AREA:	XX AC.
ONSITE DISTURBED AREA:	XX AC.
OFFSITE DISTURBED AREA:	XX AC.

SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

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

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — No. 106528 — STATE OF TENNESSEE

2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

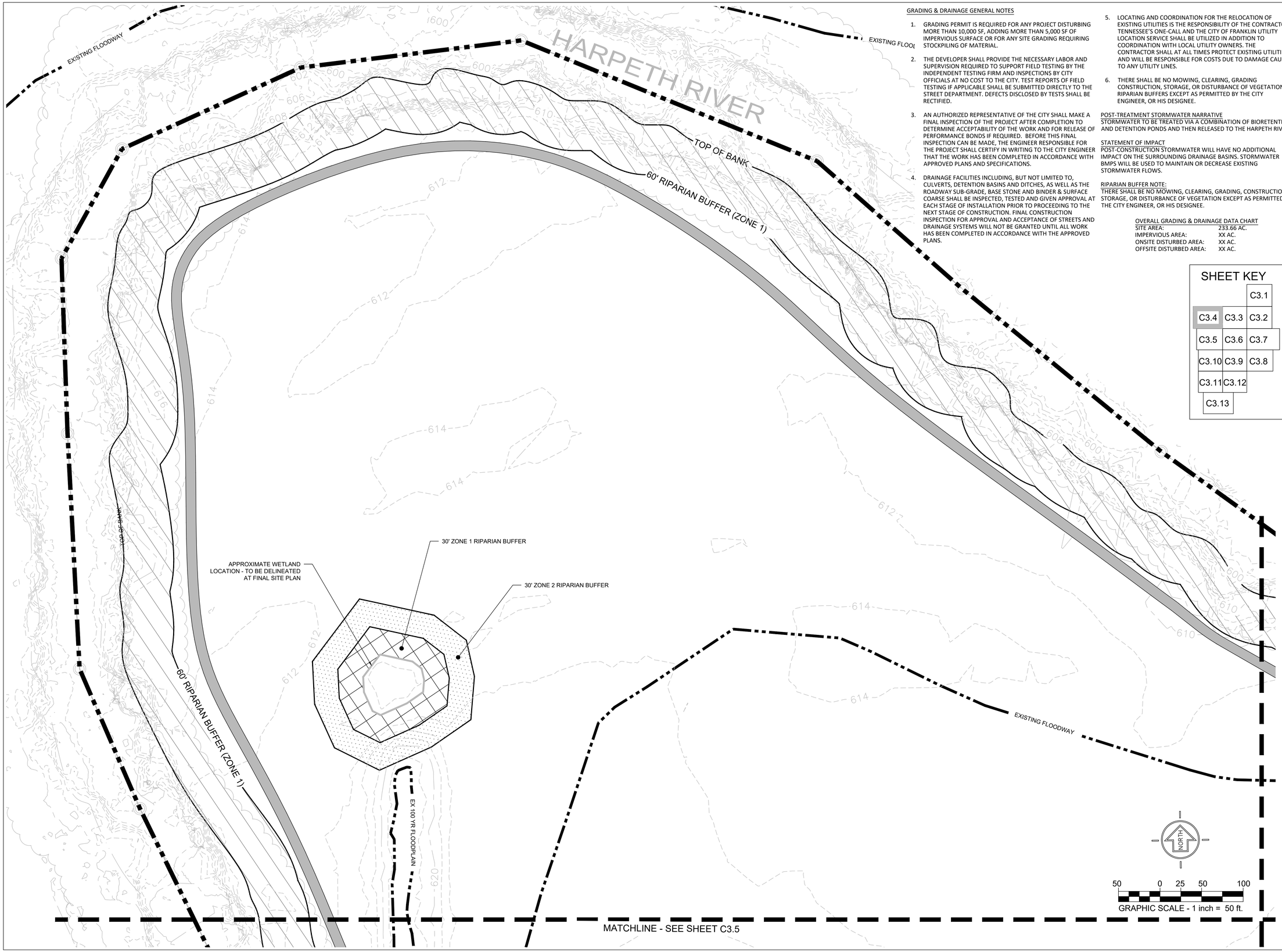
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

- A NONE
- B NONE
- C NONE
- D NONE

GRADING AND DRAINAGE PLAN

C3.3

LSC 19002



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.
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4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
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6. 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.

POST-TREATMENT STORMWATER NARRATIVE

STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION, AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

STATEMENT OF IMPACT

POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

RIPARIAN BUFFER NOTE:

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OVERALL GRADING & DRAINAGE DATA CHART

SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	XX AC.
ONSITE DISTURBED AREA:	XX AC.
OFFSITE DISTURBED AREA:	XX AC.

SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

KEVIN D. ERB
REGISTERED LANDSCAPE ARCHITECT
DEPARTMENT OF AGRICULTURE
COMMERCE
NO. 106526
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

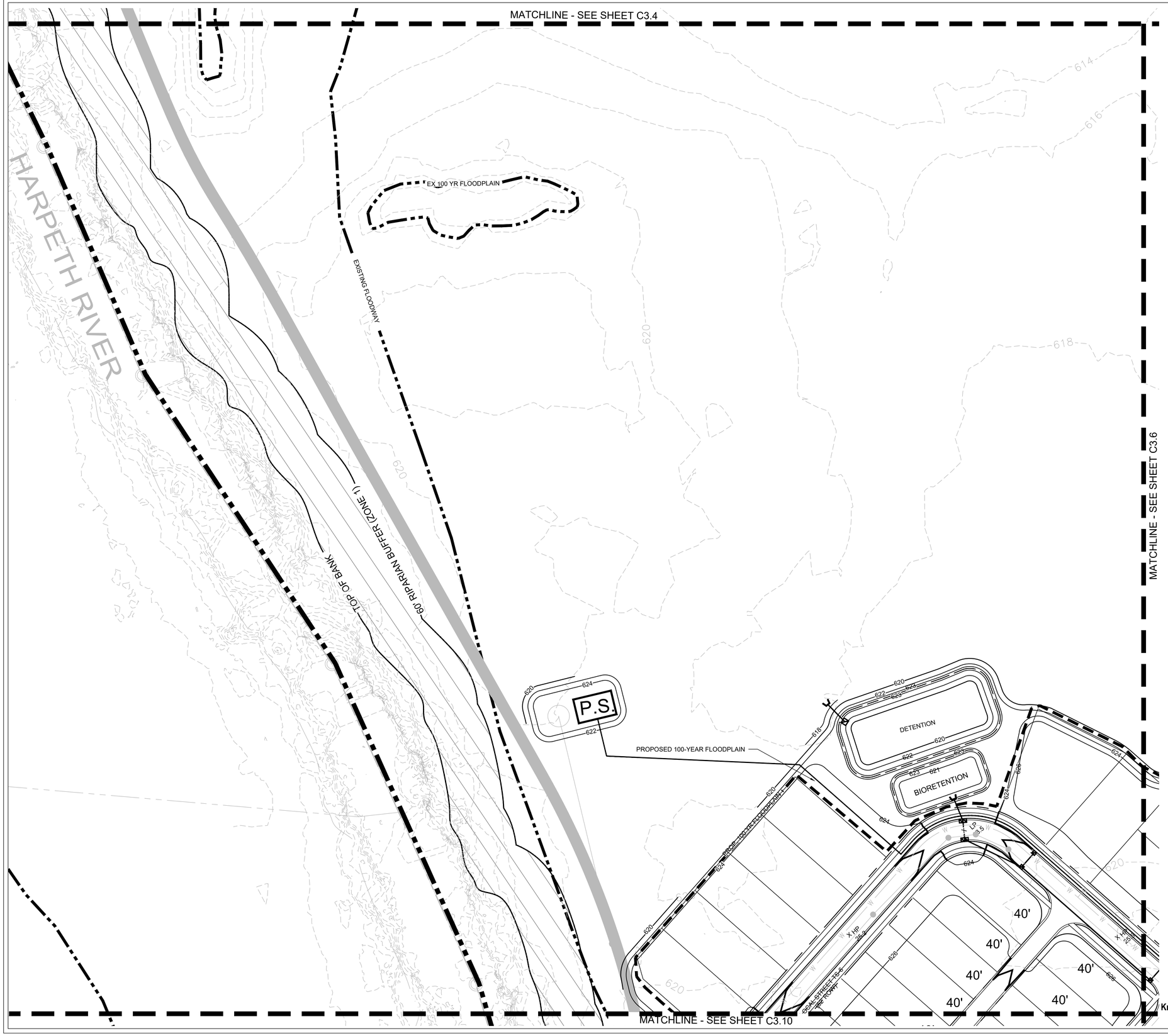
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

GRADING AND DRAINAGE PLAN

C3.4

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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OVERALL GRADING & DRAINAGE DATA CHART

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ONSITE DISTURBED AREA:	XX AC.
OFFSITE DISTURBED AREA:	XX AC.

SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

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

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED
AGRICULTURE
COMMERCE
NO. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

GRADING AND DRAINAGE PLAN

C3.5

LSC 19002

MATCHLINE - SEE SHEET C3.3

MATCHLINE - SEE SHEET C3.5

MATCHLINE - SEE SHEET C3.9

MATCHLINE - SEE SHEET C3.7

PROPOSED 100-YEAR FLOODPLAIN

EX 100 YR FLOODPLAIN

PROP 100-YR FLOODPLAIN

BIORETENTION

DETENTION

LOCAL STREET TS-6 (52' ROW)

LOCAL STREET TS-5 (52' ROW)

ALLEY TS-7 MOD (22' ROW)

ALLEY TS-7 MOD (22' ROW)

ALLEY TS-7 MOD (22' ROW)

LOCAL STREET TS-6 (52' ROW)

LOCAL STREET TS-5 (52' ROW)

LOCAL STREET TS-6 (52' ROW)

LOCAL STREET TS-6 (52' ROW)

CHRIST COMM
OF
MAP 2,
DEED BOOK

GRADING & DRAINAGE GENERAL NOTES

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OVERALL GRADING & DRAINAGE DATA CHART

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C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

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

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ELDER
REGISTERED
AGRICULTURE
COMMERCE
NO. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

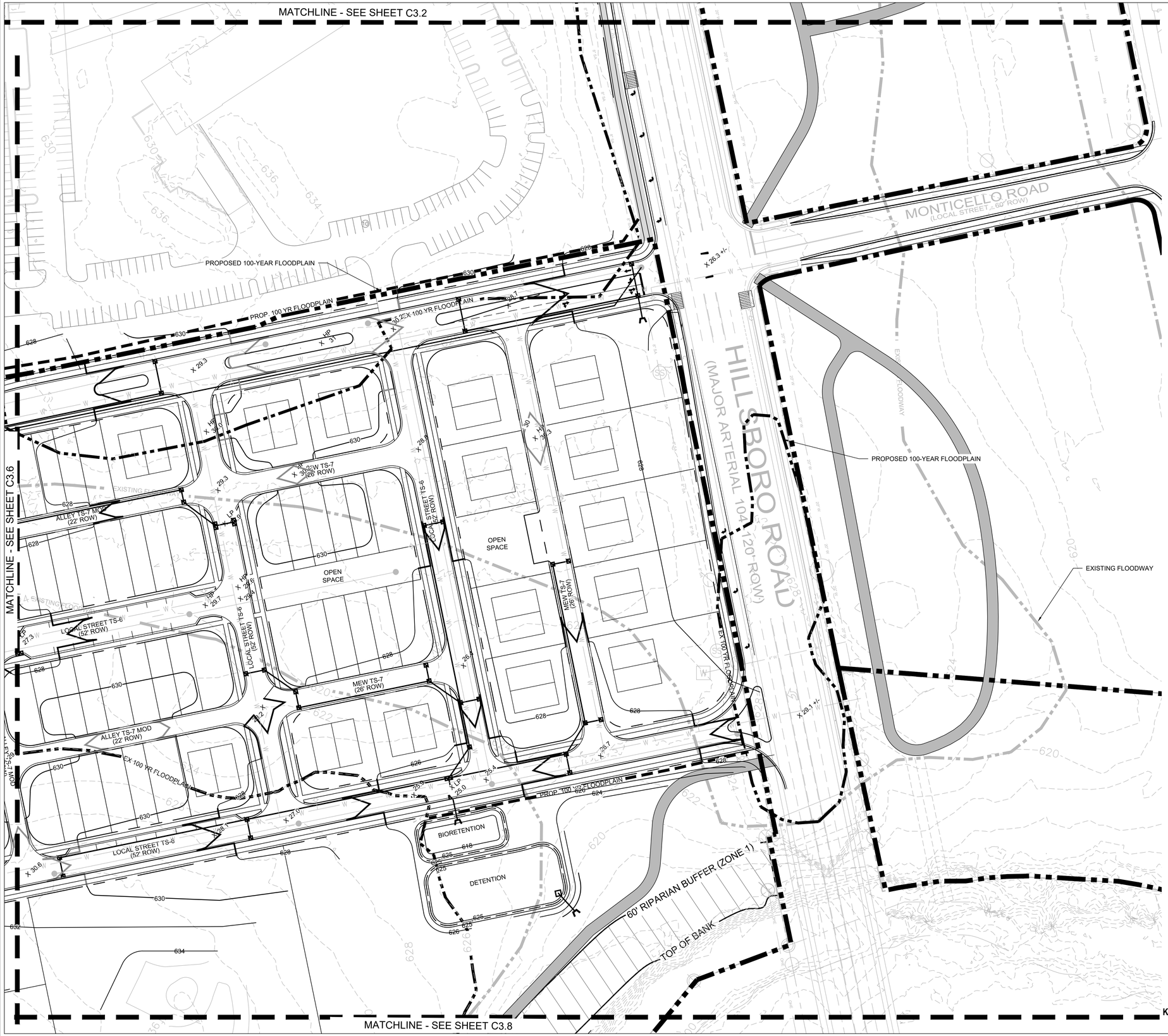
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

GRADING AND DRAINAGE PLAN

C3.6

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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STATEMENT OF IMPACT

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OVERALL GRADING & DRAINAGE DATA CHART

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SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

Know what's below. Call before you dig.

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ELDER
REGISTERED
AGRICULTURE
CIVIL
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

- A NONE
- B NONE
- C NONE
- D NONE

GRADING AND DRAINAGE PLAN

C3.7

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

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

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 106528 — STATE OF TENNESSEE

2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

GRADING AND DRAINAGE PLAN

C3.8

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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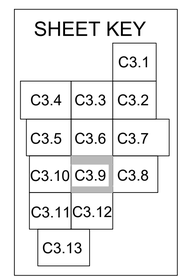
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AGRICULTURE
COMMERCE
NO. 106528
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2/3/2022

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MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

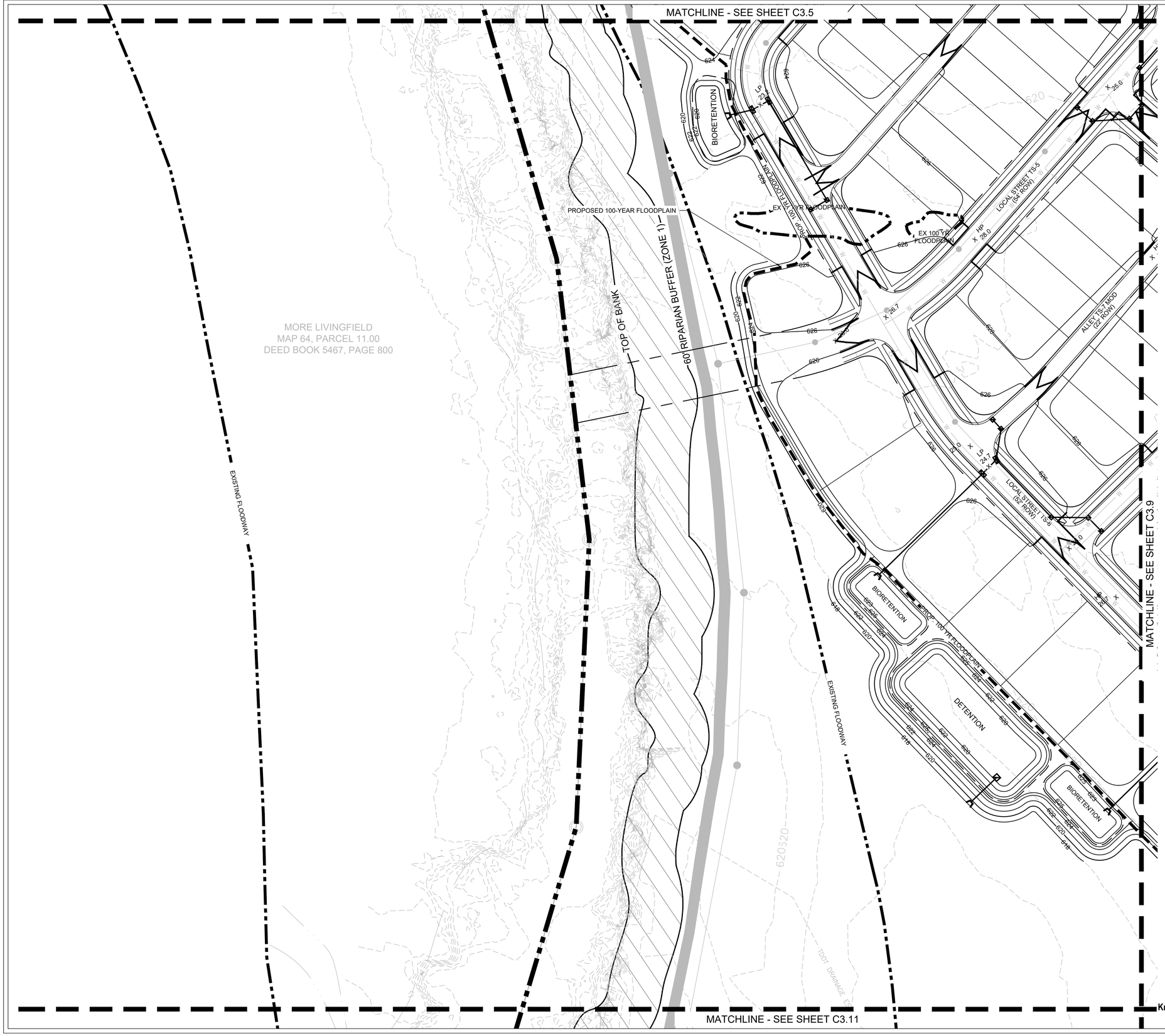
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

GRADING AND DRAINAGE PLAN

C3.9

LSC 19002



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.
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POST-TREATMENT STORMWATER NARRATIVE

STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION AND DETENTION PONDS AND THEN RELEASED TO THE HARPETH RIVER.

STATEMENT OF IMPACT

POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

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OVERALL GRADING & DRAINAGE DATA CHART

SITE AREA:	233.66 AC.
IMPERVIOUS AREA:	XX AC.
ONSITE DISTURBED AREA:	XX AC.
OFFSITE DISTURBED AREA:	XX AC.

SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

Know what's below. Call before you dig.

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 106525
STATE OF TENNESSEE
2/3/2022

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

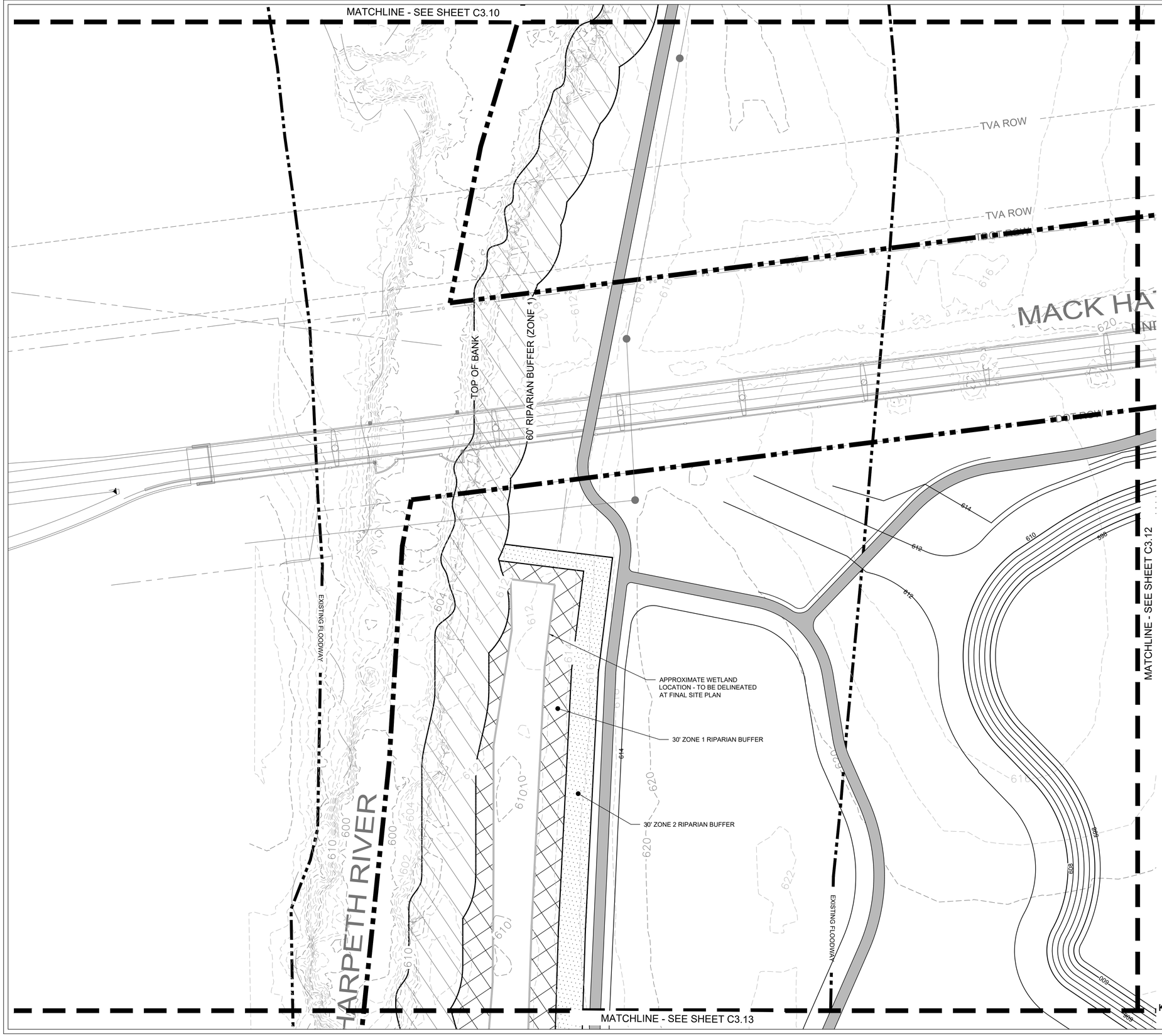
ISSUANCE/REVISION NOTES:
- PLAN DATED FEBRUARY 3, 2022

A	NONE
B	NONE
C	NONE
D	NONE

GRADING AND DRAINAGE PLAN

C3.10

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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OVERALL GRADING & DRAINAGE DATA CHART

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SHEET KEY

		C3.1
C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

Know what's below. Call before you dig.

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
No. 106525
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478
MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
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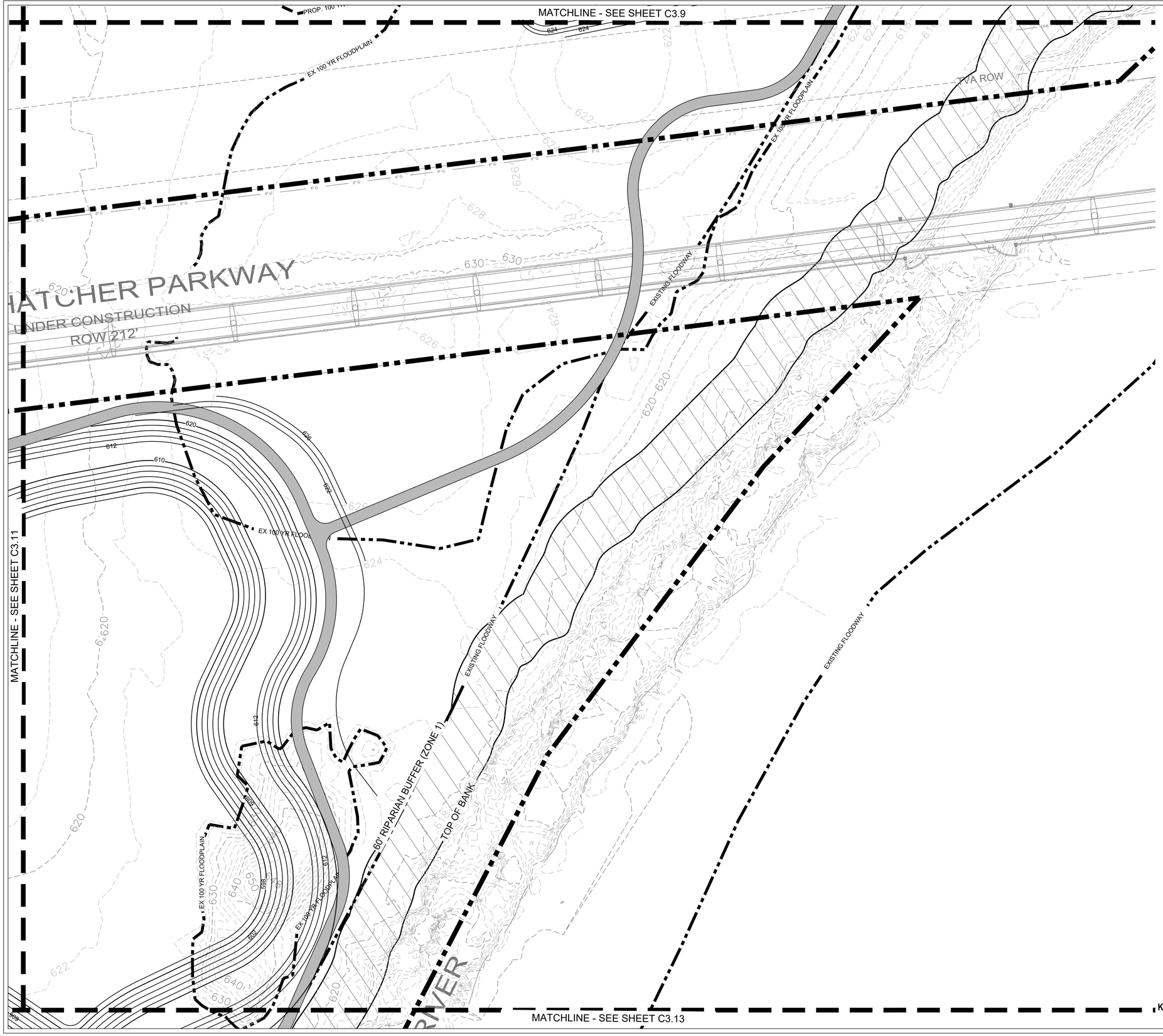
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A	NONE
B	NONE
C	NONE
D	NONE

GRADING AND DRAINAGE PLAN

C3.11

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

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

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL — REGISTERED — AGRICULTURE — COMMERCE — NO. 106525 — STATE OF TENNESSEE

2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

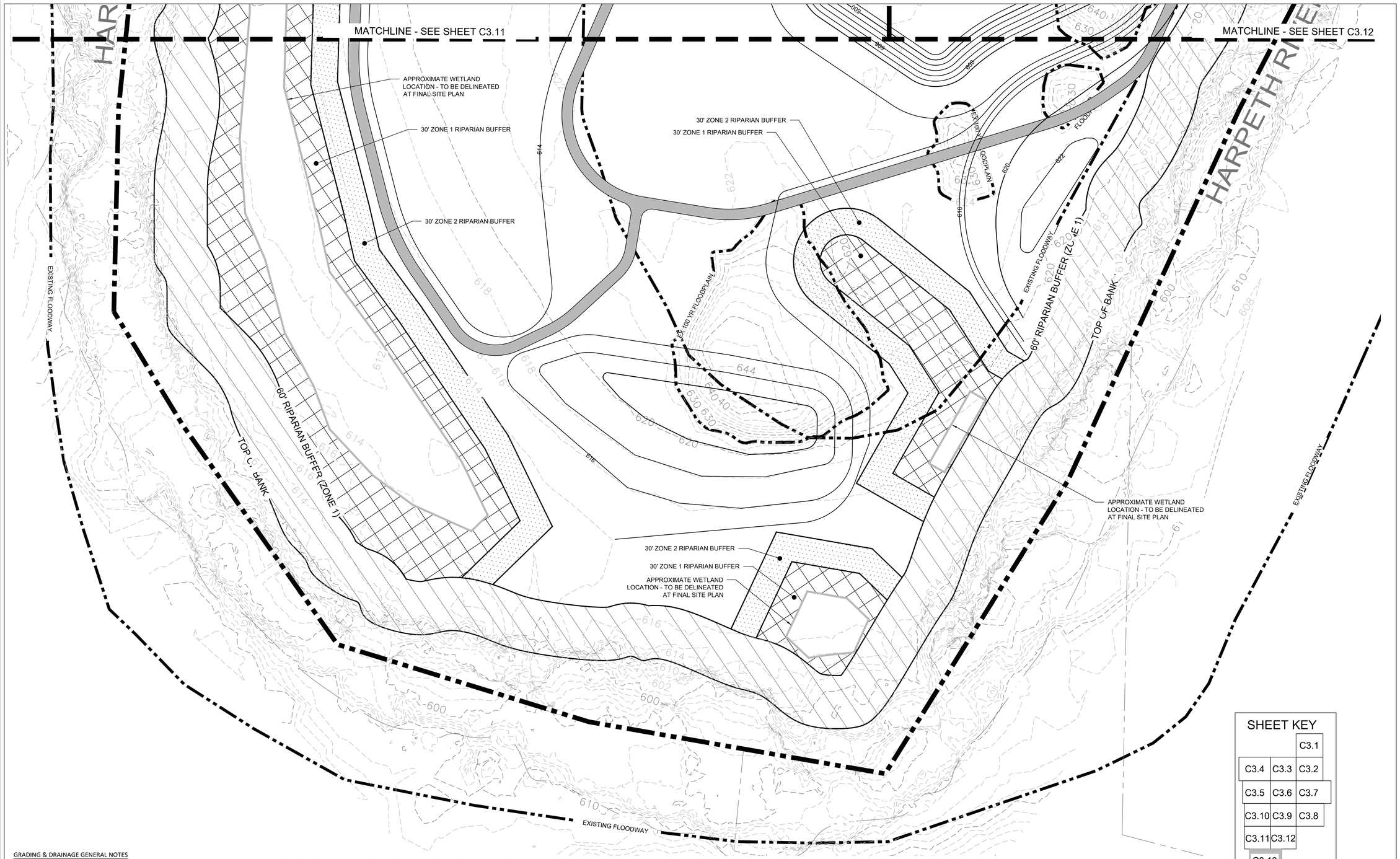
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A	NONE
B	NONE
C	NONE
D	NONE

GRADING AND DRAINAGE PLAN

C3.12

LSC 19002



GRADING & DRAINAGE GENERAL NOTES

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OFFSITE DISTURBED AREA:	XX AC.

SHEET KEY

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C3.4	C3.3	C3.2
C3.5	C3.6	C3.7
C3.10	C3.9	C3.8
C3.11	C3.12	
C3.13		

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

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — No. 106528 — STATE OF TENNESSEE

2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED: FEBRUARY 3, 2022

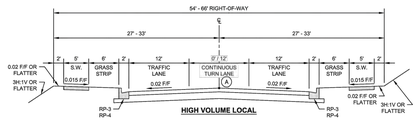
A NONE
B NONE
C NONE
D NONE

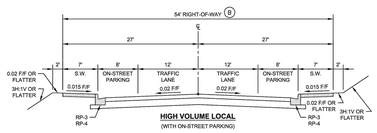
GRADING AND DRAINAGE PLAN

C3.13

LSC 19002

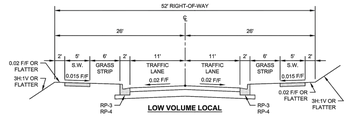

PROPERTY BOUNDARY
PROPERTY BOUNDARY
HARPETH RIVER
HARPETH RIVER
HARPETH RIVER

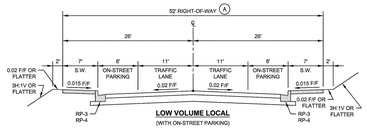




DESIGN NOTES
(A) CONSTRUCT CONTINUOUS TURN LANE (3-LANE SECTION) WHERE REQUIRED BY CITY ENGINEER
(B) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

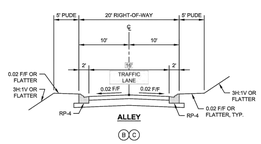
HIGH VOLUME LOCAL STREET SECTIONS		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021
NOT TO SCALE		TS-5

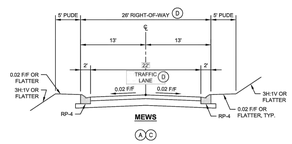




DESIGN NOTES
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LOW VOLUME LOCAL STREET SECTIONS		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021
NOT TO SCALE		TS-6



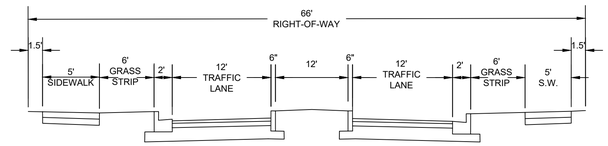


GENERAL NOTES
1. UTILITY SEPARATIONS SHALL MEET WATER MANAGEMENT DEPARTMENT GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS.
2. 'PUDE' DENOTES A PUBLIC UTILITY AND DRAINAGE EASEMENT

SIGNAGE:		
	ALLEY	MEWS
NO PARKING SIGNS (EACH SIDE)	YES	YES
STOP SIGN AT INTERSECTION	NO	YES
STREET NAME SIGN AT INTERSECTION	NO	YES

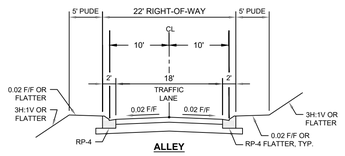
DESIGN NOTES
(A) NO UTILITIES OTHER THAN STORM, WATER, AND SANITARY SEWER PERMITTED WITHIN MEWS R.O.W.
(B) NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W.
(C) MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT.
(D) WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS PROVIDED TO ALL HOMES SERVED BY THE MEWS, THE MEWS TRAFFIC LANE MAY BE REDUCED TO 18 FEET AND MEWS ROW MAY BE REDUCED TO 22 FEET.

ALLEY AND MEWS SECTIONS		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021
NOT TO SCALE		TS-7



BOULEVARD STREET WITHOUT STREET PARKING (66' ROW)

N.T.S.



MODIFIED ALLEY SECTION (TS-7)

N.T.S.

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

KEVIN D. BROWN
LICENSED LANDSCAPE ARCHITECT
DEPARTMENT OF AGRICULTURE
COMMERCE
No. 105526
STATE OF TENNESSEE
2/3/2022

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 520/GROUP A/PARCEL 27; AND
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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

ROADWAY TYPICAL SECTIONS

C4.1

LSC 19002

MATCHLINE - SEE SHEET C4.4

HARPETH RIVER

TOP OF BANK

60' RIPARIAN BUFFER (ZONE 1)

PROP. 100 YR FLOODPLAIN

LOCAL STREET TS-6 (62' ROW)

MATCHLINE - SEE SHEET C4.6

MATCHLINE - SEE SHEET C4.10

APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8
WHEEL BASE = 21.316
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417
BODY LENGTH = 50.0417
WIDTH = 8.333
REAR OVERHANG = 22.1424
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42
MINIMUM DESIGN SPEED = 5 MPH

SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

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

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE

2/3/2022

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

AUTOTURN PLAN

C4.5

LSC 19002

MATCHLINE - SEE SHEET C4.4

HARPETH RIVER

TOP OF BANK

60' RIPARIAN BUFFER (ZONE 1)

60' RIPARIAN BUFFER (ZONE 2)

MATCHLINE - SEE SHEET C4.6

MATCHLINE - SEE SHEET C4.10

LOCAL STREET TS-6
(62' ROW)

40'

40'

40'

40'

40'

APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
WHEEL BASE = 15.833
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.167
BODY LENGTH = 28.333
WIDTH = 8.375
BODY STYLE = SIDE-LOADER REFUSE TRUCK
TURNING RADIUS WALL TO WALL = 45.7
MINIMUM DESIGN SPEED = 5 MPH

SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

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

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

NORTH

KEVIN D. ERTEL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

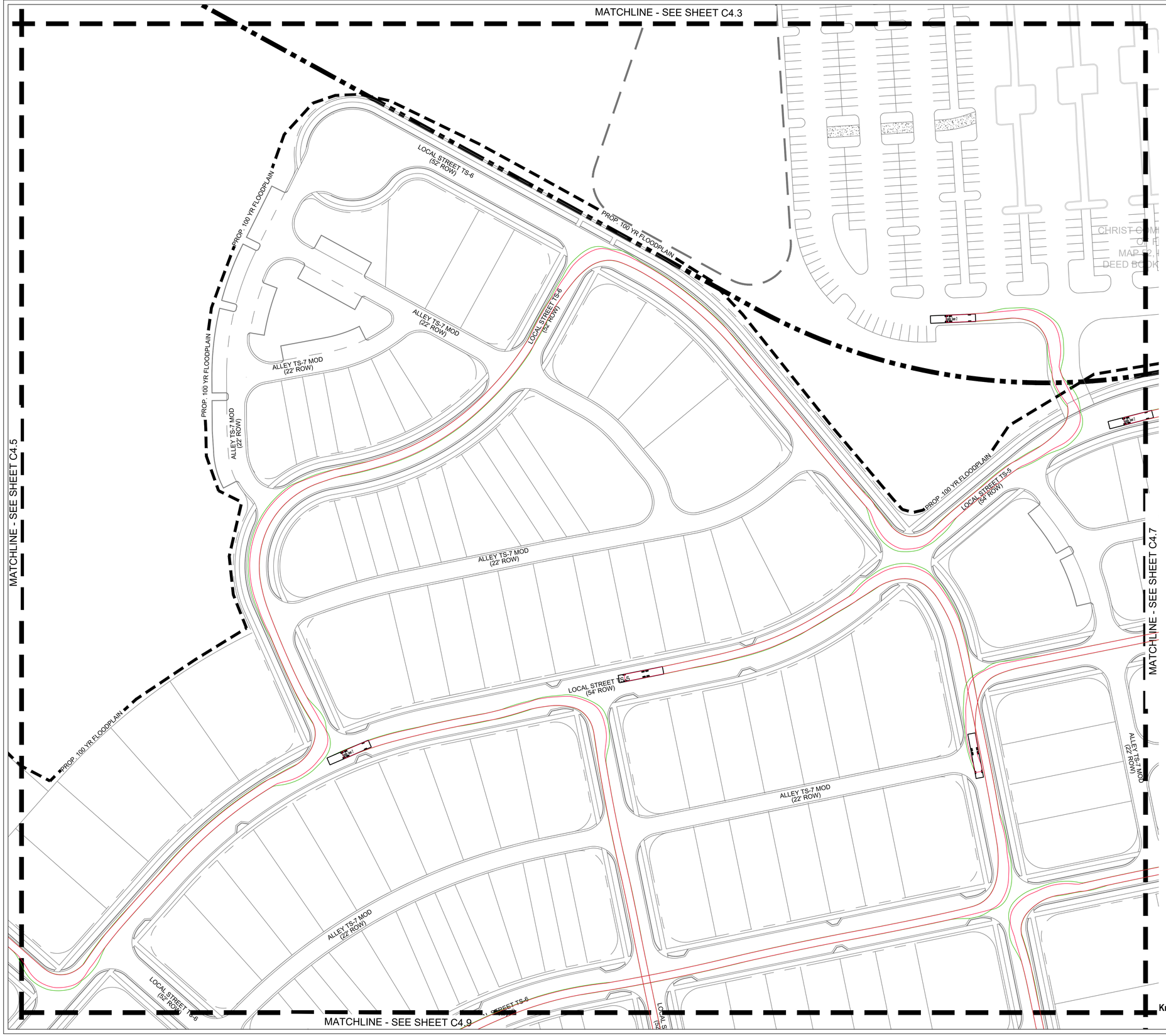
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

REFUSE TRUCK AUTOTURN PLAN

C4.5B

LSC 19002



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8
WHEEL BASE = 21.316
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417
BODY LENGTH = 50.0417
WIDTH = 8.333
REAR OVERHANG = 22.1424
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42
MINIMUM DESIGN SPEED = 5 MPH

KEVIN D. ERTEL
REGISTERED
AGRICULTURE
CIVIL
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

Know what's below. Call before you dig.

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

AUTOTURN PLAN

C4.6

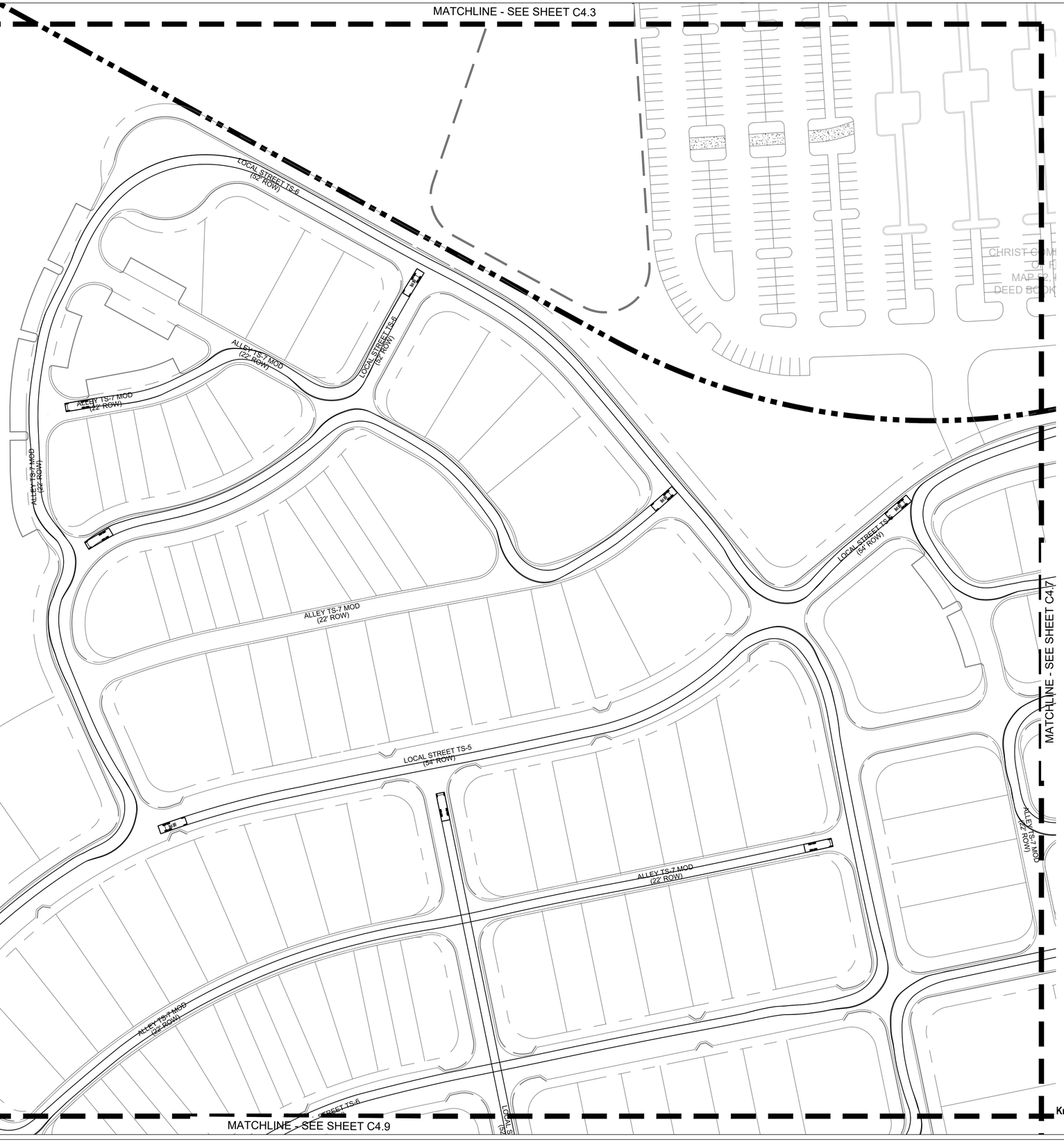
LSC 19002

MATCHLINE - SEE SHEET C4.3

MATCHLINE - SEE SHEET C4.5

MATCHLINE - SEE SHEET C4.7

MATCHLINE - SEE SHEET C4.9



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
WHEEL BASE = 15.833
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.167
BODY LENGTH = 28.333
WIDTH = 8.375
BODY STYLE = SIDE-LOADER REFUSE TRUCK
TURNING RADIUS WALL TO WALL = 45.7
MINIMUM DESIGN SPEED = 5 MPH

KEVIN D. ERB
REGISTERED
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 9, 2022

A NONE
B NONE
C NONE
D NONE

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

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

REFUSE TRUCK AUTOTURN PLAN

C4.6B

LSC 19002

MATCHLINE - SEE SHEET C4.2

MATCHLINE - SEE SHEET C4.6

MATCHLINE - SEE SHEET C4.8

HILLSBORO ROAD
(MAJOR ARTERIAL 104'-120' ROW)

MONTICELLO ROAD
(LOCAL STREET - 60' ROW)

PROP. 100 YR FLOODPLAIN

MEW TS-7
(26' ROW)

ALLEY TS-7 MOD
(22' ROW)

LOCAL STREET TS-6
(52' ROW)

OPEN SPACE

60' RIPARIAN BUFFER (ZONE 1)

TOP OF BANK

APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8
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REAR TRACK WIDTH = 8
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(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417
BODY LENGTH = 50.0417
WIDTH = 8.333
REAR OVERHANG = 22.1424
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42
MINIMUM DESIGN SPEED = 5 MPH

SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

Know what's below. Call before you dig.

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ELLIS
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

AUTOTURN PLAN

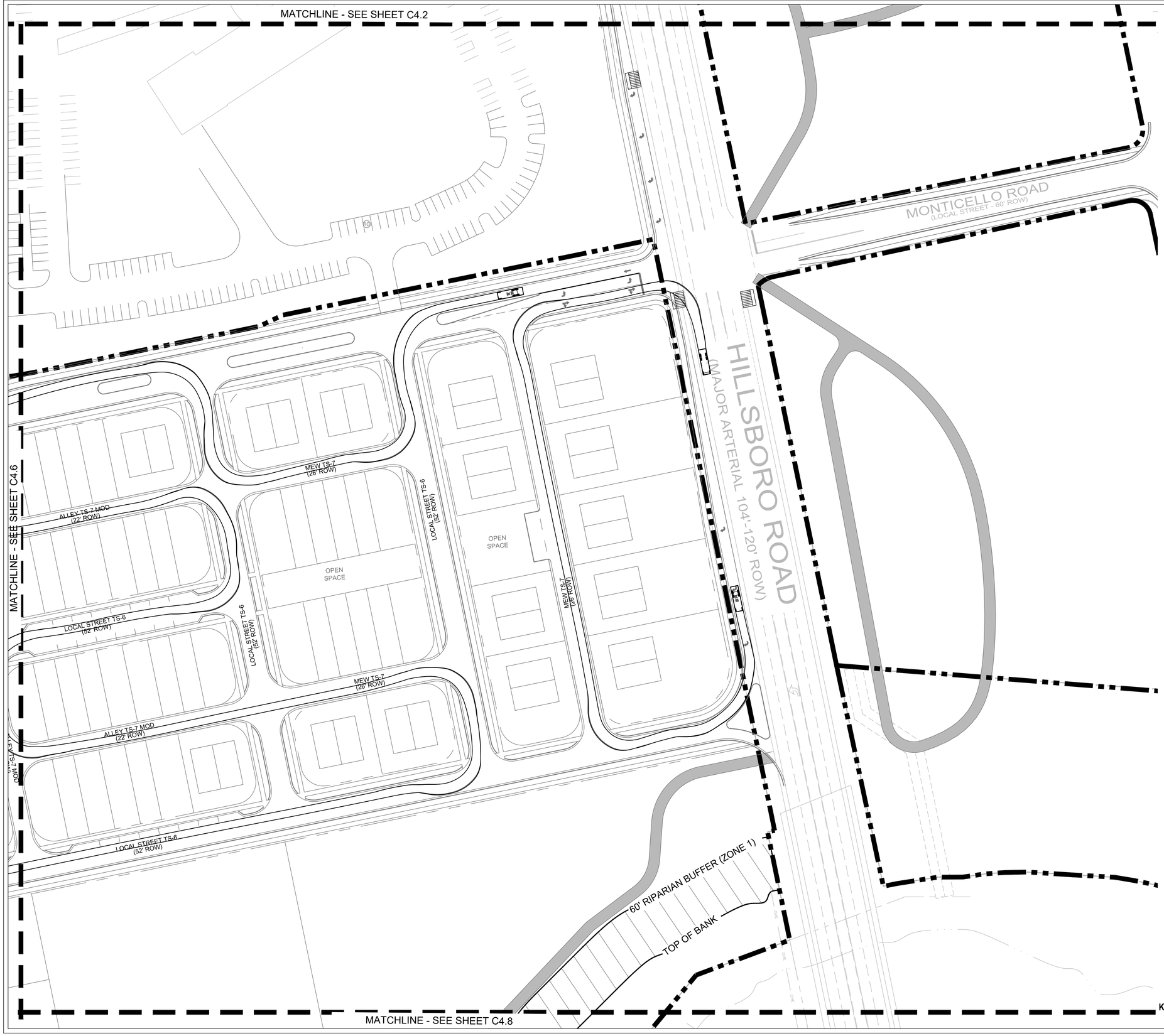
C4.7

LSC 19002

MATCHLINE - SEE SHEET C4.2

MATCHLINE - SEE SHEET C4.6

MATCHLINE - SEE SHEET C4.8



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
WHEEL BASE = 15.833
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.167
BODY LENGTH = 28.333
WIDTH = 8.375
BODY STYLE = SIDE-LOADER REFUSE TRUCK
TURNING RADIUS WALL TO WALL = 45.7
MINIMUM DESIGN SPEED = 5 MPH

SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

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

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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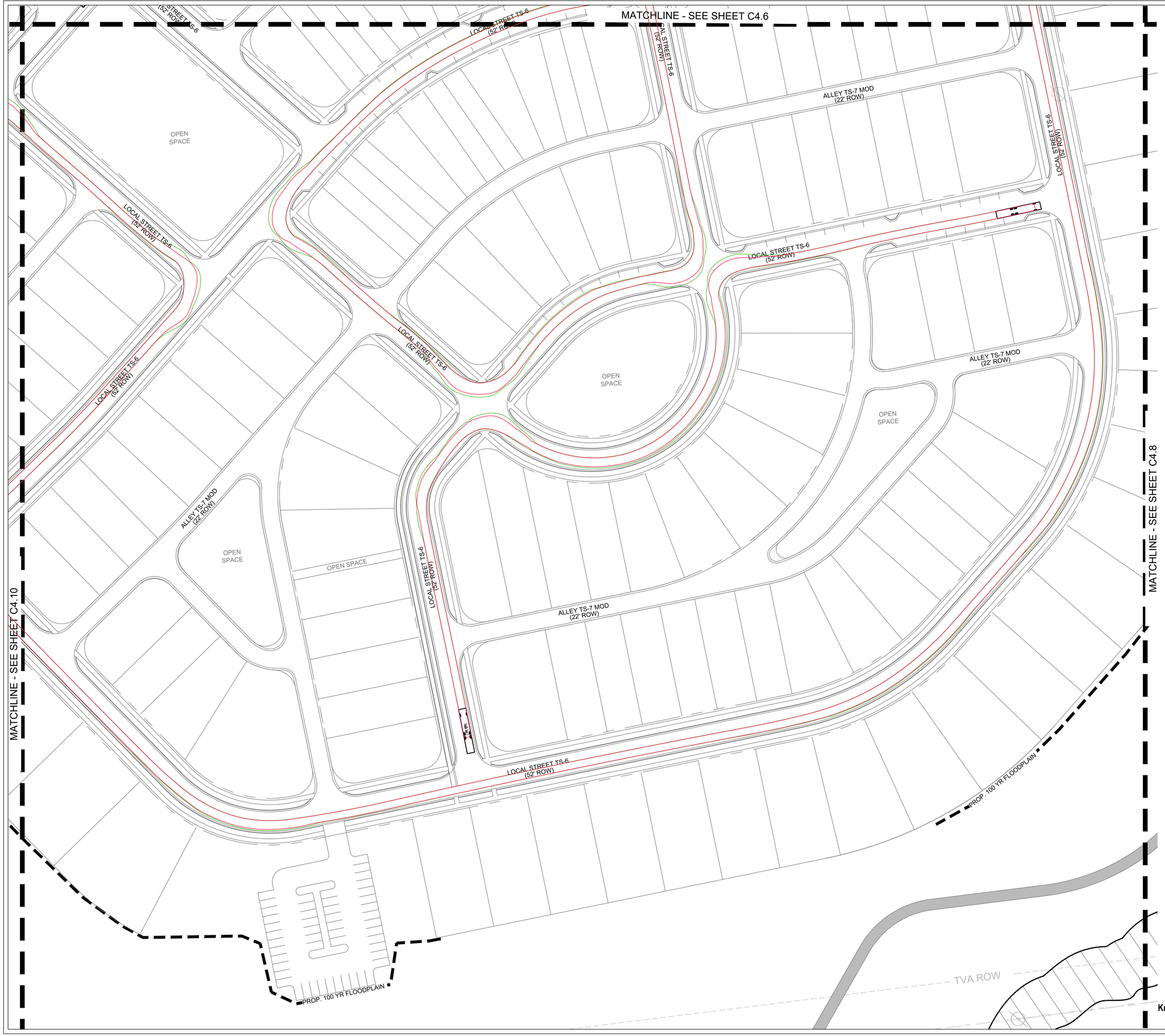
ISSUANCE/REVISION NOTES:
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A NONE
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C NONE
D NONE

REFUSE TRUCK AUTOTURN PLAN

C4.7B

LSC 19002



APPARATUS SPECIFICATIONS

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BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42
MINIMUM DESIGN SPEED = 5 MPH

KEVIN D. ERTEL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 106525
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7: MAP 52O/GROUP A/PARCEL 27; AND
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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

Know what's below. Call before you dig.

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

AUTOTURN PLAN

C4.9

LSC 19002

MATCHLINE - SEE SHEET C4.6

MATCHLINE - SEE SHEET C4.10

MATCHLINE - SEE SHEET C4.8

LOCAL STREET TS-6 (52' ROW)

ALLEY TS-7 MOD (22' ROW)

OPEN SPACE

DP

40'

TVA ROW

APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
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C4.5	C4.6	C4.7
C4.10	C4.9	

Know what's below. Call before you dig.

NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 106525
STATE OF TENNESSEE

2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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COF# 7478

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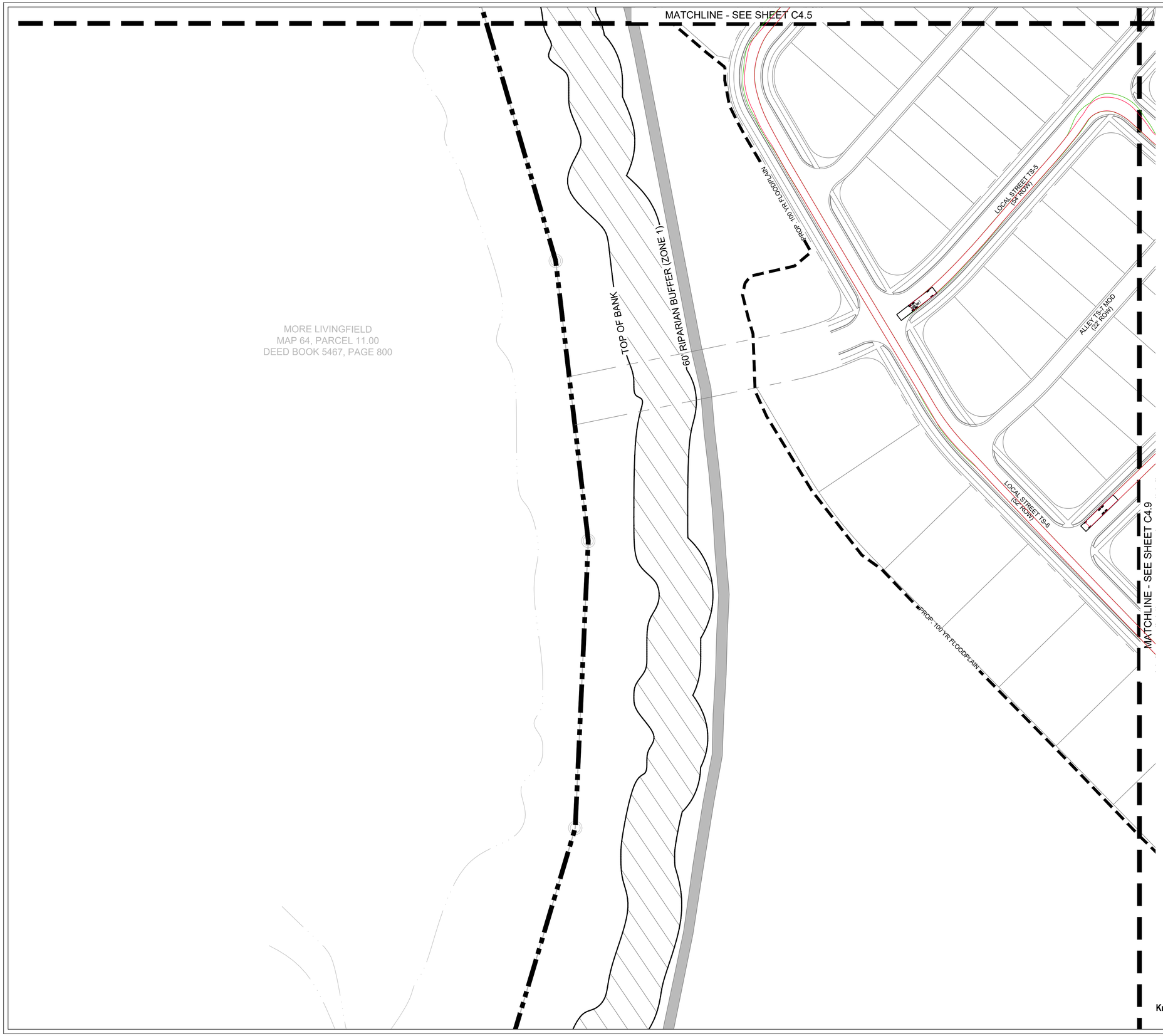
ISSUANCE/REVISION NOTES
- PLAN DATED FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

REFUSE TRUCK AUTOTURN PLAN

C4.9B

LSC 19002



APPARATUS SPECIFICATIONS

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MINIMUM DESIGN SPEED = 5 MPH

SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

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

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 106525
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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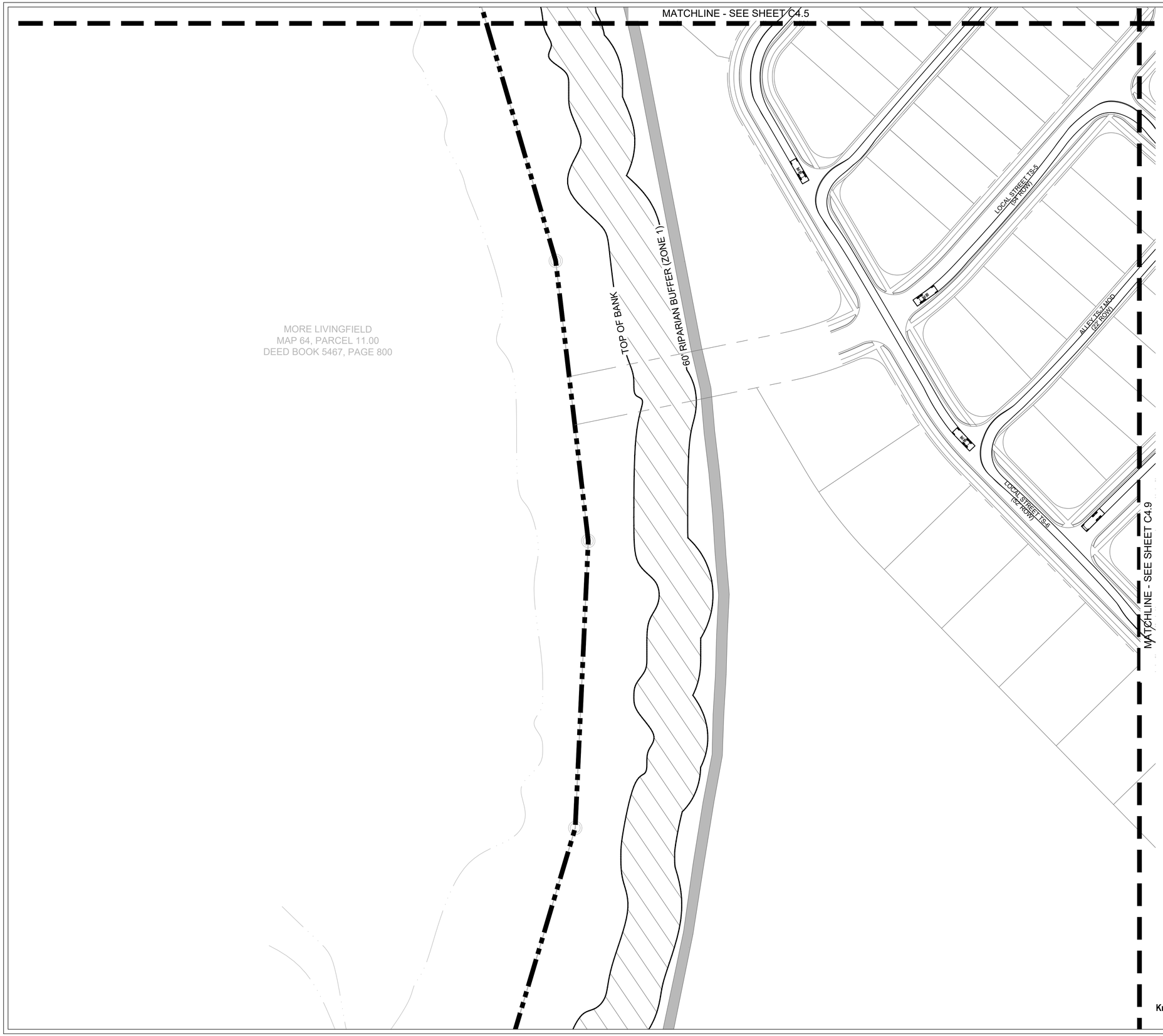
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

AUTOTURN PLAN

C4.10

LSC 19002



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8.375
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NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8.375
WHEEL BASE = 15.833
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.167
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BODY STYLE = SIDE-LOADER REFUSE TRUCK
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MINIMUM DESIGN SPEED = 5 MPH

SHEET KEY

C4.5	C4.6	C4.7
C4.10	C4.9	

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

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

REFUSE TRUCK AUTOTURN PLAN

C4.10B

LSC 19002



WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.

2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.

3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.

4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.

5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT 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. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

9. WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOW:
   1. 0'-12' DEPTH REQUIRES 20' EASEMENT.
   2. 13'-20' DEPTH REQUIRES 30' EASEMENT.
   3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.
   A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

10. All MULTIPLEX UNITS WILL REQUIRE A FIRE DEPARTMENT CONNECTION.

SEWER AND WATER SERVICE PROVIDED BY:
CITY FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
189 SINGLE FAMILY @ 350 GPD = 66,150 GPD
86 TOWNHOMES @ 350 GPD = 30,100 GPD
60 MULTIPLEXES @ 350 GPD = 21,000 GPD
20 DUPLEXES @ 350 GPD = 7,000 GPD
1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD

TOTAL = 124,600 GPD

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

KEVIN D. ERVIN
REGISTERED
AGRICULTURE
COMMERCE
No. 106525
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478
MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

Know what's below. Call before you dig.

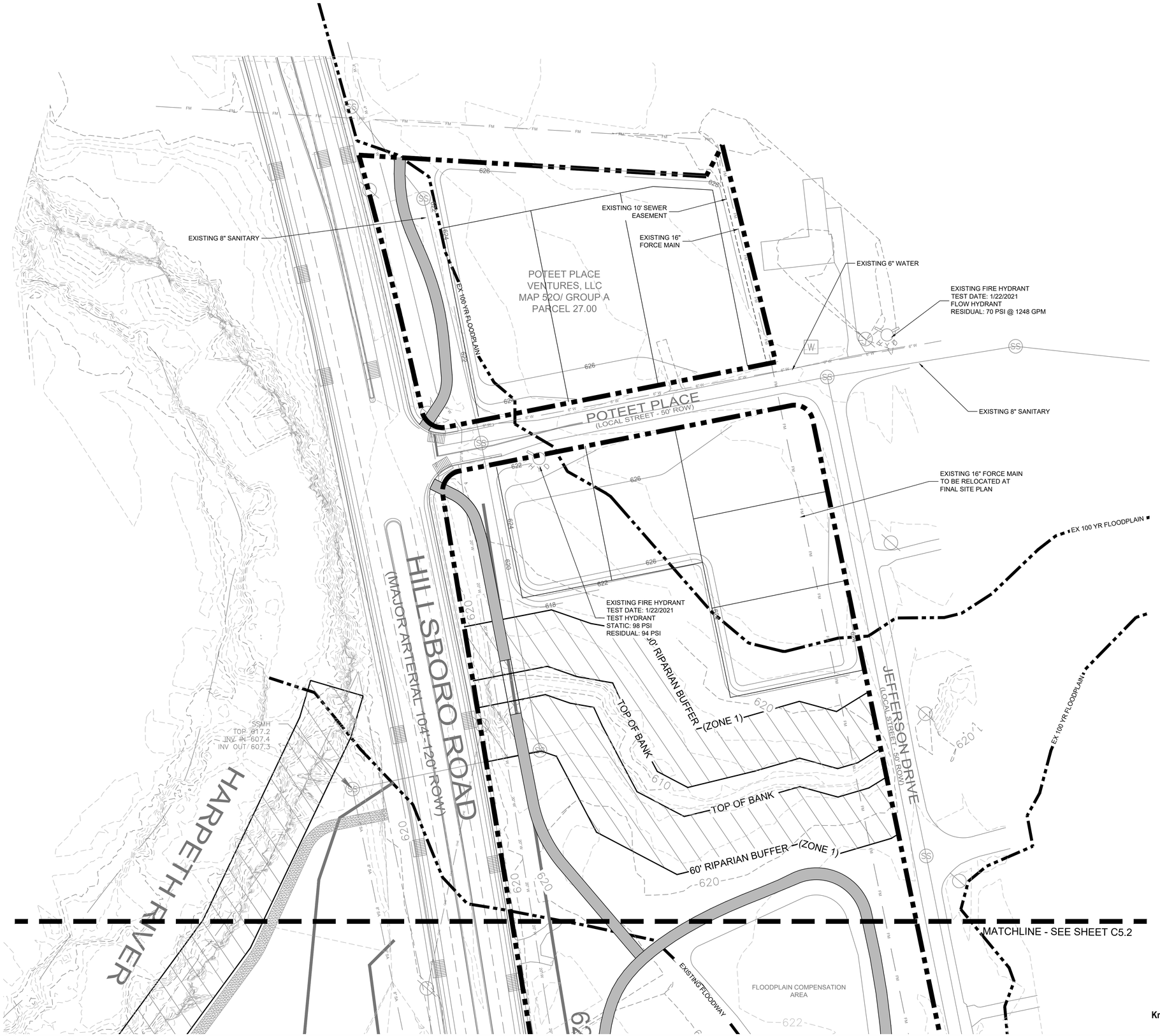
NORTH

300 0 150 300 600
GRAPHIC SCALE - 1 inch = 300 ft.

OVERALL SITE UTILITY PLAN

C5.0

LSC 19002



WATER & SEWER GENERAL NOTES

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   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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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. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

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   A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

10. All MULTIPLEX UNITS WILL REQUIRE A FIRE DEPARTMENT CONNECTION.

SEWER AND WATER SERVICE PROVIDED BY:
CITY FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
189 SINGLE FAMILY @ 350 GPD = 66,150 GPD
86 TOWNHOMES @ 350 GPD = 30,100 GPD
60 MULTIPLEXES @ 350 GPD = 21,000 GPD
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1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD

TOTAL = 124,600 GPD

RIPARIAN BUFFER NOTE:
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SHEET KEY

		C5.1
C5.4	C5.3	C5.2
C5.5	C5.6	C5.7
C5.10	C5.9	C5.8

Know what's below. Call before you dig.

NORTH

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERTEL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B1 NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.1

LSC 19002



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C5.4	C5.3	C5.2
C5.5	C5.6	C5.7
C5.10	C5.9	C5.8

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KEVIN D. ELDER — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — NO. 106525 — STATE OF TENNESSEE
2/3/2022

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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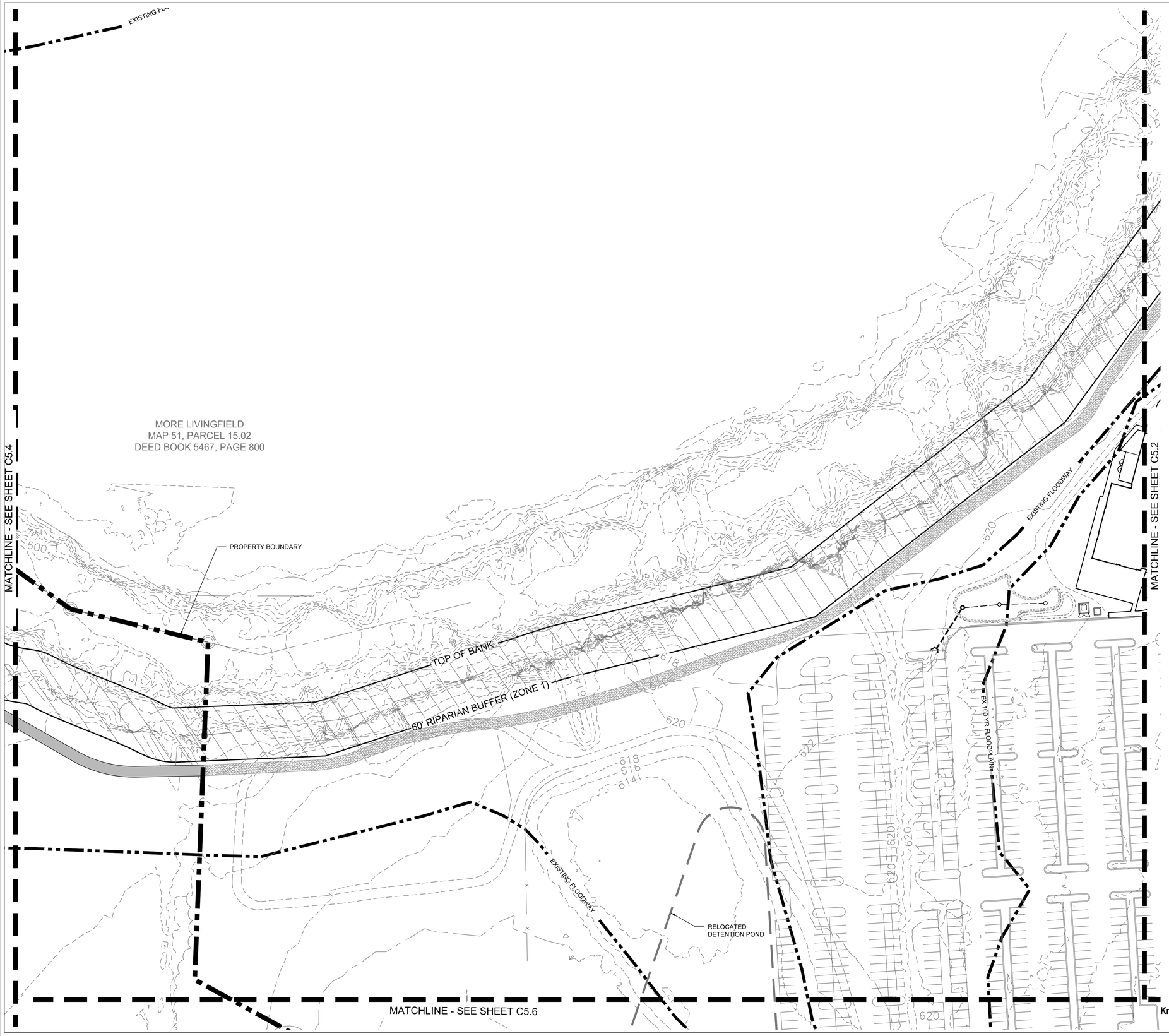
ISSUANCE/REVISION NOTES
- PLAN DATED FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.2

LSC 19002



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KEVIN D. ERTEL
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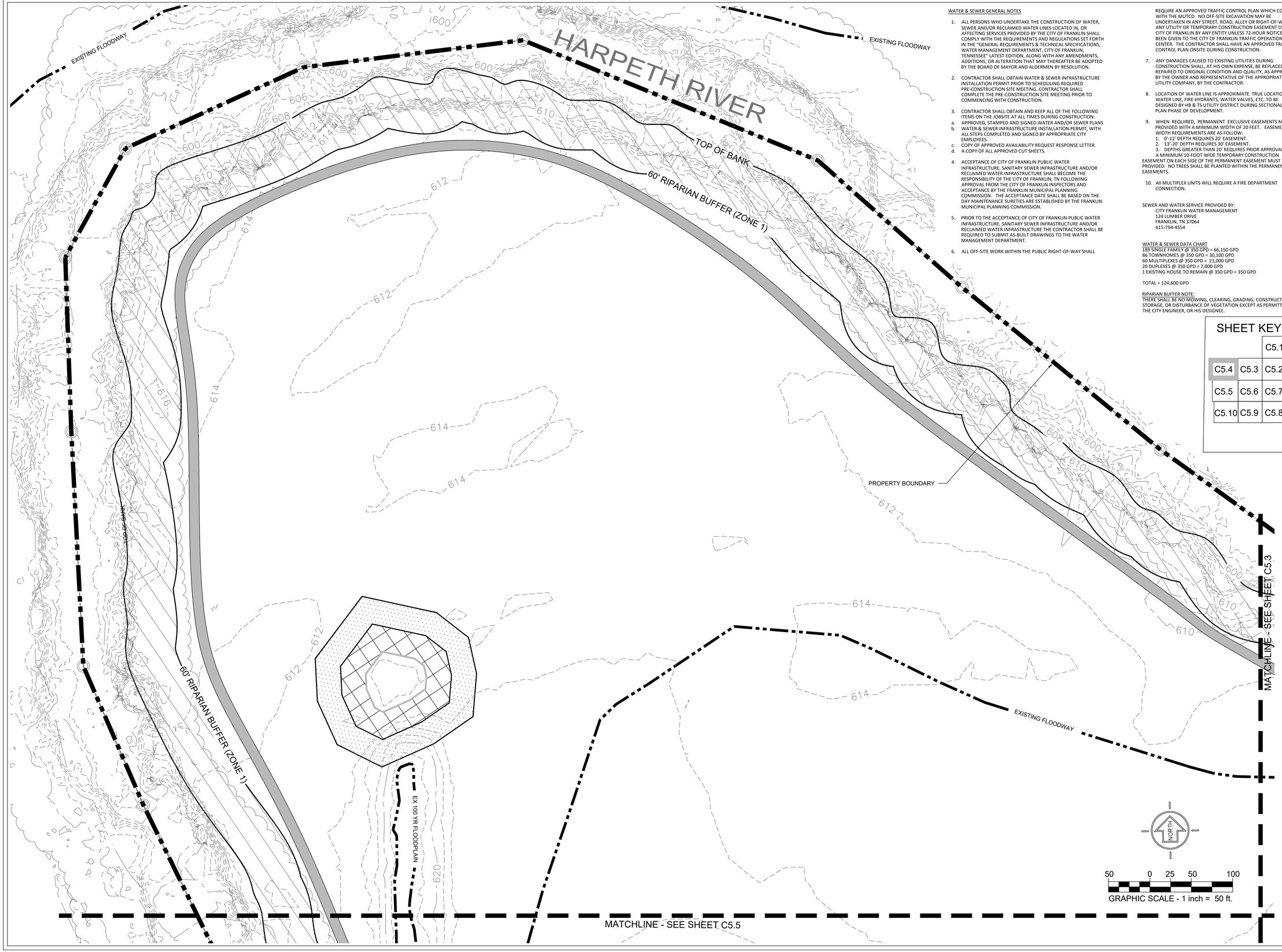
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.3

LSC 19002



WATER & SEWER GENERAL NOTES

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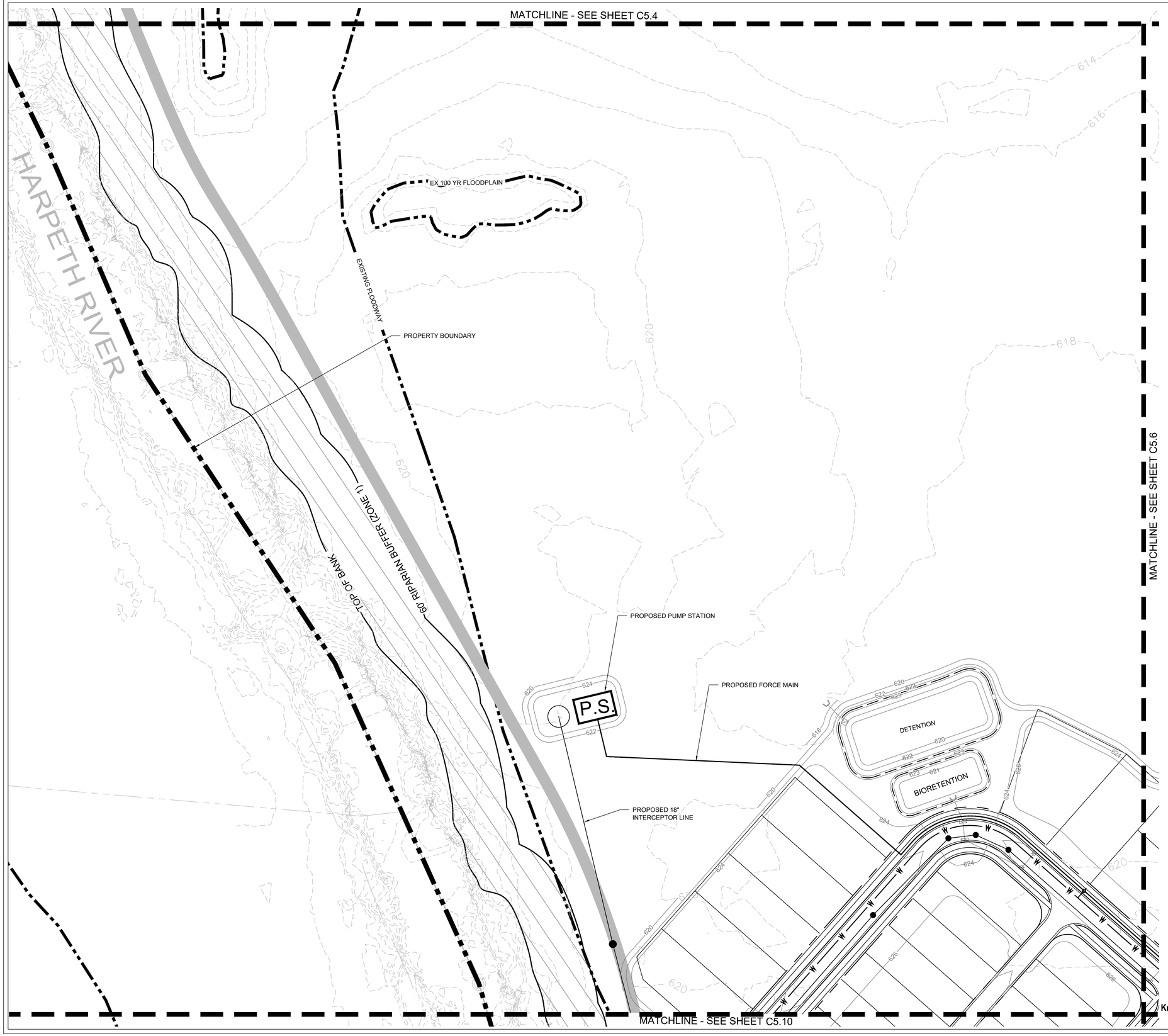
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.4

LSC 19002



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TOTAL = 124,600 GPD

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

SHEET KEY

		C5.1
C5.4	C5.3	C5.2
C5.5	C5.6	C5.7
C5.10	C5.9	C5.8

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

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

NORTH

KEVIN D. ERVIN
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
NO. 106525
STATE OF TENNESSEE
2/3/2022

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

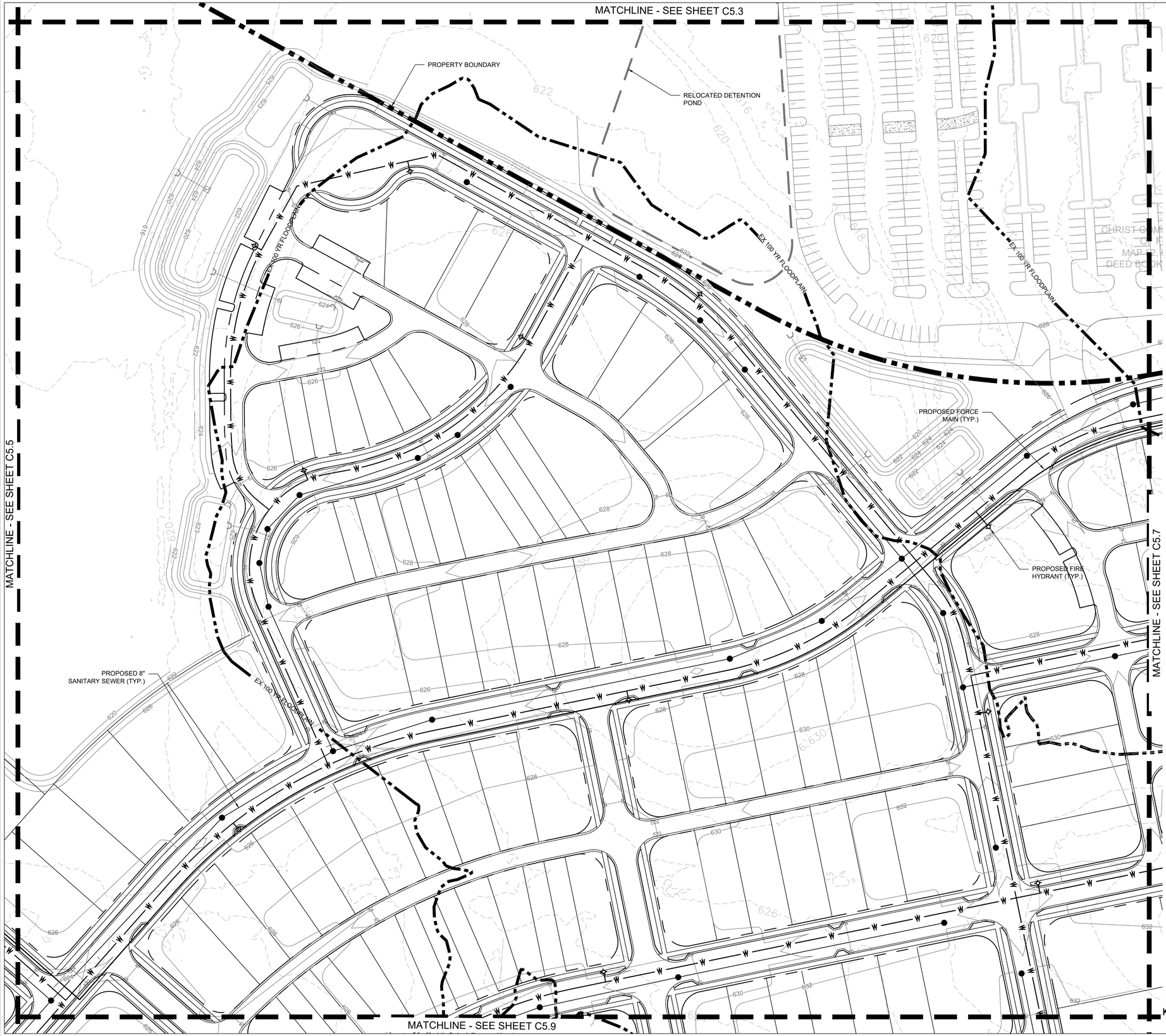
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.5

LSC 19002



WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.

2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.

3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.

4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.

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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.

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10. All MULTIPLEX UNITS WILL REQUIRE A FIRE DEPARTMENT CONNECTION.

SEWER AND WATER SERVICE PROVIDED BY:
CITY FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

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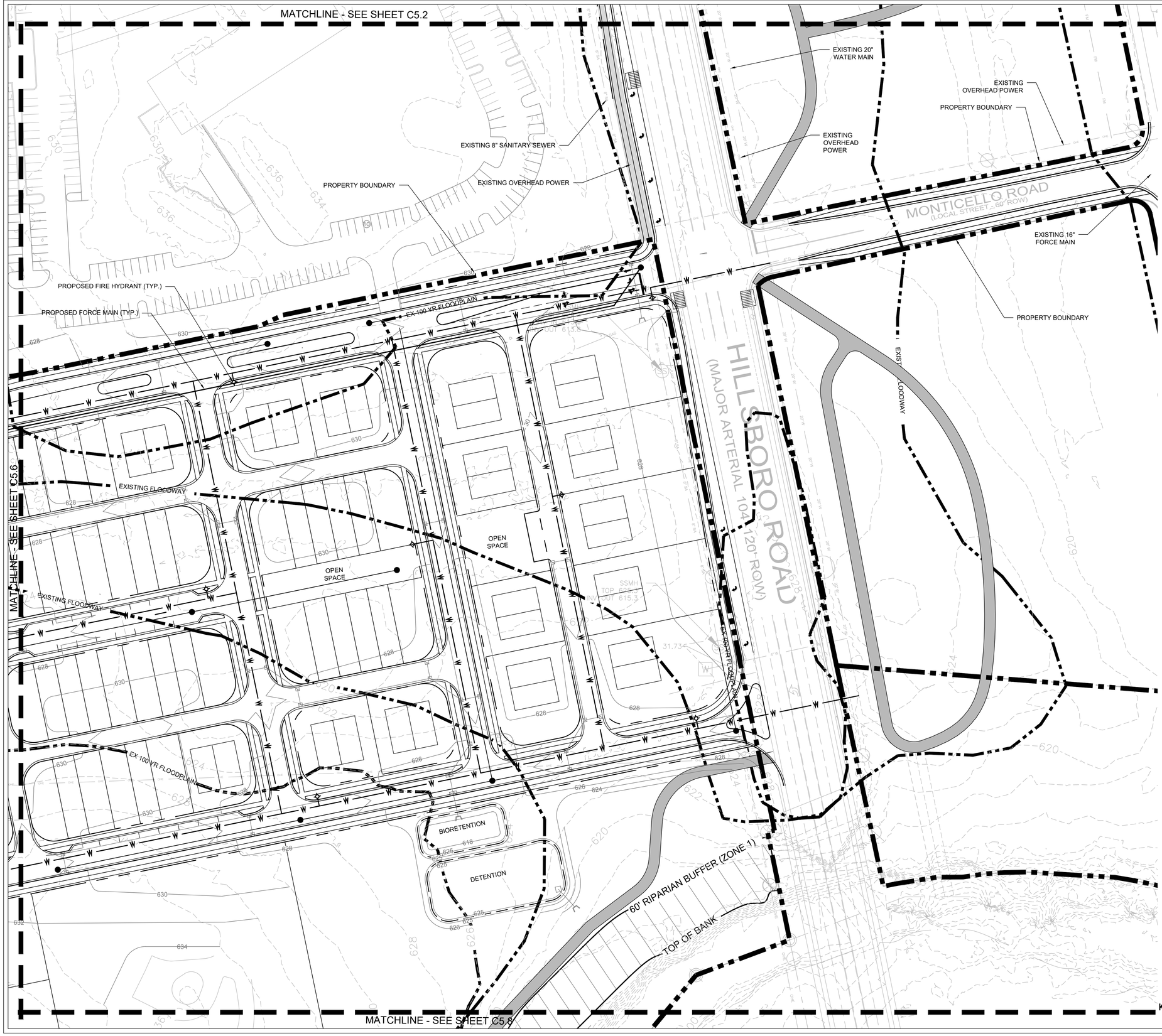
ISSUANCE/REVISION NOTES:
- PLAN DATED FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.6

LSC 19002



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NORTH

KEVIN D. ERB
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
COMMERCE
No. 106528
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.7

LSC 19002



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KEVIN D. ERVIN
REGISTERED
AGRICULTURE
COMMERCE
NO. 106525
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

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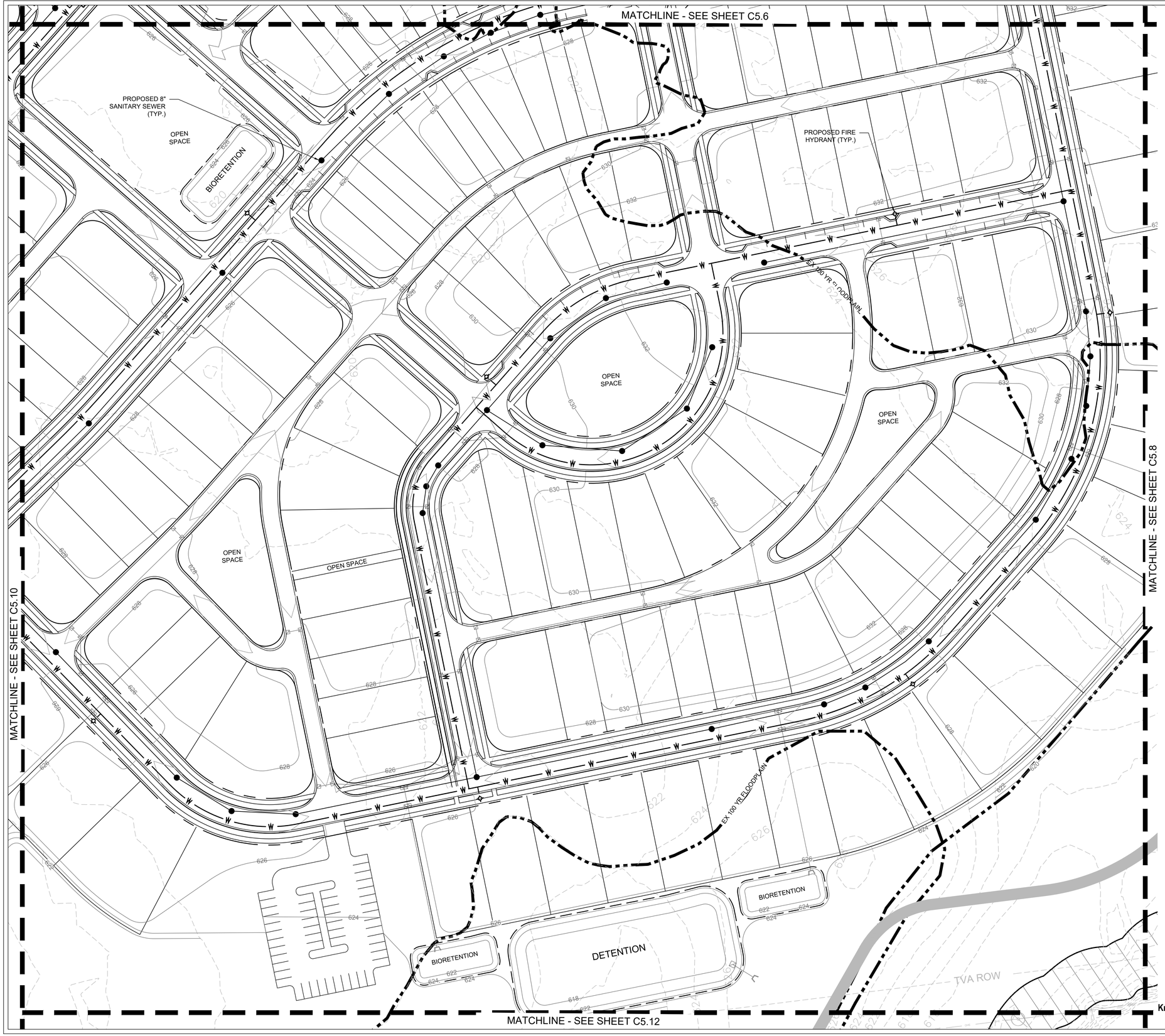
ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.8

LSC 19002



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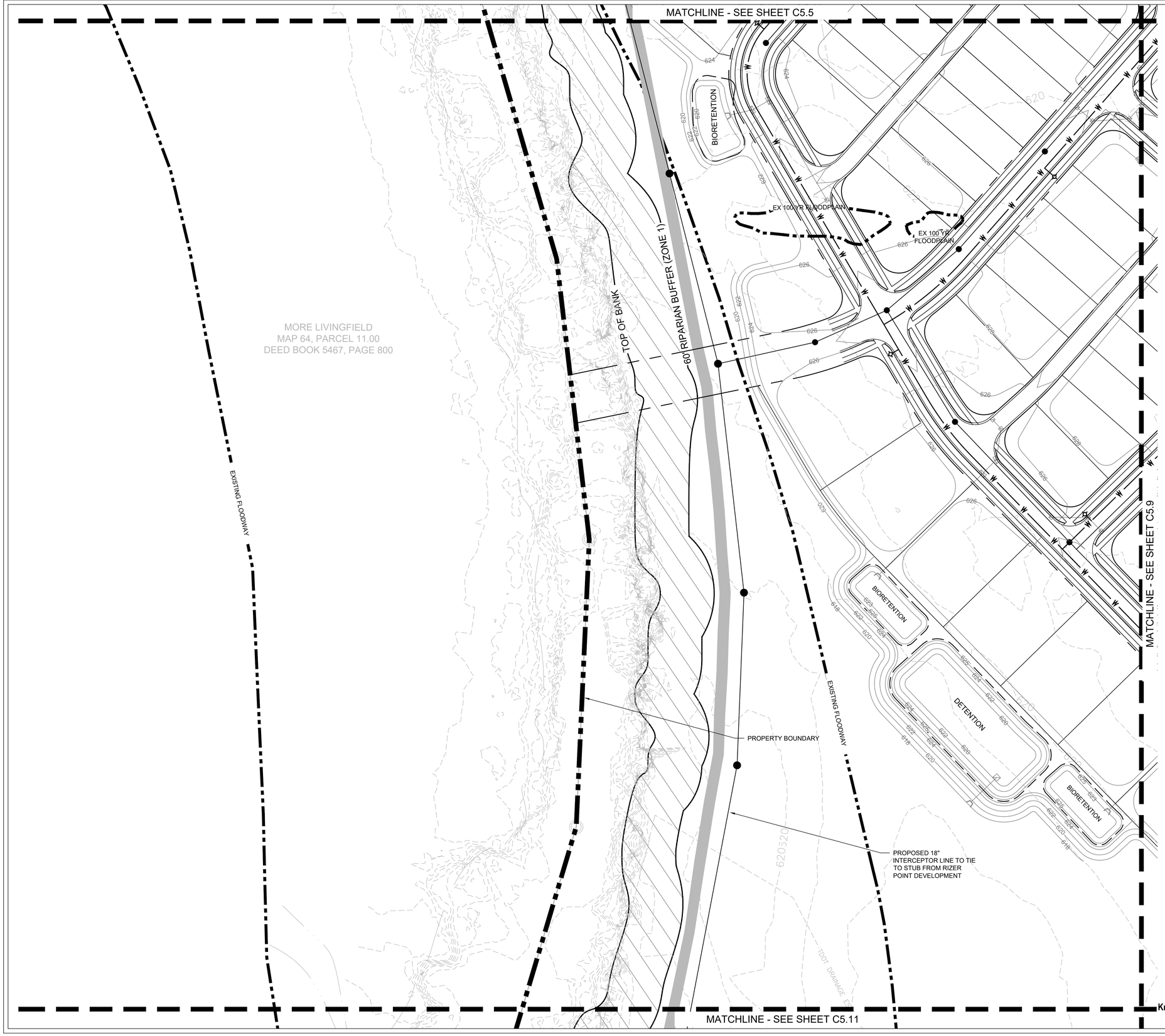
ISSUANCE/REVISION NOTES
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
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SITE UTILITY PLAN

C5.9

LSC 19002



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   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 WATER MANAGEMENT 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. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

9. WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOW:
   1. 0'-12' DEPTH REQUIRES 20' EASEMENT.
   2. 13'-20' DEPTH REQUIRES 30' EASEMENT.
   3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.
   A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.
10. All MULTIPLEX UNITS WILL REQUIRE A FIRE DEPARTMENT CONNECTION.

SEWER AND WATER SERVICE PROVIDED BY:
CITY FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
189 SINGLE FAMILY @ 350 GPD = 66,150 GPD
86 TOWNHOMES @ 350 GPD = 30,100 GPD
60 MULTIPLEXES @ 350 GPD = 21,000 GPD
20 DUPLEXES @ 350 GPD = 7,000 GPD
1 EXISTING HOUSE TO REMAIN @ 350 GPD = 350 GPD

TOTAL = 124,600 GPD

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

SHEET KEY

		C5.1
C5.4	C5.3	C5.2
C5.5	C5.6	C5.7
C5.10	C5.9	C5.8

Know what's below. Call before you dig.

50 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ERB
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
NO. 106528
STATE OF TENNESSEE
2/3/2022

LSI LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478

MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

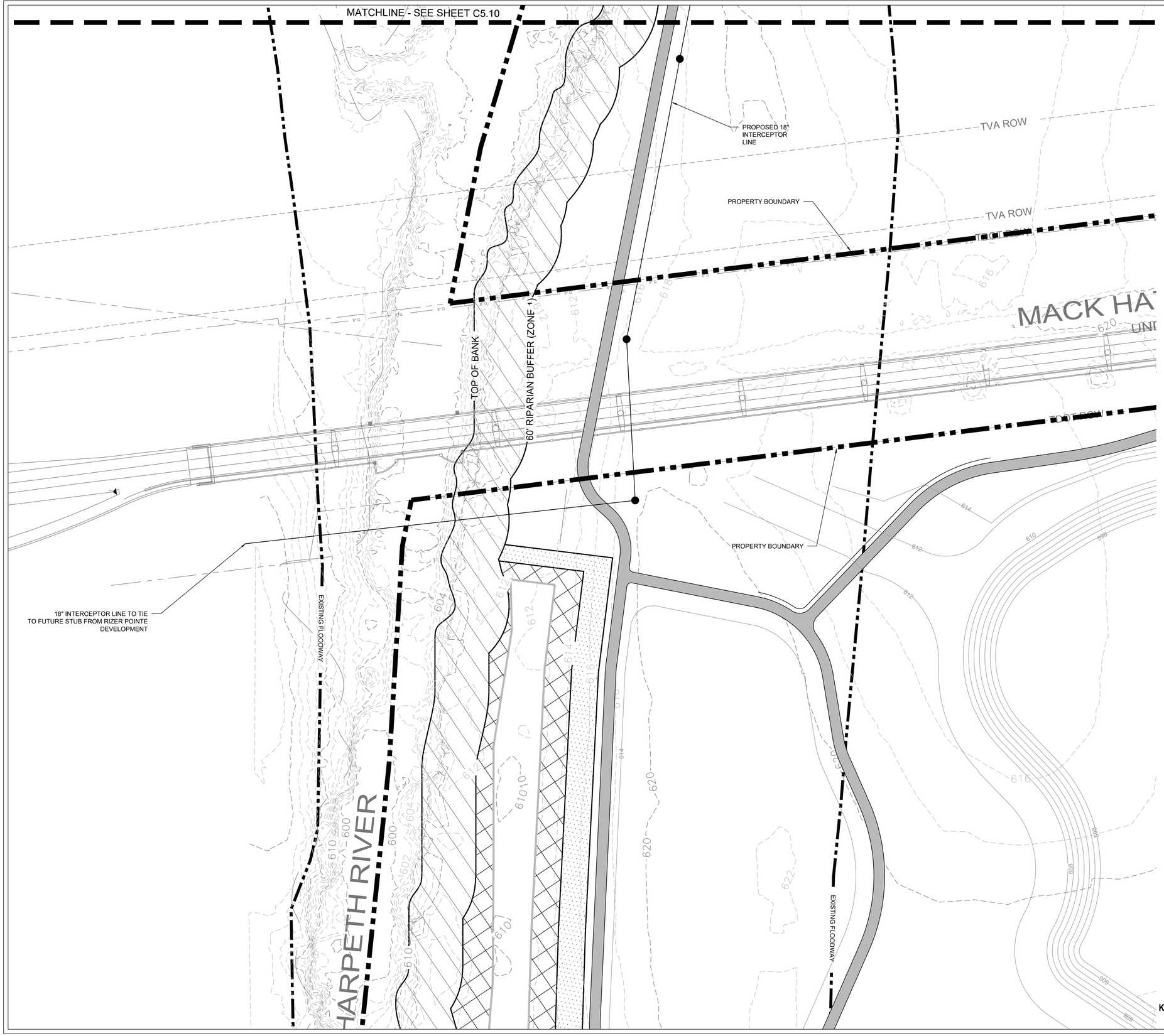
ISSUANCE/REVISION NOTES:
- PLAN DATED FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.10

LSC 19002



WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
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SEWER AND WATER SERVICE PROVIDED BY:
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WATER & SEWER DATA CHART
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SHEET KEY

		C5.1
C5.4	C5.3	C5.2
C5.5	C5.6	C5.7
C5.10	C5.9	C5.8
C5.11		

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

NORTH

100 0 25 50 100
GRAPHIC SCALE - 1 inch = 50 ft.

KEVIN D. ELDER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
NO. 106525
STATE OF TENNESSEE
2/3/2022

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
COF# 7478
MAP 52, P/O PARCEL 7; MAP 52O/GROUP A/PARCEL 27; AND
MAP 63, PARCELS 2.00, 2.01 AND 2.02
1155 HILLSBORO ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: FEBRUARY 3, 2022

A NONE
B NONE
C NONE
D NONE

SITE UTILITY PLAN

C5.11

LSC 19002


PROPERTY BOUNDARY
PHASE 1
PHASE 2
PHASE 3
PHASE 2
PHASE 3
PHASE 2
PHASE 3
MAGNOLIA RIVER
HILLSBORO ROAD
MAGNOLIA RIVER
MAGNOLIA RIVER
MAGNOLIA RIVER



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.

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,177,446 SF (233.64 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	2,184,140 SF; 50.14 AC (21.5% OF SITE)
REQUIRED CANOPY PRESERVATION:	48% (1,048,387 SF; 24.09 AC)
PROVIDED CANOPY PRESERVATION:	40.70 AC; 1,772,815 SF (169% OF REQUIRED)

KEY

PRESERVED CANOPY

PRESERVED CANOPY

REMOVED CANOPY

SPECIMEN TREES REMOVED

SPECIMEN TREES RETAINED

TREE SURVEY

NO.	SIZE (INCHES)	SPECIES	REMOVED	RETAINED
1	26	HACKBERRY		X
2	27	HACKBERRY		X
3	32	HACKBERRY		X
4	29	SYCAMORE		X
5	28	SYCAMORE		X
6	34	UNIDENTIFIED		X
7	28	HACKBERRY		X
8	30	HACKBERRY	X	
9	70	MAPLE	X	
10	51	HACKBERRY	X	
11	38	HACKBERRY	X	
12	28	HACKBERRY	X	
13	30	HACKBERRY	X	
14	35	HACKBERRY	X	
15	27	SYCAMORE	X	
16	39	RED CEDAR	X	
17	41	RED CEDAR	X	
18	30	CHERRY	X	
19	36	MAPLE	X	
20	26	RED CEDAR	X	
21	25	HACKBERRY	X	
22	33	HACKBERRY	X	
23	36	HACKBERRY	X	
24	33	HACKBERRY	X	
25	39	OAK	X	
26	27	ELM	X	
27	36	WALNUT	X	
28	33	HACKBERRY	X	
29	34	HACKBERRY	X	
30	33	HACKBERRY	X	
31	34	HACKBERRY	X	
32	38	HACKBERRY	X	
33	34	HACKBERRY	X	
34	28	HACKBERRY	X	
35	35	HACKBERRY	X	
36	41	HACKBERRY	X	
37	33	HACKBERRY	X	
38	40	HACKBERRY	X	
39	30	HACKBERRY		X

TOTAL NUMBER OF INCHES REMOVED	1093
NUMBER OF REPLACEMENT INCHES REQUIRED	2186

SITE DATA CHART

PROJECT NAME: BROWNLAND FARM PD SUBDIVISION
PROJECT NUMBER: 7478
ADDRESS: HILLSBORO ROAD

PARCEL(S):
MAP 63, PARCEL 2.00
MAP 63, PARCEL 2.01
MAP 63, PARCEL 2.02
MAP 52, PARCEL 7.00
MAP 52O, GROUP A, PARCEL 27.00

ACREAGE / SF OF SITE: 233.64 AC

BASE ZONING:
AGRICULTURE
CIVIC AND INSTITUTIONAL

PROPOSED ZONING: PD (1.52)
ZONING OVERLAYS:
SCO - SCENIC CORRIDOR OVERLAY
FWO - FLOODWAY OVERLAY
FFO - FLOODWAY FRINGE OVERLAY

BUILDING TYPES APPLIED:
SINGLE FAMILY HOMES
TOWNHOMES
MULTIPLEX
DUPLEX

FRONTAGE TYPES APPLIED:
YARD FRONTAGE (SINGLE FAMILY, DUPLEX AND MULTI-PLEX)
URBAN FRONTAGE (TOWNHOMES)

LOT WIDTHS, SIZES, UNIT COUNT:

100' SIDE-LOADED - APP. 3.18 AC:	8
85' SIDE-LOADED - APP. 3.75 AC:	13
65' FRONT-LOADED - APP. 5.33 AC:	24
56' FRONT-LOADED - APP. 0.87 AC:	5
45' ALLEY-LOADED - APP. 14.72 AC:	99
40' ALLEY-LOADED - APP. 4.74 AC:	40
24' TOWNHOME - APP. 6.20 AC:	86
MULTI-PLEX UNITS APP. 3.31 AC:	60
DUPLEX 2.72 AC:	20
EXISTING HOUSE TO REMAIN:	1
TOTAL UNITS:	356

PARKLAND DEDICATION:
356 UNITS X $4,304= $1,532,224
25% NON REIMBURSABLE: $383,056
75% POSSIBLE REIMBURSEMENT: $1,149,168

SETBACKS:

100' SIDE-LOADED
FRONT: 60'
SIDE: 15'
REAR: 30'

85' SIDE-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

65' FRONT-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

56' FRONT-LOADED
FRONT: 10'
SIDE: 7.5'
SIDE STREET: 10'
REAR: 20'

45' ALLEY-LOADED
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

40' ALLEY-LOADED
FRONT: 10'
SIDE: 5'
SIDE STREET: 10'
REAR: 22'

24' TOWNHOME:
FRONT: 10'
SIDE: 5'
INTERNAL: 0'
SIDE STREET: 10'
REAR: 20'

MULTIPLEX:
FRONT: 10'
HILLSBORO ROAD FRONT: 80'
SIDE: 15'
SIDE STREET: 15'
REAR: 5'

DUPLEX
FRONT: 10'
SIDE: 5'
SIDE STREET: 20'
REAR: 22'

MAX BUILDING HEIGHT: 2.5-STORY

PERMITTED USES:
SINGLE-FAMILY DETACHED
TOWNHOMES
MULTIPLEX
DUPLEX
AGRICULTURE

MINIMUM REQUIRED LSA: 20% (46.7 AC)
PROVIDED LSA: 20% (46.7 AC)

OPEN SPACE REQUIRED: 5% (508,563 SF)
OPEN SPACE PROVIDED: 5% (512,445 SF)
NATURAL AREA REQUIRED: 10% (1,017,126 SF)
NATURAL AREA PROVIDED: 16.5% (1,682,774 SF)

TREE CANOPY: 50.19 AC
RETENTION ACREAGE REQUIRED: 48% (24.09 AC)
RETENTION ACREAGE PROVIDED: 169% (40.70 AC)

PARKING REQUIRED (BY USE):

SINGLE FAMILY DETACHED (2/UNIT):	380
24' TOWNHOMES (3BR - 3/UNIT):	258
MULTIPLEX (2BR - 2.5/UNIT):	150
DUPLEX (2 BR - 2.5/UNIT)	50
TOTAL PARKING REQD:	838

PARKING PROVIDED (BY USE):

SINGLE FAMILY DETACHED (SIDE-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	84
SINGLE FAMILY DETACHED (FRONT-LOADED):	4/LOT (2 GARAGE, 2 TANDEM):	116
SINGLE FAMILY DETACHED (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	556
24' TOWNHOMES (ALLEY-LOADED):	3/UNIT (3 GARAGE):	258
MULTIPLEX (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	240
DUPLEX (ALLEY-LOADED):	4/ LOT (2 GARAGE, 2 TANDEM):	80
SURFACE PARKING:		133
ON-STREET PARKING:		166
TOTAL PARKING PROVIDED:		1,633

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL TREE PRESERVATION

SHEET
LI.0

COF # 7478



KEY

PRESERVED CANOPY

- PRESERVED CANOPY
- REMOVED CANOPY
- SPECIMEN TREES REMOVED
- SPECIMEN TREES RETAINED

N

0 200 400 600

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.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 2332

Revision Date

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

ENLARGED TREE PRESERVATION

SHEET
LI.1

COF # 7478



KEY

PRESERVED CANOPY

- PRESERVED CANOPY
- REMOVED CANOPY
- SPECIMEN TREES REMOVED
- SPECIMEN TREES RETAINED

N

0 200 400 600

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Revision Date

ENLARGED TREE PRESERVATION

SHEET
L1.2

COF # 7478





1 A1.0 — 85'-100' SIDE-LOADED ELEVATION — N.T.S.





2 A1.0 — 65' FRONT-LOADED ELEVATION — N.T.S.







3 A1.0 — 40' SINGLE FAMILY - ALLEY LOADED ELEVATION — N.T.S.



4 A1.0 — MULTI-PLEX ELEVATION — N.T.S.



5 A1.0 — 20' & 22' TOWNHOMES ELEVATION — N.T.S.

SURVEY METHOD: FIELD RUN
SURVEY DATE: OCT. 2020
SURVEY COMPANY: WILSON & ASSOCIATES

The home elevations shown here are representative of the homes planned for Brownland. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

BROWNLAND FARM
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT — 242

Revision Date

TYPICAL ARCHITECTURE

SHEET A1.0

COF # 7478

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: September 7, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Paul Holzen, Director of Engineering
Jimmy Wiseman, Assistant Director of Engineering

SUBJECT: Brownland Farms – Floodplain/Floodway Manipulation Summary

---

The proposed development of Brownland Farms has numerous challenges associated with floodway and floodplain. To maximize the development potential of the property, the developer is proposing to manipulate the floodway and floodplain. Flood plain alterations are allowed within Title 23 of the City of Franklin Municipal Code. Alteration within the floodplain shall not cause a net decrease in flood storage capacity below the project's 100-year floodplain elevation unless it is shown that the proposed alteration or filling will not cause an increase in the regulatory flood level (100-year event), increase velocities, or aggravate flooding on other properties and will not unduly restrict flood flows. In addition, developers are required to provide compensatory cut in the amount of 150 percent (1.5:1) for all fill in floodplains.

To manipulate floodway and floodplain within the City of Franklin, an applicant is required to hire a Tennessee licensed professional engineer qualified to perform Hydrologic and Hydraulic (H&H) studies. In the case of Brownland Farms Development, the applicant hired BARGE Design Solutions to complete an H&H study. In addition to consulting with BARGE Design Solutions, the developer, at the request of the City of Franklin, hired Civil and Environmental Consultants, Inc. to provide a peer review of the H&H study. City engineering staff has no objections to this study.

The existing floodway and plain between Hillsboro Road and the downstream end of the property includes an east split, west split and the main Harpeth River conveyance. These splits are commonly associated with sharp bends along the main conveyance of a river or stream where discharge can leave the main channel and enter again at some point further downstream. The developer is proposing to improve the flow along the main Harpeth River conveyance to allow for the elimination of the west split. This engineered solution helps to maximize the development potential of the property. As required by municipal code, the developer is required to provide 150 percent compensatory cut to fill within the flood plain. Currently, the developer is proposing to fill 213,854 CY of material and will be required to cut a minimum of 320,781 CY (1.5 x 213,854 CY) of material. The developer is proposing to cut 348,007 CY of material from the floodplain. This will create an additional 27,000,000 gallons of storage. The material cut within the floodplain is often used to fill across the site and maximize the amount of developable land. As shown in the BARGE Design H&H study, the proposed development will lower the

effective water surface elevation across the proposed property and has no adverse effect. It should be noted that the H&H study shows very little benefit outside of the project limits and will only lower the upstream water surface elevation by .02' (approximately ¼") and will have no impact on the downstream water surface elevation.

In summary, staff has no objections to the H&H study completed by BARGE Design and reviewed by Civil and Environmental Consultants, Inc. The proposed engineering of the floodway and floodplain simply allows the developer to maximize the development potential of the property. The improvements provide little to no benefit outside the limits of the development project. While the floodway and floodplain are an important part of this development, the Board of Mayor and Aldermen should focus its discussion on the merits of the development and how it conflicts with sections of Envision Franklin and feedback obtained from the general public.

Total floodplain acres disturbed: 53 +/- acres

Total units planned in existing floodplain: 332 units (70% of total)

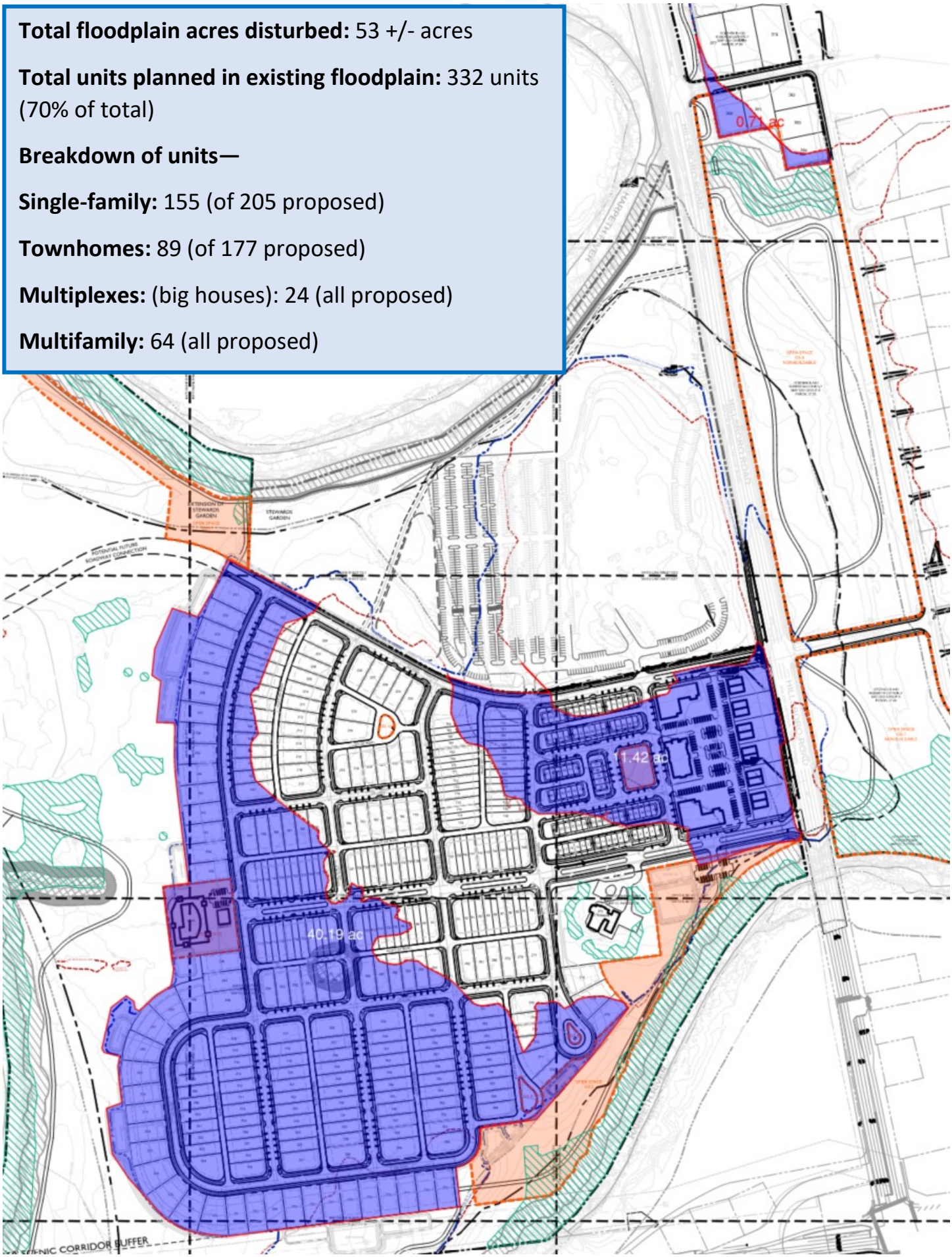
Breakdown of units—

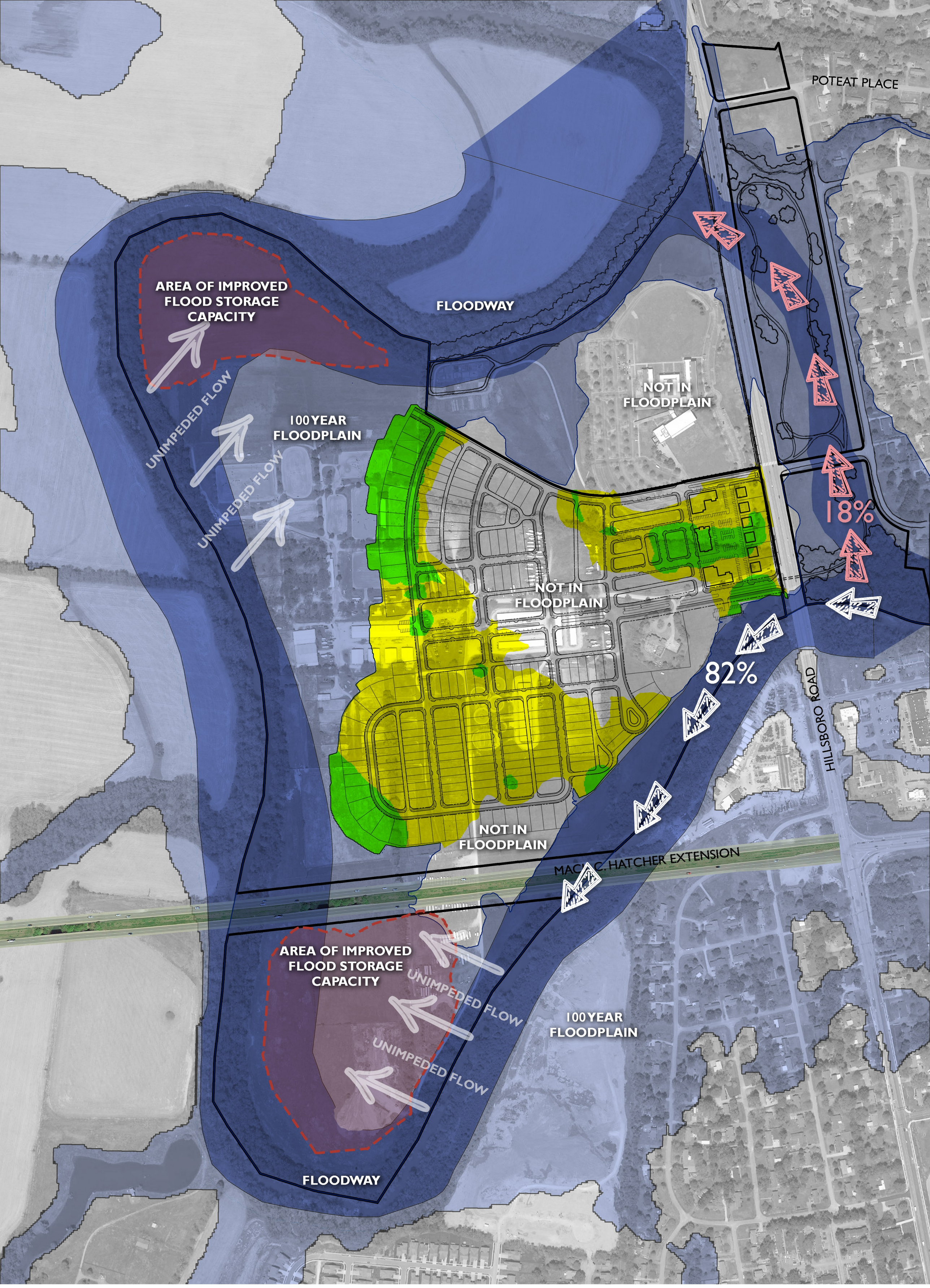
Single-family: 155 (of 205 proposed)

Townhomes: 89 (of 177 proposed)

Multiplexes: (big houses): 24 (all proposed)

Multifamily: 64 (all proposed)





N

0 200 400

GRAPHIC SCALE

BROWNLAND FARM

IMPROVED PROPERTY CONDITIONS

JUNE 24, 2021

GDC gamble design collaborative

From:	Chris Chaney
To:	Planning Intake
Cc:	Ken Moore
Subject:	Vote NO on Brownland Farms development
Date:	Wednesday, February 16, 2022 11:54:36 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commision:

Once again, residents are having to fight against the proposed development at Brownland Farms. I wrote about our concerns with this development in August 2020. The fact that we are still having to fight against it is disappointing. It leads us to feel developers have your attention over the residents you are elected to represent.

Our concerns have not changed. If anything, they have intensified since the flood last year.

The proposed plan for a high density development goes very much against the Envision Franklin Plan. Given that this plan was carefully crafted with citizen input, please do not allow this development to be given a pass on following the guidelines set forth in it. While changes have been made to the original plans, it is still a very large high density development.

The proposed property sits mostly in a flood plain. Given we live downstream from it on the banks of the Harpeth River, in a neighborhood overwhelmed by flood waters just 1 year ago and 10 years ago; we are greatly concerned about any notion to override the current FEMA guidelines on the property. Brownland Farm itself sat underwater last year and 10 years ago. Allowing such a high density development is not only irresponsible but ultimately unsafe.

On top of all of this, please consider the traffic implications. Traffic lights are proposed on Hillsboro Road. A road already overrun with cars.

Please consider Franklin High School. Hundreds of homes will bring even more students to our already over-crowded high school.

Franklin is beautiful for many reasons, our rural land being one of them. Please

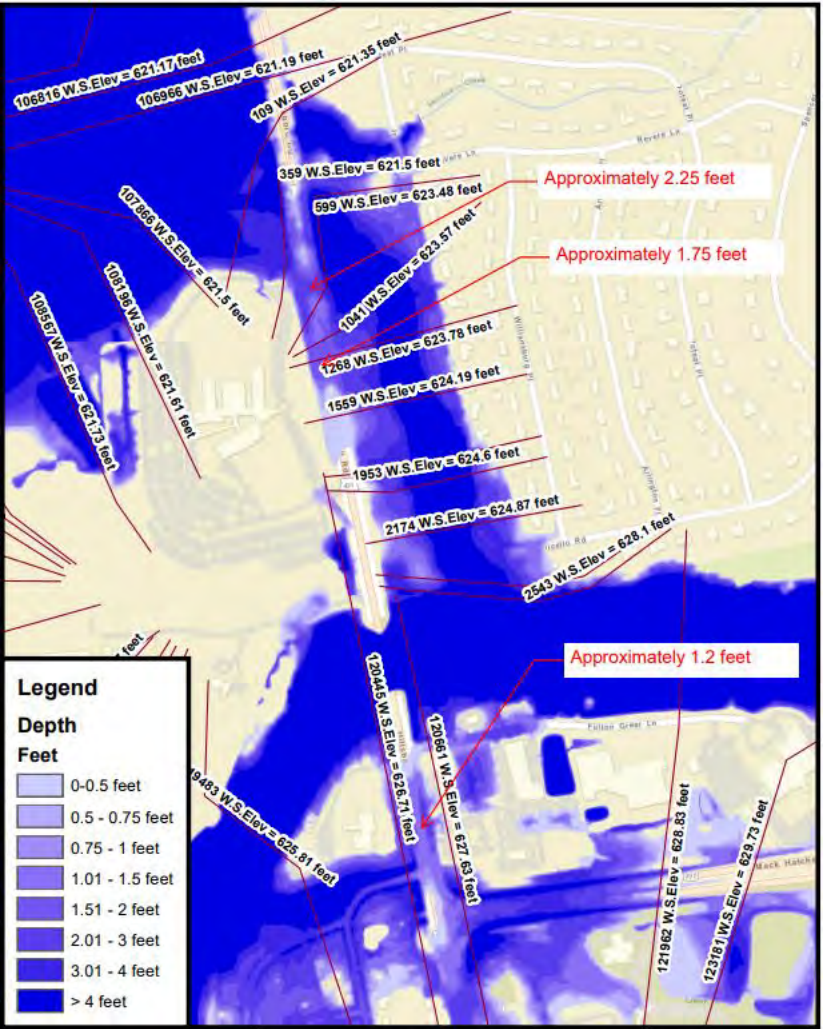
consider a long-term plan that assures the Brownland Farm is protected from over-development. Envision Franklin makes it clear that the citizens you represent desire our farm lands be preserved. It makes it clear we do not want high density developments such as this one.

Thank you for your service to our community.

Best regards --

Chris Chaney

Franklin, TN



BARGE DESIGN SOLUTIONS

100 Year RI Flooding Depth
Brownland Farm - Harpeth River

0 125 250 500 Feet
1 inch = 500 feet

From:	Kathryn Webber
To:	Planning Intake
Cc:	Kathryn Webber
Subject:	2/24 Planning Commission Meeting - 2021-05, 2021-53 Rezoning and Development Plans for Brownland Farm/Christ Community Church
Date:	Monday, February 21, 2022 12:57:52 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commissioners,

We are writing, once again, requesting that you support your staff's recommendations on the Brownland Farm/Christ Community Church Rezoning and Residential Development Plan.

Our group, Keep Williamson County Livable, were involved not only with the County Comprehensive Land Use planning, but also with Envision Franklin and Franklin's Planapalooza. Being good stewards of our land and water quality is very important to all of us of which this proposal violates both.

The requested re-zoning and high-density residential development plan for Brownland Farm is not the appropriate zoning or development plan for this piece of property due to all its constraints. It is surrounded by the Harpeth River and much of it is in the floodplain. It is zoned AG now appropriately and should remain AG until something more suitable can be determined where there are not hundreds of people in harm's way in the event of flooding. Here are some of the main issues:

- Manipulating 80% of the floodplain where 70% of the lots will be in this flood plain. This is not limited disruption as defined in Envision Franklin
- It violates the Envision Franklin Conservation Design Concept
- The reduction of units from previous denied plan does not change the footprint of the development
- The emergency evacuation access road is to be used for first responders, not residents
- Critical Service Road, Hillsboro Rd, has more than 3 inches of water on it. Against stormwater regulations. See map of flood water depths of 1.2 to 2.4 FEET on Hillsboro Road from city outside consultant that was provided to BOMA in September last year during the previous votes on this proposal.

I am attaching for your review the video and presentation of the 7/22/2021 joint session meeting you had with BOMA. Aaron Rogge of CMD Engineering, was requested by the City Engineering department to present an understanding of extreme rainfall events. Some main points are:

- New flood plain maps used old stats
- We have more frequent rain events with more volume
- Once in a lifetime event now happening twice in a decade

Video:

franklintn.civicclerk.com/Web/Player.aspx?id=440&key=-1&mod=-1&mk=-1&nov=0

Presentation:

civicclerk.blob.core.windows.net/stream/FRANKLINTN/0df3e996-a374-4e59-9bf1-cad12d16118e.pdf?sv=2015-12-11&sr=b&sig=1cFheNvlfPVGetareeWhNqEV5G%2Bnopg9kSmm52NAUJY%3D&st=2022-01-31T22%3A01%3A13Z&se=2023-01-31T22%3A06%3A13Z&sp=r&rscc=no-cache&rsct=application%2Fpdf

Here is Mr. Rogge's presentation to TNSA (Tennessee Stormwater Association) on Stormwater Modeling 101 for further insight:

www.tnstormwater.org/tnsatalks

We respectfully request you deny this project and rezoning as recommended by your Planning and Engineering Staffs. The City cannot advise FEMA that this is a safe development and meets all your city flood plain regulations as stated from page 13:

www.franklintn.gov/home/showpublisheddocument/22178/636432164080700000

(e) Stormwater design requirements. New development shall meet a stormwater quantity level of service defined by:

(i) Designing road catch basins and connecting culverts to convey the ten-year design-storm runoff.

(ii) Designing bridges, culverts, channels, and cross drains to pass the 50-year design-storm runoff.

(iii) Providing emergency bypass of the 100-year flood event.

(iv) New roadway, existing roadways, and critical service roads are not inundated by more than three inches of water over one-half the roadway width under a 100-year flood event. (see attached map)

Please support your staff's recommendation for denial, for the health, welfare and safety of our community. There is a better solution and usage for this property.

Regards,

Kathy Webber

Keep Williamson County Livable

From:	Glenda Gabriel
To:	Planning Intake
Subject:	BROWNLAND - PLEASE VOTE "NO"
Date:	Monday, February 21, 2022 6:33:36 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We as residents in the **Monticello** subdivision **OPPOSE** the Brownland Farms Development, contrary to the position of the Monticello HOA Board comprised of only 4 or so residents of Monticello. Further, one of these board members is also a member of the church which will profit from the sale of their property. PLEASE NOTE THAT THE MONTICELLO SUBDIVISION IS BEING MISREPRESENTED. MANY OF THE RESIDENTS OPPOSE THIS DEVELOPMENT. Please acknowledge the emails you receive at least by overall count at your meetings.

We urge you to vote “no” on all items pertaining to the proposed Brownland Farms development. Please support the City’s professional staff recommendations of denial.

It seems reckless and liable to disregard the warnings of potential serious flood damages and risked lives in established neighborhoods as well as to the proposed Brownland neighborhood. Do you have a factual and independent study of how the proposal would impact established neighborhoods upstream and downstream from the Brownland area? The developer stating that flood insurance might be needed for some of the Brownland development buildings is clearly passing risk to the homeowner, the Federal flood insurance program and the City. This comment also indicates to us that the flood plain manipulation still has potential to cause harm. The Brownland neighborhood as well as us in surrounding established neighborhoods and the City would be left to deal with the damages while the developer and the sellers would have their profits and be gone.

The developer is not following the City’s rules that he was well aware of at the beginning of this process. Despite this, he continues to push forward. Anything less than denying this proposal violates City’s requirements and will set a precedent that other developers will follow. Would this precedent and saying “owner’s rights” mean that anyone who owns house in the flood zone of an established neighborhood could knock down the house, fill in the flood zone and build townhomes if they wanted to do so?

Many people cannot attend your meetings for various reasons. Still, their voices in emails should be counted. Also, many senior citizens in these impacted neighborhoods do not use computers or social media. They are not able to voice their concerns to you since telephone call-ins are no longer allowed.

Please keep in mind that you have the responsibility for the safety of people and their homes in the area of this proposed Brownland development and vote “NO”.

Respectfully,

Gabriel and Glenda Katona

From:	Larry White
To:	Planning Intake
Cc:	Michael Orr; Scott Harrison; Nick Mann; Roger Lindsey; Alma McLemore; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson
Subject:	Brownland Development
Date:	Tuesday, February 22, 2022 8:01:41 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of Franklin Planning Commission:

In the best interest of Franklin's safety, beauty and health, I am asking that you please support the Staff Recommendation and vote to RECOMMEND DENIAL (as was last summer) when this proposal comes before elected officials in March.

Sincerely,
LJ White
5017 Viola Lane
Franklin, Tn 37069
862-220-1755

From:	Allison Sturtevant
To:	Planning Intake
Cc:	Hubby The Man!!!!
Subject:	Brownland Development
Date:	Wednesday, February 23, 2022 12:44:30 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing you in regard to the Brownland development. I am a resident of Monticello and have lived in Franklin for the last 43 years. I will be unable to attend the meeting as I am a taking care of my mother during her Chemo treatments and trying to be safe as possible while her numbers are low.

Franklin has changed as our community has grown and I feel that Franklin has done a wonderful job expanding and keeping its charm. I do have concern for this development though. The footprint of the development is too large for the area that they are trying to develop. The increase population and already existing flood plain problem is a mixture for disaster. This not only affects the natural flow of the Harpeth River, but will affect many downstream (Monticello, Fieldstone Farms, Cottonwood, Meadowgreen, River Landing and many more) to current owners. We are not talking about 1 or 2 being affected, but many families and their homes. And not to mention the future owners and setting them up in flood plains. There are many examples of the choice throughout Nashville and many whom never lived in flood plains now have flooding problems due to heavy development in the area, (example Crieve Hall) .

The other concern I have is the amount of traffic that this development will create to an already congested Hillsboro Road. I know that the developer has added and emergency use outlet, but it is only for emergency vehicles. This doesn't solve the problem of it all dumping onto Hillsboro Road. This is a major area of concern and safety for the area.

Brownland Farms has been such a beautiful farm and wonderful family of Franklin. I support and respect their choice to sell their farm and land. They have every right to do so, but I do not agree that we should change the existing flow of the Harpeth(flood plains) and the changes that it will do to so many other owners as well. Their farm was built where is was with the knowledge of the floodplains. They still have the option to sell it as a farm or a community with a smaller footprint. It comes down to money and how much they can get. I believe that there can be an area built with beautiful homes or a farm and all the needs can be met of current owners and new owners. But this development is too big for the footprint that it will leave and will affect so many current owners. I am asking that you please do not move forward with this proposed development. Please think of the current owners and our Harpeth River. Thank you again for your time.

Sincerely,

Allison and Bryan Sturtevant
240 Poteat Place

From: Sharon Buxton
To: Planning Intake
Subject: Brownland Development
Date: Tuesday, February 22, 2022 5:10:50 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

>
> My wife and I live in Fieldstone Farms and are very concerned about the Brownland development being discussed for our area. The increase in traffic and possible flooding in this area are very troubling. We need to curtail developing and the loss of more open spaces. Plus our schools are crowded now as it is.
> Please consider the current residents of our area.
>
> Sharon and Don Buxton

From:	Loretta Church White
To:	Planning Intake
Cc:	Michael Orr; Scott Harrison; Nick Mann; Roger Lindsey; Alma McLemore; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson
Subject:	Brownland Development Comment
Date:	Tuesday, February 22, 2022 6:24:04 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of Franklin Planning Commission:

In the best interest of Franklin's safety, beauty and health, I am asking that you please support the staff recommendation and vote to RECOMMEND DENIAL (as was last summer) when this proposal comes before elected officials in March.

Sincerely,
Loretta Church White
5017 Viola Lane
Franklin, Tn 37069
862-220-1655

From: clif butner
To: Planning Intake
Subject: Brownland Farm
Date: Monday, February 21, 2022 9:46:31 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members,
I'm writing to ask that you deny the development request for the Brownland Farm property for the following reasons.
1. We live upstream of the proposed development. Our address is 705 Murfreesboro Road. During the historic 2010 flood the river backed up all the way past Eddy Lane and covered Murfreesboro Road from 711 Murfreesboro Road towards 3rd Ave. We live on the north side of the road (homes along the creek) and water completely covered the road, the huge fields in front of the creek banks, 10 +feet deep over our driveway, into the front yard and poured into the basement at a steady 6 feet deep for 6 days! The only reason we didn't completely lose our home was because strangers walked through back yards delivering huge gas powered pumps which ran 24/7 for 6 days. We spent the entire summer without AC because we lost our HVAC unit and couldn't afford to replace it until the fall.
2. In the flood of spring 2020, we once again had water over Eddy Lane, our bridge, and driveway in addition to the front field being flooded.
3. Following that flood, the retaining wall along the creek in front of our home collapsed into the creek. The two major floods were the tipping (no pun intended) point because the earth behind the wall had become so saturated that the soil shifted and eventually caused the wall to fall over. We spent several thousand dollars to repair/grade the bank and reinforce the stone wall supporting our driveway.
3. We see only more devastating floods and property damage in our future if any development in the Brownland Farm floodplain is approved. Just for a minute put yourselves in our shoes. Would you have $50,000-$60,000 to spend building a replacement bridge if you lived in any of the homes along that creek? It's the only way to and from our homes! We wouldn't have a choice and none of us have that kind of money.
4. The property was zoned Agricultural when the developer purchased it from the Andertons. They knew they were buying property the was almost completely in a floodplain. Not only did they know that information, but they had access to and should have known about the Envision Franklin Plan that specifically outlines how that property as well as other floodplain property is to be treated in the zoning ordinances.
5. We are current residents (I've live here my whole life as have the 5 generations before me). We are not Franklin society/wealthy elite; we are the school teachers, pharmacy techs, farmers, and small business owners who have paid our taxes for generations and lived by the rules and regulations of our town. We expect no less from anyone else including developers who seem to think the rules don't apply to them. We do not owe them anything, not an exception to the rules we instituted for community safety, not a workaround the current zoning, not a favor to a friend, not a compromise, and certainly not the ability to destroy our homes and/or cost us the added expense to repair/replace damaged bridges/driveways/homes because they want to make some money building homes in a floodplain.
6. THEY KNEW THEY BOUGHT A SOGGY CHUNK OF USELESS LAND WHEN THEY SIGNED THE CHECK. Please don't abandon those of us who trust you to do the right thing and deny this ridiculous request that should never have been submitted in the first place. We are counting on you to back the Envision Plan as stated and stand by the current agricultural zoning for the Brownland Farm property. The developers are welcome to buy some horses and enjoy the beautiful river views from the existing home.
Thank you for reading my very long email.
Sincerely,
Debbie Butner
I would appreciate a non automated reply.
I also have pictures from both floods and the collapsed retaining wall if you would like to see them.

Sent from my iPhone

From: Debby Bauman
To: Planning Intake
Subject: Brownland Farm
Date: Tuesday, February 22, 2022 8:32:16 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I wish to object to this disastrous development. How can this be proposed on a floodplain? Please deny this request.

Sent from my iPhone

From:	Douglas McGowan
To:	Planning Intake
Subject:	Brownland Farm
Date:	Tuesday, February 22, 2022 12:51:24 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commissioner

Please support your staff's recommendation to deny this project

Thank you

Williamson County, Franklin Constituent

Douglas McGowan

Douglas M. McGowan
m. 760.590.9417

From:	clif butner
To:	Planning Intake
Subject:	Brownland Farm
Date:	Tuesday, February 22, 2022 10:25:14 PM
Attachments:	Video.mov

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I wanted to send this short video of the creek in front of our house. It was taken today at 4:30 PM. It represents what happens during a day of rainfall. This creek (known as Ewingville Creek) runs parallel to Murfreesboro Road in front of our home, but collects runoff and water from smaller tributaries near the mall. There have been several times when we have had no rain in our area and not a cloud in the sunny sky, but have witnessed a wall of water crashing down the creek because of heavy rain near the mall.
During the 2010 flood, this creek was pushed out of its banks all the way across the road, 10 feet deep over our bridge and up to the front porch where it poured at a steady rate into the basement for 6 days.
It flooded again in 2020…. Filled the front field and covered the driveway and bridge.
Please keep this video in mind when you vote on the Brownland Farm development. Help us protect our home from the devastation that will happen if you allow the floodplain to be developed.
I would appreciate a reply to my email.
Thank you,
Debbie Butner
705 Murfreesboro Road
Feel free to share this email and video.

Sent from my iPhone

From: Jason Alexander
To: Planning Intake
Subject: Brownland Farm
Date: Wednesday, February 23, 2022 8:37:55 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please listen to your staff and support the recommendation to deny the Brownland Farm Project. The citizens of Williamson County don't want this or need it. There are way too many negative affects. Thanks.

From: Currier Stevens
To: Planning Inbox
Subject: Brownland Farm development
Date: Wednesday, February 23, 2022 10:49:21 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello! To whom it may concern -

Please do not allow this new development at Brownland Farm. We have plenty of development happening around our river already. I was born here in Franklin, and have not ever seen consistent flooding like we've seen in the last 10 years. The river will just continue to flood, as long as we continue to push its limitations through environmental changes and development. We are so blessed to live in a prosperous and gorgeous city, with a beautiful river running right through the middle. Let's please try to cherish the green space and let the flood zone be just that.

Please consider denying this development.

Thanks so much,

Currier Stevens
TENN HENS DESIGN
420 Green Acres Dr.
Franklin, TN 37064
615.243.8389
Currierstevens@gmail.com

https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.tennhens.com%2F&data=04%7C01%7Cplanningintake%40franklintn.gov%7C223e005d947442d8fe6808d98ecefeb8%7C8644f52f8344a2fa433e6bc40df7c17f%7C0%7C1%7C637812317611367057%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=fhbwcR4DUMSIeQ2eJmffBt5RZ9DaumLSB7OcZw946g%3D&reserved=0

From: Tim Vincent
To: Planning Intake
Subject: Brownland Farm Development support
Date: Sunday, February 20, 2022 3:43:09 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I just wanted to let the Franklin Planning Commission know that as a 25 year Monticello resident I support the proposed development at Brownland Farms. I feel it will benefit the area and Monticello as well.

Tim Vincent
106 Arlington Place

Sent from my iPhone

From:	Adrienne Freeman
To:	Planning Intake
Subject:	Brownland Farm development
Date:	Tuesday, February 22, 2022 8:51:32 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern,

I am a long time resident of Franklin and am writing to request the planning commissioners to support their staff's recommendation to deny the approval of the Brownland Farm development. My concerns include traffic and flooding. My neighborhood has flooded twice in the last 12 years and we are in a 500 year flood plain. As development explodes, our rainwater is increasingly shed into the Harpeth instead of being absorbed into the ground and the current residents of our county are suffering because of it. More development along the river will only increase the frequency with which we experience flooding and subsequent damage. As I drove my children to school this morning the river was again rising rapidly and is expected to near flood stage by tomorrow afternoon. I beg you to act responsibly. Please deny this development.

Sincerely, Adrienne Freeman

143 Cottonwood Dr
Franklin, TN 37069

From: Sandy Miller
To: Planning Intake
Subject: Brownland farm site
Date: Tuesday, February 22, 2022 8:53:43 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I hope this finds you all well. I am writing in with my concerns regarding the Brownland development. I am unable to attend the meeting in person as I am in the middle of chemo treatments. I have been a resident of Monticello and Franklin for over 48 years. And as a lot of you have watched Franklin grow into this beautiful area. But I have major concerns over this development. My concern is the amount of homes proposed for this area and the flood plains. As we have seen over the past 10 years is the flooding is increasing and to build a huge development right in the flood plains is wrong. It will not only negatively affect current Franklin residents and but future. Monticello, Fieldstone Farms, Cottonwood and River Landing are just a few of the areas that will be affected. What about all of the current residents? The other problem is the amount of traffic it will increase. Having another outlet road would help but the current plan is only for medical and official traveling. Please consider not approving this development. Many of the Monticello neighbors do not agree with this development. Thank you for your time!
Sandy and Mitch Miller
225 Poteat Place

Sent from my iPhone

City of Franklin

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

File #: 21-01917

DATE: January 20, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).
FMPC 6/24/21, Approval failed 3-4
WS 7/13/21
BOMA 8/10/21, 8-0; 9/14/21, 6-1 approve and defer third reading to 10/12/21; 10/12/21 8-0 refer to Planning Commission

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7471
Applicant: Greg Gamble with Gamble Design Collaborative
Owner: Robin Anderton with Anderton Family Partnership, Margaret B. Anderton Rev. Trust, Christ Community Church, and Stephen B. Etherly

BACKGROUND/STAFF COMMENTS:
UPDATE FOR 2/24 FMPC MEETING:
At the October 12, 2021 BOMA meeting, the rezoning and development plan were referred back to staff and the Planning Commission for review, to provide an opportunity for the applicant to address five self-imposed conditions. One of these items included the reduction of units to no more than 395 units.The updated plan has 357 units, and the proposed housing types in this revised plan are supported by Envision Franklin. The development still proposes development in the Floodplain and Floodway, which is against the guidance of Envision Franklin. Therefore, staff is still recommending disapproval.

PREVIOUS STAFF REPORT:
Envision Franklin places this development in both the Conservation Subdivision and the Conservation Design Concepts. Conservation Subdivision calls for the primary use to be single-family residential, and supports secondary uses of multiplexes and duplexes. Additionally, there is a special consideration for this area of the city that also supports townhomes as a secondary use.

Conservation does not support any residential uses, and only supports recreational uses that preserve the natural features of the area.

This plan includes additional housing types that are not supported by Envision Franklin, and also shows development encroaching significantly into the Conservation Design Concept. Because of these two factors, staff believes that the density they are proposing can only be achieved by a plan that is direct conflict with several components of Envision Franklin, and therefore recommends disapproval.

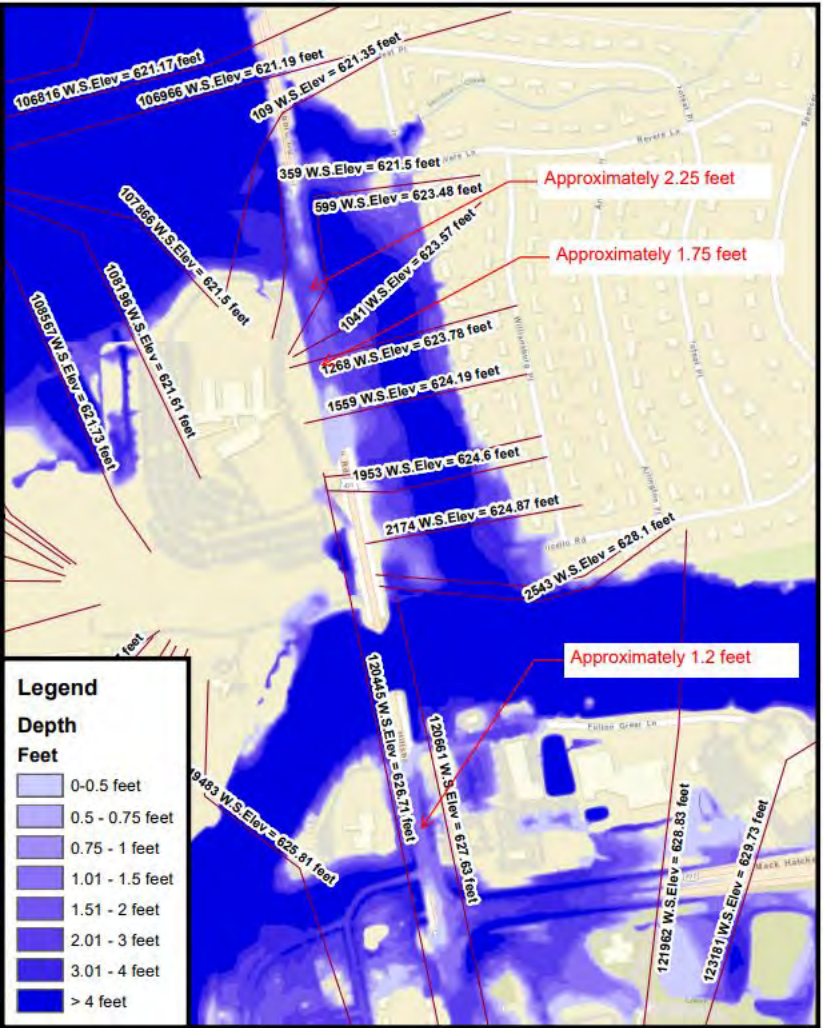
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC failed to recommend approval of Ordinance 2021-05 by a vote of 3-4.
Staff recommends that Planning Commission recommend that the Board of Mayor and Aldermen disapprove Ordinance 2021-05.



BARGE DESIGN SOLUTIONS

100 Year RI Flooding Depth
Brownland Farm - Harpeth River

0 125 250 500 Feet
1 inch = 500 feet

Dorie Bolze

From: Emily Wright <emily.wright@franklintn.gov>
Sent: Thursday, October 14, 2021 6:22 AM
To: Dorie Bolze; Jimmy Wiseman
Cc: Amy Diaz-Barriga
Subject: RE: Could you send the Brownland documents - map and proposed conditions- provided to the aldermen last night at BOMA
Attachments: Exhibit C - Alternative Fire Truck Route.pdf

Dorie,

Please see the attached exhibit and the statements/guidance below. It is my understanding that the comments below originated with discussions the developer had with Administration.

Since the motion for both these items will be to refer them back for staff review at initial submittal they following are not conditions of approval but rather read into the record for guidance to staff and the developer.

1. As discussed during the Worksession with the approval of the first Site Plan, the applicant shall provide a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road that complies with the City's Municipal Code Section 23-106. This requirement would not include the Site Plan for the proposed 8 lots at Poteat Place which have access to Spencer Creek Road above the 100 year floodplain should the developer decide to proceed initially with developing these 8 lots. Exhibit attached.

2. A grading permit may not be granted for areas within the floodplain and floodway, west of Hillsboro Road, until a CLOMR is approved by FEMA.

3. Condominium buildings may not exceed 4 units per building per the guidelines of Envision Franklin.

4. Residential Lots shall be removed from the Development Plan where the existing flood plain is greater than 36 inches in depth, not including the floodway and floodplain that has been previously developed by Christ Community Church and Brownland Farm near Hillsboro Road. The net area of lots and roads will be approximately 68 acres, the net area of flood plain removed will be approximately 34 acres (17.3%), and the net area of preserved and engineered flood plain will be approximately 160 acres (82.7%). Total development area is 233.4 acres of which the floodplain is currently 193.4 acres.

5. The revised Development Plan shall have a maximum of 395 total dwelling units including the homes proposed on Poteat Place. (1.7 homes per acre) this is a reduction form the current plan of 471 dwelling units.

EMILY HUNTER WRIGHT, AICP

DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Wednesday, October 13, 2021 4:59 PM
To: Emily Wright <emily.wright@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>
Cc: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Could you send the Brownland documents - map and proposed conditions- provided to the aldermen last night at BOMA

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

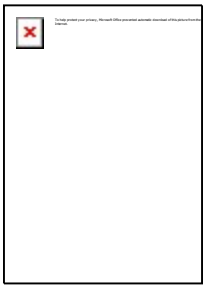
Hello Emily and Jimmy,

That was quite a BOMA work session and meeting last night! I hope you all get a breather today.

When it is convenient could you all send me a copy of the "map" of the access and the memo of conditions that were provided by the developer of Brownland Farm/CCC to BOMA last night by the 5pm work session.

Thank you very much! These complex proposals take so much effort and time, don't they!?

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181
HarpethConservancy.org

Total floodplain acres disturbed: 53 +/- acres

Total units planned in existing floodplain: 332 units (70% of total)

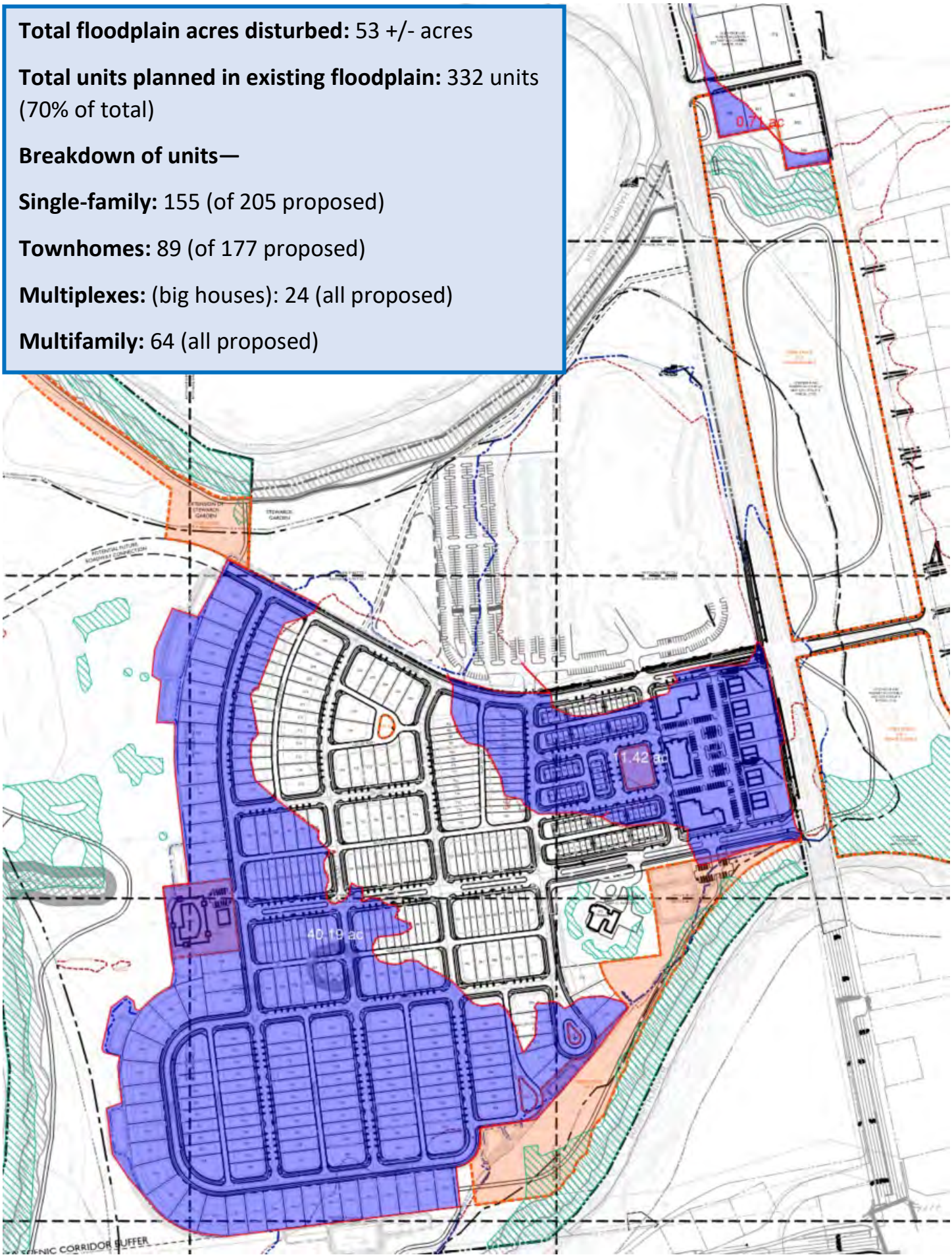
Breakdown of units—

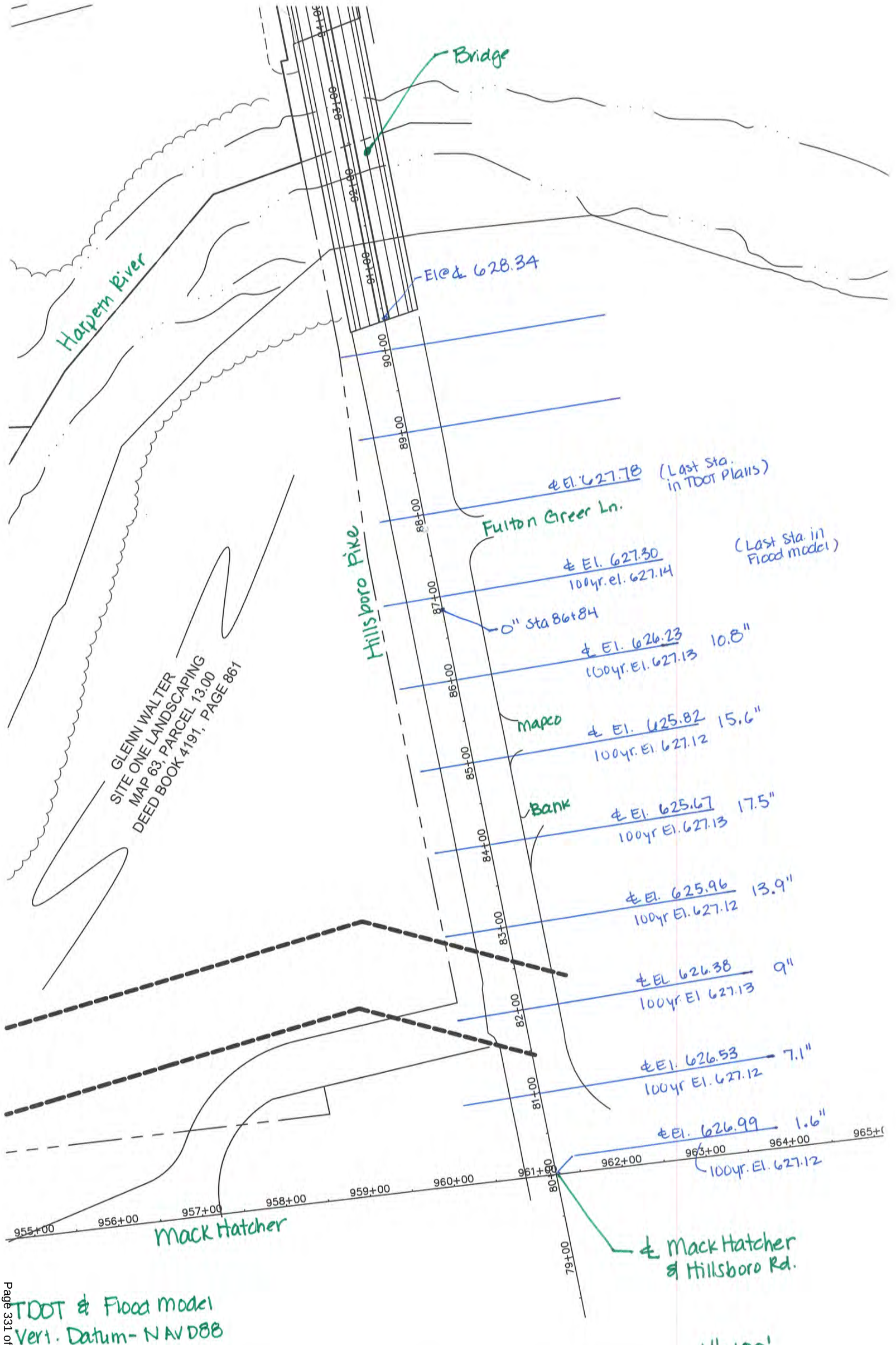
Single-family: 155 (of 205 proposed)

Townhomes: 89 (of 177 proposed)

Multiplexes: (big houses): 24 (all proposed)

Multifamily: 64 (all proposed)





TDOT & Flood model
Vert. Datum - NAVD88

1" = 100'

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: September 7, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Paul Holzen, Director of Engineering
Jimmy Wiseman, Assistant Director of Engineering

SUBJECT: Brownland Farms – Floodplain/Floodway Manipulation Summary

---

The proposed development of Brownland Farms has numerous challenges associated with floodway and floodplain. To maximize the development potential of the property, the developer is proposing to manipulate the floodway and floodplain. Flood plain alterations are allowed within Title 23 of the City of Franklin Municipal Code. Alteration within the floodplain shall not cause a net decrease in flood storage capacity below the project's 100-year floodplain elevation unless it is shown that the proposed alteration or filling will not cause an increase in the regulatory flood level (100-year event), increase velocities, or aggravate flooding on other properties and will not unduly restrict flood flows. In addition, developers are required to provide compensatory cut in the amount of 150 percent (1.5:1) for all fill in floodplains.

To manipulate floodway and floodplain within the City of Franklin, an applicant is required to hire a Tennessee licensed professional engineer qualified to perform Hydrologic and Hydraulic (H&H) studies. In the case of Brownland Farms Development, the applicant hired BARGE Design Solutions to complete an H&H study. In addition to consulting with BARGE Design Solutions, the developer, at the request of the City of Franklin, hired Civil and Environmental Consultants, Inc. to provide a peer review of the H&H study. City engineering staff has no objections to this study.

The existing floodway and plain between Hillsboro Road and the downstream end of the property includes an east split, west split and the main Harpeth River conveyance. These splits are commonly associated with sharp bends along the main conveyance of a river or stream where discharge can leave the main channel and enter again at some point further downstream. The developer is proposing to improve the flow along the main Harpeth River conveyance to allow for the elimination of the west split. This engineered solution helps to maximize the development potential of the property. As required by municipal code, the developer is required to provide 150 percent compensatory cut to fill within the flood plain. Currently, the developer is proposing to fill 213,854 CY of material and will be required to cut a minimum of 320,781 CY (1.5 x 213,854 CY) of material. The developer is proposing to cut 348,007 CY of material from the floodplain. This will create an additional 27,000,000 gallons of storage. The material cut within the floodplain is often used to fill across the site and maximize the amount of developable land. As shown in the BARGE Design H&H study, the proposed development will lower the

effective water surface elevation across the proposed property and has no adverse effect. It should be noted that the H&H study shows very little benefit outside of the project limits and will only lower the upstream water surface elevation by .02' (approximately ¼") and will have no impact on the downstream water surface elevation.

In summary, staff has no objections to the H&H study completed by BARGE Design and reviewed by Civil and Environmental Consultants, Inc. The proposed engineering of the floodway and floodplain simply allows the developer to maximize the development potential of the property. The improvements provide little to no benefit outside the limits of the development project. While the floodway and floodplain are an important part of this development, the Board of Mayor and Aldermen should focus its discussion on the merits of the development and how it conflicts with sections of Envision Franklin and feedback obtained from the general public.

From:	Dorie Bolze
To:	Planning Intake; Eric Stuckey; Vernon Gerth; Paul Holzen; Jimmy Wiseman; Shanna McCoy; Emily Wright; Amy Diaz-Barriga; Paul Holzen; Jimmy Wiseman; Andy King; Alma McLemore; Alma McLemore (amclemore51@yahoo.com); Ann Petersen (annpetersen@comcast.net); Jennifer Williamson; Jimmy Franks (jimmy@tennesseevalleyhomes.com); Marcia Allen (mdadst@aol.com); Michael Orr; Nick Mann; Roger Lindsey (rdlindsey@comcast.net); Roger Lindsey (Roger.Lindsey@nashville.gov); Scott Harrison
Subject:	Brownland Farm- support Staff Recommendation to Deny Extensive Floodplain Alteration proposal
Date:	Monday, February 21, 2022 11:19:39 PM
Attachments:	image001.png image002.png image003.png city PC staff rec denial for Brownland rezoning- Jan 2022 rev.pdf 5 conditions from developer to BOMA Oct 12 221 mtg.pdf staff map Sept 2021 showing 70% lots in floodplain alteration- Brownland.pdf Brownland Centerline of Hillsboro Road.pdf staff memo on floodplain alteration- Sept 7 2021- Brownland.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

TO: Franklin Planning Commission
Eric Stuckey, Vernon Gerth, Planning and Engineering Staff

RE: Brownland Farm/Christ Community Church rezoning and Development plan- Items 5 & 6

The Harpeth Conservancy truly appreciates the diligence of the city staff in the various departments in their efforts over the last two years to review the various versions of the high density residential development proposal for Brownland Farm and a portion of Christ Community Church. We have provided analyses on the increasing flood risk in the area and worked with staff to provide updated information on flood elevations along Hillsboro Road in an effort to ensure the Franklin decision making bodies have the most accurate information to assess extensive floodplain alteration proposal that form the basis of the high density residential development plan for this unusual and unique bend in the Harpeth River.

Harpeth Conservancy continues to support the staff recommendation as laid out in the two staff reports to DENY the latest version of the Brownland Farm development proposal. The Harpeth Conservancy along with Mayor Ken Moore is a coalition member of Flood Ready TN. This is a coalition of elected officials, homeowners, small business owners, faith leaders, and community members across the state dedicated to making Tennessee resilient against the frequent flooding.

The Harpeth Conservancy supports the staff's recommendation to deny this development proposal for two key reasons which are below. The proposed development is in a uniquely challenging bend in the Harpeth River because the high-density residential development proposal will be surrounded by floodwaters! The map below shows this clearly. This is very likely the most extensive floodplain alteration proposal the city of Franklin has seen in many years. This high density residential development proposes a serious public safety risk because of the existing flood waters on Hillsboro Road which are the only way in and out of this bend in the river. It would be more appropriate to consider a different development concept that is NOT predominately residential to reduce flood safety concerns and consider how to reduce flood risk to adjacent residential areas now experiencing increased flooding.

NOTE: The new maps of the depth of floodwaters on Hillsboro Road in front of this development area are not in the list of material on the PC agenda. The map (below and attached) and centerline data (attached) were prepared for the Sept, 2021 BOMA meeting. This updated information supports the major concern for public safety during a flood event.

At the October BOMA meeting (the third and final vote) the developer offered up 5 conditions he was willing to accept as part of a vote of approval that night on the third reading. These were never reviewed or adopted by BOMA. BOMA voted 8-0 to send the development back for staff review and the approval process. The developer in the latest revision of Brownland Farm's development plan presents these 5 conditions in a manner that implies there was a tacit understanding that if these were met then this was the path to approval. The attached email by Emily Hunter, Planning Director, makes it clear that these 5 conditions were NOT approved. The taff msemos note that these are "self imposed" conditions only.

The slight changes to the development plan do not materially change the extensive alteration to the floodplain. The reduction in residential units (471 to 395) is mostly related to the removal of the multi-family units that the staff raised as conflicting with Conservation Subdivision Concept in Envision Franklin.

1. **The floodplain alteration is extensive, about 80% of the natural floodplain, and directly conflicts with the city's Envision Franklin Plan**
   - As city staff stated in the recommendations to deny, the Envision Franklin land use plan specifically states "*the preservation of floodplains has a direct public safety purpose and helps to minimize property damage during flooding. Disruption should be*

limited to preserve form and function." One can argue that altering and reshaping 80% of the floodplain is not limited in scope.

- The proposal **does NOT "improve"** the Harpeth's natural floodplain as the developer material states, but alters it significantly. The extensive alteration involves extensive excavation, known as a "cut", 6-10 feet over many acres, and down 24 feet to build a pond, to provide dirt to build up, known as "fill," 53+ acres. This removes most of the shallow areas that provide a critical function of slowing floodwaters down. **70% of the residential units are in this filled area of the floodplain.** Attached is the staff map of this presented to the Sept 2021 BOMA meeting.
  BELOW IS A MAP TO SHOW THIS CLEARLY.
- The floodplain and floodway fill proposed maximizes buildable land on the property only. **It does not "improve" any of the several flooding risk on Hillsboro Road.** The Sep, 7, 2021 staff memo clearly states on the second page that the floodplain changes are to maximize the development potential on the property alone. (memo attached). The proposed extensive floodplain alteration does not reduce flooding risks just downstream where large residential subdivisions (Fieldstone Farms and others) **have over 450 homes now in the 100-floodlplain that were not when approved over 20 years ago.**

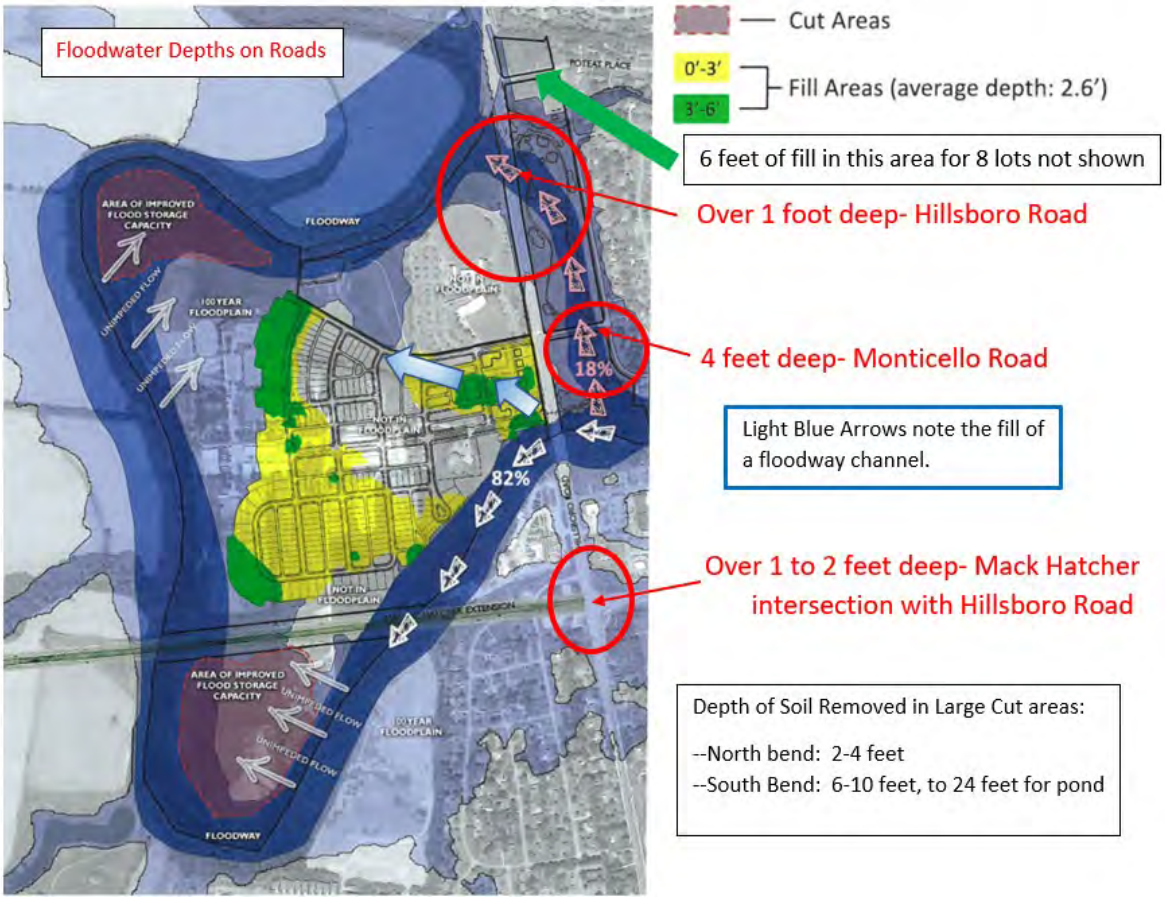
2. There is a major public safety risk because of floodwaters on Hillsboro Road, the only way in and out of this area of the Harpeth. This does not meet city floodplain and stormwater management requirements.

- **Recent maps prepared by the city outside expert show in detail that floodwaters are over 1 to 2.5 FEET over Hillsboro Road. This is MUCH deeper than the city requirement for roads, including critical service roads like Hillsboro Road, to have 3 inches or less over half the road during a 100-year flood event**. (see map below and attached.)
- The city has stormwater and floodplain management requirements that state existing and critical service roads not have more than 3 inches of floodwaters over more than half the road for new development. (section 23-106 (2) (e) and excerpt below.) The proposed extensive floodplain alteration plan does NOT address or change floodwater depths on Hillsboro or Monticello Road. These floodwater depths are significantly above the city standard. Therefore, the floodplain alteration proposal does not meet the city's floodplain management requirements. This means the city is unable to sign the FEMA Community Acknowledgement Form that would accompany this floodplain alteration proposal to FEMA for review.

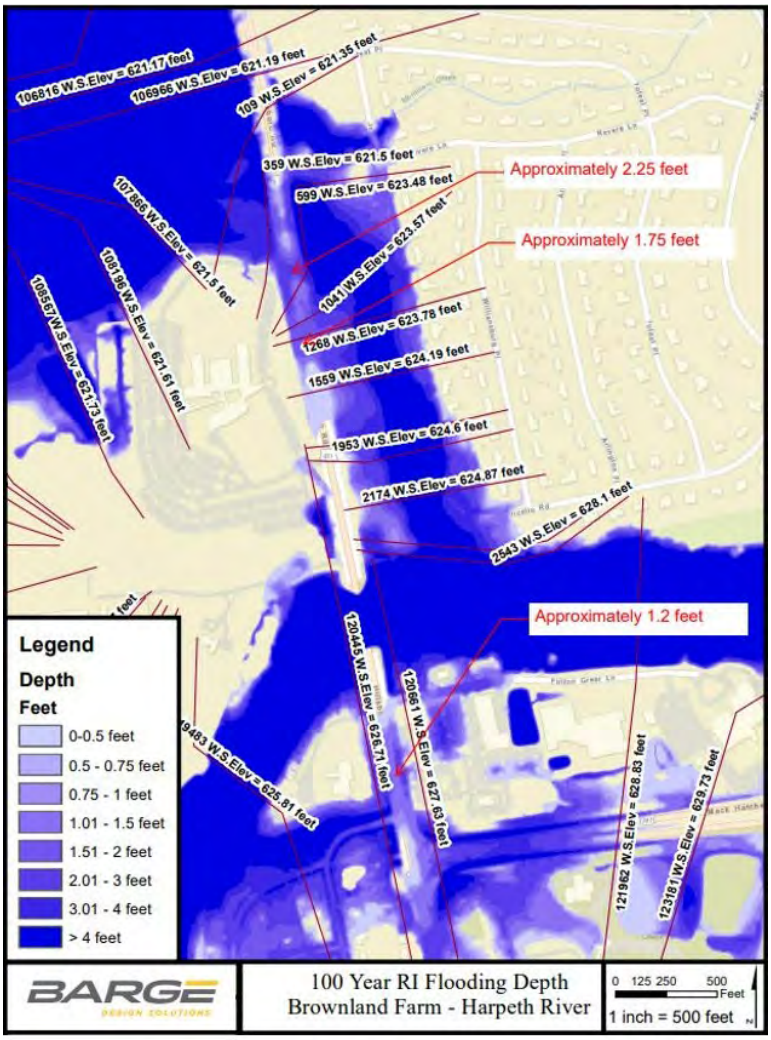
> (e) *Stormwater design requirements.* New development shall meet a stormwater quantity level of service defined by:
>
> (i) Designing road catch basins and connecting culverts to convey the ten-year design-storm runoff.
>
> (ii) Designing bridges, culverts, channels, and cross drains to pass the 50-year design-storm runoff.
>
> (iii) Providing emergency bypass of the *100-year flood event*.
>
> (iv) New roadway, existing roadways, and *critical service roads* are not inundated by more than three inches of water over one-half the roadway width under a *100-year flood event*. A long-

- NOAA Nashville Weather Service Flood Safety information- Turn Around Don't Drown- states that **6 inches will reach the bottom of most passenger vehicles cause loss of control or stalling. A foot will float most vehicles. 2 feet of rushing water will can carry away most vehicles.** You can see photographs on our blog of floodwaters over Hillsboro road in the vicinity. These photos are mostly from May 2010 when floodwaters were HIGHER than the 100-year floodplain elevations that are the basis of the ordinances.
- There has been an 18% increase in the top rainiest days in the past 30 years. Stormwater regulations and floodplain models are not yet accounting for this, so they are UNDERESTIMATING the amount of water that has to be managed. This was a key point of the expert presentation of Arron Rogge, CDM Smith at the last summer's joint Planning Commission and BOMA meeting.

Below: This map was prepared by the developer during the fall version of the proposal. HC added the flood depth information from FEMA and notes on the amount of cut in the floodplain and fill in other areas (all HC notes in boxes). The latest adjustment to the layout before the Planning Commission is slighted different but does not materially change the flood levels or percentage of floodplain altered.



Below is the map (also attached) showing in detail the most current floodwater depths along Hillsboro Road. This was prepared by city consultants for the BOMA meetings last fall that includes the updated detailed elevation measurements from the work on Mack Hatcher Parkway West.



Thank you for your time as a Planning Commissioner to deliberate on all of the information related to this proposal.

Sincerely,

Dorie

Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181
HarpethConservancy.org

From: geraldvol426@gmail.com
To: Planning Intake
Subject: Brownland Farm
Date: Monday, February 21, 2022 4:46:25 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am confused. This project does not meet the current development guidelines. This plan would be developed in a flood plain. The Planning Commission has recommended AGAINST APPROVAL. So why is this disastrous plan even being considered. Any commissioner who supports this plan should never allowed to be a commissioner as they cannot read simple rules. Just because someone want to make a lot of money is not a reason to ignore the law and the rules adopted by the citizens of Franklin and Williamson County.

I strongly encourage each commissioner to that the courage to do the right AND LAWFUIL thing and vote not on this development.

Gerald E Chambers
1105 Murray Creek Lane
Franklin, TN 37069
615-512-9811

From: GDUB Stevens
To: Planning Intake
Subject: Brownland Farms
Date: Wednesday, February 23, 2022 11:22:54 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing in response to the proposed development of brownland farms. I was born and raised here in Franklin (45yrs) to be exact. This would be a disaster if allowed to happen. When are you "The City of Franklin" going to put a stop to this. This should have been axed as soon as it was requested. My family and I spend a lot of time on the Harpeth. The flooding is getting worse and worse with no relief in site. You allow these developments to build and have the little retention ponds and such that do nothing to control the flooding. I as well as everyone I know are against this. Please for the love of Franklin and not the love and greed of money. STOP THIS PROPOSAL!! If you have any questions please let me know. I would love to here why anyone in the so called planning and development dept explain why this is a good idea. It's fine I'll wait to hear from you. As a taxpayer of both The City of Franklin and Williamson County as well as a voter. I hope this does not fall on deaf ears.

Thanks, Waylon Stevens

From: Peggy Zukas
To: Planning Intake
Subject: Brownland Farms development deny, please
Date: Monday, February 21, 2022 3:39:16 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I have lived in a flooded area and watched people sweep out their homes with filthy water and at times furniture. I know the right thing to do is not build in this site that already has flooding issues. The safety of the community and responders should be the first priority. Vote no for this development because I believe in the long run a life will be saved.

Thank you,
Peggy

From:	Lauren Johnson
To:	Robby Johnson; Ken Moore; Matt Brown; Planning Intake
Subject:	Brownland Farms Development Concerns
Date:	Wednesday, February 23, 2022 11:36:39 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Planning Commission, Mayor Moore & Alderman Brown,

My family and I live at 105 Poteat Place in Monticello. We moved to Monticello 7 years ago because we were drawn to the historic charm of the neighborhood and the area.

Now, the proposed Brownland Farms development is threatening to disrupt this quaint & historic part of our town. Untouched green spaces are becoming fewer and far between in Franklin and for all us long-time residents of Franklin, this has been so sad to see. Monticello will be forever changed by a development such as this one, specially with the developer wanting/needing to encroach his development into our sweet, old-school, quaint neighborhood.

But I think what's more concerning to so many of us in this area, is the flooding threats that this new development could cause. Just yesterday alone after half a day of heavy rain, Spencer Creek flooded in areas and I even saw some dangerous patches on Hillsboro! The fields around us had large pools of water and the creek that runs along Poteat behind our house filled all the way to the top! That water runs to the Harpeth and the Brownland Farms area.

What happens when the flood plains on that farm are manipulated? The flood waters will have to find somewhere else to go. We are worried they'll flood Hillsboro, a high traffic main city road. We are worried the waters will back up into the smaller creeks, like the one in our neighborhood and turn our properties into flood plains. There are so many areas around here that already flood horribly: the walking/bike tunnels under Hillsboro that help get the kids to school safely. The playing fields all around Hunters Bend Elementary. The green spaces (and even so many homes!) in Fieldstone Farms, Cottonwood & River Landings. The field in front of Monticello. And Brownland Farms Our fear is that the flooding will worsen in these areas and even worried of the possibility of new flood areas being created.

Other concerns of this development: traffic on Hillsboro Rd, overcrowding of Franklin High School, taking away the minimal development charm of this part of Hillsboro Rd.

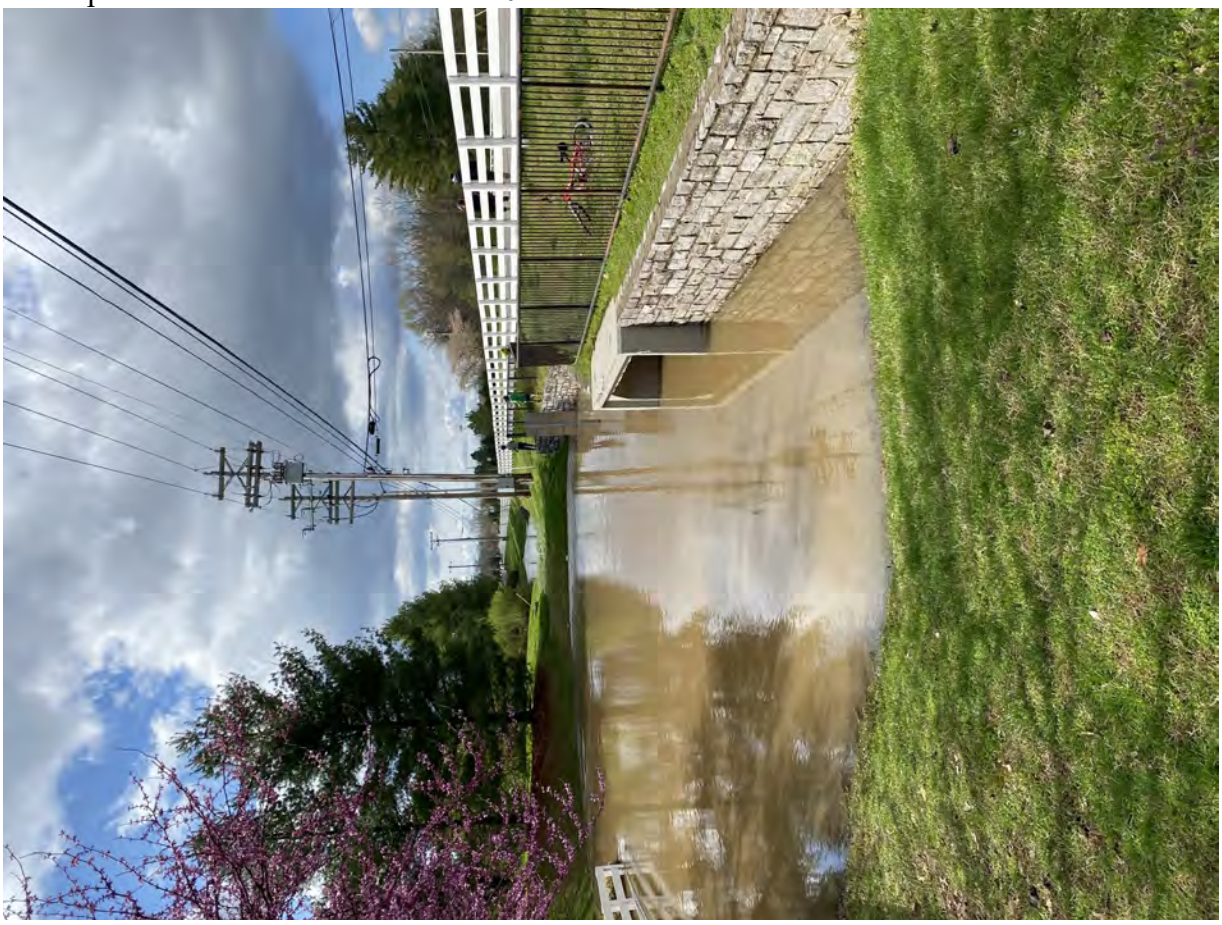
There are so many other options on the outskirts of town that this developer can consider! He should not be allowed to cram a large development into a small space and threaten the area with flooding and congestion.

Please help protect this historic and beautiful part of Franklin!

Thank you so very much for taking time to read my email. I so appreciate your time!

Warmly,
Lauren & Robby Johnson

These photos were taken in March of 2021 in the Fieldstone Farms & Hunters Bend area:







From: Abby Peterson
To: Planning Comm
Subject: Brentwood Area Development Vote
Date: Wednesday, February 22, 2023 10:37:22 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Greetings. I would like to say thank you for your continued care of our community. I appreciate your hard work! The decisions that you have before you are important and are life changing for our community. I do not take this lightly and I know that you do not either. I am thankful for your service!

In regards to the vote tomorrow evening on the Brentwood Development plan, I would like to respectfully ask that you consider the following points:

1. My family lives downstream from the proposed development and along the Harpeth River. When we purchased our home we were not in a flood plain. Since living here, our home has now been zoned in in a flood plain. We are worried and scared of the possibility of devastating floods.
2. We have lived in Franklin for almost 20 years. We are witnessing growth and development that goes against the small town feel that Franklin once boasted in. Many of our local elected officials ran for office and were elected on the ideals of "Limited Growth" for our community. Let's honor this!
3. Let's be good stewards, neighbors and community-minded members of this area by honoring those that live here and care for the community we have NOW. Please be in the midst of serving those that live here now and not the endeavors of a high density development builder.
4. I was on leadership at Christ Community Church when the land sale decision was presented to and made by the congregation. The vote almost didn't make it. It was NOT a landslide vote. Members of Christ Community have left the church over this decision. Its leaders will tell you they are FOR this decision, but the reality is they represent a minority of voices at the church. Please listen to the majority of voices of those in the surrounding area of Brentwood and not a handful of coached speakers on behalf of the church body that has concerns.
5. Please consider the impact this development will have on the Harpeth River. Will the run off from the development pollute the river? Will the run off from the development cause flooding issues?
6. It is possible that when my own neighborhood was developed 40+ it was also considered controversial. Is it possible that my own neighborhood contributed to flooding issues or sewage issues all these years later? It is possible. But now that WE KNOW BETTER, LET'S DO BETTER. We have different and more informed decision makers now. I want to be a part of the protection and pro-active decisions where we care for what we have. Please can we do this together.
7. I am attaching a picture of our neighborhood pool and playground from 2021 flooding. (NOT 2010). 2021. Please help us care for what is here, now. The Brentwood Development plan will make a lot of money for the developer and promises will be made but Harpeth Conservancy presents the facts and statistics that tell us if is not enough. Please help me protect my community and home.

I thank you for your time.

Sincerely,

Abby Peterson
1304 Glade Drive
Franklin TN 37069



From: Jerry Thomas
To: Planning Intake
Subject: Brownland farms
Date: Monday, February 21, 2022 6:09:17 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a long time Franklin resident and current homeowner in Fieldstone Farms, I urge you to follow the city staff recommendation and DENY this development. It is way to risky! Thank you Jerry Thomas

From:	Anne Goetze
To:	Planning Intake
Subject:	Brownland Floodplains
Date:	Monday, February 21, 2022 5:17:14 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,
I wish to support the staff recommendations to Deny the proposal for development of Brownland Farm.

Developing on floodplains...never a good idea. History proves that, as well as our present state of affairs with the weather and climate. To destroy such pristine land and the waters of the Harpeth River is irrevocable. We are All dependent on our natural resources and they are to be protected in order to benefit the whole.whole.

This would be nothing but a reoccurring nightmare, a bad precedence, and not at all aligning with the labors of the Williamson County Land Use Plan.
I appreciate the opportunity to weigh in, this is such an important issue. I also want to thank you for all of the hard work and service that you do for the citizens and residents of our beloved communities.

My best, Anne Goetze

Anne Goetze
615-948-5550
annegoetze.com

From:	Jack and Starr Beaudoin
To:	Planning Intake
Subject:	Brownland Property Development
Date:	Wednesday, February 23, 2022 7:00:45 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commissioners,

In the news the other day, a resident in the Nashville area told about their recent backyard flooding caused by all the new development going on around them. I thought of Brownland which is surrounded on three sides by the Harpeth, well known for it's flooding, and all those whose properties who would be impacted by the large proposed development.

At a BOMA meeting last year, I heard a seasoned engineer say that engineers have two additional commandments to those we all know: #1. Do not build in flood plains and #2. Do not alter flood plains. It made us smile as he shared the simple truth.

It has been established that our area has more rain and flooding than ever before. Please help STOP the huge proposed Brownland development now by voting against it. It is the right thing to do. We thank you for your very important part in this process.

Sincerely,
Jack and Starr Beaudoin
Fieldstone Farms residents

From: Kate Limbaugh
To: Planning Intake
Subject: Brownland
Date: Tuesday, February 22, 2022 8:39:29 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please deny this proposal! It’s not smart!

Thank you,
Kate Limbaugh in Cottonwood

From:	br638
To:	Planning Intake
Subject:	Denial Recommendation
Date:	Wednesday, February 23, 2022 10:18:48 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Planning Commission:

I am writing this e-mail in support of the city's staff recommendation to deny this development proposal because of the extensive alteration of the current floodplain. I would encourage you to vote to Recommend Denial. I have reviewed many of the documents associated with Brownland Farm development proposal and as a disaster specialist, I am concerned for several reasons:

1. Alternating existing floodplain designations can increase the risk of potential damage during flooding incidents. These will be reoccurring.
2. Many disasters can be mitigated through sound decisions. Building in or near a floodplain increases unnecessary risk to residents, emergency response personnel and allowed property.
3. The costs for response, damage and other ancillary degradation actions are a reoccurring and continuous cost to local taxpayers.
4. The many public safety issues from road closures, increased risk to travelers, and interruptions to emergency response operations can be significant and unnecessary.

I am not anti-growth or anti-development; however, in this case, common sense decision making will certainly save the city considerable expense for years to come.

Thank you for your consideration.

John Walsh, PhD

111 Bayhill Circle

Franklin, TN 37067

Co-Director, Program in Disaster Research and Training

Vanderbilt University Medical Center

From:	Laura Smith
To:	Planning Intake
Subject:	Petition to OPPOSE High Density Development on Brownland Farm
Date:	Wednesday, February 23, 2022 11:22:00 AM
Attachments:	petition_signatures_jobs_24142196_20220223141632.csv.pdf petition_comments_jobs_24142196_20220223141629.csv.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

On behalf of those who have signed, I am attaching the signatures and comments of the Petition to OPPOSE the High Density Development on Brownland Farm. The petition now has 2,778 signatures and that number continues to climb. While it is true that some of the signatures represent individuals who live outside of Franklin, these individuals travel to our wonderful City and are involved in the local economy. On behalf of all those who have signed, I respectfully ask that you consider this petition and deny the rezoning and development plan related to the Brownland and Christ Community properties.

Laura Smith
106 Poteat Place
Franklin, TN 37064

From:	Allison Grainger
To:	Planning Intake
Cc:	grainger0523@gmail.com
Subject:	PLEASE DENY BROWNLAND FARM PROJECT!
Date:	Monday, February 21, 2022 2:25:06 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please do not let Franklin turn into the next Nashville! Traffic, prices, homeless and crime never seemed to be a problem until recently. There are other places to build that need more population.
Thank you for listening,

Allison Grainger
138 Old Liberty Pike
Franklin TN 37064

From:	Cindy
To:	Planning Intake
Subject:	Please deny the current Brownland Farm development plan
Date:	Tuesday, February 22, 2022 2:01:03 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We oppose this plan and request that it be denied.

thanks so much!

Cindy & Jesse Loflin
1104 Montpier Dr
Franklin TN

From: Corinne Wombacher
To: Planning Intake
Subject: Please vote NO on Brownland Farm
Date: Wednesday, February 23, 2022 9:41:51 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Planning Commission,
We are writing you today to implore you to please vote NO on the potential development of Brownland Farm for several reasons.
Our family of 5 lives at 201 Jefferson drive in Monticello. We are the first row back from the natural Harpeth river floodplain and Monticello creek runs through our property, just a few feet from our house. Already when it rains for even 1 day, the creek is full to the top. If the floodplain in front of our house, where Monticello Creek runs into, is built up and developed, this will cause a back up in the drainage of Monticello Creek and our house and land will flood. Currently we are FEMA category 1/10. There are many creeks in this area that all drain into the Harpeth so these homes will all be affected and put at risk of flooding if their creeks can't properly and naturally drain. When it rains, not even floods, there is already major pooling of water from these creeks along Spencer Creek RD. This is very dangerous for people driving on this road. Developing this floodplain is reckless and dangerous, and should not even be considered. There is plenty of land that is not in the floodplain that can be developed, if need be. Please don't let the greed of one development group put the homes and lives of other residents at risk.
In addition, the charm of Franklin is being lost by overdevelopment. Are we that in need of developing our beautiful farmland and open spaces that we would risk peoples lives and homes to add even more houses so close to Historic Franklin? There is plenty of land on the outskirts of town that can be developed. Why consider tampering with historic neighborhoods? You as the City Planning Commissioners are the gatekeepers of this charm and challenged with preserving the sweetness of the city. Please consider all this when making your decision.
Thank you
Doug and Corinne Wombacher

From:	Laura Smith
To:	Planning Intake
Cc:	Matt Brown
Subject:	Vote No Brownland Rezoning and Development Plan
Date:	Sunday, February 20, 2022 1:57:32 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

We have lived in Franklin for 25 years, almost 20 of those in the Monticello neighborhood. We are writing to urge you to deny the requests to rezone the Brownland and Christ Community properties and deny the associated development plan for those properties. We also would like you to be aware of the following:

1. Kevin Estes continues to represent to the Planning Commission and BOMA that the residents of Monticello voted to support the development. The truth is that the Monticello Homeowner's Association board voted to support the development without significant input from or vote by the residents of Monticello. **No vote on this development plan has ever been held for the residents of Monticello.** Despite this, the developer continues to make the point loudly that the Monticello neighborhood supports the development.

2. At the early October 2021 Board of Mayor and Aldermen meeting, this proposal was sent back through the staff review process. At that time, during the day of the meeting, the developer had come up with 5 "conditions" they would agree to in hopes of getting the development proposal approved at the meeting. These developer proposed 5 changes are now being presented by the developer as if the city Board of Mayor and Aldermen specifically approved that these 5 conditions be met for adoption. This is NOT THE CASE. The planning staff reports have been revised to note that these 5 "conditions" were "self-imposed" by the developer as opposed to approved by BOMA.

We respectfully request that that the Commission follow the guidelines of Envision Franklin, the recommendations of the City's planning staff, the advice of flooding and storm water experts, and the wishes of over 2,756 individuals who have signed a petition on Change.org in opposition to the proposed development.

https://www.change.org/p/oppose-high-density-and-mixed-use-development-on-brownland-farm

There is a safer and more appropriate use for this property than what is currently being proposed.

Best regards,

Michael and Laura Smith
106 Poteat Place
Franklin, TN 37064

From:	Andrea Dykstra
To:	Planning Intake
Subject:	Vote NO on Brown Land Farm development
Date:	Wednesday, February 23, 2022 9:30:24 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission,

My family are residents of Fieldstone Farms, and we are very concerned about the potential new development going in along Hillsboro Road. There are several issues that we would like to address.

First of all, any manipulation of the current floodplain would obviously impact floodplains both up and down the harpeth and the creeks that feed into it. During heavy rains recently, my car, full of kids, has hydroplaned on Spencer Creek and other smaller roads nearby several times. If you allow the natural floodplain on Hillsboro to be manipulated, what will that do to other nearby developments and roads? This will potentially create unsafe conditions for Franklin‘s residents, not to mention the potential for flooding homes.

Also, developing that beautiful open space along Hillsboro Road will change the charm and character of Franklin. Monticello is one of the oldest neighborhoods in downtown Franklin and it would be a shame if it were visually blocked by a master planned community.

You can visit any number of suburbs in places like California and see the negative impact of over-development. Master planned “green space” simply doesn’t have the charm of wild or existing farm land. Additionally, the negative impact of more traffic on the already congested downtown roads will be a big problem for Franklin’s residents.

The greater Nashville area is estimated to grow by 200,000 people in the next few years. People are flocking here in large part because of Franklin’s historic charm and beautiful landscape. There is plenty of open land on the outskirts of town that can accommodate new development. Why should the older neighborhoods be tampered with?

You, the Planning Commission, are responsible for safeguarding the beauty, charm and historic appeal of our town. The last thing that greater downtown Franklin needs is more houses, new commercial buildings, traffic and congestion. Again, there is plenty of land for developers to work with outside of Franklin proper.

Please don’t allow the beauty and charm of our town to be ruined by new “green space” parks or new housing developments. This will cause unnecessary congestion and potentially cause flooding in nearby communities like Monticello, fieldstone farms and cottonwood.

Please guard against the greed of developers who look at our community and only see the potential for profit.

We are counting on you to protect our beautiful, historic town.

Thank you for your time.

Sincerely,

Andrea Dykstra

Sent from my iPhone

From: Corrie Summerville
To: Planning Intake
Subject: New development proposal
Date: Wednesday, February 23, 2022 11:54:33 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,
I am writing to ask you to recommend denial for the proposed new development. As someone who lives downstream of the proposed development I feel it will create more flooding for my area and others. My home is currently in the 100 year floodplain and am asking that you consider the consequences of adding such a densely populated community. Thank you for your consideration.
Corrie Summerville

Name	City	State	Postal Code	Countr	Signed On
Kathy Webber	Brentwood	TN		US	8/17/2020
Elena Carmichael	Franklin	TN	37069-6012	US	8/17/2020
ron webber	Franklin	TN	37067	US	8/17/2020
Daniela Duran		FL	DH1	US	8/17/2020
Andres Langlois	San Francisco	CA	94104	US	8/17/2020
Surya K	New York	NY	10019	US	8/17/2020
Caroline Bradshaw	Nashville	TN	37215	US	8/18/2020
Bella Reed	Madison	AL	35756	US	8/18/2020
Judith Fontanetta	Murfreesboro	TN	37128	US	8/18/2020
Kathryn Davis	Auburn	AL	36830	US	8/18/2020
Erin Gaskill	Lebanon	TN	37087	US	8/18/2020
Heidi Olson	Murfreesboro	TN	37130	US	8/18/2020
Ava Gingerich	Hendersonville	TN	37075	US	8/18/2020
Nora Goldfarb	Franklin	TN	37064	US	8/18/2020
Catherine McNamara	Brentwood	TN	37027	US	8/18/2020
Victoria Stafford	Thompsons Station	TN	37179	US	8/18/2020
Ashley DiStefano	Hendersonville	TN	37075	US	8/18/2020
Diana Schneider	Franklin	TN	37064	US	8/18/2020
Lauren Yates	Franklin	TN	37064	US	8/18/2020
Lauren Nethery	Midway	KY	40347	US	8/18/2020
Jennifer Pirkle	Mount Juliet	TN	37122	US	8/18/2020
Jennifer Demes				US	8/18/2020
Belle Berg	Spring Hill	TN	37174	US	8/18/2020
Georgette Held	Dickson	TN	37055	US	8/18/2020
Savannah Kennedy	Ardmore	AL	36116	US	8/18/2020
Brad Dickens	Franklin	TN	37064	US	8/18/2020
Jenn June				US	8/18/2020
Rachael Lipsey	Nashville	TN	37211	US	8/18/2020
Andreana Flenner	Wilmington	NC	28403	US	8/18/2020
kendall darks	Hendersonville	TN	37075	US	8/18/2020
Meredith Johnson	Dickson		37055	US	8/18/2020
Kiahna Bolton	Gallatin	TN	37066	US	8/18/2020
Jocelyn Stephens	Franklin	TN	37067	US	8/18/2020
Elizabeth Zuelke	Nashville	TN	37215	US	8/18/2020
Melissa Thomson	Franklin	TN	37068	US	8/18/2020
Ariel Hammers	Rockvale	TN	37153	US	8/18/2020
sophie young	Murfreesboro	TN	37129	US	8/18/2020
Brieanne Butler	Franklin	TN	37064	US	8/18/2020
Lee Thornton	Franklin	TN	37057	US	8/18/2020
Michaela Watts	Buford	TN	37129	US	8/18/2020
Bob Bowles	Franklin	TN	37067	US	8/18/2020
Rachel Whitfield	Nashville	TN	37214	US	8/18/2020
Christy Elrod-Church	Franklin	TN	37067	US	8/18/2020
Alex Green	Loudon	TN	37774	US	8/18/2020
Brian Johnson	Beechgrove		37018	US	8/18/2020
Patti Salmon	Shelbyville	TN	37160	US	8/18/2020

Kyle Berg	Spring Hill	TN		37174	US	8/18/2020
Cassi Poorman	Franklin	TN		37069	US	8/18/2020
Cheryl Nesbit	Franklin	TN		37064	US	8/18/2020
Laura Smith	Franklin	TN		37064	US	8/18/2020
chad story	franklin	TN		37067	US	8/18/2020
Ivan Bell	Brentwood	TN		37027	US	8/18/2020
Alexandria Adair	Franklin	TN		37064	US	8/18/2020
Lauren Johnson	Franklin	TN		37064	US	8/18/2020
Robert Poorman	Franklin	TN		37064	US	8/18/2020
Ira Weiss	Franklin	TN		37067	US	8/18/2020
Tiffani Gray	Franklin	TN		37069	US	8/18/2020
Allison Sturtevant	Franklin	TN		37064	US	8/18/2020
Frank Jones	Brentwood	TN		37027	US	8/18/2020
Linda Troutman	Franklin	TN		37067	US	8/18/2020
Chris Andrews	Franklin	TN		92886	US	8/18/2020
Holly Winn	Franklin	TN		37064	US	8/18/2020
Anne Goetze	Franklin	TN		37064	US	8/18/2020
James Peterson	Franklin	TN		37064	US	8/18/2020
Ashley Wethington	Franklin	TN		37069	US	8/18/2020
Denise Hopkins	columbia	TN		38401	US	8/18/2020
Jon Miller	Franklin	TN		37064	US	8/18/2020
Daniella Koduah	Union			7083	US	8/18/2020
Katie Mendes	Nashville	TN		37212	US	8/18/2020
Jessica Jenkins	Eagleville	TN		37060	US	8/18/2020
Laurie Brooks	Franklin	TN		37069	US	8/18/2020
Heather Johnson	Murfreesboro	TN		37128	US	8/18/2020
Robert Peterman	Nashville	TN		37206	US	8/18/2020
Cate Thomas	Nashville	TN		37221	US	8/18/2020
James Head	Franklin	TN		37067	US	8/18/2020
angelina imeri	Saint Charles			60175	US	8/18/2020
Angel Vargas	White Springs			32096	US	8/18/2020
Jeremy Smith	Franklin	TN		37064	US	8/18/2020
Mariah McEvoy	Franklin	TN		37069	US	8/18/2020
Lauren Barbic	Franklin	TN		37064	US	8/18/2020
eva hill	Franklin	TN		37064	US	8/18/2020
Abby Peterson	Franklin	TN		37064	US	8/18/2020
Carrie Heldman	Franklin	TN		37069	US	8/18/2020
Courtney Ashburn	Franklin	TN		37069	US	8/18/2020
Marion Seaton	Franklin	TN		37064	US	8/18/2020
Noelle Matthys	Lewisburg	TN		37091	US	8/18/2020
Hannah Tiblier	Franklin	TN	U		US	8/18/2020
Bethany Miller	Franklin	TN		37064	US	8/18/2020
Larry Kaplan	Franklin	TN		37064	US	8/18/2020
Paul Christoph	Franklin	TN		37069	US	8/18/2020
James Gatzka	Franklin	TN		37067	US	8/18/2020
Pamela Woods-Lunny	Sonoma	CA		95476	US	8/18/2020
Marilyn Millhollin	Franklin	TN		37067	US	8/18/2020

Michelle Neece	Nashville	TN	37211	US	8/18/2020
Patricia Ricketts	Nashville	TN	37210	US	8/18/2020
Suzy St. clair	Brentwood	TN	37027	US	8/18/2020
Gabriel Katona	Franklin	TN	60602	US	8/18/2020
Holly Evans	Madison	AL	35756	US	8/18/2020
Amy Weitlauf	Franklin	TN	37069	US	8/18/2020
Jennifer Martínez	Hutto		77072	US	8/18/2020
Jordan Knight	Nashville	TN	37221	US	8/18/2020
Blake Smith	Franklin	TN	37067	US	8/18/2020
Linda Fulcher	Franklin	TN	37064	US	8/18/2020
Matthew Wall	Franklin	TN	37069	US	8/18/2020
Breckyn Bauer	Emporia		66801	US	8/18/2020
Dewayne Brown	Franklin	TN	37064	US	8/18/2020
Randall Trigg	Franklin	TN	37064	US	8/18/2020
Colleen Steele	Brentwood	TN	37027	US	8/18/2020
Leslie Ponder	Franklin	TN	37064	US	8/18/2020
Sharon Howard	Franklin	TN	37064	US	8/18/2020
Beverly Evans	Franklin	TN	37069	US	8/18/2020
Abigail Drahman	Auburn	AL	36830	US	8/18/2020
Kathy Vehring	Nashville	TN	37211	US	8/18/2020
Thomas Jantz	Brentwood	TN	37064	US	8/18/2020
Allison Miner	Brentwood		37027	US	8/18/2020
Lynne Hedden	Franklin	TN	37064	US	8/18/2020
Dallis Polk	Brentwood	TN	37027	US	8/18/2020
Becky Wenzel	Brentwood	TN	37027	US	8/18/2020
Linda Homan	Franklin	TN	37067	US	8/18/2020
Diana Brenes				El Salv	8/18/2020
Katie Dickerson	Lexington	KY	40417	US	8/18/2020
Alexa Gordon	Metropolis	IL	62960	US	8/18/2020
Kaci Gooch	Franklin	TN	37067	US	8/18/2020
Margaret Weatherford	Franklin	TN	37069	US	8/18/2020
Shirley Malchow	Franklin	TN	37064	US	8/18/2020
Lillian Stewart	Atlanta	GA	30306	US	8/18/2020
Chris Konecny	Franklin	TN	37069	US	8/18/2020
Joy Inman	Franklin	TN	37064	US	8/18/2020
Jinan Mula Hmmadi	Franklin	TN	37064	US	8/18/2020
Dan Miller	Nine Mile Falls	WA	99026	US	8/18/2020
Marie Lemmons	Franklin	TN	37069	US	8/18/2020
Linda McGill	Franklin	TN	37069	US	8/18/2020
grace allison	Brentwood	TN	37027	US	8/18/2020
Lee Anne Williams	Franklin	TN	37064	US	8/18/2020
Shelby Evans	Murfreesboro	TN	37128	US	8/18/2020
Bernadette McFarland				US	8/18/2020
Karen Smith	Brookeland	TX		US	8/18/2020
kelly Rinehart	Columbia	TN	38401	US	8/18/2020
Sandra Walker	Franklin	TN	37064	US	8/18/2020
Hannah Lopez	Franklin	TN	37064	US	8/18/2020

Rebecca Murphy	Franklin	TN	37067	US	8/18/2020
Geraldine Cook	Brentwood	TN	37027	US	8/18/2020
Kerri Romagna	Franklin		37064	US	8/18/2020
Margaret Healy	Franklin	TN	37069	US	8/18/2020
Patrick Tate	Franklin	TN	37064	US	8/18/2020
Crystal Estes	Franklin	TN	37069	US	8/18/2020
Pamela Perkins	Nashville	TN	37221	US	8/18/2020
Elizabeth Holtz	Hendersonville	TN	37075	US	8/18/2020
Carolyne Niles	Franklin	TN	37064	US	8/18/2020
Sarah Hill	Franklin	TN	37064	US	8/18/2020
Donna sava	Franklin	TN	37067	US	8/18/2020
Regina Evans	Franklin	TN	37069	US	8/18/2020
Chris Lewis	Franklin	TN	37069	US	8/18/2020
nancy oleary	Franklin	TN	37069	US	8/18/2020
Jane Duncan	Franklin	TN	37069	US	8/18/2020
Brenda Kessell	Franklin	TN	37069	US	8/18/2020
Alison Carpenter	Franklin	TN	37064	US	8/18/2020
Barbara Knieriem	La Vergne	TN	37086	US	8/18/2020
James Britz	Franklin	TN	37067	US	8/18/2020
Suzanne Cox	Franklin	TN	37064	US	8/18/2020
Candi Baker	Nashville	TN	37086	US	8/18/2020
Barbra Bedwell	Franklin	TN	37067	US	8/18/2020
Amanda Merriman	Franklin	TN	37069	US	8/18/2020
Marnie Sherman	Franklin	TN	37069	US	8/18/2020
Shelby Taylor	Nashville	TN	37214	US	8/18/2020
Christine Kong	Franklin	TN	37069	US	8/18/2020
Caroline Lee	Brentwood	TN	37027	US	8/18/2020
Naomi jakes	Franklin	TN	37069	US	8/18/2020
Sara Gatchell		ME		US	8/18/2020
Kristen Steop	Franklin	TN	37064	US	8/18/2020
Nicole Mac Girr	Canton	GA	30114	US	8/18/2020
Kitty Holbrook	Franklin	TN	37067	US	8/18/2020
Harper Lundy	Mount Pleasant	SC	29466	US	8/18/2020
RYAN BREBNER	Franklin	TN	37064	US	8/18/2020
Jane Hay	Franklin	TN	37064	US	8/18/2020
Liz Janicak	Franklin	TN	37064	US	8/18/2020
Rosa Jean Thompson	Culleoka	TN	38451	US	8/18/2020
Christy White	Nashville	TN	37204	US	8/18/2020
Arlene Bruning	Brentwood	TN	37027	US	8/18/2020
Julia Diederich	Franklin	TN	37069	US	8/18/2020
Stephanie Castrillo	Franklin	TN	37069	US	8/18/2020
Kim Gibbons	Franklin	TN	37069	US	8/18/2020
David Tomlin	Franklin	TN	37067	US	8/18/2020
Michael Ray Williams	Franklin	TN	37064	US	8/18/2020
Ana Bougrat	Franklin	TN	37069	US	8/18/2020
William Garner	Franklin	TN	37064	US	8/18/2020
Becky Barkley	Franklin	TN	37064	US	8/18/2020

Karissa Sanabria	Franklin	TN	37064	US	8/18/2020
Hollie Rollons	Franklin	TN	37069	US	8/18/2020
Chris Chaney	Franklin	TN	37069	US	8/18/2020
Debbie Simms	Franklin	TN	37064	US	8/18/2020
Jamie Freiberg	Brentwood	TN	37027	US	8/18/2020
Aimee Lawson	Franklin	TN	37067	US	8/18/2020
tanya click	Franklin	TN	37064	US	8/18/2020
Debianne Peterman	Franklin	TN	37069	US	8/18/2020
Patricia Reddick	Franklin	TN	37067	US	8/18/2020
Caitie Beasley	Lancaster	SC	29720	US	8/18/2020
Katherine Fish	Franklin	TN	37064	US	8/18/2020
Marshall Bryan	Franklin	TN	37064	US	8/18/2020
Mary Sanders	Louisville	KY	40223	US	8/18/2020
Natalie Hanlon	Brentwood	TN	37027	US	8/18/2020
Olivia Gould	Simpsonville	SC	29681	US	8/18/2020
Olivia Dodd	Smiths Station	AL	36877	US	8/18/2020
Rick Simms	Franklin	TN	37064	US	8/18/2020
Pam Reed	Franklin	TN	37067	US	8/18/2020
Thomas Osborn	Franklin	TN	37064	US	8/18/2020
Anne Buckley	Franklin	TN	37069	US	8/18/2020
Lesa Pearce	Franklin	TN	37069	US	8/18/2020
Melanie Gentrt	Franklin	TN	37064	US	8/18/2020
Joy Dunavant	Nashville	TN	37210	US	8/18/2020
Melanie lemon	Franklin	TN	37064	US	8/18/2020
Victoria Vermilye	Franklin	TN	37069	US	8/18/2020
Christina martin	Franklin	TN	37064	US	8/18/2020
David Mahand	Franklin	TN	37064	US	8/18/2020
SB Walters	Franklin	TN	37069	US	8/18/2020
Debbie Priester	Franklin	TN	37069	US	8/18/2020
Tamara Kirkendall	Franklin	TN	37064	US	8/18/2020
Lisa Gorman	Franklin	TN	37069	US	8/18/2020
Janeane Decker	Franklin	TN	37067	US	8/18/2020
Jennifer Kirkpatrick	Franklin	TN	37069	US	8/18/2020
William Webb	Knoxville	TN	37923	US	8/18/2020
Lillian Watkins	Vero Beach	FL	32966	US	8/18/2020
Heather Phillips	Franklin	TN	37064	US	8/18/2020
Lydia Spears	Hohenwald	TN	38462	US	8/18/2020
Bob Vermilye	Franklin	TN	37064	US	8/18/2020
Rochelle Berg Berg	Franklin	TN	37064	US	8/18/2020
beverly Wilson	Franklin	TN	37069	US	8/18/2020
Kimberly Jones-Osborn	Franklin	TN	37069	US	8/18/2020
Jeannie Williams	Brentwood	TN	37027	US	8/18/2020
Michael Cathey	Spring Hill	TN	37174	US	8/18/2020
Molly Robinson	Franklin	TN	37064	US	8/18/2020
Katie Stuart	Franklin	TN	37069	US	8/18/2020
Francine Pivacco-Nunez	Franklin	TN	37069	US	8/18/2020
Patience McCauley	Franklin	TN	37069	US	8/18/2020

Patrice McGuinness	Brentwood	TN	37027	US	8/18/2020
Shannon Kozimor	College Grove	TN	37046	US	8/18/2020
Morgan Bradbury	Franklin	TN	37064	US	8/18/2020
Kerri Metoyer	Franklin	TN	37064	US	8/18/2020
Susan Brown	Franklin	TN	37064	US	8/18/2020
Annie Brackman	Franklin	TN	37069	US	8/18/2020
Amy Biagini	Nashville		37221	US	8/18/2020
Ninette Menna	Nashville	TN	37222	US	8/18/2020
Megan Gentry	Franklin	TN	37069	US	8/18/2020
Michelle Zimmer	Franklin	TN	37064	US	8/18/2020
James Deck	Franklin	TN	37069	US	8/18/2020
Kyzlic Lyman	Franklin	TN	37064	US	8/18/2020
Johanna Byrd Davis	Nashville	TN	37221	US	8/18/2020
Heather Argo	Franklin	TN	37067	US	8/18/2020
Laura Sparer	Franklin	TN	37069	US	8/18/2020
Jarrod McCauley	Franklin	TN	37069	US	8/18/2020
Brent Moseng	Franklin	TN	37064	US	8/18/2020
Landon Riffe	Richlands		24641	US	8/18/2020
Janet Curtis	Franklin	TN	37067	US	8/18/2020
Eliza Price	Winooski		5404	US	8/18/2020
Brad Johnson	Franklin	TN	37064	US	8/18/2020
Margaret Smith	Franklin	TN	37064	US	8/18/2020
JaMallia Burks	Clovis		88101	US	8/18/2020
Alex Vorhaus	Brentwood	TN	37027	US	8/18/2020
Jill Dufresne	Franklin	TN	37064	US	8/18/2020
Taylor Stengel	Chicago		60622	US	8/18/2020
Lauren Bower	Franklin	TN	37064	US	8/18/2020
Anita Weimar	Franklin	TN	37064	US	8/18/2020
Theress Stephenson	FRANKLIN	TN	37069	US	8/18/2020
Betsy Hester	Franklin	TN	37064	US	8/18/2020
Barbara Hendrix	Franklin	TN	37064	US	8/18/2020
Chris Downs	College Grove	TN	37046	US	8/18/2020
Trudy Kerlin	Franklin	TN	37069	US	8/18/2020
Landon Poorman	Franklin	TN	37069	US	8/18/2020
Alicia Gordon	Franklin	TN	37064	US	8/18/2020
laura fry	Franklin	TN	37069	US	8/18/2020
Misty Watkins	Cassville		65625	US	8/18/2020
ethan douthit	mabelvale		72103	US	8/18/2020
Selena Garrett	Belle Plaine			US	8/18/2020
Candy Henderson	Kokomo		39644	US	8/18/2020
Patricia Wells	Franklin	TN	37064	US	8/18/2020
Morgan Middleton	Fayetteville		28304	US	8/18/2020
Jazmin Valentin	Bronx		10467	US	8/18/2020
Jacquelyn Carr				US	8/18/2020
Don King	Franklin	TN	37069	US	8/18/2020
David Henderson	Franklin	TN	37069	US	8/18/2020
Zoe Smith	Chicago	IL	60602	US	8/18/2020

JoAnn Brundage	Brentwood	TN	37027	US	8/18/2020
Monzerrath Mendoza	Winfield		67156	US	8/18/2020
emily moore				US	8/18/2020
Jazmin Reveles	Fort Lauderdale		33328	US	8/18/2020
Heidi Rockhold	Georgetown	KY	40324	US	8/18/2020
Rafael Bougrat	Franklin	TN	37069	US	8/18/2020
Brittany Day	Franklin	TN	37069	US	8/18/2020
jones jones	Brentwood		37027	US	8/18/2020
Caroline Burkhart	Lewisburg	TN	37091	US	8/18/2020
Vicki Dvoracek	Franklin	TN	37069	US	8/18/2020
Luther Tanley	Franklin	TN	37064	US	8/18/2020
Andy Tiedt	Franklin	TN	37064	US	8/18/2020
Deborah Safar	Franklin	TN	37064	US	8/18/2020
Julie Upshur	Antioch	TN	37013	US	8/18/2020
Angie Truelove	Franklin	TN	37064	US	8/18/2020
Gary Gunn	Franklin	TN	37064	US	8/18/2020
Katarina Midgley	Nashville	TN	37217	US	8/18/2020
stephanie steele	Fort Collins	CO	80525	US	8/18/2020
Brooke Borders	Smyrna	TN	37167	US	8/18/2020
Kim Cotton	Franklin	TN	37069	US	8/18/2020
William Canada	Franklin	TN	37067	US	8/18/2020
Jean Cathey	Franklin	TN	37067	US	8/18/2020
Kelly Sailors	Franklin	TN	37064	US	8/18/2020
Elizabeth Dickerson	Chicago	IL	2115	US	8/18/2020
Janice Hardison	Spring Hill	TN	37174	US	8/18/2020
David Brundage	Franklin	TN	370675	US	8/18/2020
Judy Flatt	Brentwood	TN	37027	US	8/18/2020
Raquel Babb	Franklin	TN	37069	US	8/18/2020
Makenna St. Clair	Franklin	TN	37064	US	8/18/2020
Dewayne Brown	Franklin	TN	37064	US	8/18/2020
Stephanie White	Franklin	TN	37064	US	8/18/2020
Katie Grant				US	8/18/2020
Natalie Burkhart	Lewisburg	TN	37091	US	8/18/2020
René Vance	Franklin	TN	37069	US	8/18/2020
Michelle Sutton	Franklin	TN	37064	US	8/19/2020
Mandy Adams	Franklin	TN	37069-4148	US	8/19/2020
Callie DeLong	Arrington	TN	37014	US	8/19/2020
cliff houston	Franklin	TN	37067	US	8/19/2020
Kristen Fluss	Franklin	TN	37067	US	8/19/2020
Carole Long	Ellijay	GA	30540	US	8/19/2020
Jennifer Brownlee	Franklin	TN	37064	US	8/19/2020
Winifred Kraft	Franklin	TN	37064	US	8/19/2020
Ann Gilliam	Franklin	TN	37067	US	8/19/2020
Cannon Mayes	Nolensville	TN	37135	US	8/19/2020
Leslie Edwards	Brentwood	TN	37027	US	8/19/2020
Catie Mclaughlin	Franklin	TN	37069	US	8/19/2020
Susanne Riess	Nashville	TN	37221	US	8/19/2020

Elizabeth Heaston	Nashville	TN	37221	US	8/19/2020
Kim Hagan	Brentwood	TN	37027	US	8/19/2020
Cathy Garrett	Franklin	TN	37064	US	8/19/2020
Sandy Miller	Franklin	TN	37064	US	8/19/2020
Sybil Lheureux	Franklin	TN	37064	US	8/19/2020
Randy Gott	Brentwood	TN	37029	US	8/19/2020
April Eshelman	Franklin	TN	37069	US	8/19/2020
Marie Moseng	Franklin	TN	37064	US	8/19/2020
Amanda Little	Brentwood	TN	37069	US	8/19/2020
Anisha Singh	Knoxville	TN	37920	US	8/19/2020
Julie Anderson	Chapel Hill	TN	37034	US	8/19/2020
Josh Dubin	Franklin	TN	37069	US	8/19/2020
Joel Fine	Brentwood	TN	37069	US	8/19/2020
Elizabeth Vanzo	Franklin	TN	37069	US	8/19/2020
Heather Klausner	Franklin	TN	37069	US	8/19/2020
Aurora Pierson	Franklin	TN	37064	US	8/19/2020
Nancy Cross	Franklin	TN	37067	US	8/19/2020
Tom White	Franklin	TN	37064	US	8/19/2020
Colby Baker	Franklin	TN	37064	US	8/19/2020
Melissa Melton Jones	Franklin	TN	37067	US	8/19/2020
Roma Goebel	Brentwood	TN	37027	US	8/19/2020
John Wylie	Franklin	TN	37069	US	8/19/2020
Kat Pope	Franklin	TN	37064	US	8/19/2020
Jeanene Vaughn	Franklin	TN	37064	US	8/19/2020
Carole Horlacher	Franklin	TN	37069	US	8/19/2020
Brenda Johnson	Franklin	TN	37069	US	8/19/2020
Barb Taylor	Franklin	TN	37064	US	8/19/2020
Jane Melrose	Franklin	TN	37064	US	8/19/2020
Ryan Sutton	Franklin	TN	37064	US	8/19/2020
Jim Melrose	Franklin	TN	37064	US	8/19/2020
Abby Osburn	Franklin	TN	37064	US	8/19/2020
Joyce Brinsfield	Lexington	KY	40504	US	8/19/2020
Mirella Neely	Franklin	TN	37064	US	8/19/2020
Debbie Murry	Franklin	TN	37064	US	8/19/2020
Lori Brown	Franklin	TN	37069	US	8/19/2020
Judy Griggs	Franklin	TN	37069	US	8/19/2020
Cathy Longeway	Nashville	TN	37221	US	8/19/2020
Mary Hallum	Brentwood	TN	37027	US	8/19/2020
S. Taylor	Franklin	TN	37067	US	8/19/2020
Gloria Reardon	Franklin	TN	37069	US	8/19/2020
Jessica Siegal	Franklin	TN	37064	US	8/19/2020
Amy Newell	Brentwood	TN	37027	US	8/19/2020
Melissa Pewitt	Brentwood	TN	37027	US	8/19/2020
Jeff Osburn	Franklin	TN	37064	US	8/19/2020
Danette Buchanan	Franklin	TN	37064	US	8/19/2020
Ron Imbrecht	Franklin	TN	37067	US	8/19/2020
Zac Hawkins	Franklin	TN	37064	US	8/19/2020

Paula Sullivan	Franklin	TN	37064	US	8/19/2020
Laura Faber	Franklin	TN	37069	US	8/19/2020
Matt Huesmann	Thompsons Station	TN	37179	US	8/19/2020
Savannah Headrick	Granbury		76049	US	8/19/2020
William Frame	Queen Creek		85142	US	8/19/2020
Roger Fonorow	Brentwood	TN	37067	US	8/19/2020
Vickie Geny	Fairview	TN	37062	US	8/19/2020
John Kramer	Marshfield		2050	US	8/19/2020
Ken Carnes	Cibolo		78108	US	8/19/2020
bri baker	Yakima		98902	US	8/19/2020
Saraphym Wright	Brookline		2445	US	8/19/2020
Madeleine Morstadt	Cincinnati		45215	US	8/19/2020
Joanna Shillingford	Homestead		33177	US	8/19/2020
Esther Brown	Twin Falls		83301	US	8/19/2020
Aaliyah Houston	Romeoville		60446	US	8/19/2020
Alexa Clements	Gloucester		1930	US	8/19/2020
Helen Bellos	Franklin	TN	37064	US	8/19/2020
Lori Holcomb	Edmond		73034	US	8/19/2020
Kelly Andrews-Wahl	Franklin	TN	37064	US	8/19/2020
Jennifer Alexander	Franklin	TN	37064	US	8/19/2020
Jenny Reimold	Franklin	TN	37064	US	8/19/2020
Kelly Barrett	Brentwood	TN	37027	US	8/19/2020
Alexa Vernon	College Grove	TN	37046	US	8/19/2020
Saya Gae	Atlanta		30305	US	8/19/2020
Emily Love	Brentwood	TN	37027	US	8/19/2020
Maria Palma	Orlando		32801	US	8/19/2020
Jenifer Quigley	Philadelphia		19140	US	8/19/2020
kendra coleman	Matteson		60443	US	8/19/2020
Colleen Tillotson	Sanford		32771	US	8/19/2020
Rosemarie Coffey	North Wales		19454	US	8/19/2020
Emma Smith	Franklin	TN	37064	US	8/19/2020
Valerie Blackburn	Franklin	TN	37069	US	8/19/2020
Kristy Phillips	Franklin	TN	37069	US	8/19/2020
Meliah Carrel	Cynthiana	KY	41031	US	8/19/2020
James Atkins	Franklin	TN	37064	US	8/19/2020
Keith Cronin	Brentwood	TN	37027	US	8/19/2020
Grant Halloran	Franklin	TN	37069	US	8/19/2020
Elena Graves	Nashville	TN	37215	US	8/19/2020
Larry Esposito	Franklin	TN	37064	US	8/19/2020
Lisa Stone	Franklin	TN	37069	US	8/19/2020
Jennifer Ross	Franklin	TN	37069	US	8/19/2020
Monica Bostelman	Franklin	TN	37069	US	8/19/2020
Marcia Hestle	Franklin	TN	37069	US	8/19/2020
Marita Halloran	Franklin	TN	37069	US	8/19/2020
Elliott Franklin	Franklin	TN	37067	US	8/19/2020
Lindy Holt	Franklin	TN	37069	US	8/19/2020
Starr Beaudoin	Franklin	TN	37069	US	8/19/2020

Daphne Caveness	Franklin	TN	37064	US	8/19/2020
Paula Singer	Lexington	KY	40504	US	8/19/2020
Mary Thompson	Brentwood	TN	37027	US	8/19/2020
Mandy Alexander	Georgetown	KY	40324	US	8/19/2020
Belinda Leslie	Franklin	TN	37064	US	8/19/2020
Terrie Lane	Franklin	TN	37069	US	8/19/2020
Susan Strayer	Franklin	TN	37069	US	8/19/2020
Amber Gates	Franklin	TN	37064	US	8/19/2020
Monterey Fleet	Saint Augustine	FL	32080	US	8/19/2020
Ella Obrien	Winchester	KY	40391	US	8/19/2020
Lydia Miller	Franklin	TN	37069	US	8/19/2020
Shawn Shepherd	Franklin	TN	37069	US	8/19/2020
Carolyn Vermilye	Franklin	TN	37064	US	8/19/2020
Lindsey Rogers	Brentwood	TN	37027	US	8/19/2020
Rhonda Oldham	Franklin	TN	37069	US	8/19/2020
Harrison Rogers	Franklin	TN	37064	US	8/19/2020
Michelle Davelaar	Franklin	TN	37064	US	8/19/2020
Crystal Koss	Nashville	TN	37211	US	8/19/2020
Susan Banner	Franklin	TN	37064	US	8/19/2020
Richard Sanders	Franklin	TN	37064	US	8/19/2020
Barbara Smith	Franklin	TN	37069	US	8/19/2020
Beth Tucker	Franklin	TN	37013	US	8/19/2020
Katie Mosley	Franklin	TN	37069	US	8/19/2020
John Walsh	Franklin	TN	37067	US	8/19/2020
Tom Nigro	Franklin	TN	37064	US	8/19/2020
Jerry Berg	Franklin	TN	37064	US	8/19/2020
Jennie Harshman	franklin	TN	37027	US	8/19/2020
Amanda Birriel	Morehead	KY	40351	US	8/19/2020
Shelly Calhoun	Franklin	TN	37069	US	8/19/2020
Marlena jenkins	Brentwood	TN	37027	US	8/19/2020
Patricia Keef	Franklin	TN	37064	US	8/19/2020
Alexander Oldham	Franklin	TN	37069	US	8/19/2020
Jill David	Franklin	TN	37069	US	8/19/2020
Shelly Calhoun	Franklin	TN	37064	US	8/19/2020
Emma Smith	Nashville	TN	37069	US	8/19/2020
Leslie Lewis	Franklin	TN	37064	US	8/19/2020
Larry Banner	Franklin	TN	37064	US	8/19/2020
Beverly McManus	Franklin	TN	37064	US	8/19/2020
Taylor Topping	Franklin	TN	37064	US	8/19/2020
Paul Baioni	Memphis		38120	US	8/19/2020
Morgan Clarke	Columbus	OH	43210	US	8/19/2020
Sofia Capozucca	Columbus		31909	US	8/19/2020
Keira Dunn	San Diego		92107	US	8/19/2020
Frostburn's Reptiles	Bardwell		420023	US	8/19/2020
Sarah Smith	Franklin	TN	37067	US	8/19/2020
Leah Sadlowski	Sewell		8080	US	8/19/2020
Rita Wright	Tullahoma		37388	US	8/19/2020

Melissa Heithaus	Mckinney		75070	US	8/19/2020
Jordyn Archuleta	Albuquerque		87105	US	8/19/2020
Leovigildo Lorenzo	San Leandro		94577	US	8/19/2020
IRENE SEDLACKO	Wakefield		1880	US	8/19/2020
Tyler Feller	Rockville		20853	US	8/19/2020
Timothy Wallace	Brentwood	TN	37027	US	8/19/2020
anisa johnson	murrieta		92563	US	8/19/2020
Kayla Hull	Owosso		48867	US	8/19/2020
Kiyori Hammerle	Los Angeles		90026	US	8/19/2020
Melissa Perry	Brentwood	TN	37027	US	8/19/2020
Bailey Decker	Columbus	OH	43210	US	8/19/2020
Tatiana Cameron	Franklin	TN	37064	US	8/19/2020
Taylor Stillwachs	East Hampton	NY	11937	US	8/19/2020
Candee Duggan	Brentwood	TN	37027	US	8/19/2020
Rhonda Parry	Brentwood	TN	37027	US	8/19/2020
Robin Lashinsky	Franklin	TN	37069	US	8/19/2020
Jill Franks	Franklin	TN	37067	US	8/19/2020
Julie Smith	Franklin	TN	37069	US	8/19/2020
Martha Smith	Franklin	TN	37069	US	8/19/2020
Kiana Chitsazan	Stockton		95209	US	8/19/2020
Nathan Lomeli	Long Beach		90803	US	8/19/2020
Abria Ralph	Orlando		32810	US	8/19/2020
Toni Hamilton	Clawson		48017	US	8/19/2020
Isabella Costanza	Brentwood		37027	US	8/19/2020
Grace Stockman	Goodlettsville	TN	37072	US	8/19/2020
Michelle Dzul	Los Angeles		90016	US	8/19/2020
Kaylan Martin	Norcross		30296	US	8/19/2020
William Howard	Gainesville		32611	US	8/19/2020
patti coleman	Brentwood	TN	37027	US	8/19/2020
Melony Dunlap	Indianapolis		46231	US	8/19/2020
Karin Bargsten	Franklin	TN	37069	US	8/19/2020
Andrew Murtha	Guilford		6437	US	8/19/2020
josh pacheco	Chico		95928	US	8/19/2020
Bonnie Spangenberg	Freehold		7728	US	8/19/2020
marshall Paulasosa	Eagle Pass		78852	US	8/19/2020
Jean Chagnon	Montréal		H2K	US	8/19/2020
Theresa Giffin	Reading		19604	US	8/19/2020
Miranda Bone	Franklin	TN	37067	US	8/19/2020
faith bolt	Franklin	TN	37064	US	8/19/2020
Marky Garabedian	Glen Allen		23060	US	8/19/2020
Charles Ingram	Nashville	TN	37221-9702	US	8/19/2020
Carina Salazar	South Jordan		84095	US	8/19/2020
Andrea Creek	Franklin	TN	37064	US	8/19/2020
Allie Forlini	West Nyack		10994	US	8/19/2020
Daniel Harris	Muskegon		49442	US	8/19/2020
Meridith Vantrease	Franklin	TN	37069	US	8/19/2020
Lucy Massey	Nashville	TN		US	8/19/2020

Brittany Martin	Franklin	TN	37069	US	8/19/2020
Bettina Carpenter	Franklin	TN	37064	US	8/19/2020
Jordan Hallum	Franklin	TN	37064	US	8/19/2020
meredith bare	franklin	TN	37069	US	8/19/2020
Angelika Krawczyk	Franklin	TN	37069	US	8/19/2020
Patrice Chesbro	Franklin	TN	37064	US	8/19/2020
Kate Goeringer	Franklin	TN	37069	US	8/19/2020
Mackenzie McLean	Franklin	TN	37064	US	8/19/2020
Mary Campbell	Franklin	TN	37069	US	8/19/2020
Jeff Bradford	Franklin	TN	37064	US	8/19/2020
Emilio Cueto	Franklin	TN	37064	US	8/19/2020
Jeanette Higbe	Franklin	TN	37064	US	8/19/2020
Margaret Christian	Nashville	TN	37221	US	8/19/2020
Pamela Johnston	Franklin	TN	37064	US	8/19/2020
Jordan Schalk	Franklin	TN	37064	US	8/19/2020
Barry Jarnagin	Franklin	TN	37067	US	8/19/2020
Jill Wimsatt	Franklin	TN	37067	US	8/19/2020
Merissa Costanza	Brentwood	TN	37027	US	8/19/2020
Yavette Peace	Franklin	TN	37064	US	8/19/2020
Hilary Timmons	Franklin	TN	37067	US	8/19/2020
brenna simmonds wood	Brentwood	TN	37027	US	8/19/2020
Emma Willsky	Aspen	CO	81611	US	8/19/2020
Adam Anderson	Franklin	TN	37064	US	8/19/2020
Tara Schuster	Thompsons Station	TN	37179	US	8/19/2020
Michael Evans	Franklin	TN	37064	US	8/19/2020
Robert Johnson	Franklin	TN	37064	US	8/19/2020
Carolyn Johnson	Gainesville	FL	32601	US	8/19/2020
Linda Canada	Franklin	TN	37067	US	8/19/2020
Dena DiVito	Franklin	TN	37069	US	8/19/2020
Jane Herron	Franklin	TN	37064	US	8/19/2020
Samuel Johnson	Franklin	TN	37064	US	8/19/2020
Jenny Lunsford	Franklin	TN	37069	US	8/19/2020
Greta Flynn	Franklin	TN	37069	US	8/19/2020
Heather Adams	Franklin	TN	37069	US	8/19/2020
Mike Pierson	Franklin	TN	37064	US	8/19/2020
Bobby Johnson	Franklin	TN	37064	US	8/19/2020
Sloan Bishop	Franklin	TN	37069	US	8/19/2020
Katherine Fish	Murfreesboro	TN	37130	US	8/19/2020
Ellen Gregory	Columbus	MS	39702	US	8/19/2020
Ron Hinds	Nashville	TN	37211	US	8/19/2020
Robert Heriges	Nashville	TN	37211	US	8/19/2020
Laura Benneyworth	Franklin	TN	37065	US	8/19/2020
Sandra Chapman	Kansas City	MO	64121	US	8/19/2020
Lauren Daugherty	Franklin	TN	37064	US	8/19/2020
Scott Butler	Franklin	TN	37069	US	8/19/2020
Jessica Adair	Franklin	TN	37064	US	8/19/2020
Lea Adams	Nashville	TN	37064	US	8/19/2020

Debby Reeder	Franklin	TN	37064	US	8/19/2020
Theresa Picone	Franklin	TN	37064	US	8/19/2020
Felicia Palmer	Franklin	TN	37069	US	8/19/2020
Patty Jarnagin	Franklin	TN	37064	US	8/19/2020
Melinda Nowers	Franklin	TN	37069	US	8/19/2020
Debbie Robert	Franklin	TN	37067	US	8/19/2020
Katie Decker	Franklin	TN	37069	US	8/19/2020
BETTY RYE	Elizabethtown	KY	42701	US	8/19/2020
Tiffany Williams	Brentwood	TN	37027	US	8/19/2020
Chris Decker	Franklin	TN	37069	US	8/19/2020
Adrianne Ohrt	Franklin	TN	37067	US	8/19/2020
Deborah Boan	Franklin	TN	37069	US	8/19/2020
Sarah Armstrong	Franconia	NH	3585	US	8/19/2020
Elizabeth Nigh	Franklin	TN	37064	US	8/19/2020
CHERIE REYBURN	Williamson County	TN		US	8/19/2020
Patricia Johs	Franklin	TN	37069	US	8/19/2020
Steve Olesky	Franklin	TN	37069	US	8/19/2020
Jack Lance	Franklin	TN	37069	US	8/19/2020
Ashleigh Lawrence	Franklin	TN	37069	US	8/19/2020
brad rowland	Franklin	TN	37064	US	8/19/2020
Kathryn Ponchak	Franklin	TN	37064	US	8/19/2020
Charles Bradley	Franklin	TN	37064	US	8/19/2020
Bryan Sturtevant	Franklin	TN	37064	US	8/19/2020
Susie Kartchner	Franklin	TN	37064	US	8/19/2020
Barbie Gonzales	Franklin	TN	37069	US	8/19/2020
Debi Fusacchia	Franklin	TN	37067	US	8/19/2020
Sarah Blair	Nolensville	TN	37135	US	8/19/2020
Melissa Cathey	Brentwood	TN	37027	US	8/19/2020
Melissa Stevens	Franklin	TN	37064	US	8/19/2020
Armanda Costanza	Franklin	TN	37027	US	8/19/2020
Julie Putnam	Franklin	TN	37069	US	8/19/2020
doria wosk	miami	FL	33116-3356	US	8/19/2020
Janet Masters	Brentwood	TN	37027	US	8/19/2020
Helen Gleason	La Vergne	TN	37086	US	8/19/2020
Sherry Lamb	Franklin	TN	37064	US	8/19/2020
Andrew Bolze	Boston	MA	2127	US	8/19/2020
David Williams	Franklin	TN	37064	US	8/20/2020
Ginny Glass	Franklin	TN	37069	US	8/20/2020
Adam Mittelberg	Franklin	TN	37069	US	8/20/2020
Natalie Alexander	Irvine	CA	92620-3846	US	8/20/2020
Janice Holland	Midway	KY	40347	US	8/20/2020
Bailey Kellogg	Franklin	TN	37064	US	8/20/2020
Linda Larson	La Habra	CA	90631	US	8/20/2020
Rachelle Dunavant	Franklin	TN	37064	US	8/20/2020
Linda Allen	Spring Hill	TN		US	8/20/2020
Ellie Chason	Franklin	TN	37064	US	8/20/2020
Raquel Bowers	Lexington	KY	40502	US	8/20/2020

Kim Brooks	Franklin	TN	37064	US	8/20/2020
Adrienne Frey	Franklin	TN	37069	US	8/20/2020
Monique Koupal	Franklin		37067	US	8/20/2020
Kevin Bond	Franklin	TN	37067	US	8/20/2020
Frances Carpenter	Franklin	TN	37064	US	8/20/2020
Michelle Jaeger	Nashville	TN	37209	US	8/20/2020
Lauren Jensen	Brentwood	TN	37027	US	8/20/2020
coylene cates	Franklin	TN	37064	US	8/20/2020
Sue Gross	Murfreesboro	TN	37129	US	8/20/2020
Margie Taylor	Franklin	TN	37064	US	8/20/2020
Brian D Clayton	Elk City	OK	73644	US	8/20/2020
Myrna Teague	Brentwood	TN	37027	US	8/20/2020
Trelicia Okechukwu		CA		US	8/20/2020
Michaela Messina	Franklin	TN	37064	US	8/20/2020
Luke Elmore	Franklin	TN	37069	US	8/20/2020
Jennifer Bangham	Georgetown	TN	37336	US	8/20/2020
Lori Johnsen	Franklin	TN	37067	US	8/20/2020
Patricia Walker	Franklin	TN	37067	US	8/20/2020
Mark Neach	Franklin	TN	37067	US	8/20/2020
Jared King	Franklin	TN	37064	US	8/20/2020
Julia Nolan	Franklin	TN	37069	US	8/20/2020
Reagan King	Franklin	TN	37064	US	8/20/2020
Sally Johnson	Franklin	TN	37064	US	8/20/2020
Bud Matto	Franklin	TN	37067	US	8/20/2020
Richard Reece	Waynesboro	GA	30830-7023	US	8/20/2020
Cheryl Crockett	Franklin	TN	37069	US	8/20/2020
Debbie Butner	Franklin	TN	37064	US	8/20/2020
Denise Madden	Franklin	TN	37064	US	8/20/2020
Margaret Smith	Brentwood	TN	37027	US	8/20/2020
Jennifer Gibbs	Columbia	TN	38401	US	8/20/2020
Ann Marie Brown	Franklin	TN	37067	US	8/20/2020
David Stone	Franklin	TN	37069	US	8/20/2020
Deborah Dobbins	Franklin	TN	37064	US	8/20/2020
Laura Roberts	Franklin	TN	37064	US	8/20/2020
Jen Smith	Franklin	TN	37069	US	8/20/2020
Phoebes Deng	West Lafayette	IN	47906	US	8/20/2020
Cassie Nivens	Brentwood	TN	37027	US	8/20/2020
Joan Stroginis	Franklin	TN	37069	US	8/20/2020
Bright Weatherly	Brentwood	TN	37027	US	8/20/2020
Deborah Pomeroy	Franklin	TN	37067	US	8/20/2020
Emily Mills	Franklin	TN	37064	US	8/20/2020
Nicole Romeo	Franklin	TN	37064	US	8/20/2020
susanne callahan	Franklin	TN	37064	US	8/20/2020
Christy Collins	Franklin	TN	37069	US	8/20/2020
Deborah Whitley	Franklin	TN	37069	US	8/20/2020
Jim Cornwell	Franklin	TN	37067	US	8/20/2020
Clif Butner	Franklin	TN	37064	US	8/20/2020

Michelle Gonzales	Brentwood	TN	37027	US	8/20/2020
Corinne Ruty	Franklin	TN	37064	US	8/20/2020
Abbey Butner	Franklin	TN	37064	US	8/20/2020
Sareya Kidd	Franklin	TN	37064	US	8/20/2020
Charles Layne	Brentwood	TN	37027	US	8/20/2020
Christel Uhde	Nolensville	TN	37135	US	8/20/2020
Frances Dick	Baton Rouge		70816	U.S. Ou	8/20/2020
Brian Weiss	Brentwood	TN	37027	US	8/20/2020
Carrie Reed	Bon Aqua	TN	37025	US	8/20/2020
Luanne McConnell	Franklin	TN	37064	US	8/20/2020
Kim Spiegel	Franklin	TN	37069	US	8/20/2020
Nichole Johnson	Franklin	TN	37064	US	8/20/2020
Melissa Sumrall	Buford	GA	30518	US	8/20/2020
Robert Stude	Franklin	TN	37064	US	8/20/2020
Travis Polk	Brentwood	TN	37027	US	8/20/2020
Jacob Stern	Brentwood	TN	37027	US	8/20/2020
Karen Logan	Franklin	TN	37064	US	8/20/2020
Jennifer Worden	Nashville	TN	37069	US	8/20/2020
Traci Singleton	Franklin	TN	37064	US	8/20/2020
Michelle Phillips	Nashville	TN	37205	US	8/20/2020
Matt Russo	Franklin	TN	37067	US	8/20/2020
Christina Fortugno				US	8/20/2020
Brannon Hendricks	Franklin	TN	37069	US	8/20/2020
Kelly Ortega	Franklin	TN	37069	US	8/20/2020
Lori Jenkins	Brentwood	TN	37027	US	8/20/2020
Borbala Toth		TN		US	8/20/2020
Karen Pope	Franklin	TN	37064	US	8/20/2020
Ronald Topinka	Franklin	TN	37064	US	8/20/2020
Joseph Hallett	Pinehurst	NC	28374	US	8/20/2020
Janni Snider	Franklin	TN	37064	US	8/20/2020
Sarah Reeder	Franklin	TN	37064	US	8/20/2020
BILL HOLLAND	Brentwood	TN	37027	US	8/20/2020
Graham Buttrey	Nashville	TN	37221	US	8/20/2020
Shelli Isiminger	Franklin	TN	37069	US	8/20/2020
Gale Campbell	Franklin	TN	37064	US	8/20/2020
AMY KING	Franklin	TN	37064	US	8/20/2020
Shelby Hood	Franklin	TN	37064	US	8/20/2020
Ned Hawn	Franklin	TN	37069	US	8/20/2020
Sara Lee				US	8/20/2020
Patrick B	Oxford	MS	38655	US	8/20/2020
Elizabeth Havert	Murfreesboro	TN	37129	US	8/20/2020
Betty Jean Marlin	Old Hickory	TN	37138	US	8/20/2020
Maria Thomas	Franklin	TN	37067	US	8/20/2020
Barbara Owens	Brentwood	TN	37027	US	8/20/2020
Lynette Bailey	Franklin	TN	37064	US	8/20/2020
Susan Miller	Nashville	TN	37211	US	8/20/2020
anna kate wilson	Hendersonville	TN	37075	US	8/20/2020

Harris Smith	Irvine	KY	40336	US	8/20/2020
Amanda Moore	Franklin	TN	37064	US	8/20/2020
Gloria Mercado	Franklin	TN	37069	US	8/20/2020
Carl Campbell	Franklin	TN	37069	US	8/20/2020
Diane Smith	Franklin	TN	37064	US	8/20/2020
Deborah Miller	Franklin		37064	US	8/20/2020
Carolyn Richardson	Brentwood	TN	37027	US	8/20/2020
Chitra Nair Nair	North Potomac	MD	20878	US	8/21/2020
Heaven Macpherson	Cliffside Park	NJ	7010	US	8/21/2020
Stacy Lambert	Nashville	TN	37208	US	8/21/2020
Convonnia RUSSELL RUSSI	Nashville	TN	37217	US	8/21/2020
Holly Childress	Buford	GA	30518	US	8/21/2020
Michelle Steffen	Shelbyville	TN	37160	US	8/21/2020
Tonya Whitaker	Franklin	TN	37069	US	8/21/2020
Becky Carter	Franklin	TN	37064	US	8/21/2020
William Swafford Swaffor	Franklin	TN	37064	US	8/21/2020
Alex Short	Franklin	TN	37064	US	8/21/2020
Melissa Redlin	Franklin	TN	37064	US	8/21/2020
Maria Duffy	Franklin	TN	37064	US	8/21/2020
Melissa Howell	Franklin	TN	37064	US	8/21/2020
Athena Kurzrock	Nashville	TN	37222	US	8/21/2020
Lori Sullivan	Franklin	TN	37064	US	8/21/2020
Elizabeth Johnson	Nashville		37205	US	8/21/2020
Josh Conley	Brentwood	TN	37128	US	8/21/2020
Sara Walker	Franklin	TN	37067	US	8/21/2020
Julie Grad	Franklin	TN	37069	US	8/21/2020
kate morales	franklin	TN	37069	US	8/21/2020
Stephen Clinton	Franklin	TN	37064	US	8/21/2020
Carol Coker	Nashville	TN	37221	US	8/21/2020
Denise Johnson	Franklin	TN	37064	US	8/21/2020
John Gibbs	Columbia	TN	38401	US	8/21/2020
Tammy Simpkins	Knoxville	TN	37922	US	8/21/2020
Connie Blevins	Franklin	TN	37064	US	8/21/2020
Mark King	Franklin	TN	37069	US	8/21/2020
Kimberly Nevils	Franklin	TN	37064	US	8/21/2020
Bonnie Ferguson	Franklin	TN	37064	US	8/21/2020
Stacy Lomantini	Brentwood	TN	37027	US	8/21/2020
Nancy Moulton	Maitland	FL	32751	US	8/21/2020
Abby Thompson	Franklin	TN	37064	US	8/21/2020
Deb Mannix	Avon	IN	46123	US	8/21/2020
Robin Buchanan	Brentwood	TN	37027	US	8/21/2020
Harley Williams	Cookeville	TN	38501	US	8/21/2020
Leslie Ankerhove	Nashville	TN	37221	US	8/21/2020
Tom Lamb	Thompsons Station	TN	37179	US	8/21/2020
Michael White	Franklin	TN	37064	US	8/21/2020
Susan Swanson-Moore	Franklin	TN	37064	US	8/21/2020
Linda Schujahn	Franklin	TN	37069	US	8/21/2020

Ruth Haskins	Franklin	TN	37064	US	8/21/2020
Judith Watson	Franklin	TN	37064	US	8/21/2020
Lisa Campbell	Franklin	TN	37064	US	8/21/2020
Cindy Waldrup	Murfreesboro	TN	37129	US	8/21/2020
Joni Mattingly	Franklin	TN	37064	US	8/21/2020
PATTY WILLIAMS	FAIR LAWN	NJ	7410	US	8/21/2020
John O'Connell	West Milford		7480	US	8/21/2020
Abigail Griffith	Franklin	TN	37069	US	8/21/2020
Tamara Sweeney	Manvel	ND	58256	US	8/21/2020
Allison Cannon	Franklin	TN	37069	US	8/21/2020
Dan Mattingly	Greensburg	IN	47240	US	8/21/2020
Nell Simpson	Conneaut Lake	PA	16316	US	8/21/2020
Chris McCollum	Franklin	TN	37064	US	8/21/2020
PATRICIA STEINFORTH	Franklin	TN	37064	US	8/21/2020
BA Richardson				US	8/21/2020
Tommy Catlett	Franklin	TN	37064	US	8/21/2020
alison kropf	Frankfort	KY	40601	US	8/21/2020
jim fordice	Brentwood	TN	37027	US	8/21/2020
Milinda Kurts	Franklin	TN	37064	US	8/21/2020
Geoffrey Smith	Franklin	TN	37067	US	8/21/2020
John Mattingly	Chattanooga	TN	37421	US	8/21/2020
Andy Norris	Franklin	TN	37064	US	8/21/2020
Susan Phelps	Franklin	TN	37069	US	8/21/2020
becky kemper	Crestwood	KY	40014	US	8/21/2020
Richard Hitt	Franklin	TN	37064	US	8/21/2020
Mary Prince	Franklin	TN	37064	US	8/21/2020
Mary MattinglY	Louisville	KY	40223	US	8/21/2020
rourk mulderig	Franklin	TN	37069	US	8/21/2020
Whitney Banks	Brentwood	TN	37027	US	8/21/2020
Emily Nevils	Nashville	TN	37203	US	8/21/2020
Lyn Knopf	Franklin	TN	37064	US	8/21/2020
Bruce Lake	Franklin	TN	37064	US	8/21/2020
Sara Holt	Franklin	TN	37067	US	8/21/2020
Maria Zarcone	Franklin	TN	37064	US	8/21/2020
Jennifer Besco	Franklin	TN	37064	US	8/21/2020
Kristina Campbell	Franklin	TN	37064	US	8/21/2020
Robin Williams	Atlanta	GA	30338	US	8/21/2020
Nicole Ochs	Franklin	TN	37064	US	8/21/2020
David Fleming	Arlington	VA	22207	US	8/21/2020
Teresa Barry	Brentwood	TN	37027	US	8/21/2020
Brenda Peterson	Franklin	TN	37064	US	8/21/2020
Carl taylor	Brentwood	TN	37027	US	8/21/2020
Heidi Kaye	Franklin	TN	37064	US	8/21/2020
Emily Marks Woods	Franklin	TN	37064	US	8/21/2020
Rebecca Haskins	Franklin	TN	37069	US	8/21/2020
Kim Acree	Franklin	TN	37069	US	8/21/2020
Barry Kimbro	Nashville	TN	37211	US	8/21/2020

Debbie Coppinger	Franklin	TN	37064	US	8/21/2020
Athena West	Franklin	TN	37069	US	8/21/2020
JoAnne Martin	Franklin	TN	37069	US	8/21/2020
chloe b	Bothell		98012	US	8/22/2020
Bella Sousa	Newman		94605	US	8/22/2020
Mark Harp	Philadelphia		19124	US	8/22/2020
Andrea Encinas	Long Beach		90810	US	8/22/2020
Javier Fuentes				US	8/22/2020
Michael Perez	Hanford		93230	US	8/22/2020
Elisa Cisneros	Davenport		33897	US	8/22/2020
Marley Jean-Louis	Pompano Beach		33063	US	8/22/2020
Mario Medina	Hutchinson		75235	US	8/22/2020
Maddie Foster	Cedar Park		78613	US	8/22/2020
Jamir H	Savannah		31405	US	8/22/2020
Ansley Hutcheson	Monticello		31064	US	8/22/2020
Brayden Self	Yoakum		77995	US	8/22/2020
Lila Denning	San Diego		92130	US	8/22/2020
Carrie Powell	Birmingham		35213	US	8/22/2020
Sophie Triche	cedar park		78613	US	8/22/2020
Matthew Alexander	North Branch		48461	US	8/22/2020
Israel Bacchus	Concord		28025	US	8/22/2020
Bella Gonzales	Laramie		82072	US	8/22/2020
Calila Grijalva	Bloomington		92316	US	8/22/2020
Kalista Cielak	Bolingbrook		60440	US	8/22/2020
Ambar Tejada Diaz	Colorado Springs		80909	US	8/22/2020
jennifer m	Poway		92064	US	8/22/2020
angel zannou	Irvington		7111	US	8/22/2020
Bella Jones	Torrance		90502	US	8/22/2020
Kiera Truex	Middletown		10940	US	8/22/2020
laura columbis white	belmont		28012	US	8/22/2020
Lori Staley	Pottstown		19464	US	8/22/2020
Zobeida García	Bronx		10473	US	8/22/2020
Sofia Martinez	Chicago		60618	US	8/22/2020
james gregory	Bellevue		98007	US	8/22/2020
Delaney Butterly	Elmhurst		60126	US	8/22/2020
Kevin Higgins	Brentwood	TN	37027	US	8/22/2020
Garland Green	Franklin	TN	37064	US	8/22/2020
Jeff Bordulis	Spring Hill	TN	37174	US	8/22/2020
Ann Bodnar	Franklin	TN	37064	US	8/22/2020
Jody Smith	Brentwood	TN	37027	US	8/22/2020
Leilani Herbert	Thompson's Station	TN	37179	US	8/22/2020
Jana Roberts	Franklin	TN	37069	US	8/22/2020
Sheila Morreale	Franklin	TN	37064	US	8/22/2020
Shawn Steele	Franklin	TN	37064	US	8/22/2020
Carol Miller	Franklin	TN	37064	US	8/22/2020
Susie Woodard	Lebanon	TN	37087	US	8/22/2020
Jeanne Brock	Atlanta		30301	US	8/22/2020

Tiffany Sexton	Franklin	TN	37064	US	8/22/2020
Marylou Martin	Franklin	TN	37067	US	8/22/2020
Marianne England	Murfreesboro	TN	37146	US	8/22/2020
Kimberly Kilgore	Franklin	TN	37064	US	8/22/2020
Diane Hash	Santa Fe	TN	38482	US	8/22/2020
Victoria Finney	Cookeville	TN	38501	US	8/22/2020
Denny Hemphill	Murfreesboro	TN	37128	US	8/22/2020
Sarah McAfee	Marietta		30067	US	8/22/2020
Deana Raby	Brentwood	TN	37027	US	8/22/2020
Laura lippuner	Columbia	TN	38401	US	8/22/2020
TIffany Cole	Nolensville	TN	37135	US	8/22/2020
Courtney Sachtleben	Brentwood	TN	37027	US	8/22/2020
Savannah Luoma	Nashville	TN	37215	US	8/22/2020
Gavriel Rose	Pleasant View	TN	37146	US	8/22/2020
Mary McQueen	Marion	NC	28752	US	8/22/2020
Theresa Laflamme	Springfield	TN	37172	US	8/22/2020
Robert McClurkan	Franklin	TN	37064	US	8/22/2020
Dana Gosford	Franklin	TN	37064	US	8/22/2020
Heather Pudil	Bid Rock	TN	37023	US	8/22/2020
Brenda Phillips	Franklin	TN	37064	US	8/22/2020
Susan Massey	Brentwood	TN	37027	US	8/22/2020
Katharina NowotnyBoles	Shelbyville	TN	37160	US	8/22/2020
Cindy Love	Brentwood	TN	37027	US	8/22/2020
Stephanie R.	Los Angeles			US	8/22/2020
Paloma Rodriguez	Santa Ana		92704	US	8/22/2020
Kaylee Johnson	Greenville		47124	US	8/22/2020
Jack Curry	Fayetteville		37334	US	8/22/2020
Johnny Lawrence	Memphis	TN	38104	US	8/22/2020
Meghan Elsik	College Station	TX	77840	US	8/22/2020
Diane LeJeune	Fairview	TN	37062	US	8/22/2020
Suzannah Gersten	Franklin	TN	37067	US	8/22/2020
Jacinta Roberts	Knoxville	TN	37932	US	8/22/2020
Paul Goco	Murfreesboro	TN	37128	US	8/22/2020
Hilary Hoffman	Rockvale	TN	37153	US	8/22/2020
Lisha LaBrec	Franklin	TN	37064	US	8/22/2020
Debra Oriez	Franklin	TN	37064	US	8/22/2020
Cara Scott	Fayetteville		37334	US	8/22/2020
Pamela Fisher	Franklin	TN	37064	US	8/22/2020
Mary Brownlie	Amherstburg’s		N9V3M4	Canada	8/22/2020
Marcia Richardson	Franklin	TN	37064	US	8/22/2020
nadine dargo	springfield	TN	37172	US	8/22/2020
April Marbury	Brentwood	TN	37027	US	8/22/2020
Sharyn Nathanson	Thompsons Station	TN	37179	US	8/22/2020
Allyson Kelly	Nolensville	TN	37135	US	8/22/2020
Adrienne Freeman	Franklin	TN	37069	US	8/22/2020
Will Dodson	Franklin	TN	37064	US	8/22/2020
Rhonda St Holmes	Franklin	TN	37064	US	8/22/2020

Brooke Doswell	Pawleys Island	SC	29585	US	8/22/2020
Ted Campbell	Franklin	TN	37064	US	8/22/2020
Valerie Levay	Nashville	TN	37205	US	8/22/2020
Lucy Parker	Franklin	TN	37069	US	8/22/2020
Dana Casey	Brentwood	TN	37027	US	8/22/2020
Sarah Norris	Franklin	TN	37064	US	8/22/2020
Dana Langfitt	Franklin	TN	37064	US	8/22/2020
Alicia Landman	Nashville	TN	37221	US	8/22/2020
Jennifer Reininger	Loveland	OH	45140	US	8/22/2020
Ame Van Iden	sherman oaks	CA	91411	US	8/22/2020
Chad Fitzgerald	Franklin	TN	37064	US	8/22/2020
Mega Purino	Franklin	TN	37064	US	8/22/2020
cathey mitchell	Murfreesboro	TN	37129	US	8/22/2020
Kelly Rudland	Holland	MI	49424	US	8/22/2020
Lexy Johnson	Tucson	AZ	85718	US	8/22/2020
Louise Renaudin	Franklin	TN	37069	US	8/22/2020
Natalie Edwards	Nashville	TN	37207	US	8/22/2020
Lauren Satchell	Antioch	TN	37013	US	8/22/2020
Brianna Jones	Columbia	TN	38401	US	8/22/2020
Neely Green	Franklin	TN	37064	US	8/22/2020
Teri Frye	Cookeville	TN	38506	US	8/22/2020
Judy Sandstrom	Franklin	TN	37069	US	8/22/2020
Jerry Miele	Brentwood	TN	37027	US	8/22/2020
Susan Stark	FRANKLIN	TN	37069	US	8/22/2020
Brian Bowman	Brentwood	TN	37027	US	8/22/2020
Jodie Spelman	Franklin	TN	37069	US	8/22/2020
Kathleen Sterling	Liberty	TN	37095	US	8/22/2020
Maggie Steen	Franklin	TN	37069	US	8/22/2020
Sara Seiberling	Brentwood	TN	37027	US	8/22/2020
Wendell Harris	Franklin	TN	37069	US	8/22/2020
Floyd Dean	Brentwood	TN	37027	US	8/22/2020
Frank McCain	Franklin	TN	37069	US	8/22/2020
James Moore	Franklin	TN	37067	US	8/22/2020
Leslie Cox	Franklin		37067	US	8/22/2020
Michaela Blacker	Hendersonville	TN	37075	US	8/22/2020
Harmony Horn	Franklin	TN	37064	US	8/22/2020
Kelly Cheveallier	Franklin	TN	37064	US	8/22/2020
Robin Wright	Franklin	TN	37064	US	8/22/2020
Gail Dady	Alexandria	VA	22304	US	8/22/2020
Barbara Baydoun	Brentwood	TN	37027	US	8/22/2020
Bree Rosales	Ocala	FL	34482	US	8/22/2020
Holidae Hayes	Washington	DC	20011	US	8/22/2020
Claudio Oscar Krapp	Buenos Aires		1871	Argent	8/22/2020
Keara Olson	St. Charles	IL	60174	US	8/22/2020
Martha Megredy	Lexington	KY	40503	US	8/22/2020
Michael Alexander	Los Angeles	CA	90049	US	8/23/2020
Marisa Fernandez	Franklin	TN	37064	US	8/23/2020

Hanna Carey	Fredericksburg	VA	22401	US	8/23/2020
Rebecca May	Lexington	KY	40517	US	8/23/2020
claire perrigo	Clyde	NC	28721	US	8/23/2020
Pam Pedler	Warren	RI	2885	US	8/23/2020
Courtney Tarvis	Tiverton	RI	2878	US	8/23/2020
Rebecca Gunter	Nashville	TN	37211	US	8/23/2020
Nancy Whitman	Murfreesboro	TN	37129	US	8/23/2020
Brycia James	Columbia	TN	38401	US	8/23/2020
Mary Dean	Franklin	TN	37064	US	8/23/2020
Margie Thessin	Franklin	TN	37064	US	8/23/2020
Beth Bryson	Nashville	TN	37221	US	8/23/2020
Debb Pyle	Palmyra	VA	22963	US	8/23/2020
Anna Sierra	Franklin	TN	37064	US	8/23/2020
Mary McCrackan	Brentwood	TN	37027	US	8/23/2020
Catherine Gorzkowski	Odenton	MD	21113	US	8/23/2020
Christy James	Brentwood	TN	37027	US	8/23/2020
Jen Johnson	Nashville	TN	37207	US	8/23/2020
Katelyn Harris-Schuman	Madison	TN	37115	US	8/23/2020
Cristin Jordan	Franklin	TN	37064	US	8/23/2020
Marissa Brockette	Shelbyville	TN	37160	US	8/23/2020
Becky Schneider	Brentwood	TN	37027	US	8/23/2020
Samantha Lum	Franklin	TN	37067	US	8/23/2020
Karen Choate	Dickson	TN	30350	US	8/23/2020
Agustin Rosales	Ocala	FL	34482	US	8/23/2020
Allyson Wamble	Franklin	TN	37069	US	8/23/2020
Johnna Elmore	Franklin	TN	37064	US	8/23/2020
Amanda Morgan	Franklin	TN	37069	US	8/23/2020
Tim Morgan	Franklin	TN	37064	US	8/23/2020
Becky Hicks	Nashville	TN	37221	US	8/23/2020
Maddie Burns	Thompsons Station	TN	37179	US	8/23/2020
Kristin Bishop	Franklin	TN	37069	US	8/23/2020
Marguerite Courtney	Westbury	NY	11590	US	8/23/2020
Kerri Egbert	Franklin	TN	37064	US	8/23/2020
Rita Brady	Antioch	TN	37013	US	8/23/2020
Jenny Kemp	Franklin	TN	37064	US	8/23/2020
Patricia Petrous	Mount Juliet	TN	37122	US	8/23/2020
Kate Rogers	Franklin	TN	37064	US	8/23/2020
Anne Carter	Franklin	TN	37069	US	8/23/2020
Sheryl Roos	Nashville	TN	37211	US	8/23/2020
Karen Boates	Gurley	AL	35748	US	8/23/2020
Joanne lowery	Fayetteville	TN	37334	US	8/23/2020
Lisa Bechtol	Lexington	KY	40515	US	8/23/2020
Jacquelyn Veith	Clarksville	TN	37042	US	8/23/2020
Mary Biddix	Chattanooga	TN	37415	US	8/23/2020
Beth Huff	Nashville	TN	37215	US	8/23/2020
Marie Marquardt	hutto	TX	78634	US	8/23/2020
Bill Denny	North Augusta	SC	29841	US	8/23/2020

Renee Farkas	Franklin	TN	37064	US	8/23/2020
Sandra Zimmerli	Fairfax Station	VA	22039	US	8/23/2020
Jennifer Housley	Franklin	TN	37069	US	8/23/2020
Frances Blacker	Ashland City	TN	37015	US	8/23/2020
Boney George	Franklin	TN	37064	US	8/23/2020
Kelly Cummins	Franklin	TN	37064	US	8/23/2020
Peter Wasner	Franklin	TN	37064	US	8/23/2020
Sandra Collier	Franklin	TN	37064	US	8/23/2020
Pam Gillihan	Franklin	TN	37067	US	8/23/2020
Shevawn Stewart	Franklin	TN	37064	US	8/23/2020
Carla Pawlowski	Gatlinburg	TN	37738	US	8/23/2020
Cyndy Keenan	Franklin	TN	37064	US	8/23/2020
Allison Driver	Arrington	FL	37014	US	8/23/2020
Kristyn Rogers	Franklin	TN	37064	US	8/23/2020
Katie Duncan	Franklin	TN	37067	US	8/24/2020
Steve durr	Nashville	TN	37215	US	8/24/2020
Eydie Hassell	Franklin	TN	37067	US	8/24/2020
Wendy Gillette	Franklin	TN	37064	US	8/24/2020
ronnie beard	Franklin	TN	37064	US	8/24/2020
Susan Banner	Franklin	TN	37069	US	8/24/2020
Alex Van Weelden	Franklin	TN	37069	US	8/24/2020
Dennis Nickle	Franklin	TN	37069	US	8/24/2020
Kim Sharp	Brentwood	TN	37027	US	8/24/2020
Princilla Crane	Franklin	TN	37069	US	8/24/2020
Robin Lockwood	Franklin	TN	37064	US	8/24/2020
Libby Sieveking	Franklin	TN	37069	US	8/24/2020
Nancy Dillon	franklin	TN	37064	US	8/24/2020
Tom Cullen	Spring Hill	TN	37174	US	8/24/2020
Katy Dodson	Franklin	TN	37064	US	8/24/2020
Carol Warren	Nashville	TN	37064	US	8/24/2020
Helen Alexander	Franklin	TN	37069-6912	US	8/24/2020
Eric Lewis	Nashville	TN	37221	US	8/24/2020
christine toscano	Franklin	TN	37064	US	8/24/2020
H Chris				Japan	8/24/2020
Joslyn Hebda	Nashville	TN	37207	US	8/24/2020
Carrie Rohde	Nashville	TN	37069	US	8/24/2020
Olivia Barnes	Smyrna	TN	37167	US	8/24/2020
Abby Bowlin	Franklin	TN	37064	US	8/24/2020
brady haston	Nashville	TN	37206	US	8/24/2020
Pat Garmezy	Nashville	TN	37210	US	8/24/2020
Thomas McRae	Nashville	TN	37205	US	8/24/2020
Maurice Sartin	Franklin	TN	37064	US	8/24/2020
Doug Hite	Franklin	TN	37064	US	8/24/2020
Elizabeth Sulkowski	Franklin	TN	37064	US	8/24/2020
Mario Genovese	Franklin	TN	37064	US	8/24/2020
Jean Houghton	Franklin	TN	37069	US	8/24/2020
Patricia Dishman	Nashville	TN	37221	US	8/24/2020

elaine rohrig	Brentwood	TN	37027	US	8/24/2020
Nicole Greer	Brentwood	TN	37027	US	8/24/2020
Sarah Williams	Nashville	TN		US	8/24/2020
breck curnutte	Nashville	TN	37211	US	8/24/2020
Colleen Handte Jones	Charlotte	NC	28209	US	8/24/2020
Joy Brandon	Franklin	TN	37069	US	8/24/2020
West Lee	Nashville	TN	37221	US	8/24/2020
Glenn Visbeen	Franklin	TN	37064	US	8/24/2020
Dayl Collins	Franklin	TN	37069	US	8/24/2020
Misty Carson	Franklin	TN	37067	US	8/24/2020
Lee Ann Runyeon	Murfreesboro	TN	37129	US	8/24/2020
James Crutchfield	Franklin	TN	37064	US	8/24/2020
Kathryn Henshaw	Franklin	TN	37069	US	8/24/2020
Andrea Bassi	Franklin	TN	37069	US	8/24/2020
Cheryl Tallyn	Franklin	TN	37064	US	8/24/2020
Virginia Jones	Laurel	MS	39440	US	8/24/2020
Claudia Gifford	Brentwood	TN	37027	US	8/24/2020
Julie Gallina	Franklin	TN	37069	US	8/24/2020
Bonnie Garner	Nashville	TN	37203	US	8/24/2020
Sara Posthuma	Coatesville	PA	19320	US	8/24/2020
Christopher Baxley	Nashville	TN	37215	US	8/24/2020
Faith Ellis	Franklin	TN	37064	US	8/24/2020
Robin Holbrook	Franklin	TN	37069	US	8/24/2020
Donna Montague	Franklin		37069	US	8/24/2020
Phyllis Tatum	Brentwood	TN	37027	US	8/24/2020
Laura Watson	Nashville	TN	37203	US	8/24/2020
Amy Wells	Thompsons Station	TN	37179	US	8/24/2020
Anna Laidler	East Stroudsburg		18301	US	8/24/2020
Erica Collins	Nashville	TN	37222	US	8/24/2020
Lisa York	Nashville	TN	37204	US	8/24/2020
Olivia Elliott	Franklin	TN	37069	US	8/24/2020
Haylee Hall	Nashville	TN	37205	US	8/24/2020
Jamie Hunter	Sumter	SC	29150	US	8/24/2020
Christine Phillips	Franklin	TN	37064	US	8/24/2020
June arnold	fairview	TN	37062	US	8/24/2020
Elaine Redfern	Brentwood	TN	37027	US	8/24/2020
Kathleen Dennis	Brentwood	TN	37027	US	8/24/2020
Carrie DuRard	Franklin	TN	37064	US	8/24/2020
Kay Heller	Franklin	TN	37064	US	8/24/2020
Jan Cook	Franklin	TN	37064	US	8/24/2020
Rebecca Evans-Deas	Franklin	TN	37069	US	8/24/2020
Heidi Welch	Nashville	TN	37215	US	8/24/2020
Rick Leet	Franklin	TN	37064	US	8/24/2020
Derrick Casteel	Nashville		37205	US	8/24/2020
Lori Mullican	Franklin	TN	37064	US	8/24/2020
Nick Proia	Franklin	TN	37064	US	8/24/2020
Gina Bashour	Franklin	TN	37064	US	8/24/2020

Cammy Bethea	Franklin	TN	37069	US	8/24/2020
Carolyn Pewett	Franklin		37064	US	8/24/2020
Pam Leet	Germantown	TN	38138	US	8/24/2020
Brandon Baca	Oklahoma City		73127	US	8/24/2020
Barbara Bond	Nashville	TN	37215	US	8/24/2020
Jan Quarles	Murfreesboro	TN	37130	US	8/24/2020
James Nance	Nashville	TN	37211	US	8/24/2020
Michael Wells	Franklin		37064	US	8/24/2020
lisa b morgan	franklin	TN	37069	US	8/24/2020
teri copeland-wilson	Franklin		37064	US	8/24/2020
Matt Ockerman	Franklin	TN	37064	US	8/24/2020
Evelyn Allen	Nashville	TN	37209	US	8/24/2020
Lauren Morgan	Nashville	TN	37221	US	8/24/2020
Jennifer Walton	Nashville	TN	38004	US	8/24/2020
Evelyn Young	Franklin	TN	37069	US	8/24/2020
Mary Irwin	Franklin	TN	37064	US	8/24/2020
Alyssa Nichols	Murfreesboro	TN	37129	US	8/24/2020
connor ball	Wise	VA	24293	US	8/24/2020
Russell Collins	Franklin	TN	37064	US	8/24/2020
Eve Boger	Franklin	TN	37069	US	8/24/2020
Tracey Ponce	Franklin	TN	37069	US	8/24/2020
Kristin Heil	Franklin	TN	37069	US	8/24/2020
Patrick Wells	Greenville	SC	29613	US	8/24/2020
Cynthia Rex	Franklin	TN	37069	US	8/24/2020
Clara Murff	Nashville	TN	37205	US	8/24/2020
Joe Priester, Jr.	Nashville	TN	37205	US	8/24/2020
Laura Brigham	Mcewen	TN	37101	US	8/24/2020
Alicia Vance	Franklin	TN	37064	US	8/24/2020
Beth Stark	Franklin	TN	37069	US	8/24/2020
Nancy Lemon	Franklin	TN	37064	US	8/24/2020
Michelle Blackwelder	Franklin	TN	37069	US	8/24/2020
Marilyn Trussell	Franklin	TN	37064	US	8/24/2020
Debbie Bauman	Nashville	TN	37215	US	8/24/2020
Clarice Tate	Williamsport	TN	38487	US	8/24/2020
Natalie Abruzzo	Franklin	TN	37067	US	8/24/2020
Adam Barncard	Chicago	IL	60061	US	8/24/2020
Andrea Georgiou	Nashville	TN	37207	US	8/24/2020
Cindy Whitt	Franklin	TN	37064	US	8/24/2020
Adrian Wilson	Lewisville	TX	75067	US	8/24/2020
Virginia Brewer	Franklin	TN	37069	US	8/24/2020
Myron Frey	Franklin	TN	37069	US	8/24/2020
Amanda Counts	Nashville	TN	37221	US	8/24/2020
Isabell Thomasson	Franklin	TN	37064	US	8/24/2020
Michelle Turner	Franklin		37064	US	8/24/2020
Lucinda White	Franklin	TN	37064	US	8/25/2020
Susan Bess	Brentwood	TN	37027	US	8/25/2020
Lisa Dammert	Franklin	TN	37064	US	8/25/2020

Rachel Zegley	Franklin	TN		37064	US	8/25/2020
Kathy Hall	Franklin	TN		37069	US	8/25/2020
Cindy Kelly	Franklin	TN		37074	US	8/25/2020
Katherine Davis	Franklin	TN		37069	US	8/25/2020
Stacy Hensley, RN	Brentwood	TN		37027	US	8/25/2020
Angelica campos	Franklin	TN		37064	US	8/25/2020
Holly Rehrig	Franklin	TN		37064	US	8/25/2020
Bondsy Puryear Dillard	Franklin	TN		37064	US	8/25/2020
Robert Akin	Brentwood			37027	US	8/25/2020
Mary Barnett	Franklin	TN		37064	US	8/25/2020
Angela Robles	Lebanon	TN		37087	US	8/25/2020
Michaela Hamer	Franklin	TN		37064	US	8/25/2020
Claudia Wadzinski	Franklin	TN		37069	US	8/25/2020
Dawn Kirlin	Milford	NH		3055	US	8/25/2020
Joseph Boone	Brentwood	TN		37027	US	8/25/2020
Steve Anderson	Brentwood	TN		37027	US	8/25/2020
Ellen Clark	Franklin	TN		37064	US	8/25/2020
Chevonne Farler	Franklin	TN		37064	US	8/25/2020
Pamela Miller	Franklin	TN		37064	US	8/25/2020
Shelly Watts	Nolensville	TN		37135	US	8/25/2020
Rachael Richardson	Kingston Springs	TN		37082	US	8/25/2020
D.M. Hoover	Franklin	TN		37064	US	8/25/2020
April Hoare	Johnson City	TN		37604	US	8/25/2020
Maureen Errico	Franklin	TN		37064	US	8/25/2020
Evelyn Leonard	Franklin	TN		37064	US	8/25/2020
Jennifer Wilds	Brentwood	TN		37027	US	8/25/2020
Melissa Proctor	Franklin	TN		37064	US	8/25/2020
Ashlie Freeman	Franklin	TN		37069	US	8/25/2020
Deloras McMurray	Franklin	TN		37064	US	8/25/2020
Carrie Reale	Franklin	TN		37069	US	8/25/2020
Terry Shafer	Franklin	TN		37064	US	8/25/2020
Matthew Jordan	Knoxville TN	TN	TN		US	8/25/2020
roger van doorene	Franklin	TN		37064	US	8/25/2020
Kelly Morelli	Moretown	VT		5660	US	8/25/2020
Holly Royer	Brentwood	TN		37027	US	8/25/2020
Kimberly Lear					US	8/25/2020
Lauren Barrett	brentwood	TN		37027	US	8/25/2020
Mark Miller-McLemore	Brentwood	TN		37027	US	8/25/2020
Natasha Kirchmann	Johannesburg				South /	8/25/2020
Molly Brinkmann	Franklin	TN		37069	US	8/25/2020
Karen benson	mooresvile	NC		28117	US	8/25/2020
Cody Blair	Nashville	TN		37220	US	8/25/2020
Laney Burns	Franklin	TN		37064	US	8/25/2020
Terri Cook	Columbia	TN		38401	US	8/25/2020
Riki Scruton	Cape Town				South /	8/25/2020
Nancy Stetten	Nashville	TN		37209	US	8/25/2020
Meghan Scalf	Franklin	TN		37064	US	8/25/2020

Ranita Standridge	Gosnell	AR	72315	US	8/25/2020
Amanda Van doorene	New York	NY	11201	US	8/25/2020
Regi Higley	Springfield	IL	62704	US	8/25/2020
Mary Bawcom	Spring Hill		37174	US	8/25/2020
Anita Chavez	Nolensville	TN	37135	US	8/25/2020
Jason McAfee	Franklin	TN	37067	US	8/25/2020
Meridith Starling	Nashville	TN	37206	US	8/25/2020
Dawn Reynolds	Franklin	TN	37064	US	8/25/2020
Jo Ann D'Andrea	Franklin	TN	37069	US	8/25/2020
Jaime Zoller	Stanfordville	NY	12581	US	8/25/2020
Lynn D'Amico	Franklin	TN	37064	US	8/25/2020
Pete Wallen	Gallatin	TN	37066	US	8/25/2020
Amy Wagner	Fairview	TN	37062	US	8/25/2020
Lindsay Roseberry	Nashville	TN	37221	US	8/25/2020
JERRY CHANDLER	Okemos	MI	48864	US	8/25/2020
Polly Case	Franklin	TN	37069	US	8/25/2020
Libby Smallbone	Franklin	TN	37064	US	8/25/2020
Missy Hayes	Franklin	TN	37069	US	8/25/2020
Stephanie Becker	Nashville	TN	37203	US	8/25/2020
Rose Mary Gorman	Nashville	TN	37205	US	8/25/2020
Molly Zirkle	Franklin	TN	37069	US	8/25/2020
stella harley	newport	TN	37821	US	8/25/2020
Cindy Haley	Franklin	TN	37069	US	8/25/2020
Nancy Entrekin	Nashville	TN	37215	US	8/25/2020
Jackson Regen	Savannah	GA	31412	US	8/25/2020
William Proctor	Nashville	TN	37211	US	8/25/2020
patsy quintus	Tenino	WA	98589	US	8/25/2020
Brant Bousquet	Franklin	TN	37064	US	8/25/2020
LK Andrews	Franklin	TN	37069	US	8/25/2020
Tom Adkinson	Nashville	TN	37215	US	8/25/2020
Denise Lennington	Nashville	TN	37204	US	8/25/2020
Diana Rabb	Lexington	SC	29072	US	8/25/2020
Mike Jordan	Spring Hill	TN	37174	US	8/25/2020
Amanda Butters	Franklin	TN	37064	US	8/25/2020
Alicia Bolin	Franklin	TN	37069	US	8/25/2020
Sarah Cherry	Franklin	TN	37069	US	8/25/2020
Cheryl Webster	Nashville	TN	37211	US	8/25/2020
Kevin Caldwell	152 Carphilly Circle	TN	37969	US	8/25/2020
Herschel Ware	Franklin	TN	37064	US	8/25/2020
Jason Bullock	Franklin	TN	37064	US	8/25/2020
Scott Toncray	Brentwood	TN	37027	US	8/25/2020
Tracy Gatlin	Franklin	TN	37069	US	8/25/2020
James Hoey	Franklin	TN	37069	US	8/25/2020
Donald Gome	Franklin	TN		US	8/25/2020
Lori pentlicki	Dickson	TN	37056	US	8/25/2020
Sandra Dean	Franklin	TN	37069	US	8/25/2020
Robert Farrar	Franklin	TN	37069	US	8/25/2020

Rose Mary Muirhead	Franklin	TN	37069	US	8/25/2020
Mark Meyers	Mount Juliet	TN	37122	US	8/25/2020
missy bez	Franklin	TN	37064	US	8/25/2020
Britt Hahn	Franklin	TN	37069	US	8/25/2020
Lindsey Keenan	Franklin	TN	37064	US	8/25/2020
Maxine Star Schatten	New York	NY	10018	US	8/25/2020
Edward Spitzer	Franklin	TN	37069	US	8/25/2020
Brock Hetherington	Port Coquitlam		V3c1b4	Canada	8/25/2020
Anne Shaw	Greenville	SC	29687	US	8/25/2020
Eleanor Deck	Franklin	TN	37064	US	8/25/2020
Lisa Geiger	Nashville	TN	37221	US	8/25/2020
Sandra Pickford	Franklin	TN	37069	US	8/25/2020
Anne Jones	Saint Charles	IL	60174	US	8/25/2020
Austin Pickford	Franklin	TN	37064	US	8/25/2020
Jim Pickford	Franklin	TN	37069	US	8/25/2020
Leslie Cain	Orlando	FL	32825	US	8/25/2020
robin young	hernando	MS	38632	US	8/25/2020
Joyce Spears	Franklin	TN	37069	US	8/25/2020
Alyce Tucker	Franklin	TN	The remainin	US	8/25/2020
Heather Sabellico	Franklin	TN	37069	US	8/25/2020
Robyn Collins	Flower Mound	TX	75022	US	8/25/2020
Carl Weitlauf	Franklin	TN	37069	US	8/25/2020
Beth Johnson	Nolensville	TN	37135	US	8/25/2020
Brooke Trauger	Franklin	TN	37069	US	8/25/2020
Tanner Boyd	Franklin	TN	37064	US	8/25/2020
Joanie Bowles	Franklin	TN	37069	US	8/25/2020
Lizzie Ferrell	Collierville	TN	38017	US	8/25/2020
Kiersten Sudlow	Germantown	TN	38139	US	8/25/2020
Stephanie LeVasseur	Franklin	TN	37069	US	8/25/2020
Danielle Tursky	Memphis	TN	38122	US	8/25/2020
Patricia Deck	Franklin	TN	37064	US	8/25/2020
Hallie Graves	Franklin	TN	37069	US	8/25/2020
Lynn Gore	Franklin	TN	37064	US	8/25/2020
ann wolff	Franklin	TN	37064	US	8/25/2020
Brian Wittmer	Franklin	TN	37069	US	8/25/2020
Kim Merrell	Franklin	TN	37069	US	8/25/2020
Miranda Strafuss	colliervillle	TN	38017	US	8/25/2020
Brian Bartley	Franklin	TN	37064	US	8/25/2020
Renee Wray-Davis	Cedar Hill	TN	37032	US	8/25/2020
Nicole Woods	Franklin	TN	37069	US	8/25/2020
MaShon Fine	Louisville	KY	40245	US	8/25/2020
Delaney Wright	Orlando	FL	32805	US	8/25/2020
Christie Johnson	Nashville	TN	37214	US	8/25/2020
sophia zuckerman	Germantown	TN	38138	US	8/25/2020
Karen Williams	Thompsons Station	TN	37179	US	8/25/2020
Julie Garland	Brentwood	TN	37027	US	8/25/2020
Suzi Mountain	Franklin	TN	37064	US	8/25/2020

Sarah Zuckerman	Germantown	TN	38138	US	8/25/2020
Dolores Bruno	Nashville	TN	37214	US	8/25/2020
Nanci Bryon	Franklin	TN	37064	US	8/25/2020
Meredith Tipton	Hernando	MS	38632	US	8/25/2020
Natalie Sanders	Tuscaloosa	AL	35406	US	8/25/2020
Lisa Gill	Olive Branch	MS	38654	US	8/25/2020
Jean Scherer	Stevens Point	WI	54481	US	8/25/2020
Christina Allen	Franklin		37064	US	8/25/2020
Sally Brewer	Olive Branch	MS	38654	US	8/25/2020
Ashley Cunnyngham	Franklin	TN	37064	US	8/25/2020
Campbell Swanner	Farmington	MI	48334	US	8/25/2020
Sela Cooper	Collierville	TN	38017	US	8/25/2020
Juleen Axelsen	Aransas Pass	TX	78336	US	8/25/2020
Angelique Van der made	Madison	NJ	7940	US	8/25/2020
Rachel M	Spring Hill	TN	37174	US	8/25/2020
Lily Wray-Davis	Nashville	TN	37212	US	8/25/2020
Margaret Walton	Franklin	TN	37064	US	8/25/2020
Nancy Moore	Chicago	IL	60007	US	8/25/2020
Jessica Moses	Nashville	TN	37209	US	8/25/2020
Kent Krisle	Dickson	TN	37055	US	8/25/2020
Ryan Daniel	Pulaski	TN	38478	US	8/25/2020
Julie Wilson	Oxford	MS	38655	US	8/25/2020
Jordan McCutchen	West Memphis	AR	72301	US	8/25/2020
Jessica Clayton	Nesbit	MS	30253	US	8/25/2020
Marissa hromadka	Franklin	TN	37064	US	8/25/2020
Cheri Thomas	Lynnville	TN	38472	US	8/25/2020
Louis Glaser	Franklin	TN	37064	US	8/25/2020
Karen Costello	Franklin	TN	37069	US	8/25/2020
sharon surber	chula vista	CA	91910	US	8/25/2020
Lilly Johnson	Germantown	TN	38138	US	8/25/2020
Mike McGinnis	Chattanooga	TN	37421	US	8/25/2020
Josephine Leece	Saint Petersburg	FL	33706	US	8/25/2020
Wendy Carnes	Franklin	TN	37064	US	8/25/2020
Kaitlin Dunn	El Paso	TX	79938	US	8/25/2020
Jennifer Hoey	Franklin	TN	37069	US	8/25/2020
David Zuckerman	Germantown		38138	US	8/25/2020
Lisa Overton	Franklin	TN	37067	US	8/25/2020
ella holland	Germantown	TN	38138	US	8/25/2020
Jen Sanning	Franklin	TN	37069	US	8/25/2020
Gwendolynn Ghrist	Murray	IA	50174	US	8/25/2020
Chris Sanning	Franklin	TN	37069	US	8/25/2020
Paige Heimendinger	Franklin		37069	US	8/26/2020
Elizabeth Caldwell	Knoxville	TN	37938	US	8/26/2020
sonia perrone	Franklin	TN	37064	US	8/26/2020
Lori Brown	Vacaville	CA	95687	US	8/26/2020
Grace Falconer	Argyle	TX	76226	US	8/26/2020
charlotte hughes	Huntsville	AL	35806	US	8/26/2020

Christine Bryant	The Villages	FL	32162	US	8/26/2020
Pat Nulis	Germantown	TN	38138	US	8/26/2020
Sean Brobston	Franklin	TN	37064	US	8/26/2020
Harley Bennett	Columbia		38401	US	8/26/2020
Brenda Brewer	Henderson	TN	38340	US	8/26/2020
Kylie Blaine	Frederick	MD	21702	US	8/26/2020
Kate Reynolds	Franklin	TN	37069	US	8/26/2020
Eliana Brody	Delray Beach	FL	33445	US	8/26/2020
Don Hageman	Vonore	TN	37885	US	8/26/2020
Robin Fritz	Franklin	TN	37069	US	8/26/2020
Cristina Smejkal	Nashville	TN	37211	US	8/26/2020
Patricia Carroll	Cartersville	GA	30120	US	8/26/2020
Karin Moolman	Franklin	TN	37069	US	8/26/2020
Linda Rehm	Franklin	TN	73110	US	8/26/2020
Meredith Bennett	Franklin	TN	37069	US	8/26/2020
James Dunn	Franklin	TN	37069	US	8/26/2020
Katherine Faulman	Mt. Juliet	TN	37122	US	8/26/2020
Denise Horner	Germantown	TN	38139	US	8/26/2020
Bonnie Miller-McLemore	Brentwood	TN	37027	US	8/26/2020
Alex Ayers	Franklin	TN	37069	US	8/26/2020
Jill Albrecht	Franklin	TN	37069	US	8/26/2020
Alina Orozco	Franklin	TN	37069	US	8/26/2020
Michelle Bouve	Franklin	TN		US	8/26/2020
Diana Craddock	Franklin	TN	37064	US	8/26/2020
Georgina Spence	Barrington	IL	60010	US	8/26/2020
Erin Kelly	Cincinnati	OH	45226	US	8/26/2020
Debbie Compton	Alpharetta	GA	30022	US	8/26/2020
Kristen Nelson	Spring Hill	TN	37174	US	8/26/2020
Stevie Barron	North Augusta		29861	US	8/26/2020
Stasia Bachrach	Antioch	TN	37013	US	8/26/2020
Aryana Yavari	Franklin	TN	37064	US	8/26/2020
Erin de Boisblanc	Fort Worth	TX	76103	US	8/26/2020
Carol Hawkins	Kennesaw	GA	30144	US	8/26/2020
Edward Castell	Eugene	OR	97402	US	8/26/2020
Ruth Morton	Marion	SC	29571	US	8/26/2020
Jason Mazuk	Nashville	TN	37221	US	8/26/2020
Elena Suggs	Wilmington	OH	45177	US	8/26/2020
Marieke Ertel	reston	VA	20191	US	8/26/2020
Kodie Young	Germantown	TN	38138	US	8/26/2020
Joe Metcalfe	Franklin	TN	37064	US	8/26/2020
Diane Lawbaugh	Franklin	TN	37064	US	8/26/2020
Latresa Duke	Franklin	TN	37064	US	8/26/2020
star killebrew	mount pleasant	TN	38474	US	8/26/2020
Hana Fettinger	Spring Hill	TN	37174	US	8/26/2020
Rebecca Lotz	Franklin	TN	37064	US	8/26/2020
Terra Craddock	Nashville	TN	37216	US	8/26/2020
victoria kimmel	Spring Hill	TN	37174	US	8/26/2020

JK Marley	Franklin	TN	37064	US	8/26/2020
Dana Bleckinger	Portland	OR	97219	US	8/26/2020
Lindy Murff	Ashland City	TN	37015	US	8/26/2020
Danielle Resch	Franklin	TN	37069	US	8/26/2020
Laura Turner	Franklin	TN	37064	US	8/26/2020
Lauretta Padgett	Sullivan	IN	47882	US	8/26/2020
Donita Stewart	Fairfax	VA	22033	US	8/26/2020
Joe Johann	Springfield	TN	37172	US	8/26/2020
Chuck Bennett	Franklin	TN	37064	US	8/26/2020
Robert McKinney	Franklin	TN	37069	US	8/26/2020
Tyna Meers	Franklin	TN	37067	US	8/26/2020
Vanessa Van Reet	Austin	TX	78749	US	8/26/2020
Caden Gill	Collierville	TN	38017	US	8/26/2020
Sherry Rogers	Wilmington		19808	US	8/26/2020
Shawn Rush				US	8/26/2020
Bret Ramsey	Franklin	TN	37069	US	8/26/2020
Aubree Burgoyne	Franklin	TN	37064	US	8/26/2020
Susan Hollis	Franklin	TN	37064	US	8/26/2020
Barbara Lesch	Nashville	TN	37215	US	8/26/2020
E T	Bakersfield		93306	US	8/26/2020
Ilya Kudymov	Flemington		8822	US	8/26/2020
kendall bellinski	Atlanta		30305	US	8/26/2020
Chasey Miree	Florence		35634	US	8/26/2020
Alexa Jones	Seguin		78155	US	8/26/2020
Khambia Clarkson	Marshalltown		50158	US	8/26/2020
Karen Peterson	Northbrook	IL	60062	US	8/26/2020
Bruce Wiley	Philadelphia		19114	US	8/26/2020
Paula Scudere	East Meadow		11554	US	8/26/2020
Marissa Quintana	Albuquerque		87111	US	8/26/2020
Razi Hammudi	Tracy		95376	US	8/26/2020
Navey Mickelson	Ossining		10562	US	8/26/2020
Barbara Cepeda	Marysville		95901	US	8/26/2020
mia cole	coloma		49038	US	8/26/2020
Liv Garcia	Long Beach		90815	US	8/26/2020
Jackson Moses	Elyria		44035	US	8/26/2020
Anna Carrel	San Ramon		94582	US	8/26/2020
Merry Gebretsadik	Littleton		80120	US	8/26/2020
Gracie Gregory	Halethorpe		21227	US	8/26/2020
Damian Vargas	Riverside		92553	US	8/26/2020
April Woolley	Springer	NM	87747	US	8/26/2020
Tate Barrett	Phoenix		85045	US	8/26/2020
Emily Gottlick	Nashville		37203	US	8/26/2020
Bruan Villatoro	Takoma Park		20912	US	8/26/2020
nicole meza	Rowland Heights		91748	US	8/26/2020
Kevin Crupi	Marquette	MI	49855	US	8/26/2020
Crash414 // DynamiteDig777				US	8/26/2020
Aimee Zeledon	Yonkers		10701	US	8/26/2020

peter massino	NYC		1-347-322-5(	US	8/26/2020
lolly beane	Vermilion		44089	US	8/26/2020
Anne Dups	Burlington		1803	US	8/26/2020
JoDee Schmid	Bristol		53104	US	8/26/2020
Barbara Konz	Nashville	TN	37221	US	8/26/2020
Lynne McAlister	Franklin	TN	37064	US	8/26/2020
Bjarne Hill	Brentwood	TN	37069	US	8/26/2020
Holly Walton	Franklin	TN	37064	US	8/26/2020
Glenda Katona	Franklin	TN	37064	US	8/26/2020
Jennifyr Duran	Atlanta	GA	30309	US	8/26/2020
Pat M.	Nashville	TN	37215	US	8/26/2020
Kat Kyle	Thompsons Station	TN	37174	US	8/26/2020
Adelaide Davis	Nashville	TN	37215	US	8/26/2020
Jessica Barnett	Spring Hill	TN	37174	US	8/26/2020
Carolyn Bland	Sunnyvale	CA	94087	US	8/26/2020
Dave Bombalski	Macomb	MI	48044	US	8/26/2020
S B	Franklin	TN	37064	US	8/26/2020
Valerie Guenst	Brentwood	TN	37027	US	8/26/2020
Rose Maly	Los Angeles	CA	90034	US	8/26/2020
Olivia weaver	Cincinnati	OH	45243	US	8/26/2020
Adrienne Kittos	Franklin	TN	37069	US	8/26/2020
Erin Bombalski	Clarksville	TN	37040	US	8/26/2020
Xavier O'Mack	Tucson	AZ	85711-4704	US	8/26/2020
sylvia silvestri	Los Angeles	CA	90049	US	8/26/2020
Emily Smith		KY		US	8/26/2020
Charlotte Sanders	Kennesaw	GA	30144	US	8/26/2020
Karen Daniel	Franklin	TN	37069	US	8/26/2020
Marcial Guevara	Franklin	TN	37069	US	8/26/2020
Anne Elder	Franklin	TN	37969	US	8/26/2020
Christopher Higgins	Franklin	TN	37069	US	8/26/2020
russ ziegler	downers grove	IL	60516	US	8/26/2020
Monica Watson	Franklin	TN	37064	US	8/26/2020
Peggy Lindsley	Decatur	AL	35601	US	8/26/2020
Scott Chomicz	Franklin	TN	37064	US	8/26/2020
kathy ziegler	mt juliet	TN	37122	US	8/26/2020
Suzanne Johnson Dortch	Prairie Village	KS	66208	US	8/26/2020
Scottie Domenico	Franklin	TN	37069	US	8/26/2020
Sya Zoller	Franklin	TN	37069	US	8/26/2020
Jannette Ockenfels	Franklin	TN	37064	US	8/26/2020
Marijane McQuiddy	Franklin	TN	37069	US	8/26/2020
Glenna Barrow	Kingston Springs	TN	37082	US	8/26/2020
Maria Williamson	Crosby	TX	77532	US	8/26/2020
Ruth Clements	Franklin	TN	37069	US	8/26/2020
Taylor Boria	Brooklyn	NY	11201	US	8/26/2020
Gordon Inman	Franklin	TN	37064	US	8/26/2020
Kathleen Luers	Lexington	KY	40509	US	8/26/2020
Lisa Vaccarella	Franklin	TN	37065	US	8/26/2020

Deborah Lotz	Franklin	TN	37064	US	8/26/2020
Tom Lotz	Franklin	TN	37064	US	8/26/2020
Timothy Ford	Knoxville	TN	37923	US	8/26/2020
Ann Wolfe	Hilton Head Island	SC	29928	US	8/26/2020
Carolyn Hughes	Nashville	TN	37206	US	8/27/2020
Cary Bratcher	Nashville	TN	37211	US	8/27/2020
Lisa Fisher	Franklin	TN	37067	US	8/27/2020
Melissa Lanz	Franklin	TN	37064	US	8/27/2020
Annie Tobiasiewicz	Columbus	IN	47201	US	8/27/2020
Adriane Tritask	Noblesville	IN	46060	US	8/27/2020
Keeley Lamb	Buford	GA	30518	US	8/27/2020
Paul Blackburn	Elizabethtown	KY	42701	US	8/27/2020
Maureen Mahoney	Franklin	TN	37069	US	8/27/2020
Sherri Heileman	Franklin	TN	37069	US	8/27/2020
Mindy Powell-Hardy	Franklin	TN	37064	US	8/27/2020
Laura Holder	Franklin	TN	37064	US	8/27/2020
Steve Baum	Franklin	TN	37064	US	8/27/2020
Adam Haeberle	Franklin	TN	37064	US	8/27/2020
Marissa O'Neal	Franklin	TN	37064	US	8/27/2020
Pat Shade	Franklin	TN	37069	US	8/27/2020
Maria Flowers	Franklin	TN	37064	US	8/27/2020
Linda Holihan	Franklin	TN	37064	US	8/27/2020
Mike Consiglio	Franklin	TN	37064	US	8/27/2020
Lindsay Schmidt	Franklin		37069	US	8/27/2020
Tiffany Boyte	Murfreesboro	TN	37129-5253	US	8/27/2020
Robin Steenman	Franklin	TN	37064	US	8/27/2020
Greg Irvin	Franklin	TN	37064	US	8/27/2020
John Sehring	Franklin	TN	37064	US	8/27/2020
Sara Ingmire	Franklin	TN	37064	US	8/27/2020
Nena Manci	Franklin	TN	37064	US	8/27/2020
Monica Neubauer	Franklin	TN	37064	US	8/27/2020
Beth Bizier	Franklin	TN	37064	US	8/27/2020
Rayna M	Franklin	TN	37064	US	8/27/2020
Teresa Jones	Brentwood	TN	37027	US	8/27/2020
Robyn Hofelich	East Greenwich	RI	2818	US	8/27/2020
Heath Hartzog	Franklin	TN	37069	US	8/27/2020
Tammy Hill	Nashville	TN	37211	US	8/27/2020
Tammy Lambert	Franklin	TN	37064	US	8/27/2020
Carolyn Thornell	Lebanon	OH	45036	US	8/27/2020
Crystal George				US	8/27/2020
Carly Ford	Franklin	TN	37064	US	8/27/2020
Cade Herman	Oak Ridge	NJ	7438	US	8/27/2020
Cynthia Esquer	Franklin	TN	37064	US	8/27/2020
Christine Freund	Franklin	TN	37064	US	8/27/2020
chad mysonhimer	Johnstown	OH	43031	US	8/27/2020
Eva Keegan	Franklin	TN	37064	US	8/27/2020
Nicole Giesting	Franklin	TN	37064	US	8/27/2020

Cristina Larsson	Redwood City	CA	94065	US	8/27/2020
Shana Robbins	Oakland	TN	38060	US	8/27/2020
Mark Brandley	Franklin	TN	37064	US	8/27/2020
Sandi Crafton	Franklin	TN	37064	US	8/27/2020
Stephanie Slayman	Brentwood	TN	37027	US	8/27/2020
Mary Jo Bove	Dayton	OH	45424	US	8/27/2020
Bryan Stewart	Franklin	TN	37069	US	8/27/2020
Anna Nangle	Franklin	TN	37067	US	8/27/2020
Amanda Baseler	Park City	UT	84060	US	8/27/2020
Lonna Horn	Franklin	TN	37064	US	8/27/2020
Anna Lynn Whitfield	Franklin	TN	37069	US	8/27/2020
Diane Caruso	Franklin	TN	37064	US	8/27/2020
Rachel Norris	Franklin	TN	37064	US	8/27/2020
Kathy Irvin	Franklin	TN	37069	US	8/27/2020
Lindsay Gurbacki	Franklin	TN	37064	US	8/27/2020
Michelle Sutton				US	8/27/2020
Don Stacy	Franklin	TN	37064	US	8/27/2020
LaDawn Jackson				US	8/27/2020
Pam Hawkins	Franklin	TN	37069	US	8/27/2020
Pamela Daugherty	Nashville	TN	37069	US	8/27/2020
Ron Billings	Franklin	TN	37069	US	8/27/2020
Nancy Norman	Franklin	TN	37064	US	8/27/2020
Cindy Thomsen	Franklin	TN	37069	US	8/27/2020
Steven Heileman	Brentwood	TN	37027	US	8/27/2020
Charlotte Burnette	Kingsport	TN	37660	US	8/27/2020
Melissa Doyle	Franklin	TN	37064	US	8/27/2020
Nancy Niemeir	Tucson	AZ	85711	US	8/27/2020
Judy Jordan	Franklin	TN	37069	US	8/27/2020
Anne Ghrist	nashville	TN	37220	US	8/27/2020
arline boyce	Saluda	NC	28773	US	8/27/2020
Wanda White	Arrington	TN	37014	US	8/27/2020
MARTIN FROST	LEBANON	TN	37087	US	8/27/2020
Carole Guthrie	Franklin	TN	37064	US	8/27/2020
Ron Fultz	Brentwood	TN	37027	US	8/27/2020
Lalie Burns	San Antonio	TX	78239	US	8/27/2020
Kyleen Ramos	Antioch	TN	37013	US	8/27/2020
Dianne Chambers	Arrington	TN	37014	US	8/27/2020
Ricki Terry	COLUMBIA	TN	38401	US	8/27/2020
Tierney Monaco	Arrington	TN	37014	US	8/27/2020
Jenny Reynolds	Arrington	TN	37014	US	8/27/2020
Mary Epps	Fairview	TN	37062	US	8/27/2020
Tammie Arroyo				US	8/27/2020
Sarina Block	Powell	OH	43065	US	8/27/2020
Chandra Zoba	Franklin	TN	37064	US	8/27/2020
Jann Beasley	Franklin	TN	37067	US	8/27/2020
Melissa Emerson	Franklin	TN	37064	US	8/27/2020
Amanda Hill	Franklin	TN	37064	US	8/27/2020

Serena Neumann	Nashville	TN	37205	US	8/27/2020
Robert Clutsam	Franklin	TN	37064	US	8/27/2020
Blaine Spitzer	Franklin	TN	37069	US	8/27/2020
Karla Swanson	Franklin	TN	37064	US	8/27/2020
Emilio Jaguande	Arrington	TN	37014	US	8/28/2020
Wendy Dunavant	Franklin	TN	37064	US	8/28/2020
Aaron Salisbury	Cambridge	MD	21613	US	8/28/2020
Wallace Smith	Saint Louis	MO	63110	US	8/28/2020
Pamela Kay Frey	Arrington	TN	37014	US	8/28/2020
Peggy Hart	Byhalia	MS	38611	US	8/28/2020
JoAnn Lincicome	Eagleville	TN	37060	US	8/28/2020
Jennifer Greene	franklin	TN	37069	US	8/28/2020
Meghan Smith	Mount Juliet	TN	37122	US	8/28/2020
Morgan Smedley	Lima	OH	45805	US	8/28/2020
Julie Eisenbeck	Nashville	TN	37221	US	8/28/2020
Cheryl Beck	Franklin	TN	37064	US	8/28/2020
Erin Ladd	Murfreesboro	TN	37129	US	8/28/2020
Amanda Ray	Buford	GA	30518	US	8/28/2020
Kay O'Connell	Franklin	TN	37064	US	8/28/2020
Pete Greene	Franklin	TN	37064	US	8/28/2020
Alma Parker	Los Angeles	CA	90059	US	8/28/2020
Stephanie Greene	Franklin	TN	37064	US	8/28/2020
Victoria DellaNoce	Franklin	TN	37064	US	8/28/2020
Carol Murphy	Franklin	TN	37064	US	8/28/2020
Lucinda Dyer	Franklin	TN	37064	US	8/28/2020
Travis West	Nashville	TN	37222	US	8/28/2020
Mary Swafford Stone	Franklin	TN	37064	US	8/28/2020
Marsha King	Lebanon	TN	37090	US	8/28/2020
Adolph Droho	College Grove	TN	37046	US	8/28/2020
Lisa Ey	Eagleville	TN	37060	US	8/28/2020
Jack Prince	Arrington	TN	37014	US	8/28/2020
KAREN HORNER	Arrington	TN	37014	US	8/28/2020
Joel Phares	Arrington	TN	37014	US	8/28/2020
Kimberly Davidson	Franklin	TN	37067	US	8/28/2020
Allen Johnston	Franklin	TN	37067	US	8/28/2020
melinda george	Arrington	TN	37014	US	8/28/2020
Candice Hart	Franklin	TN	37064	US	8/28/2020
Kristen Butler	Franklin	TN	37069	US	8/28/2020
Gwendolyn Hatch	Arrington	TN	37014	US	8/28/2020
Courtney Graham	Franklin	TN	37064	US	8/28/2020
Steve Collins	Arrington	TN	37014	US	8/28/2020
Scott Collins	Franklin	TN	37067	US	8/28/2020
Laurie Gulan	Franklin	TN	37064	US	8/28/2020
Bob Gulan	Franklin	TN	37064	US	8/28/2020
Eric Paulie Wright	Boston	MA	2132	US	8/28/2020
Andrea Robinson	Nolensville	TN	37135	US	8/28/2020
Lori Bradley	Arrington	TN		US	8/28/2020

Stacey Maljian	Arrington	TN	37014	US	8/28/2020
Vanessa Thompson	Brentwood	TN	37027	US	8/29/2020
Wendy Tolmack	Franklin	TN	37064	US	8/29/2020
Unity Duke	Kernersville	NC	27284	US	8/29/2020
Angela Landers	College Grove	TN	37046	US	8/29/2020
Shawna Zanney	Brooklyn	OH	44144	US	8/29/2020
Janine Taylor	Arrington	TN	37014	US	8/29/2020
Jeanine Garcia	Charlotte	NC	28205	US	8/29/2020
Catherine Rahe	Troy	OH	45373	US	8/29/2020
Katie Rice	Cincinnati	OH	45242	US	8/29/2020
Suzanne Alcocer	Arrington	TN	37014	US	8/29/2020
Jess Jurkowitz	Chicago	IL	60602	US	8/29/2020
Donna LaQuiere	Chicago	IL	60651	US	8/29/2020
Deana Donoho	Franklin	TN	37067	US	8/29/2020
Deena Koch	Cincinnati	OH	45248	US	8/29/2020
Kathryn Ruemler	Russiaville	IN	46979	US	8/29/2020
John Dallaire	Macomb	MI	48044	US	8/29/2020
Jamie Parsons	Franklin	TN	37064	US	8/29/2020
Jill donnelly	Loveland	OH	45140	US	8/29/2020
Heidi Oldham	Franklin	TN	37067	US	8/29/2020
John Henderson	Franklin	TN	37064	US	8/29/2020
Lee Ann McAlpine	Lebanon	OH	45036	US	8/29/2020
Justin Gilbert	Franklin	TN	37064	US	8/30/2020
L Barnett	Cincinnati	OH	45247	US	8/30/2020
Emily Blose	Bellbrook	OH	45305	US	8/30/2020
Sharon Carrington	Franklin	TN	37064	US	8/30/2020
jerry thomas	Franklin	TN	37067-2718	US	8/30/2020
Keyona Williams	Jonesboro		30238	US	8/30/2020
Amy Rosell	Lebanon	OH	45036	US	8/30/2020
Ashley Murray	Cincinnati	OH	45243	US	8/30/2020
Laurie Brewer	Nashville	TN	37222	US	8/30/2020
laura riley	Fairfield	OH	45014	US	8/30/2020
Frank Caruso	Franklin	TN	37064	US	8/30/2020
Clarke Hyde	Franklin	TN	37067	US	8/30/2020
Alexis Faulkner	Jackson	TN	38305	US	8/31/2020
David W. Taylor	Franklin	TN	37069	US	8/31/2020
Natalie Dyess	Franklin	TN	37064	US	8/31/2020
Jenna Boyte	Franklin	TN	37069	US	8/31/2020
Georgia Smith	Portland	TN	37148	US	8/31/2020
Alison Dexter	Nashville	TN	37221	US	8/31/2020
Sara Graham	Thousand Oaks	CA	91362	US	8/31/2020
Sharon Bollen	Franklin	TN	37069	US	8/31/2020
Valerie Arcuri	Nashville	TN	37222	US	8/31/2020
Caylah May	Nashville	TN	37211	US	8/31/2020
Lucy Hatcher	College Grove	TN	37046	US	8/31/2020
Stephanie Kyle	Bon Aqua	TN	37025	US	8/31/2020
Teri Parks	shelbyville	TN	37160	US	8/31/2020

Anna Wermert	Lascassas	TN	37085	US	8/31/2020
Winnie Cooper	Franklin	TN	37064	US	8/31/2020
Sandra Fox	Chicago	IL	60007	US	8/31/2020
Mindy Pearson	Nashville	TN	37211	US	8/31/2020
Rochelle Tullos	Tupelo	MS	38801	US	8/31/2020
Lindsey Giles	Eagleville	TN	37060	US	8/31/2020
Cory Hofstetter	Nashville	TN	37221	US	8/31/2020
Cassidy Wilson	Nashville	TN	37211	US	8/31/2020
Vicki Lawrence	Nashville	TN	37209	US	8/31/2020
Carol Hoffman	Watertown	TN	37184	US	8/31/2020
Aaron Hollis	Lebanon	TN	37087	US	8/31/2020
Lara Graham	Heber City		84032	US	8/31/2020
Mary Claire Crabtree	Stillwater	OK	74074	US	8/31/2020
Alexandra du Celliee Mull	Little Rock	AR	72202	US	8/31/2020
Taylor Estes	Franklin	TN	37064	US	8/31/2020
Billie Browenll	Nashville	TN	37216	US	8/31/2020
M Hilly	Hinesburg		5461	US	8/31/2020
Finn Buckley	Franklin	TN	37069	US	8/31/2020
Kelly Bonau	Nashville	TN	37205	US	8/31/2020
Lindsay Maxwell	Birmingham	AL	35217	US	8/31/2020
Eve Silverman	Moretown	VT	5660	US	8/31/2020
Alexandria Luschnath	Dover	TN	37058	US	8/31/2020
Melanie Burnley	Fulton	KY	42041	US	8/31/2020
Carol marshall	Wildersville	TN	38388	US	8/31/2020
Ted Gallina	Franklin	TN	37064	US	8/31/2020
Jennifer Mishlen	Nashville	TN	48073	US	8/31/2020
Nicole Divinnie	Lancaster	SC	29720	US	8/31/2020
James Rodkey	Spring Hill	TN	37174	US	8/31/2020
Roberta Goodman	Nashville	TN	37205	US	8/31/2020
Laurie Zurstadt	Nashville	TN	37222	US	8/31/2020
Shannon Hendrick	Nashville	TN		US	8/31/2020
Mariah Klein	Chattanooga	TN	37421	US	8/31/2020
Alisa Koken	Ardmore	AL	35749	US	8/31/2020
Cailin Schaefer	Franklin	TN	37064	US	8/31/2020
Kellee Helwig	Clarksville	TN	37043	US	8/31/2020
Lisa Sendell	Lebanon	NJ	8833	US	8/31/2020
SusAn Beaulieu	Dahlonega	GA	Dahlonega, G	US	8/31/2020
Paige Gifford	Winchester	TN	37398	US	8/31/2020
Mary Massengill	Gowanda	NY	14070	US	8/31/2020
Cindy Gilliam	Franklin	TN	37064	US	8/31/2020
Jenna Almon	Atlanta	GA	30309	US	8/31/2020
Lynne Nennstiel	Arrington	TN	37014	US	8/31/2020
Louis Blackford	Kennesaw	GA	30144	US	8/31/2020
patricia winkels	Jefferson City	TN	37760	US	8/31/2020
Mary Stone	Nashville	TN	37215	US	8/31/2020
Jenna Artache	Gulfpoet	MS	39503	US	9/1/2020
Cheryl McInnis	Oxford	MS	38655	US	9/1/2020

Morgan Clark	Smithville	TN	37166	US	9/1/2020
Hannah Frazier	Murfreesboro	TN	37129	US	9/1/2020
janet contento	Loretto	TN	38469	US	9/1/2020
Wilkie Gonwa	New Orleans	LA	70174	US	9/1/2020
Holly Tabor	Franklin	KY	42134	US	9/1/2020
Nina Wallace	College Grove	TN	37046	US	9/1/2020
Carrie Farhat	Franklin	TN	37069	US	9/1/2020
Ashley Moniz	Georgetown	KY	40324	US	9/1/2020
Zak Hassan	Buford	GA	30518	US	9/1/2020
Ellen Miller	Murfreesboro	TN	37128	US	9/1/2020
Ginger Simpson	Portland	TN	37148	US	9/1/2020
Judith Villa	New Port Richey	FL	34654	US	9/1/2020
Katelynn Collins	White House	TN	37188	US	9/1/2020
Andrea Maynard	Clarksville	TN	37040	US	9/1/2020
Kaylee Hayes	Nashville	TN	37214	US	9/1/2020
Derek Douglas	Lewisport	KY	42351	US	9/1/2020
Mary Greer	Nashville	TN	37214	US	9/1/2020
Sarah Spillane	Spring	TX	77381	US	9/1/2020
Courtney Vincent	Murfreesboro	TN	37128	US	9/1/2020
Alex Hand	Inverness	FL	34452	US	9/1/2020
John LaFon	Franklin	TN	37069	US	9/1/2020
jake hender	Cleveland		44124	US	9/1/2020
steven smereglia	Deepwater		8023	US	9/1/2020
Sharon Rothe	Morristown		7960	US	9/1/2020
Charles Jordan	Charlotte		28214	US	9/2/2020
Barbara Bays	Franklin	TN	37064	US	9/2/2020
Ruth Gonsky	Carmel		10512	US	9/2/2020
Laura Sadowski	New York	NY	10003	US	9/2/2020
Tara Murnane	Brentwood	TN	37027	US	9/2/2020
Shephard tamatha	Franklin	TN	37064	US	9/2/2020
Lacey Fleming	Pittsburgh		15241	US	9/2/2020
Michael Mattheiss	Franklin	TN	37064	US	9/2/2020
Lori Christian	Franklin	TN	37064	US	9/2/2020
Robert Lingle	Knoxville	TN	37919	US	9/2/2020
Robert Lingle Jr	Peachtree Corners	GA	30092	US	9/2/2020
Cindy Lewis	Franklin	TN	37064	US	9/2/2020
Kelly Gamble	Franklin	TN	37069	US	9/2/2020
Deanna Perry	Franklin	TN	37069	US	9/2/2020
laura yu	Franklin	TN	37069	US	9/3/2020
JennyLynn Carey	Franklin	TN	37069	US	9/3/2020
Meagan Little	Nashville		37209	US	9/3/2020
Rommel Lachapelle	Stamford		6902	US	9/3/2020
Steve Elenich	Hancock		49930	US	9/3/2020
Suzanne Talleur	Fairview		37062	US	9/3/2020
Richard Whaley	Eureka		95503	US	9/3/2020
Aaron shea	Brentwood	TN	37027	US	9/3/2020
Norm Wilmes	Yuba City		95991	US	9/3/2020

David Czarnecki	Franklin	TN	37069	US	9/3/2020
Dina Polosukhina	Franklin	TN	37067	US	9/4/2020
Maddie Ovies	Cosby	TN	37722	US	9/4/2020
Dennis Banks	Franklin	TN	37069	US	9/4/2020
Lisa Judd	Franklin	TN	37064	US	9/4/2020
Lauren Powell	Franklin	TN	37064	US	9/4/2020
Phyllis Lunn	Franklin	TN	37064	US	9/4/2020
Holly Rimmer	Franklin	TN	37069	US	9/4/2020
Ronald Hooper	Franklin	TN	37065	US	9/4/2020
Steve McBeath	Pontiac	IL	61764	US	9/4/2020
Shauntea Black	Lewistown		17044	US	9/4/2020
John Young	Franklin	TN	37064	US	9/4/2020
Mark Gregory	Simpsonville	SC	29681	US	9/5/2020
Ann Duncan	Franklin	TN	37064-9646	US	9/5/2020
Pam Chandler	Franklin	TN	37064	US	9/5/2020
Tammy A	Salt Lake City		84106	US	9/5/2020
Gabby B	New London		6320	US	9/5/2020
lydia spano	Cumberland		21502	US	9/5/2020
Michelle Conte	Belle Vernon		15012	US	9/5/2020
Sandra Haros	Phoenix		85086	US	9/5/2020
Luke Schaper	Victoria		77905	US	9/5/2020
Marielle Cedeno	South Gate		90280	US	9/5/2020
ℓιγαηηηη chisolm	Aiken		29801	US	9/5/2020
Lopez Castro	Trenton		8690	US	9/5/2020
Tere Corrales	Lake Elsinore		92530	US	9/5/2020
Rahi Patel	Greensboro		27410	US	9/5/2020
Bri l	-		90001	US	9/5/2020
Caligula Caesar	Mobile		36606	US	9/5/2020
kaydence storms	Richland		99354	US	9/5/2020
Melinda Ta	White Lake		48386	US	9/5/2020
Isabella Garcia	San Pedro		90731	US	9/5/2020
Regina Brooks	Pittsburgh		15209	US	9/5/2020
Kaylee Coomer	Shelbyville		46176	US	9/5/2020
April Blandin	Franklin	TN	37064	US	9/5/2020
Nancy Fernandez	Anaheim		92806	US	9/5/2020
Kaila Lindsey	Oakland		94602	US	9/5/2020
Elizabeth Underwood	Leesburg		34748	US	9/5/2020
Alex Bavoukian	Oakland		94610	US	9/5/2020
Kat Pal	Los Ángeles		90003	US	9/5/2020
Foster Blandford	Ridgefield		6877	US	9/5/2020
Berniya Braxton	Clarksdale		38614	US	9/5/2020
Zoubair Chaabane	Sacramento		95823	US	9/5/2020
Leslie Garcia	Antioch		37013	US	9/5/2020
William Marquez	National City		91950	US	9/5/2020
Cindy Jasper	Franklin	TN	37067	US	9/5/2020
nakelle hyppolite	Brockton		2302	US	9/5/2020
Leslie Calixto	Lake Geneva		53147	US	9/5/2020

Priscilla Tran	Sacramento		95827	US	9/5/2020
Mandy Liu	Bensalem		19020	US	9/5/2020
Hannah Koahou	Indio		92201	US	9/5/2020
Gino Hill	Chicago		60653	US	9/5/2020
Kerem Pauwels	Newton Center		2459	US	9/5/2020
Jasmine Lowtan	Woodhaven		11421	US	9/5/2020
Arla Potash	Chicago	IL	60613	US	9/5/2020
Naomi Velasco	Paso Robles		93446	US	9/5/2020
Nora Wagner	San Francisco		94131	US	9/5/2020
Kyoni Simms	Dorchester		2121	US	9/5/2020
Daisy Sanchez	San Jose		95121	US	9/5/2020
allie ochsner	Cedar Rapids		52403	US	9/5/2020
David Hundt	Plymouth		53073	US	9/5/2020
Richard Lewis	Eau Claire		54701	US	9/5/2020
Desmond Multra	Westerville		43081	US	9/5/2020
Jennifer martinez	Philadelphia		19139	US	9/5/2020
Rowan Aguilar	Nunya		91913	US	9/5/2020
Ema Paolazzi	Minneola		34715	US	9/5/2020
Zulma Villalta	Manteca		95336	US	9/5/2020
emy velez	Hartford		6114	US	9/5/2020
Laura Ceballos	Lindsay		93247	US	9/5/2020
Lilly Ember	Erie		16508	US	9/5/2020
David Garrett	Franklin	TN	37064	US	9/5/2020
Alba Madden	Portland		97217	US	9/5/2020
Jenna Long	Franklin	TN	37064	US	9/5/2020
heidi schlossberg	San Jose	CA	80122	US	9/5/2020
Clifford Naber	Franklin	TN	37067	US	9/5/2020
Maya Henderson	Franklin	TN	37069	US	9/5/2020
Emily Magid	Franklin	TN	37064	US	9/5/2020
Suzette Wimpy				US	9/5/2020
Marianne Sleep	Franklin	TN	37064	US	9/5/2020
Joe Williams	Franklin	TN	37064	US	9/5/2020
Katherine Shears	Franklin	TN	37064	US	9/5/2020
Kim Chunn	Spring Hill	TN	37174	US	9/5/2020
Zach Adams	Louisville	KY	40207	US	9/5/2020
Carol Davidson	Franklin	TN	37027	US	9/5/2020
Darrin Buswell	Thompsons station	TN	37179	US	9/5/2020
Dawn Mountain	Nashville	TN	37221	US	9/5/2020
Anne Baum	Franklin	TN	37064	US	9/5/2020
Scott Willett	Nashville	TN	37222	US	9/5/2020
Brad Curry	Columbia	TN	38401	US	9/5/2020
Lindsey Forbush	Nashville	TN	37069	US	9/5/2020
Cindy Solomon	Franklin	TN	37069	US	9/5/2020
David Price	Brentwood	TN	37027	US	9/6/2020
Roxanne Berry	Nashville	TN	37211	US	9/6/2020
William Dorsten	Franklin	TN	37064	US	9/6/2020
aiden shott	Sycamore		60178	US	9/6/2020

Becca Maggard	Winchester		40391	US	9/6/2020
Raymond Etheridge	Franklin	TN	37069	US	9/8/2020
Meaggan Niesen	Cincinnati	OH	45230	US	9/8/2020
Robert Kolb	Brentwood	TN	37027	US	9/9/2020
Tina Patton	Russellville	TN	37860	US	9/9/2020
Susan Reagan	Franklin	TN	37064	US	9/9/2020
Sarah Conner	Saint Augustine		32080	US	9/9/2020
Ronn Crowder	Winchester		40391	US	9/9/2020
Mary McAfee	Franklin	TN	37064	US	9/10/2020
vincent cherian	ronkonkoma	NY	11779	US	9/10/2020
Jason Johnson	Franklin	TN	37064	US	9/11/2020
Jennifer De Cuir	Franklin	TN	37069	US	9/11/2020
Julie Fette	Franklin	TN	37069	US	9/11/2020
Elizabeth Creed	Brentwood		37027	US	9/11/2020
Mitch Swartz	Franklin	TN	37067	US	9/11/2020
Joyce McClaran	Franklin	TN	37064	US	9/11/2020
Mel smith	franklin	TN	37069	US	9/11/2020
Kerry Finley	Franklin	TN	37069	US	9/11/2020
Jennifer Hout	Nashville	TN	37221	US	9/11/2020
Susanne Mounts	Brentwood	TN	37069	US	9/11/2020
Roger Finley	Franklin	TN	37069	US	9/11/2020
Penny Case	Whites Creek	TN	37189	US	9/11/2020
Andrea Cziprusz	NAshville	TN	37203	US	9/11/2020
William Horrell	Northridge		91325	US	9/11/2020
Tonya Shahsavari	Brentwood	TN	37027	US	9/11/2020
Sarah Bellar	Franklin	TN	37069	US	9/11/2020
Christine Ackerson	Fairview	TN	37062	US	9/11/2020
Tim McLaughlin	Franklin	TN	37064	US	9/11/2020
Damon Rogers	Franklin	TN	37064	US	9/11/2020
cora wiser	Spring Hill	TN	37174	US	9/11/2020
patti freeman	franklin	TN	37064	US	9/11/2020
Mary Baxter	Hermitage	TN	37076	US	9/11/2020
John White	Nashville	TN	37221	US	9/11/2020
Karen Varney	Chandler	AZ	85224	US	9/11/2020
Row Merchant	Lewiston		4240	US	9/11/2020
Taylor Samsel	Austin		78758	US	9/11/2020
Abigale LaMoreaux	Ypsilanti		48197	US	9/11/2020
Andi Harrison	Mesa		85205	US	9/11/2020
Allison Marie	Mckeesport		15132	US	9/11/2020
Jasmeiry Tineo	Brooklyn		11212	US	9/11/2020
Zoya Haider	Glenview		60025	US	9/11/2020
Vanessa Moreno	Franklin	TN	37064	US	9/12/2020
Sandra Reid	Shelbyville	TN	37160	US	9/12/2020
Hope Levine	Franklin	TN	37069	US	9/12/2020
Logan Greger	Beaverton		97008	US	9/12/2020
Margaret dekeyser	Columbia	TN	38401	US	9/12/2020
Martha Johnson	Franklin	TN	37069	US	9/12/2020

Elizabeth Smith	Marshall	TX		75670	US	9/13/2020
Jacob Tarplah	Philadelphia			19115	US	9/13/2020
Richard Lopez	San Jose			95120	US	9/13/2020
Klarissa Bautista	Union			7083	US	9/13/2020
Asha rupesh	Charlotte			28262	US	9/13/2020
Margie Landrigan	Hancock County	OH		45840	US	9/13/2020
Paul Zorich	Franklin	TN		37064	US	9/13/2020
Larry Rosinski	Brentwood	TN		37027	US	9/13/2020
Jane Bak	Cooperstown	NY		13348	US	9/13/2020
Richard Anthony	Franklin	TN		37064	US	9/13/2020
Thomas Landrigan	Thompson Station	TN		37179	US	9/13/2020
Helen DeBuse	Franklin	TN		37067	US	9/13/2020
Diane Light	Nashville	TN		37209	US	9/13/2020
Nan Hawkins	Franklin	TN		37064	US	9/14/2020
Mary Jaeger-Voss	Henry	IL		61537	US	9/14/2020
K. M. schaper	Brentwood	TN		37027	US	9/14/2020
Susan Slogaski	Cudahy			53110	US	9/16/2020
Deb Wilcox	Dunedin			34698	US	9/16/2020
Susan Thompson	Clearwater			33764	US	9/16/2020
Darrah Doherty	Largo			33771	US	9/16/2020
Helen Scott	Franklin	TN		37064	US	9/16/2020
joseph garie	Dayton	TN		37321	US	9/16/2020
Amy Sterling	Franklin	TN		37064	US	9/17/2020
Naomi Chapin	Franklin			37064	US	9/17/2020
Valerie O'Reilly	Dunedin			34698	US	9/17/2020
Kelly Masters	Palm Harbor			34683	US	9/18/2020
Rachael Walsh	Nyack			10960	US	9/18/2020
Ecila Jones	Media			19063	US	9/18/2020
faith bates	Wilmington			19805	US	9/18/2020
Mary Connor	Bluffton			29909	US	9/18/2020
Christopher Stimson	Akron			44313	US	9/18/2020
dara dubin	franklin	TN		37069	US	9/18/2020
Richard Peterson	Glenview	IL		60025	US	9/18/2020
Camie Rodgers	RADCLIFF			40160	US	9/20/2020
Catherine Corcoran	Brentwood	TN		37027	US	9/20/2020
Alec M	Dearborn			48124	US	9/20/2020
Carolyn Peterson	Newtown			6482	US	9/20/2020
troy vollhoffer	franklin	TN		37069	US	9/21/2020
Briana Lesesne	Chelsea	ENG	SW10		UK	9/21/2020
Del & Carolyn Bryant	Franklin	TN		37064	US	9/21/2020
Robert Walker	Franklin	TN		37069	US	9/21/2020
Katherine Stampley	Franklin	TN		37067	US	9/21/2020
Deborah Sandford	Nashville	TN		37179	US	9/21/2020
Anthony Cassiol	Franklin	TN		37064	US	9/21/2020
June Van Slyke	Franklin			37064	US	9/21/2020
Tammy Bullock	Indianapolis			46229	US	9/22/2020
Jill Ferris	Diamond Bar			91765	US	9/22/2020

Jennifer Crow				US	9/22/2020
Jamie Jansen	Albertville		55301	US	9/22/2020
Teresa Phillips Phillips-Mc	Clearwater		33763	US	9/22/2020
Karen Martin	Franklin	TN	37069	US	9/22/2020
Debbie Bauman	Nashville	TN	37215	US	9/22/2020
Lucretia Presley	Franklin	TN	37067	US	9/22/2020
Rylee Repine	Winchester		22601	US	9/22/2020
Crystal E	Pittsburg		94565	US	9/22/2020
Elizabeth Lopez	Salinas		93901	US	9/22/2020
Penelope Gray	Mesa		85209	US	9/22/2020
M. Browning	Chandler		85224	US	9/22/2020
Jonathan Bates	Ridgeland		39158	US	9/22/2020
Mary Kosin	Granville		43023	US	9/22/2020
Angel Solis	Everett		98208	US	9/22/2020
susan seifert	Sevierville	TN	37876	US	9/22/2020
Susan Welch	Nolensville	TN	37135	US	9/22/2020
Allison Grainger	Franklin	TN	37064	US	9/22/2020
Stefanie Bishop	Franklin	TN	37064	US	9/22/2020
Travis Kiger	Franklin	TN	37069	US	9/22/2020
Jessica Kiger	Franklin	TN	37069	US	9/22/2020
Courtney Mayfield	Franklin	TN	37069	US	9/22/2020
Randal Mendenhall	Rockwood	TN	37854	US	9/22/2020
Melanie Gentry	Nashville	TN	37205	US	9/22/2020
Laura Watson	Brentwood	TN	37069	US	9/22/2020
Cj Gibbs	Brentwood	TN	37027	US	9/22/2020
Jase DuRard	Franklin	TN	37064	US	9/22/2020
Lucia Opin	Arlington		76006	US	9/22/2020
Emmalee Bell	Des Moines		50301	US	9/22/2020
Ingrid Wolfe	Mira Loma		91752	US	9/22/2020
Rick Ellison	Franklin	TN	37064	US	9/22/2020
Savannah Rodas	Pacoima		91331	US	9/22/2020
Donnavin Taylor	Houston		77002	US	9/22/2020
Denise Smith	Franklin	TN	37064	US	9/22/2020
Jeffrey Miguel	Union City		7087	US	9/22/2020
Donna Farquharson	Mattapan		2126	US	9/22/2020
Andrea Molkenbur	Chicago		60639	US	9/22/2020
Caolina Canseco	Round Rock		78665	US	9/22/2020
Gloria Lewis	Brentwood		37027	US	9/22/2020
Yuliana Herrera	Scottsdale		85260	US	9/22/2020
Deborah Brothers	Franklin	TN	37064	US	9/22/2020
Debbie Powell	Nashville	TN	37211	US	9/22/2020
Samantha Van Zandberge	Manchester		37355	US	9/22/2020
sharon schasteen	aurora		80011	US	9/22/2020
Connie Mccarthy	Las Vegas		89166	US	9/22/2020
Madalyn Sweaney	Springfield		65807	US	9/22/2020
Frances Bowers	Erie		16509	US	9/22/2020
Sherry Hopkins	Newport		28570	US	9/22/2020

Geri Darden	Franklin	TN	37064	US	9/22/2020
Leslie McCullough	Nashville	TN	37211	US	9/22/2020
Anita Tilley	Brentwood	TN	37027	US	9/22/2020
Connie Stockunas	Clemson	SC	29631	US	9/22/2020
Tripp Watson	Spring Hill	TN	37174	US	9/22/2020
Crystal Saladino	Franklin	TN	37064	US	9/22/2020
Michelle Place	FRANKLIN	TN	37069	US	9/22/2020
Ann Lee	Chattanooga	TN	37415	US	9/22/2020
jordan Fay	Franklin	TN	37069	US	9/22/2020
justin netto	Franklin	TN	37069	US	9/22/2020
Julie Faster	Franklin	TN	37067	US	9/22/2020
Jim Monsor	Franklin	TN	37064	US	9/23/2020
Scott Robinson	Cedar Springs		49319	US	9/23/2020
Gail Bredemeier	Portland	OR	97225	US	9/23/2020
Terri Brown	Franklin	TN	37064	US	9/23/2020
Kim Violanti	Perrysburg		43551	US	9/23/2020
Rachel Cechovic	Franklin	TN	37064	US	9/23/2020
Julie Martin	Frederic		54837-8918	US	9/23/2020
Lev Pasikhov	Saint Petersburg		33713	US	9/24/2020
Jacqui Bradshaw	Tehachapi		93581	US	9/24/2020
Donald Kaufman	Franklin	TN	37064	US	9/24/2020
Martin Harrington	Franklin	TN	37069	US	9/24/2020
Michelle Gorski	New Port Richey		34654	US	9/24/2020
Whitney Harrington	Franklin	TN	37069	US	9/24/2020
John OLeary	Franklin	TN	37064	US	9/24/2020
David Fearing	Franklin	TN	37069	US	9/25/2020
Lydia Snipes	Franklin	TN	37069	US	9/25/2020
Jina Pendel	Franklin	TN	37069	US	9/25/2020
Rebecca Moses	Coppell		75019	US	9/25/2020
Philip Johnston	Franklin	TN	37069	US	9/25/2020
Christopher Jones	Franklin	TN	37064	US	9/25/2020
Jason Bacher	Tampa		33629	US	9/25/2020
Jeremy Fuller				US	9/25/2020
Drew Snipes	Franklin	TN	37064	US	9/25/2020
Pam McAdams	Franklin	TN	37069	US	9/25/2020
Judith Justus	Franklin	TN	37064	US	9/26/2020
Rich Marlin	Brentwood	TN	37027	US	9/26/2020
Brad Underwood	Franklin	TN	37064	US	9/27/2020
Vikki Vaeth	Franklin	TN	37064	US	9/27/2020
Will Robinson	Franklin	TN	37064	US	9/29/2020
Alissa Thurman	Wasilla		99654	US	9/30/2020
Cuppy G	Columbia		38401	US	9/30/2020
Cristina Powless	Los Angeles		90014	US	9/30/2020
Michele LaPorte	Schaumburg		60193	US	9/30/2020
Avery .	Upper Marlboro		20772	US	9/30/2020
Sam Potestas	Amarillo		79118	US	9/30/2020
Chepe Murillo	Fullerton		92833	US	9/30/2020

Lakizy Williams	Met		38127	US	9/30/2020
Melany M.G	Nashville		37211	US	9/30/2020
Akrum Badwan	Burbank		60459	US	9/30/2020
ren goodwin	Indianapolis		46219	US	10/1/2020
Maya Watkins	Phoenix		85085	US	10/1/2020
Ethan Stevens	Tampa		33611	US	10/1/2020
Airen McNeely	Santa Rosa Beach		32459	US	10/1/2020
Gem John	Fresno		93706	US	10/1/2020
Dominic Estes	Jacksonville		32218	US	10/1/2020
Danny Garcia	San Antonio		78244	US	10/1/2020
Hudson Tye	Valdosta		31602	US	10/1/2020
Jordan Hart	Homestead		15120	US	10/1/2020
Marvin Johnson	Mesa		85203	US	10/1/2020
Sabrina Elias Rodríguez	Delray Beach		33445	US	10/1/2020
Jamie O'Brien	Milton		2186	US	10/1/2020
Jacquelyn Earley	Carmichael		95608	US	10/1/2020
Kathya Medina	Los Angeles		90016	US	10/1/2020
Tony Currie	Franklin	TN	37064	US	10/1/2020
Javier Medina	Opa Locka		33054	US	10/2/2020
Donald Scott	Franklin	TN	37064	US	10/5/2020
Teresa Cox	Franklin	TN	37064	US	10/5/2020
Joseph Williams	Branson		65616	US	10/5/2020
Kevin Locke	Homestead		33032	US	10/6/2020
Allison Benham	Knoxville	TN	37922	US	10/7/2020
Nora Terrill	Salem	VA	24153	US	10/8/2020
S R				US	10/8/2020
Lindsay hahn	Nashville	TN	37221	US	10/9/2020
Brandon Oglesby	Brentwood	TN	37027	US	10/12/2020
Daniel Hays	Fishers		46037	US	10/13/2020
erica gicei	Columbus		43229	US	10/13/2020
JoAnna Shafer	Cleveland		44130	US	10/13/2020
Julia Scheiman				US	10/13/2020
Carley Tucker	Akron		44312	US	10/13/2020
Samantha Stewart	Brea		92821	US	10/15/2020
JUDITH JAGODA	TAMARAC		33319	US	10/15/2020
Harun Melkic	Manchester		3103	US	10/17/2020
Kevin Melfi	Providence		2903	US	10/18/2020
Serelda Elliot	Faber		22938	US	10/19/2020
Sarah Holihan	Franklin	TN	37064	US	10/21/2020
Karen Moore	Acton		1720	US	10/21/2020
Casey Mayell	North Royalton		44133	US	10/21/2020
Chris Dumford	Franklin	TN	37076	US	10/22/2020
Nathan Adolph	Tallmadge		44278	US	10/22/2020
Richard Algood	Franklin	TN	37069	US	10/22/2020
Elizabeth Starke	Franklin	TN	37064	US	10/24/2020
Ed McManus	Franklin	TN	37064	US	10/24/2020
Thomas Clapp	Barberton		44203	US	10/26/2020

Nora Reinke	Brentwood	TN	37027	US	10/26/2020
Christina Allen	Alexandria		22312	US	10/26/2020
Justin Kaufman	Fort Wayne		46805	US	10/27/2020
Thelma Carter	Winchester		40391	US	10/28/2020
Ida Scoggins	Cleveland	TN	37312	US	10/28/2020
Maribel Marulanda	New York		11106	US	10/28/2020
Erin M. Elson	Akron		44313	US	10/28/2020
Donna Reisinger	Norton		44203	US	10/29/2020
Pamela Burke	Anaheim		92804	US	10/29/2020
Catherine Rhew	Franklin	TN	37067	US	10/30/2020
Stephanie Bentley	Franklin	TN	37069	US	10/31/2020
Carol Hastings	Franklin		37064	US	10/31/2020
kim sissons	Brentwood	TN	37027	US	11/3/2020
Tom Morrison	Franklin	TN	37064	US	11/3/2020
Landon Story	Nashville	TN	37221	US	11/4/2020
Carolyn McGuire	Ocala	FL	34472	US	11/5/2020
Kate Bushman	Franklin	RI	37067	US	11/5/2020
Stacy McGuire	Franklin	TN	37064	US	11/6/2020
Sunny Williamson	Brentwood	TN	37027	US	11/8/2020
Grant Ellis	Franklin	TN	37064	US	11/8/2020
Deb Grant	Franklin	TN	37064	US	11/9/2020
Yosbel Perdomo	Opa Locka		33055	US	11/9/2020
Robaina Luis	Hollywood		33029	US	11/9/2020
Mary Williamson	Franklin	TN	37064	US	11/10/2020
Bill Noelting	Franklin	TN	37064	US	11/10/2020
Jorge Martinez	Homestead		33033	US	11/10/2020
Alex Taveras	College Grove	TN	37046	US	11/11/2020
Debo Morris	Franklin	TN	37064	US	11/11/2020
Jason Robledo	Franklin	TN	37064	US	11/11/2020
Kurt Ring	Franklin	TN	37064	US	11/11/2020
Missy Slover	Franklin	TN	37064	US	11/12/2020
Luanne Funk	Pine Ridge		57770	US	11/13/2020
Ashlyn Jones	Forney		75126	US	11/13/2020
Jasmine Maxwell	Waynesville		65583	US	11/13/2020
C Coleman	winston salem		27103	US	11/13/2020
Dave Orselli	Troy		48098	US	11/13/2020
Charisse Roland	Parma		44129	US	11/13/2020
Ryan Shoemaker	Las Vegas		89110	US	11/13/2020
Elizabeth Rich	Newport		2840	US	11/13/2020
Janrenelle Bull	Pomona		91767	US	11/13/2020
Anthony Scrimenti	Guilderland		12084	US	11/13/2020
riley roberts	toccoa		30577	US	11/13/2020
Angel Guajardo	Chicago		60622	US	11/13/2020
Logan Coker	Des Moines		50211	US	11/13/2020
Nijel Dubuisson	Suffern		10901	US	11/13/2020
O W	no		13245234	US	11/13/2020
Kathy Stampfer	Fort Worth		76148	US	11/13/2020

Celicia Walker	Atlanta		30316	US	11/13/2020
Raymond Berrios				US	11/13/2020
Alicia Urena	Bristol		19006	US	11/13/2020
Marc Hack	Ohio		44452	US	11/13/2020
nancy zigo	Plano		75025	US	11/13/2020
CC Beliveau	Hudson		3051	US	11/13/2020
Laura louise Quijada	Los Angeles		90029	US	11/13/2020
alan cummings	monroe		28110	US	11/13/2020
craig weber	Bruington		23023	US	11/13/2020
Lauren Wilmoth	Windsor Mill		21244	US	11/13/2020
Mykia Brown	Baltimore		21223	US	11/13/2020
Amber Henneberger	Caledonia		14423	US	11/13/2020
Kelsey Shelton	Kingsport		37664	US	11/13/2020
David Evans	Goldsboro		27534	US	11/13/2020
Brandy Potter	Kinston		28504	US	11/13/2020
Mary McCall	Franklin	TN	37064	US	11/14/2020
Ben Paty	Franklin	TN	37064	US	11/14/2020
Neely Ford	Nashville	TN	37221	US	11/15/2020
Patricia Owen	Franklin	TN	37069	US	11/16/2020
L. Potter	Franklin	TN	37064	US	11/17/2020
Dena Neece	Franklin	TN	37064	US	11/17/2020
Paula Obrien	Franklin	TN	37067	US	11/20/2020
Carol Hess	Columbus		43232	US	11/20/2020
Amy Butts	Franklin	TN	37064	US	11/21/2020
Rob Mccullough	Ellenboro	NC	28040	US	11/23/2020
Kristina Honsted	Fairview	OH	37062	US	11/24/2020
Bevely Scott	Birmingham		35214	US	12/11/2020
Gina Payne	San Marcos		78666	US	12/12/2020
debbie edge	Bristol		37620	US	12/12/2020
Dan De Yo	Yorba Linda		92886	US	12/13/2020
Leah Rowland	Clearwater		33761	US	12/15/2020
Daniel Lubliner	San Jose		95134	US	12/15/2020
JULIA BALLARD	BROOMFIELD		80021	US	12/15/2020
Lena Lefevre				US	12/15/2020
Kathleen Quinn	Midlothian		60445	US	12/15/2020
Katty George	Puyallup		98375	US	12/15/2020
Sara Allison	Boulder		80301	US	12/15/2020
Joanne Ramírez	Duluth		30096	US	12/15/2020
Roya Rico	Mission Viejo		92691	US	12/15/2020
Roxanne Bohn	Arroyo Grande		93420	US	12/15/2020
Jordan Hashemi-Briskin	Palo Alto		94306	US	12/15/2020
Kraig Schweiss	Sterling		61081	US	12/15/2020
Masha Aleskovski	El Cerrito		94530	US	12/15/2020
Terri Lawrence	San Francisco		94133	US	12/15/2020
Darrius Becton	Murfreesboro		37128	US	12/15/2020
Sharon Taylor	Algonquin		60102	US	12/15/2020
Lily Swartz	New Hope		18938	US	12/15/2020

William Mason	Porter Ranch	91326	US	12/15/2020
joanne klein	Seattle	98118	US	12/15/2020
Stephen Fanning	Colorado Springs	80918	US	12/15/2020
Lisa Ann Kelly	Santa Barbara	93101	US	12/15/2020
John Ingram	Sevierville	37876	US	12/15/2020
Kelly Taylor	Warren	48093	US	12/15/2020
Dr Beverly Griffin PhD			US	12/15/2020
samantha rosa-re	hialeah	33018	US	12/15/2020
Stefon Lira	Malibu	90265	US	12/15/2020
Suzanne Lamberg	New York	10065	US	12/15/2020
Starkesha Frazier	Euclid	44132	US	12/15/2020
Michelle Herter	Medina	44256	US	12/15/2020
Estella Flores	El Monte	91733	US	12/15/2020
Mark Cooney	Boca Raton	33433	US	12/15/2020
Steven Morris	Sharps Chapel	37866	US	12/15/2020
Rodd Delmonte	Miami	33133	US	12/15/2020
Diane Abyssinian	West Union	26456	US	12/15/2020
Angela Chaplin	Ellenton	34222	US	12/15/2020
Barbara Chapman	Brooktondale	14817	US	12/15/2020
Sarah Dean	Washington	20008	US	12/15/2020
Michael Lawrence	Harrison City	15636	US	12/15/2020
Deborah Spencer	Billerica	1821	US	12/15/2020
anne ellis	port charlotte	33952	US	12/15/2020
Lisa Schendlinger	Hamilton	8610	US	12/15/2020
McKenzie Shelton	Apo	9012	US	12/15/2020
Robert Schmidt	Lake Elsinore	92530	US	12/15/2020
Francesco Goretti	San Francisco	94133	US	12/15/2020
Faeryn Dunnigan	San Rafael	94901	US	12/15/2020
Elena Villarreal	Portland	97201	US	12/15/2020
Angel Santiago	El Monte	91732	US	12/15/2020
Paul Walker	Medford	97504	US	12/15/2020
Jaimie Gowatsky	Clifton	7011	US	12/15/2020
Sandra Mieczynski	South Windham	6266	US	12/15/2020
Ronnie Gutierrez	Torrance	90504	US	12/15/2020
Jordan Eckhart	Chicago	60652	US	12/15/2020
B Samuel Shames	Pompano Beach	33076	US	12/15/2020
Matt Thorpe	Boise	83704	US	12/16/2020
Kareem Pierre	Brooklyn	11226	US	12/16/2020
Shakayla Thomas	Compton	90220	US	12/16/2020
Matthew Adler	Naperville	60540	US	12/17/2020
Israel Weaver	Oceanside	92056	US	12/17/2020
Eid Fakhouri	San Diego	92071	US	12/17/2020
Steven David Rule	Concord	3301	US	12/19/2020
Melanie Legault	Washington	6793	US	12/19/2020
Pat Knoop	San Jose	95123	US	12/19/2020
Linda Probeck	Garland	75043	US	12/19/2020
Sharon Sears	Cambridge	2139	US	12/19/2020

Priest TV				US	12/19/2020
Perri Sussman	New York		10025	US	12/20/2020
Jacob winkfield	Cornelia		30531	US	12/22/2020
Dane Garcia	Plant Ciry		33565	US	12/27/2020
Evan Smith-Vaniz	Madison	MS	39110	US	12/28/2020
Zoya Leybin	Brentwood		37027	US	1/8/2021
Aaniyah Wright	Universal city		78148	US	1/12/2021
Alexander Smith	Chesapeake		23322	US	1/15/2021
Emily Parker	Chattanooga	TN	37415	US	1/16/2021
Justin Truong	San Francisco		94112	US	1/18/2021
Stan Ware				US	1/20/2021
Corey Meyers	Lakeland		33809	US	1/22/2021
Nancy Thelot	Maplewood		7040	US	1/23/2021
Ehab Kasasbeh	Franklin	TN	37067	US	1/25/2021
keith patterson	salem		1970	US	1/25/2021
Allen T	Montpelier		23192	US	1/27/2021
AJ Murphy	Wheaton		60189	US	2/1/2021
michele rawetzki	Wheaton		60187	US	2/1/2021
Lathan Dean	Fayetteville		37334	US	2/2/2021
Julie small	Lisle		60532	US	2/2/2021
Shawn Noonan	Wheaton		60187	US	2/2/2021
Lisa Cleary	Camden		29020	US	2/6/2021
Debbie E	Felton		19943	US	2/6/2021
Mark Eide	Palm Harbor		34684	US	2/18/2021
Rebecca Straw	St Petersburg,		33712	US	2/18/2021
Kimberly Kuhl	Largo		33773	US	2/20/2021
Mindy Sydebotham	Powell		43065	US	2/22/2021
Kaysea Rank	Tarpon Springs		34688	US	2/22/2021
Ashleigh Wiersma	Claremont		91711	US	2/22/2021
Lenville Couch	Georgetown		40324	US	2/24/2021
Jordan Byrd	District Heights		20747	US	2/24/2021
Shelby Blackburn	Franklin	TN	37064	US	2/25/2021
Jerry Martin	College Grove	TN	37046	US	2/25/2021
Peter Brolmann	Jacksonville		32224	US	2/25/2021
Shannon Harbach	Stuart		34997	US	2/25/2021
Robert Ortiz	San Francisco		94945	US	2/25/2021
Jenn Liu	Richmond		94804	US	2/25/2021
Stacey Randolph	Seattle		83864	US	2/25/2021
Shay Brymer	Long Beach		11561	US	2/25/2021
Aniris Meléndez				US	2/25/2021
lisa lopez	Providence		2906	US	2/25/2021
Anahi Barragan	Yakima		98936	US	2/25/2021
melissa jackson	Maryville		37804-2889	US	2/25/2021
Fernando Munoz	San Jose		95136	US	2/25/2021
Roger Kulp	Albuquerque	NM	87108	US	2/25/2021
Lauren Riazzi	Alburtis		18011	US	2/25/2021
Tanya Albrechr	Brentwood	TN	37027	US	2/25/2021

Heather Schadow	Palm Bay		32909	US	2/25/2021
Nina Tantillo	Lindenhurst		11757	US	2/25/2021
Catherine Guinther	Houston		77027	US	2/25/2021
Myles Wesley Kent	Vista		92084	US	2/25/2021
Wayne Darnall	Machipongo	VA	23405	US	2/25/2021
Judy Sebastian	Franklin	TN	37064	US	2/25/2021
Dale Houston	Brentwood	TN	37027	US	2/25/2021
Deb Pratt	Brentwood	TN	37064	US	2/25/2021
Diana Dison	Brooklyn	NY	11224	US	2/25/2021
James Davis	Brentwood	TN	37027	US	2/25/2021
Becky Navarro	La Puente		91744	US	2/25/2021
free gypsy	Medford		11763	US	2/25/2021
Robert Madera	Hollywood		33021	US	2/25/2021
Bryan London	Garden Grove		92845	US	2/25/2021
George Harper				US	2/25/2021
Kaila Covington	Brooklyn		11203	US	2/25/2021
Lisa Davis	Concord		94520	US	2/25/2021
itzel barrientos	Franklin Square		11010	US	2/25/2021
Scott Underwood	Chatham		62629	US	2/25/2021
Mark Phillips	Stuart		34997	US	2/25/2021
Lisa Hurd	Wichita		67216	US	2/25/2021
Holly Caudillo	Aurora		80015	US	2/25/2021
Phillip Johnson	Port Orchard		98367	US	2/25/2021
Kenneth Lawton	Ephrata		17522	US	2/25/2021
Aliviah Rainwater	Lecanto		34461	US	2/25/2021
Elly Granger	Marietta		30062	US	2/25/2021
Carl Davis	Hawthorne		32640	US	2/25/2021
Cindy Criscuolo	Franklin	TN	37064	US	2/25/2021
Rylee Price	Charleston		29414	US	2/25/2021
Grant Neuhaus	Fort Wayne	IN	46845	US	2/25/2021
Cleve Murphy	Franklin	TN	37064	US	2/25/2021
Addi Sellers	Springfield		22152	US	2/26/2021
Regina Lenczowski	Dickson	TN	37062	US	2/26/2021
Shaday Berrios	Brownwood		76801	US	2/26/2021
Linda Renc	Safety Harbor		34695	US	2/27/2021
Kiefer Mansfield	Pittsburgh		15210	US	2/28/2021
Alana larion	East Lansing		48823	US	2/28/2021
Miranda Wincek	Orlando		32808	US	3/1/2021
Hilda Colson	Fort Lauderdale		33328	US	3/1/2021
Veanna Au	Chino Hills		91709	US	3/2/2021
scott orourke	Orlando		32811	US	3/2/2021
Jen Hass	Baldwinsville		13027	US	3/4/2021
Frida Rivera	Houston		77035	US	3/4/2021
Shannon Leitner	Edwardsville		62025	US	3/5/2021
BLEUDA MATTHEWS	Chester		23831	US	3/5/2021
Toni Hamilton	Detroit		48	US	3/6/2021
David Ball	New Orleans		70116	US	3/7/2021

Stephanie Horseman	Salisbury		21801	US	3/9/2021
karen brown	Tarpon Springs		34689	US	3/10/2021
jennifer bombay	Newport News		23602	US	3/10/2021
Deborah Schuster	Tarpon Springs		34689	US	3/13/2021
Amanda Hickman	Palm Harbor		34683	US	3/13/2021
Frank Garcia	Fort Lauderdale		33317	US	3/15/2021
Patricia Garrison	Tampa		33615	US	3/15/2021
M Pham	Washington		20001	US	3/16/2021
Raquel Montero	Westfield		7922	US	3/16/2021
Pete Woodring	Park City		84098	US	3/16/2021
Alejandro Fernandez	Miami		33186	US	3/16/2021
Florbela Morais Ferreira	Aveiro		3800-360	US	3/16/2021
William Donaghey	Baldwinsville		13027	US	3/16/2021
Rashmi Tiwana	Leesburg		20175	US	3/16/2021
Brittany Kitchens	Atlanta		30339	US	3/19/2021
Kimberly Fisher	Birmingham	AL	35211	US	3/21/2021
Birgül Aslan	Istanbul			US	3/22/2021
Jeremiah Smith	Winter Haven		33884	US	3/22/2021
dundee horn	Holiday		34691	US	3/22/2021
Jacobi Smith	Ukiah		95482	US	3/22/2021
Steven Beers	Willits		95490	US	3/22/2021
Renee Delu	Las Vegas		89101	US	3/23/2021
Dale Gilbert	Baltimore		21201	US	3/23/2021
Katrina Tiabo	Suwanee	GA	30024	US	3/24/2021
Heather Roderick	New Port Richey		34652	US	3/25/2021
Cynthia Allen	Lawre		30043	US	3/28/2021
Devin Phillips	Franklin	TN	37069	US	3/29/2021
Rollin Jackson	Alpharetta		30004	US	3/30/2021
Natalya Davis	Atlanta		30342	US	3/31/2021
Yanira Sanchez	Miami		33130	US	3/31/2021
Janet Ginepro	Monroe		48162	US	3/31/2021
Lisa Strand	Carbondale		81623	US	3/31/2021
Steven Morris	Sharps Chapel		37866-1897	US	4/1/2021
Lorna Hardt	Gladwyne		19035	US	4/2/2021
x x	u		d	US	4/4/2021
Brionna Ehlenbach	Darlington		29532	US	4/6/2021
Edward Cristal	Los Altos		94024	US	4/9/2021
Agim Demirovski	Staten island		10310	US	4/10/2021
Mai Yumi	Honolulu		96826	US	4/15/2021
Stephanie Gaither	Greenwood		46142	US	4/17/2021
Justin Sweeney	Fort Lauderdale		33319	US	4/17/2021
Antoinette Diricco	Miami		33126	US	4/17/2021
Karen West	Fort Lauderdale		33319	US	4/17/2021
Trisha Quintana	Fort Lauderdale		33309	US	4/18/2021
Randall Vipperman	Holiday		34690	US	4/21/2021
Jossie Montenegro	Miami		33196	US	4/21/2021
Steve Aburto	Miami		33177	US	4/21/2021

Sophie Oril	Lancaster		93536	US	4/22/2021
maddie taylor	Woodstock		6281	US	4/24/2021
Ane Leopoldina	Greenville		29607	US	5/3/2021
Tarez Ramsey	Davie		33324	US	5/5/2021
Seida Feliu	Miami		33143	US	5/6/2021
Marcia Bever	Palo Alto		94301	US	5/7/2021
Sam Thompson	Hollywood		33026	US	5/7/2021
SONIA MILLER	Miami		33196	US	5/7/2021
M Baldacci	Miami		33196	US	5/7/2021
Adam Thomas	Palm Harbor		34683	US	5/16/2021
Christopher Williams	Sanford		27330	US	5/17/2021
Deborah Willette	Greencastle		46135	US	5/17/2021
Nancy Hintz	Winchester		40391	US	5/18/2021
Mabel Acosta	Miami		33175	US	5/19/2021
Hiland Langhans	Franklin	TN	37064	US	5/24/2021
Amy Smith	Franklin	TN	37069	US	5/25/2021
Doreen Cole	Palatine		60067	US	5/28/2021
Rosemarie Roth	miami		33156	US	5/29/2021
Vivian Da Silva	Miami		33186	US	6/1/2021
Nicole Prieto	Miami		33187	US	6/2/2021
Lacey Boyd	Dahlonega		30533	US	6/8/2021
Ane Leopoldina	Fayetteville		28314	US	6/9/2021
NICOLETTE MAIGNANT	Waterbury		6708	US	6/9/2021
Elizabeth Floersch	Goodlettsville		37072	US	6/9/2021
Shaman Drew	Nashville	TN	37209	US	6/11/2021
PaulaMay Galasso	Mc Ewen	TN	37101	US	6/12/2021
Linda Horecka	Franklin	TN	37067	US	6/14/2021
Alejandro Crespo	Miami		33186	US	6/15/2021
Betty Hall	Franklin	TN	37064	US	6/15/2021
Victoria Garretson	Franklin	TN	37064	US	6/20/2021
Heidy Garcia	Miami		33177	US	6/21/2021
Carol Faust	Franklin	TN	37069	US	6/21/2021
Paula Smith	Franklin	TN	37064	US	6/21/2021
Rhonda Hunter	Franklin	TN	37064	US	6/21/2021
Josette Kelly	Franklin	TN	37064	US	6/21/2021
Joseph Williams	Franklin	TN	37064	US	6/21/2021
Beth Sadowski	Franklin	TN	37064	US	6/21/2021
Tracy Scrima	Bladensburg	MD	20710	US	6/21/2021
Sandra Waters	Springdale	AR	72764	US	6/21/2021
Linda Goodwin	Shelbyville	TN	37160	US	6/21/2021
Cris DeBord	Franklin	TN	37064	US	6/21/2021
Donna Smith	Bedford		24523	US	6/21/2021
Richard McConnell	Olympia Fields		60461	US	6/21/2021
Barbara Vidana	Monroe		30655	US	6/21/2021
Daniel Coxson	Olney	MD	20832	US	6/21/2021
Janet Marineau	Bristol		6010	US	6/21/2021
Katie Greer	Lodi	WI	53555	US	6/21/2021

Guy Boye	Franklin	TN	37064	US	6/21/2021
Bob Dale	Franklin	TN	37064	US	6/21/2021
Barbara Wyer	Franklin	TN	37064	US	6/21/2021
Sharon Bollen	Franklin	TN	37069	US	6/21/2021
Megan Naumovski	Price	UT	84501	US	6/21/2021
Cathy Willis	Brentwood	TN	37027	US	6/21/2021
Joe Greer	Lodi	WI	53555	US	6/21/2021
Felicity Tidwell	Franklin	TN	37069	US	6/21/2021
Clare Maness	Franklin	TN	37064	US	6/21/2021
Stephen Grand	Franklin	TN	37064	US	6/21/2021
Donna Park	Brentwood	TN	37027	US	6/21/2021
Thomas Gredig	Maryville		37803	US	6/21/2021
Illana Lutz	Phoenix		85001	US	6/21/2021
Mino Truong	Boston		2124	US	6/21/2021
suzanne schultz	Franklin	TN	37064	US	6/21/2021
Chris Chan	Daly City		94015	US	6/21/2021
Sullivan Hawkey	Nokesville		20181	US	6/21/2021
LALEH Mil	Reston		20191	US	6/21/2021
Maria Monsalve	Kissimmee		34746	US	6/21/2021
Gary Snedden	Elk Grove		95624	US	6/21/2021
Aidenlee Smiddy	Berlin		08009-1182	US	6/21/2021
Itz Cookie	Cleveland		44120	US	6/21/2021
Tammi Ash.	Reston		20191	US	6/21/2021
Marcine McBride	West Babylon	NY	11704	US	6/21/2021
Makennah Dodd	Lake Charles		70611	US	6/21/2021
Callie Jansen	Billings		59102	US	6/22/2021
John Hollinz	Dallas		75247	US	6/22/2021
Jennifer Hunt	Santa Barbara		93110	US	6/22/2021
Krystal Huesmann	Franklin	TN	37064	US	6/22/2021
Sophie Tan	Murfreesboro		37130	US	6/22/2021
Alison Grisso	Franklin	TN	37064	US	6/22/2021
Linda Sansone	Franklin	TN	37064	US	6/22/2021
Jerome Brewer	Birmingham	AL	35205	US	6/22/2021
Elizabeth Fuller	Atlanta	GA	30338	US	6/22/2021
Kimberly Durfee	Nevada	TX	75173	US	6/22/2021
Zachary Hazel	Lindale		75771	US	6/22/2021
Irrissa Semler	Minneapolis		55426	US	6/22/2021
Daniel O'Brien	MILTON		12547	US	6/22/2021
Nafeesa Mateen	Houston		77091	US	6/22/2021
Ann Lynn	Tennessee		40311	US	6/22/2021
Camilla Klimkowski	Falls Church		22043	US	6/22/2021
Justin Parris	Shirley		11967	US	6/22/2021
candy miller	Limestone		37681	US	6/22/2021
Meilyn Lopez	Brooklyn		11237	US	6/22/2021
Chris Nubelo	Ocoee		34761	US	6/22/2021
Hannah Iler	Monrovia		91016	US	6/22/2021
Jake Gotlin	Towson		21286	US	6/22/2021

Ryleigh Green	Niceville		32577	US	6/22/2021
Lucy Vargas	Westfir		97492	US	6/22/2021
Curtis Clarke	Peoria		85383	US	6/22/2021
Laura Douglas	Brentwood	TN	37027	US	6/22/2021
Penny Core	Franklin	TN	37064	US	6/22/2021
Mike Baccash	Lombard	IL	60148	US	6/22/2021
Marci Adams	Franklin	TN	37064	US	6/22/2021
Freddy Ceruti	Tulsa		38002	US	6/22/2021
Sammy Chavez	Highland		92346	US	6/22/2021
emma black				US	6/22/2021
Kristopher Lange	Franklin	TN	37069	US	6/23/2021
Shawn Patterson	Franklin	TN	37069	US	6/23/2021
Carl Jones	Madison	TN	37115	US	6/23/2021
Jesse Tumblin	Brentwood	TN	37027	US	6/23/2021
Elizabeth Mitchell	Brentwood	TN	37027	US	6/23/2021
Christi Spain	Franklin	TN	37069	US	6/23/2021
Lamonique Allen				US	6/23/2021
Hazel Marentette	Traverse City		49684	US	6/23/2021
Elena Phillips	Gobles		49055	US	6/23/2021
Nessie Noyes	Seattle		98103	US	6/23/2021
Patrick W. Mulligan	Mims		32754	US	6/23/2021
barbara bemis	Manchester		3104	US	6/23/2021
Valerie Leonard	monroe	NJ	8831	US	6/23/2021
Addison Decker	St clair shores		48236	US	6/23/2021
Marty Reza	Las Vegas,		89030	US	6/23/2021
Shawn Ware	Baltimore		21230	US	6/23/2021
Joseph & Ruthann Szycho	Buffalo		14219	US	6/23/2021
Ka'Von Smith	Dayton		45417	US	6/23/2021
Deena Ouadia	Garner		27529	US	6/23/2021
David Nunes	Santa Barbara		93103	US	6/24/2021
Jordan Beaird	Franklin	TN	37069	US	6/25/2021
Erik Socha	Easton		18042	US	6/25/2021
BETH PRICE	Franklin	TN	37064	US	6/26/2021
Carole Arends	Franklin	TN	37064	US	7/4/2021
Kylan Southern	Claremore		74019	US	7/7/2021
Yasmine Horton	Bessemer		35020	US	7/9/2021
Vanessa Stacey	Florence		29501	US	7/9/2021
Janet Curtis				US	7/10/2021
Edye Bisagno	Franklin	TN	37064	US	7/13/2021
Taylor E	Fort Worth		76133	US	7/14/2021
Pamela Holbert	Tucson	AZ	85711	US	7/14/2021
Kathie Boley	Portland		97221	US	7/14/2021
Alicia Marte	North Brunswick		8902	US	7/14/2021
Beverly Speake	Franklin	TN	37064	US	7/25/2021
Sophie Giedraitis	Boston		1922	US	8/1/2021
Steve Sweet	Mayslick		41055	US	8/10/2021
Manju Carrow	Franklin	TN	37067	US	8/24/2021

brian sissons	Brentwood	TN	37027	US	9/9/2021
Gerard Kalbfell	Franklin	TN	37067	US	9/9/2021
Phillip Porch	Brentwood	TN	37027	US	9/9/2021
Judith Wall	Brentwood	TN	37027	US	9/9/2021
Sherri Clark	Franklin	TN	37027	US	9/9/2021
Dana Sullivan	Franklin	TN	37064	US	9/9/2021
Kimbra Krafft	Franklin	TN	37067	US	9/9/2021
Karen Smith	Franklin	TN	27067	US	9/9/2021
David Pigg	Franklin	TN	37064	US	9/9/2021
Mark Anderson	Franklin	TN	37067	US	9/9/2021
Lena Powers	Brentwood	TN	37027	US	9/9/2021
Scott Turley	Franklin	TN	37067	US	9/9/2021
Patty Canter	Franklin	TN	37064	US	9/10/2021
Ginger Shirling	Arrington	TN	37014	US	9/10/2021
Jesse Davis	College Grove	TN	37046	US	9/10/2021
Roseanne Havron	La Vergne	TN	37086	US	9/10/2021
Bette Ray	Fort Lauderdale	FL	33302	US	9/10/2021
Cruz Barragan	Franklin	TN	37064	US	9/10/2021
Leigh Walker	Franklin	TN	37067	US	9/10/2021
Sheryl Blair	Franklin	TN	37064	US	9/10/2021
Richard Kenmuir	Brentwood	TN	37027	US	9/10/2021
Steve Stradtman	Nolensville	TN	37135	US	9/10/2021
Eric Moore	Brentwood	TN	37027	US	9/10/2021
Bill Hark	Franklin	TN	37067	US	9/10/2021
Lynn Kellogg	Franklin	TN	37064	US	9/10/2021
Penny Ehrlich	Franklin	TN	37067	US	9/10/2021
Nancy Burke	Franklin	TN	37067	US	9/10/2021
Lani Liehr	Franklin	TN	37014	US	9/10/2021
Susan Parsons	Franklin	TN	37064	US	9/10/2021
Karen Dambach	Franklin	TN	37027	US	9/10/2021
John Hoffman	Spring Hill	TN	37174	US	9/10/2021
Linnea Wells	Nashville	TN	37214	US	9/10/2021
Mark Farmer	Cleveland		37323	US	9/10/2021
Peggy Zukas	College Grove	TN	37046	US	9/10/2021
Katie Woodcock	Franklin	TN	37064	US	9/10/2021
Allison Robison	Mount Juliet	TN	37122	US	9/10/2021
tena bosworth	Brentwood	TN	37027	US	9/10/2021
Harmoney Evans	Canton		44705	US	9/10/2021
Cheryl Collum	Brentwood	TN	37027	US	9/10/2021
Patrick Camm	Knoxville	TN	37917	US	9/10/2021
Jeri Sutton	Brentwood	TN	37027	US	9/10/2021
Merylin Drinkard	Brentwood	TN	37027	US	9/10/2021
Ann White	Brentwood	TN	37027	US	9/10/2021
Dick Broadway	Brentwood	TN	37027	St. Pier	9/10/2021
Tyler Wingo		GA		US	9/10/2021
Malgorzata Lovett	Brentwood	TN	37027	US	9/10/2021
Sarah Critchlow	Franklin	GA	37064	US	9/10/2021

Barbara Layden	Franklin	TN		37067	US	9/10/2021
Joshua Standiford	Lake Zurich			60047	US	9/10/2021
Missy Crosson	Atlanta	GA		30303	US	9/10/2021
Rey Martinez	Ashburn			20148	US	9/10/2021
Andrew Varipapa	Rehoboth			19904	US	9/10/2021
Haley Wells	Auburn	AL		36830	US	9/10/2021
Heather Wells	Franklin	TN		37064	US	9/10/2021
Heidi Geib	Franklin	TN		37064	US	9/10/2021
Janet Harris	Franklin	TN		37064	US	9/10/2021
Kylene Haskins	Franklin	TN		37064	US	9/10/2021
Jeanne Marie Williams	Franklin	TN		37064	US	9/10/2021
Lori Akers	Franklin	TN		37064	US	9/10/2021
Jerrie King	Franklin	TN		37064	US	9/11/2021
Judy Skeen	Nashville	TN		37201	US	9/11/2021
Tania Celso	Brentwood	TN		37027	US	9/11/2021
Sherie ODonohue	Franklin	TN		37064	US	9/11/2021
Melissa Red	Franklin	TN		37069	US	9/11/2021
Katie Price	Franklin	TN		37064	US	9/11/2021
Mandi Peters	Franklin	TN		37064	US	9/11/2021
Connie Hartman	Franklin	TN		37067	US	9/11/2021
Kelly Gunter	Franklin	TN		37064	US	9/11/2021
Lynne Hutson	Louisville	KY		40219	US	9/11/2021
Tony Marino	Scottsdale			85260	US	9/11/2021
Suzanne Peters	Knoxville			37934	US	9/11/2021
Kimberly Warren	Collierville			38017	US	9/11/2021
Mindy Spanier	Chattanooga	TN		37405	US	9/11/2021
Mark Farrington	Brentwood	TN		37027	US	9/11/2021
Briona Justice	Wise			24293	US	9/11/2021
Jenie Ferguson	Thompsons Station	TN		37179	US	9/11/2021
Jaldilene Pena	Pompano Beach			33069	US	9/11/2021
Karen Wheatley	Brentwood	TN		37027	US	9/11/2021
WILLIAM ARROWOOD	Franklin	TN		37064	US	9/11/2021
Dylan Lunderville	Eau Claire			54703	US	9/11/2021
Marsha Comstock	Franklin	TN		37064	US	9/11/2021
Dennis Brink	Franklin	TN		37064	US	9/11/2021
Katrina Christian	Franklin	TN		37064	US	9/11/2021
Sherrie Davidson	Franklin	TN		37069	US	9/11/2021
April Marshall	Vancouver			98682	US	9/11/2021
Lindsay White	Brentwood	TN		37027	US	9/11/2021
Tyler McAfee	Franklin	TN		37064	US	9/11/2021
Kenneth Holt	Franklin	TN		37064	US	9/11/2021
Justin Conley	Lebanon	TN		37064	US	9/11/2021
Kristin Barlowe		GA			US	9/11/2021
Micail Samiere	Franklin	TN		37067	US	9/11/2021
Titania Villarreal	Grand Prairie		Idk		US	9/12/2021
TRUDY ROSIN	Franklin	TN		37064	US	9/12/2021
rileigh connors	Roxbury			2119	US	9/12/2021

Michael Cook	Desert Hot Springs		92240	US	9/12/2021
Sarah Jennings	Plymouth	MA	2360	US	9/12/2021
Kayla Lopez	Laredo		78045	US	9/12/2021
Jenn Ward	Franklin	TN	37069	US	9/12/2021
Lisa Peebles Chagnon	Nashville	TN	37221	US	9/12/2021
Kate Limbaugh	Franklin	TN	37064	US	9/12/2021
April Tucker	Brentwood	TN	37027	US	9/12/2021
Cathy Baughn	Brentwood	TN	37027	US	9/12/2021
Amanda Shein	Franklin	TN	37069	US	9/12/2021
Tayla Evans	Everett		2149	US	9/12/2021
Janis Tucker	Bowling Green		42101	US	9/12/2021
Russell McDonald Jr	Garden Grove		92840	US	9/12/2021
Tahlia Elkin	New Paltz		12561	US	9/12/2021
Ava Pistacchio				US	9/12/2021
Allison Koenig	Franklin	TN	37064	US	9/12/2021
Joni Wilson	Bellevue	TN	37221	US	9/12/2021
Lauren Healy	Franklin	TN	37064	US	9/12/2021
James A Elliott jr	Stoddard	NH	3464	US	9/12/2021
Matthew Mckearney	Ludlow	VT	5149	US	9/12/2021
Ashley Segner	Franklin	TN		US	9/13/2021
Cindy Neri	Thompsons Station	TN	37179	US	9/13/2021
Susan Gore	Brentwood	TN	37027	US	9/13/2021
Billie Colton	Franklin	TN	37069	US	9/13/2021
Stephanie Sutton	Franklin	TN	37064	US	9/13/2021
Zita Hopgood				US	9/13/2021
Holly Rimmer	Franklin	TN	37064	US	9/13/2021
Lisa Bascomb	College Grove	TN	37046	US	9/13/2021
Holly Buchanan	Fontana	CA	92336	US	9/13/2021
i cup	Miami		33185	US	9/13/2021
Amy Uribarri	Franklin	TN	37064	US	9/13/2021
Marty Clancy	Eagleville	TN	37060	US	9/13/2021
Leslie Crowder	Columbia	TN	38401	US	9/13/2021
Lois McAlister	Franklin	TN	37064	US	9/13/2021
Ken Berthelot	Brentwood	TN	37027	US	9/13/2021
Sheila Looney	Thompsons Station	TN	37179	US	9/13/2021
Jason Alexander	Franklin	TN	37069	US	9/13/2021
Ashley Potts	Franklin	TN	37069	US	9/13/2021
Kyle Reed	Brentwood	TN	37027	US	9/13/2021
Denise Carpentier	Franklin	TN	37064	US	9/13/2021
Gerald Chambers	Brentwood	TN	37027	US	9/13/2021
Leslie Angel	FRANKLIN	TN	37069	US	9/13/2021
Douglas McGowan	Franklin	TN	37069	US	9/13/2021
Andrea Stuart	Franklin	TN	37064	US	9/13/2021
Paula McGowan	Franklin	TN	37064	US	9/13/2021
Kendall Adkins	Franklin	TN	37069	US	9/13/2021
Caroline Stuart	Franklin	TN	37069	US	9/13/2021
Dana Swaffer	Gallatin	TN	37066	US	9/13/2021

Carole Shean	Brentwood	TN	37027	US	9/13/2021
Ashley Adkins	Franklin	TN	37069	US	9/13/2021
Ann Hargrove	Franklin	TN	37064	US	9/13/2021
Jennifer Stone				US	9/13/2021
Scott Layden	Franklin	TN	37069	US	9/13/2021
Logan Downs	Glen Mills		19342	US	9/13/2021
Jessica Engholm	Franklin	TN	37068	US	9/13/2021
Saray Sánchez	San Juan			US	9/13/2021
Ryan O'Nan	Nashville	TN	37203	US	9/13/2021
William Howard	Franklin	TN	37069	US	9/13/2021
Trayonna Davis	Boston		6519	US	9/14/2021
Justine DeJesus	Ozone Park		11417	US	9/14/2021
william stewart	Brentwood	TN	37027	US	9/14/2021
Dara Hartigan	Pensacola		32503	US	9/14/2021
Addison Manning	Flat Rock		48134	US	9/14/2021
Karin Russell	Stony Point		10980	US	9/14/2021
Berenice De La Cruz	Dallas		75407	US	9/14/2021
Tiffany Foy	Brentwood	TN	37027	US	9/14/2021
Oliver Garner	Maryville		37803	US	9/15/2021
Frank Leon	Bronx		10453	US	9/15/2021
Natalie Griffith	Franklin	TN	37069	US	9/15/2021
Camille Small	Franklin	TN	37064	US	9/15/2021
Kevin Gallagher	Oakland Park		33334	US	9/15/2021
Colten Ryan	Chattanooga		37419	US	9/15/2021
Pat Shade	Franklin	TN	37069	US	9/15/2021
Karen Richards	Brentwood	TN	37027	US	9/15/2021
Kayla O'Nan	Franklin	TN	37069	US	9/15/2021
F Arnold	Franklin	TN	37064	US	9/16/2021
Gary Herr	Franklin	TN	37069	US	9/24/2021
Stacy Matthews	Dickson	TN	37055	US	9/25/2021
Marilyn Sutcliffe	Nashville	TN	37221	US	9/25/2021
Jennifer Murray	Saint Louis		63130	US	9/26/2021
Charis Hackman	Elmont		11003	US	9/26/2021
Luke S	Mt Joy		17552	US	9/26/2021
lula cz	Tullahoma		37388	US	9/26/2021
Elena Martinez	Long beach		90805	US	9/26/2021
Ashley Jimenez	El Paso		79903	US	9/26/2021
Claire Jones	Brentwood	TN	37027	US	9/27/2021
Jennifer Calandrillo	Franklin	TN	37069	US	9/28/2021
Jennifer Conley	Franklin	TN	37069	US	9/28/2021
Jennifer Morris	Franklin	TN	37064	US	9/29/2021
Mike Rice	Franklin	TN	37064	US	9/29/2021
Mark Zukas	Miami	FL	33166	US	9/30/2021
Brian Kemle	Huntsville	AL	35805	US	9/30/2021
Stacy Davidson	Franklin	TN	37064	US	10/1/2021
S Brasher	Franklin	TN	37069	US	10/2/2021
Canyon Lukasiak	Brentwood	TN	37027	US	10/4/2021

Leslie Bishop	franklin	TN	37064	US	10/4/2021
Michael Bishop	Franklin	TN	37069	US	10/4/2021
Marialuna Schreiner Cintron				US	10/4/2021
cameron miri	West Bloomfield		48322	US	10/4/2021
Bellanira Tiguila	Los Angeles		90041	US	10/5/2021
Nicole C	Philadelphia		19147	US	10/5/2021
Bill Hardgrove	Denver		80226	US	10/5/2021
Valerie Clark	Lakewood		80226	US	10/5/2021
Genessis Zuniga	Granada Hills		91344	US	10/9/2021
Matthew Giron	Los Angeles		90009	US	10/9/2021
Joseph Danner	Dayton		45432	US	10/9/2021
Melanie Coley	Mobile	AL	36693	US	10/9/2021
Alannah Baker	Winthrop		13697	US	10/9/2021
Laura Smith				US	10/9/2021
Thomas Smith	Franklin	TN	37064	US	10/9/2021
Caleb Pickering	Cape Coral		33990	US	10/9/2021
christine farris	Dalton		30721	US	10/9/2021
Zoey Sengadara				US	10/9/2021
Susan Ulloa	Crestline		92325	US	10/9/2021
APRIL VAUGHAN	Sarasota		34276	US	10/9/2021
Kt Hertfelder	Ballwin		63011	US	10/9/2021
Carol Capwell	Upperco		21155	US	10/9/2021
Phyllis Drake	Auburn		42206	US	10/9/2021
Mike Smith	Franklin	TN	37064	US	10/10/2021
david rooker	Rockford		49341	US	10/10/2021
Frank E. Thomas	Perrysburg		43551	US	10/10/2021
Lusi Kauvaka	Honolulu		96805	US	10/10/2021
Liam Hampton	Las Vegas		89117	US	10/10/2021
Jessica Balsamo	Massapequa Park		11762	US	10/10/2021
Cimmeron Merchant	Logan		84341	US	10/10/2021
Alyssa Rubio	Lake in the Hills		60156	US	10/10/2021
isreal rodriguez	ocala		34472	US	10/10/2021
Samantha Garner				US	10/10/2021
Melissa Barrera	New York		10023	US	10/10/2021
Christopher Adams	Washington		20011	US	10/10/2021
stef savastio	Philadelphia		19142	US	10/10/2021
Zachary Cameron	Chicago		60504	US	10/10/2021
Amanda LeQuear	Klingerstown		17941-9650	US	10/10/2021
Jennifer Castro	Corona		92880	US	10/10/2021
Kayla Valdez	Española			US	10/10/2021
Mokelle Hines	Atlanta	GA	30344	US	10/10/2021
Natasha Richardson	Garland		75043	US	10/10/2021
Angela Mokarapiromya	Riverside		92521	US	10/10/2021
Grayson Hudson	Green Ridge		65332	US	10/10/2021
Edward Jones	New Braunfels		78130	US	10/10/2021
William Harris	Oliver Springs		37840	US	10/10/2021
Jackie Santullo	Alexandria		22309	US	10/10/2021

rosemary torossian	Sherman Oaks		91423	US	10/10/2021
pamelakop@gmail . com	skye5155			US	10/10/2021
Jennifer Kellar	Caliente		89008	US	10/11/2021
Mirian Machuca	Hayward		94541	US	10/11/2021
Julie Reilly	Denver		80220	US	10/11/2021
Matt Huesmann	Franklin	TN	37064	US	10/11/2021
Nick Valentin	Paso Robles		93446	US	10/11/2021
Kenny Kruger	North Webster		46555	US	10/11/2021
Diane Wright	Franklin	TN	37069	US	10/11/2021
Kris Fields	Elmira		14901	US	10/11/2021
Steven Carrell	Kansas City		64116	US	10/11/2021
Cheyanne Kick	Gardendale		35071	US	10/11/2021
Lee Abbott	Alexandria		22305	US	10/11/2021
Melanie Johnson	Las Cruces		88005	US	10/11/2021
Josh Webb	Franklin	TN	37064	US	10/11/2021
Harold Wright	Franklin	TN	37064	US	10/11/2021
Randi Justin	Fort Lauderdale		33319	US	10/12/2021
anna lazarz	Oak Lawn		60453	US	10/12/2021
Ry Codiamat	Santee		92071	US	10/12/2021
Annika Jaglan	Ann Arbor		48103	US	10/12/2021
Taylor Andrews	Gardiner	ME	4345	US	10/12/2021
Kepu Haupu	Mililani		96789	US	10/12/2021
Natali Perez	Morristown		7960	US	10/13/2021
elizabeth septer	Wilton		52778	US	10/13/2021
libby garofalo	brooklyn	NY	11214	US	10/13/2021
Stephanie Falkowski	Voorhees		8043	US	10/13/2021
Jennifer Deits	Franklin	TN	37069	US	10/13/2021
Matthew Miller	Brentwood	TN	37027	US	10/24/2021
Lee Miller	Franklin	TN	37069	US	10/24/2021
Jonathan Adair	Franklin	TN	37064	US	2/21/2022
Corinne Wombacher	Murfreesboro	TN	37128	US	2/21/2022
Jonathan Dykstra	Franklin	TN	37069	US	2/21/2022
Jaime Puffer	Frankin	TN	37069	US	2/21/2022
Tim McCorkle	Franklin	TN	37064	US	2/21/2022
Andrea Dykstra	Franklin	TN	37069	US	2/21/2022
JOSEPH WALDRUP	FRANKLIN	TN	37067	US	2/21/2022
Neal Rigsby	Franklin	TN	37069	US	2/22/2022
Liset Rodriguez	Waterbury		2163	US	2/22/2022
Frederick Gonzalez	Nashville	TN	37204	US	2/22/2022
Chris Dingman	Brentwood	TN	37027	US	2/22/2022
Tate Tucker	Franklin	TN	37064	US	2/22/2022
John Sullivan	Franklin	TN	37064	US	2/22/2022
Heather Beard	Thompson's Station	TN	37179	US	2/22/2022
Julie Fast	College Grove	TN	37046	US	2/23/2022
Maddy Redican	Scranton		18509	US	2/23/2022
Falcon Knight	Brooklyn	NY	11226	US	2/23/2022
Jan Rodney	fort jones		96032	US	2/23/2022

Name	City	State	Postal Cod	Country	Commented Date	Comment
Kathy Webber	Franklin	TN	37067	US	8/17/2020	"Altering 54 acres of floodplain to build a dense community will endanger all living in the area."
Kathy Webber	Franklin	TN	37067	US	8/17/2020	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pined in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."

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Caroline Bradshaw	Nashville	TN	37215	US	8/18/2020	"Horses not houses"

Andreana Flenner	Wilmington	NC	28403	US	8/18/2020	"This is a vital part of local lore and economics"
Jocelyn Stephens	Franklin	TN	37067	US	8/18/2020	"I'm a local equestrian. I have watch one beautiful horse farm after another chopped up into mega builds. While the area is growing, more needs to be done to develop with intention and care for those very features that attracted people here in the first place. Why can't it be made easier to increase density in existing neighborhoods? There are so many, after all."
Cheryl Nesbit	Franklin	TN	37064	US	8/18/2020	"Leave some land for beauty and other uses than making a developer wealthy. Why are people wanting to live here? Because in Franklin you can breathe and it is beautiful. Keep it that way!"
Anne Goetze	Franklin	TN	37064	US	8/18/2020	"A Land Use Plan has saved many a city, which is what Franklin has become. Ours must be implemented and not ignored or we will all suffer the consequences."

Denise Hopkins	columbia	TN	38401	US	8/18/2020	"Franklin is already a huge congested mess. 750 new homes, this close, is just ridiculous. Money and Greed have already mis-shaped the beautiful small town of Franklin. no!!!"
Pamela Woods-Lun	Sonoma	CA	95476	US	8/18/2020	"I live in Franklin and don't want to see this horse property destroyed and/or high density building in this area."
Becky Wenzel	Brentwood	TN	37027	US	8/18/2020	"Too many high density neighborhoods are ruining Franklin. We need responsible growth!"
Dan Miller	Nine Mile F	WA	99026	US	8/18/2020	"This is a common problem across America and frankly it needs to stop."
Linda McGill	Franklin	TN	37069	US	8/18/2020	"I moved here for the supposed promise of protected green spaces, protected hilltops, historic preservation values, and gorgeous horse country. The planning commission is ignoring all these former Franklin values."

nancy oleary	Franklin	TN	37069	US	8/18/2020	"My house exploded on Burlington pass due to the Harpeth river flooding in May 2010. No family should have to go through what we did. No family should have to live with without baby photos, videos and precious momento's. Please vote against this plan to expand."
Brenda Kessell	Franklin	TN	37069	US	8/18/2020	"Development of this property is not in the long term best interests of Williamson County. It is a short term money grab."
Barbara Knieriem	La Vergne	TN	37086	US	8/18/2020	"Barbara Knieriem Franklin TN"
Amanda Merriman	Franklin	TN	37069	US	8/18/2020	"I have great concern about altering the flood plan along the Harpeth River. These issues must be fully addressed before any development is allowed to proceed."
Rosa Jean Thompsc	Culleoka	TN	38451	US	8/18/2020	"I'm a local equestrian and have shown at Brownland and/or visited there several times. I say NO, a resounding NO to the 84 acre development. It will ruin everything. Is nothing sacred anymore except money?"

Patricia Reddick	Franklin	TN	37067	US	8/18/2020	"Patricia Reddick"
Melanie lemon	Franklin	TN	37064	US	8/18/2020	"Melanie lemon"
Debbie Priester	Franklin	TN	37069	US	8/18/2020	
michael williams	Franklin	TN	37064	US	8/18/2020	"I am signing because I value the beautiful farm land and pastures in Williamson county. I am concerned about the impact of high density development in the quality of life for people already calling Williamson County home. The traffic will only get worse and the schools will be overwhelmed. Current tax payers will pick up the cost of this. Biggest concern is flooding of areas downstream of projected development on their property."
Amy Biagini	Nashville		37221	US	8/18/2020	"Hate to see such a nice horse facility go and 700 houses go on it. Plus all the traffic this will put in that area. They also want to reroute the flood plan area. Vote NO on this zoning. We do not need all this development in Franklin and Williamson Country."
						"“Franklin, my dear, I don’t give a damn” is what we keep hearing. Tired of it."

Kyzlic Lyman	Franklin	TN	37064	US	8/18/2020	
						"The heritage and history of brownland needs to be preserved! Countless parts of Franklin are being destroyed or run out for nothing more that tourist attractions! Brownland is an important place for many of us born and raised in this town! It is ridiculous and unfathomable to get rid of such a important place within our community!"
David Henderson	Franklin	TN	37069	US	8/18/2020	"Floodplain!"
jones jones	Brentwood		37027	US	8/18/2020	
						"I love horses and would love to see this land preserved"
Judy Flatt	Brentwood	TN	37027	US	8/18/2020	
						"We absolutely LOVE the picturesque beauty of Williamson County - so many beautiful farms and green spaces. There are some things that money can't buy - please do not destroy the natural beauty of this county buy bulldozing and paving over our pastures, fields and forests!!!"
Dewayne Brown	Franklin	TN	37064	US	8/18/2020	
						"- move back to wherever you came from !! Franklin is FULL"

Lee Williams	Franklin		37064	US	8/19/2020	"I am signing as I do not think this is the appropriate development for this property. Ideally it would stay an equine event facility or boarding training farm but barring that high density is not the way to go in this location. Monticello across the road has larger lot sizes, the homes behind there on Deerfield lane and Deerfield Court have acreage around them. On that side of Mack Hatcher the Rec Center has open space, BGA has it also. The Methodist church has many acres although they may at sometime decide to sell but right now lower density is what fits the area. Lets keep higher density development in Cool Springs and the I-65 corridor. I am also concerned about the flood potential. The engineer for the developer says he can move around dirt and mitigate the risk of flooding."
Winifred Kraft	Franklin	TN	37064	US	8/19/2020	"No building should ever be permitted on flood plain."

Leslie Edwards	Brentwood	TN	37027	US	8/19/2020
Jennifer Reimold	Orange Par	FL	32003	US	8/19/2020

"I do not want to see more horse farms destroyed in the area. Love the land and want it preserved. No more homes"

"As the mother of seven children, including four little girls that ride, we moved into an existing home in Franklin due to its farms and charming community appeal. We evacuated here from Florida during Hurricane Irma and fell in love with the town. One of the major reasons we left Florida was due to over development and houses being built on top of one another destroying the local infrastructure. As the daughter of a land developer, I understand the need for growth however it should not come at the cost of historic green spaces and farms that are a symbol of this community."

Taylor Topping	Franklin	TN	37064	US	8/19/2020	
						"Brownland Farm and the horse shows hosted there provide timeless memories for people of all ages. It is a part of the history of Franklin and deserves a chance to remain active in peoples lives - not be destroyed by developers looking to make a quick dollar. I grew up riding at Brownland and it will forever hold a special place in my heart and so deserves a chance to provide thesememories for generations to come."
Martha Smith	Franklin	TN	37069	US	8/19/2020	"I am signing this petition because I feel that the proposed plan will create an overload of traffic in this area. This land is beautiful and the current plan should be scrapped and conservation of this land should be reinstated."

Andrea Creek	Franklin	TN	37064	US	8/19/2020	"Envision Franklin plan was created for a reason, and it needs to be upheld. Overriding it for this development will open the way for other requests like this one to be approved in the future. A less dense development makes much more sense here. Also, I can't understand how this won't impact flooding in surrounding areas or that it won't be a significant traffic issue—it's already very congested in this area at busy times of the day. (I have seen/read the developer's plan.)"
Bettina Carpenter	Franklin	TN	37064	US	8/19/2020	"Bettina Carpenter"
Margaret Christian	Nashville	TN	37221	US	8/19/2020	"Because this is wrong. We need this historic land."
Dena DiVito	Franklin	TN	37069	US	8/19/2020	"Enough is enough! The powers that be are ruining what made Franklin so special!!!"
Katie Decker	Franklin	TN	37069	US	8/19/2020	"I don't want the flood plain for my neighborhood to be disturbed!"
Sarah Blair	Nolensville	TN	37135	US	8/19/2020	"We must maintain some green space and farms that protect the beauty, history, and character of this county!"

Ellie Chason	Franklin	TN	37064	US	8/20/2020	"I've lived in area for 20 years. Brownland should remain an equestrian event center or become park/green space similar to Harlindale Farms. We do not need another heavily developed subdivision this close to Fieldstone Farms and Westhaven."
Jennifer Bangham	Georgetow	TN	37336	US	8/20/2020	"I live here and I don't want our property values to decrease."
Cheryl Crockett	Franklin	TN	37069	US	8/20/2020	"I am a resident that could be affected by the change in the floodplain. Also I moved to Franklin 30 years ago because of the beauty of the surrounding area. It is no longer as beautiful. I will be looking to move in the next few years. Very sad."
Michelle Gonzales	Brentwood	TN	37027	US	8/20/2020	"Williamson County is overgrown for it's infrastructure now. Stop adding new developments until there is work done NOW.....not in 10 years!"

Karen Logan	Franklin	TN	37064	US	8/20/2020	
						"We don’t have natural lakes, ocean or mountains in Middle TN. All we have are the rolling hills, and wide open spaces. Farms with horses, bison & llamas. If we over develop this area what are we left with? In the words of Joni Mitchell, “Oh it always seems to go, that we don’t know what we got till it’s gone. Pave paradise, & put in a parking lot.”"
Elizabeth Havert	Murfreesbo	TN	37129	US	8/20/2020	
						"The equine community has too many shrinking options in middle Tennessee....this place is important!"
Carolyn Richardson	Brentwood	TN	37027	US	8/20/2020	
						"The facilities that honor our traditions in Williamson County are disappearing. If places where high level horse shows are taken away, then the farms and riding stables will be close behind them, changing forever the essence of our way of life."

Abigail Griffith	Franklin	TN	37069	US	8/21/2020	"High density should not consume what's left of this precious area of the county. More homes means more roads and less countryside"
Richard Hitt	Franklin	TN	37064	US	8/21/2020	"Franklin's infrastructure doesn't support even the current population. Such high-density structures so near an already over-used intersection will only make matters worse."
Emily Nevils	Nashville	TN	37203	US	8/21/2020	"It's the right thing to do"
Marianne England	Murfreesb	TN	37146	US	8/22/2020	"Brownland Farm is an epically beautiful space that allows the Harpeth River it's space for nature and also an staple of the Middle TN equine culture."
Diane Hash	Santa Fe	TN	38482	US	8/22/2020	"This kind of density sets a bad precedent. 750 homes on 84 acres?!? Do the math. Unless you add high rise developments and that would be disastrous."
Laura lippuner	Columbia	TN	38401	US	8/22/2020	"Keep Harpeth Park zoned Agricultural. Let's not lose our beautiful surroundings to greedy developers."
Theresa Laflamme	Springfield	TN	37172	US	8/22/2020	"This land needs to stay agricultural."

Cindy Love	Brentwood	TN	37027	US	8/22/2020	
April Marbury	Brentwood	TN	37027	US	8/22/2020	"As a local Equestrian farm owner, we moved here because of the beautiful farm land, open spaces. We were told the communities, Franklin, College Grove, etc... would protect and keep green spaces. Very disappointed and sad."
Ame Van Iden	sherman o	CA	91411	US	8/22/2020	"The pull to Williamson County includes many facets...good schools, good jobs, great community feel...BUT, the beauty of the rolling green hills, big farms, green space is what makes the county unique and attractive. It provides the complete “package” to why Williamson County is special." "We need to protect the natural beauty of this area -it’s why many people move and visit here."

Lee Williams	Franklin	37064	US	8/22/2020	I am signing for several reasons. The density is to high for this piece of property. The high density developments need to be in Cool Springs and along the I-65 corridor. If someone could reasonably buy this property and keep it a equestrian facility it would continue to support the vital equine community of Franklin & Williamson County. The proposed changes to the flood plain are concerning. The proposed development would have many acres of green space that would supposedly be open to the citizens of Franklin but I have not gotten an answer from Franklin Parks as to whether they would maintain it or the developments HOA fees would. If the HOA fees would go towards the maintenance then I don't see how it would be open to the citizens at large."

Marisa Fernandez	Franklin	TN	37064	US	8/23/2020	
Margie Thessin	Franklin	TN	37064	US	8/23/2020	"I'm an equestrian and have attended shows at Brownland many times, and volunteered at events including Saddle Up's fundraiser. It is so disappointing to learn that this gem of a show ground might be replaced with 1000 homes. This uncontrolled development must be reined in before every hillside, open space and farm in Franklin is paved over. Horses and other livestock require acreage and green space. Those organic veggies/fruits sold at the Farmer's Market don't grow in concrete. Our elected officials must be urged to stop ruining the quality of life in Franklin!"
						"WHY do we continually make zoning plans and then allow variances? Make a plan and stick to it. It is also not necessary to develop every square inch of Franklin, especially land in flood plain. Enough!"

Katelyn Harris-Schu	Madison	TN	37115	US	8/23/2020	"There are too few open spaces left and I am an active member of the equestrian community."
Karen Boates	Gurley	AL	35748	US	8/23/2020	"We all need to have some open space."
Joanne lowery	Fayettevill	TN	37334	US	8/23/2020	"There are precious few properties like this one left and it would be a shame to see the history and memories of so many equestrian's wiped from the face of the earth."
Shevawn Stewart	Franklin	TN	37064	US	8/23/2020	"We came up with a zoning plan to protect our rural landscape. Why are we trying to change that?? We need to keep this area the beautiful place we know and love!"
H Chris				Japan	8/24/2020	"I think that this is a disgrace. Development is permanent. I am investing most of my money into Williamson County into preserving land, but I cannot fight the dirty developers who flout the rules by changing them to their advantage."

Pat Garmezy	Nashville	TN	37210	US	8/24/2020	"Franklin needs to keep its green space; wall to wall home will ruin the charm of Franklin and what makes Franklin special"
Joy Brandon	Franklin	TN	37069	US	8/24/2020	"Gentry Farm is a Franklin ICON and must be preserved!‼️ Ask anyone who grew up here where to get a pumpkin in Fall! ♡‼️"
Cheryl Tallyn	Franklin	TN	37064	US	8/24/2020	"We need to preserve our historic, rural landscape"
Donna Montague	Franklin		37069	US	8/24/2020	"Developers only think of MONEY"
Haylee Hall	Nashville	TN	37205	US	8/24/2020	"This shouldn't pass as homes will be in an area that WILL flood."
June arnold	fairview	TN	37062	US	8/24/2020	"I want To!"

teri copeland-wilso	Franklin		37064	US	8/24/2020	
						"I am signing this because I highly oppose rerouting or restructuring the Historic River to make way for 800 more homes in this area and doing it for the sake of having to build on land that I have seen flooded. No one knows what this will do for the hundreds of homes that are downstream from there. I oppose this because I live here and plan to live here until my life is over. Please don't allow this aggregious plan to happen and ruin the beauty of this side of Franklin and cause traffic headaches we already have worse."
Beth Stark	Franklin	TN	37069	US	8/24/2020	"too much development already in this area. leave the green spaces alone."
Nancy Lemon	Franklin	TN	37064	US	8/24/2020	"We need to preserve the floodplain and the last rural area of our county!!!"
Cindy Whitt	Franklin	TN	37064	US	8/24/2020	"I want to protect the Harpeth River!"
Susan Bess	Brentwood	TN	37027	US	8/25/2020	"I would like future generations see the beautiful Green land in our county!"

Lisa Dammert	Franklin	TN	37064	US	8/25/2020	"Once gone, nature cannot be replaced."
Holly Rehrig	Franklin	TN	37064	US	8/25/2020	"I oppose this change."
Terri Cook	Columbia	TN	38401	US	8/25/2020	"Terri Cook Clay"
Ranita Standridge	Gosnell	AR	72315	US	8/25/2020	"This one single comment should say enough: To consider the importance to the local economy from the equestrian industry, where TN ranks 4th in the nation in equine population that generates $30 million annually just in Williamson County. Brownland Farm alone generates $22.8 million for local businesses annually."
Meridith Starling	Nashville	TN	37206	US	8/25/2020	"enough is enough in Franklin. The Harpeth River floods, more homes/more concrete = less water run=off areas. Not to mention over crowding."

Dawn Reynolds	Franklin	TN	37064	US	8/25/2020	
Molly Zirkle	Franklin	TN	37069	US	8/25/2020	"I'm sick of Franklin being destroyed. Even more, knowing the the leaders truly care nothing for Franklin or the folks who have resided here the longest. The selfishness of this has brought a cloud over Franklin. No one gets pulled over for running red lights or tail gating, our insurance has sky rocketed. This is the new culture. This new normal was forced on us. Quit passive aggressively kicking out the locals. Now they are are going to flood out what locals we have left. Those in charge of destroying everything here, and not listening to the people who matter most, will meet their maker one day."
						"I want to keep more green space in Franklin. This area is near my hone, and I don’t want more congestion in the area."

Tom Adkinson	Nashville	TN	37215	US	8/25/2020	"We must learn from lessons from the river. Building in the area proposed is simply imprudent."
Alyce Tucker	Franklin	TN	The remair	US	8/25/2020	"Alyce Tucker"
Lizzie Ferrell	Collierville	TN	38017	US	8/25/2020	"This farm is too good to lose. Great purpose and great energy and we can’t lose it!"
Sarah Zuckerman	Germantov	TN	38138	US	8/25/2020	"I have fond memories of years of shows at Brownland and can’t imagine not returning for years to come."
Rachel M	Spring Hill	TN	37174	US	8/25/2020	"Overdevelopment is going to the ruin the beauty of Franklin, and this high use development will further burden our already struggling infrastructure."
Cheri Thomas	Lynnville	TN	38472	US	8/25/2020	"The land was appropriately zoned and should remain so."

Josephine Leece	Saint Peter	FL	33706	US	8/25/2020	
						"My family and I visit the area often and always am impressed my the open fields/grounds. The beautiful environment that makes up Franklin,TN.It is so important to take care of the land as stated in the 2017 plans For Franklin. Take the time to think of the future . The path, once opened up to such Reckless development , will forever in danger those in flood zones, impact infrastructure and social needs of the area. Do not let this happen to the West Harpeth region. Think carefully, over population cannot be turned a round. We are , and have lived through this growth nightmare in Florida area!"
Katherine Faulman	Mt. Juliet	TN	37122	US	8/26/2020	"Franklin needs to stop with the greed."
star killebrew	mount plea	TN	38474	US	8/26/2020	"It’s too crowded now"
Lindy Murff	Ashland Cit	TN	37015	US	8/26/2020	"Because Sissy is screaming NO from below!!!"
Shawn Rush				US	8/26/2020	"The show grounds are an vital part of the Franklin community."

Barbara Lesch	Nashville	TN	37215	US	8/26/2020	"I’m signing because Franklin needs open space like it used to have. Turn it into a park or create much less dense housing. Are you willing, Franklin, to deal withIncreased traffic and other infrastructure issues?"
Olivia weaver	Cincinnati	OH	45243	US	8/26/2020	"Brownland farm is what brings me back to Franklin! Do not take away a place for future generations to make memories!!"
sylvia silvestri	Los Angele	CA	90049	US	8/26/2020	"Save the areas natural beauty"
Suzanne Johnson D	Prairie Villa	KS	66208	US	8/26/2020	"To protect the area from development and to preserve the environmental and economic services of open spaces."
Ann Wolfe	Hilton Hea	SC	29928	US	8/26/2020	"Don’t destroy the remaining beauty of Franklin!"
Lisa Fisher	Franklin	TN	37067	US	8/27/2020	"Please hear us. Please keep our city beautiful, livable and valuable"
Monica Neubauer	Franklin	TN	37064	US	8/27/2020	"The Envision Franklin Plan is good and we need to stop allowing high density housing, especially apartments."

Tammy Hill	Nashville	TN	37211	US	8/27/2020	"To keep Franklin beautiful and save the land and wildlife."
Melissa Doyle	Franklin	TN	37064	US	8/27/2020	"I love this place."
Lalie Burns	San Antoni	TX	78239	US	8/27/2020	"I hate "developers". They should be called "Ruiners" they ruin the rural/county areas folks moved to escape the city. We don't need more housing, we need less people."
Pamela Kay Frey	Arrington	TN	37014	US	8/28/2020	"Need to preserve our neighborhood Farms"
Mary Swafford Stor	Franklin	TN	37064	US	8/28/2020	"It would make the historic homes along the river at more risk to flooding. It'll take away our green space as well and increase traffic. Why is new development excused from flood insurance?"
Kristen Butler	Franklin	TN	37069	US	8/28/2020	"I'm signing this petition because my family likes being away from the city, & we don't want money hungry developers moving the city here! Our home flooded in 2010, & we also don't want that to happen again!"

Lori Bradley	Arrington	TN		US	8/28/2020	"save the greenspace for future generations. high density housing is not appropriate or needed in franklin"
Deena Koch	Cincinnati	OH	45248	US	8/29/2020	"We don’t need any more subdivisions! Save the Horse show facility!"
Natalie Dyess	Franklin	TN	37064	US	8/31/2020	"This is a shame - we do not need a second Westhaven in our Franklin community"
Sara Graham	Thousand (	CA	91362	US	8/31/2020	"Sara Graham"
Shannon Hendrick	Nashville	TN		US	8/31/2020	"Brownland Farms is a historic part of Franklin, TN and valued by equestrian enthusiasts across Tennessee and Alabama. This farm should be protected for the people and it’s recreational use it brings to the community. Please go build more homes elsewhere."
SusAn Beaulieu	Dahlonega	GA	Dahlonega,	US	8/31/2020	"Support historic preservation, keep the horse show grounds, consider how it will affect the water system and traffic. Surely there are other places to build these homes."

patricia winkels	Jefferson C	TN	37760	US	8/31/2020	"My boys learned to ride there 20 some years ago. I also showed my horses there. Such a beautiful place with Amazing people."
janet contento	Loretto	TN	38469	US	9/1/2020	"I watched this every thing happen to do many places in FL and would hate to see it happen here too"

Aaron shea	Brentwood	TN	37027	US	9/3/2020	
Lauren Powell	Franklin	TN	37064	US	9/4/2020	"School overload, floodplain redrawing, we already have flood issues do to over growth, traffic issues, rewriting codes and laws or moving stop lights that are there for a reason to let someone build is wrong, the green space in the area is already too small. You can not to a legitimate traffic study while people are being forced to work from home. When this “pandemic” is over the traffic will pick back up. We had gridlock in this area before this and we will again, without adding more people. We don’t want low income housing pushed on us either. It be if it’s the few, not the many or the community (safe community) at large. WE DONT WANT TO BE NASHVILLE!!! That’s why we are here instead!"
						"Hillsboro rd cannot support that amount of traffic."

Suzette Wimpy				US	9/5/2020	
Mitch Swartz	Franklin	TN	37067	US	9/11/2020	"I am against for several reasons. The added traffic, the destruction of an amazing piece of Franklin history, a source of income for the city and its businesses, the FLOODING that will happen due to building up the land. The flood drawings show almost no impact and that can't be the case. The added parking lots around FHS and former Columbia stare caused the flood area to change so adding 800 living spaces will impact it drastically. The water will go somewhere and the lowest spots are the places others already live that already pay taxes The area has already been overdeveloped."
						"Traffic in and around Franklin is becoming unbearable due to the reckless over-development that is going on. Enough!"

Margie Landrigan	Hancock Cc	OH	45840	US	9/13/2020	"The development of the Franklin Area has gotten to be too much. Now a proposal that will truly effect the environment is being proposed. This can not happen!"
Del & Carolyn Brya	Franklin	TN	37064	US	9/21/2020	"we DO NOT NEED MORE WESTHAVEN from an environmental, cultural, traffic standpoint. The builders benefit on the backs of our rivers, streams, and wildlife who will suffer"
Katherine Stampley	Franklin	TN	37067	US	9/21/2020	"We are losing so much if what makes Franklin great. Enough with all the unnecessary construction. We need to keep Franklin GreeN!"
Debbie Bauman	Nashville	TN	37215	US	9/22/2020	"Save the land from becoming a major flood plane. This area cannot support development. Thank you!"
Geri Darden	Franklin	TN	37064	US	9/22/2020	"I want to keep some of our land free of development."
julie atlas	Franklin	TN	37069	US	5/23/2021	"This is a beautiful property that will be destroyed by this development. We need less traffic. Less pollution."

Cathy Willis	Brentwood	TN	37027	US	6/21/2021	"Please do NOT approve this large project!!!"
Marcine McBride	West Baby	NY	11704	US	6/21/2021	"Too much development is destroying the ambiance of people's neighborhoods, destroying the environment, and driving wildlife to extinction."

Jase DuRard	Franklin	TN	37064	US	6/22/2021	What makes Franklin, Franklin? Lots of things. The rich history we have and our ability to respectfully honor it. I not only mean the history of the 1860's but also the history of the 1950's and 60's! Horses, make our city. We are an equine community! From Harlinsdale to Brownland and all other areas around. Dr. Harry Guffy would even give horses to needy families (mine included). Sears and Robuck homes! Do you know how many of these homes exist in Franklin? Ordered strait out of the catalog and built in downtown? Main St. and all history, revitalization, events, and shops! My happy place. What keeps Franklin economically strong is Cool Springs. There are two cities in Franklin. Old Franklin and New Franklin (Cool Springs). Look, I'm all for progress, but not at the expense of forgetting who

Janet Curtis				US	7/10/2021	"Lampkins Bridge and Ladd Road are narrow 2-lane roads that at the condition can't accept more traffic. This is a safety hazard and it is already very dangerous to try and get out of those roads onto Highway 96 without taking your life in your hands. With the widening of 96 and the heavy traffic already on that road, you will need infrastructure done first before approving more homes and traffic."
Ron Hinds	Nashville	TN	37211	US	7/13/2021	"Franklin is disappearing a little each day!"
Judith Wall	Brentwood	TN	37027	US	9/9/2021	"Judy Wall"
Kimbra Krafft	Franklin	TN	37067	US	9/9/2021	"IN THE FLOOFD PLAIN!!!!!"

Penny Core	Franklin	TN	37064	US	9/10/2021	
						"I moved here 25 years ago, only to be flooded at year 15. I don't want this to happen again. It's clear that the developers only care about money rather than what their POOR PLANNING will do to us, AGAIN. Keep Franklin from getting any more like Nashville. Keep the rolling hills with horses and cattle, not MORE subdivisions. We have enough traffic here already. you don't need to make it worse."
Bette Ray	Fort Laude	FL	33302	US	9/10/2021	"As a part time Tennessee resident, I strongly oppose another development in Williamson County. TN is open space, horses, and not a concrete jungle. Brownland Farm must be saved."
Peggy Zukas	College Grc	TN	37046	US	9/10/2021	"I lived in a flood plain area and development made it worse. Please, leave this area green space so the water has a place to go. Lives will depend on it. Thank you"

Amy Wells	Franklin	TN	37069	US	9/10/2021	
						"The developers are mainly concerned with preventing flood issues for the residents of their plan. It is clear those of us downstream will be affected we have already had flooding again since the May 2010 flood. With more hardspace upstream in a floodplain it will happen again. This is costly in so many ways to homeowners. There are other issues as well with the traffic, congestion and loss of greenspace. Other alternatives should be sought. What happens upstream always gets you downstream."
Mark Farrington	Brentwood	TN	37027	US	9/11/2021	"Concerns over density, traffic and flooding"
Holly Buchanan	Fontana	CA	92336	US	9/13/2021	"This rural beauty must be preserved!!"
Jason Alexander	Franklin	TN	37069	US	9/13/2021	"Listen to the citizens not developers. Keep Williamson Co livable."
Leslie Angel	FRANKLIN	TN	37069	US	9/13/2021	"over building in a flood plain is insupportable!"

Shelby Blackburn	Los Angele:	CA	90066	US	9/15/2021	"I'm a resident of Franklin and I'm co curbed about flooding, overcrowding and the shady timing of the release of information about this being a flood plane."
Leslie Bishop	franklin	TN	37064	US	10/4/2021	"I live near by and think this is too high density for the area. flooding issues are a great concern too. we have already seen part of this area flood. we do not need to make it worse. why would they even consider the development when it has been turned down by people already. will they be liable when the area floods and people have great loses."
Jennifer Deits	Franklin	TN	37069	US	10/13/2021	"There is to much development of farms. We need more Green spaces in our area. A Park like Halinsdale would be a better use of this land!"

Frederick Gonzalez	Nashville	TN	37204	US	2/22/2022	"As floods and extreme weather are becoming increasingly common, this is a huge public safety issue for the people who live in the neighborhoods as well as for all those traveling through the area!"

City of Franklin

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

File #: 21-02924

DATE: February 1, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2022-02, An Ordinance To Rezone 0.09 Acres From Residential 6 (R6) District To Planned (PD 1,800) District For The Property Located North Of West Fowlkes Street And East Of Natchez Street, At 130 West Fowlkes Street (130 West Fowlkes Street PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7759
Applicant: Greg Gamble, GDC
Owner: David Leonard

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property at 130 West Fowlkes Street from R6 to Planned (PD 1,800) District to accommodate the 130 West Fowlkes PUD Subdivision. The site previously served an institutional use and the proposed plan is to convert the building into office space, specifically serving as a recording studio. Envision Franklin places this parcel in the Compact Residential Design Concept which does allow for smaller, low-scale commercial uses and recommends that, "Adaptive reuse of historic structures is recommended over tear downs for new construction." The proposed rezoning meets the recommendations of Envision Franklin and can be supported by Staff. The corresponding development plan is also included on this agenda.

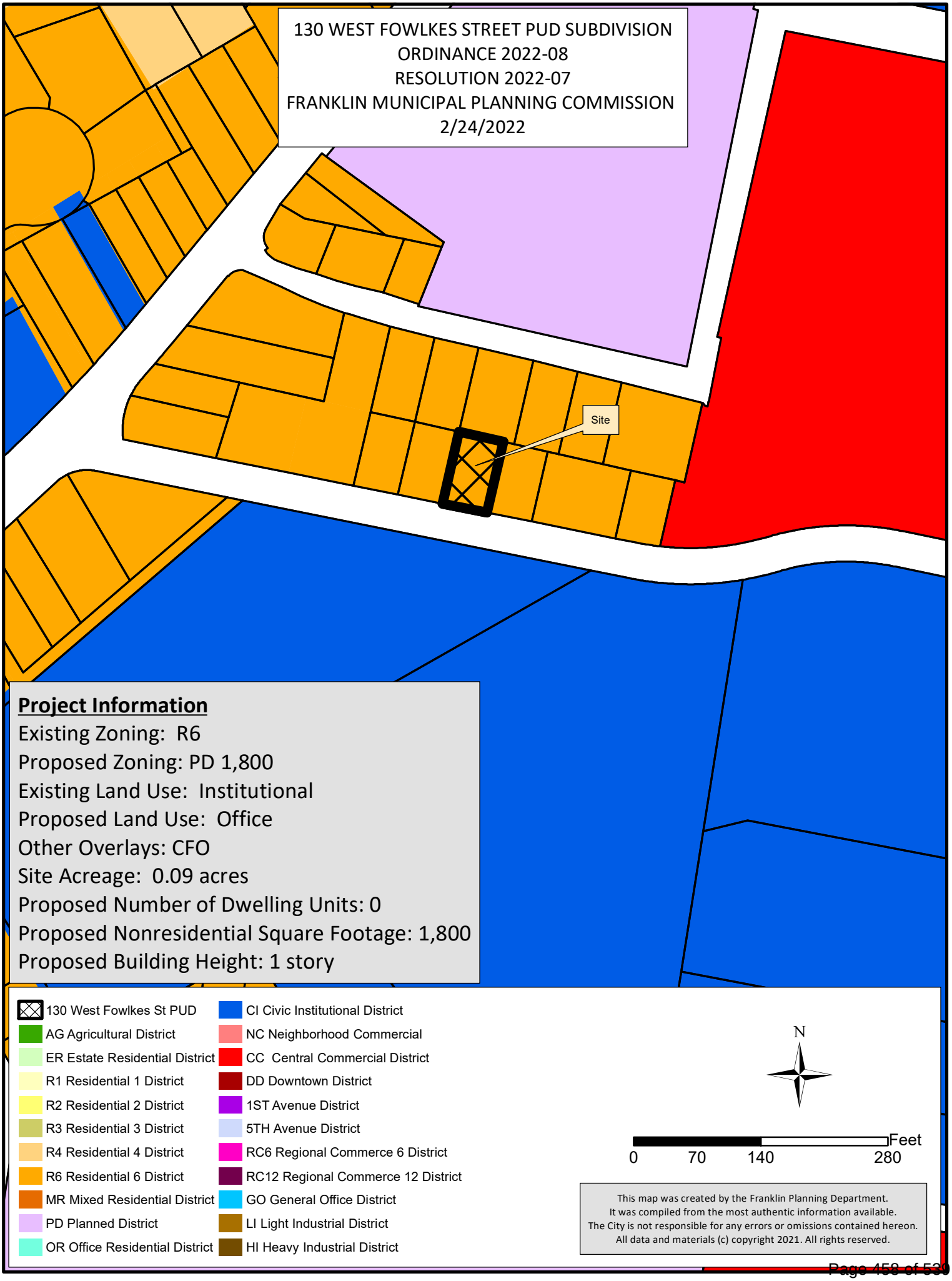
PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Ordinance 2022-02 be recommended to the Board of Mayor and Aldermen for approval.


130 WEST FOWLKES STREET PUD SUBDIVISION
ORDINANCE 2022-08
RESOLUTION 2022-07
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/24/2022
Site
Project Information
Existing Zoning: R6
Proposed Zoning: PD 1,800
Existing Land Use: Institutional
Proposed Land Use: Office
Other Overlays: CFO
Site Acreage: 0.09 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 1,800
Proposed Building Height: 1 story
130 West Fowlkes St PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
70
140
280
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

ORDINANCE 2022-02

AN ORDINANCE TO REZONE 0.09 ACRES FROM RESIDENTIAL 6 (R6) DISTRICT TO PLANNED (PD 1,800) DISTRICT FOR THE PROPERTY LOCATED NORTH OF WEST FOWLKES STREET AND EAST OF NATCHEZ STREET, AT 130 WEST FOWLKES STREET (130 WEST FOWLKES STREET 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 1,800) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2022-07, 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 **R6** District to **Planned (PD 1,800)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
078F A – 17.00	0.09
Total	0.09

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.

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

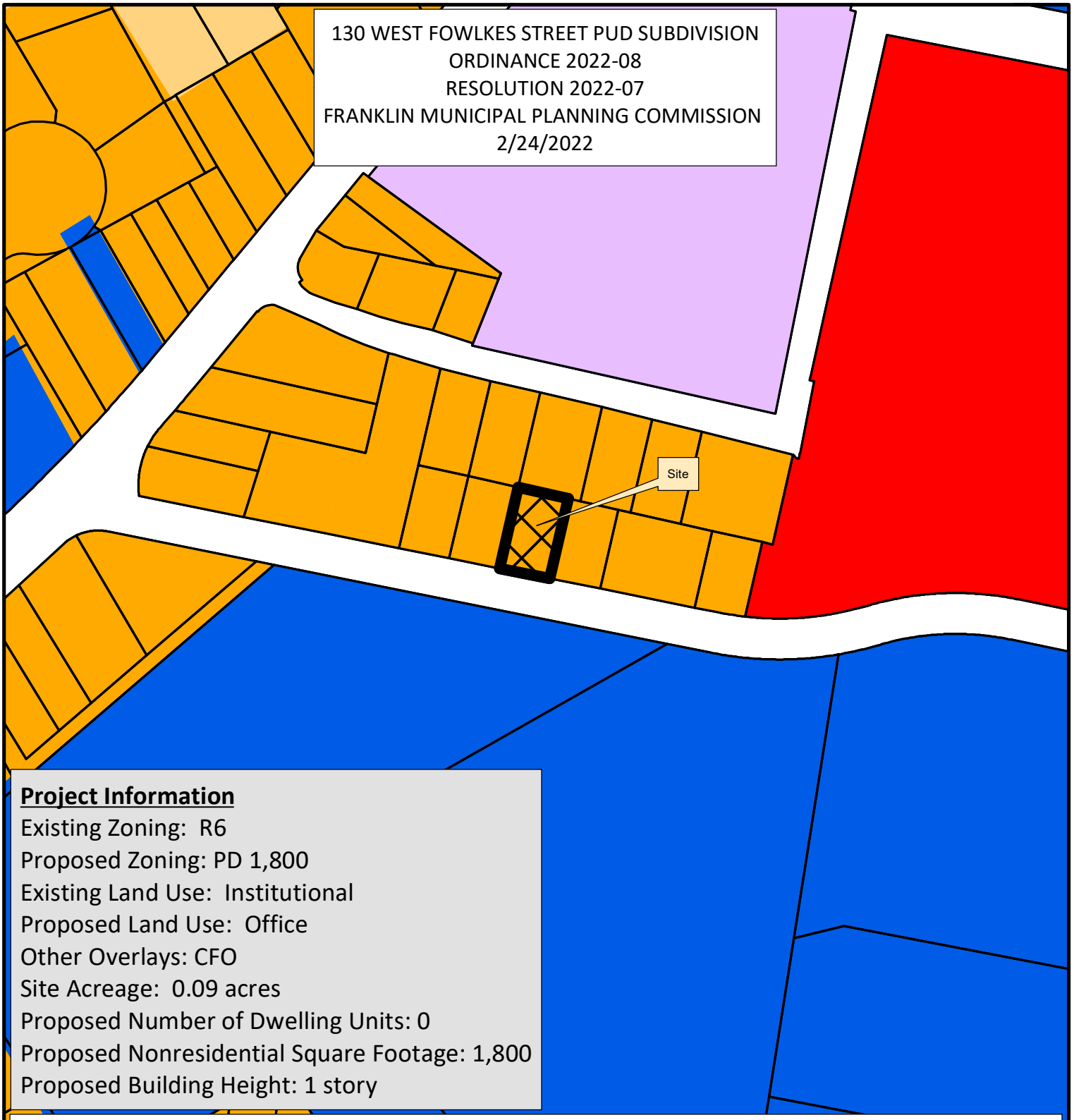
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



Project Information

Existing Zoning: R6
Proposed Zoning: PD 1,800
Existing Land Use: Institutional
Proposed Land Use: Office
Other Overlays: CFO
Site Acreage: 0.09 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 1,800
Proposed Building Height: 1 story

- 130 West Fowlkes St PUD
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

N

0 70 140 280 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.
All data and materials (c) copyright 2021. All rights reserved.

130 WEST FOWLKES STREET PUD

Franklin, Williamson County, Tennessee

REZONING
PLANNED DISTRICT (1800)

LANDSCAPE ARCHITECT & APPLICANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
615-975-5765 | greg.gamble@gdc-tn.com

OWNER:
DAVID LEONARD
130 WEST FOWLKES ST.
FRANKLIN, TN 37064

MODIFICATION OF STANDARDS 1:

10.1.10 B. Remote Parking

Remote parking on a separate site from the site on which the nonresidential use is located may be a permitted alternative when it meets the following:

2. *The remote parking area shall be placed in a recorded easement for the use of an off-site parking location in perpetuity;*
3. *A sidewalk shall connect the remote parking to the use being served;*

A Modification of standard 10.1.10 B. Remote Parking is requested to allow the use of remote parking without meeting conditions 2 and 3 in the zoning ordinance.

The owner of 130 W. Fowlkes Street is requesting a modification of standard to allow the use of remote parking without meeting condition 2 and 3 for the 1,800 sf of office use. The existing building covers 45% of the property, it has a typical side yard of 10 feet and a typical rear yard of 11 feet. On-site parking is only permitted in the side or rear yard of the property. In addition, on-site parking is required to have a 6' landscape buffer adjacent to the property line. There is not sufficient area for on-site parking without removing the existing structure.

The structure was originally home to the Winstead Tabernacle. The church building has deep cultural ties to the Natchez neighborhood. Although not listed on the historic registry, it is a very significant historic structure to the African American community in Franklin. In order to preserve the building, the applicant is requesting remote parking solutions to address parking concerns. Across the street from the site is a Williamson County public parking lot that we have written permission from the mayor to use for the property. Not only is there public parking across the street, but there are also multiple on street parking spaces available within a 1320' radius of the site. Although there is sidewalk access to many of these spaces, there is currently not a sidewalk available on the north side of W Fowlkes Street. Users would have to cross the street to access the sidewalk that runs along the south side of W Fowlkes Street.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   a. **In trying to keep with existing character and preservation of the existing building, adding a parking lot would change the nature and feel of the site and the community, not to mention cause the removal of existing building. Because of the parking requirements for a parking lot in Franklin, a parking area cannot currently be designed on site that also preserves the existing building.**

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   a. **Because of the location and size of the existing building and lot, there is not enough space to create a parking area to meet the City of Franklin parking requirements. The design intent is to reuse this old church building and turn it into a recording studio. Because of the reuse of buildings (as encouraged by Envision Franklin) in this infill property, our development is unique and would not be applicable to other developments. The compact residential design concept also only applies to the Hard Bargain and Natchez Street Historic Neighborhoods, so our project is unique in an already very specifically designated area in Franklin. There are currently multiple public parking spaces within a 1320 foot radius of the site including a public parking lot across the street.**

3. The modification is consistent with the intent of Envision Franklin:
   a. **Envision Franklin states in compact residential that *"These walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved"*. It also states that infill and redevelopment should be contextually compatible and that the adaptive reuse of historic structures are recommended over new construction. Our development seeks to take an abandoned church site and reuse the building to create a recording studio. It is our intent to not disturb the existing site or add additional building square footage so we will be preserving and maintaining the existing structure.**



SITE DATA CHART

PROJECT NAME:	130 WEST FOWLKES STREET PUD
PROJECT NUMBER:	7759
ADDRESS:	130 WEST FOWLKES STREET PUD
PARCEL(S):	078F A 01700
ACREAGE / SF OF SITE:	0.09 AC
BASE ZONING:	R6 RESIDENTIAL
PROPOSED ZONING:	PD (1800)
ZONING OVERLAY:	CFO
ENVISION FRANKLIN:	COMPACT RESIDENTIAL

SHEET INDEX

C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN SHEET
C2.1	MODIFICATION OF STANDARDS

DRAKE A. REEDER REGISTERED TENNESSEE NO. 12,115 LANDSCAPE ARCHITECT

PRE APP SUBMITTAL:	12/27/2021
INITIAL SUBMITTAL:	01/10/2022
RESUBMITTAL:	02/03/2021

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SITE DATA CHART

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PROJECT NUMBER:	7759
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BASE ZONING:	R6 RESIDENTIAL
PROPOSED ZONING:	PD (1800)
ZONING OVERLAY:	CFO
ENVISION FRANKLIN:	COMPACT RESIDENTIAL

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET

REZONING PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1230 6/10/20

Revision Date

EXISTING CONDITIONS

SHEET

C1.0

COF 7759

This document was prepared by
R. L. RICHARDSON, JR., ATTORNEY
Public Square, Franklin, Tennessee

18FA17

BOOK 340 PAGE 414

FOR AND IN CONSIDERATION OF THE SUM of One and No/100 ($1.00) Dollar, paid in cash, the receipt of which is hereby acknowledged.

I, Allen Winstead, widower, have bargained and sold, and do hereby transfer and convey unto the Winstead Tabernacle Primitive Baptist Church, subject to the life estate of Allen Winstead, the following described land in the Ninth Civil District of Williamson County, Tennessee, more particularly described as follows:

A lot fronting 50 feet on the north side of Eleventh Avenue, running back between parallel lines 100 feet, more or less, to the Truett property; bounded generally on the North by Truett; on the East by Samual Lee Johnson, Agent, on the south by Eleventh Avenue and on the West by Addie Lee Hunter.

Being the same property conveyed to Allen Winstead, by deed of Samuel Lee Johnson, Agent, as of record in Book 93, page 437, in the Register's office of Williamson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Winstead Tabernacle Primitive Baptist Church, its successors and assigns, forever.

I covenant with the said Winstead Tabernacle Primitive Baptist Church, that I am lawfully seized of said land, have a good right to convey it, and that it is unencumbered, except by the above mentioned life estate which is being retained by Allen Winstead.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to

BOOK 340 PAGE 415

said property, to the said Winstead Tabernacle Primitive Baptist Church, its successors and assigns, against the lawful claims of all persons.

In the event the property is ever sold the proceeds will have to be invested in another Church to be called the Winstead Tabernacle Primitive Baptist Church. Said Church is always to remain in the old (original) Lynn Creek Association, that Allen Winstead has been moderater of and not the new Branch.

Witness my hand this the 22nd day of May, 1979.

Allen Winstead

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Lorraine B. Smithson a Notary Public in and for said County and State, the within named Allen Winstead, widower, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the annexed instrument for the purpose therein contained.

Witness my hand and official seal, at this office, this 22nd day of May, 1979.

Lorraine B. Smithson
NOTARY PUBLIC

My commission expires July 13, 1980.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1500.00 Allen Winstead
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 1979
MY COMMISSION EXPIRES
(AFFIX SEAL) Notary Public

J. B. Kennedy
Register

BOOK 340 PAGE 416

ALLEN WINSTEAD
TO
WINSTEAD TABERNACLE PRIMITIVE
BAPTIST CHURCH

R. L. RICHARDSON, JR.
ATTORNEY
FRANKLIN, TENNESSEE

TENNESSEE TITLE ASSURANCE
MAY 31 1979
WILLIAMSON COUNTY

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for Record the 31st day of May 1979
at 2:40 o'clock P.M. and recorded in
Book No. 340 Page No. 414
Recording Fee $ 5.00
Total $ 5.00
Witness my hand

J. B. Kennedy, Register





GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET
REZONING PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1230

Revision Date
△
△
△
△

EXISTING CONDITIONS

SHEET
C1.1

COF 7759

130 WEST FOWLKES STREET PUD

Franklin, Williamson County, Tennessee

REZONING
PLANNED DISTRICT (1800)

LANDSCAPE ARCHITECT & APPLICANT:
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GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
615-975-5765 | greg.gamble@gdc-tn.com

OWNER:
DAVID LEONARD
130 WEST FOWLKES ST.
FRANKLIN, TN 37064



SITE DATA CHART

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PROJECT NUMBER:	7759
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SHEET INDEX

C0.0	COVER
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PRE APP SUBMITTAL:	12/27/2021
INITIAL SUBMITTAL:	01/10/2022
RESUBMITTAL:	02/03/2021

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SITE DATA CHART

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PROJECT NUMBER:	7759
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ZONING OVERLAY:	CFO
ENVISION FRANKLIN:	COMPACT RESIDENTIAL

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET

REZONING PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1218 6/10/20

Revision Date

EXISTING CONDITIONS

SHEET

C1.0

COF 7759

This document was prepared by
R. L. RICHARDSON, JR., ATTORNEY
Public Square, Franklin, Tennessee

18FA17

BOOK 340 PAGE 414

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BOOK 340 PAGE 415

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NOTARY PUBLIC

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 15.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 1979
MY COMMISSION EXPIRES
(AFFIX SEAL) Notary Public

J. B. Kennedy
Register

BOOK 340 PAGE 416

ALLEN WINSTEAD
TO
WINSTEAD TABERNACLE PRIMITIVE
BAPTIST CHURCH

R. L. RICHARDSON, JR.
ATTORNEY
FRANKLIN, TENNESSEE

TENNESSEE STATE PLANE COORDINATE SYSTEM
NASHVILLE ZONE (FIPS ZONE 4100)
WILLIAMSON COUNTY

RECEIVED
MAY 31 1979
WILLIAMSON COUNTY PUBLIC ASSESSOR

WILLIAMSON COUNTY — STATE OF TENNESSEE
The foregoing Deed (or Mortgage) was presented for registration at 8:47 o'clock A.M. this 31st day of May 1979 and registered in Book No. 340 Page No. 414-416
Fee $ 5.50 Tax $ 15.00
Recording Fee $ 5.50 Total $ 20.50
Register's Fee Paid
Receipt No. 32223
J. B. Kennedy, Register





GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET
REZONING PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

EXISTING CONDITIONS

SHEET
C1.1

COF 7759

City of Franklin

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

File #: 21-02925

DATE: February 1, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2022-07, A Resolution Approving A Development Plan For 130 West Fowlkes Street PUD Subdivision, With 1 Modification Of Development Standards For Parking, For The Property Located North Of West Fowlkes Street And East Of Natchez Street, Located At 130 West Fowlkes Street.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7760
Applicant: Greg Gamble, GDC
Owner: David Leonard

BACKGROUND/STAFF COMMENTS:
The applicant is proposing to convert the existing building at 130 West Fowlkes Street into an office space through the 130 West Fowlkes Street PUD Subdivision. The intended use for the property is a recording studio. Envision Franklin places this parcel in the Compact Residential Design Concept, which does allow for smaller, low-scale commercial uses and recommends that, "Adaptive reuse of historic structures is recommended over tear downs for new construction." The building previously housed the Winstead Tabernacle congregation and is both a historical and cultural resource to the historic Natchez neighborhood. Preserving the building and rehabbing it into office space is in keeping with the recommendations and guiding principles of Envision Franklin.

MOS #1: Request to Modify Standards for 10.1.10(B) - Remote Parking

The applicant is requesting to modify the requirements for Remote Parking by not requiring 10.1.10(B)(2), record a parking easement in perpetuity, and 10.1.10(B)(3), a sidewalk connecting the remote parking to the use being served, in order to meet the minimum parking standards for the 130 West Fowlkes St. PUD Subdivision. Six parking spaces are required to accommodate the 1,800 square feet of commercial space. Locating off-street parking on the property would require the demolition of the existing building and a completely new site design, which may not allow for both the required parking and the current commercial space. The applicant is proposing to utilize the existing public parking lot across the street at the county-owned property at 129 West Fowlkes St. to supply

the needed parking. The parking proposal meets all of the requirements of Section 10.1.10(B) for remote parking, with the exceptions of 2 and 3. The applicant has supplied a letter from Williamson County Mayor Rogers Anderson verifying the spaces on that property are available for public use. The applicant has also supplied a parking availability report showing that of the 120 parking spaces on the property, an average of 89 spaces are available between the hours of 3pm and 5pm when the building is at its highest use. The complete report is available to view as an attachment. The existing parking lot is approximately 350 feet from the use being served. There is not an existing sidewalk that connects the two. However, there is an existing sidewalk on the southern side of West Fowlkes St. Because of the existing building's historical and cultural importance to the local neighborhood and the additional exhibits supplied by the applicant, Staff can support this MOS request for this instance.

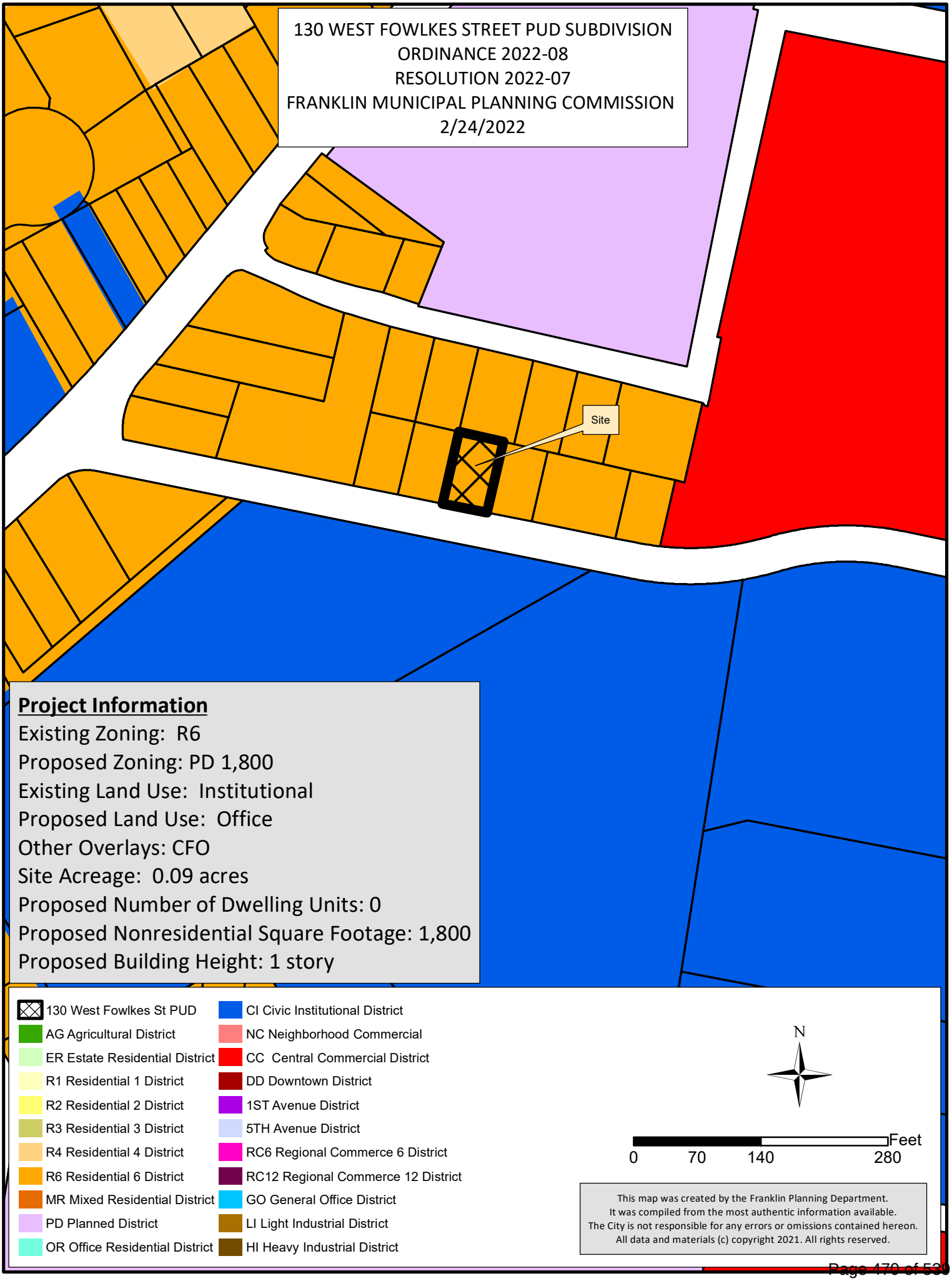
PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open 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 on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2022-07 be recommended to the Board of Mayor and Aldermen for approval with conditions.


130 WEST FOWLKES STREET PUD SUBDIVISION
ORDINANCE 2022-08
RESOLUTION 2022-07
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/24/2022
Site
Project Information
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280
Feet
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It was compiled from the most authentic information available.
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RESOLUTION 2022-07

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 130 WEST FOWLKES STREET PUD SUBDIVISION, WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS FOR PARKING, FOR THE PROPERTY LOCATED NORTH OF WEST FOWLKES STREET AND EAST OF NATCHEZ STREET, LOCATED AT 130 WEST FOWLKES STREET.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2022-02; and

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 BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
078F A – 17.00	0.09
Total	0.09

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

SECTION III. That the overall entitlements for the 130 West Fowlkes Street PUD are as follows:

Entitlements	130 West Fowlkes Street PUD
Base Zone District	PD 1,800
Other Zoning Overlays	CFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	1,800
Number of Hotel Rooms	0
Open Space Requirements	n/a
Number of Phases in Development	1

SECTION IV. That the 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: Request to utilize remote parking plan without recorded easement or existing sidewalk connecting the parking area to the use being served. Approved: _____ Denied: _____	10.1.10(B) Remote Parking 2. The remote parking area shall be placed in a recorded easement for the use of an off-site parking location in perpetuity 3. A sidewalk shall connect the remote parking to the use being served *Staff recommended __approval___.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2022-02, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____1/4/2022___

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____1/27/2022__

NEIGHBORHOOD MEETING: _____1/5/2022___

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

130 WEST FOWLKES STREET PUD

Franklin, Williamson County, Tennessee

DEVELOPMENT PLAN
PLANNED DISTRICT (1800)

LANDSCAPE ARCHITECT & APPLICANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
615-975-5765 | greg.gamble@gdc-tn.com

OWNER:
DAVID LEONARD
130 WEST FOWLKES ST.
FRANKLIN, TN 37064



MODIFICATION OF STANDARDS 1:

10.1.10 B. Remote Parking

Remote parking on a separate site from the site on which the nonresidential use is located may be a permitted alternative when it meets the following:

2. *The remote parking area shall be placed in a recorded easement for the use of an off-site parking location in perpetuity;*
3. *A sidewalk shall connect the remote parking to the use being served;*

A Modification of standard 10.1.10 B. Remote Parking is requested to allow the use of remote parking without meeting conditions 2 and 3 in the zoning ordinance.

The owner of 130 W. Fowlkes Street is requesting a modification of standard to allow the use of remote parking without meeting condition 2 and 3 for the 1,800 sf of office use. The existing building covers 45% of the property, it has a typical side yard of 10 feet and a typical rear yard of 11 feet. On-site parking is only permitted in the side or rear yard of the property. In addition, on-site parking is required to have a 6' landscape buffer adjacent to the property line. There is not sufficient area for on-site parking without removing the existing structure.

The structure was originally home to the Winstead Tabernacle. The church building has deep cultural ties to the Natchez neighborhood. Although not listed on the historic registry, it is a very significant historic structure to the African American community in Franklin. In order to preserve the building, the applicant is requesting remote parking solutions to address parking concerns. Across the street from the site is a Williamson County public parking lot that we have written permission from the mayor to use for the property. Not only is there public parking across the street, but there are also multiple on street parking spaces available within a 1320' radius of the site. Although there is sidewalk access to many of these spaces, there is currently not a sidewalk available on the north side of W Fowlkes Street. Users would have to cross the street to access the sidewalk that runs along the south side of W Fowlkes Street.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   a. **In trying to keep with existing character and preservation of the existing building, adding a parking lot would change the nature and feel of the site and the community, not to mention cause the removal of existing building. Because of the parking requirements for a parking lot in Franklin, a parking area cannot currently be designed on site that also preserves the existing building.**

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   a. **Because of the location and size of the existing building and lot, there is not enough space to create a parking area to meet the City of Franklin parking requirements. The design intent is to reuse this old church building and turn it into a recording studio. Because of the reuse of buildings (as encouraged by Envision Franklin) in this infill property, our development is unique and would not be applicable to other developments. The compact residential design concept also only applies to the Hard Bargain and Natchez Street Historic Neighborhoods, so our project is unique in an already very specifically designated area in Franklin. There are currently multiple public parking spaces within a 1320 foot radius of the site including a public parking lot across the street.**

3. The modification is consistent with the intent of Envision Franklin:
   a. **Envision Franklin states in compact residential that *"These walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved".* It also states that infill and redevelopment should be contextually compatible and that the adaptive reuse of historic structures are recommended over new construction. Our development seeks to take an abandoned church site and reuse the building to create a recording studio. It is our intent to not disturb the existing site or add additional building square footage so we will be preserving and maintaining the existing structure.**

SITE DATA CHART

PROJECT NAME:	130 WEST FOWLKES STREET PUD
PROJECT NUMBER:	7760
ADDRESS:	130 WEST FOWLKES STREET PUD
PARCEL(S):	078F A 01700
ACREAGE / SF OF SITE:	0.09 AC
BASE ZONING:	R6 RESIDENTIAL
PROPOSED ZONING:	PD (1800)
ZONING OVERLAY:	CFO
BUILDING TYPES APPLIED:	COMMERCIAL BUILDING
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
USE:	OFFICE
COMMERCIAL SF (BY USE):	1800 SF
BUILDING HEIGHT:	51'
SETBACKS:	
EXISTING:	
FRONT SETBACK:	6'
SIDE SETBACK:	5'
REAR SETBACK:	10'
FUTURE:	
FRONT SETBACK:	10'
SIDE SETBACK:	5'
REAR SETBACK:	15'
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION:	48%
PARKING REQUIRED (BY USE):	6 SPACES
PARKING PROVIDED (BY USE):	0 SPACES
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE

SHEET INDEX

C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN SHEET
C2.1	MODIFICATION OF STANDARDS

DRAKE A. REEDER REGISTERED ENGINEERS TENNESSEE NO. 12,18 LANDSCAPE ARCHITECT

PRE APP SUBMITTAL:	12/27/2021
INITIAL SUBMITTAL:	01/10/2022
RESUBMITTAL:	02/03/2022

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



0 8 16 32

N

SITE DATA CHART

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APPLICANT:

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

EXISTING UTILITY STUBS AND CONNECTIONS ARE NOT SHOWN ON THE EXISTING CONDITIONS. THIS CHANGE OF USE WILL REQUIRE A BUILDING PERMIT AND ARCHITECTURAL PLANS WILL BE SUBMITTED UPON COMPLETION OF THE PUD. ALL REQUIRED INFORMATION FOR UTILITY CONNECTIONS WILL BE INCLUDED AT THAT TIME AND NECESSARY UPGRADES WILL BE DETERMINED THROUGH THE REVIEW PROCESS.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET

REZONING PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 329
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET

C1.0

COF 7760

This document was prepared by
R. L. RICHARDSON, JR., ATTORNEY
Public Square, Franklin, Tennessee

18FA17

BOOK 340 PAGE 414

FOR AND IN CONSIDERATION OF THE SUM of One and No/100 ($1.00) Dollar, paid in cash, the receipt of which is hereby acknowledged.

I, Allen Winstead, widower, have bargained and sold, and do hereby transfer and convey unto the Winstead Tabernacle Primitive Baptist Church, subject to the life estate of Allen Winstead, the following described land in the Ninth Civil District of Williamson County, Tennessee, more particularly described as follows:

A lot fronting 50 feet on the north side of Eleventh Avenue, running back between parallel lines 100 feet, more or less, to the Truett property; bounded generally on the North by Truett; on the East by Samual Lee Johnson, Agent, on the south by Eleventh Avenue and on the West by Addie Lee Hunter.

Being the same property conveyed to Allen Winstead, by deed of Samuel Lee Johnson, Agent, as of record in Book 93, page 437, in the Register's office of Williamson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Winstead Tabernacle Primitive Baptist Church, its successors and assigns, forever.

I covenant with the said Winstead Tabernacle Primitive Baptist Church, that I am lawfully seized of said land, have a good right to convey it, and that it is unencumbered, except by the above mentioned life estate which is being retained by Allen Winstead.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to

BOOK 340 PAGE 415

said property, to the said Winstead Tabernacle Primitive Baptist Church, its successors and assigns, against the lawful claims of all persons.

In the event the property is ever sold the proceeds will have to be invested in another Church to be called the Winstead Tabernacle Primitive Baptist Church. Said Church is always to remain in the old (original) Lynn Creek Association, that Allen Winstead has been moderater of and not the new Branch.

Witness my hand this the 22nd day of May, 1979.

Allen Winstead

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Lorraine B. Smithson a Notary Public in and for said County and State, the within named Allen Winstead, widower, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the annexed instrument for the purpose therein contained.

Witness my hand and official seal, at this office, this 22nd day of May, 1979.

Lorraine B. Smithson
NOTARY PUBLIC

My commission expires July 13, 1980.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 15.00
Allen Winstead
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 1979
MY COMMISSION EXPIRES
(AFFIX SEAL) Notary Public
J. B. Kennedy, Register

BOOK 340 PAGE 416

ALLEN WINSTEAD
TO
WINSTEAD TABERNACLE PRIMITIVE
BAPTIST CHURCH

R. L. RICHARDSON, JR.
ATTORNEY
FRANKLIN, TENNESSEE

RECEIVED
MAY 31 1979
WILLIAMSON COUNTY
WATER QUALITY SOUTH FORK ASSOCIATION

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received in Office on the 31st day of May 1979 at 2:40 o'clock P.M. and Recorded in Book No. 340 Page No. 414-416
Fee $ 5.50 Tax $ 15.00 Total $ 20.50
Receipt No. 32223 Recording Fee Paid by Attorney
Witness my hand
J. B. Kennedy, Register





GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET
REZONING PLAN
Franklin, Williamson County, Tennessee

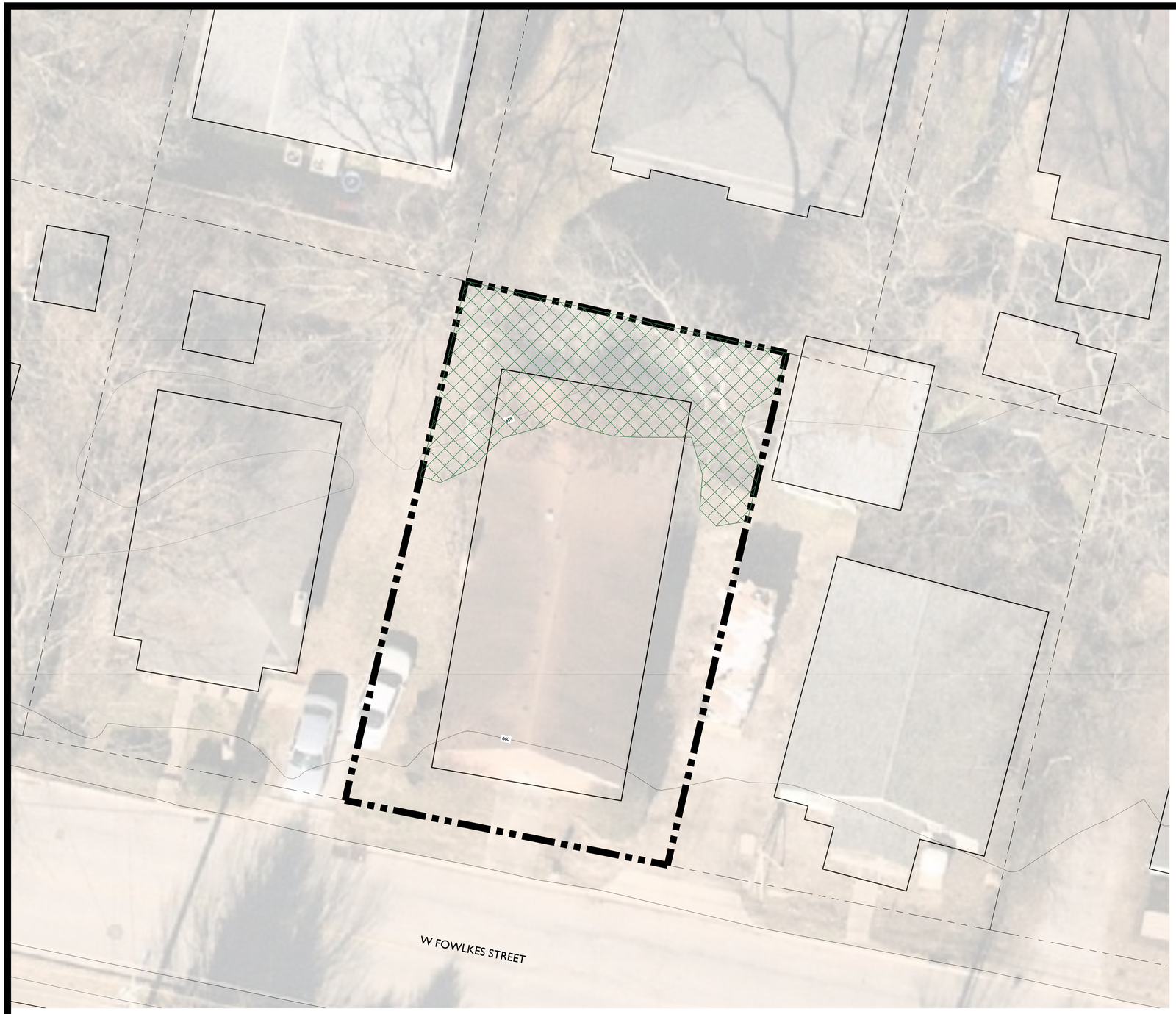
DRAKE A. REEDER
REGISTERED
TENNESSEE No. 1238
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

EXISTING CONDITIONS

SHEET
C1.1

COF 7760



SITE DATA CHART

PROJECT NAME:	130 WEST FOWLKES STREET PUD
PROJECT NUMBER:	7760
ADDRESS:	130 WEST FOWLKES STREET PUD
PARCEL(S):	078F A 01700
ACREAGE / SF OF SITE:	0.09 AC
BASE ZONING:	R6 RESIDENTIAL
PROPOSED ZONING:	PD (1800)
ZONING OVERLAY:	CFO
BUILDING TYPES APPLIED:	COMMERCIAL BUILDING
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
USE:	OFFICE
COMMERCIAL SF (BY USE):	1800 SF
BUILDING HEIGHT:	51'

SETBACKS:

EXISTING:

FRONT SETBACK:	6'
SIDE SETBACK:	5'
REAR SETBACK:	10'

FUTURE:

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APPLICANT:

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

PERMITTED USES:
OFFICE (RECORDING STUDIO)

PLANNING NOTES:

BUILDING TO REMAIN

NO ADDITIONAL BUILDING SQUARE FOOTAGE PROPOSED

NO DISTURBANCE OF EXISTING SITE

NO TREE REMOVAL

ONLY CHANGE IS IN BUILDING USE

0 8 16 32

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET

REZONING PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE NO. 12-10
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN

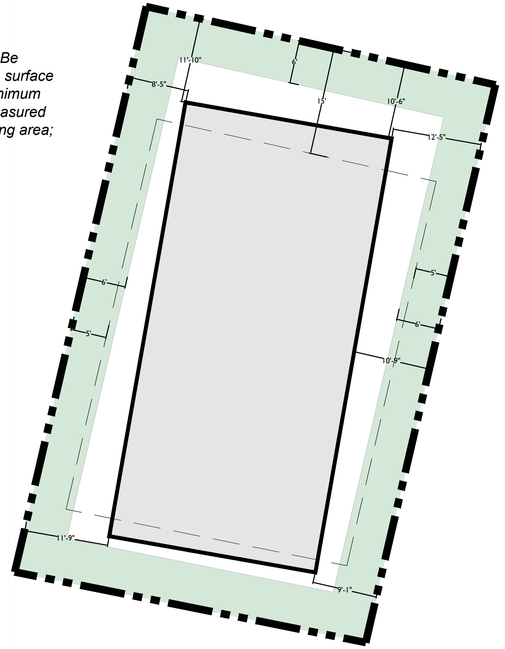
SHEET

C2.0

COF 7760

12.6.3 Perimeter Landscape
A perimeter planting strip shall: Be located along the perimeter of a surface parking area and maintain a minimum average width of six feet, as measured from the outer edge of the parking area;

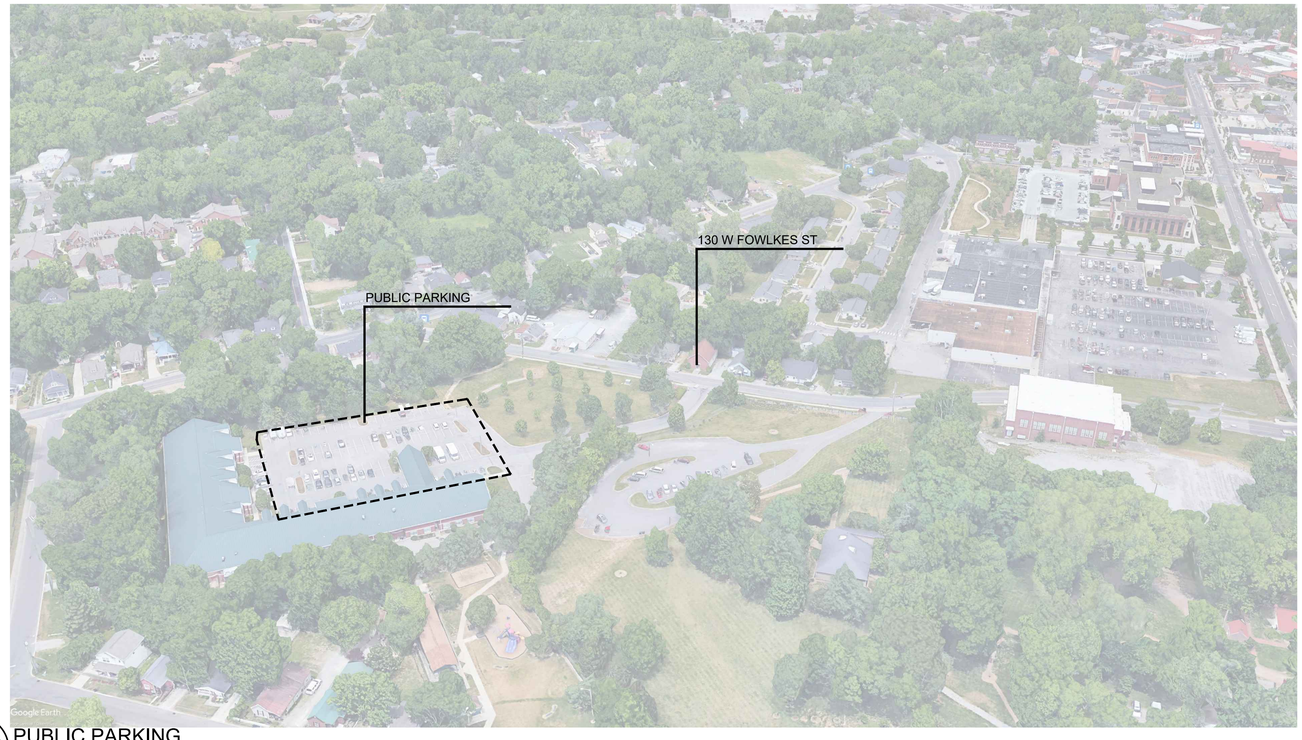
FRONT SETBACK: 10'
(MINIMUM)
SIDE SETBACK: 5'
REAR SETBACK: 15'



1 C2.1 LOT DIAGRAM - RESTRICTIONS
PLAN

N

0' 10' 20'



2 C2.1 PUBLIC PARKING
PLAN

N.T.S

MODIFICATION OF STANDARDS 1:

10.1.10 B. Remote Parking

Remote parking on a separate site from the site on which the nonresidential use is located may be a permitted alternative when it meets the following:

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The structure was originally home to the Winstead Tabernacle. The church building has deep cultural ties to the Natchez neighborhood. Although not listed on the historic registry, it is a very significant historic structure to the African American community in Franklin. In order to preserve the building, the applicant is requesting remote parking solutions to address parking concerns. Across the street from the site is a Williamson County public parking lot that we have written permission from the mayor to use for the property. Not only is there public parking across the street, but there are also multiple on street parking spaces available within a 1320' radius of the site. Although there is sidewalk access to many of these spaces, there is currently not a sidewalk available on the north side of W Fowlkes Street. Users would have to cross the street to access the sidewalk that runs along the south side of W Fowlkes Street.

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET
REZONING PLAN
Franklin, Williamson County, Tennessee

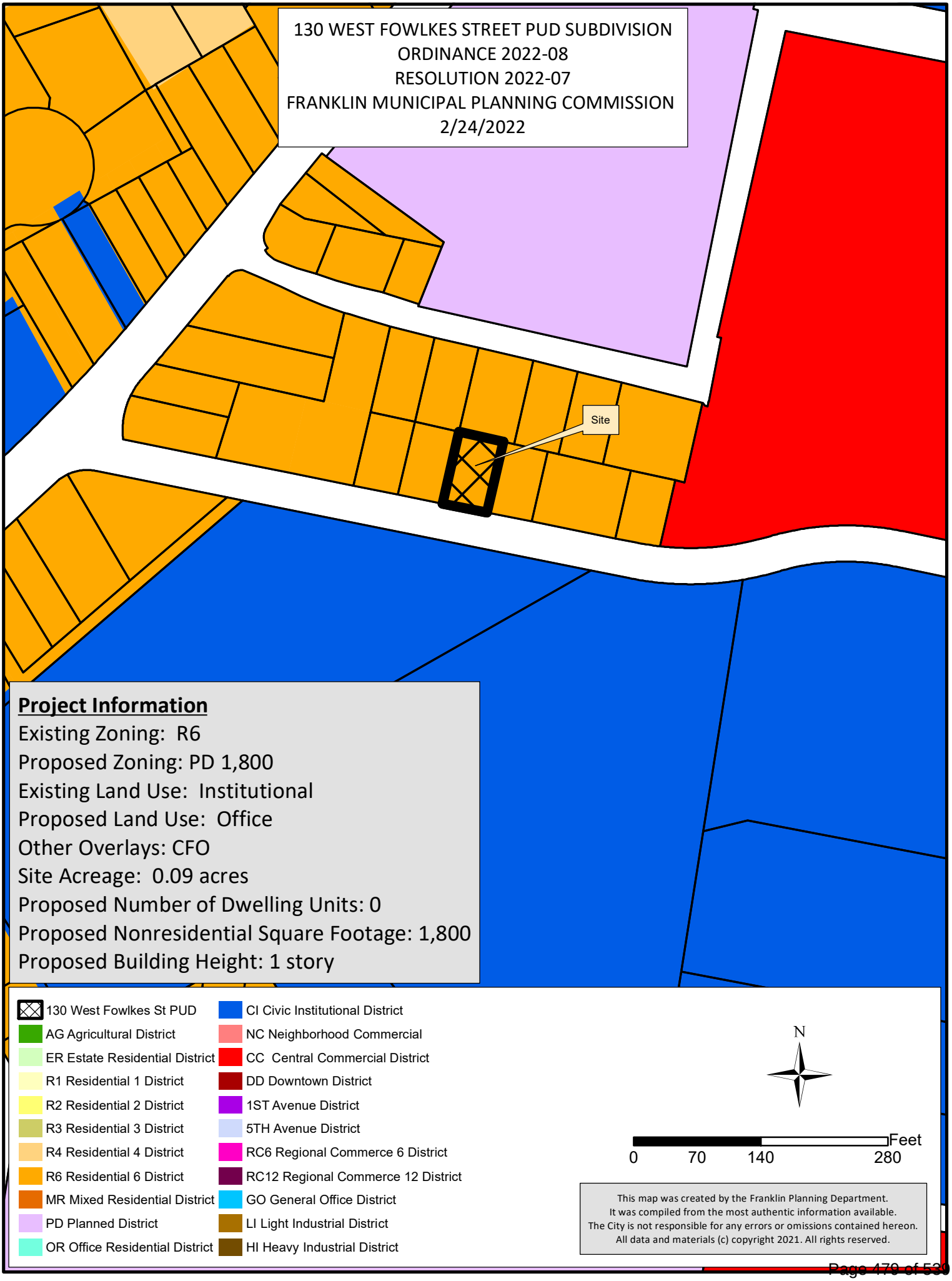
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS

SHEET
C2.1

COF 7760


130 WEST FOWLKES STREET PUD SUBDIVISION
ORDINANCE 2022-08
RESOLUTION 2022-07
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/24/2022
Site
Project Information
Existing Zoning: R6
Proposed Zoning: PD 1,800
Existing Land Use: Institutional
Proposed Land Use: Office
Other Overlays: CFO
Site Acreage: 0.09 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 1,800
Proposed Building Height: 1 story
130 West Fowlkes St PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
70
140
280
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

COF no: 7760

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

FIRE--Planning

General Issues

1. Fire Protection

curt.edelmann@franklintn.gov A hydrant flow test is required. The flow test must be from within the past 6-months.
This issue will remain open until the applicant submits the flow test information.

Please make sure the flow test information is shown on the utility drawings.
[Edited By Curt Edelmann]

Planning

General Issues

4. Setbacks

joseph.bryan@franklintn.gov Update the lot diagram on Sheet C2.1 to reflect the future setback minimums.

14. Modification of Standards

joseph.bryan@franklintn.gov Because the applicant has submitted additional exhibits including the letter from Mayor Rogers Anderson's office and the parking availability report, Staff can support the MOS in this instance as the protection and adaptive reuse of the existing building is in line with the recommendations of Envision Franklin.

Sanitation and Environmental Services

General Issues

17. Solid Waste Containers

nate.ridley@franklintn.gov What kind of container will they be using, 8yd dumpster or 96 gallon rollout?

Water/Sewer

General Issues

12. Water/Sewer availability

ben.mcneil@franklintn.gov The water and sanitary sewer availability is under review.

130 WEST FOWLKES STREET PUD

Franklin, Williamson County, Tennessee

DEVELOPMENT PLAN
PLANNED DISTRICT (1800)

LANDSCAPE ARCHITECT & APPLICANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
615-975-5765 | greg.gamble@gdc-tn.com

OWNER:
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130 WEST FOWLKES ST.
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The structure was originally home to the Winstead Tabernacle. The church building has deep cultural ties to the Natchez neighborhood. Although not listed on the historic registry, it is a very significant historic structure to the African American community in Franklin. In order to preserve the building, the applicant is requesting remote parking solutions to address parking concerns. Across the street from the site is a Williamson County public parking lot that we have written permission from the mayor to use for the property. Not only is there public parking across the street, but there are also multiple on street parking spaces available within a 1320' radius of the site. Although there is sidewalk access to many of these spaces, there is currently not a sidewalk available on the north side of W Fowlkes Street. Users would have to cross the street to access the sidewalk that runs along the south side of W Fowlkes Street.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   a. **In trying to keep with existing character and preservation of the existing building, adding a parking lot would change the nature and feel of the site and the community, not to mention cause the removal of existing building. Because of the parking requirements for a parking lot in Franklin, a parking area cannot currently be designed on site that also preserves the existing building.**

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   a. **Because of the location and size of the existing building and lot, there is not enough space to create a parking area to meet the City of Franklin parking requirements. The design intent is to reuse this old church building and turn it into a recording studio. Because of the reuse of buildings (as encouraged by Envision Franklin) in this infill property, our development is unique and would not be applicable to other developments. The compact residential design concept also only applies to the Hard Bargain and Natchez Street Historic Neighborhoods, so our project is unique in an already very specifically designated area in Franklin. There are currently multiple public parking spaces within a 1320 foot radius of the site including a public parking lot across the street.**

3. The modification is consistent with the intent of Envision Franklin:
   a. **Envision Franklin states in compact residential that *"These walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved".* It also states that infill and redevelopment should be contextually compatible and that the adaptive reuse of historic structures are recommended over new construction. Our development seeks to take an abandoned church site and reuse the building to create a recording studio. It is our intent to not disturb the existing site or add additional building square footage so we will be preserving and maintaining the existing structure.**

SITE DATA CHART

PROJECT NAME:	130 WEST FOWLKES STREET PUD
PROJECT NUMBER:	7760
ADDRESS:	130 WEST FOWLKES STREET PUD
PARCEL(S):	078F A 01700
ACREAGE / SF OF SITE:	0.09 AC
BASE ZONING:	R6 RESIDENTIAL
PROPOSED ZONING:	PD (1800)
ZONING OVERLAY:	CFO
BUILDING TYPES APPLIED:	COMMERCIAL BUILDING
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
USE:	OFFICE
COMMERCIAL SF (BY USE):	1800 SF
BUILDING HEIGHT:	51'
SETBACKS:	
EXISTING:	
FRONT SETBACK:	6'
SIDE SETBACK:	5'
REAR SETBACK:	10'
FUTURE:	
FRONT SETBACK:	10'
SIDE SETBACK:	5'
REAR SETBACK:	15'
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION:	48%
PARKING REQUIRED (BY USE):	6 SPACES
PARKING PROVIDED (BY USE):	0 SPACES
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE

SHEET INDEX

C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN SHEET
C2.1	MODIFICATION OF STANDARDS

DRAKE A. REEDER REGISTERED TENNESSEE NO. 120 LANDSCAPE ARCHITECT

PRE APP SUBMITTAL:	12/27/2021
INITIAL SUBMITTAL:	01/10/2022
RESUBMITTAL:	02/03/2022

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SITE DATA CHART

PROJECT NAME:	130 WEST FOWLKES STREET PUD
PROJECT NUMBER:	7760
ADDRESS:	130 WEST FOWLKES STREET PUD
PARCEL(S):	078F A 01700
ACREAGE / SF OF SITE:	0.09 AC
BASE ZONING:	R6 RESIDENTIAL
PROPOSED ZONING:	PD (1800)
ZONING OVERLAY:	CFO
BUILDING TYPES APPLIED:	COMMERCIAL BUILDING
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
USE:	OFFICE
COMMERCIAL SF (BY USE):	1800 SF
BUILDING HEIGHT:	51'

SETBACKS:

EXISTING:

FRONT SETBACK:	6'
SIDE SETBACK:	5'
REAR SETBACK:	10'

FUTURE:

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

MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION:	48%
PARKING REQUIRED (BY USE):	6 SPACES
PARKING PROVIDED (BY USE):	0 SPACES

APPLICANT:

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

EXISTING UTILITY STUBS AND CONNECTIONS ARE NOT SHOWN ON THE EXISTING CONDITIONS. THIS CHANGE OF USE WILL REQUIRE A BUILDING PERMIT AND ARCHITECTURAL PLANS WILL BE SUBMITTED UPON COMPLETION OF THE PUD. ALL REQUIRED INFORMATION FOR UTILITY CONNECTIONS WILL BE INCLUDED AT THAT TIME AND NECESSARY UPGRADES WILL BE DETERMINED THROUGH THE REVIEW PROCESS.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET

REZONING PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 329
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET

C1.0

COF 7760

This document was prepared by
R. L. RICHARDSON, JR., ATTORNEY
Public Square, Franklin, Tennessee

18FA17

FOR AND IN CONSIDERATION OF THE SUM of One and No/100 ($1.00) Dollar, paid in cash, the receipt of which is hereby acknowledged.

I, Allen Winstead, widower, have bargained and sold, and do hereby transfer and convey unto the Winstead Tabernacle Primitive Baptist Church, subject to the life estate of Allen Winstead, the following described land in the Ninth Civil District of Williamson County, Tennessee, more particularly described as follows:

A lot fronting 50 feet on the north side of Eleventh Avenue, running back between parallel lines 100 feet, more or less, to the Truett property; bounded generally on the North by Truett; on the East by Samual Lee Johnson, Agent, on the south by Eleventh Avenue and on the West by Addie Lee Hunter.

Being the same property conveyed to Allen Winstead, by deed of Samuel Lee Johnson, Agent, as of record in Book 93, page 437, in the Register's office of Williamson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Winstead Tabernacle Primitive Baptist Church, its successors and assigns, forever.

I covenant with the said Winstead Tabernacle Primitive Baptist Church, that I am lawfully seized of said land, have a good right to convey it, and that it is unencumbered, except by the above mentioned life estate which is being retained by Allen Winstead.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to

said property, to the said Winstead Tabernacle Primitive Baptist Church, its successors and assigns, against the lawful claims of all persons.

In the event the property is ever sold the proceeds will have to be invested in another Church to be called the Winstead Tabernacle Primitive Baptist Church. Said Church is always to remain in the old (original) Lynn Creek Association, that Allen Winstead has been moderater of and not the new Branch.

Witness my hand this the 22nd day of May, 1979.

Allen Winstead

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Lorraine B. Smithson a Notary Public in and for said County and State, the within named Allen Winstead, widower, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the annexed instrument for the purpose therein contained.

Witness my hand and official seal, at this office, this the 22nd day of May, 1979.

Lorraine B. Smithson
NOTARY PUBLIC

My commission expires July 13, 1980.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 15,000.00 Allen Winstead
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 1979
MY COMMISSION EXPIRES
(AFFIX SEAL) Notary Public

J. B. Kennedy
Register

ALLEN WINSTEAD
TO
WINSTEAD TABERNACLE PRIMITIVE
BAPTIST CHURCH

R. L. RICHARDSON, JR.
ATTORNEY
FRANKLIN, TENNESSEE

FILED
MAY 31 1979
WILLIAMSON COUNTY
WATER QUALITY SOUTH PROG. ASSOCIATION

WILLIAMSON COUNTY — STATE OF TENNESSEE
The foregoing Deed (or Mortgage) was presented for registration at 8:30 o'clock A.M. this 31st day of May 1979 and registered in Book No. 340 Page No. 414 Fee $ 5.50 Recording Fee $ 1.00 Total $ 6.50 Receipt No. 32223

J. B. Kennedy, Register





GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET

REZONING PLAN
Franklin, Williamson County, Tennessee

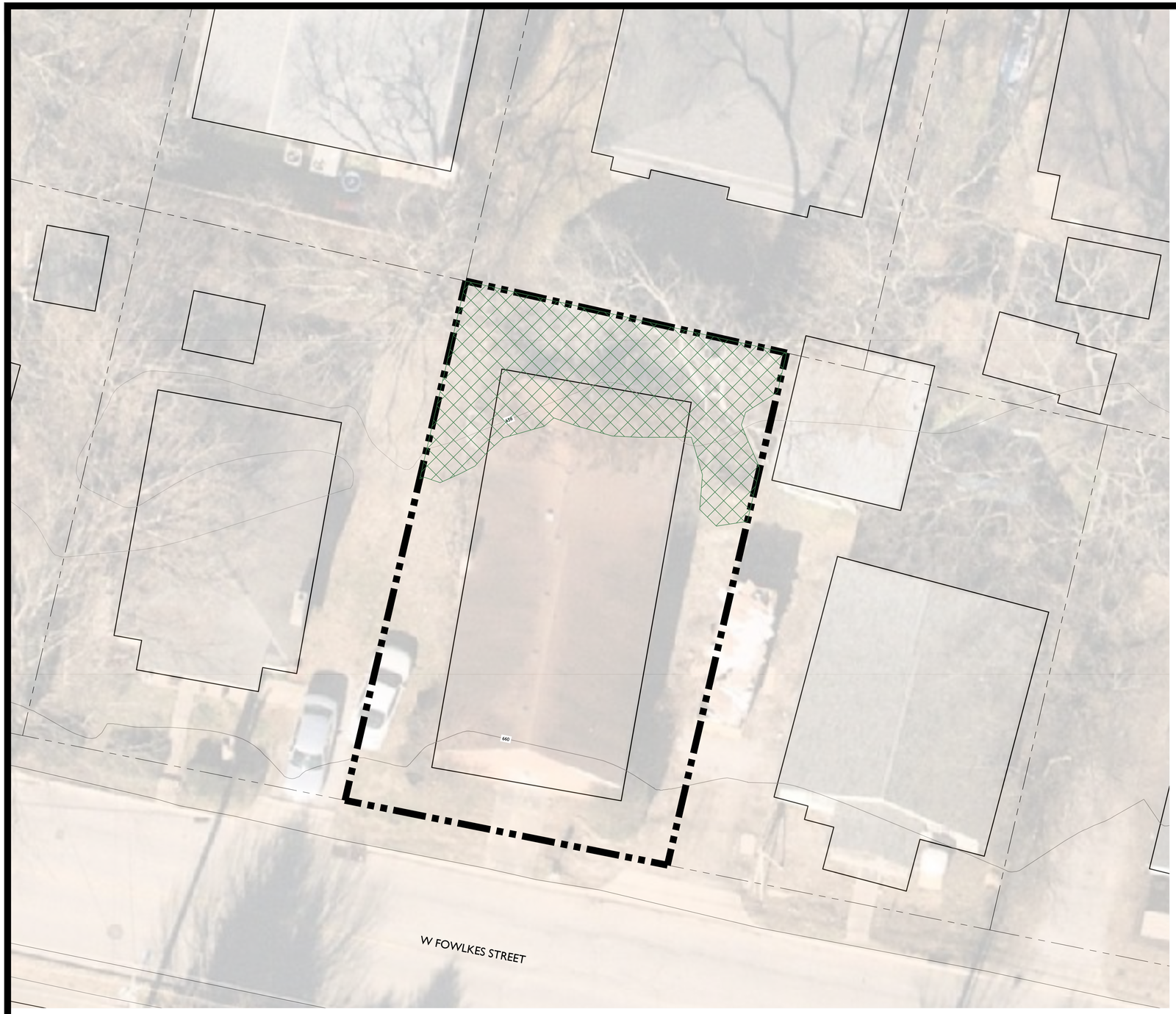
DRAKE A. REEDER
REGISTERED
TENNESSEE No. 1238
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

EXISTING CONDITIONS

SHEET
C1.1

COF 7760



SITE DATA CHART

PROJECT NAME:	130 WEST FOWLKES STREET PUD
PROJECT NUMBER:	7760
ADDRESS:	130 WEST FOWLKES STREET PUD
PARCEL(S):	078F A 01700
ACREAGE / SF OF SITE:	0.09 AC
BASE ZONING:	R6 RESIDENTIAL
PROPOSED ZONING:	PD (1800)
ZONING OVERLAY:	CFO
BUILDING TYPES APPLIED:	COMMERCIAL BUILDING
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
USE:	OFFICE
COMMERCIAL SF (BY USE):	1800 SF
BUILDING HEIGHT:	51'

SETBACKS:

EXISTING:

FRONT SETBACK:	6'
SIDE SETBACK:	5'
REAR SETBACK:	10'

FUTURE:

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

MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION:	48%
PARKING REQUIRED (BY USE):	6 SPACES
PARKING PROVIDED (BY USE):	0 SPACES

APPLICANT:

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

PERMITTED USES:
OFFICE (RECORDING STUDIO)

PLANNING NOTES:

BUILDING TO REMAIN

NO ADDITIONAL BUILDING SQUARE FOOTAGE PROPOSED

NO DISTURBANCE OF EXISTING SITE

NO TREE REMOVAL

ONLY CHANGE IS IN BUILDING USE

0 8 16 32

N

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET

REZONING PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329

Revision Date

DEVELOPMENT PLAN

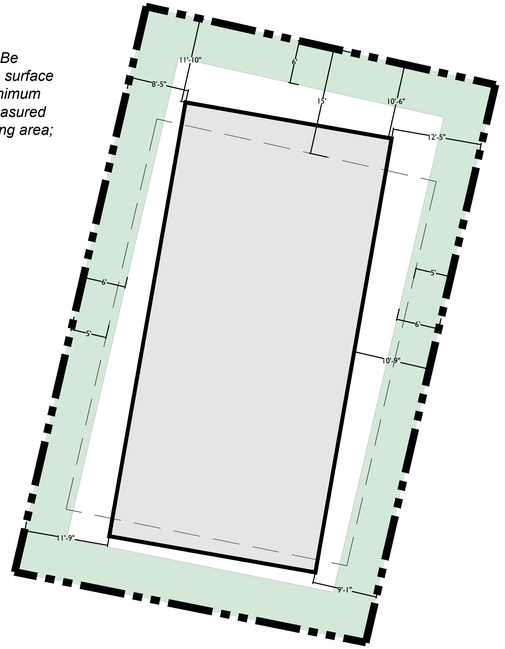
SHEET

C2.0

COF 7760

12.6.3 Perimeter Landscape
A perimeter planting strip shall: Be located along the perimeter of a surface parking area and maintain a minimum average width of six feet, as measured from the outer edge of the parking area;

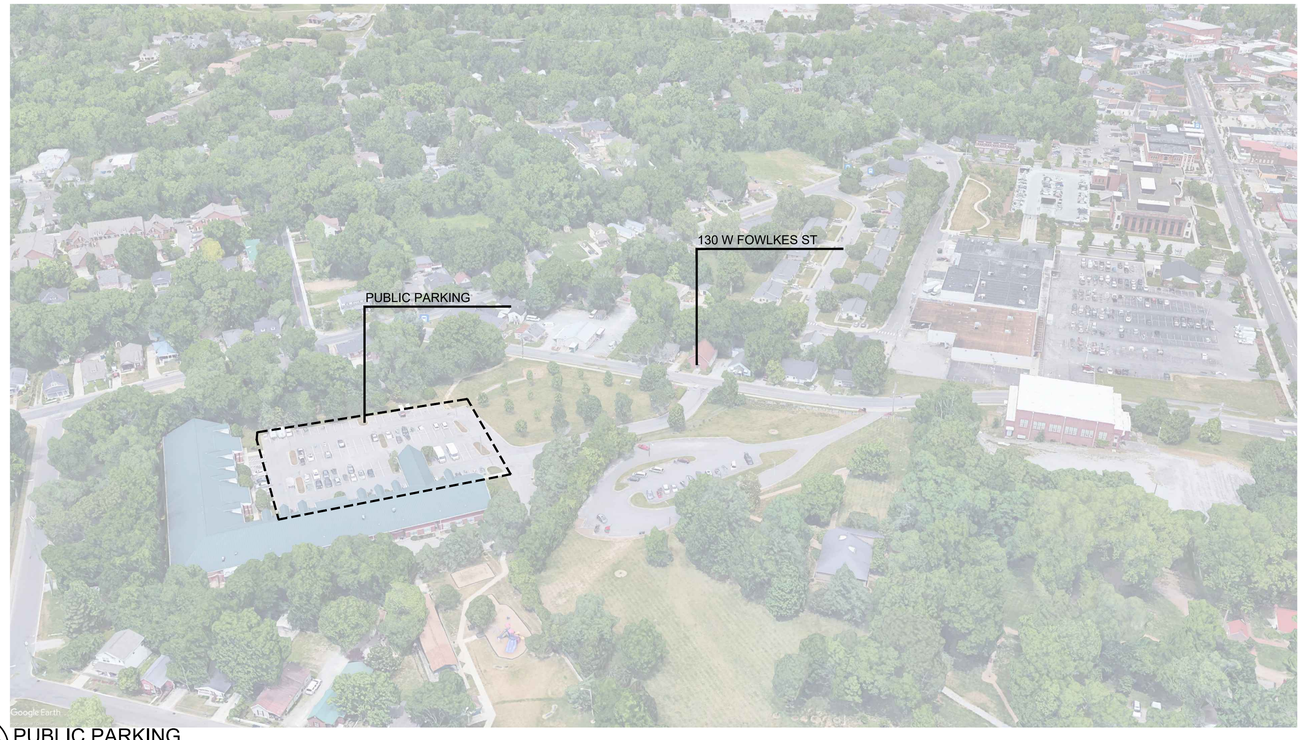
FRONT SETBACK: 10'
(MINIMUM)
SIDE SETBACK: 5'
REAR SETBACK: 15'



1 C2.1 LOT DIAGRAM - RESTRICTIONS
PLAN

N

0' 10' 20'



2 C2.1 PUBLIC PARKING
PLAN

N.T.S

MODIFICATION OF STANDARDS 1:

10.1.10 B. Remote Parking

Remote parking on a separate site from the site on which the nonresidential use is located may be a permitted alternative when it meets the following:

2. *The remote parking area shall be placed in a recorded easement for the use of an off-site parking location in perpetuity;*
3. *A sidewalk shall connect the remote parking to the use being served;*

A Modification of standard 10.1.10 B. Remote Parking is requested to allow the use of remote parking without meeting conditions 2 and 3 in the zoning ordinance.

The owner of 130 W. Fowlkes Street is requesting a modification of standard to allow the use of remote parking without meeting condition 2 and 3 for the 1,800 sf of office use. The existing building covers 45% of the property, it has a typical side yard of 10 feet and a typical rear yard of 11 feet. On-site parking is only permitted in the side or rear yard of the property. In addition, on-site parking is required to have a 6' landscape buffer adjacent to the property line. There is not sufficient area for on-site parking without removing the existing structure.

The structure was originally home to the Winstead Tabernacle. The church building has deep cultural ties to the Natchez neighborhood. Although not listed on the historic registry, it is a very significant historic structure to the African American community in Franklin. In order to preserve the building, the applicant is requesting remote parking solutions to address parking concerns. Across the street from the site is a Williamson County public parking lot that we have written permission from the mayor to use for the property. Not only is there public parking across the street, but there are also multiple on street parking spaces available within a 1320' radius of the site. Although there is sidewalk access to many of these spaces, there is currently not a sidewalk available on the north side of W Fowlkes Street. Users would have to cross the street to access the sidewalk that runs along the south side of W Fowlkes Street.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
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   a. **Envision Franklin states in compact residential that *"These walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved".* It also states that infill and redevelopment should be contextually compatible and that the adaptive reuse of historic structures are recommended over new construction. Our development seeks to take an abandoned church site and reuse the building to create a recording studio. It is our intent to not disturb the existing site or add additional building square footage so we will be preserving and maintaining the existing structure.**

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

130 WEST FOWLKES STREET
REZONING PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230

Revision Date
△
△
△
△

MODIFICATION OF STANDARDS

SHEET
C2.1

COF 7760

Parking Report prepared for 130 W Fowlkes St

A parking observation and subsequent report was performed at the Williamson County Community Services Building. Located directly across the street at 129 W Fowlkes Street from the site is the Williamson County Community Services building and associated parking lot. The parking lot, shown below, has a parking capacity of 120 spaces.



Our observations we performed on four different days over the course of a week. We focused our counting from 3 pm-5 pm when the building would be at its highest use and give the most accurate availability.

The average parking availability: 86 Spaces

See next page for number parking breakdown

greg.gamble@gdc-tn.com | 615.975.5765 cell | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

Data Breakdown:

Wednesday, February 2, 2022 (4:15 pm)

43 cars/buses in the parking lot (45 spaces occupied total as the 2 buses count for 4 spaces)

Parking available: 75 spaces

Monday, February 7, 2022 (4:18 pm)

28 cars/buses in the parking lot (30 spaces occupied total as the 2 buses count for 4 spaces)

Parking available: 90 spaces

Tuesday, February 8, 2022 (4:27 pm)

27 cars/buses in the parking lot (29 spaces occupied total as the 2 buses count for 4 spaces)

Parking available: 91 spaces

Wednesday, February 9, 2022 (4:27 pm)

28 cars/buses in the parking lot (30 spaces occupied total as the 2 buses count for 4 spaces)

Parking available: 90 spaces

Sincerely,



Greg Gamble

DEVELOPMENT PLANNING DESIGN MANAGEMENT

greg.gamble@gdc-tn.com | 615.975.5765 cell | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

City of Franklin

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

File #: 21-02637

DATE: January 17, 2022

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Rolling Hills Community Church Subdivision, Site Plan, Parking Lot And Public RW, Creating Surface Parking, On 39.25 Acres, Located At 1810 Columbia Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7670
Applicant: Seth Sparkman, Barge Cauthen & Associates, Inc.
Owner: Rolling Hills Community Church, Larry Atema, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this site plan is to construct a surface parking lot for the Rolling Hills Community Church and construct Public Right-Of-Way that will eventually connect to Werthan Circle. The property consists of 39.25 acres and is zoned Light Industrial (LI). The ROW extension helps complete the road network that was previously established by the now voided preliminary plat for the Longview Subdivision, Section 2. The property will need to be formally consolidated through a final plat. No additional development is proposed for the property at this time.

PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to

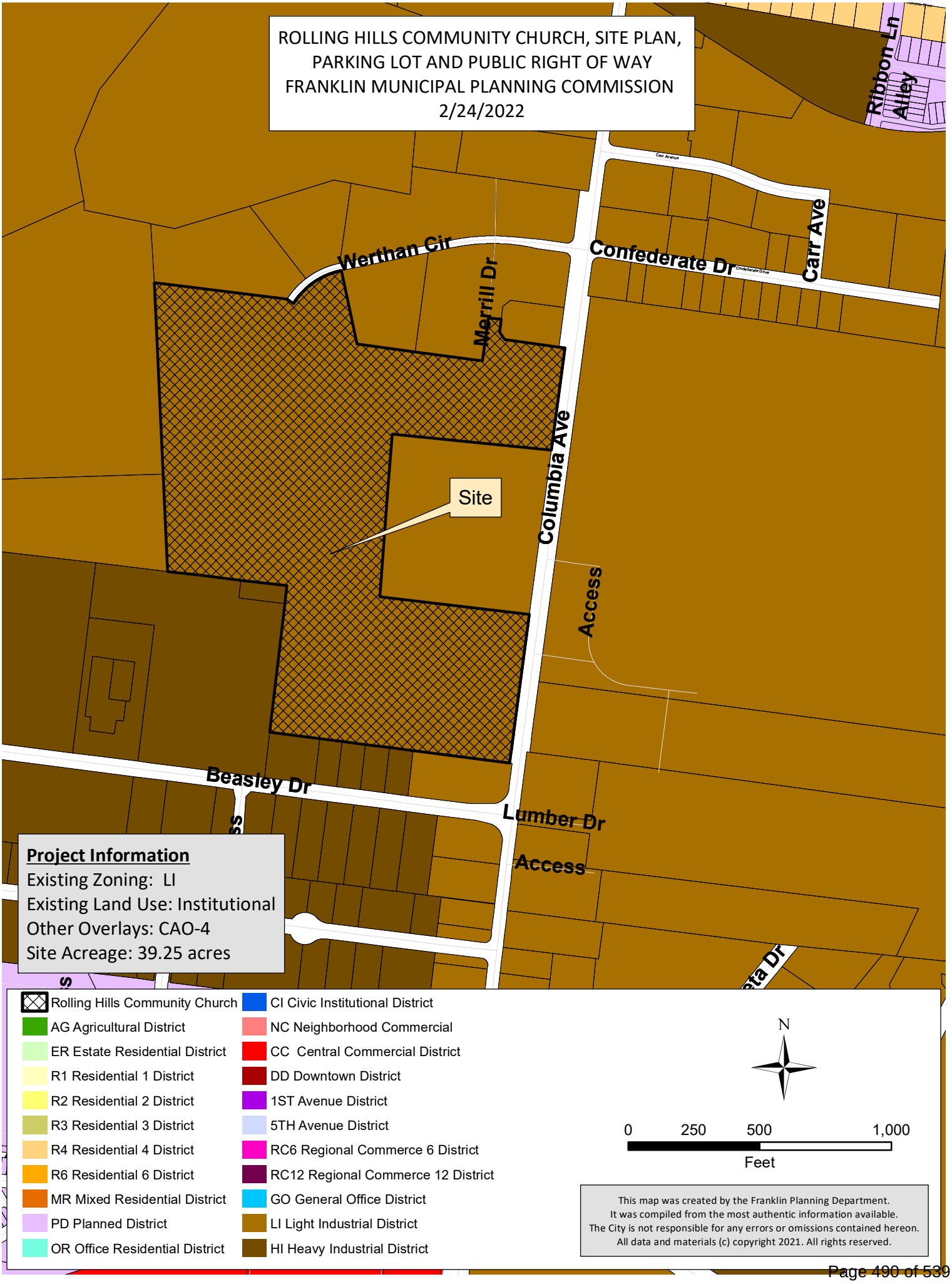
the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Rolling Hills Community Church Subdivision Site Plan.


ROLLING HILLS COMMUNITY CHURCH, SITE PLAN,
PARKING LOT AND PUBLIC RIGHT OF WAY
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/24/2022
Ribbon Ln
Alley
Werthan Cir
Merrill Dr
Confederate Dr
Carr Ave
Columbia AVe
Site
Access
Beasley Dr
Lumber Dr
Access
Project Information
Existing Zoning: LI
Existing Land Use: Institutional
Other Overlays: CAO-4
Site Acreage: 39.25 acres
Rolling Hills Community Church
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2021. All rights reserved.

COF no: 7670

CONDITIONS OF APPROVAL:

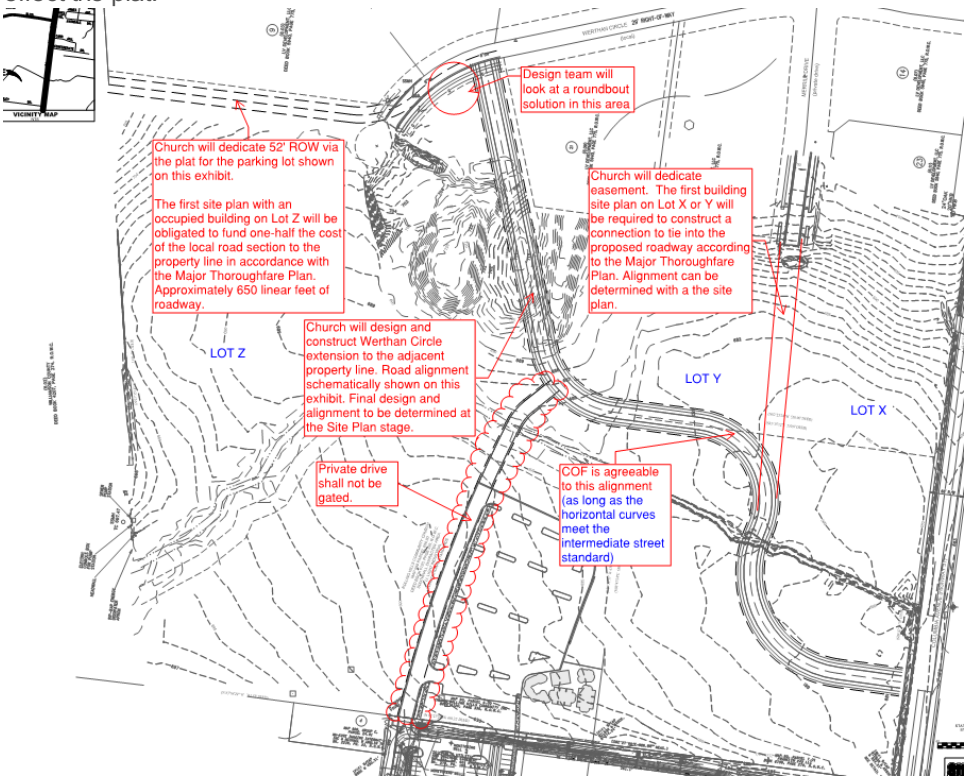
Open Issues: 10 These issues are currently being filtered

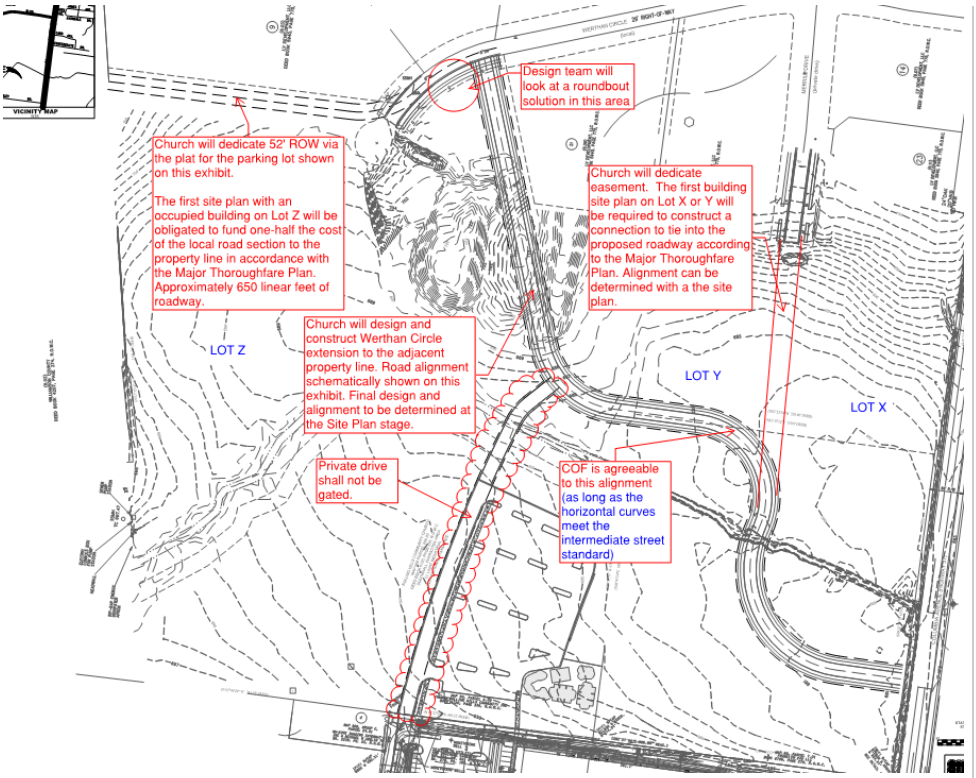
Engineering - Site Plan Checklist

General Issues

18. Exhibit

jimmy.wiseman@franklintn.gov The roundabout location is appropriate.
The exhibit will remain open as a condition of approval since there are conditions that effect the plat.





51. Final Plat

joe.marlo@franklintn.gov *The following comment has been revised per the 10/21/21 email from Vernon Gerth to Jeff Simmons, and shall remain open as a Condition of Approval of the Site Plan. The Applicant is encouraged to submit a final plat as soon as possible.*

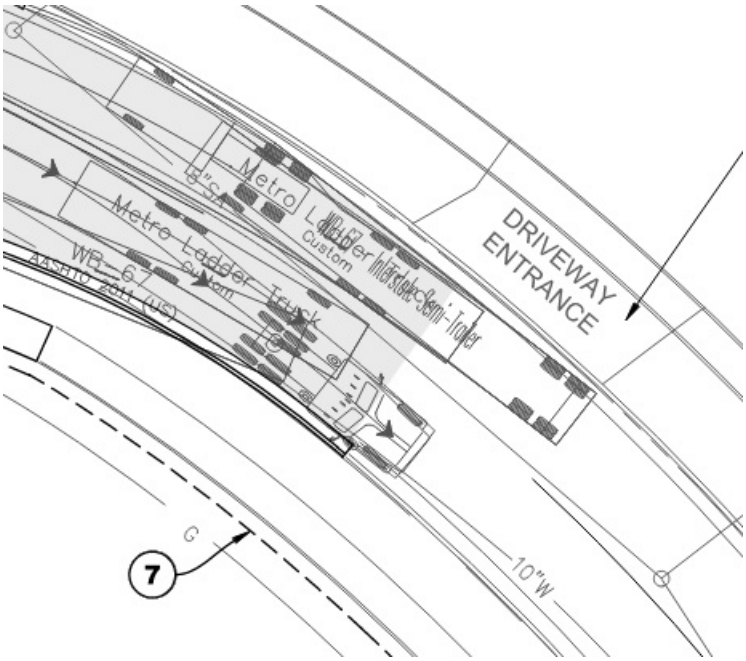
Upon approval of the Site Plan and satisfaction of all conditions which includes the posting performance sureties, an application for a Grading Permit may be made to the City of Franklin and obtained prior to the approval and recording of a Final Plat. No reductions to the performance sureties shall be authorized until the Final Plat is approved and recorded.

FIRE--Planning

General Issues

72. Auto-Turn

curt.edelmann@franklintn.gov Sheet C4.01 B shows a WB-67 truck auto-turn. Please provide separate auto-turn drawings for the tower-ladder truck and the tractor-trailer truck. Note: If sanitation and environmental services requests an auto-turn drawing, it should also be a separate drawing.



[Edited By Curt Edelmann]

Performance Agreement and Surety

General Issues

63. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	$ -
II. City Sewer:	$ -
III. Public Sidewalk:	**$127,000**
IV. City Streets:	**$334,000**
V. Private Streets (Including Shared Access):	**$144,000**
VI. Street Access	**$10,000**
VII. Temporary Turnarounds	**$10,000**
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage (1):	**$210,000**
XI. Green Infrastructure:	**$69,000**

(1) Includes bridge for emergency access connection.

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)		
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	12530	SF
HANDICAP RAMP AND DETECTABLE WARNING	8	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	3760	SY
CONCRETE CURB AND GUTTER	1713	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SHARED ACCESS DRIVE	1726	SY
CONCRETE CURB	1601	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	1	EA
TEMPORARY CUL-DE-SAC OR SIMILAR	1	EA
15" RCP CULVERT	799	LF
18" RCP CULVERT	30	LF
HEADWALLS (Concrete Volume)	7	CY
DOUBLE INLET	15	EA
SPECIAL ITEM 02	1	EA
DRY POND	1351	CY
DETENTION POND OUTLET STRUCTURE	1	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	948	CY

[Edited By Kevin Long]

69. Landscape

jason.arnold@franklintn.gov Landscape surety $48,000

Planning

General Issues

87. Project name

joseph.bryan@franklintn.gov Revise project name to "Rolling Hills Community Church Subdivision"

Applicant shall revise all sheets to reflect the revised name in the title bar.

88. Plat

joseph.bryan@franklintn.gov Applicant shall combine the two parcels into a single lot through a final plat creating a formal subdivision.

Stormwater

General Issues

4. Drainage

Doug.Noonan@franklintn.gov Since the outfalls and drainage areas have been identified, a sediment trap has been added.

- Sediment trap grading shall be shown on the initial.
- Sediment trap shall be in place and functional on the interim/intermediate plan.
- Detail shall be provided as to how trap will function on the interim/intermediate sheet with the detention pond outlet structure installed.
- Trap calculations shall be provided and shall include acreage of drainage area, required and provided wet/dry storage volumes, elevations of wet/dry storage.

[Edited By Doug Noonan]

Water/Sewer

General Issues

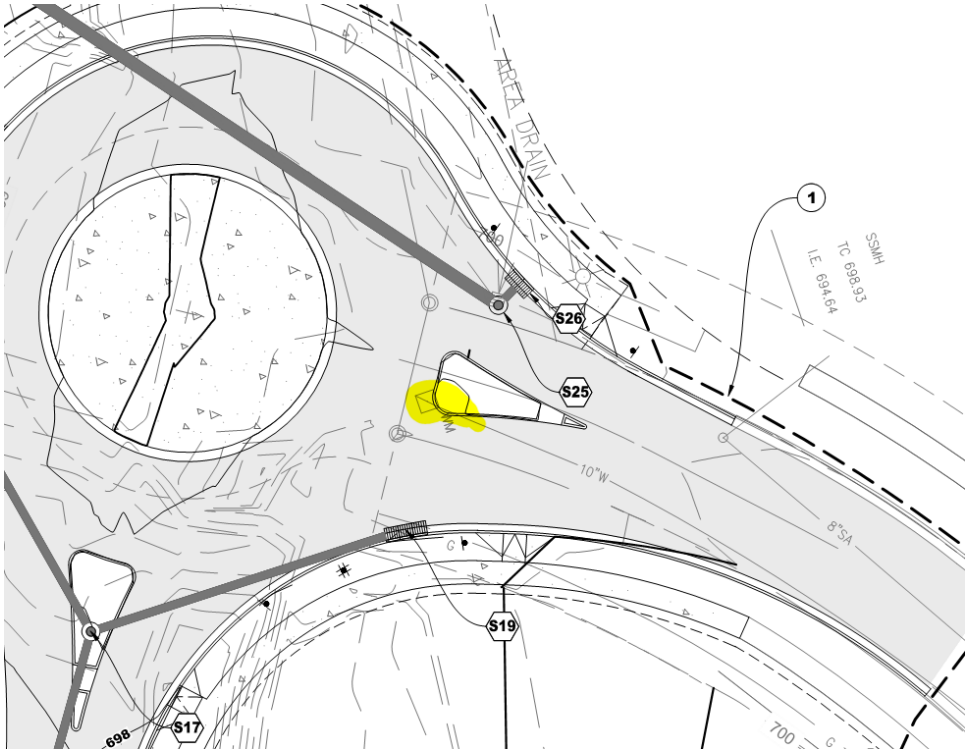
7. Proposed utility plan

ben.mcneil@franklintn.gov The applicant has again changed the plan for the roundabout, it is advised that the water be extended out of the roundabout with this project. The future extension will be required as discussed in the beginning of this project. When the lot to the west is developed, the waterline will be required to connect to Beasley Drive.

The future connection will require excavation of the roundabout and the cost will be on the applicant.

8. Existing utility

ben.mcneil@franklintn.gov	The applicant is showing the roundabout and concrete area below ending over the water blow-off, the applicant shall add notes about the casting not being in concrete and being raised to an acceptable elevation.



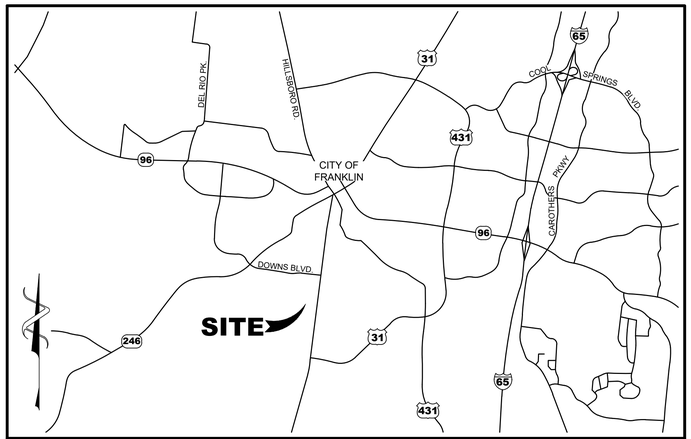
SITE PLAN

FOR

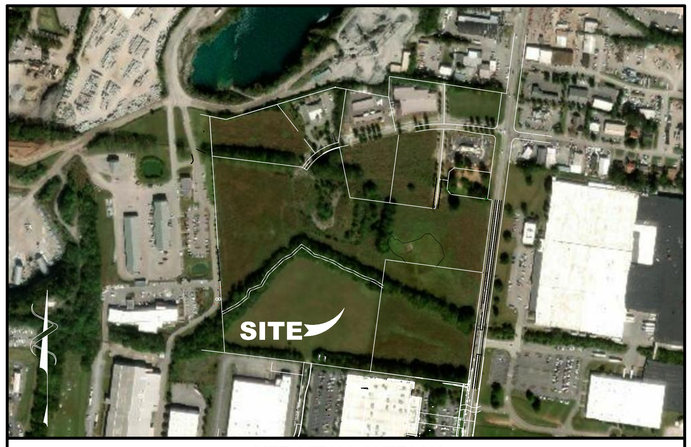
ROLLING HILLS COMMUNITY CHURCH

PARKING LOT & PUBLIC R/W

SITE DATA CHART	
PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W
PROJECT #:	COF# 7670
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP 90, PARCEL 6.0
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9th
EXISTING ZONING:	LIGHT INDUSTRIAL DISTRICT
CHARACTER AREA OVERLAY:	--
OTHER APPLICABLE OVERLAYS:	CAO-4
APPLICABLE DEVELOPMENT STANDARD:	--
ACREAGE OF SITE:	39.25 acres
SQUARE FOOTAGE OF SITE:	1,709,591 SQUARE FEET
LAND USE:	CHURCH AND PARKING LOT (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	ROLLING HILLS COMMUNITY CHURCH, INC.
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PHONE NO.:	615-945-2916
E-MAIL ADDRESS:	latema@cdgtn.com
CONTACT NAME:	MR. LARRY ATEMA
ENGINERR/APPLICANT	BARGE CAUTHEN AND ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	ssparkman@bargecauthen.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	195 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD



VICINITY MAP
(NTS)



SITE AERIAL OVERLAY
(1"= 400')

CITY OF FRANKLIN

SITE PLAN
FEBRUARY 03, 2022
SITE PLAN RESUBMITTAL

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
C1.00	OVERALL EXISTING CONDITIONS PLAN
C1.01	ENLARGED EXISTING CONDITIONS PLAN
C1.02	DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	ENLARGED SITE PLAN
C2.02	ENLARGED SITE PLAN
C2.03	ENLARGED SITE PLAN
C2.04	SITE PLAN DETAILS
C2.05	SITE PLAN DETAILS
C3.00	OVERALL GRADING & DRAINAGE PLAN
C3.01	ENLARGED GRADING & DRAINAGE PLAN
C3.02	ENLARGED GRADING & DRAINAGE PLAN
C3.03	ENLARGED GRADING & DRAINAGE PLAN
C3.04	INITIAL EPSC/ PRE-CONSTRUCTION PLAN
C3.05	INITIAL EPSC/ PRE-CONSTRUCTION PLAN
C3.06	INITIAL EPSC/ PRE-CONSTRUCTION PLAN
C3.07	INTERIM EPSC/ CONSTRUCTION PLAN
C3.08	INTERIM EPSC/ CONSTRUCTION PLAN
C3.09	INTERIM EPSC/ CONSTRUCTION PLAN
C3.10	FINAL EPSC/ WATER QUALITY PLAN
C3.11	FINAL EPSC/ WATER QUALITY PLAN
C3.12	FINAL EPSC/ WATER QUALITY PLAN
C3.13	GRADING, DRAINAGE & EPSC DETAILS
C3.14	GRADING, DRAINAGE & EPSC DETAILS
C4.00	OVERALL RIGHT-OF-WAY & ACCESS PLAN
C4.01	ENLARGED RIGHT-OF-WAY & ACCESS PLAN
C4.01A	ENLARGED RIGHT-OF-WAY & ACCESS PLAN
C4.01B	ENLARGED RIGHT-OF-WAY & ACCESS PLAN
C4.02	RIGHT OF WAY ACCESS PLAN AND PROFILE
C4.03	RIGHT OF WAY ACCESS PLAN AND PROFILE
C4.04	RIGHT-OF-WAY & ACCESS PLAN DETAILS
L0.0	OVERALL LANDSCAPE PLAN
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L1.1	LANDSCAPE PLAN ENLARGEMENT
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E1.0	SITE PHOTOMETRIC PLAN
B1.00	SLAB BRIDGE LAYOUT
B1.01	SLAB BRIDGE STANDARD DRAWINGS
B1.02	TEMPORARY CULVERT CROSSING

OWNER
ROLLING HILLS COMMUNITY CHURCH
1810 COLUMBIA AVENUE
FRANKLIN, TENNESSEE 37064
P.O.C.: LARRY ATEMA
PHONE: 615-945-2916

LANDSCAPE ARCHITECTS
HAWKINS PARTNERS, INC.
110 SOUTH 10TH STREET, 2ND FLOOR
NASHVILLE, TN 37206
P.O.C.: NATHAN OLIVER
PHONE: 615-255-5218

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
P.O.C.: SETH SPARKMAN
PHONE: 615-324-4226

SURVEYOR
SAWYER LAND SURVEYING, LLC
2232 DR. ROBERTSON ROAD
SPRING HILL, TENNESSEE 37174
P.O.C.: MARK SAWYER, RLS
PHONE: 931-486-1580

MAP 90
PARCEL 6.0

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COF# 7670

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX



COVER SHEET

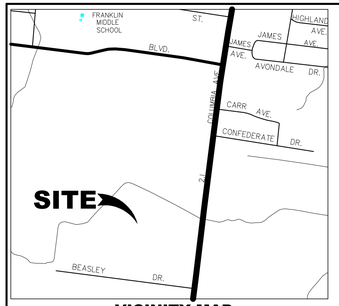
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C0.00

BCA FILE NO. 2925-02

P:\2925.Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwng\C0.0-COVR.2925-02.dwg-03.00 COVER SHEET



VICINITY MAP
NTS

SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W
PROJECT #:	COF# 7670
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP 90, PARCEL 6.0
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9th
EXISTING ZONING:	LIGHT INDUSTRIAL DISTRICT
CHARACTER AREA OVERLAY:	--
OTHER APPLICABLE OVERLAYS:	CAO-4
APPLICABLE DEVELOPMENT STANDARD:	--
ACREAGE OF SITE:	39.25 acres
SQUARE FOOTAGE OF SITE:	1,709,591 SQUARE FEET
LAND USE:	CHURCH AND PARKING LOT (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	ROLLING HILLS COMMUNITY CHURCH, INC.
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PHONE NO.:	615-945-2916
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ENGINERR/APPLICANT	BARGE CAUTHEN AND ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	ssparkman@bargecauthen.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	195 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

SLOPE INFORMATION

	SLOPES BETWEEN 14.0% AND 19.0%
	SLOPES 20.0% AND GREATER

FIELD RUN TOPOGRAPHIC SURVEY BY SAWYER LAND SURVEYING ON SEPTEMBER 6, 2018

NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

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

COF# 7670

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

OVERALL EXISTING CONDITIONS PLAN

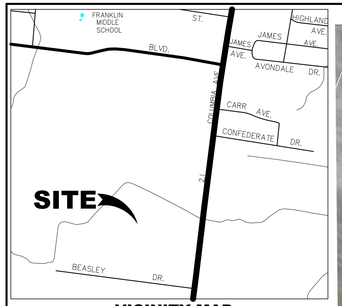
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
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01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C1.00

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C1.0\EXST-2925-02.dwg-C1.00 OVERALL EXISTING CONDITIONS PLAN



VICINITY MAP
NTS

ROLLING HILLS COMMUNITY CHURCH
MAP 090 PARCEL 006.00
DEED BOOK R 20, PAGE 336, R.O.W.C.
SOUTHHALL CHARACTER AREA
LI: LIGHT INDUSTRIAL
CONVENTIONAL STANDARDS

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
20' 0' 20' 40'
SCALE: 1" = 20'

CaA
Soil Group D

Tb
Soil Group D

Du
Soil Group D

MONITORING WELL
MONITORING WELL

N82°23'24"W 480.32'
N 82°23'24" W 480.32' (DEED)
N82°20'2"W 374.35' MEASURED

DRAINAGE ARROW(TYP)

30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1
30' RIPARIAN ZON
SWANSON BRANCH

(S 07°32'53" W 630.00' DEED)
(N08°47'34"E 630.00' DEED)

MAP 090 PARCEL 7.01
FRANKLIN 240, LLC
DEED BOOK 6709, PAGE 268, R.O.W.C.

SEE DRAINAGE EXHIBITS D1.0-D3.0 FOR ADDITIONAL BASIN INFORMATION

GRADING & DRAINAGE DATA CHART

LOT AREA: 39.25 ACRES
LID AREA: 5.42 ACRES
IMPERVIOUS AREA: 3.14 ACRES
-3.14 AC. IMPERVIOUS PAVEMENT
-0.00 AC. PERVIOUS PAVERS
-0.00 AC. GRAVEL
DISTURBED AREA: 7.7 ACRES
Rv VALUE: 0.189

	OUTFALL PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	36.40	30.55
5 YEAR:	60.82	52.75
10 YEAR:	77.77	66.93
25 YEAR:	99.96	88.21
50 YEAR:	116.70	104.51
100 YEAR:	133.34	120.24

STORMWATER NARRATIVE:

STORMWATER RUNOFF FROM THIS SITE DRAINS PRIMARILY FROM SOUTH TO NORTH. A MAJORITY OF THE PROPOSED PARKING LOT WILL ENTER THE STORM SEWER WHERE FLOWS ARE DISCHARGED TO A PROPOSED BIORETENTION AREA ALONG THE EAST OF THE DISTURBED AREA..

THE RUNOFF FROM THE PROPOSED PARKING LOT ADDITION WILL FLOW OVERALAND BEFORE ENTERING A STORMWATER PRE-TREATMENT GRAVEL DIAPHRAGM NEAR THE EAST SIDE OF THE PARKING LOT. RUNOFF WILL THEN SHEET FLOW THROUGH THE PRETREATMENT AREA BEFORE ENTERING THE PROPOSED LEVEL 2 BIORETENTION AREA (GIP-01) FOR TREATMENT. AN AREA DRAIN WILL BE INSTALLED IN THE PROPOSED BIORETENTION AREA WHERE FLOWS IN EXCESS OF THE WATER QUALITY TREATMENT VOLUME WILL ENTER DETENTION POND.

THE DETAINED RUNOFF WILL THEN OUTFALL TO THE RIPARIAN BUFFER OF SWANSON BRANCH.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

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COF# 7670

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

ENLARGED EXISTING CONDITIONS PLAN

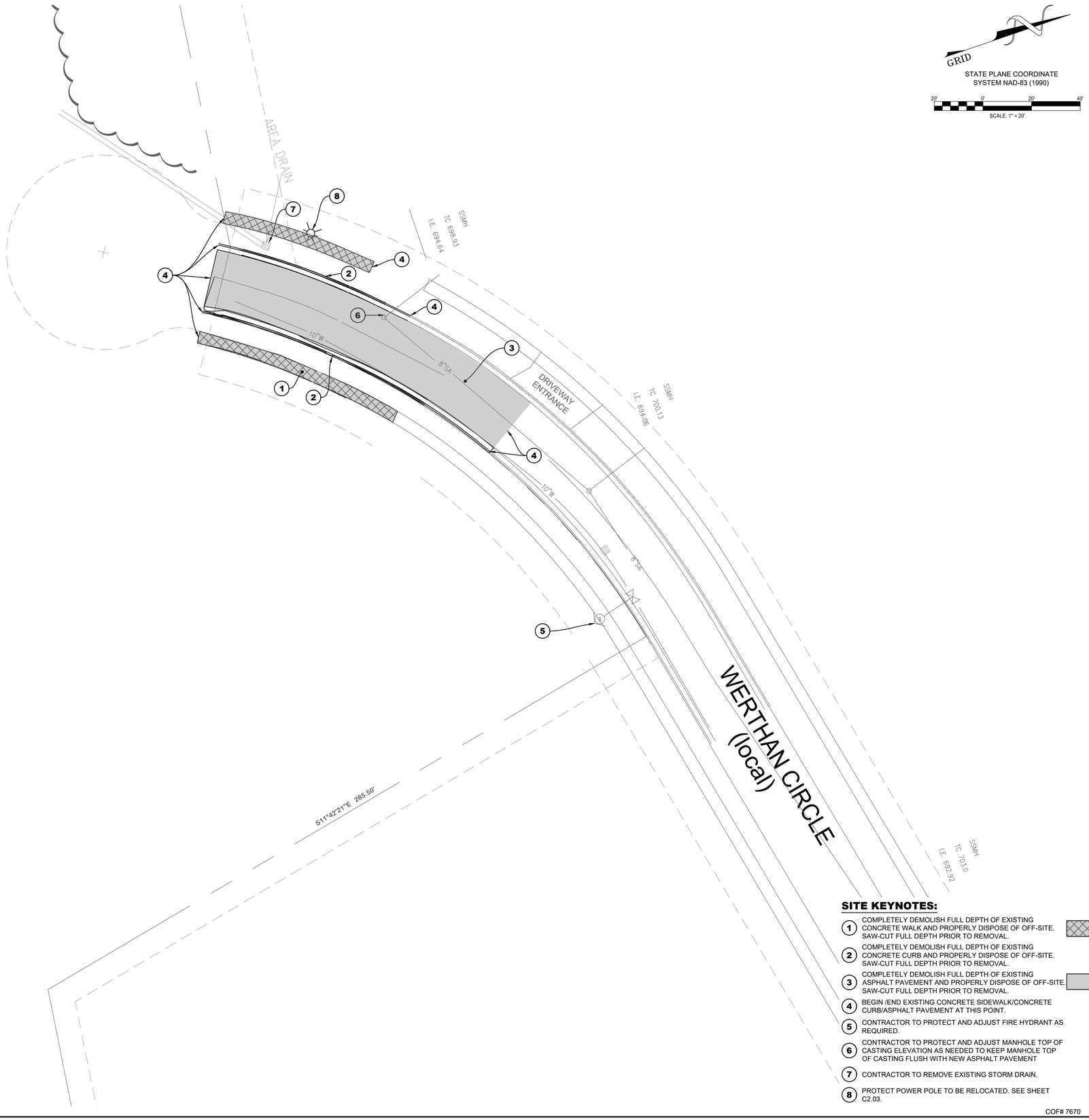
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C1.01

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C1.0-EXST-2925-02.dwg C1.01 ENLARGED EXISTING CONDITIONS PLAN



SITE KEYNOTES:

1. COMPLETELY DEMOLISH FULL DEPTH OF EXISTING CONCRETE WALK AND PROPERLY DISPOSE OF OFF-SITE. SAW-CUT FULL DEPTH PRIOR TO REMOVAL.
2. COMPLETELY DEMOLISH FULL DEPTH OF EXISTING CONCRETE CURB AND PROPERLY DISPOSE OF OFF-SITE. SAW-CUT FULL DEPTH PRIOR TO REMOVAL.
3. COMPLETELY DEMOLISH FULL DEPTH OF EXISTING ASPHALT PAVEMENT AND PROPERLY DISPOSE OF OFF-SITE. SAW-CUT FULL DEPTH PRIOR TO REMOVAL.
4. BEGIN /END EXISTING CONCRETE SIDEWALK/CONCRETE CURB/ASPHALT PAVEMENT AT THIS POINT.
5. CONTRACTOR TO PROTECT AND ADJUST FIRE HYDRANT AS REQUIRED.
6. CONTRACTOR TO PROTECT AND ADJUST MANHOLE TOP OF CASTING ELEVATION AS NEEDED TO KEEP MANHOLE TOP OF CASTING FLUSH WITH NEW ASPHALT PAVEMENT
7. CONTRACTOR TO REMOVE EXISTING STORM DRAIN.
8. PROTECT POWER POLE TO BE RELOCATED. SEE SHEET C2.03.

COF# 7670

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

ANA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 00112014
STATE OF TENNESSEE
2/3/22

DEMOLITION SITE PLAN

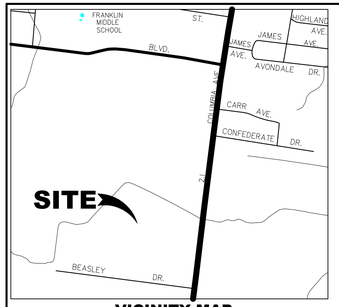
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C1.02

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C1.0-EXST DEMO-2925-02.dwg-C1.02 DEMOLITION SITE PLAN



VICINITY MAP
NTS

CHURCH WILL DEDICATE 52' ROW VIA THE PLAT FOR THE PARKING LOT SHOWN ON THIS SITE PLAN. THE FIRST BUILDING SITE PLAN ON LOT Z WILL BE OBLIGATED TO FUND ONE-HALF THE COST OF THE LOCAL ROAD SECTION TO THE PROPERTY LINE IN ACCORDANCE WITH THE MAJOR THOROUGHFARE PLAN. APPROXIMATELY 650 LINEAR FEET OF ROADWAY.

GRID

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

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

LOT Z

25' PUBLIC UTILITY DRAINAGE & SIDEWALK EASEMENT PLAT BOOK 50, PAGE 127, R.O.W.C.

WERTHAN CIRCLE (Local)

S11°42'21"E 285.50'

29' RIGHT-OF-WAY

361.57' (DEED)

ROLLING HILLS COMMUNITY CHURCH
MAP 090 PARCEL 006.00
DEED BOOK 6120, PAGE 336, R.O.W.C.
SOUTHHALL CHARACTER AREA
LI: LIGHT INDUSTRIAL
CONVENTIONAL STANDARDS

PRIVATE DRIVE

ROLLING HILLS DRIVE (LOCAL)

(N 82°23'24" W 460.32' DEED)

30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1
30' RIPARIAN ZONE 1
30' RIPARIAN ZONE 2

30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1

WETLAND DELINEATION

(S 02°32'53" W 630.00' DEED)
(N08°47'34"E 630.00' DEED)

361.1'

361.1'

R 175.00'
Δ 08°17'49"
CB S 86°24'49" W
CB 253.37'

(5.02)
ROLLING HILLS COMMUNITY CHURCH, INC.
DEED BOOK 4571, PAGE 360, R.O.W.C.

21
(6.09)
LV DEVELOPMENT, LLC
DEED BOOK 5940, PAGE 775, R.O.W.C.

22
(6.10)
LV DEVELOPMENT, LLC
DEED BOOK 5940, PAGE 775

S82°25'51"E
489.97'

LOT Y

CHURCH WILL DEDICATE EASEMENT, THE FIRST BUILDING SITE PLAN ON LOT X OR Y WILL BE REQUIRED TO CONSTRUCT A CONNECTION TO TIE INTO THE PROPOSED ROADWAY ACCORDING TO THE MAJOR THOROUGHFARE PLAN. ALIGNMENT CAN BE DETERMINED WITH THE SITE PLAN.

LOT X

(N82°23'24"W 590.00' DEED)
(N81°15'12"E 590.00' DEED)

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

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

SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W
PROJECT #:	COF# 7670
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP 90, PARCEL 6.0
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9th
EXISTING ZONING:	LIGHT INDUSTRIAL DISTRICT
CHARACTER AREA OVERLAY:	--
OTHER APPLICABLE OVERLAYS:	CAO-4
APPLICABLE DEVELOPMENT STANDARD:	--
ACREAGE OF SITE:	39.25 acres
SQUARE FOOTAGE OF SITE:	1,709,591 SQUARE FEET
LAND USE:	CHURCH AND PARKING LOT (PROPOSED)
LSR:	TBD
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YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	ROLLING HILLS COMMUNITY CHURCH, INC.
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FAX NO.:	615-352-6737
E-MAIL ADDRESS:	ssparkman@bargecauthen.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	195 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

COMPANY	UTILITY	CONTACT	PHONE #	ADDRESS
MTEMC	ELECTRIC	ERIK HALE	(615)794-1102	P.O. BOX 681709 FRANKLIN, TN 37068
ATMOS ENERGY	GAS	UNKNOWN	(615)771-8300	810 CRESCENT CENTRE DRIVE #60 FRANKLIN, TN 37064
AT&T	F.O.C./ TELEPHONE	MARK SWAINSON	(615)214-7310	333 COMMERCE STREET NASHVILLE, TN 37201
COMCAST	CABLE	WHITNEY SCHRIMSHER	(615)745-9979	118 4TH AVENUE SOUTH FRANKLIN, TN 37064
CITY OF FRANKLIN	WATER & SEWER	BEN McNEIL	(615)794-4554	124 LUMBER DRIVE FRANKLIN, TN 37064
CITY OF FRANKLIN	STREETS & DRNG.	PAUL HOLZEN	(615)791-3218	1109 THIRD AVENUE SOUTH FRANKLIN, TN 37064

COF# 7670

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X

TANA C. MAJOR
REGISTERED ENGINEER
AGRICULTURE
No. 0011281
STATE OF TENNESSEE
2/3/22

OVERALL SITE PLAN

ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C2.00

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C2.0-SITE-2925-02.dwg-C2.00 OVERALL SITE PLAN

ROLLING HILLS COMMUNITY CHURCH
MAP 090 PARCEL 006.00
DEED BOOK 6120, PAGE 336, R.O.W.C.
SOUTHHALL CHARACTER AREA
LI: LIGHT INDUSTRIAL
CONVENTIONAL STANDARDS

GRID
STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

20' 0' 20' 40'
SCALE: 1" = 20'

PRIVATE DRIVE

MATCH LINE SEE SHEET C2.02

30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1
30' RIPARIAN

(S 07°32'53" W 630.00' DEED)
(N08°47'34"E 630.00' DEED)

SITE KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT(PRIVATE), SEE DETAIL SHEET C2.04.
2. LIGHT DUTY ASPHALT PAVEMENT (PRIVATE), SEE DETAIL SHEET C2.04.
3. CONCRETE POST CURB (PRIVATE), SEE DETAIL SHEET C2.04.
4. CONCRETE CURB AND GUTTER (PRIVATE), SEE DETAIL SHEET C2.04.
5. CONCRETE SIDEWALK (PRIVATE), SEE DETAIL SHEET C2.04.
6. INTEGRAL CONCRETE CURB AND SIDEWALK (PRIVATE), SEE DETAIL SHEET C2.04.
7. ACCESSIBLE RAMP, SEE DETAIL SHEET C2.05
8. 4" WIDE WHITE STRIPE
9. LANDSCAPE ISLAND
10. CONCRETE CURB AND GUTTER (PUBLIC), SEE DETAIL SHEET C2.05
11. CROSSWALK, SEE DETAIL SHEET C2.04
12. 1' WIDE WHITE THERMOPLASTIC STOP BAR.
13. 'STOP' SIGN. (MUTCD 'R1-1'), SIGN POST DETAIL SHEET C2.04
14. 'STREET TO BE EXTENDED BY THE AUTHORITY OF CITY OF FRANKLIN' SIGN.
15. 'NO PARKING ANYTIME' SIGN. (MUTCD R7-1,MULTIDIRECTIONAL)
16. STREET NAME SIGN, SEE DETAIL FOR SIGN AND SIGN POST SHEET C2.04.
17. CURB CUT (PRIVATE), SEE DETAIL SHEET C2.04.
18. CONCRETE SIDEWALK (PUBLIC), SEE DETAIL SHEET C2.05
19. PEDESTRIAN BRIDGE TO BE DESIGN BUILD.
20. TIE PROPOSED ASPHALT PAVEMENT SECTION/CONCRETE CURB AND GUTTER/CONCRETE WALK INTO EXISTING FACILITIES AND MATCH PROPOSED ELEVATIONS TO EXISTING ELEVATIONS AT THIS POINT.
21. CUL-DE-SAC, SEE DETAIL SHEET C2.05
22. EXISTING CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER TO BE COMPLETELY DEMOLISHED TO FULL DEPTH. DISPOSE OF PROPERLY OFF-SITE.
23. ASPHALT PAVEMENT (PUBLIC), SEE DETAIL SHEET C2.05
24. PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT
25. GREEN INFRASTRUCTURE EASEMENT
26. PUBLIC DRAINAGE EASEMENT
27. TRAFFIC CIRCLE, SEE DETAIL SHEET C2.04.
28. CONCRETE POST CURB (PUBLIC), SEE DETAIL C2.04.
29. 'YIELD' SIGN. (MUTCD 'R1-2'), SIGN POST DETAIL SHEET C2.04
30. CONTRACTOR TO PROTECT FIRE HYDRANT AS REQUIRED.
31. 2' WIDE YELLOW THERMOPLASTIC STRIPING 4' O.C.
32. CROSSWALK WARNING SIGN.(MUTCD W11-2)

SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W
PROJECT #:	COF# 7670
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP 90, PARCEL 6.0
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9th
EXISTING ZONING:	LIGHT INDUSTRIAL DISTRICT
CHARACTER AREA OVERLAY:	--
OTHER APPLICABLE OVERLAYS:	CAO-4
APPLICABLE DEVELOPMENT STANDARD:	--
ACREAGE OF SITE:	39.25 acres
SQUARE FOOTAGE OF SITE:	1,709,591 SQUARE FEET
LAND USE:	CHURCH AND PARKING LOT (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	ROLLING HILLS COMMUNITY CHURCH, INC.
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PHONE NO.:	615-945-2916
E-MAIL ADDRESS:	laterna@cdgtn.com
CONTACT NAME:	MR. LARRY ATEMA
ENGINERR/APPLICANT	BARGE CAUTHEN AND ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	ssparkman@bargecauthen.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	195 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

COF# 7670

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
Barge Cauthen &ASSOCIATES

TANA C. MATEMA
REGISTERED ENGINEER
AGRICULTURE
No. 0011281
STATE OF TENNESSEE
2/3/22

ENLARGED SITE PLAN

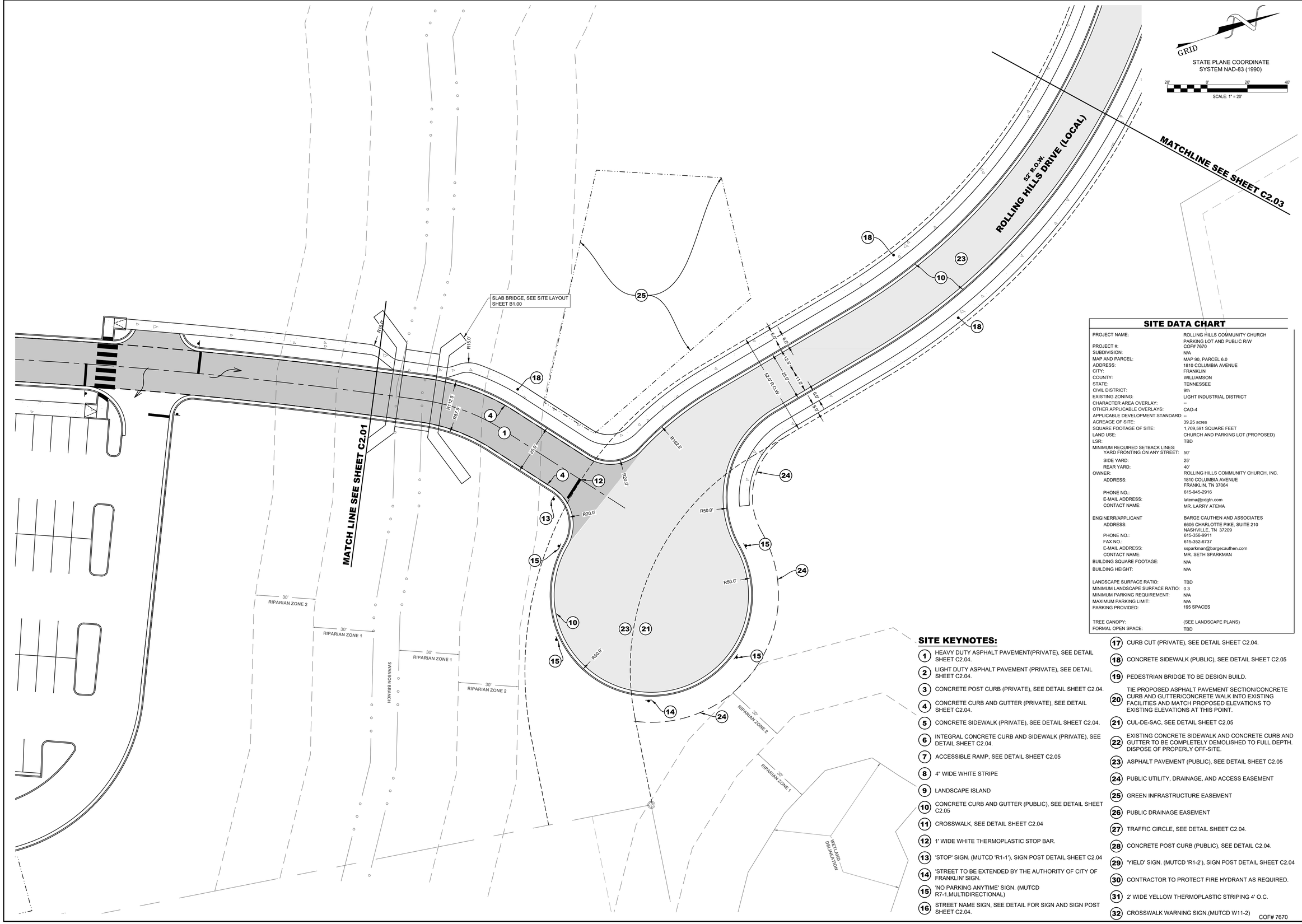
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C2.01

BCA FILE NO. 2925-02

P:\2925 Community Dev Grp\2925-02 RHCC Parking Lot\Dwg\C2.0-SITE-2925-02.dwg-C2.01 ENLARGED SITE PLAN



SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W
PROJECT #:	COF# 7670
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP 90, PARCEL 6.0
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9th
EXISTING ZONING:	LIGHT INDUSTRIAL DISTRICT
CHARACTER AREA OVERLAY:	--
OTHER APPLICABLE OVERLAYS:	CAO-4
APPLICABLE DEVELOPMENT STANDARD:	--
ACREAGE OF SITE:	39.25 acres
SQUARE FOOTAGE OF SITE:	1,709,591 SQUARE FEET
LAND USE:	CHURCH AND PARKING LOT (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	ROLLING HILLS COMMUNITY CHURCH, INC.
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PHONE NO.:	615-945-2916
E-MAIL ADDRESS:	latema@cdgtn.com
CONTACT NAME:	MR. LARRY ATEMA
ENGINERR/APPLICANT	BARGE CAUTHEN AND ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	sparkman@bargecauthen.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	195 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

SITE KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT(PRIVATE), SEE DETAIL SHEET C2.04.
2. LIGHT DUTY ASPHALT PAVEMENT (PRIVATE), SEE DETAIL SHEET C2.04.
3. CONCRETE POST CURB (PRIVATE), SEE DETAIL SHEET C2.04.
4. CONCRETE CURB AND GUTTER (PRIVATE), SEE DETAIL SHEET C2.04.
5. CONCRETE SIDEWALK (PRIVATE), SEE DETAIL SHEET C2.04.
6. INTEGRAL CONCRETE CURB AND SIDEWALK (PRIVATE), SEE DETAIL SHEET C2.04.
7. ACCESSIBLE RAMP, SEE DETAIL SHEET C2.05
8. 4" WIDE WHITE STRIPE
9. LANDSCAPE ISLAND
10. CONCRETE CURB AND GUTTER (PUBLIC), SEE DETAIL SHEET C2.05
11. CROSSWALK, SEE DETAIL SHEET C2.04
12. 1' WIDE WHITE THERMOPLASTIC STOP BAR.
13. 'STOP' SIGN. (MUTCD 'R1-1'), SIGN POST DETAIL SHEET C2.04
14. 'STREET TO BE EXTENDED BY THE AUTHORITY OF CITY OF FRANKLIN' SIGN.
15. 'NO PARKING ANYTIME' SIGN. (MUTCD R7-1,MULTIDIRECTIONAL)
16. STREET NAME SIGN, SEE DETAIL FOR SIGN AND SIGN POST SHEET C2.04.
17. CURB CUT (PRIVATE), SEE DETAIL SHEET C2.04.
18. CONCRETE SIDEWALK (PUBLIC), SEE DETAIL SHEET C2.05
19. PEDESTRIAN BRIDGE TO BE DESIGN BUILD.
20. TIE PROPOSED ASPHALT PAVEMENT SECTION/CONCRETE CURB AND GUTTER/CONCRETE WALK INTO EXISTING FACILITIES AND MATCH PROPOSED ELEVATIONS TO EXISTING ELEVATIONS AT THIS POINT.
21. CUL-DE-SAC, SEE DETAIL SHEET C2.05
22. EXISTING CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER TO BE COMPLETELY DEMOLISHED TO FULL DEPTH. DISPOSE OF PROPERLY OFF-SITE.
23. ASPHALT PAVEMENT (PUBLIC), SEE DETAIL SHEET C2.05
24. PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT
25. GREEN INFRASTRUCTURE EASEMENT
26. PUBLIC DRAINAGE EASEMENT
27. TRAFFIC CIRCLE, SEE DETAIL SHEET C2.04.
28. CONCRETE POST CURB (PUBLIC), SEE DETAIL C2.04.
29. 'YIELD' SIGN. (MUTCD 'R1-2'), SIGN POST DETAIL SHEET C2.04
30. CONTRACTOR TO PROTECT FIRE HYDRANT AS REQUIRED.
31. 2' WIDE YELLOW THERMOPLASTIC STRIPING 4' O.C.
32. CROSSWALK WARNING SIGN.(MUTCD W11-2)

COF# 7670

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX



ENLARGED SITE PLAN

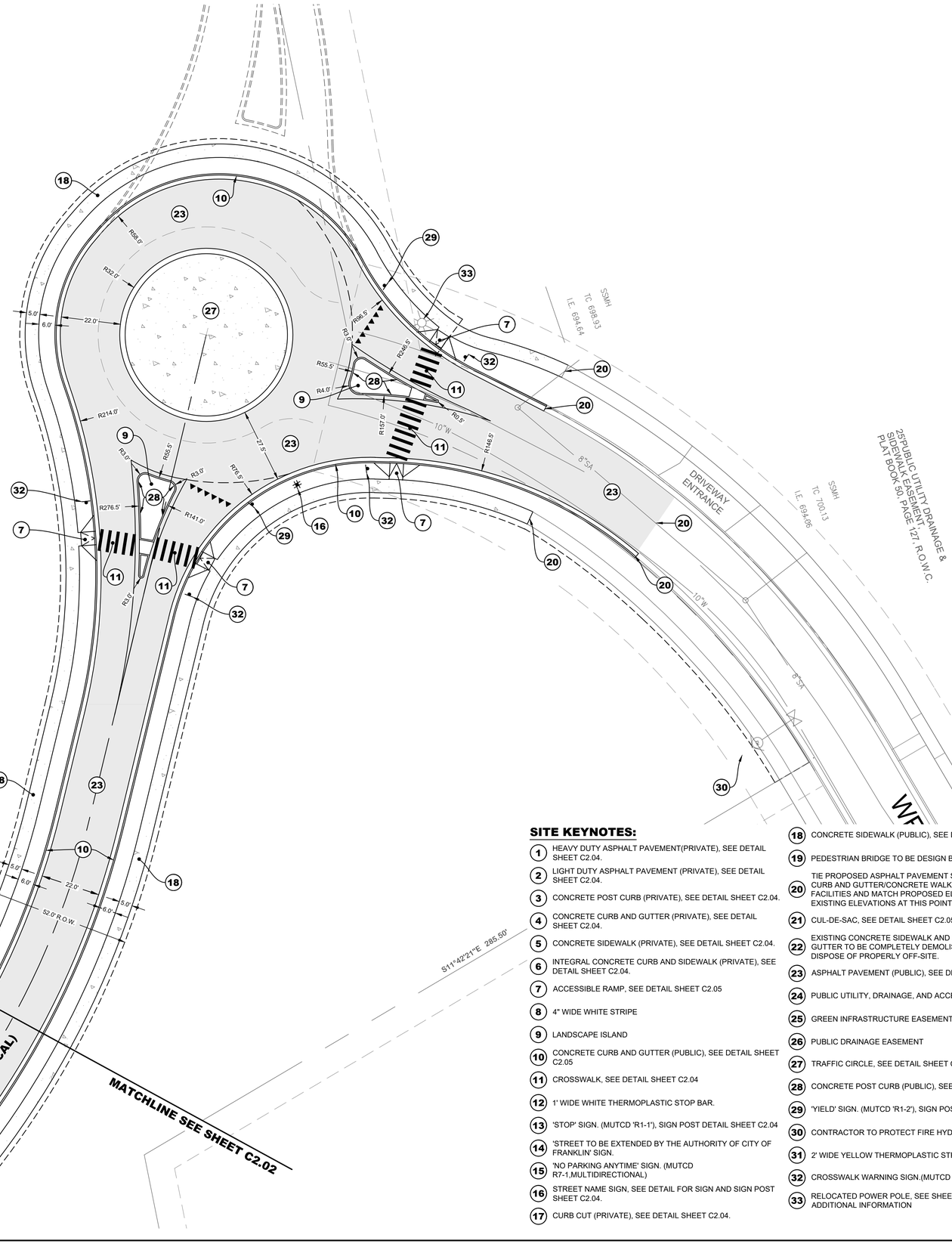
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C2.02

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C2.0-SITE-2925-02.dwg-C2.02 ENLARGED SITE PLAN



SITE KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT(PRIVATE), SEE DETAIL SHEET C2.04.
2. LIGHT DUTY ASPHALT PAVEMENT (PRIVATE), SEE DETAIL SHEET C2.04.
3. CONCRETE POST CURB (PRIVATE), SEE DETAIL SHEET C2.04.
4. CONCRETE CURB AND GUTTER (PRIVATE), SEE DETAIL SHEET C2.04.
5. CONCRETE SIDEWALK (PRIVATE), SEE DETAIL SHEET C2.04.
6. INTEGRAL CONCRETE CURB AND SIDEWALK (PRIVATE), SEE DETAIL SHEET C2.04.
7. ACCESSIBLE RAMP, SEE DETAIL SHEET C2.05
8. 4" WIDE WHITE STRIPE
9. LANDSCAPE ISLAND
10. CONCRETE CURB AND GUTTER (PUBLIC), SEE DETAIL SHEET C2.05
11. CROSSWALK, SEE DETAIL SHEET C2.04
12. 1' WIDE WHITE THERMOPLASTIC STOP BAR.
13. 'STOP' SIGN. (MUTCD 'R1-1'), SIGN POST DETAIL SHEET C2.04
14. 'STREET TO BE EXTENDED BY THE AUTHORITY OF CITY OF FRANKLIN' SIGN.
15. 'NO PARKING ANYTIME' SIGN. (MUTCD R7-1,MULTIDIRECTIONAL)
16. STREET NAME SIGN, SEE DETAIL FOR SIGN AND SIGN POST SHEET C2.04.
17. CURB CUT (PRIVATE), SEE DETAIL SHEET C2.04.
18. CONCRETE SIDEWALK (PUBLIC), SEE DETAIL SHEET C2.05
19. PEDESTRIAN BRIDGE TO BE DESIGN BUILD.
20. TIE PROPOSED ASPHALT PAVEMENT SECTION/CONCRETE CURB AND GUTTER/CONCRETE WALK INTO EXISTING FACILITIES AND MATCH PROPOSED ELEVATIONS TO EXISTING ELEVATIONS AT THIS POINT.
21. CUL-DE-SAC, SEE DETAIL SHEET C2.05
22. EXISTING CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER TO BE COMPLETELY DEMOLISHED TO FULL DEPTH. DISPOSE OF PROPERLY OFF-SITE.
23. ASPHALT PAVEMENT (PUBLIC), SEE DETAIL SHEET C2.05
24. PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT
25. GREEN INFRASTRUCTURE EASEMENT
26. PUBLIC DRAINAGE EASEMENT
27. TRAFFIC CIRCLE, SEE DETAIL SHEET C2.04.
28. CONCRETE POST CURB (PUBLIC), SEE DETAIL C2.04.
29. 'YIELD' SIGN. (MUTCD 'R1-2'), SIGN POST DETAIL SHEET C2.04
30. CONTRACTOR TO PROTECT FIRE HYDRANT AS REQUIRED.
31. 2' WIDE YELLOW THERMOPLASTIC STRIPING 4' O.C.
32. CROSSWALK WARNING SIGN.(MUTCD W11-2)
33. RELOCATED POWER POLE, SEE SHEET C1.03 FOR ADDITIONAL INFORMATION

SITE DATA CHART

PROJECT NAME:	ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W
PROJECT #:	COF# 7670
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP 90, PARCEL 6.0
ADDRESS:	1810 COLUMBIA AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9th
EXISTING ZONING:	LIGHT INDUSTRIAL DISTRICT
CHARACTER AREA OVERLAY:	--
OTHER APPLICABLE OVERLAYS:	CAO-4
APPLICABLE DEVELOPMENT STANDARD:	--
ACREAGE OF SITE:	39.25 acres
SQUARE FOOTAGE OF SITE:	1,709,591 SQUARE FEET
LAND USE:	CHURCH AND PARKING LOT (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	ROLLING HILLS COMMUNITY CHURCH, INC.
ADDRESS:	1810 COLUMBIA AVENUE FRANKLIN, TN 37064
PHONE NO.:	615-945-2916
E-MAIL ADDRESS:	latema@cdgtn.com
CONTACT NAME:	MR. LARRY ATEMA
ENGINEER/APPLICANT	BARGE CAUTHEN AND ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	sparkman@bargecauthen.com
CONTACT NAME:	MR. SETH SPARKMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	195 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

COF# 7670

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

TOMA C. MATEMA — REGISTERED ENGINEER — AGRICULTURE — No. 0011281A — STATE OF TENNESSEE — 2/3/22

ENLARGED SITE PLAN

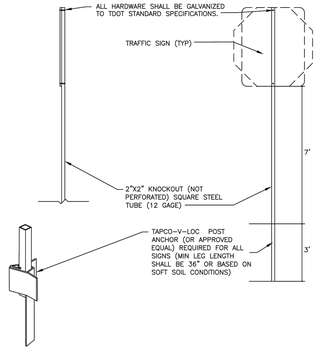
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C2.03

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C2.0-SITE-2925-02.dwg-C2.03 ENLARGED SITE PLAN

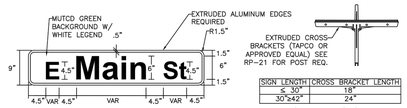


GENERAL NOTES

1. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7–YEAR MATERIALS WARRANTY.
2. ALL SIGNS SHALL BE MUTCD COMPLIANT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
4. DECORATIVE AND POWDER COATED POST ARE ALLOWED BUT SHALL BE MAINTAINED BY THE HOMEOWNERS OR BUSINESS ASSOCIATION WITHIN DEVELOPMENTS. ALL NON–STANDARD DECORATIVE POST AND BREAKAWAY MOUNTING DETAILS SHALL BE SUBMITTED TO THE STREET DEPARTMENT FOR REVIEW AND APPROVAL.
5. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB IN BUSINESS, COMMERCIAL OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR SHALL BE 7 FEET. THE HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 1 FOOT LESS. SEE FIGURE 2A–2 AND SECTION 2A.18 OF THE MUTCD FOR ADDITIONAL INFORMATION.

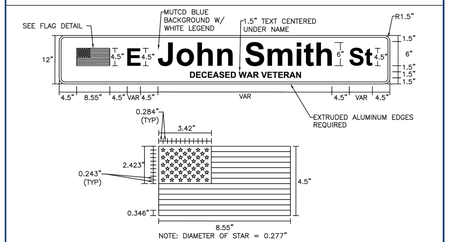
N.T.S

HISTORIC FRANKLIN TENNESSEE	LOCAL STREET SIGN			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RP-21
	NOT TO SCALE			



STANDARD STREET NAME SIGN

STREET SIGN CROSS BRACKET



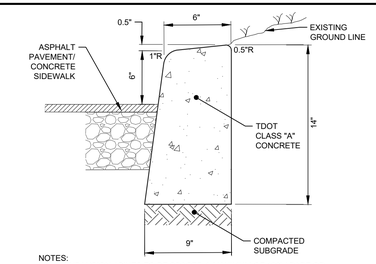
DECEASED WAR VETERAN STREET NAME SIGN

GENERAL NOTES

1. ALL STREET SIGNS SHALL BE EXTRUDED AND DOUBLE FACED.
2. ALL STREET SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7–YEAR MATERIALS WARRANTY.
3. ALUMINUM BLANKS SHALL HAVE A MINIMUM GAGE OF 0.80.
4. ALL TEXT SHALL BE STANDARD US FEDERAL HIGHWAY ADMINISTRATION SERIES B FONTS. FONT WIDTH SHALL BE ADJUSTED TO AVOID SIGNS LONGER THAN 42" IN LENGTH.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
6. DECORATIVE POST AND ALTERNATE SIGN MOUNTING BRACKETS ARE ALLOWED ONLY WHEN MAINTAINED BY A HOMEOWNERS OR BUSINESS ASSOCIATION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STREET DEPARTMENT FOR REVIEW AND APPROVAL.

N.T.S

HISTORIC FRANKLIN TENNESSEE	LOCAL RESIDENTIAL STREET NAME SIGN (MUTCD D3-1)			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RP-20
	NOT TO SCALE			

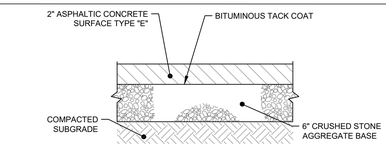


NOTES:

1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF 1/4".

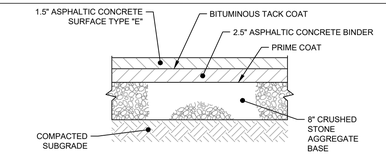
POST CURB (PUBLIC)

N.T.S.



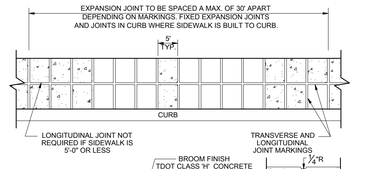
LIGHT DUTY PAVEMENT (PRIVATE)

N.T.S.



HEAVY DUTY PAVEMENT (PRIVATE)

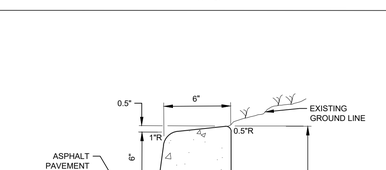
N.T.S.



NOTE:
PREFORMED ½" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' MAX. CENTERS. WITH ½" CONTRACTION JOINTS EQUALLY SPACED AT 5' MAX. CENTERS BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.

CONCRETE WALK (PRIVATE)

N.T.S.



NOTES:

1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF 1/4".

POST CURB (PRIVATE)

N.T.S.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS 'A' (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES. THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE: 'X'
FEMA MAP PANEL NUMBER: 47187C0195F
FEMA MAP EFFECTIVE DATE: 9/29/2006
DATUM = NAVD 1988.

ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

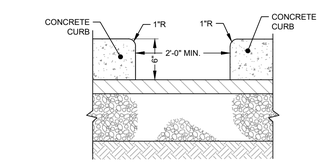
ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

FEDERAL COMPLIANCE NOTE:

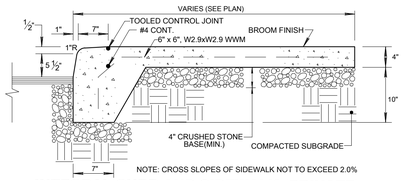
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: http://www.ada.gov/ U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

Note:
CITY OF FRANKLIN GENERAL NOTES TAKE PRECEDENCE OVER OTHER NOTES ON THIS DRAWING.



CONCRETE CURB CUT (PRIVATE)

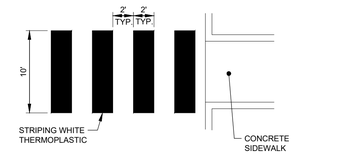
N.T.S.



NOTE: CROSS SLOPES OF SIDEWALK NOT TO EXCEED 2.0%

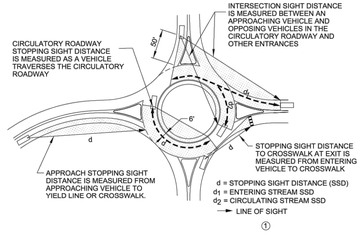
INTEGRAL CURB AND SIDEWALK (PRIVATE)

N.T.S.

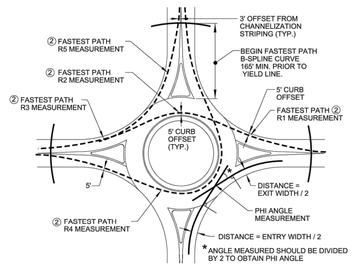


CROSSWALK STRIPING

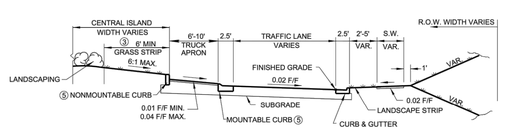
N.T.S.



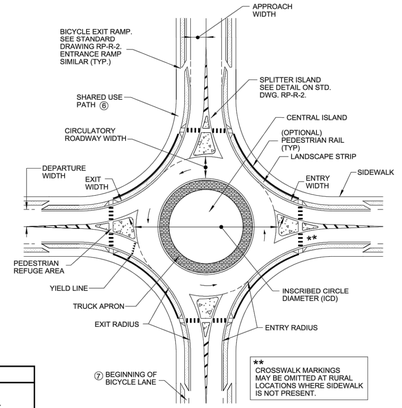
ROUNDABOUT SIGHT DISTANCE



ROUNDABOUT DESIGN CHECKS

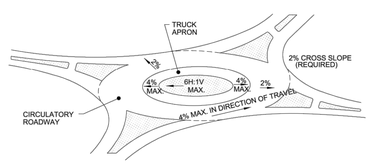


ROUNDABOUT TYPICAL SECTION



TYPICAL PLAN VIEW OF ROUNDABOUT

SEE GENERAL NOTE Ⓚ



CIRCULATORY ROADWAY SLOPES

NOTE: TRUCK APRON CROSS SLOPE SHOULD MATCH CIRCULATORY ROADWAY CROSS SLOPE OR MAY BE INCREASED UP TO 4 PERCENT MAX.

DESIGN STANDARDS FOR SINGLE LANE ROUNDABOUTS

	URBAN	RURAL	NOTES
DESIGN SPEED	20 MPH	25 MPH	SEE FHWA EXHIBIT 6-4
INSCRIBED CIRCLE DIAMETER Ⓑ	105' - 150'	130' - 150'	MEASURED FROM CURB FACE TO CURB FACE
CIRCULATORY ROADWAY WIDTH	1.0 - 1.2 TIMES THE MAXIMUM ENTRY WIDTH	1.0 - 1.2 TIMES THE MAXIMUM ENTRY WIDTH	———
ENTRY WIDTH	18' - 22'	18' - 22'	MEASURED FROM CURB FACE TO CURB FACE
ENTRY RADIUS	65' - 90'	65' - 90'	———
EXIT WIDTH	SAME AS ENTRY WIDTH	SAME AS ENTRY WIDTH	SAME AS ENTRY WIDTH
EXIT RADIUS	200' - 1000'	200' - 1000'	———
APPROACH/DEPARTURE WIDTH	WIDTH OF APPROACHING LANE	WIDTH OF APPROACHING LANE	DOES NOT INCLUDE BIKE LANE OR GUTTER
DAILY SERVICE VOLUME (WITH CAPACITY ANALYSIS) APPROXIMATELY 25,000 VEH/DAY			

DESIGN NOTES

1. FASTEST PATH CHECKS SHOULD BE COMPLETED PRIOR TO INTERSECTION SIGHT DISTANCE BEING CHECKED. STOPPING SIGHT DISTANCE AND INTERSECTION SIGHT DISTANCE SHOULD BE CHECKED FOR ALL APPROACHES. REFER TO "ROUNDABOUTS; AN INFORMATIONAL GUIDE," FHWA, 2000 AND RD01-SD-1 THRU 7 FOR ADDITIONAL GUIDANCE.
2. CONSTRUCT A B-SPLINE (SHOWN AS DASHED LINE) FOR THE THROUGH, LEFT TURN, AND RIGHT TURN MOVEMENTS. B-SPLINE SHOULD TOUCH THE 5' CURB OFFSETS AT THE POINTS INDICATED FOR THE R1, R2, R3, R4 AND R5 MEASUREMENTS. MEASURE THE RADIUS OF THE B-SPLINE AT EACH POINT. MEASUREMENT SHOULD BE BETWEEN 65' AND 85' LONG. FOR THE R1 MEASUREMENT, THE RADIUS SHOULD NOT BE MEASURED THROUGH THE YIELD LINE.
3. PROVIDE 6' MINIMUM UNOBSTRUCTED HORIZONTAL CLEARANCE FROM THE NON-MOUTABLE CURB TO THE CENTRAL ISLAND LANDSCAPING TO ALLOW FOR CIRCULATORY ROADWAY SIGHT DISTANCE. ACTUAL DISTANCE MAY BE GREATER AND SHOULD BE DETERMINED AFTER SIGHT DISTANCE CHECKS ARE COMPLETE, BUT SHALL NOT BE LESS THAN 6 FEET.
4. SPLITTER ISLAND SHOULD BE A RAISED MEDIAN WITH CONCRETE HARDSCAPING (PREFERED). SPLITTER ISLAND SHOULD EXTEND A MINIMUM OF 50' FROM THE YIELD LINE. SEE STANDARD DRAWING MM-CR-4 FOR ADDITIONAL DETAILS.
5. FOR MOUNTABLE CURB BETWEEN CIRCULATORY ROADWAY AND TRUCK APRON, SEE STANDARD DRAWING RP-R-2. FOR NONMOUNTABLE CURB BETWEEN TRUCK APRON AND CENTRAL ISLAND, SEE STANDARD DRAWING RP-VC-10.
6. SIDEWALK SHALL BE WIDENED TO ACCOMODATE BICYCLES AND PEDESTRIANS AT ROUNDABOUT (SHARED USE PATH). SEE STANDARD DRAWING RD01-TS-8 FOR ADDITIONAL DETAILS.
7. SEE STANDARD DRAWINGS T-M-10, 11 AND 12 FOR SIGNING AND PAVEMENT MARKINGS FOR SHARED USE PATHS AND BICYCLE LANES.
8. ASSUMES APPROXIMATELY 90-DEGREE ANGLES BETWEEN ENTRIES AND NO MORE THAN FOUR ENTRIES TO THE ROUNDABOUT.

GENERAL NOTES

Ⓐ FOR SPECIFIC CONDITIONS NOT COVERED ON THIS SHEET, REFERENCE SHOULD BE MADE TO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", AASHTO, 2001.

Ⓑ REFERENCE SHOULD BE MADE TO "ROUNDABOUTS: AN INFORMATIONAL GUIDE", FHWA, 2000. REFERENCE SHOULD ALSO BE MADE TO THE "ROADSIDE DESIGN GUIDE", AASHTO, 2002.

Ⓒ THIS STANDARD DRAWING IS INTENDED TO BE USED AS GUIDANCE FOR THE DESIGN OF SINGLE LANE URBAN AND RURAL ROUNDABOUTS. FOR MULTI-LANE DESIGNS, SEE STANDARD DRAWING RD01-TS-10.

Ⓓ TRUCK TURNING TEMPLATES SHOULD BE PERFORMED ON ALL TURNING MOVEMENTS WITHIN THE ROUNDABOUT. A WB-62 VEHICLE SHOULD BE USED WHERE APPROPRIATE.

Ⓔ STANDARD AASHTO GUIDELINES FOR ISLAND DESIGN SHOULD BE FOLLOWED FOR SPLITTER ISLAND DESIGNS, INCLUDING LARGER NOSE RADII AT APPROACH CORNERS AND OFFSETTING CURB LINES AT THE APPROACH ENDS OF THE SPLITTER ISLAND.

Ⓕ MAXIMUM LONGITUDINAL GRADE IN THE DIRECTION OF TRAVEL THROUGH THE CIRCULATORY ROADWAY SHALL BE 4 PERCENT.

Ⓖ USE OF A RIGHT-TURN BYPASS LANE MAY BE WARRANTED FROM THE ROUNDABOUT TRAFFIC MODEL.

Ⓗ ROUNDABOUT APPROACHES WITH SPEEDS OF 45 MPH OR GREATER ARE CONSIDERED HIGH SPEED APPROACHES. REFER TO SECTION 6.5 OF THE "ROUNDABOUTS: AN INFORMATIONAL GUIDE", FHWA, 2000 FOR ADDITIONAL INFORMATION ON DESIGN OF ROUNDABOUTS WITH HIGH SPEED APPROACHES.

Ⓘ MINI ROUNDABOUTS, TRAFFIC CIRCLES, AND ROTARIES ARE NOT CONSIDERED ROUNDABOUTS AND SHOULD NOT BE DESIGNED TO THE STANDARDS ON THIS DRAWING.

Ⓙ ROADWAY SHOULDERS AND BICYCLE LANE SHALL END PRIOR TO THE CIRCULATORY ROADWAY.

Ⓚ FOR ROUNDABOUT CONSTRUCTION DETAILS, SEE STANDARD DRAWING RP-R-2.

Ⓛ OPTIONAL PEDESTRIAN RAIL SHALL NOT CAUSE A CONFLICT WITH INTERSECTION SIGHT DISTANCE.

Ⓜ SEE T-M-17 FOR MARKING DETAILS.

NOT TO SCALE

REV. 2-1-12: ADDED OPTIONAL PEDESTRIAN RAIL.

REV. 6-15-12: RENAMED SHEET FROM RD-TS-9. ADDED NOTE Ⓜ.

REV. 01-07-19: REVISED NOTE NO. ⑤. REDREW SHEET.

◘ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

DESIGN STANDARDS FOR SINGLE LANE URBAN AND RURAL ROUNDABOUTS

4-28-10 | RD01-TS-9

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX



SITE PLAN DETAILS

ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

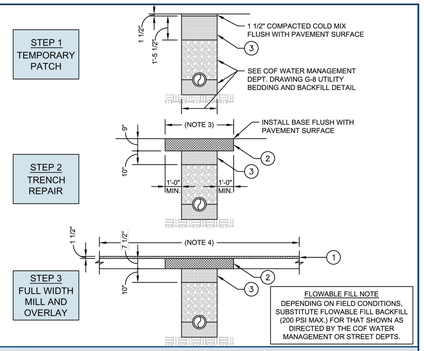
DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C2.04

BCA FILE NO. 2925-02

COF# 7670

P:\2925 Cornwith Dev Grp\2925-02 RHCC Parking Lot\Dwg\C2.0-SITE-2925-02.dwg-C2.04 SITE PLAN DETAILS
3/6/2019 9:01:16 AM
\\AG03SDCWF00010.net.ads.state.tn.us\Projects\Standard Drawings Folder\Working Folder for Eugene\DRAFT\100 ROADWAY DESIGN STANDARDS\Typical Sections and Design Criteria\RD01TS9-20190107.dgn
ELP



PAVEMENT SCHEDULE

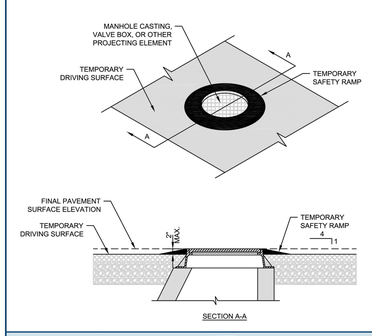
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

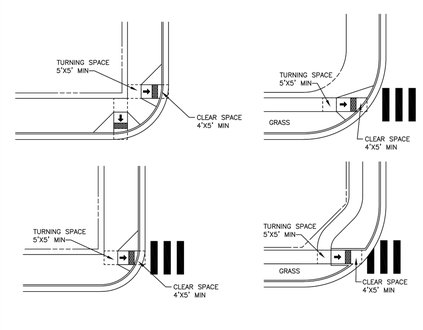
HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	RD-6
	NOT TO SCALE		7/1/2021	



NOTES

1. PROVIDE AND MAINTAIN TEMPORARY SAFETY RAMPS AT ALL ROADWAY ELEMENTS PROJECTING GREATER THAN 3/4 INCH ABOVE TEMPORARY DRIVING SURFACES.
2. TEMPORARY SAFETY RAMP:
   A. RUBBER MANHOLE SAFETY RAMP BY AMERICAN HIGHWAY PRODUCTS OR EQUAL
   B. ASPHALT RING, ADEQUATELY COMPACTED TO PROVIDE A FIRM DRIVING SURFACE
3. TEMPORARY SAFETY RAMPS SHALL BE FULLY REMOVED PRIOR TO PLACEMENT OF SURFACE COURSE.

HISTORIC FRANKLIN TENNESSEE	TEMPORARY SAFETY RAMP AT ROADWAY PROJECTIONS			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	RD-8
	NOT TO SCALE		7/1/2021	

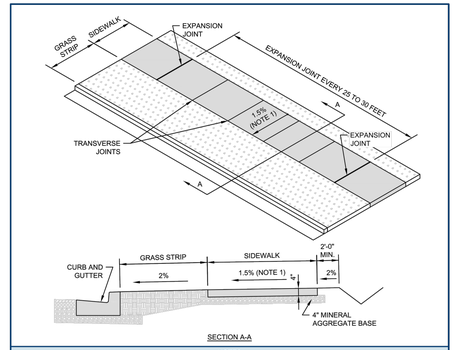


GENERAL NOTES

1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX., MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

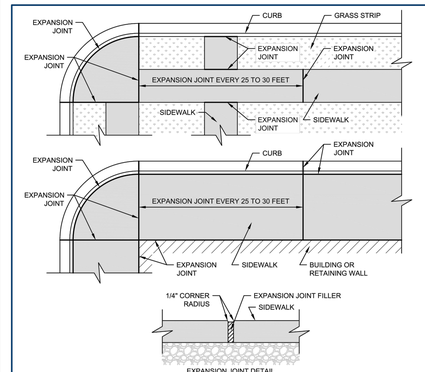
HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR RAMP LAYOUT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	RP-16
	NOT TO SCALE		7/1/2021	



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	RP-8
	NOT TO SCALE		1/1/2020	



NOTES

1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

HISTORIC FRANKLIN TENNESSEE	SIDEWALK EXPANSION JOINT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	RP-10
	NOT TO SCALE		1/1/2020	

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE
CATCH BASIN GRATES	D-CBB-12A AND D-CBB-13
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE1 THRU D-PE-9F
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES

1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING AT CASTINGS NOTED ON CITY OF FRANKLIN RP-SERIES DRAWINGS.

HISTORIC FRANKLIN TENNESSEE	DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	D-1
	NOT TO SCALE		7/1/2020	

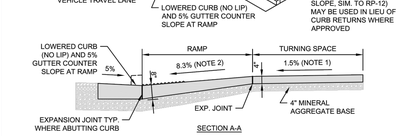
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

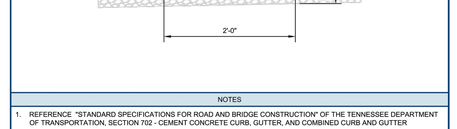
HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	RD-3
	NOT TO SCALE		1/1/2020	



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

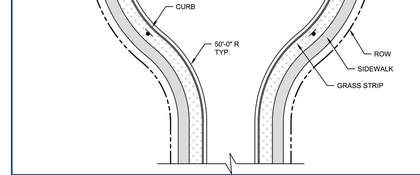
HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR CURB RAMP			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	RP-11
	NOT TO SCALE		7/1/2021	



NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. INLET CASTING: JBS 3080-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTINGS.

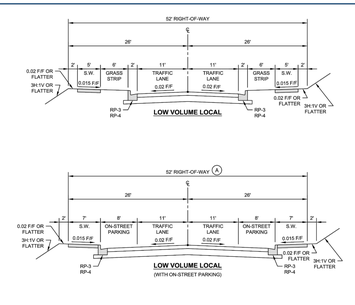
HISTORIC FRANKLIN TENNESSEE	LOCAL STREET CURB AND GUTTER			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	RP-3
	NOT TO SCALE		1/1/2020	



NOTES

1. (4) - "NO PARKING ANYTIME" SIGNS SHALL BE PLACED AROUND PERIMETER OF CUL-DE-SAC.
2. PAVEMENT SLOPE WITHIN CUL-DE-SAC SHALL NOT BE LESS THAN 2% OR GREATER THAN 5%.

HISTORIC FRANKLIN TENNESSEE	CUL-DE-SAC			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	SD-1
	NOT TO SCALE		7/1/2021	



DESIGN NOTES

(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

HISTORIC FRANKLIN TENNESSEE	LOW VOLUME LOCAL STREET SECTIONS			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE:	TS-6
	NOT TO SCALE		1/1/2020	

COF# 7670

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX



SITE PLAN DETAILS (2)

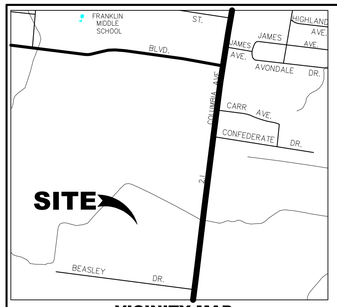
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DESCRIPTION	DATE
PRE-APPLICATION SUBMITTAL	06-28-21
INITIAL SITE PLAN SUBMITTAL	08-27-21
SITE PLAN RESUBMITTAL	10-13-21
SITE PLAN RESUBMITTAL	01-06-22
SITE PLAN RESUBMITTAL	02-03-22

C2.05

BCA FILE NO. 2925-02

P:\2925 Comm\7th Dev Grp\2925-02 RHCC Parking Lot\Dwg\C2.0-SITE-2925-02.dwg-C2.05 SITE PLAN DETAILS



VICINITY MAP
NTS

STORM STRUCTURE SCHEDULE

STRUCTURE NUMBER	TYPE	CASTING	RIM	I.E. (IN)	I.E. (OUT)	COVER (FT)
1	HEADWALL	---	686.00	---	683.95	---
2	DETENTION OUTLET STRUCTURE	JBS 4220	SEE OUTLET STRUCTURE DETAIL ON C3.04			
3	HEADWALL	---	---	---	687.00	---
4	DOUBLE CATCH BASIN	JBS 3080-V	692.00	688.47	688.37	2.63
5	DOUBLE CATCH BASIN	JBS 3080-V	692.00	---	688.59	2.41
6	DOUBLE CATCH BASIN	JBS 3080-V	691.50	689.15	689.05	1.62
7	DOUBLE CATCH BASIN	JBS 3080-V	691.50	---	689.27	1.40
8	HEADWALL	---	---	---	686.00	---
9	DOUBLE CATCH BASIN	JBS 3080-V	689.60	686.28	686.18	2.42
10	DOUBLE CATCH BASIN	JBS 3080-V	689.60	---	686.74	1.86
11	HEADWALL	---	---	---	686.00	---
12	DOUBLE CATCH BASIN	JBS 3080-V	690.30	686.35 (S13) 686.25 (S14)	686.15	2.90
13	DOUBLE CATCH BASIN	JBS 3080-V	690.32	---	686.93	2.14
14	DOUBLE CATCH BASIN	JBS 3080-V	692.34	687.81 (S15) 687.81 (S16)	687.61	3.14
15	DOUBLE CATCH BASIN	JBS 3080-V	692.30	---	688.27	2.68
16	SINGLE CATCH BASIN	JBS 3080-V	694.54	690.11	689.91	3.38
17	MANHOLE	JBS 1110	698.99	694.17 (S19) 694.17 (S18)	693.97	3.77
18	DOUBLE CATCH BASIN	JBS 3080-V	698.00	---	694.82	1.93
19	TRIPLE CATCH BASIN	JBS 3080-V	698.00	---	694.87	1.88
20	HEADWALL	---	---	---	685.20	---
21	DOUBLE CATCH BASIN	JBS 3080-V	690.80	---	685.36	4.19
22	HEADWALL	---	---	---	686.20	---
23	DOUBLE CATCH BASIN	JBS 3080-V	690.73	---	686.36	3.12
24	HEADWALL	---	---	---	692.00	---
25	DOUBLE CATCH BASIN	JBS 3080-V	698.00	---	694.06	1.94

NOTE: JBS = JOHN BOUCHARD; SEE SHEET C3.04 FOR STRUCTURE DETAILS. CONTRACTOR TO VERIFY CASTING NUMBERS PRIOR TO ORDERING.

S# INDICATES STRUCTURE NUMBER ON PLANS

STORM PIPE SCHEDULE

PIPE PATH	SIZE (IN.)	TYPE	SLOPE (%)	LENGTH (L.F.)
S1-S2	15	RCP	1.00%	25'
S3-S4	12	HDPE	0.52%	273'
S4-S5	12	HDPE	0.52%	23'
S4-S6	10	HDPE	0.50%	116'
S6-S7	10	HDPE	0.52%	23'
S8-S9	12	HDPE	0.51%	35'
S9-S10	12	HDPE	2.00%	23'
S11-S12	18	RCP	0.50%	30'
S12-S13	15	RCP	2.00%	29'
S12-S14	15	RCP	1.00%	136'
S14-S15	15	RCP	2.00%	23'
S14-S16	15	RCP	2.00%	105'
S16-S17	15	RCP	2.00%	193'
S17-S18	15	RCP	1.00%	65'
S17-S19	15	RCP	1.00%	70'
S20-S21	15	RCP	2.00%	8'
S22-S23	15	RCP	2.00%	8'
S24-S25	15	RCP	1.50%	137'

GRADING AND DRAINAGE NOTES:

1. SEE PROJECT EROSION PROTECTION AND SEDIMENT CONTROL (EPSC) PLANS FOR DETAILS ON PROTECTIVE MEASURES AND SEQUENCING OF ACTIVITIES.
2. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
3. TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED AND REDISTRIBUTED TO A MINIMUM OF 6".
4. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
5. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED SOILS ENGINEER.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE SOILS ENGINEER.
11. COMPACTION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS OF A SOILS ENGINEER.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A SOILS ENGINEER. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE SOILS ENGINEER.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE SOILS ENGINEER SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. CONTRACTOR TO PROVIDE AND INSTALL A MINIMUM OF 6" OF TOPSOIL IN ALL LANDSCAPE BEDS PRIOR TO LANDSCAPE INSTALLATION. IN AREAS WHERE ROCK IS PRESENT, TOPSOIL DEPTH SHALL BE 12" MINIMUM. ALL CONSTRUCTION DEBRIS TO BE REMOVED PRIOR TO INSTALLATION OF TOPSOIL.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL GRADES IN ACCORDANCE TO ENGINEERED PLANS UNLESS APPROVED BY ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE IN WRITING DUE TO POTENTIAL VIOLATIONS OF ADA REQUIREMENTS FOR MINIMUM AND MAXIMUM ALLOWED SLOPES. ANY GRADES FOUND NOT TO BE INSTALLED TO THE ENGINEERED GRADES WILL BE REQUIRED TO BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AT ANY TIME NOW OR IN THE FUTURE. THE CONTRACTOR SHALL CONSTRUCT SIDEWALKS AND HANDICAP ACCESSIBLE AREAS IN SUCH A MANNER NOT TO EXCEED A 2.0% CROSS SLOPE IN ANY DIRECTION. THE CONTRACTOR SHALL CONSTRUCT SIDEWALKS IN SUCH A MANNER NOT TO EXCEED A RUNNING SLOPE OF 5.0% EXCEPT WHERE RAMPS ARE INDICATED.
18. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
19. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S150BN STRAW EROSION CONTROL BLANKET, OR APPROVED EQUAL.
20. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING. SEE EPSC PLANS FOR DETAILS.
21. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT TOPOGRAPHICAL SURVEY OF STORM WATER QUALITY TREATMENT DEVICES AND COMPENSATE ENGINEER FOR ANALYSIS TO DETERMINE BASINS HAVE BEEN PROPERLY CONSTRUCTED. SURVEY SHALL BE SEALED BY A LICENSED LAND SURVEYOR.
22. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE NPDES REPRESENTATIVE, THEY SHALL BE REMOVED. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVAL.
23. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

CITY OF FRANKLIN GRADING AND DRAINAGE 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. WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BMP, AN ADDITIONAL TWO (2) FEET OF BEDROCK SHALL BE REMOVED BELOW THE BOTTOM ELEVATION OF THE BMP SHOWN ON THE PLANS AND THE ADDITIONAL EXCAVATION BACK-FILLED WITH CLEAN #57 STONE.

STORMWATER NARRATIVE:

STORMWATER RUNOFF FROM THIS SITE DRAINS PRIMARILY FROM SOUTH TO NORTH. A MAJORITY OF THE PROPOSED PARKING LOT WILL ENTER THE STORM SEWER WHERE FLOWS ARE DISCHARGED TO A PROPOSED BIORETENTION AREA ALONG THE EAST OF THE DISTURBED AREA..

THE RUNOFF FROM THE PROPOSED PARKING LOT ADDITION WILL FLOW OVERALAND BEFORE ENTERING A STORMWATER PRE-TREATMENT GRAVEL DIAPHRAGM NEAR THE EAST SIDE OF THE PARKING LOT. RUNOFF WILL THEN SHEET FLOW THROUGH THE PRETREATMENT AREA BEFORE ENTERING THE PROPOSED LEVEL 2 BIORETENTION AREA (GIP-01) FOR TREATMENT. AN AREA DRAIN WILL BE INSTALLED IN THE PROPOSED BIORETENTION AREA WHERE FLOWS IN EXCESS OF THE WATER QUALITY TREATMENT VOLUME WILL ENTER DETENTION POND.

THE DETAINED RUNOFF WILL THEN OUTFALL TO THE RIPARIAN BUFFER OF SWANSON BRANCH.

STORMWATER ASBUILT NOTE:

STORMWATER INFRASTRUCTURE "AS BUILTS": FRANKLIN CODE SECTION 16-706 (2)(GG): AS NEW DEVELOPMENT CONSTRUCTION IS COMPLETED, AN "AS-BUILT" PLAN, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, MUST BE SUBMITTED UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED CONSTRUCTION PLANS THE LICENSED PROFESSIONAL SHALL CERTIFY THAT: THE FACILITIES HAVE BEEN CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLAN, AND FACILITIES MEET THE APPROVED STORMWATER MANAGEMENT PLAN AND SPECIFICATIONS, OR ACHIEVE THE FUNCTION FOR WHICH THEY WERE DESIGNED. COORDINATE DATA SHALL BE PRESENTED IN THE STATE OF TENNESSEE PLANE SYSTEM WITH THE NORTH AMERICAN DATUM 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

TREE PROTECTION NOTE:

ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. (TDEC TRACKING NUMBER: _____)

ENGINEER DATE

ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191: ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE, RAMPS, AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

BEDROCK NOTE:

WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BIORETENTION AREA AND PERVIOUS PAVERS, AN ADDITIONAL 2 FEET OF BEDROCK SHALL BE REMOVED BELOW THE BOTTOM ELEVATION OF THE BMP SHOWN ON THE PLANS AND THE ADDITIONAL EXCAVATION BACK-FILLED WITH CLEAN #57 STONE.

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

BIORETENTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
8. INSTALL THE SOIL MEDIA IN 12"LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
11. SOD SLOPES
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT'S.

WATER QUALITY BMP NOTE:

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

SEE DRAINAGE EXHIBITS D1.0-D3.0 FOR ADDITIONAL BASIN INFORMATION

GRADING & DRAINAGE DATA CHART

LOT AREA: 39.25 ACRES
LID AREA: 5.42 ACRES
IMPERVIOUS AREA: 3.14 ACRES
-3.14 AC. IMPERVIOUS PAVEMENT
-0.00 AC. PERVIOUS PAVERS
-0.00 AC. GRAVEL
DISTURBED AREA: 7.7 ACRES
Rv VALUE: 0.189

	OUTFALL PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	36.40	30.55
5 YEAR:	60.82	52.75
10 YEAR:	77.77	66.93
25 YEAR:	99.96	88.21
50 YEAR:	116.70	104.51
100 YEAR:	133.34	120.24

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

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

COF# 7670

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

TANA C. MAJORS
REGISTERED ENGINEER
AGRICULTURE
No. 0011281
STATE OF TENNESSEE
2/3/22

OVERALL GRADING & DRAINAGE PLAN

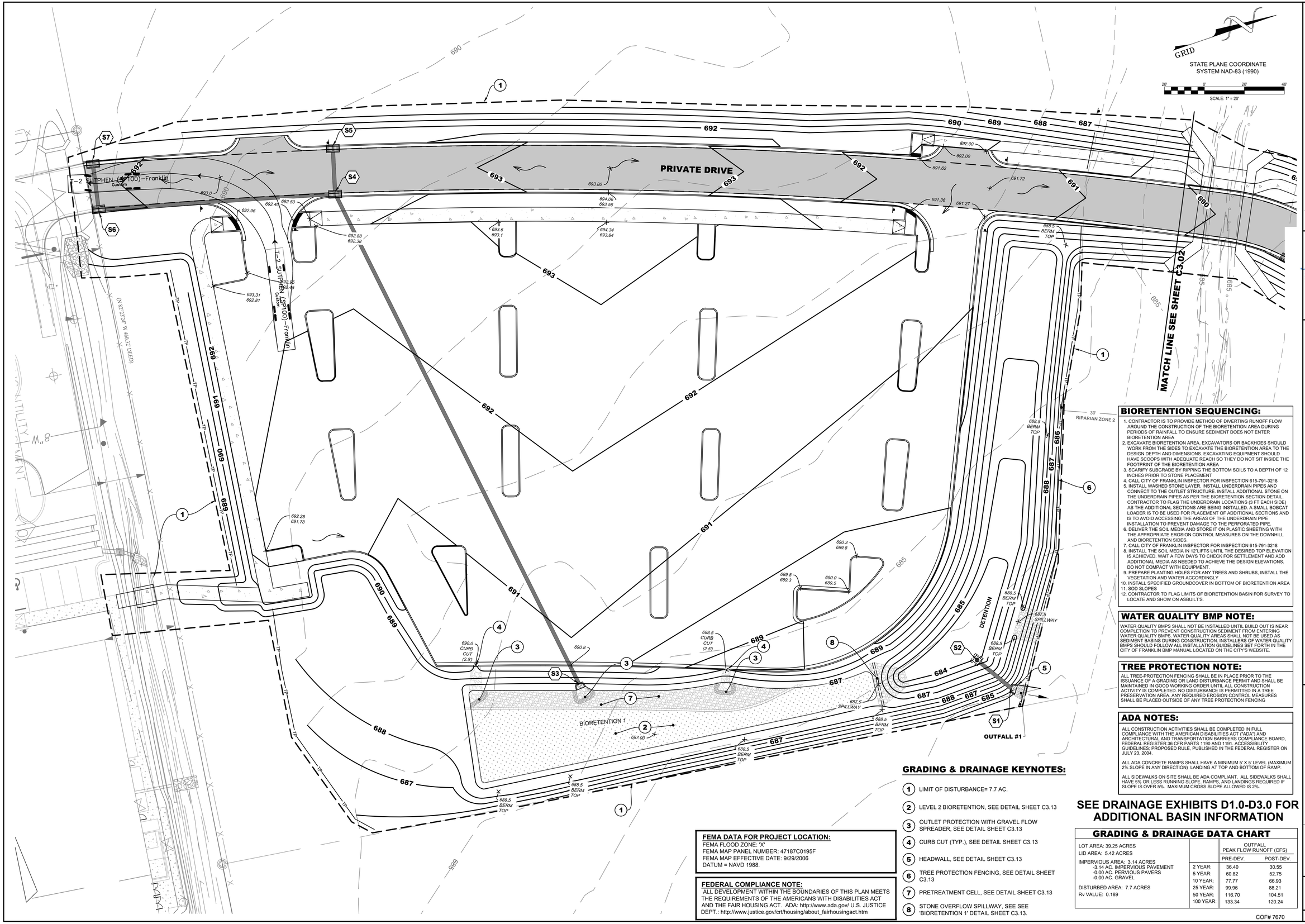
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.00

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.1 ENLARGED GRADING & DRAINAGE PLAN.dwg-C3.00 OVERALL GRADING & DRAINAGE PLAN



BIORETENTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
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TREE PROTECTION NOTE:

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ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

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GRADING & DRAINAGE KEYNOTES:

1. LIMIT OF DISTURBANCE= 7.7 AC.
2. LEVEL 2 BIORETENTION, SEE DETAIL SHEET C3.13
3. OUTLET PROTECTION WITH GRAVEL FLOW SPREADER, SEE DETAIL SHEET C3.13
4. CURB CUT (TYP.), SEE DETAIL SHEET C3.13
5. HEADWALL, SEE DETAIL SHEET C3.13
6. TREE PROTECTION FENCING, SEE DETAIL SHEET C3.13
7. PRETREATMENT CELL, SEE DETAIL SHEET C3.13
8. STONE OVERFLOW SPILLWAY, SEE SEE 'BIORETENTION 1' DETAIL SHEET C3.13.

SEE DRAINAGE EXHIBITS D1.0-D3.0 FOR ADDITIONAL BASIN INFORMATION

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: 'X'
FEMA MAP PANEL NUMBER: 47187C0195F
FEMA MAP EFFECTIVE DATE: 9/29/2006
DATUM = NAVD 1988.

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: http://www.ada.gov/ U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

GRADING & DRAINAGE DATA CHART

		OUTFALL PEAK FLOW RUNOFF (CFS)	
LOT AREA: 39.25 ACRES		PRE-DEV.	POST-DEV.
LID AREA: 5.42 ACRES			
IMPERVIOUS AREA: 3.14 ACRES	2 YEAR:	36.40	30.55
-3.14 AC. IMPERVIOUS PAVEMENT	5 YEAR:	60.82	52.75
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Rv VALUE: 0.189	100 YEAR:	133.34	120.24

COF# 7670

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TANA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0011281
STATE OF TENNESSEE
2/3/22

ENLARGED GRADING & DRAINAGE PLAN

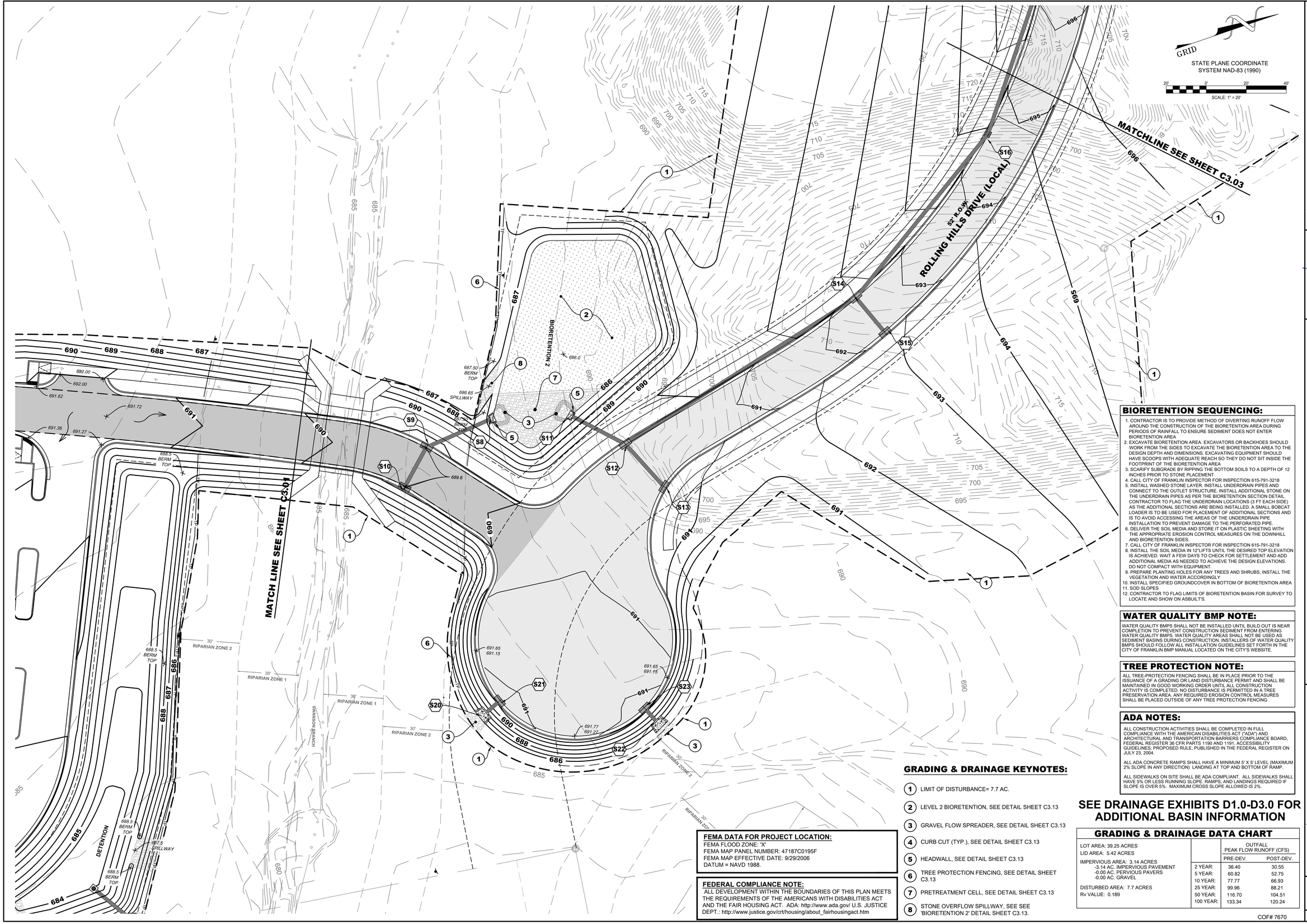
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
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10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.01

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.1 ENLARGED GRADING & DRAINAGE PLAN.dwg-C3.01 ENLARGED GRADING & DRAINAGE PLAN



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1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA
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GRADING & DRAINAGE KEYNOTES:

1. LIMIT OF DISTURBANCE= 7.7 AC.
2. LEVEL 2 BIORETENTION, SEE DETAIL SHEET C3.13
3. GRAVEL FLOW SPREADER, SEE DETAIL SHEET C3.13
4. CURB CUT (TYP.), SEE DETAIL SHEET C3.13
5. HEADWALL, SEE DETAIL SHEET C3.13
6. TREE PROTECTION FENCING, SEE DETAIL SHEET C3.13
7. PRETREATMENT CELL, SEE DETAIL SHEET C3.13
8. STONE OVERFLOW SPILLWAY, SEE SEE 'BIORETENTION 2' DETAIL SHEET C3.13.

SEE DRAINAGE EXHIBITS D1.0-D3.0 FOR ADDITIONAL BASIN INFORMATION

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: 'X'
FEMA MAP PANEL NUMBER: 47187C0195F
FEMA MAP EFFECTIVE DATE: 9/29/2006
DATUM = NAVD 1988.

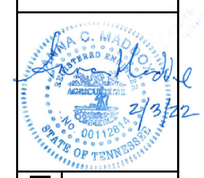
FEDERAL COMPLIANCE NOTE:
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GRADING & DRAINAGE DATA CHART

		OUTFALL PEAK FLOW RUNOFF (CFS)	
LOT AREA: 39.25 ACRES		PRE-DEV.	POST-DEV.
LID AREA: 5.42 ACRES	2 YEAR:	36.40	30.55
IMPERVIOUS AREA: 3.14 ACRES	5 YEAR:	60.82	52.75
-3.14 AC. IMPERVIOUS PAVEMENT	10 YEAR:	77.77	66.93
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Rv VALUE: 0.189			

COF# 7670

Barge Cauthen & Associates
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NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX



ENLARGED GRADING & DRAINAGE PLAN

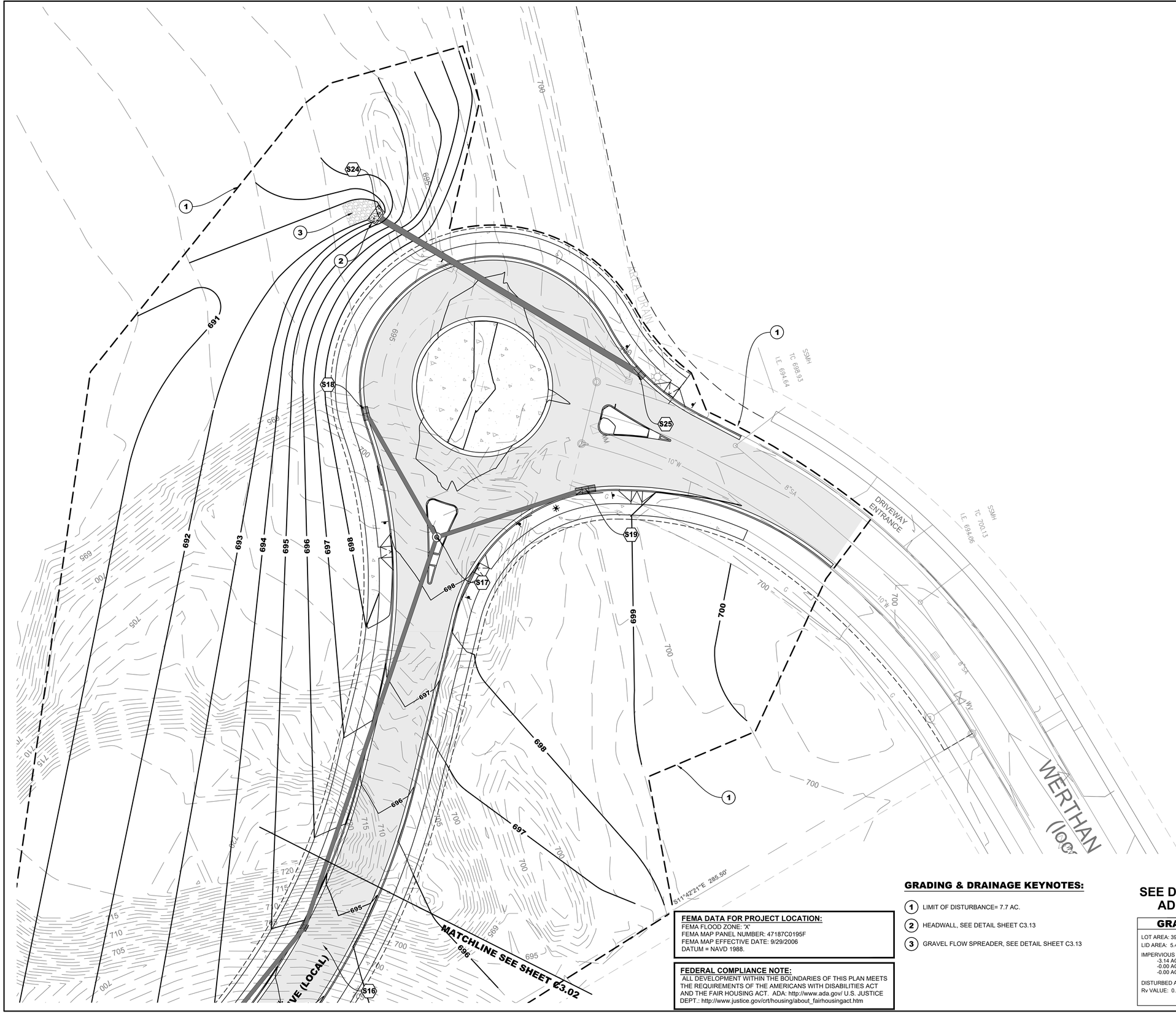
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.02

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.1 ENLARGED GRADING & DRAINAGE PLAN.dwg-C3.02 ENLARGED GRADING & DRAINAGE PLAN



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GRADING & DRAINAGE KEYNOTES:

1. LIMIT OF DISTURBANCE= 7.7 AC.
2. HEADWALL, SEE DETAIL SHEET C3.13
3. GRAVEL FLOW SPREADER, SEE DETAIL SHEET C3.13

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: 'X'
FEMA MAP PANEL NUMBER: 47187C0195F
FEMA MAP EFFECTIVE DATE: 9/29/2006
DATUM = NAVD 1988.

FEDERAL COMPLIANCE NOTE:
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SEE DRAINAGE EXHIBITS D1.0-D3.0 FOR ADDITIONAL BASIN INFORMATION

GRADING & DRAINAGE DATA CHART

LOT AREA: 39.25 ACRES
LID AREA: 5.42 ACRES
IMPERVIOUS AREA: 3.14 ACRES
-3.14 AC. IMPERVIOUS PAVEMENT
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DISTURBED AREA: 7.7 ACRES
Rv VALUE: 0.189

	OUTFALL PEAK FLOW RUNOFF (CFS)	
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2 YEAR:	36.40	30.55
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ENLARGED GRADING & DRAINAGE PLAN

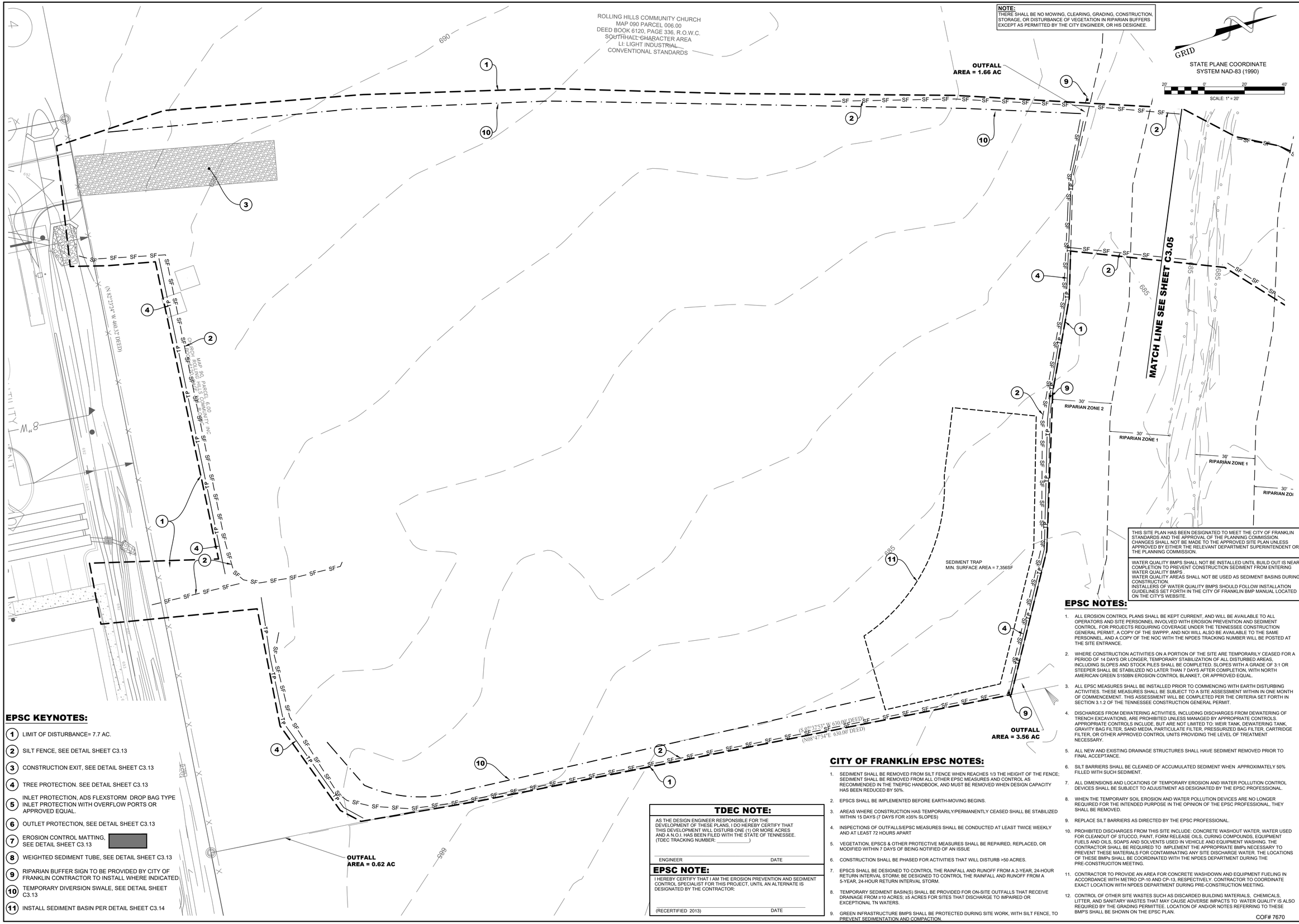
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
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08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.03

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.1 ENLARGED GRADING & DRAINAGE PLAN.dwg-C3.03 ENLARGED GRADING & DRAINAGE PLAN



EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 7.7 AC.
2. SILT FENCE, SEE DETAIL SHEET C3.13
3. CONSTRUCTION EXIT, SEE DETAIL SHEET C3.13
4. TREE PROTECTION. SEE DETAIL SHEET C3.13
5. INLET PROTECTION, ADS FLEXSTORM DROP BAG TYPE INLET PROTECTION WITH OVERFLOW PORTS OR APPROVED EQUAL.
6. OUTLET PROTECTION, SEE DETAIL SHEET C3.13
7. EROSION CONTROL MATTING, SEE DETAIL SHEET C3.13
8. WEIGHTED SEDIMENT TUBE, SEE DETAIL SHEET C3.13
9. RIPARIAN BUFFER SIGN TO BE PROVIDED BY CITY OF FRANKLIN CONTRACTOR TO INSTALL WHERE INDICATED
10. TEMPORARY DIVERSION SWALE, SEE DETAIL SHEET C3.13
11. INSTALL SEDIMENT BASIN PER DETAIL SHEET C3.14

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. (TDEC TRACKING NUMBER: _____)

ENGINEER DATE

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

(RECERTIFIED 2013) DATE

CITY OF FRANKLIN EPSC NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM, BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EPSC NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCITON MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

COF# 7670

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX



INITIAL EPSC/ PRE-CONSTRUCTION PLAN

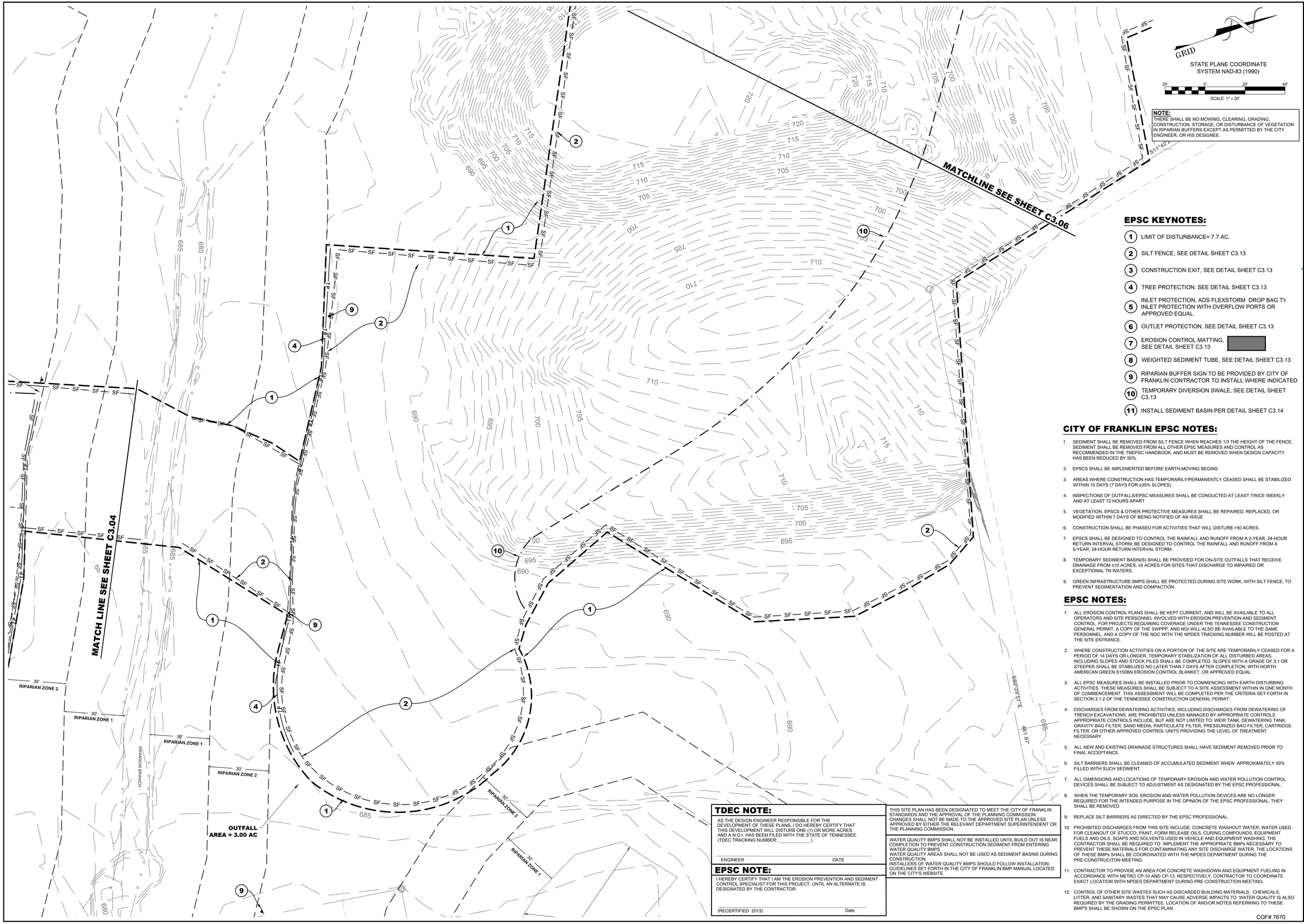
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.04

BCA FILE NO. 2925-02

P:\2925 Gonnwith Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.4 INITIAL EPSC.dwg C3.04 INITIAL EPSC- PRE-CONSTRUCTION PLAN



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.

EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 7.7 AC.
2. SILT FENCE, SEE DETAIL SHEET C3.13
3. CONSTRUCTION EXIT, SEE DETAIL SHEET C3.13
4. TREE PROTECTION. SEE DETAIL SHEET C3.13
5. INLET PROTECTION, ADS FLEXSTORM DROP BAG TY INLET PROTECTION WITH OVERFLOW PORTS OR APPROVED EQUAL.
6. OUTLET PROTECTION, SEE DETAIL SHEET C3.13
7. EROSION CONTROL MATTING, SEE DETAIL SHEET C3.13
8. WEIGHTED SEDIMENT TUBE, SEE DETAIL SHEET C3.13
9. RIPARIAN BUFFER SIGN TO BE PROVIDED BY CITY OF FRANKLIN CONTRACTOR TO INSTALL WHERE INDICATED
10. TEMPORARY DIVERSION SWALE, SEE DETAIL SHEET C3.13
11. INSTALL SEDIMENT BASIN PER DETAIL SHEET C3.14

CITY OF FRANKLIN EPSC NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
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6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
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9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EPSC NOTES:

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2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
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5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
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7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
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TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. (TDEC TRACKING NUMBER:)

ENGINEER DATE

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR;

(RECERTIFIED 2013) Date

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

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS .
WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

COF# 7670

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

TINA C. MARCUM
REGISTERED ENGINEER
AGRICULTURE
No. 0011281
STATE OF TENNESSEE
2/3/22

INITIAL EPSC/ PRE-CONSTRUCTION PLAN

ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.05

BCA FILE NO. 2925-02

P:\2925 Community Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.4 INITIAL EPSC.dwg\C3.05 INITIAL EPSC- PRE-CONSTRUCTION PLAN



GRID

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

20' 0' 20' 40'

SCALE: 1" = 20'

NOTE:
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EPSC KEYNOTES:

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5. INLET PROTECTION, ADS FLEXSTORM DROP BAG TYPE INLET PROTECTION WITH OVERFLOW PORTS OR APPROVED EQUAL.
6. OUTLET PROTECTION, SEE DETAIL SHEET C3.13
7. EROSION CONTROL MATTING, SEE DETAIL SHEET C3.13
8. WEIGHTED SEDIMENT TUBE, SEE DETAIL SHEET C3.13
9. RIPARIAN BUFFER SIGN TO BE PROVIDED BY CITY OF FRANKLIN CONTRACTOR TO INSTALL WHERE INDICATEI
10. TEMPORARY DIVERSION SWALE, SEE DETAIL SHEET C3.13

CITY OF FRANKLIN EPSC NOTES:

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2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
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12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

COF# 7670

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS.
WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

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

TDEC NOTE:

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ENGINEER DATE

EPSC NOTE:

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(RECERTIFIED 2013) Date

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
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615.356.9911 PHONE
615.352.6737 FAX

TANYA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0011284
STATE OF TENNESSEE
2/3/22

INITIAL EPSC/ PRE-CONSTRUCTION PLAN

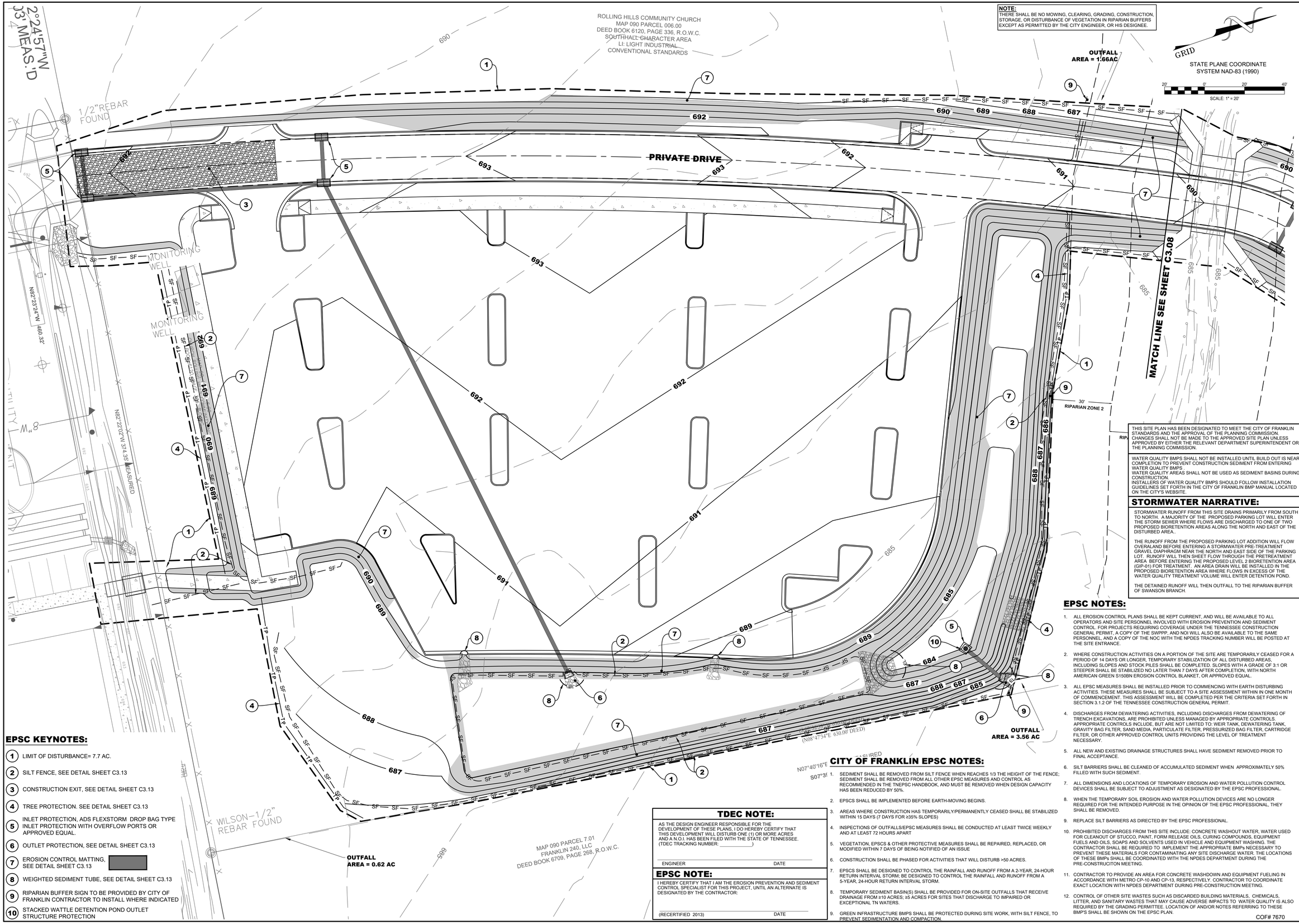
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.06

BCA FILE NO. 2925-02

P:\2925 Comm\th Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.4 INITIAL EPSC.dwg-C3.06 INITIAL EPSC- PRE-CONSTRUCTION PLAN



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.

EPSC KEYNOTES:

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7. EROSION CONTROL MATTING, SEE DETAIL SHEET C3.13
8. WEIGHTED SEDIMENT TUBE, SEE DETAIL SHEET C3.13
9. RIPARIAN BUFFER SIGN TO BE PROVIDED BY CITY OF FRANKLIN CONTRACTOR TO INSTALL WHERE INDICATED
10. STACKED WATTLE DETENTION POND OUTLET STRUCTURE PROTECTION

TDEC NOTE:

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ENGINEER DATE

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(RECERTIFIED 2013) DATE

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2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM, BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

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

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS.
WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

STORMWATER NARRATIVE:

STORMWATER RUNOFF FROM THIS SITE DRAINS PRIMARILY FROM SOUTH TO NORTH. A MAJORITY OF THE PROPOSED PARKING LOT WILL ENTER THE STORM SEWER WHERE FLOWS ARE DISCHARGED TO ONE OF TWO PROPOSED BIORETENTION AREAS ALONG THE NORTH AND EAST OF THE DISTURBED AREA..

THE RUNOFF FROM THE PROPOSED PARKING LOT ADDITION WILL FLOW OVERALAND BEFORE ENTERING A STORMWATER PRE-TREATMENT GRAVEL DIAPHRAGM NEAR THE NORTH AND EAST SIDE OF THE PARKING LOT. RUNOFF WILL THEN SHEET FLOW THROUGH THE PRETREATMENT AREA BEFORE ENTERING THE PROPOSED LEVEL 2 BIORETENTION AREA (GIP-01) FOR TREATMENT. AN AREA DRAIN WILL BE INSTALLED IN THE PROPOSED BIORETENTION AREA WHERE FLOWS IN EXCESS OF THE WATER QUALITY TREATMENT VOLUME WILL ENTER DETENTION POND.

THE DETAINED RUNOFF WILL THEN OUTFALL TO THE RIPARIAN BUFFER OF SWANSON BRANCH.

EPSC NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCITON MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

COF# 7670

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TIMA C. MAJOR
REGISTERED ENGINEER
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No. 0011281
STATE OF TENNESSEE
2/3/22

INTERIM EPSC-CONSTRUCTION PLAN

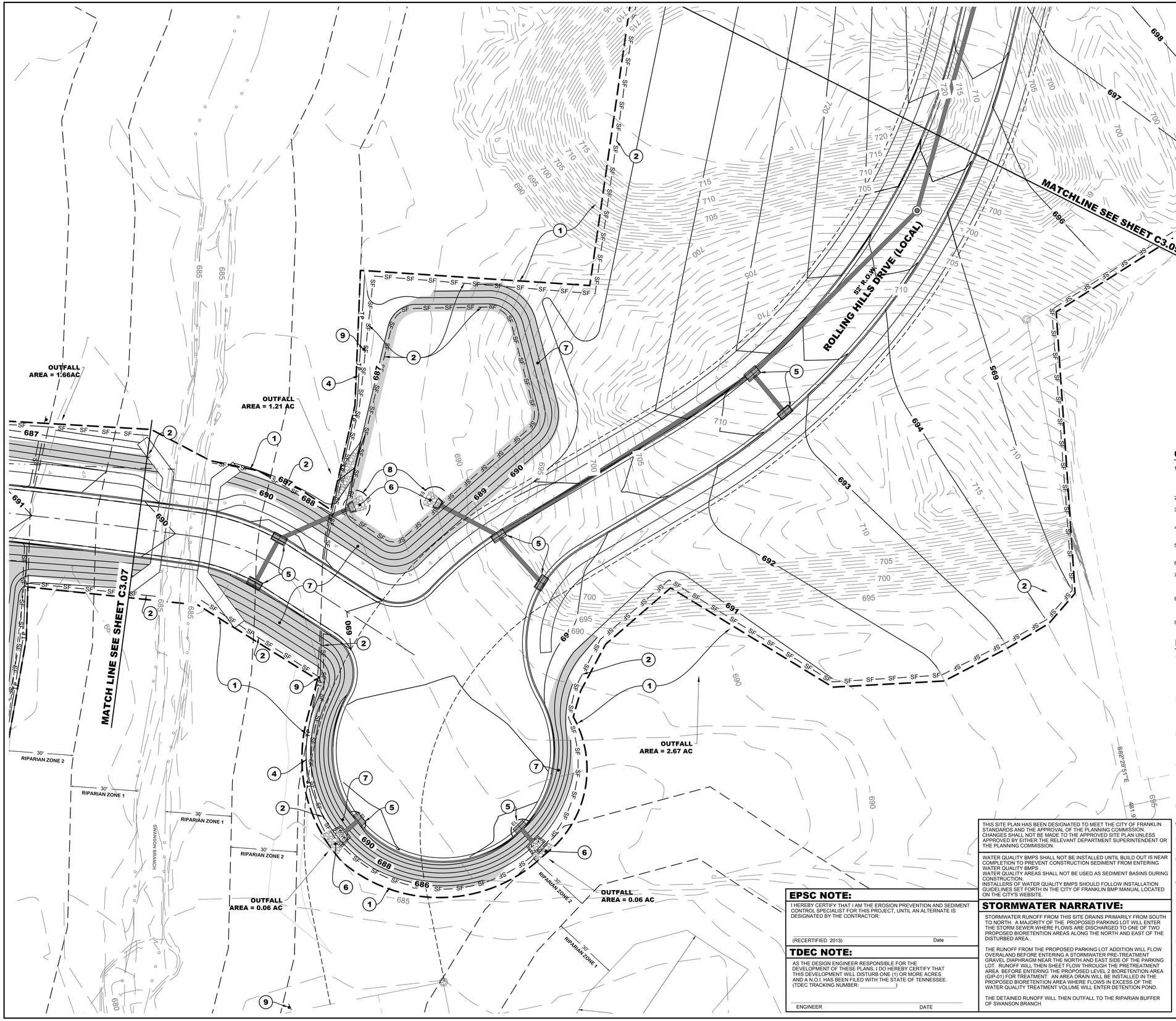
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.07

BCA FILE NO. 2925-02

P:\2925 Community Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.7 INTERMEDIATE EPSC.dwg-C3.07 INTERIM EPSC-CONSTRUCTION PLAN



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.

EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 7.7 AC.
2. SILT FENCE, SEE DETAIL SHEET C3.13
3. CONSTRUCTION EXIT, SEE DETAIL SHEET C3.13
4. TREE PROTECTION. SEE DETAIL SHEET C3.13
5. INLET PROTECTION, ADS FLEXSTORM DROP BAG TYPE INLET PROTECTION WITH OVERFLOW PORTS OR APPROVED EQUAL.
6. OUTLET PROTECTION, SEE DETAIL SHEET C3.13
7. EROSION CONTROL MATTING, SEE DETAIL SHEET C3.13
8. WEIGHTED SEDIMENT TUBE, SEE DETAIL SHEET C3.13
9. RIPARIAN BUFFER SIGN TO BE PROVIDED BY CITY OF FRANKLIN CONTRACTOR TO INSTALL WHERE INDICATED

CITY OF FRANKLIN EPSC NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
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2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
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5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCITON MEETING.
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12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

(RECERTIFIED 2013) Date

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. (TDEC TRACKING NUMBER: _____)

ENGINEER DATE

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

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS .
WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

STORMWATER NARRATIVE:

STORMWATER RUNOFF FROM THIS SITE DRAINS PRIMARILY FROM SOUTH TO NORTH . A MAJORITY OF THE PROPOSED PARKING LOT WILL ENTER THE STORM SEWER WHERE FLOWS ARE DISCHARGED TO ONE OF TWO PROPOSED BIORETENTION AREAS ALONG THE NORTH AND EAST OF THE DISTURBED AREA.

THE RUNOFF FROM THE PROPOSED PARKING LOT ADDITION WILL FLOW OVERALAND BEFORE ENTERING A STORMWATER PRE-TREATMENT GRAVEL DIAPHRAGM NEAR THE NORTH AND EAST SIDE OF THE PARKING LOT. RUNOFF WILL THEN SHEET FLOW THROUGH THE PRETREATMENT AREA BEFORE ENTERING THE PROPOSED LEVEL 2 BIORETENTION AREA (GIP-01) FOR TREATMENT. AN AREA DRAIN WILL BE INSTALLED IN THE PROPOSED BIORETENTION AREA WHERE FLOWS IN EXCESS OF THE WATER QUALITY TREATMENT VOLUME WILL ENTER DETENTION POND.

THE DETAINED RUNOFF WILL THEN OUTFALL TO THE RIPARIAN BUFFER OF SWANSON BRANCH.

COF# 7670

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TIMOTHY A. MAGNUSON — REGISTERED ENGINEER — AGRICULTURE — No. 001129 — STATE OF TENNESSEE — 2/3/22

INTERIM EPSC-CONSTRUCTION PLAN

ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.08

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.7 INTERMEDIATE EPSC.dwg-C3.08 INTERIM EPSC-CONSTRUCTION PLAN


GRID
STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)
20' 0' 20' 40'
SCALE: 1" = 20'
NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
EPSC KEYNOTES:
1 LIMIT OF DISTURBANCE= 7.7 AC.
2 SILT FENCE, SEE DETAIL SHEET C3.13
3 CONSTRUCTION EXIT, SEE DETAIL SHEET C3.13
4 TREE PROTECTION. SEE DETAIL SHEET C3.13
5 INLET PROTECTION, ADS FLEXSTORM DROP BAG TYPE INLET PROTECTION WITH OVERFLOW PORTS OR APPROVED EQUAL.
6 OUTLET PROTECTION, SEE DETAIL SHEET C3.13
7 EROSION CONTROL MATTING, SEE DETAIL SHEET C3.13
8 WEIGHTED SEDIMENT TUBE, SEE DETAIL SHEET C3.13
9 RIPARIAN BUFFER SIGN TO BE PROVIDED BY CITY OF FRANKLIN CONTRACTOR TO INSTALL WHERE INDICATED
10 STACKED WATTLE DETENTION POND OUTLET STRUCTURE PROTECTION
11 STONE CHECK DAM, SEE DETAIL SHEET C3.14
CITY OF FRANKLIN EPSC NOTES:
1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
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THIS SITE PLAN HAS BEEN DESIGNATED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
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ENGINEER DATE
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REGISTERED ENGINEER
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No. 001129
STATE OF TENNESSEE
2/3/22
INTERIM EPSC-CONSTRUCTION PLAN
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE
DESCRIPTION
PRE-APPLICATION SUBMITTAL
INITIAL SITE PLAN SUBMITTAL
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06-28-21
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C3.09
BCA FILE NO. 2925-02
P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.7 INTERMEDIATE EPSC.dwg-Cp3.09 INTERIM EPSC-CONSTRUCTION PLAN
Page 516 of 539

ROLLING HILLS COMMUNITY CHURCH
MAP 090 PARCEL 006.00
DEED BOOK 6120, PAGE 336, R.O.W.C.
SOUTHHALL CHARACTER AREA
LI: LIGHT INDUSTRIAL
CONVENTIONAL STANDARDS

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.

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

20' 0' 20' 40'
SCALE: 1" = 20'

OUTFALL AREA = 1.66AC

PRIVATE DRIVE

692.00
692.00
691.62
691.72
691.36
691.27

MONITORING WELL
MONITORING WELL

N82°23'24"W 460.32'
(N 82°23'24" W 460.32' DEED)
N82°22'02"W 374.35' MEASURED

692.28
691.78

MATCH LINE SEE SHEET C3.11

30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1
30' RIPARIAN ZONE 1
SYCAMORE BRANCH
30' RIPARIAN ZONE 1

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

WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS.
WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
INSTALLERS OF WATER QUALITY BMPS SHOULD FOLLOW INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

OUTFALL AREA = 0.62 AC

OUTFALL AREA = 3.56 AC

MAP 090 PARCEL 7.01
FRANKLIN 240, LLC
DEED BOOK 6709, PAGE 268, R.O.W.C.

N07°40'16"E 630.00' MEASURED
(N08°47'34"E 630.00' DEED)

S07°3[illegible]

EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 7.7 AC.
2. SILT FENCE, SEE DETAIL SHEET C3.13
3. CONSTRUCTION EXIT, SEE DETAIL SHEET C3.13
4. TREE PROTECTION. SEE DETAIL SHEET C3.13
5. INLET PROTECTION, ADS FLEXSTORM DROP BAG TYPE INLET PROTECTION WITH OVERFLOW PORTS OR APPROVED EQUAL.
6. OUTLET PROTECTION, SEE DETAIL SHEET C3.13
7. EROSION CONTROL MATTING, SEE DETAIL SHEET C3.13
8. WEIGHTED SEDIMENT TUBE, SEE DETAIL SHEET C3.13
9. RIPARIAN BUFFER SIGN TO BE PROVIDED BY CITY OF FRANKLIN CONTRACTOR TO INSTALL WHERE INDICATED

TDEC NOTE:

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ENGINEER DATE

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

(RECERTIFIED 2013) DATE

CITY OF FRANKLIN EPSC NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM, BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EPSC NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCITON MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

COF# 7670

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TINA C. MAJORS
REGISTERED ENGINEER
AGRICULTURE
No. 0011281
STATE OF TENNESSEE
2/3/22

FINAL EPSC-WATER QUALITY PLAN

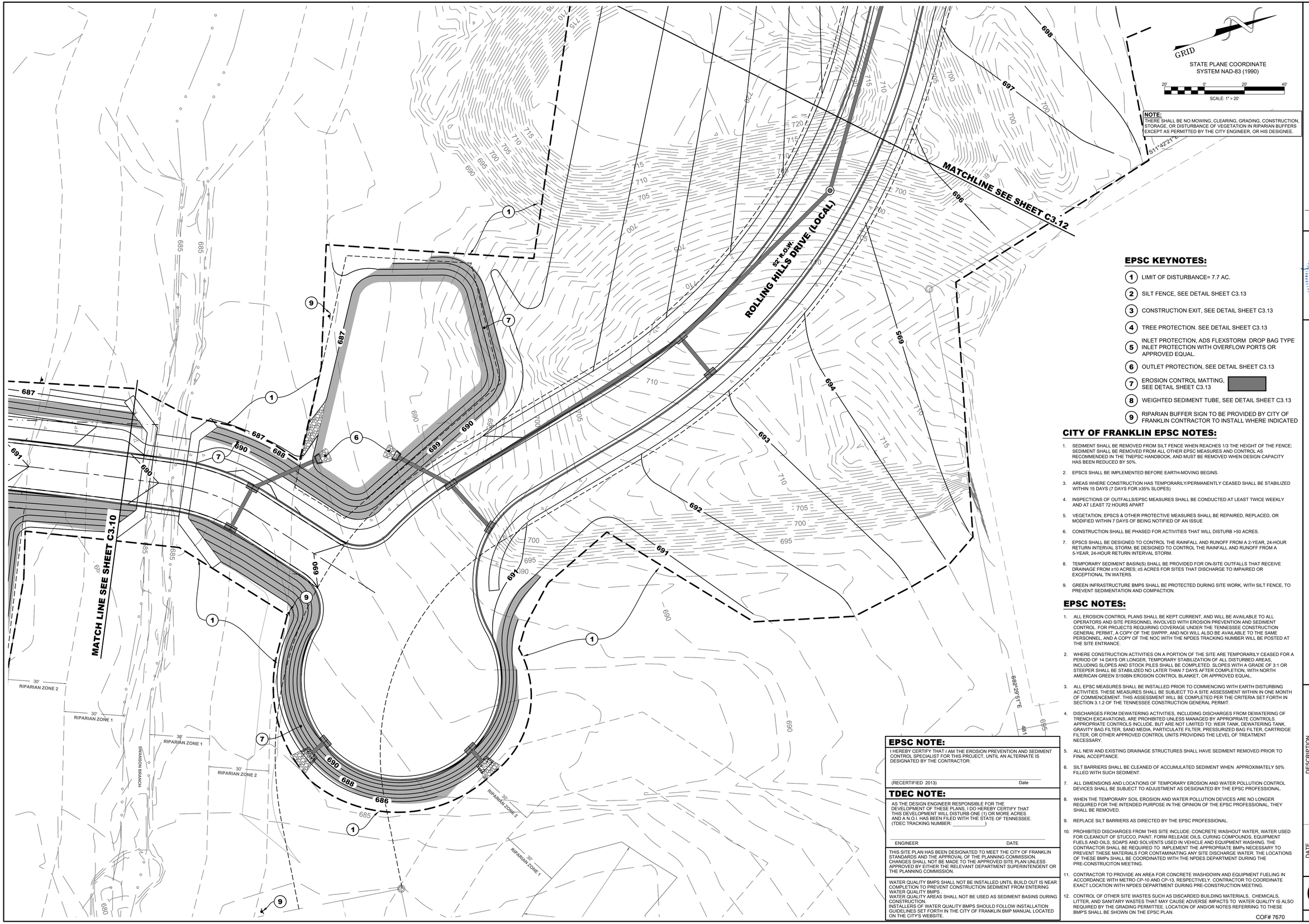
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.10

BCA FILE NO. 2925-02

P:\2925 Gonnwith Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.10 FINAL EPSC-Dwg\C3.10 FINAL EPSC-WATER QUALITY PLAN



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COF# 7670

EPSC NOTE:

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(RECERTIFIED 2013) Date

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ENGINEER DATE

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WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS.
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615.356.9911 PHONE
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TINA C. MAJOR
REGISTERED ENGINEER
AGRICULTURE
No. 0011281
STATE OF TENNESSEE
2/3/22

FINAL EPSC-WATER QUALITY PLAN

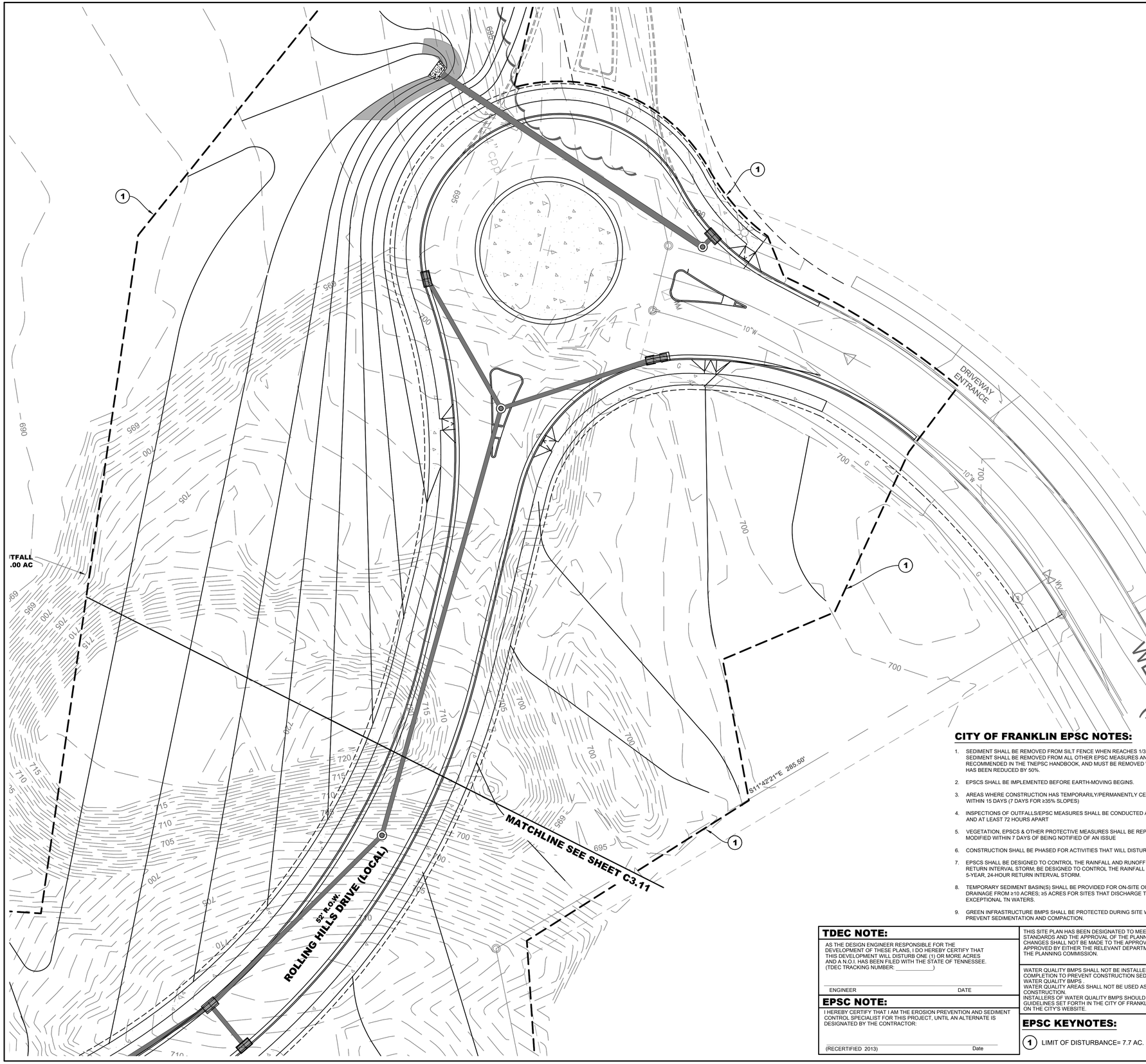
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.11

BCA FILE NO. 2925-02

P:\2025 Community Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.10 FINAL EPSC-Dwg\C3.11 FINAL EPSC-WATER QUALITY PLAN



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COF# 7670

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FINAL EPSC/ PRE-CONSTRUCTION PLAN

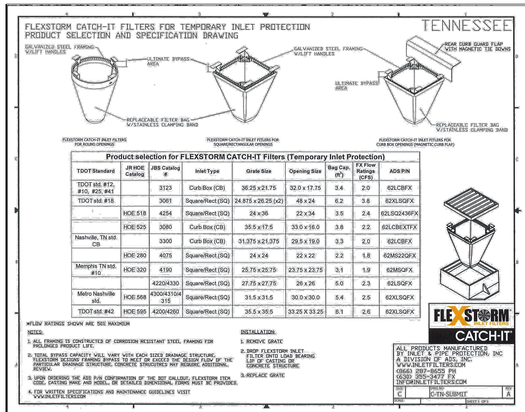
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

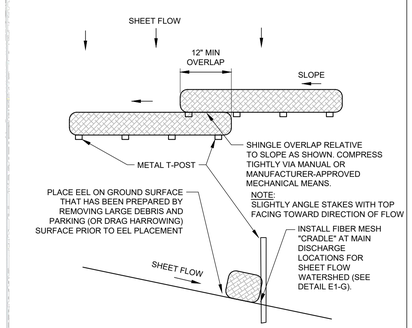
DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.12

BCA FILE NO. 2925-02

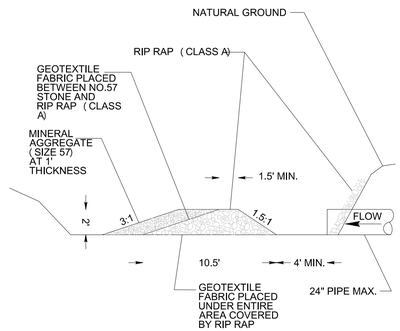
P:\2925 Cornwall\ Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.10 FINAL EPSC.dwg,C3.12 FINAL EPSC-WATER QUALITY PLAN





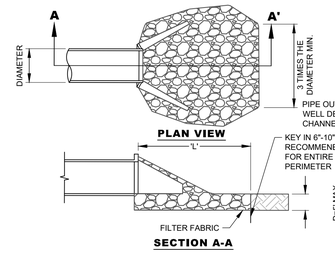
WEIGHTED SEDIMENT TUBE (EROSION EEL)

N.T.S.



FILTER RING

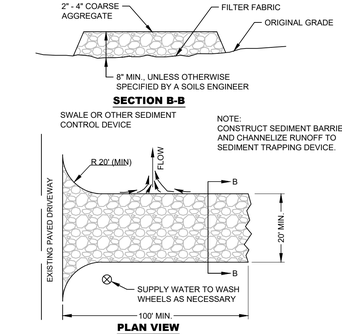
N.T.S.



STRUCT. #	d50	CUT DEPTH	MIN. LENGTH	MIN. WIDTH
S1	6"	12"	12'	4.0'
S3	4"	8"	10'	3.0'
S8	4"	8"	10'	4.5'
S11	4"	8"	10'	4'
CURB CUT #1, #2	6"	12"	12'	3.5'
CURB CUT #3, #4	4"	8"	13'	3.0'

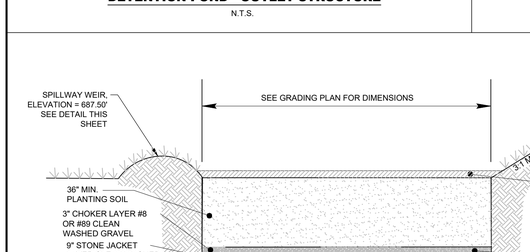
RIP-RAP OUTLET PROTECTION

N.T.S.



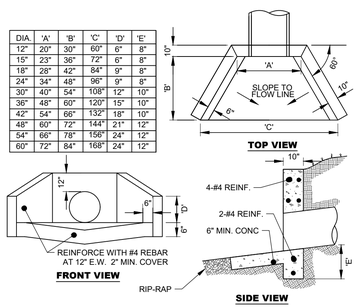
STABILIZED CONSTRUCTION EXIT

N.T.S.



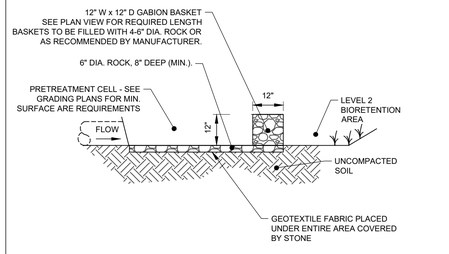
DETENTION POND - OUTLET STRUCTURE

N.T.S.



CONCRETE HEADWALL

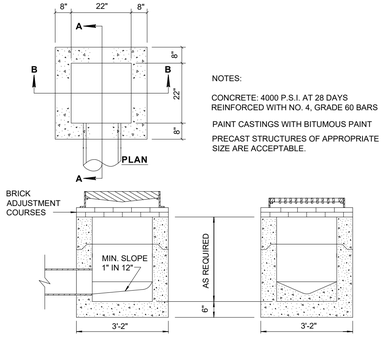
N.T.S.



NOTE: HEIGHT OF STONE BERM VARIES. REFER TO GRADING AND DRAINAGE PLAN FOR DEPTH OF PRETREATMENT CELL AND ELEVATION OF STONE BERM.

PRETREATMENT CELL WITH PERMEABLE STONE BERM

N.T.S.



NOTES:

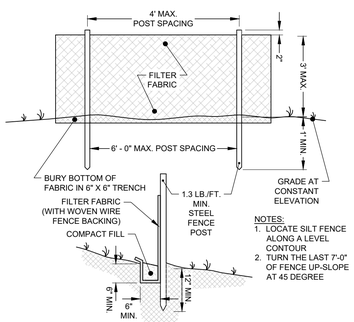
CONCRETE: 4000 P.S.I. AT 28 DAYS REINFORCED WITH NO. 4, GRADE 60 BARS

PAINT CASTINGS WITH BITUMOUS PAINT

PRECAST STRUCTURES OF APPROPRIATE SIZE ARE ACCEPTABLE.

AREA DRAIN

N.T.S.
NOT FOR USE ON PUBLIC STREETS



SILT FENCE

N.T.S.

NOTES:

1. GENERAL FILTER MEDIA COMPOSITION. THE RECOMMENDED BIORETENTION SOIL MIXTURE IS GENERALY CLASSIFIED AS AS A LOAMY SAND ON THE USDA TEXTURE TRIANGLE WITH THE FOLLOWING COMPOSITION.

   -85% TO 88% SAND
   -8% TO 12% SOIL FINES; AND
   -3% TO 5% ORGANIC MATTER
2. MULCH FOR SURFACE SHALL BE COMMERCIALLY AVAILABLE HARDWOOD MULCH. VERIFY WITH PROJECT LANDSCAPE PLANS
3. UNDERDRAIN SHALL BE 6" PERFORATED PVC PIPE WITH ⅜-INCH PERFORATIONS, SPACED AT 6 INCHES ON CENTER, MIN. 4 HOLES PER ROW.
4. SEE LANDSCAPE PLAN FOR PLANT TYPES AND PLANTING DETAILS.
5. CERTIFICATION OF SOIL CHARACTERICS TO BE PROVIDED BY CONTRACTOR TO ENGINEER. ALTERNATIVELY, SOIL TEST SHALL BE PERFORMED FOR EVERY 500 C.Y. OF PLANTING SOIL INSTALLED TO VERIFY SPECIFIED CHARACTERISTICS.
6. SEE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
7. CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY CITY OF FRANKLIN STORMWATER DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.

LEVEL 2 BIORETENTION #1 (GIP-01)

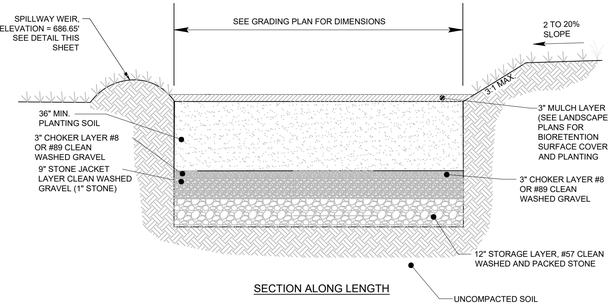
N.T.S.

BIORETENTION AREA ELEVATION TABLE	
	BIORETENTION 1
SUBGRADE	681.75
RCP INVERT	N/A
UNDERDRAIN INVERT	N/A
TOP OF 57 STONE	683.50
TOP OF CHOKER STONE	683.75
TOP OF MEDIA	686.75
TOP OF GROUND COVER	687.00
TOP OF PONDING	687.50

NOTES:

1. GENERAL FILTER MEDIA COMPOSITION. THE RECOMMENDED BIORETENTION SOIL MIXTURE IS GENERALY CLASSIFIED AS AS A LOAMY SAND ON THE USDA TEXTURE TRIANGLE WITH THE FOLLOWING COMPOSITION.

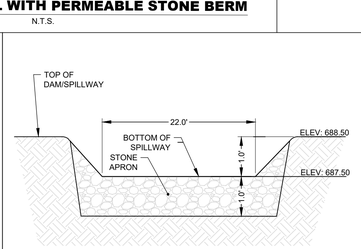
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   -8% TO 12% SOIL FINES; AND
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6. SEE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
7. CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY CITY OF FRANKLIN STORMWATER DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.



LEVEL 2 BIORETENTION #2 (GIP-01)

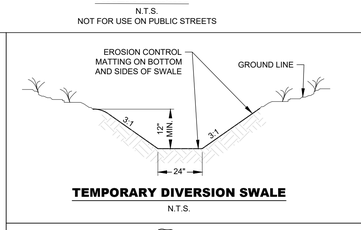
N.T.S.

BIORETENTION AREA ELEVATION TABLE	
	BIORETENTION 2
SUBGRADE	680.75
RCP INVERT	N/A
UNDERDRAIN INVERT	N/A
TOP OF 57 STONE	682.50
TOP OF CHOKER STONE	682.75
TOP OF MEDIA	685.75
TOP OF GROUND COVER	686.00
TOP OF PONDING	686.50



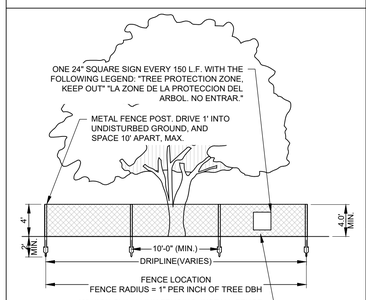
SPILLWAY & SECTION VIEW

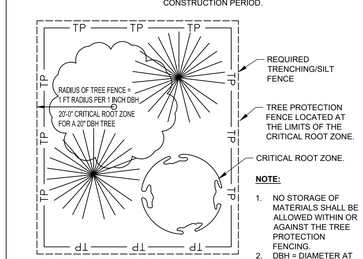
N.T.S.



TEMPORARY DIVERSION SWALE

N.T.S.



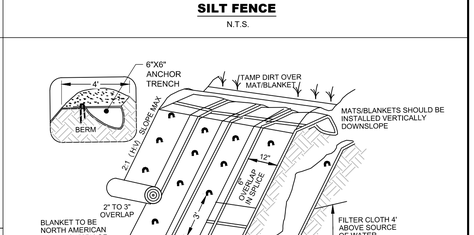


NOTE:

1. NO STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN OR AGAINST THE TREE PROTECTION FENCING.
2. DBH = DIAMETER AT BREAST HEIGHT.

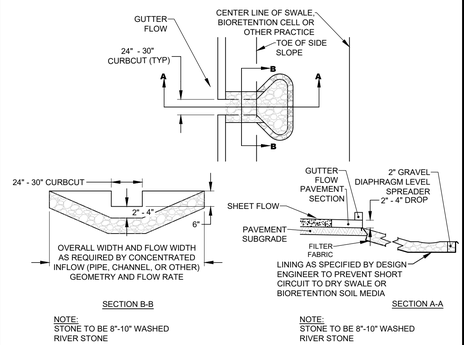
TREE PROTECTION

N.T.S.



EROSION CONTROL MATTING

N.T.S.



CONCENTRATED FLOW CURBCUT PRETREATMENT - GRAVEL FLOW SPREADER

N.T.S.

COF# 7670

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X



GRADING, DRAINAGE & EPSC DETAILS

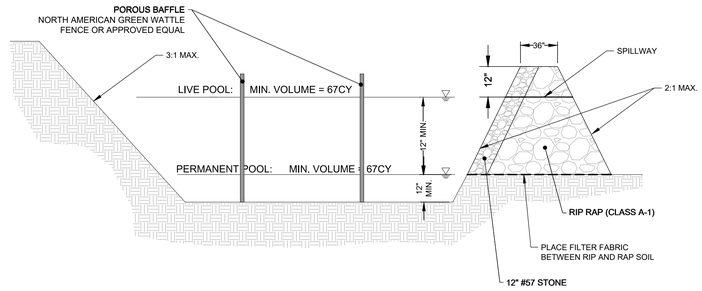
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.13

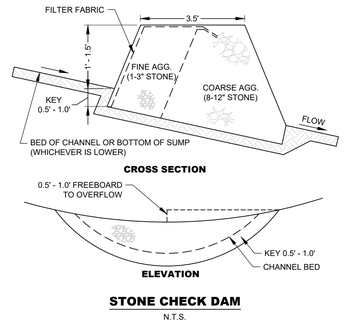
BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.13 EPSC DETAILS.dwg-C3.13 GRADING DRAINAGE & EPSC DETAILS



SEDIMENT TRAP

N.T.S.



STONE CHECK DAM

N.T.S.

COF# 7670

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.358.9911 PHONE
615.352.6737 FAX

TONYA C. MADDOX
REGISTERED ENGINEER
AGRICULTURE
No. 0011214
STATE OF TENNESSEE
2/3/22

GRADING, DRAINAGE & EPSC DETAILS

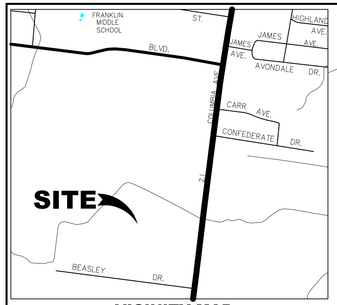
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
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01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C3.14

BCA FILE NO. 2925-02

P:\2925 Community Dev Grp\2925-02 RHCC Parking Lot\Dwg\C3.13 EPSC DETAILS.dwg,C3.14 GRADING DRAINAGE & EPSC DETAILS



VICINITY MAP
NTS

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

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

CONTRACTOR SHALL MAINTAIN ACCESS TO PB&J DAY SCHOOL AT ALL TIMES

ROLLING HILLS COMMUNITY CHURCH
MAP 090 PARCEL 006.00
DEED BOOK 6120, PAGE 336, R.O.W.C.
SOUTHHALL CHARACTER AREA
LI: LIGHT INDUSTRIAL
CONVENTIONAL STANDARDS

PRIVATE DRIVE

ROLLING HILLS DRIVE (LOCAL)

WERTHAN CIRCLE (local)

21
(6.09)
LV DEVELOPMENT, LLC
DEED BOOK 5940, PAGE 775, R.O.W.C.

22
(6.10)

30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1
30' RIPARIAN ZONE 1
30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 2
30' RIPARIAN ZONE 1

WETLAND DELINEATION

561.5'
361.1'
361.1'
M.P.
M.P.
M.P.
8.15'CMP @6.72
8.15'CMP @5.54

RIGHT-OF-WAY & ACCESS NOTES:

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

COF# 7670

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615.352.6737 FAX

TINA C. MAJOR
REGISTERED ENGINEER
AGRICULTURE
No. 0011291
STATE OF TENNESSEE
2/3/22

OVERALL ROW & ACCESS PLAN

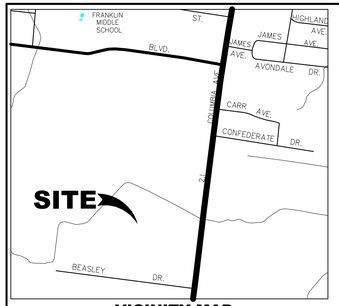
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

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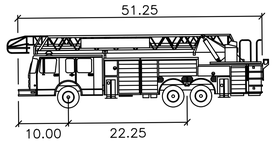
C4.00

BCA FILE NO. 2925-02

P:\2025 Community Dev Grp\2925-02 RHCC Parking Lot\Dwg\C4.0-ROW-2925-02.dwg-C4.00 OVERALL ROW & ACCESS PLAN



VICINITY MAP
NTS



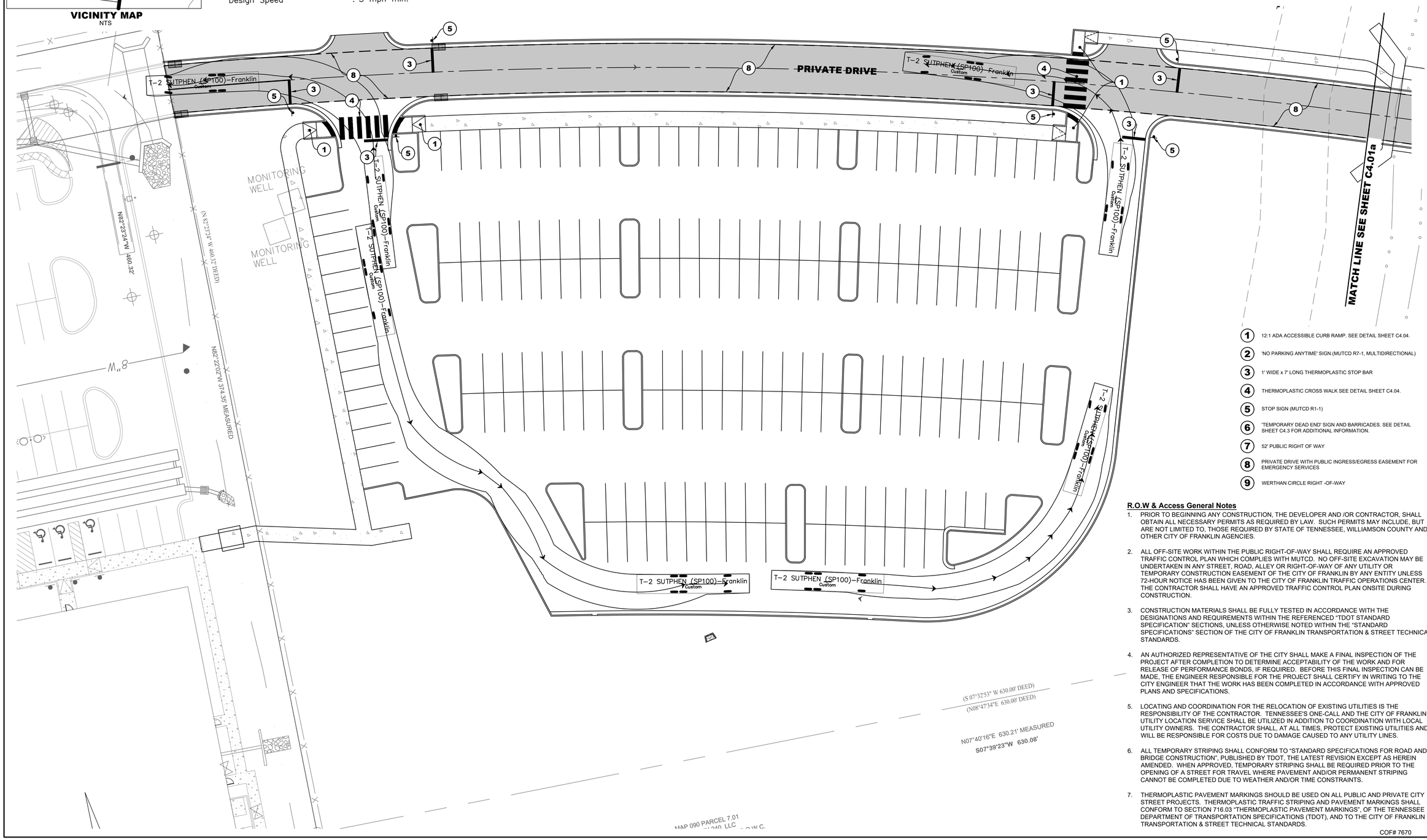
T-2 SUTPHEN (SP100)-Franklin

	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0
Design Speed	: 5 mph min.

ROLLING HILLS COMMUNITY CHURCH
MAP 090 PARCEL 006.00
DEED BOOK 6120, PAGE 336, R.O.W.C.
SOUTHHALL CHARACTER AREA
LI: LIGHT INDUSTRIAL
CONVENTIONAL STANDARDS

GRID
STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

20' 0' 20' 40'
SCALE: 1" = 20'



1. 12:1 ADA ACCESSIBLE CURB RAMP. SEE DETAIL SHEET C4.04.
2. 'NO PARKING ANYTIME' SIGN.(MUTCD R7-1, MULTIDIRECTIONAL)
3. 1' WIDE x 7' LONG THERMOPLASTIC STOP BAR
4. THERMOPLASTIC CROSS WALK SEE DETAIL SHEET C4.04.
5. STOP SIGN (MUTCD R1-1)
6. 'TEMPORARY DEAD END' SIGN AND BARRICADES. SEE DETAIL SHEET C4.3 FOR ADDITIONAL INFORMATION.
7. 52' PUBLIC RIGHT OF WAY
8. PRIVATE DRIVE WITH PUBLIC INGRESS/EGRESS EASEMENT FOR EMERGENCY SERVICES
9. WERTHAN CIRCLE RIGHT -OF-WAY

R.O.W & Access General Notes

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND /OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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COF# 7670

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615.356.9911 PHONE
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ENLARGED ROW & ACCESS PLAN

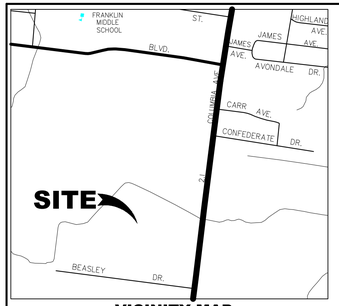
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

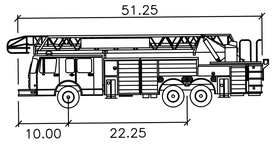
C4.01

BCA FILE NO. 2925-02

P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C4.0 ROW-2925-02.dwg-C4.01 ENLARGED ROW & ACCESS PLAN



VICINITY MAP
NTS



T-2 SUTPHEN (SP100)-Franklin

	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0
Design Speed	: 5 mph min.

NOTE:

NEW ROADWAY TO BE CONSTRUCTED TO STANDARDS AND SPECIFICATIONS OF THE CITY OF FRANKLIN 2-LANE LOW VOLUME LOCAL STREET. SEE DETAIL SHEET C4.04

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3. 1" WIDE x 7' LONG THERMOPLASTIC STOP BAR
4. THERMOPLASTIC CROSS WALK SEE DETAIL SHEET C4.04.
5. STOP SIGN (MUTCD R1-1)
6. 'TEMPORARY DEAD END' SIGN AND BARRICADES. SEE DETAIL SHEET C4.3 FOR ADDITIONAL INFORMATION.
7. 52' PUBLIC RIGHT OF WAY
8. PRIVATE DRIVE WITH PUBLIC INGRESS/EGRESS EASEMENT FOR EMERGENCY SERVICES
9. WERTHAN CIRCLE RIGHT -OF-WAY

COF# 7670

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615.352.6737 FAX

TINA C. MAJORS
REGISTERED ENGINEER
AGRICULTURE
No. 00112014
STATE OF TENNESSEE
2/3/22

ENLARGED ROW & ACCESS PLAN

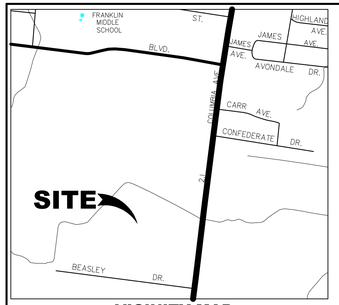
ROLLING HILLS COMMUNITY CHURCH PARKING LOT AND PUBLIC R/W COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
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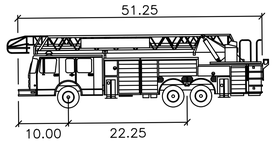
C4.01A

BCA FILE NO. 2925-02

P:\2925 Commalth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C4.0x\ROW-2925-02.dwg-C4.01a ENLARGED ROW & ACCESS PLAN

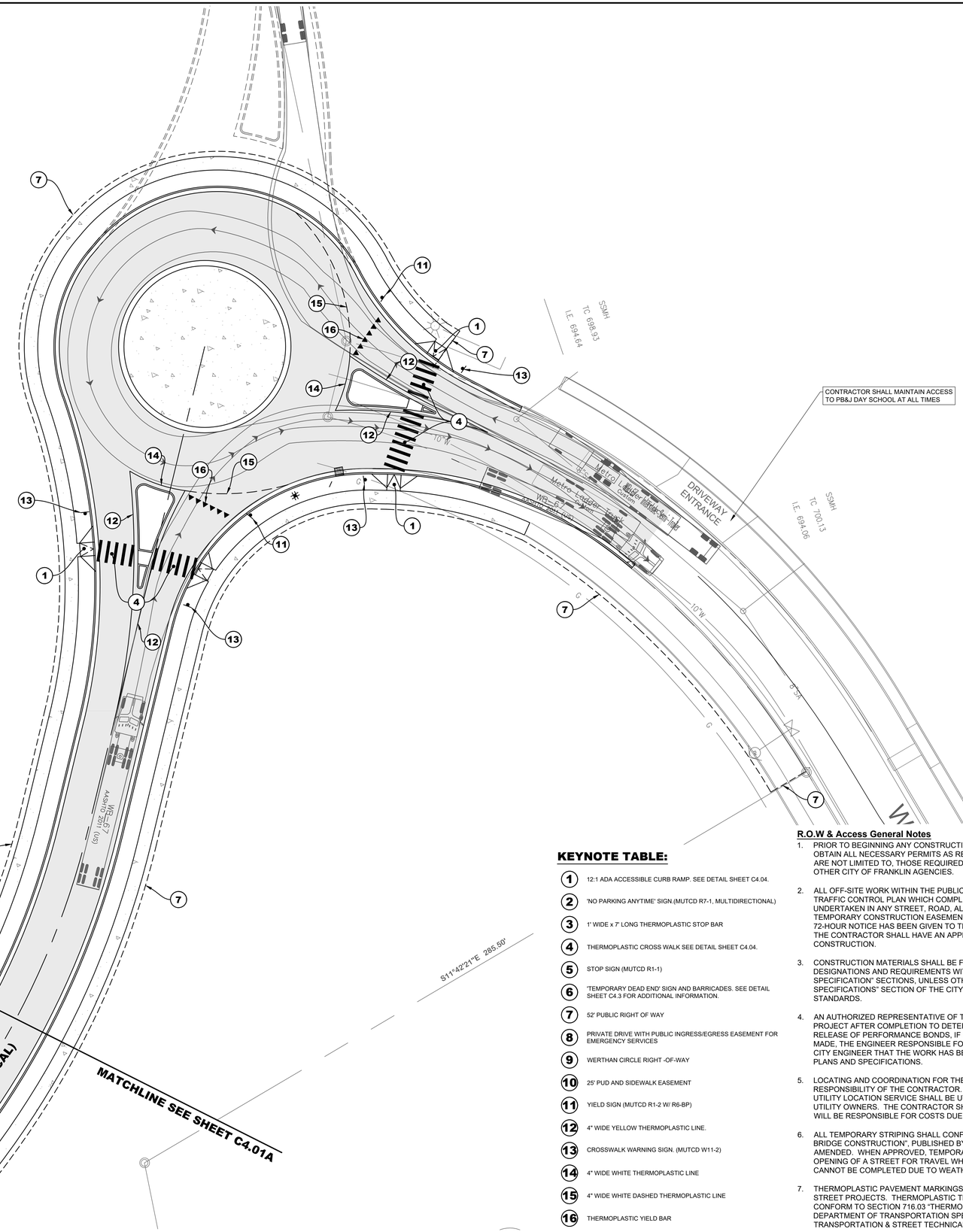


VICINITY MAP
NTS



T-2 SUTPHEN (SP100)-Franklin

	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0
Design Speed	: 5 mph min.



GRID

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

20' 0' 20' 40'
SCALE: 1" = 20'

NOTE:

NEW ROADWAY TO BE CONSTRUCTED TO STANDARDS AND SPECIFICATIONS OF THE CITY OF FRANKLIN 2-LANE LOW VOLUME LOCAL STREET. SEE DETAIL SHEET C4.04

KEYNOTE TABLE:

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8. PRIVATE DRIVE WITH PUBLIC INGRESS/EGRESS EASEMENT FOR EMERGENCY SERVICES
9. WERTHAN CIRCLE RIGHT -OF-WAY
10. 25' PUD AND SIDEWALK EASEMENT
11. YIELD SIGN (MUTCD R1-2 W/ R6-BP)
12. 4" WIDE YELLOW THERMOPLASTIC LINE.
13. CROSSWALK WARNING SIGN. (MUTCD W11-2)
14. 4" WIDE WHITE THERMOPLASTIC LINE
15. 4" WIDE WHITE DASHED THERMOPLASTIC LINE
16. THERMOPLASTIC YIELD BAR

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ENLARGED ROW & ACCESS PLAN

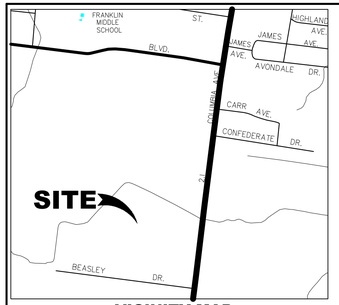
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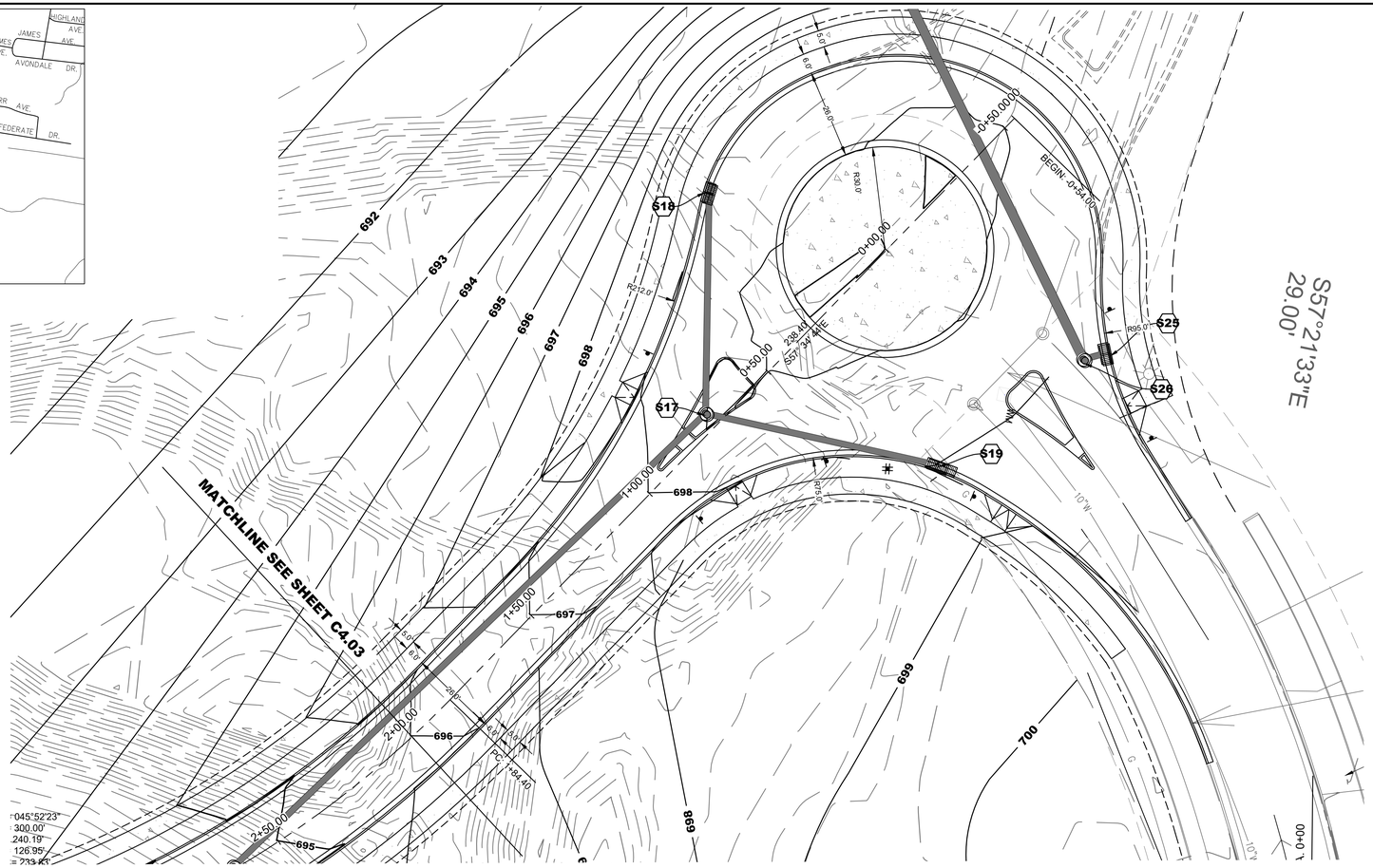
C4.01B

BCA FILE NO. 2925-02

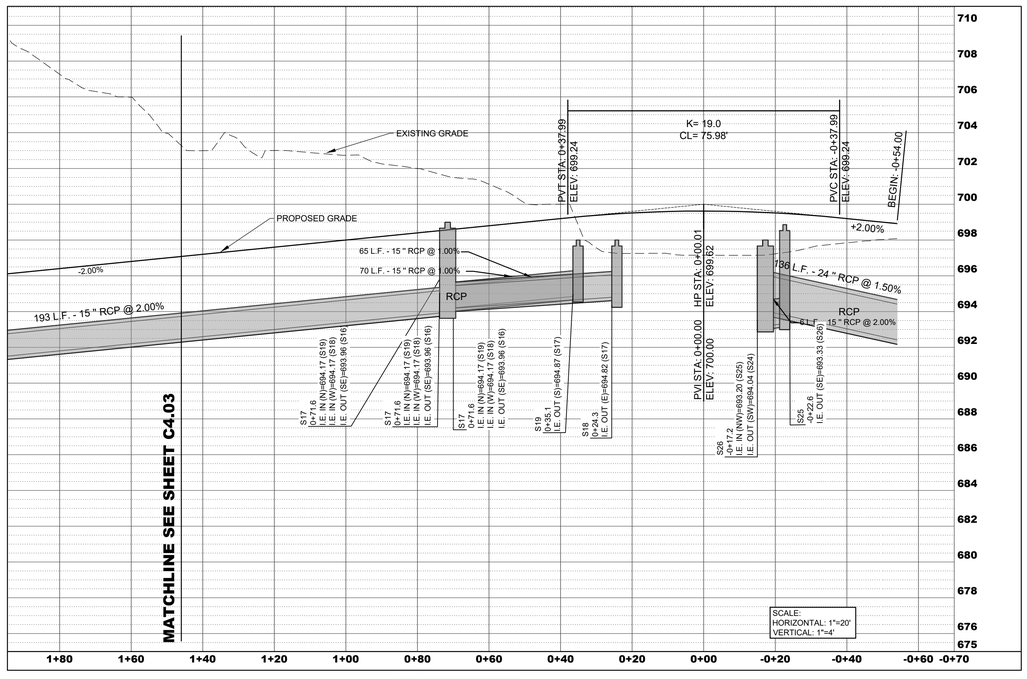
P:\2925 Commwlth Dev Grp\2925-02 RHCC Parking Lot\Dwg\C4.0-ROW-2925-02.dwg-C4.01b ENLARGED ROW & ACCESS PLAN



VICINITY MAP
NTS



PLAN VIEW



PROFILE VIEW

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

20' 0' 20' 40'
SCALE: 1" = 20'

COF# 7670

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R.O.W. ACCESS PLAN AND PROFILE

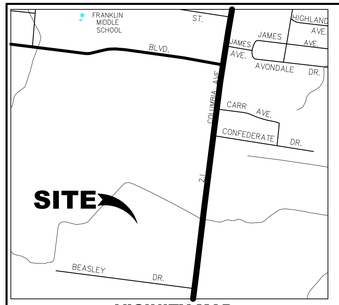
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C4.02

BCA FILE NO. 2925-02

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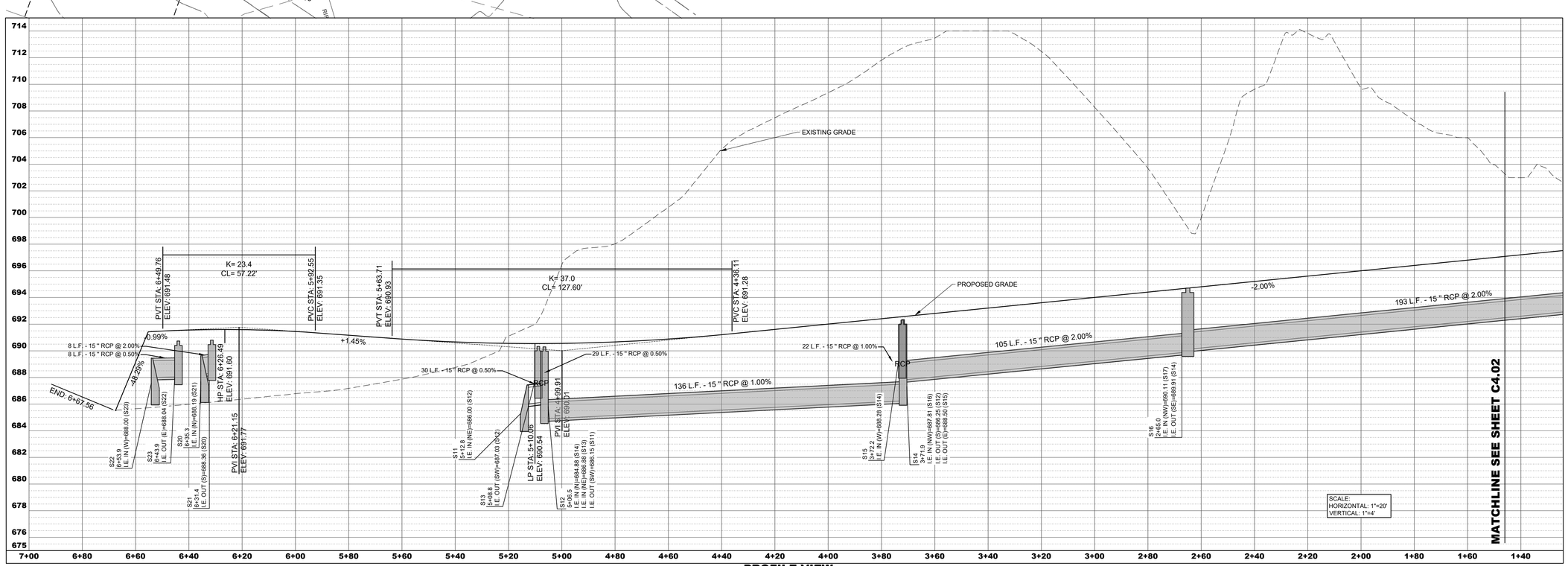


VICINITY MAP
NTS

PLAN VIEW

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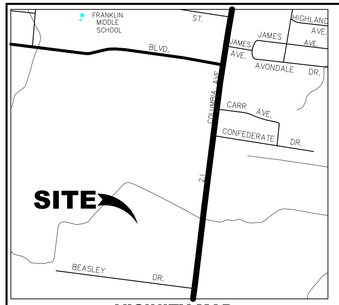
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C4.03

BCA FILE NO. 2925-02

P:\2025 Community Dev Grp\2925-02 RHCC Parking Lot\Dwg\C4.0-ROW-2925-02.dwg-C4.03 R.O.W. ACCESS PLAN AND PROFILE



VICINITY MAP
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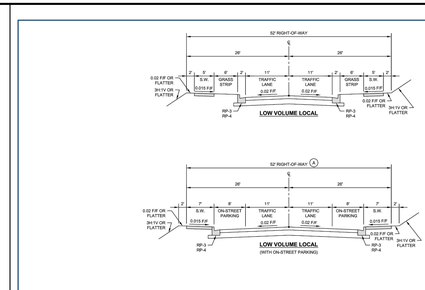
FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: http://www.ada.gov/ U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE:N/A
FEMA MAP PANEL NUMBER:47187C0035F
FEMA MAP EFFECTIVE DATE: September 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988.

ADA NOTES:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

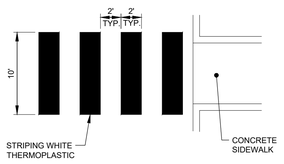
ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

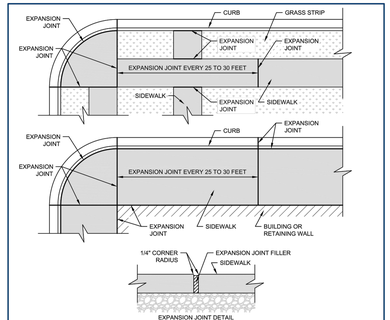


DESIGN NOTES
(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

LOW VOLUME LOCAL STREET SECTIONS			DWG. NO. **TS-6**
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	
NOT TO SCALE			



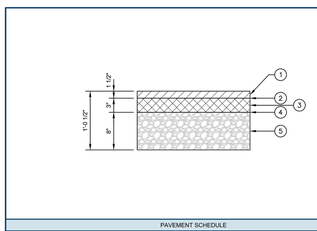
CROSSWALK STRIPING
N.T.S.



EXPANSION JOINT DETAIL

NOTES
1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

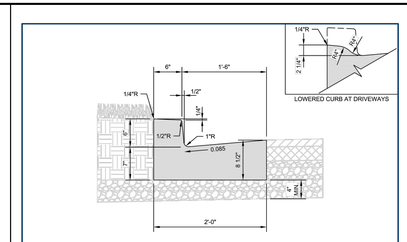
SIDEWALK EXPANSION JOINT			DWG. NO. **RP-10**
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	
NOT TO SCALE			



PAVEMENT SCHEDULE
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

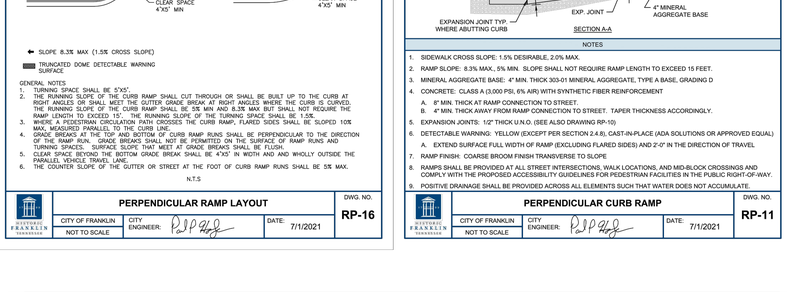
NOTES
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

LOCAL, ALLEY, AND MEWS PAVEMENT SECTION			DWG. NO. **RD-3**
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	
NOT TO SCALE			



NOTES
1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. INLET CASTING: JBS 3080-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

LOCAL STREET CURB AND GUTTER			DWG. NO. **RP-3**
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	
NOT TO SCALE			



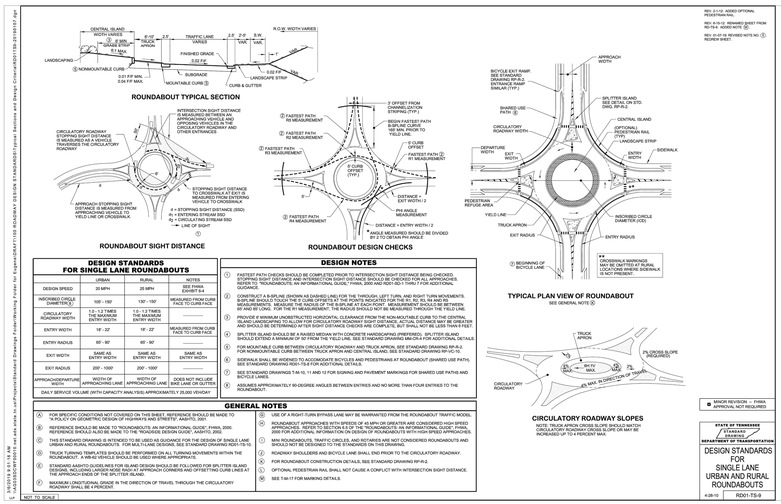
GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. THE FLARED SIDES OF CURB RAMPS WHERE PROVIDED ADJACENT TO THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

PERPENDICULAR RAMP LAYOUT			DWG. NO. **RP-16**
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	
NOT TO SCALE			

NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

PERPENDICULAR CURB RAMP			DWG. NO. **RP-11**
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	
NOT TO SCALE			



DESIGN STANDARDS FOR SINGLE LANE URBAN AND RURAL ROUNDABOUTS

DESIGN STANDARDS FOR SINGLE LANE ROUNDABOUTS			
	URBAN	RURAL	NOTES
DESIGN SPEED	25 MPH	25 MPH	SEE FHWA EXHIBIT 6-4
INSCRIBED CIRCLE DIAMETER(ICD)	100' - 150'	130' - 150'	MEASURED FROM CURB FACE TO CURB FACE
CIRCULATORY ROADWAY WIDTH	1.0 - 1.2 TIMES THE MAXIMUM ENTRY WIDTH	1.0 - 1.2 TIMES THE MAXIMUM ENTRY WIDTH	----------
ENTRY WIDTH	16' -22'	16' -22'	MEASURED FROM CURB FACE TO CURB FACE
ENTRY RADIUS	60' - 90'	60' - 90'	----------
EXIT WIDTH	SAME AS ENTRY WIDTH	SAME AS ENTRY WIDTH	SAME AS ENTRY WIDTH
EXIT RADIUS	200' - 1000'	200' - 1000'	----------
APPROACH/DEPARTURE WIDTH	WIDTH OF APPROACHING LANE	WIDTH OF APPROACHING LANE	DOES NOT INCLUDE BIKE LANE OR GUTTER
DAILY SERVICE VOLUME (WITH CAPACITY ANALYSIS)	APPROXIMATELY 25,000 VEH/DAY		

DESIGN NOTES
1. FASTEST PATH CHECKS SHOULD BE COMPLETED PRIOR TO INTERSECTION SIGHT DISTANCE BEING CHECKED. STOPPING SIGHT DISTANCE AND INTERSECTION SIGHT DISTANCE SHOULD BE CHECKED FOR ALL APPROACHES.
2. CONSTRUCT A B-SPLINE (SHOWN AS DASHED LINE) FOR THE THROUGH, LEFT TURN, AND RIGHT TURN MOVEMENTS. B-SPLINE SHALL BE TOUCH THE 3 CURB OFFSETS AT THE POINTS INDICATED FOR THE R1, R2, R3, R4 AND R5 MEASUREMENTS. MEASURE THE "ANGLE OF THE B-SPLINE AT EACH POINT". MEASUREMENT SHOULD BE BETWEEN 80 AND 85 LONG, FOR THREE PATH MEASUREMENTS. THE RADIUS SHOULD NOT BE MEASURED THROUGH THE FULL FLARE.
3. PROVIDE 2' MINIMUM UNOBSTRUCTED HORIZONTAL CLEARANCE FROM THE NONMOUNTABLE CURB TO THE CENTRAL ISLAND. THE CENTRAL ISLAND SHOULD BE RAISED AND CURBED. THE CENTRAL ISLAND SHOULD BE CIRCULAR IN SHAPE AND SHOULD BE DETERMINED AFTER SIGHT DISTANCE CHECKS ARE COMPLETE, BUT SHALL NOT BE LESS THAN 4 FEET.
4. SPLITTER ISLAND SHOULD BE A RAISED MEDIAN WITH CONCRETE HARDSCAPING (PREFERRED). SPLITTER ISLAND SHOULD EXTEND A MINIMUM OF 50' FROM THE YIELD LINE, SEE STANDARD DRAWING MK-DR-4 FOR ADDITIONAL DETAILS
5. FOR MOUNTABLE CURB BETWEEN CIRCULATORY ROADWAY AND TRUCK APRON, SEE STANDARD DRAWING RP-R-2. FOR NONMOUNTABLE CURB BETWEEN TRUCK APRON AND CENTRAL ISLAND, SEE STANDARD DRAWING RP-VC-15.
6. SIDEWALK SHALL BE WIDENED TO ACCOMODATE BICYCLES AND PEDESTRIANS AT ROUNDABOUT (SHARED USE PATH). SEE STANDARD DRAWING RP-9.2 FOR SIDEWALK RAMP SIMILAR (TYP.)
7. SEE STANDARD DRAWINGS T-M-10, 11, AND 12 FOR SIGNING AND PAVEMENT MARKINGS FOR SHARED USE PATHS AND BICYCLE LANES.
8. ASSUMES APPROXIMATELY 90-DEGREE ANGLES BETWEEN ENTRIES AND NO MORE THAN FOUR ENTRIES TO THE ROUNDABOUT.

GENERAL NOTES
A. FOR SPECIFIC CONDITIONS NOT COVERED ON THIS SHEET, REFERENCE SHOULD BE MADE TO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", AASHTO, 2001.
B. REFERENCE SHOULD BE MADE TO "ROUNDABOUTS: AN INFORMATIONAL GUIDE", FHWA, 2000. REFERENCE SHOULD ALSO BE MADE TO THE "ROUNDSIDE DESIGN GUIDE", AASHTO, 2002.
C. THIS STANDARD DRAWING IS INTENDED TO BE USED AS GUIDANCE FOR THE DESIGN OF SINGLE LANE URBAN AND RURAL ROUNDABOUTS. FOR MULTI-LANE DESIGNS, SEE STANDARD DRAWING RDI1-TS-15.
D. TRUCK TURNING TEMPLATES SHOULD BE PERFORMED ON ALL TURNING MOVEMENTS WITHIN THE ROUNDABOUT. A DESIGN VEHICLE SHALL BE USED WHICH IS APPROPRIATE FOR THE ROADWAY.
E. SPLITTER ISLANDS SHOULD BE PROVIDED ON ALL APPROACHES WHERE ALLOWED FOR SPLITTER ISLAND DESIGN, INCLUDING LANDED RADII AND AT APPROACH CORNERS, AND OFFSET/TAG CURB LINES AT THE APPROACH ENDS OF THE SPLITTER ISLAND.
F. MAXIMUM LONGITUDINAL GRADE IN THE DIRECTION OF TRAVEL THROUGH THE CIRCULATORY ROADWAY SHALL BE 4 PERCENT.
G. USE OF A RIGHT-TURN BYPASS LANE MAY BE WARRANTED FROM THE ROUNDABOUT TRAFFIC MODEL.
H. ROUNDABOUT APPROACHES WITH SPEEDS OF 45 MPH OR GREATER ARE CONSIDERED HIGH SPEED APPROACHES. REFER TO SECTION 6.5 OF THE "ROUNDABOUTS AN INFORMATIONAL GUIDE", FHWA, 2000 FOR ADDITIONAL INFORMATION ON DESIGN OF ROUNDABOUTS WITH HIGH SPEED APPROACHES.
I. MINI-ROUNDABOUTS, TRAFFIC CIRCLES, AND ROTARIES ARE NOT CONSIDERED ROUNDABOUTS AND SHOULD NOT BE DESIGNED TO THE STANDARDS ON THIS DRAWING.
J. ROADWAY SHOULDERS AND BICYCLE LANE SHALL END PRIOR TO THE CIRCULATORY ROADWAY.
K. FOR ROUNDABOUT CONSTRUCTION DETAILS, SEE STANDARD DRAWING RP-R-3.
L. OPTIONAL PEDESTRIAN RAIL SHALL NOT CAUSE A CONFLICT WITH INTERSECTION SIGHT DISTANCE.
M. SEE T-M-17 FOR MARKING DETAILS.

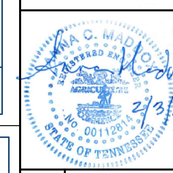
MINOR REVISION – FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

DESIGN STANDARDS FOR SINGLE LANE URBAN AND RURAL ROUNDABOUTS	
4-09-15	RDI1-TS-9

REV. 2-1-10 ADDED OPTIONAL PEDESTRIAN RAIL
REV. 4-15-10 REMARKS SHEET FROM RDI-TS-9. ADDED NOTE (J)
REV. 01-07-15 REVISED NOTE NO. (J). REDRAW SHEET.

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES



ROW & ACCESS DETAILS

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-27-21	INITIAL SITE PLAN SUBMITTAL
10-13-21	SITE PLAN RESUBMITTAL
01-06-22	SITE PLAN RESUBMITTAL
02-03-22	SITE PLAN RESUBMITTAL

C4.04

BCA FILE NO. 2925-02

COF# 7670

P:\2925 Community Dev Grp\2925-02 RHCC Parking Lot\Dwg\C4.0-ROW\2925-02.dwg-C4.04 ROW & ACCESS DETAILS



PLAN NORTH

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
- ☐ Rooftop
- ☐ Ground
- ☐ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
☒ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VUAs and to create "modules"
☐ Interior VUA Planting	Create VUA "modules"
☐ Utility Box Screen	Screen from view
☐ HVAC Screen	Screen HVAC from of view
☐ Dumpster Screen	Screen dumpster from view
☐ Loading/service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:	

(Any buffer/screen type not required for this development may be deleted from this chart.)

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: Rolling Hill Community church

By an Owner Designated Landscape Maintenence Contractor

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material **Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.**

Owner: Rolling Hills Community Church
Landscape Architect: Contact Name Nathan Oliver Phone Number 615-255-5218
Franklin Planning Department: (615) 791-3212 phone

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

COF# 7670

Hawkins Partners, Inc.
landscape architects

LANDSCAPE ARCHITECT:
Hawkins Partners, Inc.
110 S. 10th St.
Nashville, TN 37206
ph: 615.255.5218

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

NATHAN D. OLIVER — REGISTERED — 2010 — ENGINEER — TENNESSEE — LANDSCAPE ARCHITECT

OVERALL LANDSCAPE PLAN

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-29-2021	PRE-APPLICATION SUBMITTAL
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10-13-2021	SITE PLAN RESUBMITTAL
01-06-2022	SITE PLAN RESUBMITTAL
02-03-2022	SITE PLAN RESUBMITTAL

L0.0

BCA FILE NO. 2925-02



SCALE: 1" = 60'-0"

Hawkins Partners, Inc.
landscape architects

LANDSCAPE ARCHITECT:
Hawkins Partners, Inc.
110 S. 10th St.
Nashville, TN 37206
ph: 615.255.5218

TREE CANOPY

EXISTING ACERAGE : 4.14 ACRES
EXISTING PERCENTAGE : 15 %

MINIMUM RETENTION REQUIRED : 14%

RETAINED ACERAGE : 3.57 ACRES
RETAINED PERCANTAGE: 86.4%

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

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
- ☐ Rooftop
- ☐ Ground
- ☐ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
x Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VUAs and to create "modules"
☐ Interior VUA Planting	Create VUA "modules"
☐ Utility Box Screen	Screen from view
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☐ Other:_____	

(Any buffer/screen type not required for this development may be deleted from this chart.)

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COF# 7670

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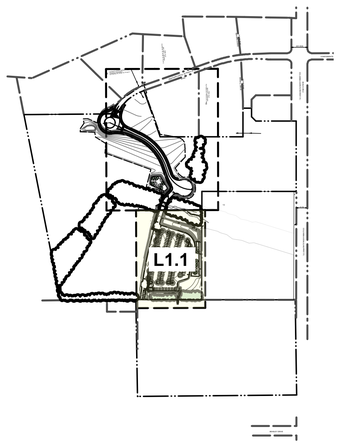
SITE AERIAL AND EXISTING TREE CANOPY

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-2021	PRE-APPLICATION SUBMITTAL
08-27-2021	INITIAL SITE PLAN SUBMITTAL
10-13-2021	SITE PLAN RESUBMITTAL
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02-03-2022	SITE PLAN RESUBMITTAL

L1.0

BCA FILE NO. 2925-02



VICINITY MAP
NTS

OVERALL SITE LANDSCAPE DATA

Site Acreage: 27.39 Acres
Site Zoning Classification and Applicable Overlays:
Existing Zoning: LI (Light Industrial)
Proposed Zoning:
Proposed Land Use: Civic

Landscape Surface Ratio Required: 20% (5.47 Acres)
Landscape Surface Ratio Provided: NA
Percent and Acreage of Original Canopy Cover: 15 % (4.14 Acres)
Percent and Acreage of Preserved Canopy Cover Provided: 86.4% (3.57 Acres)
Number and DBH of Specimen Trees Removed: NA

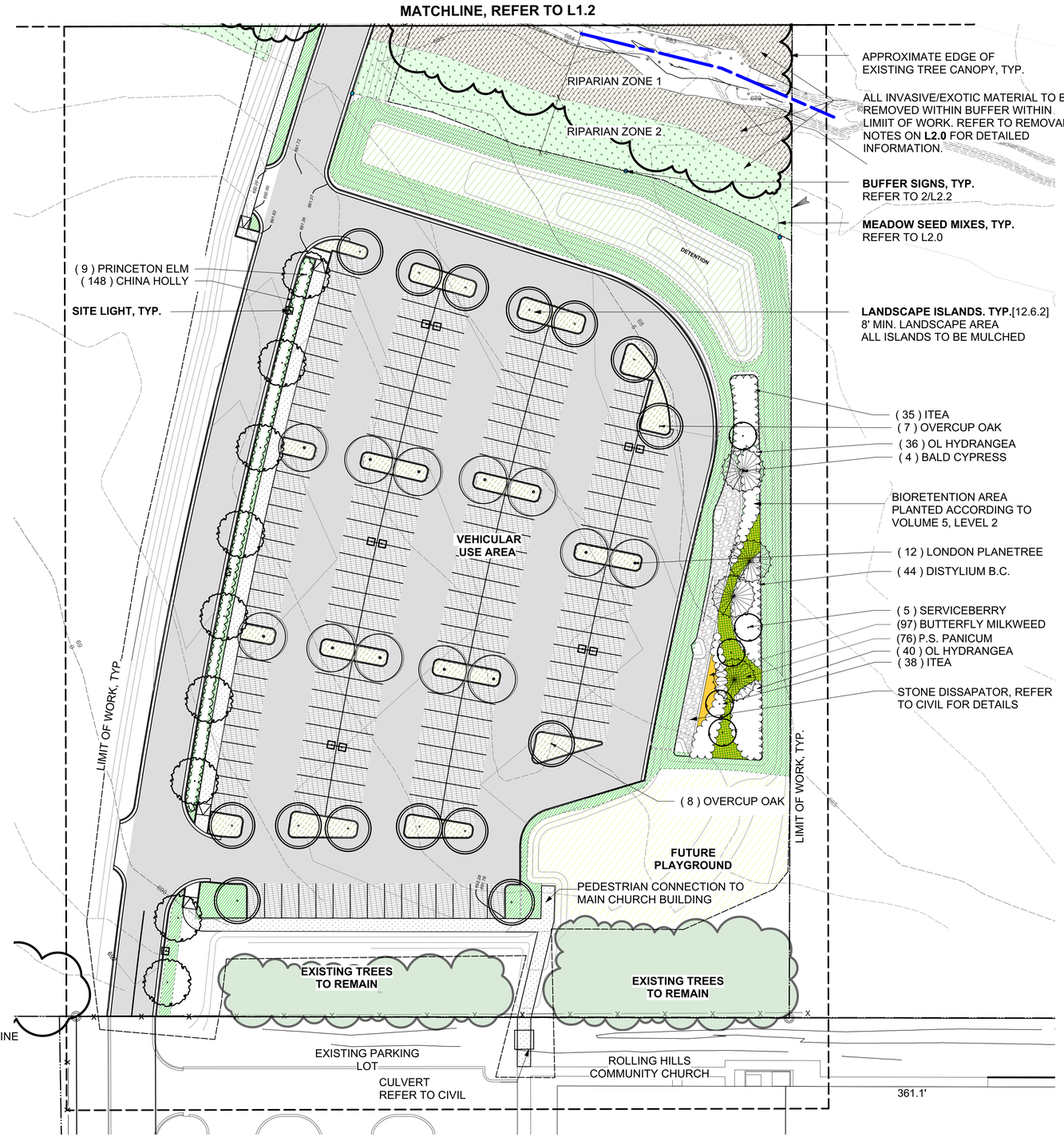
PARKING LOT LANDSCAPE DATA

Site Acreage: 3.34 Acres
Landscape Surface Ratio Required: 20% (0.63 Acres)
Landscape Surface Ratio Provided: 1.13 Acres
Percent and Acreage of Original Canopy Cover: 12 % (0.38 Acres)
Percent and Acreage Tree Canopy Required: 14% (0.05 Acres)
Percent and Acreage of Preserved Canopy Cover Provided: 61.6% (0.24 Acres)
Number and DBH of Specimen Trees Removed: NA

LANDSCAPE REQUIREMENTS (ACI)				
LSA Required : 0.63 AC **LSA Provided: 0.74 AC**	**Quanity Provided**			**Inches Provided**
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Canopy Trees 14" or greater (@1.25 Credit):				
Existing Trees (See Tree Inventory):				
Existing Canopy Trees 2" to 13":				
4" Caliper Canopy Trees (Proposed):				
3" Caliper Canopy Trees (Proposed):				
2" Caliper Canopy Trees (Proposed):		45	45	90
Aggregate Canopy Caliper Inches Provided:				**90**
Aggregate Canopy Caliper Inches Required (0.63 AC x 82 IN/AC):				**51.66**
Existing Understory Trees 2" to 13":				
3" Caliper Understory Trees:				
2" Caliper Understory Trees:		12	12	24
1.5" Caliper Understory Trees:				0
Aggregate Understory Caliper Inches Provided:				**24**
Aggregate Understory Caliper Inches Required (0.63 AC x 21 IN/AC):				**13.23**
Min. 18" Height Shrubs:				90
Min. 30" Height Shrubs:				296
Total Shrubs Provided:				**386**
Total Shrubs Required (0.63 AC x 96 IN/AC):				**60.48**

LEGEND

- DETENTION AREA SEED AND STRAW, TYP.
- LANDSCAPE AREA SEED AND STRAW, TYP.
- MEADOW PLANTING AREA
- RESTORATION AREA
- MULCH
- STREAM CENTERLINE
- STREAM BUFFER
- TREE MASS



15 0 15 30 60 120
SCALE: 1" = 30'-0"

PLAN NORTH

NOTES:

1. REFER TO L2.0 FOR PLANT SCHEDULES.
2. REFER TO L2.1 AND L2.2 FOR LANDSCAPE DETAILS AND NOTES.
3. SEED AND STRAW ALL DISTURBED AREAS NOT OTHERWISE PLANTED.
4. PROVIDE EROSION CONTROL MATTING FOR ALL SLOPES OVER 3:1.
5. ALL STORMWATER MANAGEMENT LANDSCAPE AREAS WERE DESIGNED USING STORMWATER VOLUME.
6. THERE SHALL BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.
7. REFER TO CIVIL FOR ALL GRADING, ROADWAYS AND UTILITIES.
8. REFER TO ELECTRIC PLANS FOR DETAILED LIGHTING INFORMATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
- ☐ Rooftop
- ☐ Ground
- ☐ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
☒ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VUAs and to create "modules"
☐ Interior VUA Planting	Create VUA "modules"
☐ Utility Box Screen Screen from view	
☐ HVAC Screen	Screen HVAC from of view
☐ Dumpster Screen	Screen dumpster from view
☐ Loading/service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:	

(Any buffer/screen type not required for this development may be deleted from this chart.)

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: Rolling Hill Community church

By an Owner Designated Landscape Maintenence Contractor

ATTENTION OWNER/INSTALLER:
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Owner: Rolling Hills Community Church
Contact Name
Landscape Architect: Nathan Oliver 615-255-5218
Name/Phone
Franklin Planning Department: (615) 791-3212 phone
Contact Name Phone Number

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

COF# 7670

Hawkins Partners, Inc.
landscape architects
LANDSCAPE ARCHITECT:
Hawkins Partners, Inc.
110 S. 10th St.
Nashville, TN 37206
ph: 615.255.5218

Barge Cauthen & Associates
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6606 CHARLOTTE PIKE, STE 210
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NATHAN D. OLIVER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF
TENNESSEE
No. 362
LANDSCAPE ARCHITECT

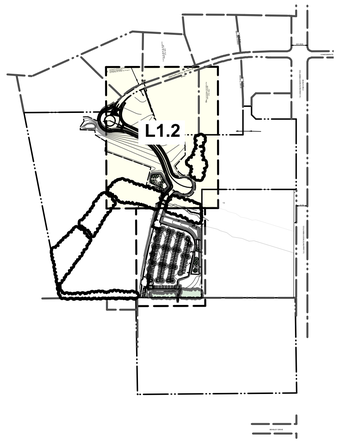
LANDSCAPE PLAN ENLARGEMENT

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-2021	PRE-APPLICATION SUBMITTAL
08-27-2021	INITIAL SITE PLAN SUBMITTAL
10-13-2021	SITE PLAN RESUBMITTAL
01-06-2022	SITE PLAN RESUBMITTAL
02-03-2022	SITE PLAN RESUBMITTAL

L1.1

BCA FILE NO. 2925-02



VICINITY MAP
NTS

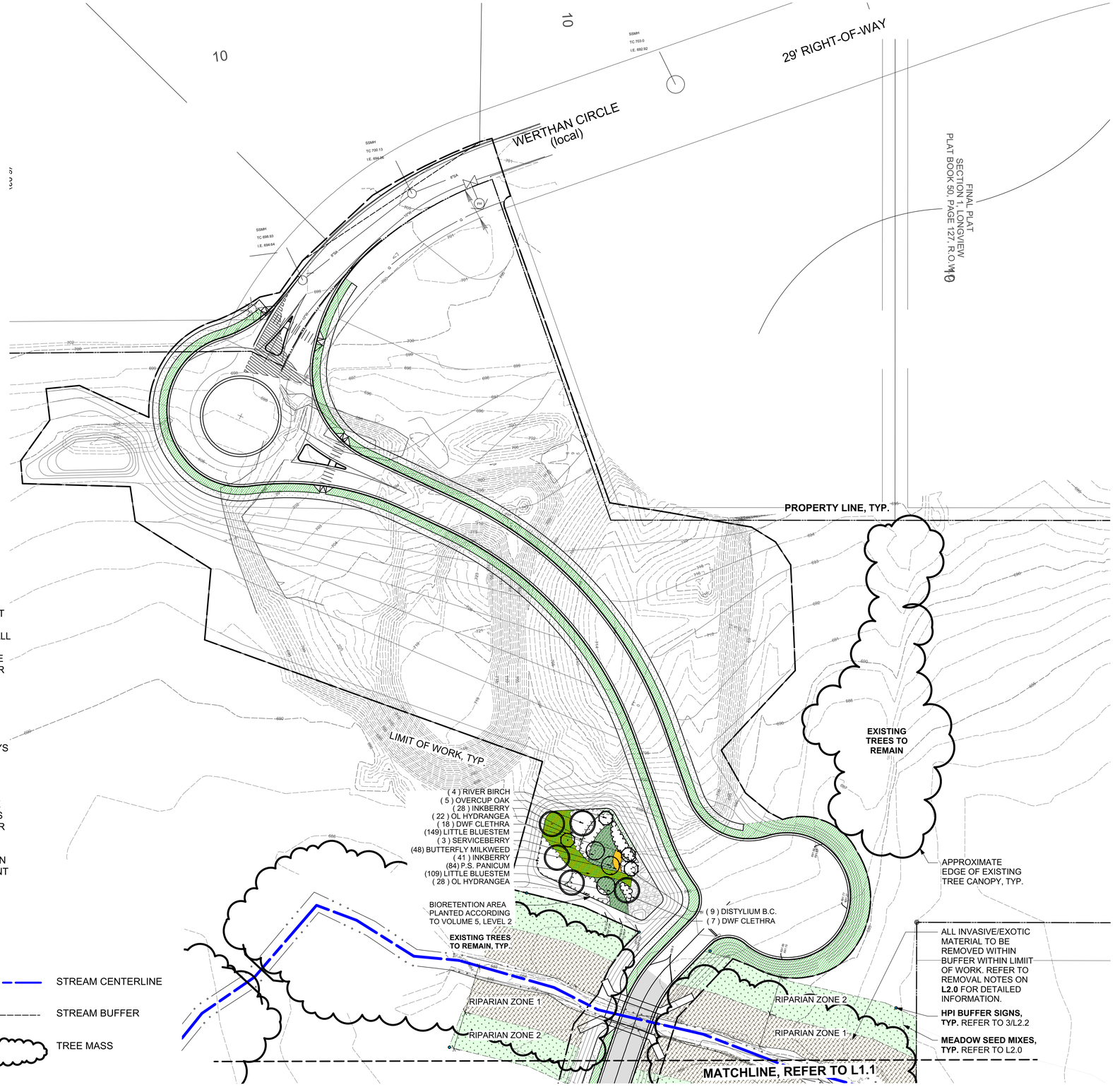
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LEGEND

LANDSCAPE AREA
MEADOW PLANTING AREA
RESTORATION AREA
STREAM CENTERLINE
STREAM BUFFER
TREE MASS



20 0 20 40 80 160

SCALE: 1" = 40'-0"

PLAN NORTH

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
- □ Rooftop
- □ Ground
- □ Not Applicable

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Buffer/Screen Type:	Purpose:
X Not Applicable	Buffering/Screening not required
□ Foundation Planting	Along primary facade
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NATHAN D. OLIVER — REGISTERED — LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 1116

LANDSCAPE PLAN ENLARGEMENT

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

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02-03-2022	SITE PLAN RESUBMITTAL

L1.2

BCA FILE NO. 2925-02

ZONE & MEADOW SEED MIXES

ZONE 1 SEED MIX : PARTIAL TO FULL SHADE FLOODPLAIN MIX

% of Mix	Latin Name	Common Name	Cultivar/ Ecotype
5	Agrostis hyemalis	Winter Bentgrass	NC
4	Chamaecrista fasciculata	Partridge Pea	PA
4	Chasmanthium laxum	Slender Woodoats	NC
3	Echinacea purpurea	Purple Coneflower	Any
18	Elymus virginicus	Virginia Wildrye	AR
1	Eryngium yuccifolium	Rattlesnake Master	SC or OH
1	Eupatorium coelestinum	Mistflower	VA
1	Lespedeza virginica	Slender Bushclover	VA or GA
0.5	Monarda fistulosa	Wild Bergamot	Any
36.7	Panicum anceps	Beaked Panicgrass	GA or MD
5	Panicum clandestinum	Deertongue	Tioga
5	Panicum rigidulum	Redtop Panicgrass	NC
15	Panicum sphaerocarpon	Roundseeded Panicgrass	PA
0.5	Pycnanthemum tenuifolium	Narrow Leaved Mountain Mint	PA
0.3	Solidago juncea	Early Goldenrod	VA
100	Total		

***Apply this mix at 20 lbs/acre with a cover crop.**
For a cover crop use annual (dry sites; 12 lbs/acre; year round) or grain rye (damp sites; 30 lbs/acre; year round).
If an item is not available, split its percentage between Agrostis hyemalis, Panicum anceps, and Panicum clandestinum.

ZONE 2 : FULL SUN UPLAND MEADOW MIX - HIGH DIVERSITY MIX

% of Mix	Latin Name	Common Name	Cultivar/ Ecotype
1	Asclepias tuberosa	Butterfly Milkweed	Commercial
0.5	Aster lateriflorus	Calico Aster	PA
0.5	Aster oblongifolius	Aromatic Aster	PA
20	Bouteloua curtipendula	Sideoats Grama	Any
2	Chamaecrista fasciculata	Partridge Pea	PA
1	Chamaecrista nictitans	Sensitive Pea	PA
3	Coreopsis lanceolata	Lance Leaf Coreopsis	Any
0.1	Coreopsis tripteris	Tall Tickseed	AL
3.5	Echinacea purpurea	Purple Coneflower	Any
14	Elymus virginicus	Virginia Wildrye	AR
2	Eryngium yuccifolium	Rattlesnake Master	SC or OH
0.5	Eupatorium coelestinum	Mistflower	VA
0.5	Helianthus angustifolius	Narrow Leaved Sunflower	NC
1	Heliopsis helianthoides	Ox-Eye Sunflower	PA
1	Lespedeza virginicus	Slender Bushclover	GA or VA
0.5	Monarda fistulosa	Wild Bergamot	Any
19.8	Panicum anceps	Beaked Panicgrass	GA or MD
2	Penstemon digitalis	Tall White Beardtongue	PA
0.5	Pycnanthemum tenuifolium	Narrow Leaved Mountain Mint	PA
1	Ratibida pinnata	Gray Coneflower	OH
0.3	Rudbeckia fulgida	Orange Coneflower	VA
3	Rudbeckia hirta	Black Eyed Susan	Any
21.5	Schizachyrium scoparium	Little Bluestem	Camper
0.5	Senna hebecarpa	Wild Senna	WV
0.3	Solidago speciosa	Showy Goldenrod	GA or WV
100	Total		

***Apply this mix at 20 lbs/acre with a cover crop.**
For a cover crop use one of the following: grain oats (1 Jan to 30 Apr; 30 lbs/acre), brown top millet (1 May to Aug 31; 10 lbs/acre), or grain rye (1 Sep to 31 Dec; 30 lbs/acre).
If any item is not available at time of ordering, add its percentage to Schizachyrium scoparium.

NOTES:

1) ALL LEGUMES TO RECEIVE PROPER INOCULANT TREATMENT PRIOR TO SEEDING.
2) FOR QUALITY CONTROL MEADOW SEED SHALL BE SELECTED FROM THE FOLLOWING SOURCES OR EQUAL AS APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT. SUBMIT THE LIST OF SEED SOURCES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND COMMENT PRIOR TO BID.
3) CONTRACTOR TO VERIFY AVAILABILITY AND SECURE MATERIAL FOR SPECIES AND SIZES INDICATED. SUBMIT SOURCES AND AVAILABILITY FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

MEADOW SEED SOURCES:
Ernst Conservation Seed, Meadville, PA 800/873-3321
Cardno Native Plant Nursery, Walkerton, IN 574/586-2412
Prairie Nursery, Westfield, WI 800/476-9453

PLANT SCHEDULE - PARKING AREA

QTY	SYMBOL	UNIT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	O.C SPACING	BALL DIA. /CONT.SIZE	COMMENTS
TREES										
15		ea.	Quercus lyrata	OVERCUP OAK	2.5"-3"	12-14'			32-38"	Root pruned, strong central leader,matched
12		ea.	Platanus x acerifolia 'Exclamation'	LONDON PLANE TREES	2.5" -3"	14-16'			32-38"	Full, matched
9		ea.	Ulmus americana 'Princeton'	PRINCETON ELM	2.5" -3"	14-16'			44"	Full, symmetrical canopy
SHRUBS										
148		ea.	Iiex x 'China Girl'	CHINA HOLLY		36"	24-30"	3'	#3	Full to ground, 1 China Boy per 9 China Girls

PLANT SCHEDULE - BIORETENTION AREA

QTY	SYMBOL	UNIT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	O.C SPACING	BALL DIA. /CONT.SIZE	COMMENTS
TREES										
5		ea.	Quercus lyrata	OVERCUP OAK	2.5"	12-14'			32-38"	Root pruned, strong central leader,matched
4		ea.	Taxodium distichum 'Apache Chief'	BALD CYPRESS	3"	12-14'			38"	Full, strong central leader,matched
4		ea.	Betula nigra 'BNMTF' DURA HEAT	RIVER BIRCH	2.5"	10-12'			32-38"	Multi stem, 3 stems
8		ea.	Amelanchier x grandiflora 'Autumn Brilliance'	SERVICEBERRY	2"	10'			32-38"	Single trunk
SHRUBS										
126		ea.	Hydrangea quercifolia 'Pee Wee'	OL HYDRANGEA		36-48"	36-48"	48"	#3	Full, Compact
25		ea.	Clethra alnifolia 'Hummingbird'	DWF CLETHRA		18-24"	18-24"	36"	#3	Full, Compact
73		ea.	Itea virginica ' little Henry'	ITEA		30-36"	24-30"	36"	#3	Full
69		ea.	Iiex glabra	INKBERRY		15-18"	15-18"	36"	#3	Full, Compact
53		ea.	Distylium 'Blue Cascade' (PIIDist-II) PPAF	DISTYLIUM B.C		18-24"	18-24"	36"	#3	Full, Compact
ORNAMENTAL GRASSES										
2290.7		sq.ft	Panicum vigatum 'Prairie Sky'	P.S.PANICUM				48"	1 Gal.	Full
892.5		sq.ft	Schizachyrium scoparium 'The Blues'	LITTLE BLUESTEM				24"	1 Gal.	Full
PERENNIALS										
284.5		sq.ft	Asclepias tuberosa	BUTTERFLY MILKWEED				18"	1 Gal.	Full, heavy cans

REMOVAL NOTES:

1. PRIOR TO ANY PLANT REMOVAL, SURVEY THE AREA WITHIN THE LIMIT OF WORK AND CLEARLY IDENTIFY NATIVE SPECIES TO BE LEFT INTACT.
2. ALL NATIVE PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE INDICATED OR AS DIRECTED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLAN COUNCIL'S INVASIVE EXOTIC PLANT PEST LIST (TN-IPC 2017 LIST REVISION) THAT ARE PRESENT WITHIN THE LIMIT OF WORK SHALL BE REMOVED. OPTIMAL SEASON FOR KILLING INVASIVE EXOTICS WILL VARY BY SPECIES. REFER TO THE "NONNATIVE INVASIVE PLANTS OF THE SOUTHERN FORESTS" PUBLISHED BY USDA FOR RECOMMENDED REMOVAL/TREATMENT TIME AND METHODS FOR TREATMENT.
4. REMOVE LOOSE AND DEAD DEBRIS FOLLOWING TREATMENT OR REMOVAL
5. EQUIPMENT USED IN REMOVAL WORK TO BE LIMITED TO ROUTES APPROVED IN AN ACCESS PLAN SUBMITTED BY THE CONTRACTOR.
6. AVOID COMPACTING SOIL UNDER EXISTING CANOPY. NO VEHICLES AND HEAVY EQUIPMENT PERMITTED OUTSIDE OF DESIGNATED ACCESS AREAS.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL REMOVAL INFORMATION.
8. PLANTED AREAS MAY BE FIELD ADJUSTED BY LANDSCAPE ARCHITECT FOR EVEN COVERAGE AND TO RESPOND TO EXISTING VEGETATION REMAINING WHERE NECESSARY.

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PLANT SCHEDULE

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

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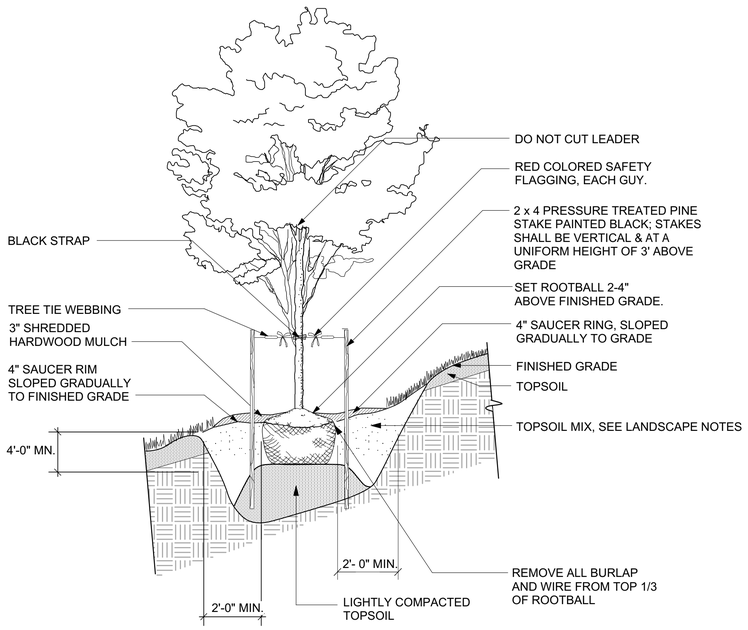
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BCA FILE NO. 2925-02

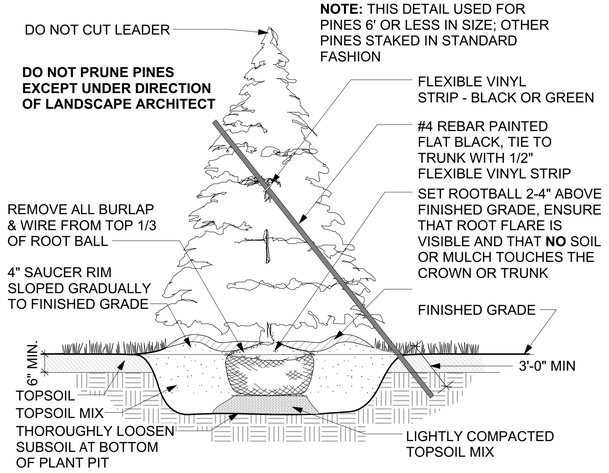
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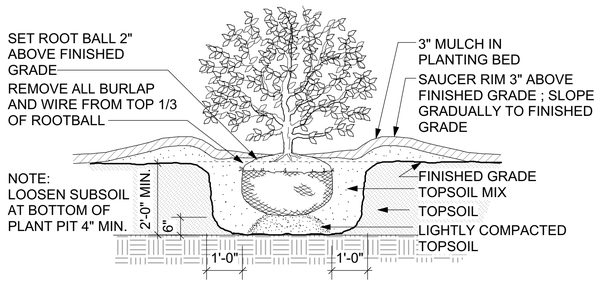
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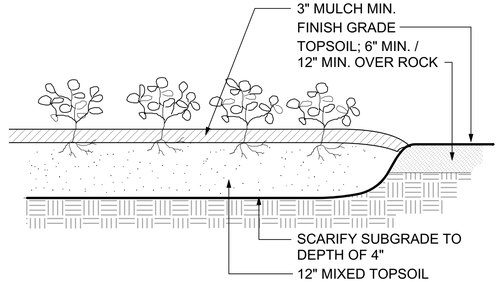
8 SECTION: TREE PLANTING ON SLOPE
N.T.S



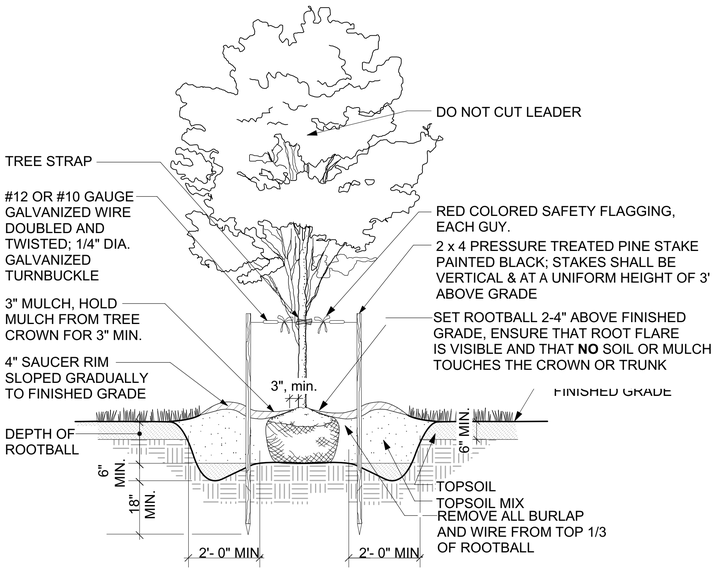
6 SECTION: EVERGREEN TREE
N.T.S.



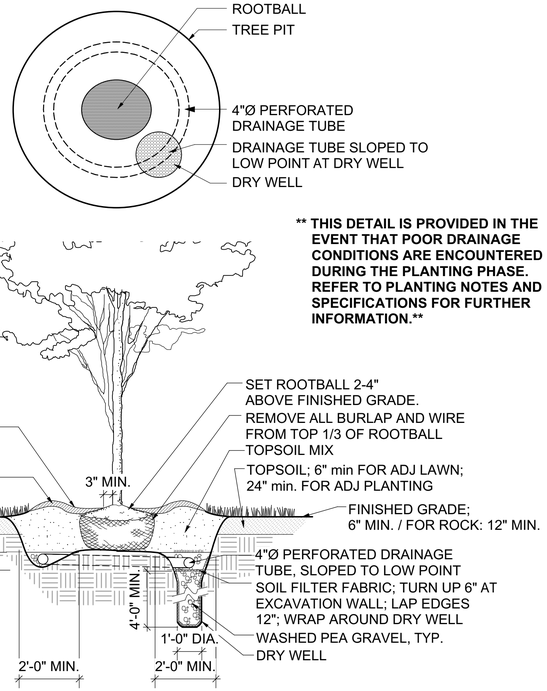
4 SECTION: B&B SHRUB
N.T.S.



3 SECTION: GROUNDCOVER/ PERENNIAL BED
N.T.S.

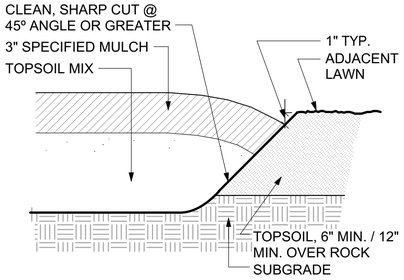


7 TYP. TREE W/ VERTICAL STAKING
N.T.S.

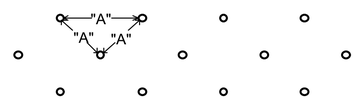


8 TREE PIT w/ DRAINAGE (for poor drainage conditions)
N.T.S.

NOTE: REFER TO SPECIFIC DETAILS FOR SOIL DEPTHS



2 SECTION: PLANTING BED EDGE
N.T.S.



"A" = ON CENTER SPACING ON PLANT LIST

1 PLAN: SPACING CHART
N.T.S.

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

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- ☐ Ground
- ☐ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
☒ Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
☐ Perimeter Planting Strip	Screen VUAs and to create "modules"
☐ Interior VUA Planting	Create VUA "modules"
☐ Utility Box Screen Screen from view	
☐ HVAC Screen	Screen HVAC from of view
☐ Dumpster Screen	Screen dumpster from view
☐ Loading/service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
☐ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:_____	_____

(Any buffer/screen type not required for this development may be deleted from this chart.)

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: Rolling Hill Community church

By an Owner Designated Landscape Maintenence Contractor

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements, thus problems may arise with releasing the performance/maintenance surety for the landscape material. **Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.**

Owner: Rolling Hills Community Church
Contact Name / Phone Number
Landscape Architect: Nathan Oliver 615-255-5218
Contact Name / Phone Number
Franklin Planning Department: (615) 791-3212 phone

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

COF# 7670

LANDSCAPE DETAILS AND NOTES

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-2021	PRE-APPLICATION SUBMITTAL
08-27-2021	INITIAL SITE PLAN SUBMITTAL
10-13-2021	SITE PLAN RESUBMITTAL
01-06-2022	SITE PLAN RESUBMITTAL
02-03-2022	SITE PLAN RESUBMITTAL

L2.1

BCA FILE NO. 2925-02

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS:

1. All newly planted landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock (ANSI Z60.1).

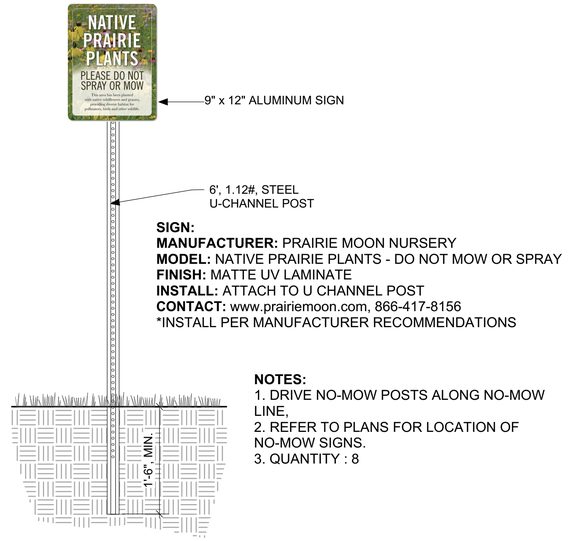
2. All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
   - A.) Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader 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 the diameter of the dominant fork; and
     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 larger in diameter and obviously more dominant;
   - E.) Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
   - F.) Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.

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 Department of Building and Neighborhood Services prior to land disturbing activities.
8. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation.
9. Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
10. Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
11. Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
12. All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
13. All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
14. Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
15. Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.
16. landscape contractor shall coordinate all riparian buffer enhancement efforts with the city's stormwater inspector for the site. the contractor shall contact the inspector BEFORE beginning work to outline scope of work within the riparian buffers. the city inspector will document all stages of work through final stabilization. failure to contact the city inspector may result in partial or full landscape bond withholding.

ADDITIONAL LANDSCAPE NOTES

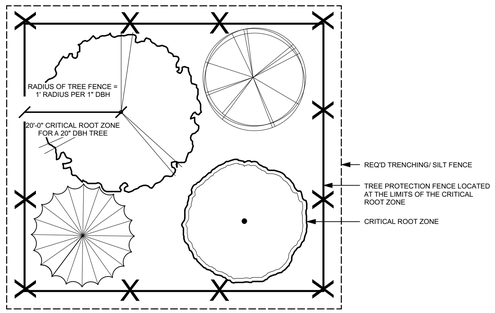
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of the Work.
2. Verify all utility locations in the field before beginning work. Repair damaged utilities to Owner's satisfaction at no additional cost.
3. Verify quantities on plans with plant schedule before pricing work.
4. All materials are subject to the approval of the Landscape Architect and Owner at any time.
5. Once unloaded from the truck, immediately stand all trees up. Do **NOT** lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. **Main leaders of all trees shall remain intact.**
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on the Drawings.
8. Prepare all topsoil used in tree and shrub pits, groundcover beds, and bioretention areas in accordance with the specifications.
9. Maintain all plant material and lawn until project is accepted in full by the Landscape Architect, unless otherwise specified.
10. Guarantee all workmanship and materials for a period of one calendar year.
11. Provide min. 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball size for the minimum diameter tree pit.
12. *If trees are staked, the tree stakes and guys shall be regularly monitored to ensure there are no detrimental effects to the tree. All tree stakes and guys shall be removed no later than one growing season after planting.*



SIGN:
MANUFACTURER: PRAIRIE MOON NURSERY
MODEL: NATIVE PRAIRIE PLANTS - DO NOT MOW OR SPRAY
FINISH: MATTE UV LAMINATE
INSTALL: ATTACH TO U CHANNEL POST
CONTACT: www.prairiemoon.com, 866-417-8156
*INSTALL PER MANUFACTURER RECOMMENDATIONS

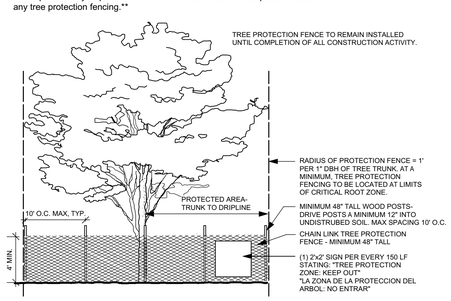
NOTES:
1. DRIVE NO-MOW POSTS ALONG NO-MOW LINE,
2. REFER TO PLANS FOR LOCATION OF NO-MOW SIGNS.
3. QUANTITY : 8

3 SECTION: TYPICAL 'NO MOW' SIGN WITH POST
Scale: 1" = 1'-0"



2 PLAN: TREE PROTECTION FENCE DETAIL
Scale: 1" = 1'-0"

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 activitiy is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.



1 SECTION: TREE PROTECTION FENCE DETAIL
Scale: 1" = 1'-0"

MINIMUM BUFFERING/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:
- ☐ Rooftop
- ☐ Ground
- ☐ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

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X Not Applicable	Buffering/Screening not required
☐ Foundation Planting	Along primary facade
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Owner: Rolling Hills Community Church (Contact Name) (Phone Number)

Landscape Architect: Nathan Oliver 615-255-5218 (Contact Name) (Phone Number)

Franklin Planning Department: (615) 791-3212 phone

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COF# 7670

Hawkins Partners, Inc.
landscape architects
LANDSCAPE ARCHITECT:
Hawkins Partners, Inc.
110 S. 10th St.
Nashville, TN 37206
ph: 615.255.5218

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

NATHAN D. OLIVER — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT

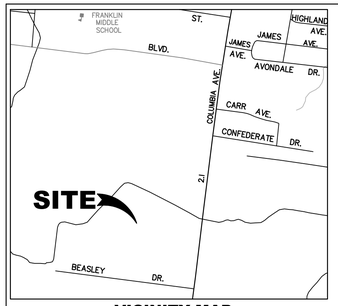
LANDSCAPE DETAILS AND NOTES

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

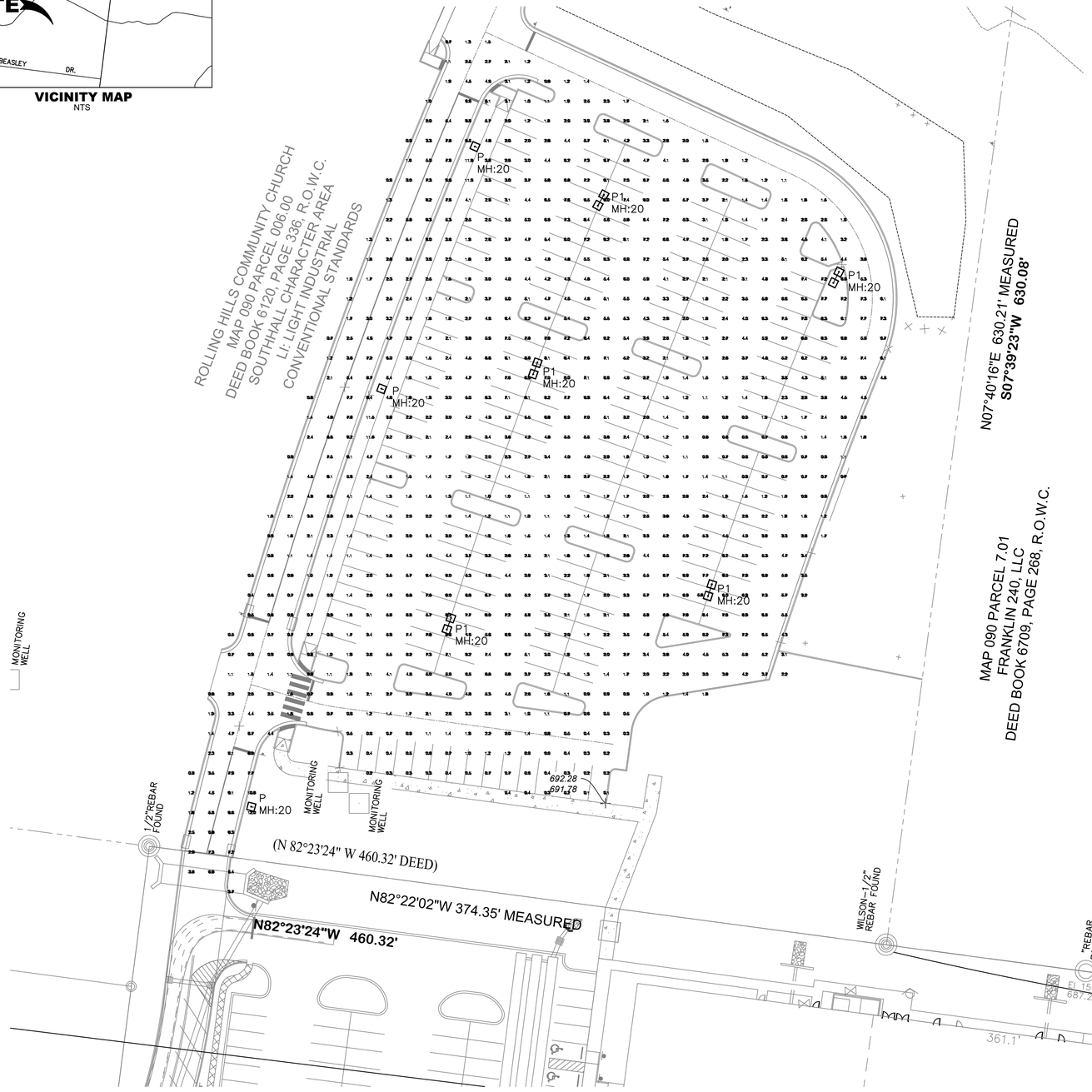
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L2.2

BCA FILE NO. 2925-02



VICINITY MAP
NTS



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	3.54	12.0	0.1	35.40	120.00

1 ELECTRICAL SITE PLAN
1" = 30'-0"
0' 30' 60' 120'

DF+H SERVICES PLLC
PO BOX 120371
NASHVILLE, TN 37212
office@dfhservices.com
615.390.6131
615.207.4721
JOB # 21.260

P&P1

HUBBELL Outdoor Lighting

RATIO Series
AREA/SITE LIGHTER

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:



RELATED PRODUCTS
Airo | Cimarron LED | Ratio Family

FEATURES
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

c UL us | IP66 | DLC | DLC PREMIUM | BUY AMERICAN SOLUTIONS — See Certification Specifications

CONTROL TECHNOLOGY
SiteSync | NX DISTRIBUTED INTELLIGENCE | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION
- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

Page **1/9** Rev: **08/17/20**
RARLED-SPEC

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com

HUBBELL Lighting

PEAK ELECTRIC

COF# TBD

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

CHRISTOPHER E. BUCHANAN — No. 104178 — STATE OF TENNESSEE — 8/23/21

PHOTOMETRY
RATIO BROCHURE
RARLRAR2 PSG PAGE
INSTALLATION INSTRUCTIONS

ELECTRICAL SITE PHOTOMETRICS

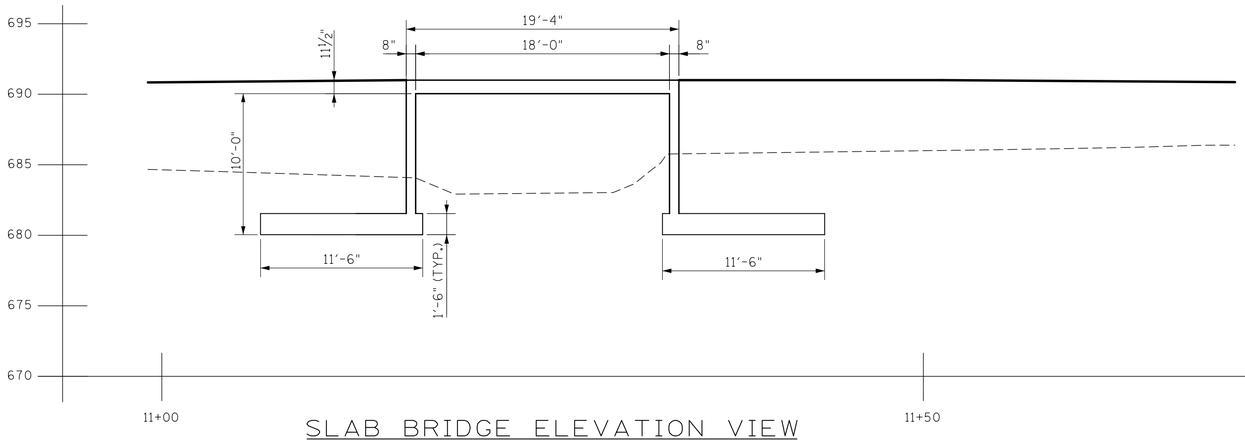
ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
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08-23-21	INITIAL SITE PLAN SUBMITTAL

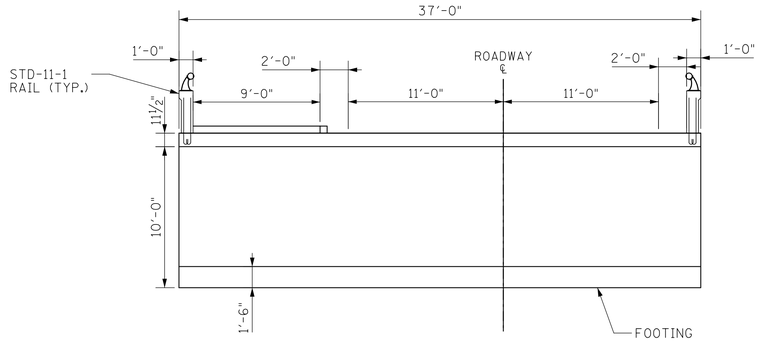
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BCA FILE NO. 2925-02

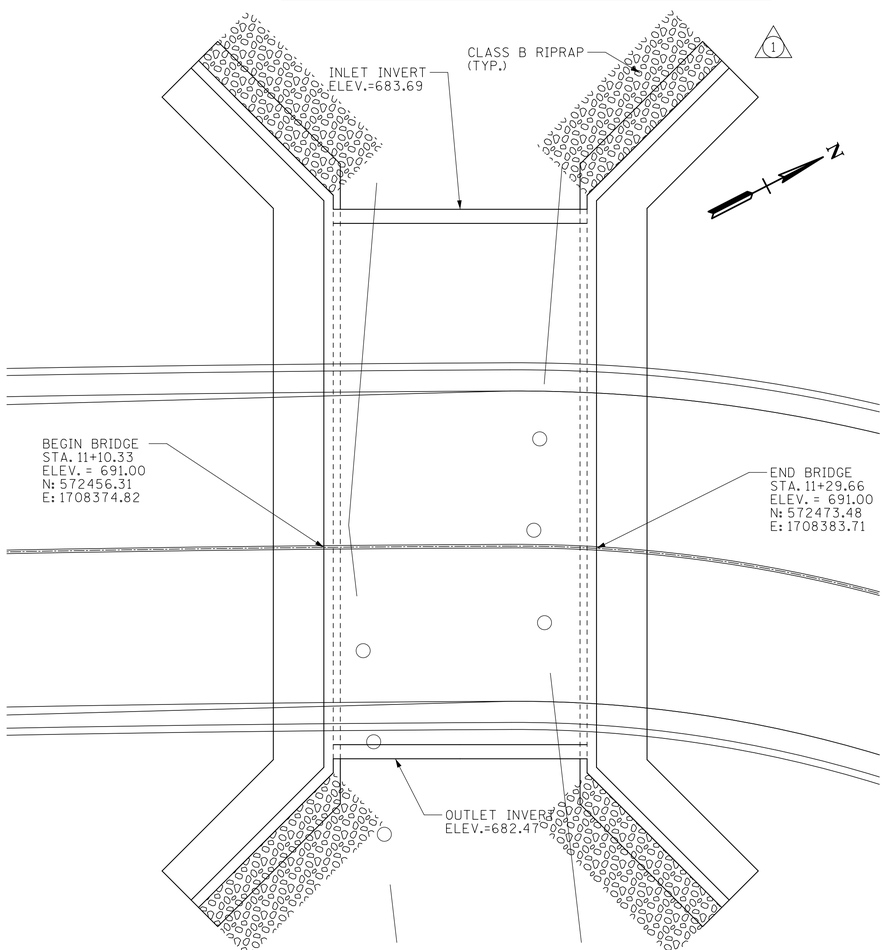
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SLAB BRIDGE ELEVATION VIEW

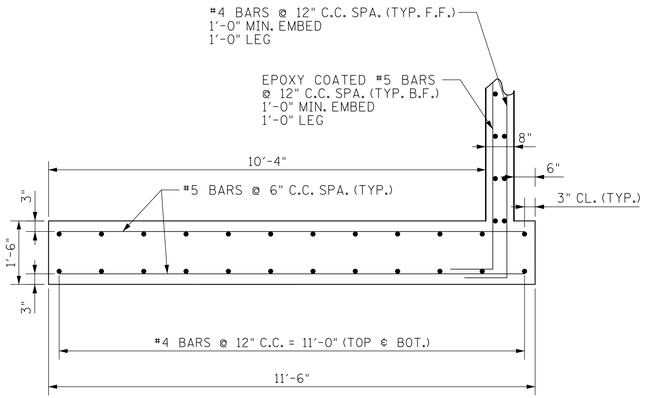


TYPICAL SLAB BRIDGE CROSS SECTION



SLAB BRIDGE LAYOUT

NOTE: REFER TO TDOT STANDARD DRAWINGS FOR LRFD BOX CULVERTS FOR MATERIALS, DETAILS, AND DESIGN INFORMATION.



FOOTING DETAIL

REVISIONS:

NO.	DATE	DESCRIPTION
1	09/07/2021	ADDED RIPRAP TO PLAN VIEW

benesch

COF# TBD

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX

KATIE R. LEWIS
REGISTERED ENGINEER
PROFESSIONAL
COMMERCE
No. 123609
STATE OF TENNESSEE
06-29-2021

preliminary

SLAB BRIDGE LAYOUT

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-23-21	INITIAL SITE PLAN SUBMITTAL

B1.00

BCA FILE NO. 2925-02

9/7/2021 2:03:29 PM
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STD-12541264127#128_1BARREL_SLAB18".DGN

1 @ 18 x 6 REINFORCED CONCRETE SLAB BRIDGE

Fill Height ft	Dimensions ST in.	Dimensions WT in.	Dimensions BW ft	Bars TST No.	Bars TST Spacing in.	Bars TST Length ft	Bars TSB Size	Bars TSB No.	Bars TSB Spacing in.	Bars TSB Length ft	Bars EWE Size	Bars EWE No.	Bars EWE Spacing in.	Bars EWE Length ft	Bars EWI Size	Bars EWI No.	Bars EWI Spacing in.	Bars EWI Length ft	Bars LNT No.	Bars LND No.	Bars WS No.	Bars WT No.	Bars EWE Length ft	Concrete CY/LF	Reinf. Steel LB/LF
No Fill	11.5	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	4.50	5	2	12	4.50	41	36	2	2	1.67	1.15	316
3	15	8	19.33	4	1	12	18.83	8	2	6	18.83	4	2	12	4.50	5	2	12	4.50	41	36	2	2	1.67	1.36	254
5	15	8	19.33	4	1	12	18.83	9	2	6	18.83	4	2	12	4.50	5	2	12	4.50	60	0	2	2	1.67	1.36	257
10	15	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	4.50	5	2	12	4.50	60	0	2	2	1.67	1.36	291
20	20	8	19.33	4	1	12	18.83	11	2	6	18.83	4	2	12	4.50	5	2	12	4.50	60	0	2	2	1.67	1.66	329
30	29	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	4.50	5	2	12	4.50	60	0	2	2	1.67	2.19	291
40	36	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	4.50	5	2	12	4.50	60	0	2	2	1.67	2.61	291
50	41	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	4.50	6	4	6	4.50	60	0	2	2	1.67	2.91	309
60	46	9	19.50	4	1	12	19.00	10	2	6	19.00	4	2	12	4.50	5	2	12	4.50	60	0	2	2	1.75	3.27	293

1 @ 18 x 7 REINFORCED CONCRETE SLAB BRIDGE

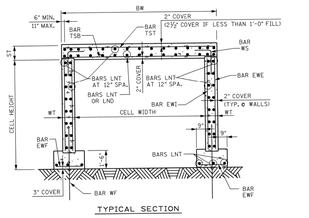
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3	15	8	19.33	4	1	12	18.83	8	2	6	18.83	4	2	12	5.50	5	2	12	5.50	45	36	2	2	1.67	1.41	261
5	15	8	19.33	4	1	12	18.83	9	2	6	18.83	4	2	12	5.50	5	2	12	5.50	64	0	2	2	1.67	1.41	263
10	15	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	5.50	5	2	12	5.50	64	0	2	2	1.67	1.41	297
20	20	8	19.33	4	1	12	18.83	11	2	6	18.83	4	2	12	5.50	5	2	12	5.50	64	0	2	2	1.67	1.71	335
30	29	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	5.50	5	2	12	5.50	64	0	2	2	1.75	2.24	297
40	36	9	19.50	4	1	12	19.00	10	2	6	19.00	4	2	12	5.50	5	2	12	5.50	64	0	2	2	1.75	2.72	299
50	41	9	19.50	4	1	12	19.00	10	2	6	19.00	4	2	12	5.50	6	4	6	5.50	64	0	2	2	1.75	3.02	320
60	46	10	19.67	4	1	12	19.17	10	2	6	19.17	4	2	12	5.50	6	4	6	5.50	64	0	2	2	1.83	3.39	312

1 @ 18 x 8 REINFORCED CONCRETE SLAB BRIDGE

Fill Height ft	Dimensions ST in.	Dimensions WT in.	Dimensions BW ft	Bars TST No.	Bars TST Spacing in.	Bars TST Length ft	Bars TSB Size	Bars TSB No.	Bars TSB Spacing in.	Bars TSB Length ft	Bars EWE Size	Bars EWE No.	Bars EWE Spacing in.	Bars EWE Length ft	Bars EWI Size	Bars EWI No.	Bars EWI Spacing in.	Bars EWI Length ft	Bars LNT No.	Bars LND No.	Bars WS No.	Bars WT No.	Bars EWE Length ft	Concrete CY/LF	Reinf. Steel LB/LF
No Fill	11.5	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	6.50	5	2	12	6.50	49	36	2	2	1.67	1.25	328
3	15	8	19.33	4	1	12	18.83	8	2	6	18.83	4	2	12	6.50	5	2	12	6.50	49	36	2	2	1.67	1.46	267
5	15	8	19.33	4	1	12	18.83	9	2	6	18.83	4	2	12	6.50	5	2	12	6.50	68	0	2	2	1.67	1.46	269
10	15	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	6.50	5	2	12	6.50	68	0	2	2	1.67	1.46	303
20	20	8	19.33	4	1	12	18.83	11	2	6	18.83	4	2	12	6.50	5	2	12	6.50	68	0	2	2	1.67	1.76	341
30	29	8	19.33	4	1	12	18.83	10	2	6	18.83	4	2	12	6.50	7	4	6	6.50	68	0	2	2	1.67	2.29	343
40	36	10	19.67	4	1	12	19.17	10	2	6	19.17	4	2	12	6.50	5	2	12	6.50	68	0	2	2	1.83	2.85	307
50	41	10	19.67	4	1	12	19.17	10	2	6	19.17	4	2	12	6.50	7	4	6	6.50	68	0	2	2	1.83	3.15	346
60	46	11	19.83	4	1	12	19.33	10	2	6	19.33	4	2	12	6.50	7	4	6	6.50	68	0	2	2	1.92	3.53	348

Note: Maximum fill height shown in the table is measured from the bottom of the top slab. To obtain the total fill height from the flow line, add the height of the box.
Note: When height of fill above the top slab is less than 1 foot, the top mat of reinforcing in the top slab shall be constructed with 2-1/2 inches of concrete cover.

The following bar information applies to all fill cases in the tables above:
Bars LNT Size = 4. Spacing = 12 in.
Bars LND Size = 5. Spacing = 6 in.
Bars WS Size = 8. Length = 6.00 ft. Spacing = 12 in.
Bars WF Size = 8. Length = 6.00 ft. Spacing = 12 in.
Bars EWF Size = 4 No. = 2. Spacing = 12 in.



TYPICAL SECTION

NOTE: FOR DESCRIPTIONS OF BOX DIMENSIONS AND REINFORCING BAR DESIGNATIONS SEE STANDARD DRAWING NO. STD-17-5.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
STANDARD REINFORCED CONCRETE SLAB BRIDGE
INTERIOR SECTION
SPANS: 1 BARREL AT 18'-0"
CLEAR HEIGHTS 6'-0" THRU 8'-0"
0' THRU 60' FILL
2010

CORRECT Edward P. Wasserman
DIRECTOR OF STRUCTURES

STD-17-125

DESIGNED BY	BLL/ALP	DATE	12-09
DRAWN BY	KEVIN MARTINEZ	DATE	1-10
SUPERVISED BY	BW/BLL	DATE	12-09
CHECKED BY	BLL/ALP	DATE	2-10

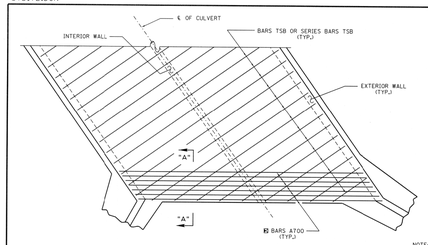
CONST. NO.

PROJECT NO.	YEAR	SHEET NO.
	2010	

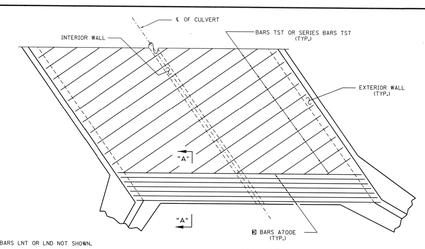
REVISIONS

NO.	DATE	BY	BRIEF DESCRIPTION

STD172.DGN



PLAN VIEW
(BOTTOM MAT OF STEEL)



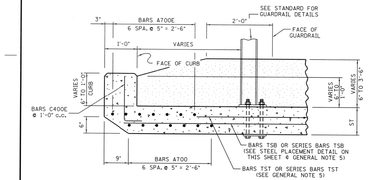
PLAN VIEW
(TOP MAT OF STEEL)

NOTE: BARS LNT OR LND NOT SHOWN.

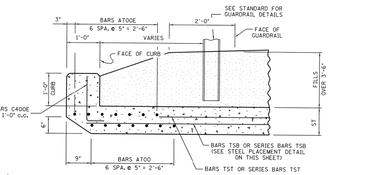
BARS A700E (TYP.) NOTE: BARS A700E AND BARS A700 SHALL BE TWO SPLICED BARS WHEN BOX WIDTH (BW) IS GREATER THAN 60'-4".



BARS C400E



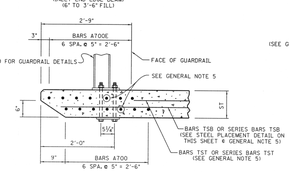
SECTION "A-A"
(INLET END EDGE BEAM) (6' TO 3'-6" FILL)



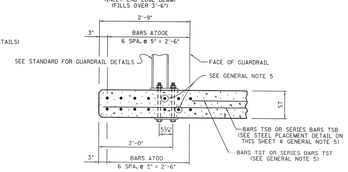
SECTION "A-A"
(INLET END EDGE BEAM) (FILLS OVER 3'-6")



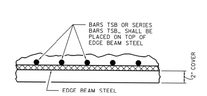
BASE PLATE
(SEE GUARDRAIL STANDARD FOR DETAILS)



SECTION "A-A"
(INLET END EDGE BEAM) (NO FILL)



SECTION "A-A"
(OUTLET END EDGE BEAM)



STEEL PLACEMENT DETAIL

GENERAL NOTES

1) NOTE: QUANTITIES WILL BE BASED ON PLANS DIMENSIONS, AS SHOWN ON THE FOLLOWING DRAWINGS: ROADWAY CULVERT SHEETS, THE CONCRETE BOX OR SLAB BRIDGE DRAWINGS DESIGNED FOR A SPECIFIC LOCATION, OR THE STANDARD BOX OR SLAB BRIDGE DRAWINGS.

2) NOTE: ALL BARS "A" ARE STRAIGHT BARS.

3) NOTE: SKEW ANGLES LESS THAN 45° REQUIRE SPECIAL DESIGN.

4) NOTE: WHEN DEPTH OF FILL AT FACE OF GUARDRAIL EXCEEDS 3'-6" DELETE THE USE OF BOLTED BASE PLATES AND DRIVE THE POSTS.

5) NOTE: ANY REINFORCING BAR THAT INTERFERES WITH THE FORMED HOLES FOR THE GUARDRAIL ANCHOR BOLTS SHALL BE MOVED HORIZONTALLY TO PROVIDE 1" MINIMUM CLEARANCE TO THE HOLE.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
CURB, RAIL AND EDGE BEAM DETAILS SKEW NOT LESS THAN 45°
STANDARD REINFORCED CONCRETE BRIDGE BOX AND SLAB TYPE
2010

CORRECT Edward P. Wasserman
DIRECTOR OF STRUCTURES

STD-17-7

DESIGNED BY	CMM / MAH	DATE	12-09
DRAWN BY	DEANE BURKI	DATE	04-10
SUPERVISED BY	BLL / JWP / MAH	DATE	12-09
CHECKED BY		DATE	

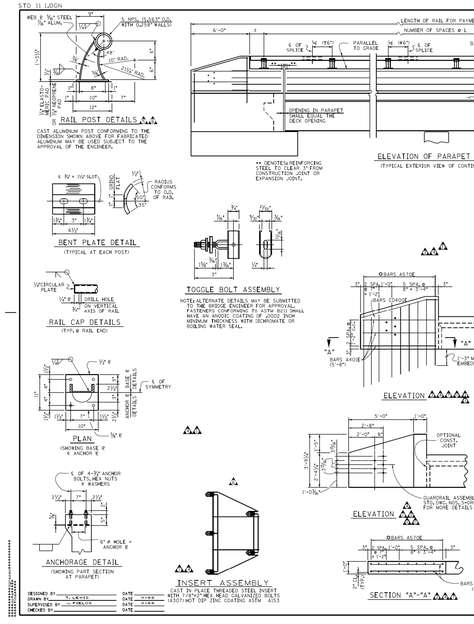
CONST. NO.

PROJECT NO.	YEAR	SHEET NO.
	2010	

REVISIONS

NO.	DATE	BY	BRIEF DESCRIPTION

STD-11.DGN


WEP 8" ¾" STEEL ¾" ALUM.
¾" NON-SHRINK NON-METALLIC GROUT WITH OUTER WALLS
1:1½ SLOPE
RAIL POST
ELASTOMERIC PAD (SEE DETAIL)
CAST ALUMINUM POST CONFORMING TO THE SHAPE OF THE RAIL POST. THE USE OF ALUMINUM MAY BE USED SUBJECT TO THE APPROVAL OF THE ENGINEER.
RAIL POST DETAILS
LENGTH OF RAIL FOR PAYMENT
NUMBER OF SPACES @ L
6'-0"
¾" DIA. HOLE
PARALLEL TO GRADE
¾" Ø BOLT
¾" Ø BOLT
BARS A400E
CONST. JOINT LAID FLAT PAPER
SLAB
OPENING IN PARAPET SHALL EQUAL THE DECK OPENING
ELEVATION OF PARAPET AND RAIL
(TYPICAL EXTERIOR VIEW OF CONTINUOUS BRIDGE)
NOTE: N 5" MIN TO 1'-6" MAX, W MAX X 10'-6"
BARS B570E (3'-4") OR BARS B570E (3'-4") @ 1'-0"
1'-10"
BARS A400E (TYP.)
BARS M700E @ 1'-0"
CONST. JOINT
RAILWAY (SURFACE)
SECTION OF PARAPET
¾" x ¾" SLOT
RADIUS CONFORMS TO SHAPE OF RAIL
BENT PLATE DETAIL
(TYPICAL AT EACH POST)
VERTICLE
DRILL HOLE ¼" OR VERTICAL SLOTS OF THAT SIZE
RAIL CAP DETAILS
(TYP. @ RAIL END)
TOGGLE BOLT ASSEMBLY
NOTE: ALTERNATE DETAILS MAY BE SUBMITTED BY THE BRIDGE ENGINEER FOR APPROVAL. FASTENERS FOR ALUMINUM RAIL SYSTEMS SHALL HAVE AN ANODIC COATING OF 0.0002 INCH MINIMUM THICKNESS WITH DICHROMATE OR BOILING WATER SEAL.
BREAK BOND BETWEEN PARAPET AND JOINT OR SLAB ON ANY PORTION OF PARAPET THAT EDGE OF EXPANSION JOINT WITH 1-INCH STYROFOAM OR REINFORCING IN BOND BREAK AREA PROJECTING OUT OF SLAB SHALL BE CUT FLUSH WITH SLAB.
℄ EXPANSION JOINT
℄ PARAPET
END OF PARAPET
END OF BRIDGE CONSTRUCTION JOINT
PLAN
(SHOWING DETAIL @ EXPEX JOINT)
BARS A400E
BARS A700E
"A"
"A"
1'-3" MIN. EMBEDMENT
ELEVATION
FOR STEEL RAIL ALTERNATE
FOR STEEL RAIL ALTERNATE ONLY
¾" Ø ALUMINUM RAIL ALTERNATE
¾" Ø DRIVING FIT
EXPEX JOINT
12"
12" MIN. TUBE SLEEVE
NOTE: ¾" RAIL EXTRA 35001
℄ OF JOINT
EXPANSION ℄ SPLICE JOINTS
RAIL EXPANSION JOINTS TO BE USED AT ALL JOINTS IN BRIDGE DECK WITH TUBE OPENING EQUAL TO SLAB OPENING
BARS C0400E
BARS A400E
BARS A400E
BAR DETAILS ① ②
① -BAR DIMENSIONS ARE OUTSIDE TO OUTSIDE, FIRST DIGIT OF NUMBER INDICATES SIZE.
② -THESE BARS SHALL BE FULL LENGTH OF PARAPET AND ARE TO EXTEND 2'-0" INTO WINGPOST.
③ -ALL REINFORCING STEEL TO BE ASTM A615 GRADE 60 EPOXY COATED.
WINGPOST QUANTITIES * (EACH)

CLASS "A" CONCRETE C.Y.	EPOXY REINF STEEL LB.
.78	306

PARAPET QUANTITIES * (PER FOOT)

CLASS "A" CONCRETE C.Y.	EPOXY REINF STEEL LB.
.091	10.3

△ BARS A570E AND BARS B570E TO BE INCLUDED IN EPOXY COATED REINFORCING QUANTITIES AND BILL OF STEEL FOR WINGWALLS.
* QUANTITIES FOR EPOXY COATED REINFORCING QUANTITIES AND BILL OF STEEL FOR SUPERSTRUCTURE.
NOTES: BARS LISTED IN ABOVE NOTES ARE NOT INCLUDED IN WINGPOST QUANTITIES OR PARAPET QUANTITIES SHOWN THIS SHEET.
▲ NOTE: QUANTITIES DO NOT INCLUDE PARAPET OR WINGPOST CONCRETE WITHIN DEPTH ℄ SHOWN IN PARAPET SECTION ABOVE.
GENERAL NOTES
△ ① NOTE: CONTRACTOR MAY POUR THE PARAPET WITHOUT FELT PAPER PROVIDED HE FORMS A ½ INCH GROOVE ALONG THE TRAFFIC FACE AND TOP OF PARAPET DURING CASTING OF CONCRETE OR SOON AFTER SLIP-FORMING. DESIGN AASHTO SPECIFICATIONS CURRENT EDITION WITH AGENDA.
△ MATERIALS: TUBING AND RAIL POSTS MAY BE EITHER ALUMINUM OR STEEL, FOR ALUMINUM ALTERNATE:
RAILING TUBING - ALLOY 6061-T6 OR 6063-T6, ASTM B429
FABRICATED POSTS - ALLOY 6061-T6, ASTM B209
CAST ALUMINUM POST - ALLOY 443.0-T4
RAIL FASTENERS - ALLOY 2024-T4 FOR BOLTS AND ALLOY 5262-T9 FOR RIVETS
FOR STEEL ALTERNATE:
RAILING MEMBER - ASTM A53 GRADE A OR B STEEL PIPE, ASTM A500 GRADE A, B OR C CARBON STEEL TUBING
POSTS - ASTM A709 GRADE 36 OR ASTM A36
RAIL FASTENERS - ASTM A307
△ MISCELLANEOUS RAIL ITEMS:
WATERSTOPS - SEE TENNESSEE MEDIMAX DEPARTMENT SPECIFICATIONS, SECTION 903.07 "RUBBER WATERSTOPS" FOR MATERIAL REQUIREMENTS.
EXPEX ASSEMBLY - FOR EXPEX ASSEMBLY DETAILS, SEE MEDIMAX STD. ELASTOMERIC PADS ON NEOPRENE PADS". SEE TENNESSEE MEDIMAX DEPARTMENT SPECIFICATIONS.
△ RAIL ITEMS BASIS OF PAYMENT: THE PRICE BID FOR LINEAR FOOT, THE ITEM "RAILING, CONCRETE PARAPET WITH STRUCTURAL TUBING" SHALL INCLUDE REINFORCED CONCRETE PARAPET, EXPOSY AND MISCELLANEOUS RAIL ITEMS.
FABRICATION AND ERECTION:
1. THE RAILING MEMBER SHALL BE CONTINUOUS FROM EXPOSY TO EXPOSY WITH EACH RAIL SEGMENT ATTACHED TO A MINIMUM OF THREE POSTS.
2. ALIGNMENT AND PROFILE OF RAIL SHALL CONFORM TO PLANS DETAILS. RAIL SHALL BE PARALLEL TO AND POST NORMAL TO THE ROADWAY GRADE OR SUPERELEVATION.
3. OPEN JOINTS (CONSTRUCTION JOINTS) SHALL BE REQUIRED AS SHOWN ON THIS SHEET OR AS MODIFIED ON CONTRACT DRAWINGS.
4. NO CONCRETE FOR THE PARAPETS SHALL BE CAST ON ANY STRUCTURE UNTIL THE FALSEWORK HAS BEEN STRUCK.
5. ALL RAILING MEMBERS AND POSTS SHALL BE OF ALUMINUM ALLOY, SHALL BE GALVANIZED TO THE APPLICABLE ASTM REQUIREMENTS. SEE NOTE 7 BELOW.
6. ALL RAILING SHALL CONFORM TO THE REQUIREMENTS OF EITHER THE TYPICAL PROVIDED HEREIN OR AS MANUFACTURED FOR STEEL RAIL ALTERNATE, OR AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS FOR ALUMINUM RAIL ALTERNATE, AFTER FABRICATION, ALL RAILING SHALL BE FINISHED BY GRINDING TO GIVE A SMOOTH APPEARANCE.
7. IF THE STEEL RAIL ALTERNATE IS SELECTED, ALL COMPONENTS SHALL BE HOT DIP GALVANIZED.
A) RAILING MEMBERS AND POSTS SHALL BE GALVANIZED TO ASTM REQUIREMENTS A123. ALL MISCELLANEOUS STEEL ITEMS SHALL BE GALVANIZED TO ASTM REQUIREMENTS A153.
B) GALVANIZED MEMBERS SHALL BE INSPECTED AFTER HOT DIP ASSEMBLY BEFORE GALVANIZING EXCEPT THAT NUTS FOR ALL FASTENERS ARE TO BE RETIGHTENED AFTER GALVANIZING.
C) GALVANIZED MEMBERS SHALL BE FREE FROM GROSS, FLUX INCLUSIONS, EXCESS ZINC, ROUGH OR SHARP EDGES AND BLISTERS.
△ ② A 3½ INCH DEEP GROOVE ALONG THE TRAFFIC FACE AND TOP OF PARAPET SHALL BE FORMED DURING CASTING OF CONCRETE OR SOON AFTER SLIP-FORMING @ 10'-0" CENTER-TO-CENTER.
△ MINOR REVISION - FHWA APPROVAL NOT REQUIRED
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
BRIDGE RAILING CONCRETE PARAPET WITH STRUCTURAL TUBING
1988
CORRECT Edward P. Wasserman
DIRECTOR OF STRUCTURES
STD-11-1

STD174.DGN

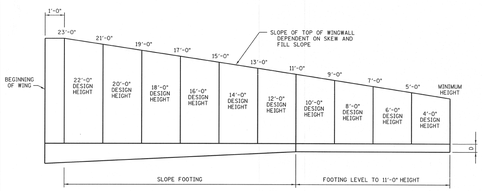
DESIGN SECTION	WALL DIMENSIONS DESIGN HEIGHT	BASE	TOE	W	HEEL	D
1	4'-0"	2'-9"	1'-3"	11"	7"	9"
2	6'-0"	3'-9"	1'-6"	1'-0"	1'-3"	9"
3	8'-0"	4'-7"	1'-8"	1'-1"	1'-10"	9"
4	10'-0"	5'-7"	1'-11"	1'-2"	2'-6"	9"
5	12'-0"	6'-7"	2'-2"	1'-3"	3'-2"	11"
6	14'-0"	7'-6"	2'-5"	1'-4"	3'-9"	1'-0"
7	16'-0"	8'-6"	2'-8"	1'-5"	4'-5"	1'-3"
8	18'-0"	9'-4"	2'-11"	1'-6"	4'-11"	1'-4"
9	20'-0"	10'-4"	3'-2"	1'-7"	5'-7"	1'-6"
10	22'-0"	11'-8"	3'-5"	1'-8"	6'-7"	1'-9"

REINFORCING STEEL SCHEDULE

DESIGN SECTION	BARS C SIZE	BARS C SPACING	BARS C A	BARS C B	BARS C LENGTH	BARS C1 SIZE	BARS C1 SPACING	BARS A A	BARS A B	BARS A LENGTH	BARS A SIZE	BARS A SPACING	BARS A LENGTH	BARS A2 SIZE	BARS A2 LENGTH	BARS A3 SIZE	BARS A3 SPACING	BARS A3 LENGTH
1	4	1'-0"	4'-5"	1'-10"	6'-3"	-	-	-	-	-	-	-	-	4	6'-5"	4	1'-0"	2'-5"
2	4	1'-0"	6'-5"	2'-1"	8'-6"	-	-	-	-	-	-	-	-	4	6'-5"	4	1'-0"	3'-4"
3	4	8"	8'-5"	2'-5"	10'-10"	-	-	-	-	-	-	-	-	4	8'-5"	4	1'-0"	4'-3"
4	4	10'-0"	5'-7"	1'-11"	1'-2"	2'-6"	9"	5	1'-0"	5'-0"	2'-9"	7'-9"	5	1'-0"	4'-3"	2'-9"	7'-9"	4	1'-0"	7'-5"	10'-5"	5	10"	5'-3"
5	5	12'-0"	6'-7"	2'-2"	1'-3"	3'-2"	11"	6	1'-0"	6'-6"	3'-3"	9'-5"	6	1'-0"	4'-9"	3'-1"	7'-10"	4	1'-0"	8'-0"	12'-6"	5	8"	6'-2"
6	5	14'-0"	7'-6"	2'-5"	1'-4"	3'-9"	1'-0"	6	11"	9'-1"	3'-5"	12'-4"	6	11"	6'-9"	3'-5"	10'-2"	4	11"	7'-5"	14'-8"	5	7"	7'-1"
7	5	16'-0"	8'-6"	2'-8"	1'-5"	4'-5"	1'-3"	6	10"	9'-6"	3'-9"	13'-4"	6	10"	7'-1"	3'-9"	10'-10"	4	10"	9'-4"	16'-10"	5	6"	8'-1"
8	5	18'-0"	9'-4"	2'-11"	1'-6"	4'-11"	1'-4"	6	9"	12'-3"	4'-3"	16'-4"	6	9"	7'-9"	4'-1"	11'-10"	4	9"	8'-9"	19'-0"	6	7"	9'-0"
9	5	20'-0"	10'-4"	3'-2"	1'-7"	5'-7"	1'-6"	8	1'-0"	13'-8"	4'-4"	18'-0"	8	1'-0"	8'-10"	4'-4"	13'-2"	4	1'-0"	9'-6"	21'-2"	6	6"	9'-11"
10	5	22'-0"	11'-8"	3'-5"	1'-8"	6'-7"	1'-9"	8	10"	15'-3"	4'-9"	20'-0"	8	10"	9'-10"	4'-9"	14'-6"	4	10"	10'-2"	23'-5"	6	4"	11'-3"

DESIGN SECTION	✱ QUANTITIES PER LINEAR FOOT WALL ℄ FOOTING CONCRETE (C.Y.)	REINFORCING (LBS.)	DESIGN HEIGHT	DESIGN SECTION
1	.20	22.73	4'-0"	1
2	.30	27.68	6'-0"	2
3	.40	37.65	8'-0"	3
4	.51	56.82	10'-0"	4
5	.67	76.16	12'-0"	5
6	.84	97.22	14'-0"	6
7	1.04	117.65	16'-0"	7
8	1.21	145.73	18'-0"	8
9	1.44	186.62	20'-0"	9
10	1.74	259.89	22'-0"	10

✱ QUANTITIES FOR REINFORCING STEEL INCLUDES BARS A1 AND A4 NOT SHOWN IN SCHEDULE. ALL BARS A ARE STRAIGHT BARS.

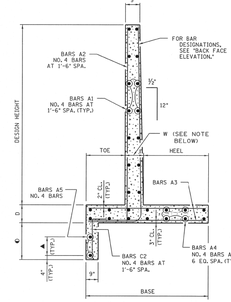


DESIGN SECTIONS



BARS C ℄ C1

BARS C2

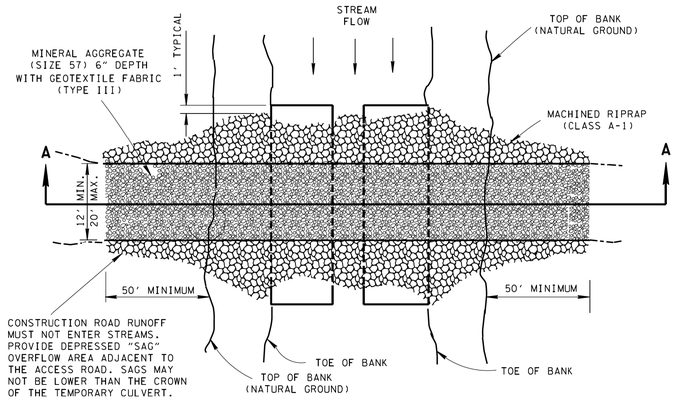


SECTION
(BOX BRIDGE SHOWN SLAB BRIDGE SIMILAR)

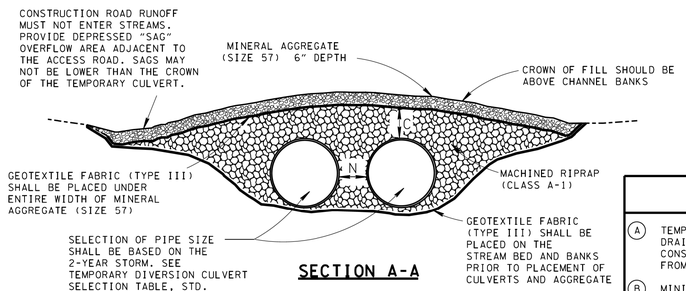
NOTE: W DENOTES WIDTH OF WINGWALL AT TOP OF FOOTING

△ DENOTES FOR BAR PLACEMENT, SEE "ELEVATION OF WING FOOTING FOR CONCRETE BOX BRIDG

TEMPORARY CULVERT CROSSING



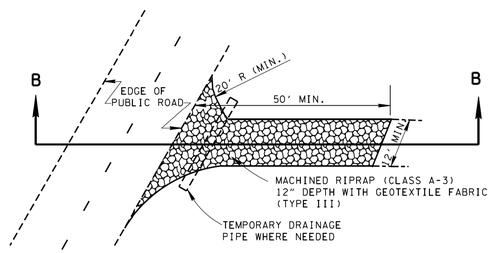
PLAN VIEW OF TEMPORARY CULVERT CROSSING



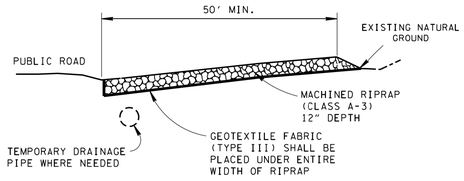
SECTION A-A

C = ½ DIAMETER OF PIPE OR 18" WHICHEVER IS GREATER
N = ½ DIAMETER OF PIPE OR 12" WHICHEVER IS GREATER

TEMPORARY CONSTRUCTION EXIT



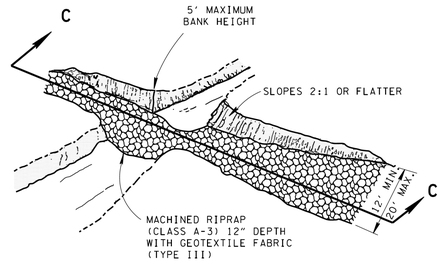
PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



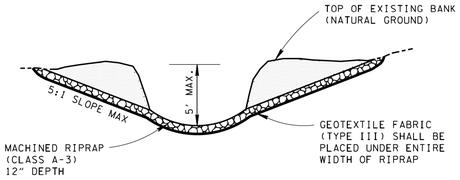
SECTION B-B

TEMPORARY CONSTRUCTION FORD

(NOT TO BE PLACED IN STREAMS)



PLAN VIEW OF TEMPORARY CONSTRUCTION FORD



SECTION C-C

GENERAL NOTES

(A) TEMPORARY CULVERT CROSSINGS SHALL CONSIST OF ONE OR MORE TEMPORARY DRAINAGE PIPES INSTALLED ACROSS A FLOWING WATER COURSE FOR USE BY CONSTRUCTION EQUIPMENT. THE TEMPORARY DRAINAGE PIPES WILL VARY IN SIZE FROM EIGHTEEN TO SEVENTY-TWO INCHES IN DIAMETER.

(B) MINIMIZE CLEARING OF VEGETATION FROM STREAM BANKS WHEN USING TEMPORARY CULVERT CROSSINGS.

(C) TEMPORARY CULVERT CROSSINGS SHALL BE SEPARATED FROM FLOWING WATER DURING THEIR CONSTRUCTION AND REMOVAL.

(D) PROVISION SHOULD BE MADE TO PREVENT CONSTRUCTION ROAD RUNOFF FROM ENTERING THE STREAM.

(E) TEMPORARY CULVERT CROSSINGS SHOULD BE REMOVED, INCLUDING THE AGGREGATE AND GEOTEXTILE, AS SOON AS POSSIBLE AFTER THE CROSSING IS NO LONGER REQUIRED. ANY EXPOSED AREAS SHOULD BE IMMEDIATELY STABILIZED.

(F) FOR SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT -IMPAIRED STREAMS, A 9-INCH LAYER OF MACHINED RIPRAP (CLASS A-3) SHALL BE SUBSTITUTED FOR THE MINERAL AGGREGATE (SIZE 57) USED TO TOP-DRESS A TEMPORARY CULVERT CROSSING.

(G) ALL TEMPORARY CULVERT CROSSINGS AND TEMPORARY CONSTRUCTION FORDS SHALL BE PLACED PERPENDICULAR TO THE STREAM WHERE POSSIBLE. CROSSINGS MAY DEVIATE AS MUCH AS 15 DEGREES FROM PERPENDICULAR, IF NECESSARY.

(H) TEMPORARY CONSTRUCTION EXITS SHALL BE BUILT TO REDUCE SEDIMENT LEAVING THE CONSTRUCTION SITE VIA CONSTRUCTION VEHICLES AND TO REDUCE SEDIMENT TRACKING ON TO PUBLIC ROADS AND OTHER PAVED AREAS.

(I) ADDITIONAL STONE MAY BE REQUIRED TO TOP-DRESS THE STONE PAD IF IT BECOMES CLOGGED WITH SEDIMENT TO ENSURE THE TEMPORARY CONSTRUCTION EXIT REMAINS EFFECTIVE.

(J) ON SITES WHERE THE GRADE TOWARD THE PUBLIC ROAD IS GREATER THAN 2% A MOUNTABLE BERM AT LEAST 6 INCHES HIGH WITH 3:1 SIDE SLOPES SHOULD BE PROVIDED AT THE END OF THE PAD TO PREVENT RUNOFF FROM LEAVING THE SITE.

(K) TEMPORARY CONSTRUCTION EXITS SHOULD BE REMOVED WHEN NO LONGER REQUIRED. ANY EXPOSED AREAS SHOULD BE IMMEDIATELY STABILIZED.

(L) TEMPORARY CONSTRUCTION FORDS ARE EFFECTIVE FOR INFREQUENT CROSSINGS OF DITCHES OR SWALES. THEY SHALL NOT BE USED IN STREAMS, WETLANDS OR OTHER NATURAL WATER RESOURCES.

(M) TEMPORARY CONSTRUCTION FORDS SHOULD BE CONSTRUCTED TO MINIMIZE THE BLOCKAGE OF FLOW AND TO ALLOW FREE FLOW OVER THE FORD. THE MAXIMUM AMOUNT OF BLOCKAGE ALLOWED IS THE LESSER OF TWELVE INCHES OR ONE-HALF THE HEIGHT OF THE EXISTING BANKS.

(N) A MOUNTABLE BERM AT LEAST 6 INCHES HIGH WITH 3:1 SIDE SLOPES SHOULD BE PROVIDED ON EITHER SIDE OF THE CHANNEL TO PREVENT RUNOFF FROM ENTERING THE CHANNEL.

(O) TEMPORARY CONSTRUCTION FORDS SHOULD BE REMOVED WHEN NO LONGER REQUIRED. THE CHANNEL BANKS SHOULD BE RESTORED TO THEIR ORIGINAL DIMENSIONS. ANY EXPOSED AREAS SHOULD BE IMMEDIATELY STABILIZED.

(P) ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

(Q) TEMPORARY CULVERT CROSSINGS, TEMPORARY CONSTRUCTION EXITS, AND TEMPORARY CONSTRUCTION FORDS SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

203-01	ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED) PER CUBIC YARD
303-10.01	MINERAL AGGREGATE (SIZE 57) PER TON
621-03.02 THRU 621-03.11	_ _" TEMPORARY DRAINAGE PIPE PER LINEAR FOOT
709-05.05	MACHINED RIPRAP (CLASS A-3) PER TON
709-05.06	MACHINED RIPRAP (CLASS A-1) PER TON
740-10.03	GEOTEXTILE (TYPE III) (EROSION CONTROL) PER SQUARE YARD

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF TEMPORARY CULVERT CROSSINGS, TEMPORARY CONSTRUCTION EXITS, AND TEMPORARY CONSTRUCTION FORDS.

EROSION CONTROL PLAN LEGEND:

TCC — TEMPORARY CULVERT CROSSING (DESCRIBE NUMBER AND SIZE OF PIPES)

TCE — TEMPORARY CONSTRUCTION EXIT

TCF — TEMPORARY CONSTRUCTION FORD

- ☐ REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-25 TO EC-STR-25.

  REV. 5-27-01: CHANGED ITEM NO. 303-15.01 TO 303-10.01. CHANGED DESCRIPTIONS IN ITEM NOS. 621-03.02 TO 621-03.10, AND 709-05.05 TO 709-05.07.
- ☐ REV. 12-18-02: CHANGED GENERAL NOTE (B).
- ☐ REV. 1-22-03: CORRECTED GENERAL NOTE (C).
- ☐ REV.7-29-03: ADDED GEOTEXTILE FABRIC TO TEMPORARY CULVERT CROSSING AND TEMPORARY CONSTRUCTION ROAD ENTRANCE DETAILS. CHANGED MINERAL AGGREGATE TO CLASS A-3 RIPRAP IN TEMPORARY CONSTRUCTION ROAD ENTRANCE DETAIL. CHANGED GENERAL NOTES (D) AND (F).
- ☐ REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- ☐ REV. 4-1-08: REVISED VARIOUS GENERAL NOTES, MISC. EDITS TO DRAWING, AND REMOVED CLASS A-2 RIPRAP.
- ☐ REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

TEMPORARY CULVERT CROSSING, CONSTRUCTION EXIT, CONSTRUCTION FORD

10-26-92 | EC-STR-25

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KATIE R. LEWIS — REGISTERED ENGINEER — No. 123609 — STATE OF TENNESSEE — 2021

TEMPORARY CULVERT CROSSING

ROLLING HILLS COMMUNITY CHURCH
PARKING LOT AND PUBLIC R/W
COLUMBIA AVENUE, FRANKLIN, TENNESSEE

DATE	DESCRIPTION
06-28-21	PRE-APPLICATION SUBMITTAL
08-23-21	INITIAL SITE PLAN SUBMITTAL

benesch
COF# TBD

B1.02

BCA FILE NO. 2925-02