



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, November 13, 2018

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [18-1138](#) *Consideration of Event Permit for the Turkey Trot Sponsored by Graceworks Ministries on November 22, 2018 in Cool Springs.

Sponsors: Deb Faulkner
Attachments: [Turkey Trot 2018 REVISED APP.pdf](#)
2. [18-1139](#) *Consideration of Event Permit for Dickens of a Christmas sponsored by the Heritage Foundation on December 8 - 9, 2018 in Downtown Franklin

Sponsors: Deb Faulkner
Attachments: [Dickens 2018 REVISED APP.pdf](#)
3. [18-1140](#) *Consideration of Event Permit for Christmas Parade sponsored by the Kiwanis Club of Franklin on December 1, 2018 in Downtown Franklin.

Sponsors: Deb Faulkner
Attachments: [Christmas Parade REVISED App 2018.pdf](#)
4. [18-1113](#) Consideration of Liquor License Renewal for Westside Wine & Spirits, LLC, d/b/a Westside Wine & Spirits, (Richard English and Steven Poe, Managing Agents) 188 Front Street, Suite 108, Franklin, TN 37064. (11/13/18 WS)

Sponsors: Lanaii Benne
Attachments: [2018 Certificate West Side Wine and Spirits English and Poe.pdf](#)

5. [18-1145](#) *Consideration of Amendment No. 7 to Tennessee Department of Transportation Agreement No. 070112 (COF Contract No. 2009-0051) for the SR-397 (Mack Hatcher Parkway West) from South of SR-96 West of Franklin to East of SR-106 (US-431) North of Franklin Project (TDOT PIN 101454.01; Federal Project No. STP-397(8) and STP/HPP-397(10); State Project No. 94092-1224-14).
- Sponsors:** Engineering
- Attachments:** [2009-0051 Amendment 7 TDOT Mack Hatcher Extension.Law Approved 2.pdf](#)
6. [18-1041](#) Stormwater Utility Financial Review and Discussion
- Sponsors:** Eric Stuckey, Kristine Brock and Michael Walters Young
- Attachments:** [18-1041 Stormwater Presentation 11-13-18.pdf](#)
[November 2018 - Stormwater Fund Review](#)
7. [18-0920](#) *Consideration Of Recommendation To Reject All Bids For Supply And Delivery Of Bid Sludge Polymer For Wastewater Sludge Dewatering (Purchasing Office Procurement Solicitation No. 2019-003)
- Sponsors:** Michelle Hatcher
- Attachments:** [2019-003 Tabulation of bids revised 2018.10.31.1239 as released 2018.11.02](#)
- Legislative History**
- | | | |
|---------|--------------|------------------------------|
| 9/25/18 | Work Session | referred to the Work Session |
|---------|--------------|------------------------------|
8. [18-0960](#) PUBLIC HEARING: Consideration Of Resolution 2018-82, To Be Entitled: "A Resolution Approving A Revised Development Plan For Parish Presbyterian Church PUD, With One (1) Modification of Development Standards (Base And Cap), For The Property Located North Of Clovercroft Road And East Of Market Street, 4150-4160 Clovercroft Road." (10/25/18 FMPC 7-0, 11/13/18 WS)
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Josh King
- Attachments:** [MAP_RES2018-82.pdf](#)
[RES 2018-82 Parish Prez Rev2 with Map and Survey.Law Approved](#)
[PPC_Conditions of Approval_01.pdf](#)
[Layout_Parish.pdf](#)
[ARCH_Parish.pdf](#)
[2018-10-04 Parish Presbyterian.pdf](#)
[N-S review of TIA approved.pdf](#)
[Impact Study \(8.10.18\) rev1 - 10951.pdf](#)
- Legislative History**
- | | | |
|----------|--|--|
| 10/25/18 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|----------|--|--|

9. [18-1031](#) Consideration Of Ordinance 2018-55, To Be Entitled: "An Ordinance To Rezone 126.89 Acres From Specific Development-Residential (SD-R 2.92) District To Specific Development-Residential (SD-R 5.03) District For The Property Located East Of Carothers Parkway And South Of South Carothers Road (Lockwood Glen PUD Subdivision)." (10/25/18 FMPC 7-0, 11/13/18 BOMA 1st Reading 7-0, 12/11/18 BOMA 2nd Reading) THIRD AND FINAL READING

Sponsors:

Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments:

[Map Lockwood Glen Rev 3 Rezoning and DP](#)

[2018-55 ORD Lockwood Glen Rezoning with DP revision with Map and Survey](#)

[Lockwood Glen Dev Plan Rev 3 and Rezoning](#)

Legislative History

10/25/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
----------	--	--

10. [18-1030](#) PUBLIC HEARING: Consideration Of Resolution 2018-89, To Be Entitled: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road." (10/25/18 FMPC 7-0, 11/13/18 WS)

Sponsors:

Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments:

[Map Lockwood Glen Rev 3 Rezoning and DP](#)

[2018-89 RES Lockwood Glen Rev 3 with Map and Survey.Law Approved](#)

[6822-Conditions of Approval 01](#)

[Lockwood Glen Dev Plan Rev 3 and Rezoning](#)

[Lockwood Glen PUD Subdivision Development Plan, Revision 3 - 10.04.2018](#)

Legislative History

10/25/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
----------	--	--

11. [18-1007](#) Consideration Of Ordinance 2018-54, An Ordinance To Rezone 75.52 Acres From Specific Development-Residential (SD-R 2.92) District To Civic Institutional (CI) District For The Property Located West Of Carothers Parkway And East Of Interstate I-65, (City Of Franklin Owned Property); (10/25/18 FMPC 7-0, 11/13/18 BOMA 1st Reading 7-0, 12/11/18 BOMA 2nd Reading 7-0) THIRD AND FINAL READING

Sponsors:

Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments:

[Map City Owned Property RZ](#)

[ORD 2018-54 City property Lockwood Glen with Map and Survey.Law Approve](#)

[City property lockwood rezoning copy2](#)

Legislative History

10/25/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
----------	--	--

12. [18-1110](#) *Consideration of Road Impact Fee Offset Agreement (COF 2018-0228) with Embrey Partners, Ltd. for the Liberty Pike improvements and Carothers Right-Of-Way dedication
- Sponsors:** Paul Holzen and Jimmy Wiseman
- Attachments:** [COF 2018-0228 Embrey Partners Ltd. Road Impact Fee Agreement_with Exhibi](#)
13. [18-1133](#) *Consideration of Change Order No. 3 (Final Change Order and Project Closeout) to the Construction Contract (COF Contract No. 2015-0002, TDOT PIN 108409.00) with Eutaw Construction Company, Inc. for the Hillsboro Road Improvements Project Phase 2, Independence Square to Mack Hatcher Parkway, for a Project Decrease in the Amount of \$640,550.86.
- Sponsors:** Paul Holzen and William Banks
- Attachments:** [COF2015-0002 Hillsboro Rd CO3 Exhibit A](#)
14. [18-1137](#) *Consideration of Resolution 2018-95, "A Resolution Providing Direction Regarding the Final Design of the Franklin Road Corridor Improvements Project".
- Sponsors:** Paul Holzen and Jonathan Marston
- Attachments:** [Res 2018-95 Franklin Rd Petition_with exhibits.Law Approved 2.pdf](#)
15. [18-0992](#) Consideration of Ordinance 2018-42, "An Ordinance to Establish a No Parking Zone on South Margin Street and to Implement a Pavement Marking and Signage Plan". (09/27/18 CIC; Committee vote of 2-2 On Recommendation To Stripe 8 Parking Spaces.) (Deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING
- Sponsors:** Paul Holzen and Jonathan Marston
- Attachments:** [All Public Comments.pdf](#)
[ORD 2018-42 South Margin Street_with revised Map.Law Approved 2.pdf](#)
[Exhibit Comments 2018-42f.pdf](#)
- Legislative History**
- | | | |
|---------|------------------------------|---|
| 9/27/18 | Capital Investment Committee | referred to the Board of Mayor & Aldermen |
|---------|------------------------------|---|

16. [18-1042](#) Consideration of City of Franklin Contract No. 2018-0155 of the Parkland Impact Fee Allocation toward the Construction and Maintenance of a Mountain Biking Trail System. (The Standard) (11/13/18 WS)
- Sponsors:** Vernon Gerth and Lisa Clayton
- Attachments:** [Gateway Moseby Cool Springs 2018-0155](#)
[Parkland Agreement Draft to City 10.15ORIG.DOCX](#)
[Exhibit A - The Standard](#)
[Exhibit B - The Standard](#)
[Exhibit C - The Standard](#)
[Exhibit D - The Standard](#)
17. [18-0604](#) Discussion on Irrigation Metering Structure (Continued from 6/26/18, 8/28/18, 4/9/19, and 8/27/19 Work Sessions)
- Sponsors:** Michelle Hatcher
- Attachments:** [20190813_PPT_Irrigation Fees BOMA Worksession Presentation_V1.pdf](#)
[20191205_PPT_Irrigation Discussion BOMA Worksession Presentation V1.pdf](#)
- Legislative History**
- | | | |
|---------|--------------|------------------------------|
| 6/26/18 | Work Session | referred to the Work Session |
| 8/28/18 | Work Session | referred to the Work Session |
18. [18-1143](#) Discussion Concerning the 2nd Avenue Parking Garage (11-13-18 WS deferred to 11-27-18 WS)
- Sponsors:** Eric Stuckey and Paul Holzen
- Attachments:** [P-2nd Ave Lot.pdf](#)
19. [18-0990](#) Consideration of Ordinance 2018-40, "An Ordinance to Establish No Parking Zones and to Approve a Signage and Pavement Marking Plan for Church Street". (Deferred from the 9/27/2018 CIC; 10/25/18 CIC voted 3-0 to refer this item to the 11/13 WS; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0).
SECOND AND FINAL READING
- Sponsors:** Paul Holzen and Jonathan Marston
- Attachments:** [All Public Comments.pdf](#)
[Exhibit Comments 2018-40f.pdf](#)
[ORD 2018-40 Church Street No Parking_with Exhibit_Law Approved 2.pdf](#)
- Legislative History**
- | | | |
|----------|------------------------------|--|
| 9/27/18 | Capital Investment Committee | referred to the Capital Investment Committee |
| 10/25/18 | Capital Investment Committee | referred to the Work Session |

20. [18-0991](#) Consideration of Ordinance 2018-41, "An Ordinance to Revise the Traffic Flow, Pavement Markings, and Signage on Cummins Street between Church Street and 5th Avenue South". (Deferred from the 9/27/2018 CIC; 10/25/18 CIC voted 3-0 to refer this item to the 11/13 WS; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING
- Sponsors:** Paul Holzen
- Attachments:** [ORD 2018-41 Cummins Street One Way_with Exhibits.Law Approved.pdf](#)
[All Public Comments.pdf](#)
[Exhibit Comments 2018-41f.pdf](#)
- Legislative History**
- | | | |
|----------|------------------------------|--|
| 9/27/18 | Capital Investment Committee | referred to the Capital Investment Committee |
| 10/25/18 | Capital Investment Committee | referred to the Work Session |
21. [18-0993](#) Consideration of Ordinance 2018-52, "An Ordinance to Establish a No Parking Zone and to Implement a Pavement Marking and Signage Plan on 7th Avenue North, between West Main Street and Fair Street". (Deferred from the 9/27/2018 CIC; 10/25/18 CIC voted 3-0 to refer this item to the 11/13 WS; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING
- Sponsors:** Paul Holzen
- Attachments:** [All Public Comments.pdf](#)
[Exhibit Comments2018-52.pdf](#)
[2018-52 ORD 7th Ave North_with Map.Law Approved.pdf](#)
- Legislative History**
- | | | |
|----------|------------------------------|--|
| 9/27/18 | Capital Investment Committee | referred to the Capital Investment Committee |
| 10/25/18 | Capital Investment Committee | referred to the Work Session |
22. [18-0988](#) Consideration of Ordinance 2018-38, "An Ordinance to Establish All-Way Stop Control at the Intersection of 3rd Avenue North and 4th Avenue North" (Deferred from the 9/27/2018 CIC; 10/25/18 CIC 3-0; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING
- Sponsors:** Paul Holzen and Jonathan Marston
- Attachments:** [ORD 2018-38 3rd Ave North_with Exhibit.Law Approved.pdf](#)
[All Public Comments.pdf](#)
[Exhibit Comments 2018-38f.pdf](#)
- Legislative History**

9/27/18	Capital Investment Committee	referred to the Capital Investment Committee
---------	------------------------------	--

10/25/18	Capital Investment Committee	referred as a Consent Item to the Board of Mayor & Aldermen
----------	------------------------------	---

- 23.** [18-0989](#) Consideration of Ordinance 2018-39, "An Ordinance to Establish All-Way Stop Control at the Intersection of 1st Avenue South and Church Street". (Deferred from the 9/27/2018 CIC; 10/25/18 CIC 3-0; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING

Sponsors: Paul Holzen and Jonathan Marston

Attachments: [ORD 2018-39 Church Street and 1st Ave South with Exhibits.Law Approved.pdf](#)
 [All Public Comments.pdf](#)
 [Exhibit Comments 2018-39f.pdf](#)

Legislative History

9/27/18	Capital Investment Committee	referred to the Capital Investment Committee
---------	------------------------------	--

10/25/18	Capital Investment Committee	referred as a Consent Item to the Board of Mayor & Aldermen
----------	------------------------------	---

Other Business

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.

OFFICE USE ONLY:

Permit No:



HISTORIC
FRANKLIN
TENNESSEE

CITY OF FRANKLIN EVENT PERMIT APPLICATION

*Application is Due 90 Days Prior to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.*

Note: Filing this application does not guarantee that your request will be granted.

Please check
all that apply:

☐ street closure

☐ parade

☒ other special event

☐ beer served (*separate permit required*)

Please supply the following information. For additional space, use separate sheets of paper and attach to the application.

1) Location requested (if Temporary Street Closure only, list major roads to be closed):

____ Aspen Grove Park

____ Liberty Park

____ Eastern Flank Battlefield Park

____ Fieldstone Farms

____ Pinkerton Park

____ Jim Warren Park

____ Harlinsdale Farm

Other: AROUND COOL SPRINGS
GROVERIA

2) Name/purpose of event: 2018 TURKEY TROT BENEFITTING GRACEWORKS MINISTRIES

3) Date or dates of event: 11/22/18

4) Time of Event: 7:45 am

5) Time of Street Closure (if applicable): 7:30 - 10:30

Set-Up Date/Time: 5:00 am / 11/22/18

Tear-down Date/Time: 11:00 am / 11/22/18

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:

GRACEWORKS MINISTRIES / KORTUM FLOUA

a) Address: 104 SOUTHERST PKWY. FRANKLIN, TN 37064

b) Phone: 615-794-9055

c) Cell: 615-425-6312

d) Fax: 615

e) E-mail address: kkfgwm@gmail.com

7) Person in charge on day of event: KORTUM FLOUA

Cell: 615-425-6312

E-mail address: kkfgwm@gmail.com



HISTORIC
FRANKLIN
TENNESSEE

- 8) Name and Cell Number of at least two others available on day of event:

Name: Alicia Bell Cell: 615-509-3325 E-mail address: abell@graceworksministries.net

Name: Jeff Fuqua Cell: 615-210-0374 E-mail address: jfuqua@graceworksministries.net

- 9) DETAILED description of event (use additional sheets):

5K 10K 1K RUN/WALK USING COOL SPRINGS MEA ON THURSDAY
DAY.

- 10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. *For large-scale events, map should be obtained from the City's GIS division.*

- 11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:

3500 PARTICIPANTS 3000 ATTENDEES

- 12) Please **attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

- 13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: _____)

- 14) Is your organization authorized to do business in Tennessee? Circle Yes or No

- 15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? Circle Yes or No. If yes, please attach copy of IRS tax exemption letter providing proof of status.

- 16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. YES 30-35 / POL RUNNIN DISCOUNTS / FREEBIES

- 17) Will any charity, gratuity, or offers be solicited or accepted during the event? Circle Yes or No.

- 18) Is this event a fundraiser? Circle Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? 100%

- 19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No



HISTORIC
FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22. Yes
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
ANNOUNCEMENTS / START RACE
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
MIC / SPEAKERS
- 23) During what time period is sound amplification requested? 7:15-9:15
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). NONE
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. No If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.** ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.
- 26) What, if any, vendors will be present at event? (i.e medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets. NO
- 27) Will food, beverages, or merchandise be sold or given away? Circle Yes or No. If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Question #28. GIVEN AWAY TO RUNNERS
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.

- 29) ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
- 30) Will you require a temporary water tap? Circle Yes or No. If yes, please list exact locations:

- 31) Will alcohol, beer, and/or wine be given away or sold? Circle Yes or No. If yes, a permit from the relevant board is required. *Please read Additional Requirements section of this application for more information.*
- 32) Will your event include tents or other temporary structures, propane use, or open flames? Circle yes or no. Events using tents of size 20 x 10 or larger require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
- 33) Attach Good Neighbor Letter and Mailing List used. *Please read Additional Requirements section of this application for more information.*

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

The City of Franklin does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Acts of 1964 (42 U.S.C. 2000d). For more information or to file a complaint against the City of Franklin under Title VI of the 1964 Civil Rights Act, contact the Title VI Coordinator:

Risk Manager
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064
615.791.3277

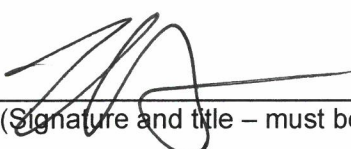
The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.



HISTORIC
FRANKLIN
TENNESSEE

PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with, and to submit a certificate of insurance prior to the event in an amount acceptable to the City Administrator.
- 4) I/We agree to provide a copy of this signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 5) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 6) I/We understand that granting of Special Event Permit does not imply granting of other permit that is separately required.
- 7) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 8) The City reserves the right to require one or more City of Franklin police officers or other emergency personnel be present at any and all events that occur within the city limits. Please budget for this request at a rate of \$30 per hour at a minimum of two (2) hours.

BY: 
(Signature and title – must be officer of organization)

Date: 8/31/18

Approved by the Board of Mayor and Aldermen on _____, 20__.

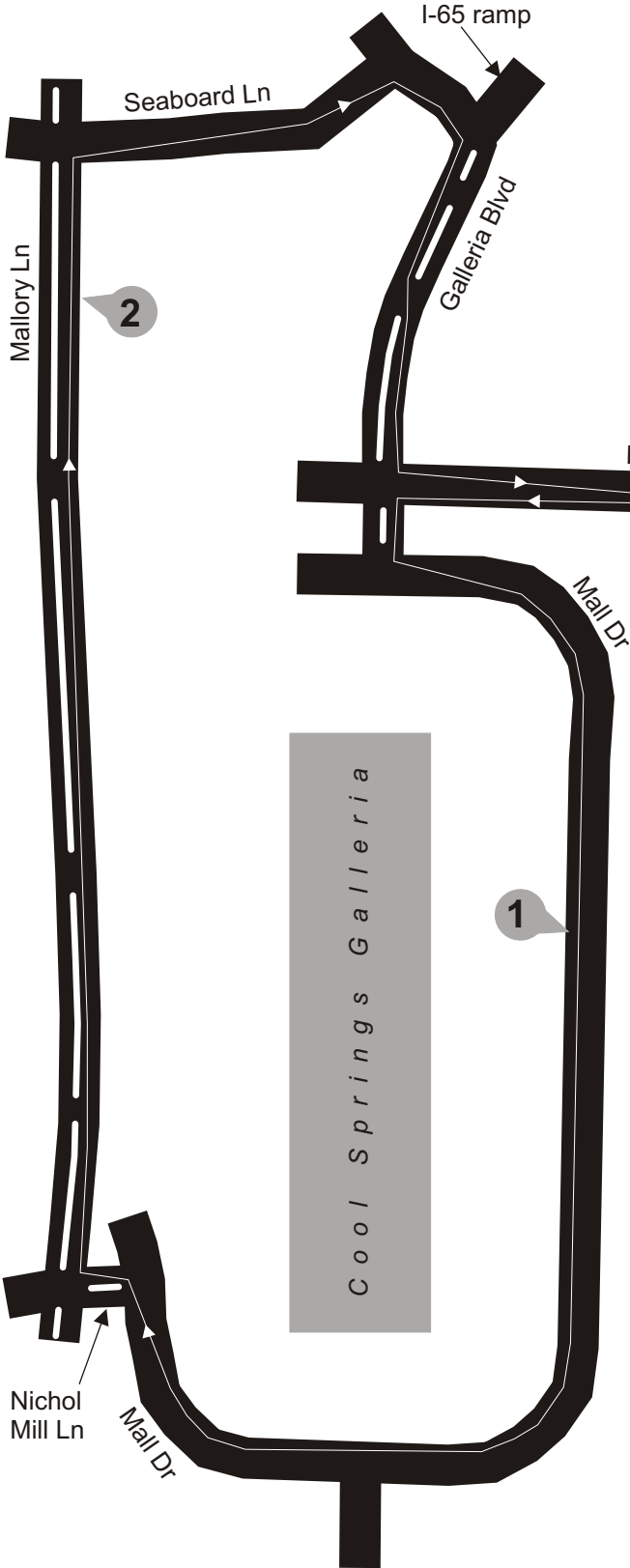
Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

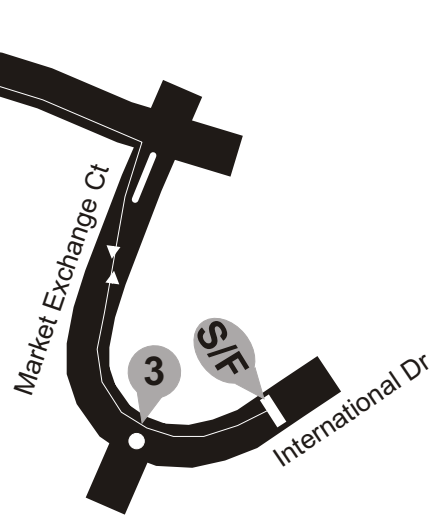
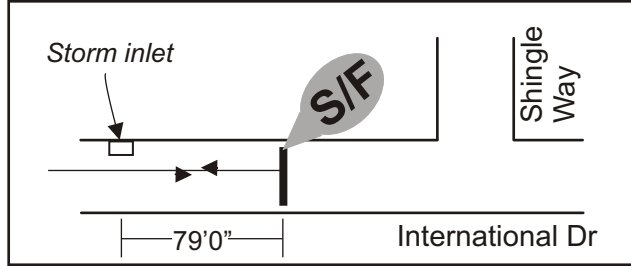
If you have questions concerning your request, please call 615-550-6606.

★
★ **Return application to:** ★
★ City Administrator's Office ★
★ City Hall ★
★ 109 Third Ave South ★
★ Franklin, TN 37065 ★
★ 615-791-3217 ★
★ 615-790-0469 (FAX) ★
★
★

Franklin, TN



Start/Finish Diagram



Start/Finish/Mile Descriptions

START/ On International Dr, 79'0" east of first inlet on north
FINISH side of road located west of Shingle Way.

MILE 1 On Mall Dr, 36'8" past light pole #28 on right.

MILE 2 On Mallory Ln, 11'3" past last tree stump on left after Bakers Bridge Rd.

MILE 3 In roundabout, on left, 82'8" past inlet on left before entering roundabout.

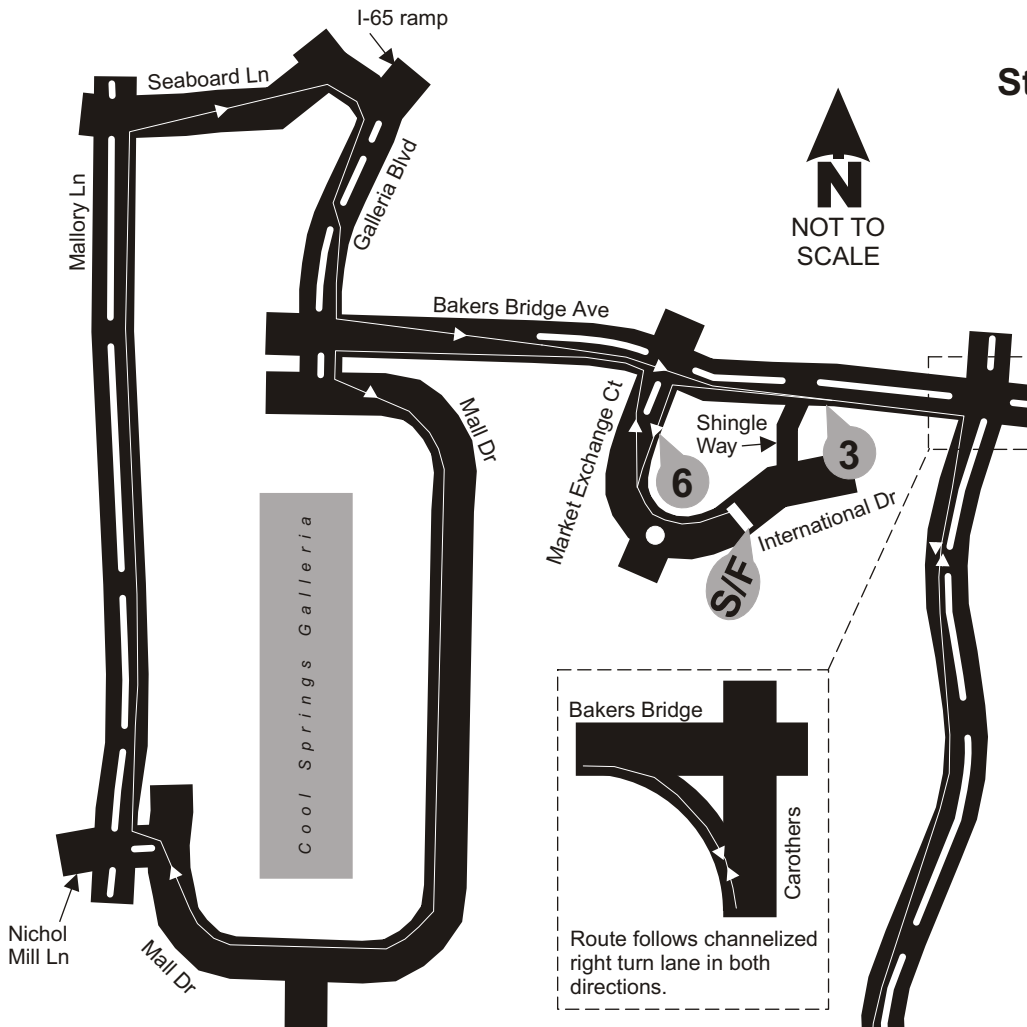
NOTES:

All points are marked with PK nails, 1' from edge of pavement on right side unless otherwise noted. All descriptions are given in direction runners travel and distances to center of objects unless otherwise noted. Runners are restricted by medians as shown; otherwise, course follows shortest path on all road segments.



Cool Springs Habitrot 10K

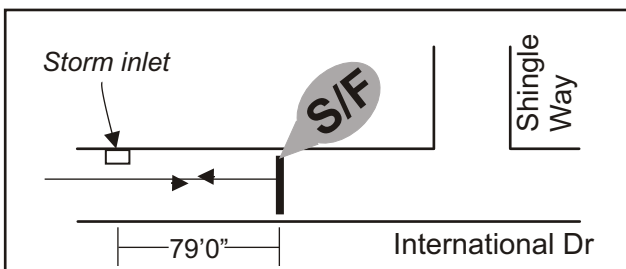
Franklin, TN



Start/Finish/Mile Descriptions

- START/ FINISH** On International Dr, 79'0" east of first inlet on north side of road located west of Shingle Way.
- MILE 1** On Mall Dr, 36'8" past light pole #28 on right.
- MILE 2** On Mallory Ln, 11'3" past last tree stump on left after Bakers Bridge Rd.
- MILE 3** On Bakers Bridge Ave, 61'9" past inlet on right after Shingle Way.
- MILE 4** On Carothers Pkwy, 14'10" past signal pole on right after Cool Springs Blvd.
- TURNING POINT** On Carothers Pkwy, 10'6" before nose of concrete median on right at Nissan Way.
- MILE 5** On Carothers Pkwy, 13'0" past first light pole on right (in median) after Corporate Center Dr (nail is on right, next to median).
- MILE 6** On Market Exchange Ct, on left, 57'6" past nose of median island on right.

Start/Finish Diagram

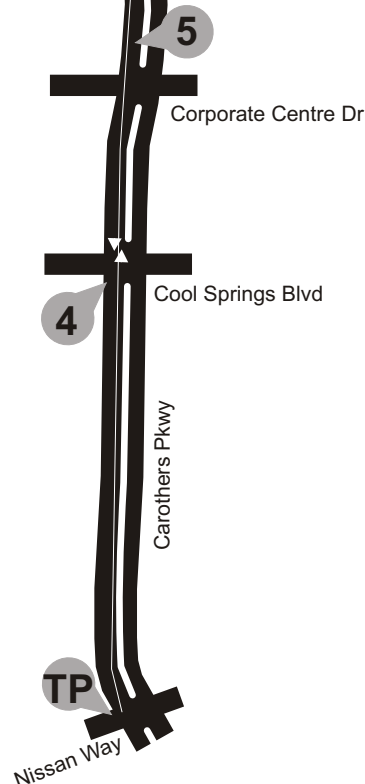
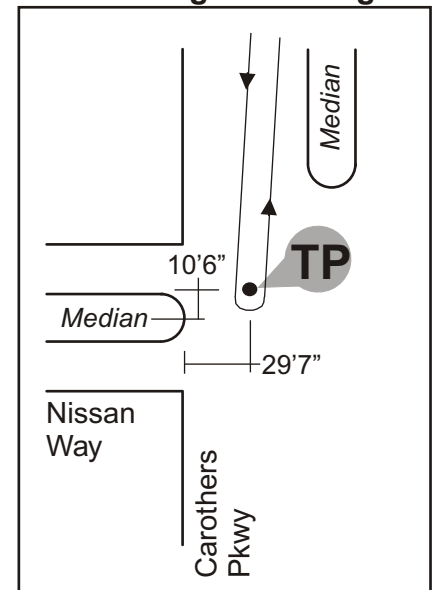


NOTES:

All points are marked with PK nails, 1' from edge of pavement on right side unless otherwise noted. All descriptions are given in direction runners travel and distances to center of objects unless otherwise noted. Runners are restricted by medians as shown; otherwise, course follows shortest path on all road segments.

Measured by Jeff Hammond (615-372-1527, Hammondjeff@hotmail.com) on September 15, 2018.

Turning Point Diagram



2018 Turkey Trot benefitting GraceWorks Ministries

5K & 10 K Routes

Both: Start on Market Exchange at Prairie Life, head north on Market Exchange

Both: turn left on Bakers Bridge Ave

Both: turn left on Galleria Blvd, follow mall loop road clockwise

Both: exit mall loop across from Academy Sports

Both: turn right on Mallory Ln

Both: turn right on Seaboard Ln thru ToysRUs

Both: turn right on Galleria Blvd

Both: turn left on Bakers Bridge Ave

Split 5K/10K on Bakers Bridge

5K: turn right on Market Exchange to continue to finish at Prairie Life

10K: turn right on Carothers Pkwy

10K: turn around on Carothers Pkwy south of Crescent Center Dr

10K: turn left on Bakers Bridge Ave

10K: turn left on Market Exchange to continue to finish at Prairie Life

Detailed Route Maps will be provided after they are certified with the United States of America Track and Field organization. Our course certification is Jeff Hammond. His phone number and email address are:

615-862-8764 (Nashville Metro Government) | jeff.hammond@nashville.gov

BOARD MEMBER BIOGRAPHICAL INFORMATION

(Please indicate principal officers with *)

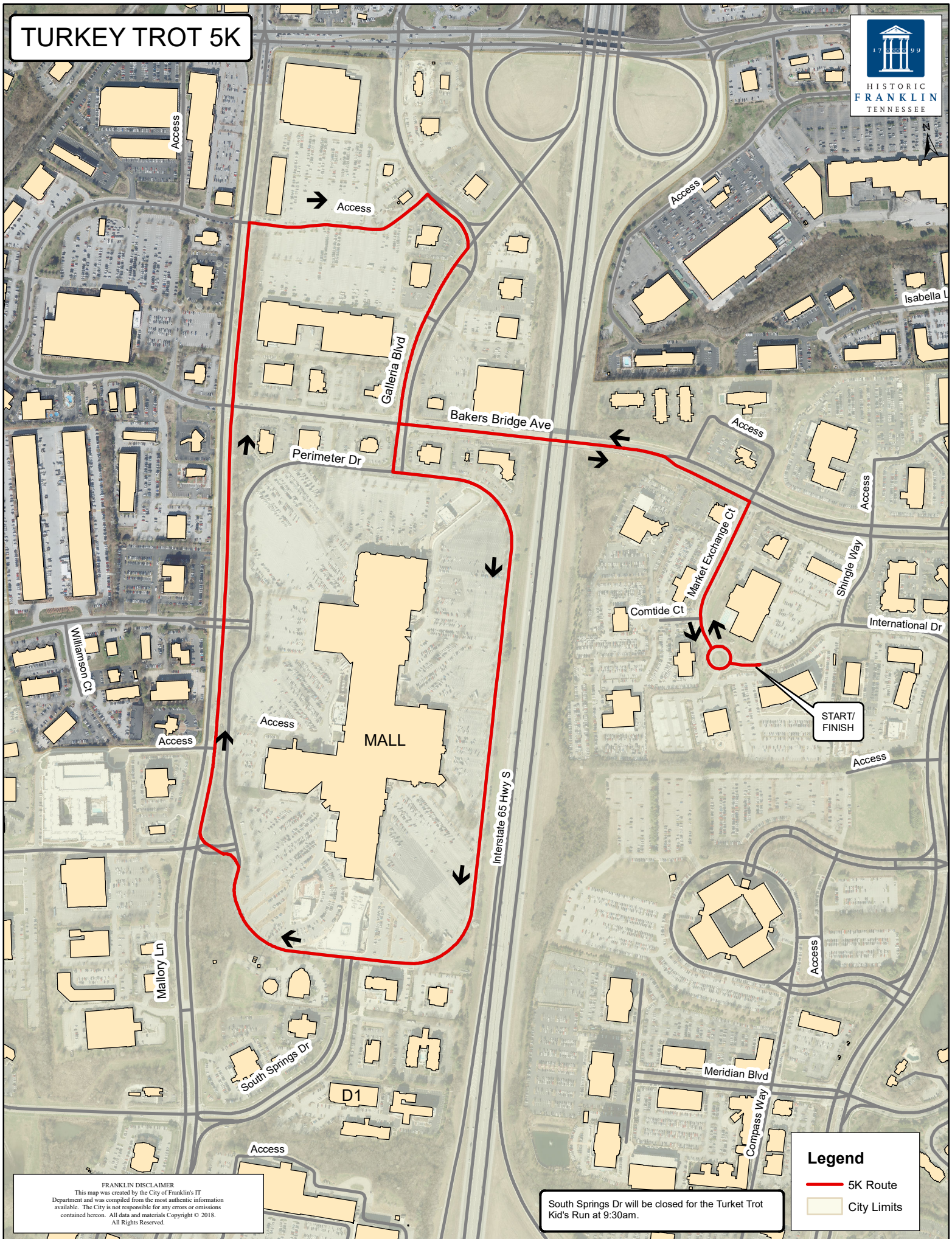
1	Name: Carolyn Moore*	Street: 805 Meadow Ridge Court	City: Franklin	Zip: 37221
	Employer: HCA	Email: carolyn.moore1@hcahealthcare.com	Telephone: 615 337-4100	Yrs. on Board: 5
2	Name: Dayna Moseley*	Street: 1790 Montclair Blvd.	City: Brentwood	Zip: 37027
	Employer: H2U, HCA	Email: daynamose@comcast.net	Telephone: 615 535-6581	Yrs. on Board: 3
3	Name: Monica Hayes	Street: 2904 Americus Drive	City: Thompson's Station	Zip: 37179
	Employer: KPMG LLP	Email: mshayes@kpmg.com	Telephone: 678 517-5477	Yrs. on Board: 3
4	Name:	Street:	City:	Zip:
	Employer:	Email:	Telephone:	Yrs. on Board:
5	Name: Kelly Bair	Street: 793 Carters Creek Pike	City: Columbia	Zip: 38401
	Employer: The TMA Group	Email: skflock@yahoo.com	Telephone: 615 378-0462	Yrs. on Board: 3
6	Name: Leslie Carpenter	Street: 232 Gillette Drive	City: Franklin	Zip: 37069
	Employer: Retired teacher	Email: leslicar@aol.com	Telephone: 615 512-5037	Yrs. on Board: 1
7	Name: Stacy Clayton	Street: 4113 Idaho Ave.	City: Nashville	Zip: 37209
	Employer: private counselor	Email: stacyclayton962@gmail.com	Telephone: 615 294-5129	Yrs. on Board: 3
8	Name: Tom Halley	Street: 1550 Lost Hollow Drive	City: Brentwood	Zip: 37027
	Employer: Retired IT management (Nissan)	Email: tomhalley@hotmail.com	Telephone: 615 424-3607	Yrs. on Board: 1
9	Name: Carol Lloyd	Street: 1211 Chicksaw Drive	City: Brentwood	Zip: 37027
	Employer: YLC intern	Email: tlloyd123@comcast.net	Telephone: 615 533-0282	Yrs. on Board: 1
10	Name: Betty Dale Mullins	Street: 101 Woodview Court	City: Franklin	Zip: 37067
	Employer: Community volunteer	Email: bdb885@aol.com	Telephone: 615 289-5303	Yrs. on Board: 3
11	Name: Kevin Riggs	Street: 200 Devrow Court	City: Franklin	Zip: 37064
	Employer: Pastor	Email: kevin@franklincommunitychurch.org	Telephone: 615 440-7553	Yrs. on Board: 2
12	Name: Charles Valdez	Street: 5106 Heron Hill Lane	City: Thompson's Station	Zip: 37179
	Employer: ITS Resources	Email: charlesv@itsresources.com	Telephone: 818 554-1663	Yrs. on Board: 2
13	Name: Bill Wright	Street: 6607 Arno College Grove Road	City: College Grove	Zip: 37046
	Employer: Learning Solutions HCA	Email: williamwright64@gmail.com	Telephone: 615 364-5731	Yrs. on Board: 1
14	Name:	Street:	City:	Zip:
	Employer:	Email:	Telephone:	Yrs. on Board:
15	Name:	Street:	City:	Zip:
	Employer:	Email:	Telephone:	Yrs. on Board:

Staff Conditions:

Staff recommends approval of the event application with the following recommendations:

- Applicant will provide a \$1,000 refundable damage deposit to City prior to event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will coordinate with management of Cool Springs Galleria.
- Applicant will work with City staff to determine 10K route
- ***Risk Management:***
 - Applicant will provide a certificate of insurance naming the City as additional insured.
- ***Police Department:***
 - Applicant will hire recommended number of Franklin Police Officers to secure the route.
 - Applicant will work with Department on other logistics.
- ***Sanitation and Environmental Services Department:***
 - Applicant will provide volunteers to clean up during and after event.

TURKEY TROT 5K



Legend

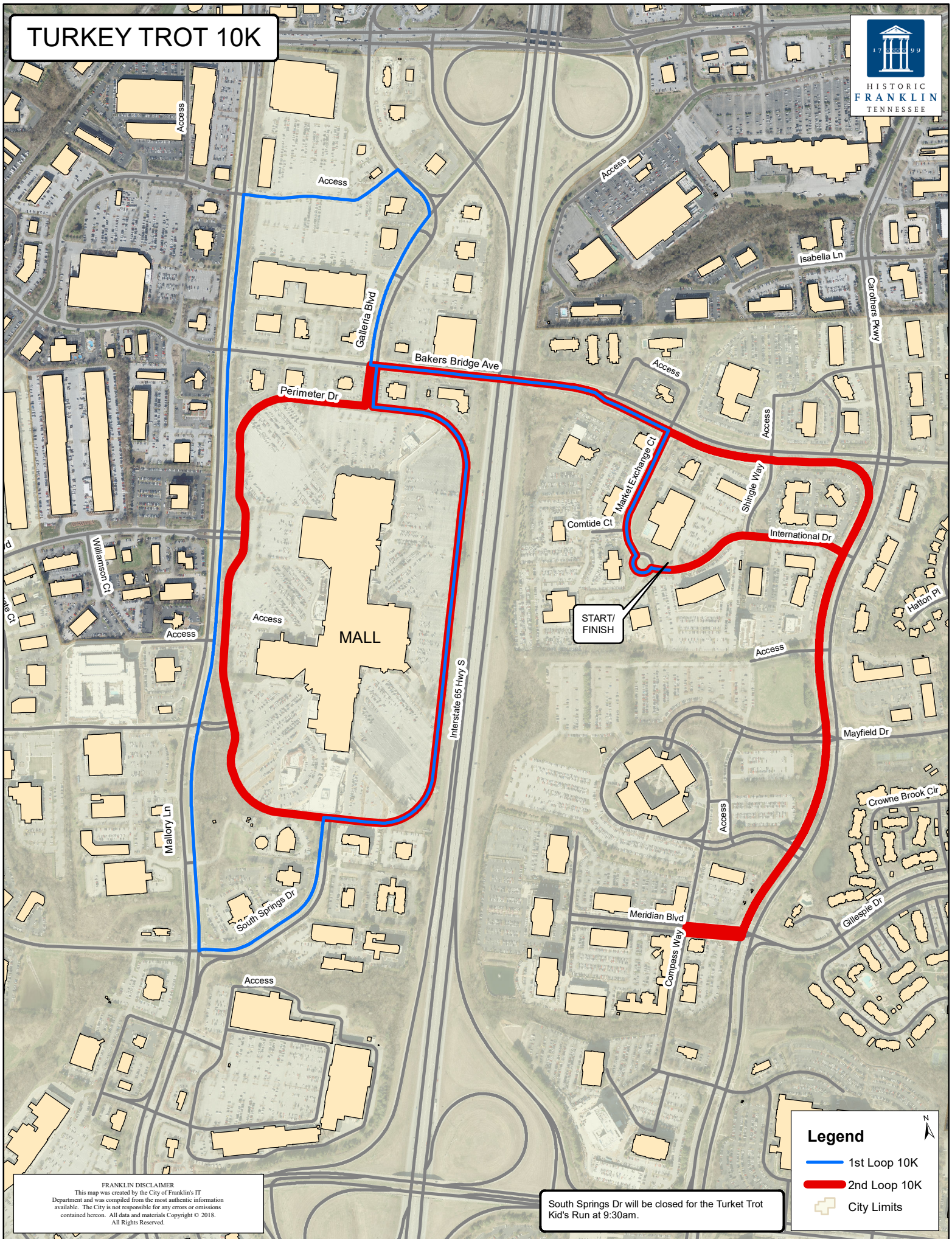
- 5K Route
- City Limits

FRANKLIN DISCLAIMER

This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials Copyright © 2018. All Rights Reserved.

South Springs Dr will be closed for the Turkey Trot Kid's Run at 9:30am.

TURKEY TROT 10K



FRANKLIN DISCLAIMER

This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials Copyright © 2018. All Rights Reserved.

South Springs Dr will be closed for the Turkey Trot Kid's Run at 9:30am.

Legend

- 1st Loop 10K
- 2nd Loop 10K
- City Limits

TURKEY TROT KIDS RUN



Comtide Ct

Bakers Bridge Ave

Market Exchange Ct

Access

Access

Shingle Way

International Dr

FRANKLIN DISCLAIMER

This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials Copyright © 2018. All Rights Reserved.

Legend

 Kids Run





City of Franklin

Special Event Permit Application

*Application is Due 90 Days Prior to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.*

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Festival/Fair

- Name/purpose of event:** Dickens of a Christmas
- Location Requested:** (if Temporary Street Closure, list major roads to be closed):
1st Avenue to 5th Avenue, 4th Avenue from Bridge Street to Church Street, 3rd Avenue from bridge street to church street, 2nd Avenue from Bridge Street to Church Street
- Date or dates of event:** 12/08/2018, 12/09/2018
- Start/End Times of Event:** Saturday 12/8 10am-9pm
and Sunday 12/9 11am-5pm
What date/time will set-up begin? 12/7/2018 4:00 AM
What date/time will tear-down be complete? 12/9/2018 7:00 PM
**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
- Time of Street Closure** (if applicable): Friday 12/7 Close 5am and Close Public Square where stage is going at 5am
Close Main Street and Public Square to traffic at 8pm on 12/7
We would love for "no parking after 5pm" signs to go up the morning of 12/7 if possible
- An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 90,000 Event Staff/Volunteers: 150 Total: 90,150
- Name of applicant and Organization Requesting Permit:**
Meredith Rowley - Heritage Foundation
a) Address: Po Box 723
Franklin, TN 37065
b) Phone: 6155122552 **c) Cell:** **d) Fax:**
e) E-mail address: mmckellar-rowley@williamsonheritage.org
- DETAILED description of event** (use additional sheets):
The Heritage Foundation's 34th Annual Dickens of a Christmas will be a free street festival featuring over 100 dressed up Victorian characters, carolers, 100+ arts and crafts vendors, dozens of food vendors and three music areas (one stage on square, 2 platforms, 1 at 4th and Main and the other by Landmark Booksellers parking lot). Due to our new staff we are hoping to add new and exciting things this year.

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the Citys GIS division**

Please detail any restricted parking areas on the event map.

Event Map: [Dickens 17 MAP.pdf](#)

10. **Person in charge on day of event:** Meredith McKellar Rowley
Cell: 615-512-2552 **E-mail address:** mmckellar-rowley@williamsonheritage.org
11. **Name and Cell Number of at least two others available on day of event:**
Name: Kaylen Carrick **Cell:** 615-293-7323 **E-mail address:** kcarrick@williamsonheritage.org
Name: Jo Ellen McDowell **Cell:** 615-973-1002 **E-mail address:** jmcdowell@williamsonheritage.org

12.

Please attach a list containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

Administrative Contact List:

13. **Where is your organization based?** Williamson County
14. **Is your organization authorized to do business in Tennessee?** Yes
15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [Tax Exempt Certificate.pdf](#)
16. **Will you charge an admission fee?** No
Average admission fee:
17. **Will you charge a vendor participation fee?** Yes
Average vendor participation fee? 275-2000
18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No
20. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? The Heritage Foundation of Franklin and Williamson County
What percentage of funds will they receive? 100
21. **Will parking in the area of the event need to be restricted or prohibited?** Yes
22. **Will any sound amplification equipment be used during the event?** Yes

23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now. Otherwise your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.** Arts & Craft vendors, Food Vendors
25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider:
26. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations: At the corner of 4th & Main and 3rd Avenue South by City Hall
28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.
29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter:
Good Neighbor Letter Mailing List: [Mailing List.xlsx](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear or affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
- 4) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
- 5) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
- 6) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 7) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 8) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
- 9) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 10) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: M. M. Bowles ^{Event} _{Coordinator} Date: 6.22.18
(Signature and title must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____.

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

★
★ **Return application to:** ★
★ City Administrator's Office ★
★ City Hall ★
★ 109 Third Ave South ★
★ Franklin, TN 37065 ★
★ 615-791-3217 ★
★ 615-790-0469 (FAX) ★
★
★

Event Name: Dickens of a Christmas

Signature: _____



FORM 1

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

- Any site-built platforms (stages) and/or bleachers

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Event Name: Dickens of a Christmas

Signature: _____



FORM 1

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Meredith Rowley - Heritage Foundation

Event Name: Dickens of a Christmas

Event Date(s): 12/08/2018, 12/09/2018

1. **Time amplification equipment will be used:** From: 07:00:00 AM To: 07:00:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary.:*

The platform at 4th and Main Street, The platform at Landmark Booksellers, and the stage in the public square. The closing band ends 12/9 at 5pm. we will play light Christmas music until the festival ends at 9pm.

Sound Amplification Map: [Dickens17 Map PROOF126.pdf](#)

3. **For what purpose will sound amplification be used?** *Please list all that apply.*
 - Announcements/Speeches
 - Band/Singers
4. **Type of Amplifier:**
 - Fixed

5.

Number of Amplifiers: 2	Number of Speakers: 6	Number of Performers: 50
--------------------------------	------------------------------	---------------------------------

6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Meredith McKellar Rowley

Cell: 615-512-2552

E-Mail: mmckellar-

rowley@williamsonheritage.org

Name: Kaylen Carrick

Cell: 615-293-7323

E-Mail: kcarrick@williamsonheritage.org

Authorized Signature: Meredith Rowley

Date: 06/22/2018

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

VENDORS

1. DAN TOUSLEY
2. CARA FULLER
3. SCOUT'S BARBER SHOP
4. HONEYCHILD JELLIES
5. KENTUCKY POTTER
6. BRYAN ROSS
- 7,8. TAZIKIS
9. JAMES LED BETTER
10. LARSON TRUFFLES
11. JIM ZHANG
12. FLYING SHUTTLE FIBERS
13. AVEC MOI
- 14,15. GEALUX PHOTOGRAPHY
- 16A. AMY CARTER
- 16B-17. JONDIE
18. SUGAR DROP
- 19,20. MILL CREEK LEATHER
- 21,22. AMY E DESIGNS
- 23,24. PANGAEA
25. CARON BAKER
26. SEREZU DESIGN
27. POODOO LEASH
28. TURNING OVER A NEW LOG
29. STACY BEAM
30. PINNACLE HOME IMPROVEMENT
31. DONAL HINKLEY
32. HEART & HANDS
33. IRON GATE
34. WILL & IVEY
35. SOBERDOUGH
36. TENNESSEE FEWTER
37. FUN STUFF POTTERY
38. PENNS PENS
- 39,40. TOM CLEMENTS
41. LUCKY BUCK JEWELRY
42. IMAGO DEI
43. SAVORY SPICE
44. NATURE OF REACTION
45. JEREMY TEMPLE
46. MANTRA
- 47.
48. LANCE GRACY
49. SIMPLY SOAPS
50. GROOVYGURLZ
51. RICK RUTH
- 52,53. DYLAN BRITT
54. THE BARKERS MARKET
55. SOUTHERN JERKY CO
56. TENNESSEE FOUNDATION SRV.
- 57,58. DAVID THOMPSON
59. AUTHORS CIRCLE
60. GREEN THUMB
61. TOTALLY NUTZ
- 62,63. POOR MARYLOU
64. EZCHAIRS
65. JOYCE AUSTIN
66. LORRIE POWELL
67. JILL STONE
68. RICK HEARD
69. ROSALYN REGO-SHARPE
70. WITTY WINLAND
71. GOOD DEED BOOKS
72. DIVINE PURITY NATURAL
73. YOU AND ME DESIGNS
74. DROPS EVERYTHING
- 75,76. CYPRESS PATIO FURNITURE
77. BAUMGARTNER SOUND
78. MARTINA JEAN
79. SWEET BLESSINGS
80. ED TROOP
81. PATSY HANCOCK
82. BROKEN TWIG DÉCOR
- 83.
84. SAVELL STUDIO PIA
- 85,86. LANDMARK BOOKSELLERS
96. TINSATIONS
97. CRYSTEN CASEY
98. TEAM WHITT DESIGNS
99. IRON PRESS BOOKS
100. KRIS RIVERA
- 101,102. WILLIAM STAUBACK
- 103,104. TJ CRAFTERS
105. JESS TINSLEY FINE ART
106. ELVIE CREATIONS
- 107,108. WYNDHAM VACATIONS
109. STUMPMAN
110. BEAD AND A PRAYER
111. JEFFREY WARNER
112. WAXPOPS
113. WHITE WOOD COMPANY
114. KY CHEESE
115. THREE FOURTEEN HOME
116. ROCK N DESIGNS
117. ARTIFACTUAL ADORNMENTS
118. EARLY'S HONEY STAND
119. PMK WOODWORKING
135. SIGN NICHE
136. DAVID WELLS
137. LEAF FILTERS
138. DANNY DAVIS
139. CARL TRAPANI
140. HONEY DEW NATURALS
141. ROCK PAPER
142. TESS YEAGER
143. MANAMI LINGERFELT
144. DOOR COUNTY TOFFEE
145. 1ST ST GTSALSA
147. PY GIFTS
148. JANA ROCHLUCKOVA
149. MAXX DOGG TOYZ
150. JASON STODDART
151. POPI 'N' MIMI
152. KAISA AND PATERNOSTER
153. EB COFFEE
154. GODWINK
155. BROTES
156. KILWINS
157. MIMI & DOTTIE
158. SHOPPES ON MAIN
160. DONNANGELO
161. NASHVILLE NOTED
162. VTANGLED NEST JEWELRY
163. JOSLYN FINE METAL WORK
165. THE FRANKLIN THEATRE
166. FLY HOME BIRD HOUSES
167. CHRISTINA HEDSTROM
168. BINK'S
169. LINDA ASBERRY
170. GOOD FINDINGS
171. MICHAEL SERKOWNEK
172. WF SPOONS
173. CLEVER CLOGS
174. RENEWAL BY ANDERSON
175. CHARLES BRUSH
200. K
201. POPPY'S BOUTIQUE
301. STONEY CREEK FARMS
302. CROWING BINDING BOOKS
303. MELODY WEISTWEAVING
304. RED TAIL FORGE WORKS
305. AMY H
306. HAPPY HEAD SCINCY
307. WHISKEY GLITTER
308. SHOP LOCAL COASTERS
309. CHRISTINA BOWLES

310. HEAL MINISTRIES
311. CORY SMITHSON
312. GEORGE EFTA PUZZLES
313. WILLIAM BORELL CORNHOLE
314. PALLET JUNKTION

321. BROOMS BY SKIP & SUSAN PEEK
322. JOHN SADLER
323. MELANIE KOENIG FIBER
324. SALLIE SWOR APPLE DOLLS
325. ELEMENT TREE
326. ROB COS GROVE
327. CHADWICK DIPS
328. BRANSON BENNETT
329. SCARLETT SCALES
330. TOM O. REED
331. BARE WOOD NATURALS
332. THE UNKNOTTING
333. ROOSTER & MOO
334. TRISH'S DISHES
335. JULIE EUBANKS
350. BUFFALO'S TX SAUSAGE
351. DAN'S GOURMET MAC ATTACK
352. PAPA DOO & MAMA D
353. BANJO'S FOOD
354. BEGLEY'S BRATS & DOGS

401. PUCKETT'S GROCERY
402. HIBACHI 4HIRE
403. CALIFARMIA
404. INTERNATIONAL FOODS
405. COUSIN'S MAIN LOBSTER (SUNDAY ONLY)
406. BEGLEY'S BRATS & DOGS
407. CUMULUS RADIO
408. PORK CHOP EXPRESS
409. WILD BILLS SODA
410. MUSIC CITY BRISKET
411. BLUEGRASS KETTLE MASTERS

- C1. BLOODWATER
- C2. LUCKY SCRUFF
- C2B. ONE GEN AWAY
- C3. FOX 17
- C4-C7. MANTRA WARMING TENT
- C8. AARP
- C9. DIRECTV
- C10-C11. ACE KETTLE CORN
- C12. MIX 92.9
- C12A. ELUE'S DONUTS
- C13-C14. THE HERITAGE FOUNDATION
- C15. TWINE
- C16-C17. FIRST CITIZENS NATIONAL BANK
- C18-C19. PEACHSKIN SHEETS
- C20. NATIONAL DANCE CLUB
- C21. WAY FM
- C22. RBI MIDDLE TENNESSEE
- C23. PAPA C PIES
- C24. COLORADO WASSAIL CO
- C25. PIPER & LEAF
- C26. WHEELY'S COFFEE

- BLACK - Arts & Crafts
RED - Food & Drink
BLUE - Sponsor
PURPLE - Store Merchants
ORANGE - Demonstrators

The Heritage Foundation of Williamson County
and the Downtown Franklin Association
would like to thank the sponsors of the
**33rd Annual
Dickens of a Christmas**



**FIRST CITIZENS
NATIONAL BANK**

**GSRM
LAW**



**104.5
the ZONE**

**NASH
95.5**

92Q



Mix 92.9

**SUPER TALK
99.7
WTN**

**NASH
FM 103.3**

**Renewal
by Andersen**
WINDOW REPLACEMENT an Andersen Company

#dickensTN

#DickensofaChristmas

The Heritage Foundation's
**33rd Annual
Dickens of a Christmas**

Presented by
**FIRST CITIZENS
NATIONAL BANK**

Saturday, December 9th - 10am - 5pm
(Saturday Evening ice skating until 9pm)
Sunday, December 10th - 11am - 4pm

FOX 17
100% LOCAL NEWS
5:00PM - 6:25PM
FOX 17

92Q
92.9 FM
92Q

GSRM LAW

Dickens of a Christmas
www.dickensofachristmas.com
www.heritagefoundation.org

CELEBRATING 50 Years
DOWNTOWN FRANKLIN TENNESSEE
HERITAGE FOUNDATION OF WILLIAMSON COUNTY TN

Presented by



**FIRST CITIZENS
NATIONAL BANK**
MEMBER FDIC

Map provided by

**GSRM
LAW**



**HERITAGE
FOUNDATION**
WILLIAMSON COUNTY, TN



KID'S AREA

350-354



PARKING



SHUTTLE STOP



PARKING

CHURCH ST

4TH AVE S.

3RD AVE S.

2ND AVE S.

STAGE

C1 - C21

ICE
SKATING

VINTAGE CRAFTS

Dickens of Christmas

GUITAR CENTER / PUBLIC SQUARE STAGE

SATURDAY

Dancing Divas	10:00
Legacy Dance	10:15
ACT too	10:30
Fairy Taled Princesses	11:00
Southern Academy of Irish Dance	11:30
Rocky Top Revue	12:05
3rd Annual Lucky Scruff Wintery Whisker Revue	1:00
Music City Strings	1:55
KY Youth Choir	2:30
The Erabellas	3:15
Jars of Clay	4:00

SUNDAY

Dave Upton	11:00
CHS Guitar Ensemble I	11:45
CHS Guitar Ensemble II	12:20
Joseph Shakelford	1:05
Carly Moffa	1:50
Independence HS Declaration Singers	2:35
Freedom Intermediate School Choir	3:05
Grace Chapel Choir	3:30
TOWN SING @ Historic Presbyterian	4:15

Street Performers:

SATURDAY

4th and Main
Flat Creek Dancers 1:00 & 3:00

5th and Main
Bell Ringer Choir 11:00 - 1:00

2nd and Main
Music City Strings

Goode Time Carolers 11:00-2:00

1ST & MAIN
MUSIC AREA

67-87

94-112

Street Performers:

SUNDAY

4th and Main
Flat Creek Dancers 2:00

5th and Main
Bell Ringer Choir 12:00 - 1:00

Goode Time Carolers 11:00-2:00

1ST AND MAIN MUSIC AREA

SATURDAY

Hayley Dawn	10:45
Lauren McKenzie	11:30
Callie Hopper	12:30
Kelsey Christian	1:15
Michael Ricks	2:00
Melissa Ramski	2:45
Town Sing @ Square Main Stage	4:00

4TH SOUTH MUSIC AREA

SATURDAY

96 West	10:00
Callie Hopper	10:45
Jordan Anderson	11:30
Liv Noelle	12:15
Flat Creek Dancers	1:00
Morgan Clark	1:40
Radio Farm	2:25
Town Sing @ Square Main Stage	4:00

SUNDAY

Radio Farm	11:00
Callie Hopper	11:45
Sydney St. George	12:30
Liv Noelle	1:15
Carly Moffa	2:45
TOWN SING @ Historic Presbyterian	4:15



TENNESSEE DEPARTMENT OF REVENUE

SALES AND USE TAX
CERTIFICATE OF EXEMPTIONHERITAGE FOUNDATION OF FRANKLIN & W
PO BOX 723
FRANKLIN TN 37065-0723

Effective Date: July 1, 2015

Exemption Number: 100091394

Expiration Date: June 30, 2019

209 E MAIN ST
FRANKLIN TN 37064-2517

The Tennessee Department of Revenue has issued a tax-exemption number for the educational, religious, historical, or charitable non-profit organization or institution named above. State law (Tenn. Code Ann. § 67-6-322) gives the Department the authority to allow this organization to make tax-exempt purchases of goods and services that it will use, consume or give away. This authorization for exemption does not extend to sales tax that the organization must collect or pay on its regular sales of goods or taxable services.

This authorization for exemption is limited to sales made directly to the above named organization. This certificate may not be used for sales made to individuals paying with personal checks or personal debit or credit cards, even if the individual is a representative or employee of the above named organization, and he or she will be reimbursed for the purchase. Sellers must refuse to accept the certificate when the sale is made to someone other than the above named organization.

The organization must furnish its suppliers of goods and services with a copy of this certificate. The lower portion of the certificate must be properly completed. The organization must retain the original certificate for copy purposes. The supplier will maintain a file copy as evidence of the exempt sale to the organization. Later purchases made before the expiration date do not require the submission of additional copies.

The organization must notify the Department immediately if it ceases to exist or if its location or mailing address changes.

Richard H. Roberts
Commissioner of Revenue

To Be Completed by the Organization

TO: Supplier's Name THE HERITAGE FOUNDATION
Address 112 BRIDGE ST - PO BOX 723
City FRANKLIN State TN Zip 37065

I, Jackie Canaday, as an authorized representative of the organization named above, affirm that the purchases made under this authority will be used and consumed by the organization or will be given away.

Under penalty of perjury, I affirm this to be a true and correct statement.

Print Name of Organization THE HERITAGE FOUNDATIONPrint Name of Purchaser JACKIE CANADAYSignature of Purchaser Jackie CanadayDate 6/28/15

Staff Conditions:

Staff recommends approval of the event application with the following recommendations:

- Applicant will provide a \$1,000 refundable damage deposit to City prior to event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.

Risk Management:

- Applicant will provide certificate of insurance naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- Department will close the F&M Bank quadrant of the Square and Fourth Avenue (N & S) at 5 a.m. on Friday, December 7th.
- Department will place signs “No Parking after 3 p.m.” on Friday, December 7th.
- Department will set-up closure and provide barricades beginning at 8 p.m. on Friday, December 7th. Closure includes Main Street from First Avenue to Fifth Ave.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew after the event.

Police Department:

- Applicant will hire required number of extra-duty Franklin Police Officers to provide security and crowd control.
- Applicant has requested amplification on stages at the following locations for the permitted area:
 - Second Ave and Main
 - Fourth Avenue and Main
 - Stage on the Square

Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Building & Neighborhood Services Department:

- Electrical permit will be required.
- No stakes should be placed in ground at City Hall (Third Avenue South)

Sanitation and Environmental Services Department:

- Department will provide clean-up crew during event.

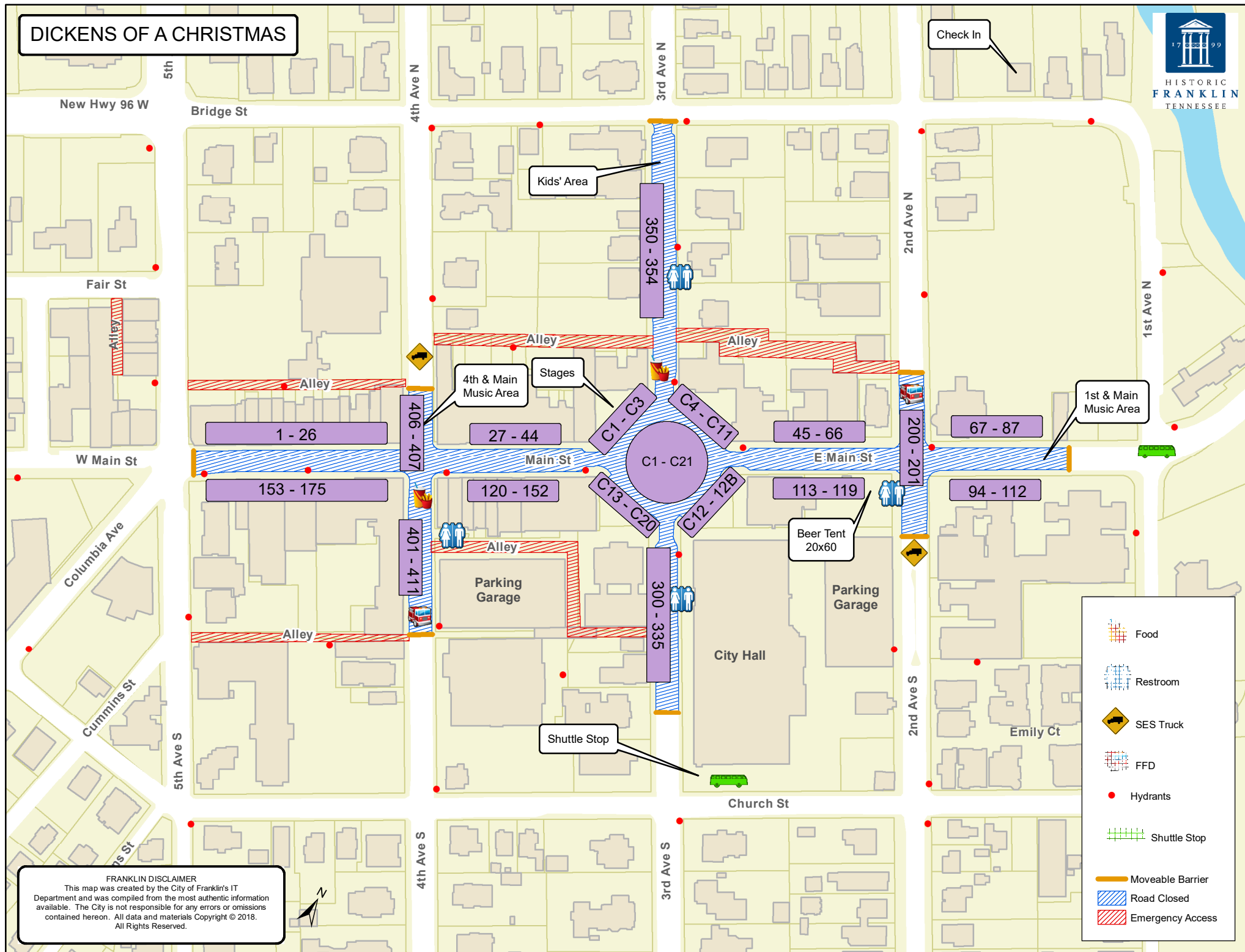
Fire Department:

- o Contact Franklin Fire Department for Tent and event inspections.

Water Management Department:

- o Taps will be placed on hydrants at:
 - o Fourth & Main
 - o Third Ave. South at Square

DICKENS OF A CHRISTMAS



Permit No: _____



HISTORIC
FRANKLIN
TENNESSEE

CITY OF FRANKLIN EVENT PERMIT APPLICATION

Application is Due 90 Days Prior to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.

Note: Filing this application does not guarantee that your request will be granted.

Please check
all that apply:

☒ street closure

☒ parade

☐ other special event

☐ beer served (*separate permit required*)

Please supply the following information. For additional space, use separate sheets of paper and attach to the application.

1) Location requested (if Temporary Street Closure only, list major roads to be closed):

_____ Aspen Grove Park

_____ Liberty Park

_____ Eastern Flank Battlefield Park

_____ Fieldstone Farms

_____ Pinkerton Park

New 96 West, Bridge St, Public square

_____ Jim Warren Park

_____ Harlinsdale Farm

Other: Main Street

2) Name/purpose of event: Kiwanis Christmas Parade

3) Date or dates of event: December 6, 2018

4) Time of Event: 2:00 - 3:30 pm

5) Time of Street Closure (if applicable): 2:00 - 3:30 pm

Set-Up Date/Time: 11:00 a.m.

Tear-down Date/Time: 3:30 - 5:00

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:

Gary Luffman / Kiwanis Club of Franklin

a) Address: 2331 Henpeck Lane Franklin, TN 37064

b) Phone: 615-794-6937 **c) Cell:** 615-854-4164 **d) Fax:** _____

e) E-mail address: gluffman.franklin tn@gmail.com

7) Person in charge on day of event: Gary Luffman

Cell: 615-854-4164 **E-mail address:** gluffman.franklin tn@gmail.com



HISTORIC
FRANKLIN
TENNESSEE

8) Name and Cell Number of at least two others available on day of event:

Name: Marta Eynatten Cell: 309-261-3500 E-mail address: marta_eyn@comcast.net

Name: TIM JONES Cell: 615-310-0250 E-mail address: Tim.Jones@reliantbank.com

9) DETAILED description of event (use additional sheets): staging in Tim Warren Park, Intermediate School, FSSD office complex. Begin parade at New Hwy 96 west at 11th Ave, proceed eastward onto Bridge St, right onto 3rd Ave North, around Public Square, westward onto Main St and west Main St. End Parade at 11th Ave North.

10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division.**

11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:

1,800 participants / 10,000 - 15,000 attendees

12) **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: Franklin)

14) Is your organization authorized to do business in Tennessee? Circle Yes or No

15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? Circle Yes or No. If yes, please attach copy of IRS tax exemption letter providing proof of status.

16) Will you charge an admission/participation fee (including vendors)? ^{NO} If yes, please specify how much per person/vendor. _____

17) Will any charity, gratuity, or offers be solicited or accepted during the event? Circle Yes or No

18) Is this event a fundraiser? Circle Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? various children charities

unknown on 02

19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No.



HISTORIC
FRANKLIN
TENNESSEE

20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22.

21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?

Christmas music on floats
a radio station may play Christmas music on square

22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.

individual participants on floats

23) During what time period is sound amplification requested? 2:00 - 3:30 pm

24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). low wattage (50); 15 musicians;
disc players

25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured. ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

26) What, if any, vendors will be present at event? (i.e medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets. none

27) Will food, beverages, or merchandise be sold or given away? Circle Yes or No. If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Question #28. _____

28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.

29) ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

30) Will you require a temporary water tap? Circle Yes or No If yes, please list exact locations: *and deep frying*

31) Will alcohol, beer, and/or wine be given away or sold? Circle Yes or No If yes, a permit from the relevant board is required. *Please read Additional Requirements section of this application for more information.*

32) Will your event include tents or other temporary structures, propane use, or open flames? Circle yes or no Events using tents of size 20 x 10 or larger require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

33) Attach Good Neighbor Letter and Mailing List used. *Please read Additional Requirements section of this application for more information.*

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

The City of Franklin does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Acts of 1964 (42 U.S.C. 2000d). For more information or to file a complaint against the City of Franklin under Title VI of the 1964 Civil Rights Act, contact the Title VI Coordinator:

Risk Manager
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064
615.791.3277

The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.



- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 2) I/We do swear to affirm that all of the information given in this application is true and complete.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with, and to submit a certificate of insurance prior to the event in an amount acceptable to the City Administrator.
- 4) I/We agree to provide a copy of this signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 5) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 6) I/We understand that granting of Special Event Permit does not imply granting of other permit that is separately required.
- 7) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 8) The City reserves the right to require one or more City of Franklin police officers or other emergency personnel be present at any and all events that occur within the city limits. Please budget for this request at a rate of \$30 per hour at a minimum of two (2) hours.

BY:  - Board Director Date: 9/9/18

Approved by the Board of Mayor and Aldermen on _____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

If you have questions concerning your request, please call 615-550-6606.

Return application to:

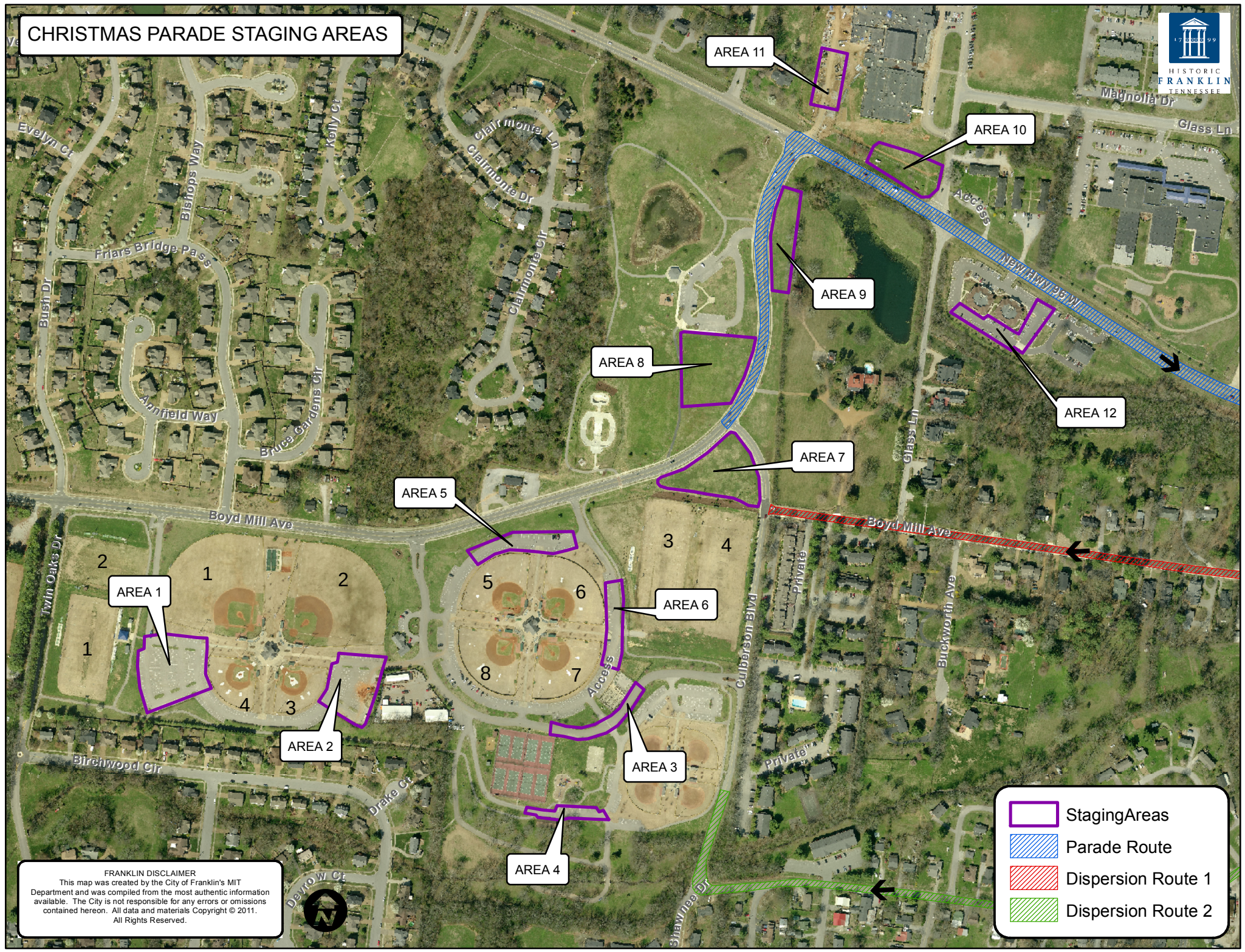
City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)

Staff Conditions:

Staff recommends approval of the event application with the following recommendations:

- Applicant will provide a \$1,000 refundable damage deposit to City prior to event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- ***Risk Management:***
 - o Applicant will provide certificate of insurance naming the City as additional insured.
 - o Any accidents or injuries occurring during the event should be reported to City representatives immediately.
- ***Police Department:***
 - o Applicant will hire twelve extra-duty Franklin Police Officers to provide security and crowd control.
- ***Sanitation and Environmental Services Department:***
 - o Department will provide roll-out containers along the parade route.
 - o Applicant will provide volunteers to do clean-up after the event.
- ***Parks Department:***
 - o Applicant will work with Department to determine locations and rules/regulations for staging areas at Jim Warren Park.
- ***Streets Department:***
 - o Department will put out Message Boards several days prior to event to notify motorists of closures.
 - o Department will operate sweeper along the route after the parade.

CHRISTMAS PARADE STAGING AREAS



FRANKLIN DISCLAIMER
This map was created by the City of Franklin's MIT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2011. All Rights Reserved.

- Staging Areas
- Parade Route
- Dispersion Route 1
- Dispersion Route 2

Christmas Parade



START

Jim Warren Park

Bicentennial Park

FINISH

- Parade Route
- Dispersion Route 1
- Dispersion Route 2
-  Streets
-  Harpeth River
-  Parks

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2018. All Rights Reserved.





HISTORIC
FRANKLIN
TENNESSEE

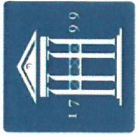
RETAILER'S CERTIFICATE

Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning applicant in the name of West Side Wine & Spirits, LLC, owned by the managing agents, Richard English and Steven Poe, who have made application for a retailer's license to handle alcoholic beverages at 188 Front Street, Suite 108 (Westhaven PUD), (West Side Wine & Spirits) which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owners who are to be in actual charge of the business have not been convicted of any violation of the laws against possession, sale, manufacture, or transportation of beer or other alcoholic beverages, or of any felony, or of any crime involving moral turpitude, within the past ten (10) years immediately preceding the date of application, and they will not violate any of the provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. The applicant(s) has secured a location for the business which complies with all restrictions of local law, ordinances, or resolutions, duly adopted by the local authorities as to location.
3. The applicant (by and through one or more of its owners) meets all residency requirements established by local authority under Franklin Municipal Code Section 2-108A.
4. The applicant has complied with local laws, ordinances, and resolutions duly adopted by the local authority regulating the number of retail licenses to be issued within the jurisdiction.

This the 27th day of November, 2018

DR. KEN MOORE
Mayor



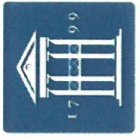
HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee
Board of Mayor and Aldermen

Stormwater Utility Financial Review and Discussion

BOMA Work Session

November 13, 2018

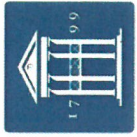


HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee **Stormwater Fund Review**

Agenda

- Review Scope & Questions
- Current Operations of Fund
- Findings of Other Cities
- Fund Analysis
- Recommendations & Next Steps
- Questions



HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee

Stormwater Fund Review

Review: Scope and Questions

- Staff set out to review the Stormwater Fund in light of initial forecasts showing the fund is no longer accumulating fund balance capable of funding both ongoing operations and new capital projects.

- Staff set out to answer five (5) questions:

1) What is the current design, funding, operation and structure of the Stormwater Fund in Franklin?

2) What should the function of the Stormwater fund be?

3) Is the revenue stream capable of providing for the needs of the fund in the future and if not to make recommendations on how to adjust the fees?

4) What should be the services and responsibilities charged to the fund and if necessary make recommendations on opportunities to reduce what is charged to the Stormwater Fund and identify where these operations could be charged (e.g. General Fund)?

5) What are the necessary and affordable capital projects that have Stormwater components and where they should be afforded from?



HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee **Stormwater Fund Review**

Current Operations of the Fund

- Function created in 2001, Stormwater Fund created in 2003, Stormwater Fee last modified in 2004
- Primary purpose is to account for activities necessary for the City's compliance with Phase II of the National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) program
- Fund has 22 employees charged against two divisions; Streets (16) and Engineering (6)
- Operational revenues total \$2.7 M annually
- Operational expenses (NOT including capital) total \$2.6 M annually



HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee **Stormwater Fund Review**

Current Operations of the Fund

- **Activities the fund provides:**
 - **Routine maintenance procedures**
 - **Small repairs and upgrades to failing drainage systems**
 - **Vacuuming storm drains and street sweeping**
 - **Public Education and Outreach**
 - **Public Involvement and Participation**
 - **Illicit Discharge Detection and Elimination**
 - **Construction Site Stormwater Runoff Control**
 - **Permanent Stormwater Management in Development and Redevelopment**
 - **Pollution Prevention for Municipal Operations**
 - **Ambient Monitoring of Streams**
 - **Completion of annual report to TDEC and EPA**



City of Franklin, Tennessee

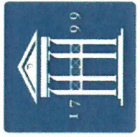
Stormwater Fund Review

HISTORIC
FRANKLIN
TENNESSEE

Current Operations of the Fund

- Fee Structure: Based upon “ERU” – Equivalent Residential Unit

STORMWATER				
Applies to all properties inside the city limits of Franklin				
	SMALL 3,350 = impervious surface* (<3,350 ft*)	LARGE (>3,350 ft*)	Designated Rate	ERU (3,350 ft*)
Residential - Inside City	\$2.74	\$4.38	NA	NA
Duplexes/Trailers (not codified)	NA	NA	\$2.74	NA
Apts/Condos (not codified)	NA	NA	\$2.74	NA
Commercial - Inside City (per ERU)	NA	NA	NA	\$3.65



HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee Stormwater Fund Review

Findings from Other Cities

- Staff sampled 14 cities – 9 in Tennessee and 5 Outside
- Cities were chosen because
 - a) neighboring cities
 - b) cities which Franklin often benchmarks itself against
 - c) cities that have established Stormwater utilities
- Cities **widely** differ on how they have **structured the tiering** within the fee. Most are simple and similar to Franklin – two types of fees (Residential and Non-Residential) and have at least one tier in each type of fee. Some are much more complex (Nashville has 5 Residential and 9 Non-Residential tiers.
- Most use the ERU model and bill monthly; some bill quarterly.

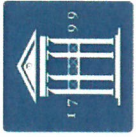


HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee **Stormwater Fund Review**

Findings from Other Cities

- ERU's vary widely as well. For Residential properties, the smallest ERU is less than 400 sq. ft. of impervious surface (Nashville) to 6,561 sq. ft. (Gallatin). Most have a wide variety of complexity in between. Non-Residential ERU's vary from the smallest of less than 400 sq. ft. (Nashville) to over 1,000,000 sq. ft. of impervious surface (again, Nashville)
- Most cities have updated their fees within the last few years.



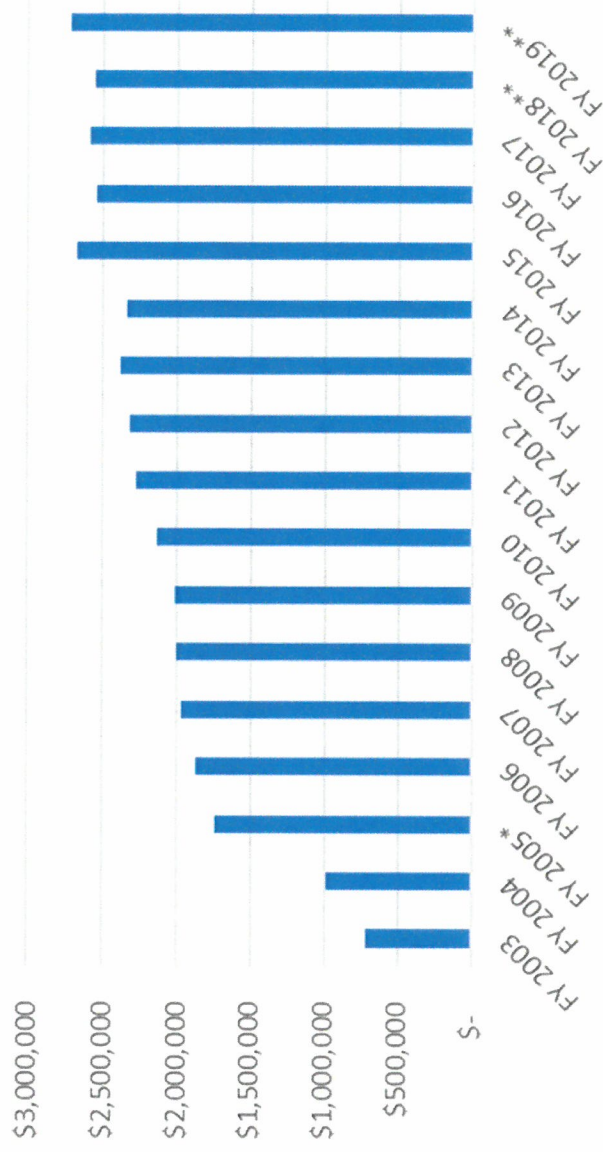
HISTORIC
FRANKLIN
TENNESSEE

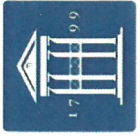
City of Franklin, Tennessee Stormwater Fund Review

Fund Analysis

- Franklin has not adjusted the fee or the tiers since 2004.
- Annual revenues have increased most years, but additional revenue has only resulted from new growth within the community.

Stormwater Fund Revenue - FY 2003-2019





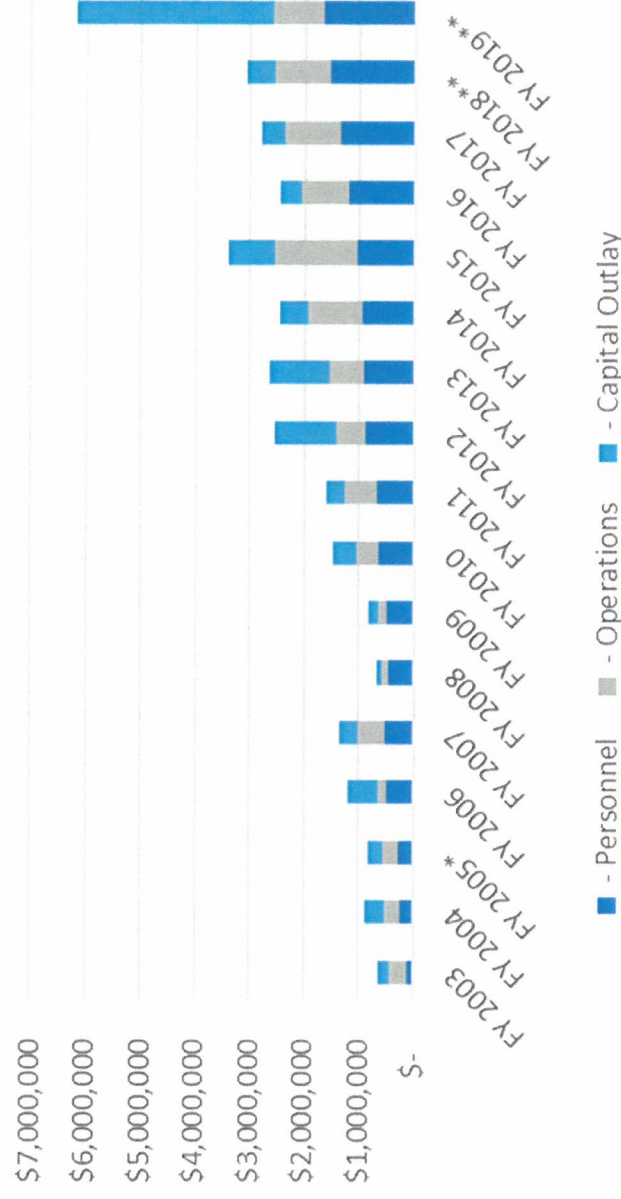
HISTORIC
FRANKLIN
TENNESSEE

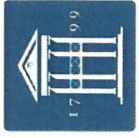
City of Franklin, Tennessee Stormwater Fund Review

Fund Analysis

- Annual expenses have also increased, as personnel adds and operational growth necessary to meet the demands of meeting our obligations under the NPDES permit have increased, and the community has continued to grow.

Stormwater Fund Expenses - FY 2003-2019



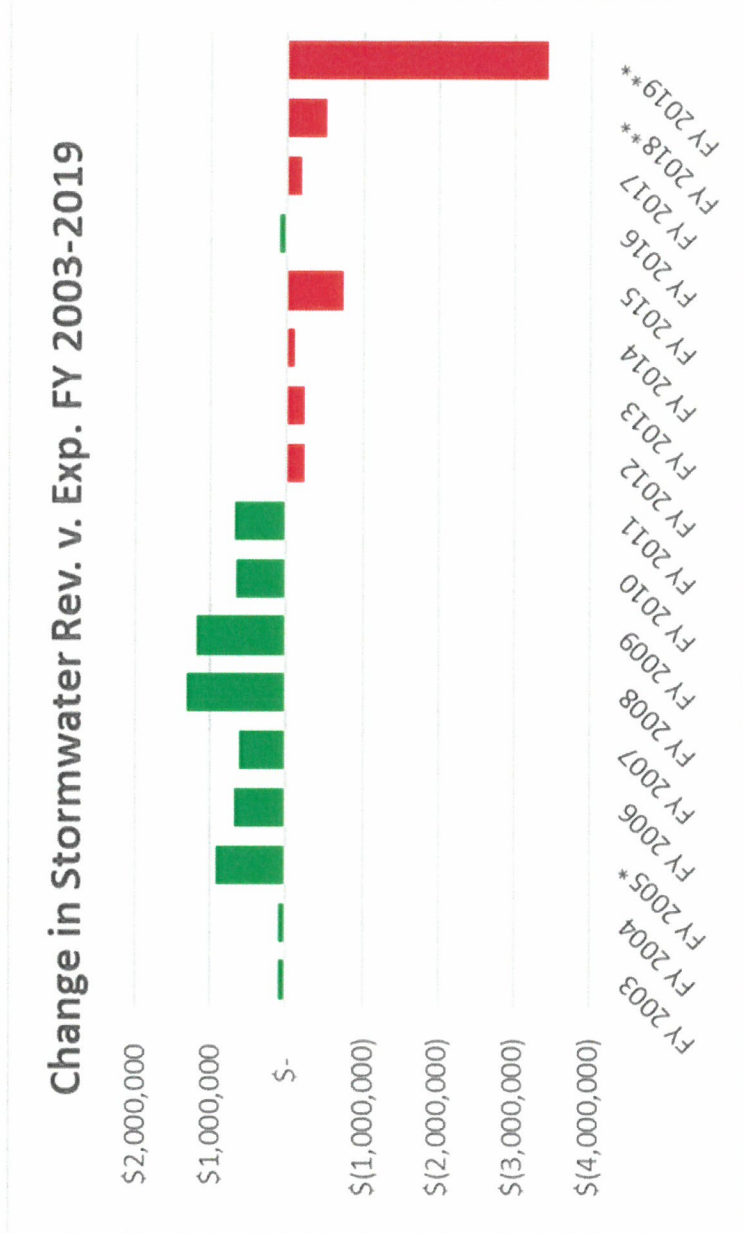


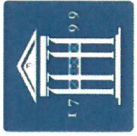
HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee Stormwater Fund Review

Fund Analysis

- The result is that although the fee was appropriately set in 2004 and a healthy fund balance established, this cannot meet the operations and capital needs placed upon the fund. Only one of the last eight years of operations has produced positive fund balance.



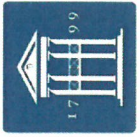


HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee **Stormwater Fund Review**

Fund Analysis

- **Operational Expenses (Both in Personnel and Maintenance Operations) have caught up to Annual Revenues, leaving no additional funds for future capital other than what was accumulated in the first decade of operations.**
- **If no capital is funded moving forward other than purchase of equipment necessary to carry out functions required under our permit, the fund will exhaust its fund balance by FY 2027, and violate state laws for minimum fund balance requirements by FY 2025.**
- **Over \$20,000 of capital expenditures have been identified as eligible for Stormwater Funding in the FY 2019-2028 CIP.**



HISTORIC
FRANKLIN
TENNESSEE

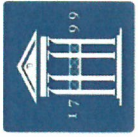
City of Franklin, Tennessee **Stormwater Fund Review**

Recommendations & Next Steps

- Recommendations:

1) *Dedicate additional funding for Stormwater operations and capital needs.* First and foremost, the fee should likely be adjusted. It has not been raised in 14 years, and comparative fees throughout Tennessee and the United States indicate that Franklin is on the low end of scale – both in the fee assessed and the rate structure. *How that is to be achieved is up for further discussion and debate.*

2) *Update Title 23*, (section of City Code which contains the authorization for the Stormwater Fund), to include language similar to other funds which require a *mandatory review of the fee no less than every five fiscal years* and cleanup language on assessing penalties and interest which Title 17 and Title 18 have gone through in recent years.



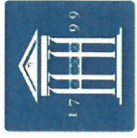
HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee Stormwater Fund Review

Recommendations & Next Steps

-Next Steps:

- 1) *Review this report and provide feedback* to staff.
- 2) Should the BOMA wish, *direct staff to provide options* as to what *different residential and non-residential tiers* look like, *as well as how fees could be increased* (or not dependent upon how the tiers are structured).
- 3) Also should the BOMA wish, *staff* will also *prepare the impacts of transfers from the General Fund* for funding a part or all of identified Stormwater capital projects through the FY 2019-2028 Capital Investment Program.
- 4) Staff will prepare various options as part of the FY 2020 annual operating budget process and *have ready by the March 2019 Budget review* of the Stormwater Fund. Structure and rate of fee could then be changed as part of the annual operating budget process.



HISTORIC
FRANKLIN
TENNESSEE

City of Franklin, Tennessee **Stormwater Fund Review**

Questions

City of Franklin, Tennessee

Stormwater Fund Review

November 2018



HISTORIC
FRANKLIN
TENNESSEE



City of Franklin, Tennessee

Stormwater Fund Review

Table of Contents

<u>Item</u>	<u>Page</u>
Section I: Executive Summary	3
Section II: Current Conditions & Service Provisions	7
Section III: Tennessee & Comparable Cities	15
Section IV: Fund Analysis	31
Section V: Recommendations & Next Steps	37
Section VI: Appendices	39
- Historic Financials Since Inception of Fund (2003) to Today (2019)	41
- Historic Staffing Levels Since Inception of Fund (2003) to Today (2019)	42
- City of Redmond, Washington Rate Adjustment Examples	43
- Monthly Fee per Typical Residence for Larger Municipalities (2017)	45
- Ordinance 2001-53: Authorizing Stormwater Management Ordinance	46
- Ordinance 2002-14: Original Authorizing Ordinances for Stormwater Fee	78
- Ordinance 2004-25: Current Authorizing Ordinance for Stormwater Fee & Minutes	83



Section I:

Executive Summary



Section I: Executive Summary

The City of Franklin, like many cities in the state and nation, has established a Stormwater Fund for purpose of accounting for and providing services related to the maintenance and proper treatment of Stormwater related activities. The purpose of this review is to answer the following questions:

- 1) What is the current design, funding, operation and structure of the Stormwater Fund in Franklin?
- 2) What should the function of the Stormwater fund be?
- 3) Is the revenue stream capable of providing for the needs of the fund in the future and if not to make recommendations on how to adjust the fees?
- 4) What should be the services and responsibilities charged to the fund and if necessary make recommendations on opportunities to reduce what is charged to the Stormwater Fund and identify where these operations could be charged (e.g. General Fund)?
- 5) What are the necessary and affordable capital projects that have Stormwater components and where they should be afforded from?

This review has been requested because the accumulated fund balance is forecast to no longer meet the needs of both ongoing operations and capital projects which staff has identified should be charged against the fund. But it is also the City's first formal examination of the sustainability of one of its funds. This review will examine the financial and operational sustainability of the Stormwater Fund and make appropriate recommendations for the Board of Mayor and Alderman to follow both in the short and longer terms.

The need to examine one's operations for efficiencies is not merely a good idea but a hallmark of any effective organization. The City of Franklin, Tennessee and governments at all levels have embraced as a standard operating procedure the phrase "do more with less." Evaluation of any service must be performed via the use of industry-accepted metrics. Subjectivity, though a part of anything having to do with political governance, must always take a back seat to pragmatic and practical data. That being said, to measure a program based upon the "bottom line" alone inappropriately disregards non-monetary and other less tangible – but not necessarily less valuable – aspects of public service.

This report and the analysis contained herein is intended, to the greatest extent possible, to reach objective, well-reasoned conclusions which provide policy makers within the City of



City of Franklin, Tennessee

Stormwater Fund Review

Franklin, Tennessee and ratepayers of the Stormwater Fund the information they need to have the most efficient and effective services possible.



City of Franklin, Tennessee

Stormwater Fund Review

This page left intentionally blank.



Section II:

Current Service Delivery Model



Section II: Current Service Delivery Model

To understand how to improve the sustainability of the Stormwater Fund, it is necessary first to understand its history, its structure and the services which are provided by it.

History of the Stormwater Fund

The Stormwater Fund was created in Fiscal Year 2003 in order to account for activities necessary for the City's compliance with Phase II of the National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) program that became effective in March 10, 2003. This system, created by the Clean Water Act of 1972, addresses water pollution through the regulation of discharge into waterways.¹ Stormwater runoff – that portion of rain or melting snow that does not soak into the ground which runs off impervious surfaces – directly enters storm drains or waterways and thus has been deemed necessary to regulate and control to ensure the continued health of the nation's waters.

To pay for the costs of addressing that runoff, one option from which municipalities can choose is to create a stormwater utility and charge a fee to developed properties, including homes and businesses. These fees produce a dedicated revenue stream, restricted for use only on stormwater system management including maintenance, operations and capital projects. The stormwater utility provides funding to implement new programs in support of the six minimum control measures in the MS4 permit that includes public education and outreach, public participation/involvement, illicit discharge detection and elimination, construction site storm water runoff control, post-construction storm water management in new development / redevelopment, and pollution prevention/good housekeeping for municipal operations. Franklin chose to create a separate ordinance² and fee³ to comply with the NPDES (MS4) Phase II Permit.

Work studying how the City would comply with the rules of the MS4 permit began several years earlier, culminating in Ordinance 2001-53 which adopted a Stormwater Management Ordinance. In the ensuing years from 2001 to 2004, BOMA modified both the ordinance and the fee associated with Stormwater functions until approving the current fee via Ordinance 2004-25 on March 9, 2004.⁴

The fee currently is based on ERU's or Equivalent Residential Units, which are equivalent to 3,350 square feet of impervious area. The rate is \$3.65/ERU/month. There are two categories of charges – non-residential and residential. Non-Residential (Commercial) properties pay the rate, times the impervious area of the site, divided by the ERU. Residential properties pay dependent upon their size:

¹ <https://www.epa.gov/npdes/about-npdes>

² See Section VI: Appendices: Ordinance 2001-53, Page 46

³ See Section VI: Appendices: Ordinance 2002-14, Page 78 and Ordinance 2004-25, Page 83.

⁴ *Ibid.*



City of Franklin, Tennessee

Stormwater Fund Review

- Smaller than 3,350 sq. ft. pay at a rate of 75% of the ERU/month
- Larger than 3,350 sq. ft. pay at a rate of 120% of the ERU/month

This is detailed on Exhibit 1:

Exhibit 1: City of Franklin Current Stormwater Fees:

STORMWATER				
Applies to all properties inside the city limits of Franklin				
3,350 = impervious surface*	SMALL ($<3,350$ ft*)	LARGE ($>3,350$ ft*)	Designated Rate	ERU (3,350 ft*)
Residential - Inside City	\$2.74	\$4.38	NA	NA
Duplexes/Trailers (not codified)	NA	NA	\$2.74	NA
Apts/Condos (not codified)	NA	NA	\$2.74	NA
Commercial - Inside City (per ERU)	NA	NA	NA	\$3.65

The fee has NOT been adjusted since passage of Ordinance 2004-25, fourteen (14) years ago. It is charged monthly.

On average, the fee raises about \$2.4 million annually and has grown slowly. From FY 2013 to FY 2017, total Stormwater fees increased by 8%. Between 2016 and 2017, fee revenues only increased less than 1%, or \$21,249. Overall revenues for FY 2019 are forecast around \$2.7 million and include additional fees for plan review, inspections, fines, late pays and earned interest on cash balances.

Exhibit 2: Revenue Model History & Estimates for the Stormwater Fund:

	Actual					Budget	Actual	Budget
	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2018	FY 2019
PLANS REVIEW FEE	-	9,908	24,500	15,100	26,400	25,500	15,000	24,990
DRAINAGE INSPECTIONS	-	5,477	68,947	25,303	102,519	61,200	50,176	59,976
STORMWATER PERMIT FEE	5,950	12,482	10,789	8,225	15,075	40,877	8,913	40,059
FEMA/TEMA GRANTS (FED/STATE)	-	3,691	-	-	-	-	-	-
STORMWATER FEES	2,225,948	2,277,908	2,521,597	2,381,431	2,402,680	2,598,344	2,379,597	2,546,377
STORMWATER FINES	100	-	9,675	14,125	-	10,200	43,486	9,996
STORMWATER LATE PAY PENALTIES	21,179	20,754	23,398	21,640	18,869	31,518	23,279	30,888
INTEREST INCOME	20,719	8,930	14,441	83,971	(8,864)	10,200	28,288	9,996
SALE OF SURPLUS ASSETS	-	-	-	-	33,508	-	-	-
CUSTOMER SERVICE	-	(4,776)	-	(3,307)	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	193	-	-	-	-
CONTRIBUTIONS - OTHERS	110,000	6,589	-	-	-	-	-	-
Totals	\$ 2,383,896	\$ 2,340,963	\$ 2,673,347	\$ 2,546,681	\$ 2,590,187	\$ 2,777,838	\$ 2,548,739	\$ 2,722,281

Structure of the Stormwater Fund

The Stormwater Fund provides funding for two divisions contained within – the Streets and Engineering departments.

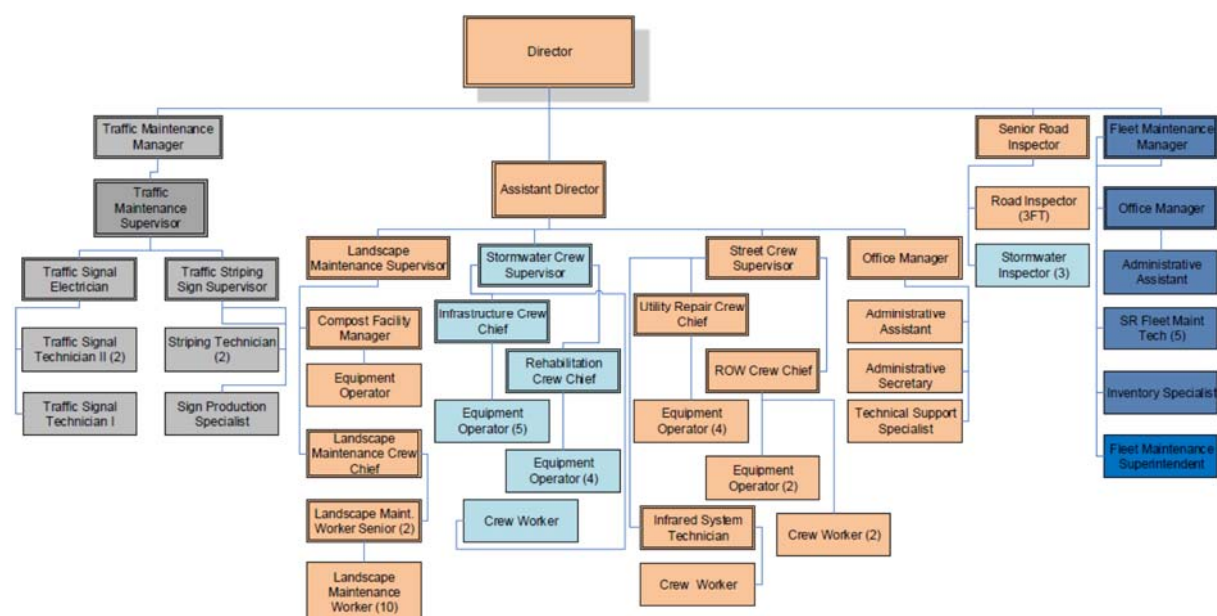
Streets

The Street Department, Stormwater Division performs maintenance as well as small repairs and upgrades to failing drainage systems. Work activities are performed daily, and include routine maintenance procedures, as well as small repairs and upgrades to failing drainage systems, vacuuming storm drains and street sweeping.

The Stormwater-Streets division consists of 16 employees: one supervisor, three Stormwater inspectors, 2 crew chiefs & 10 maintenance personnel.

In recent years the division performed sweeping operations throughout the City with two Street sweepers. Due to the increase of construction activities and additional curb and gutter along Mack Hatcher Parkway and Hillsboro Rd, the streets division will increase operations to three sweeping units daily.

Exhibit 3: Streets Department Organizational Chart *(shaded in light blue)*



As you can see from above, services within the Streets division funded from the Stormwater Fund are integrated into the overall operation of the City's Streets Department. Most of the employees funded through the Stormwater Fund function like other Streets Department crews (Landscaping, Street Repair) and report to the Assistant Director.

The authorized personnel counts for the last five fiscal years of the Stormwater Fund, Streets Division are shown on Exhibit 4:



City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 4: Streets Division Authorized Staffing, FY 2015-2019

Position	Pay Grade	FY 2015		FY 2016		FY 2017		FY 2018		FY 2019	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Stormwater - Streets											
Stormwater Inspector	Grade F	2	0	2	0	3	0	3	0	3	0
Stormwater Supervisor	Grade F	1	0	1	0	1	0	1	0	1	0
Crew Chief	Grade E	2	0	2	0	2	0	2	0	2	0
Equipment Operator	Grade D	8	0	8	0	8	0	8	0	9	0
Crew Worker	Grade B	1	0	1	0	1	0	1	0	1	0
Totals		14	0	14	0	15	0	15	0	16	0

Exhibit 5: Stormwater-Streets Division Budget

	Actual 2016	Actual 2017	Budget 2018	Estd 2018	Budget 2019	Difference	
						\$	%
Personnel							
Salaries & Wages	600,545	664,191	698,797	750,918	771,802	73,005	10.4%
Employee Benefits	295,606	345,034	410,345	449,569	403,212	(7,133)	-1.7%
Total Personnel	896,151	1,009,225	1,109,142	1,200,487	1,175,013	65,871	5.9%
Operations							
Transportation Services	327	94	300	199	320	20	6.7%
Operating Services	413	658	795	1,795	1,795	1,000	125.8%
Notices, Subscriptions, etc.	1,681	110	1,050	1,050	1,050	-	0.0%
Utilities	53,214	37,301	57,000	45,000	45,735	(11,265)	-19.8%
Contractual Services	-	(96,298)	15,000	1,400	15,000	-	0.0%
Repair & Maintenance Services	77,283	139,442	114,500	125,300	139,300	24,800	21.7%
Employee programs	1,960	4,464	4,970	5,100	3,500	(1,470)	-29.6%
Professional Development/Travel	3,120	668	14,850	15,010	11,160	(3,690)	-24.8%
Office Supplies	972	1,425	920	925	925	5	0.5%
Operating Supplies	12,307	16,844	15,325	13,925	14,525	(800)	-5.2%
Fuel & Mileage	27,770	37,028	40,000	40,000	46,800	6,800	17.0%
Machinery & Equipment (<\$182,000)	49,472	15,720	23,450	22,950	17,050	(6,400)	-27.3%
Repair & Maintenance Supplies	84,981	67,533	123,650	115,242	99,300	(24,350)	-19.7%
Operational Units	181,976	189,676	196,569	196,569	261,197	64,628	32.9%
Property & Liability Costs	24,764	41,337	19,602	23,697	25,483	5,880	30.0%
Rentals	1,961	-	1,200	1,200	1,300	100	8.3%
Permits	500	-	1,000	1,000	1,000	-	0.0%
Financial Fees	5,735	4,270	9,000	9,000	9,180	180	2.0%
Debt Service and Lease Payments	144,828	145,966	144,828	72,414	-	(144,828)	-100.0%
Total Operations	673,264	606,238	784,009	691,776	694,620	(89,390)	-11.4%
Capital	210,138	285,464	-	-	331,000	331,000	
Total Stormwater - Streets	1,779,552	1,900,927	1,893,151	1,892,263	2,200,633	307,482	16.2%



City of Franklin, Tennessee

Stormwater Fund Review

Engineering

The City of Franklin is granted authorization to discharge Stormwater through its Stormwater infrastructure and into receiving water bodies through a NPDES permit issued by the EPA and administered through TDEC. A condition of this permit coverage is that six minimum control measures are met by the end of the permit cycle. The City is required annually to submit an “annual report,” which is essentially a report to document the progress the City is making towards meeting its current permit requirements. Current minimum control measures are:

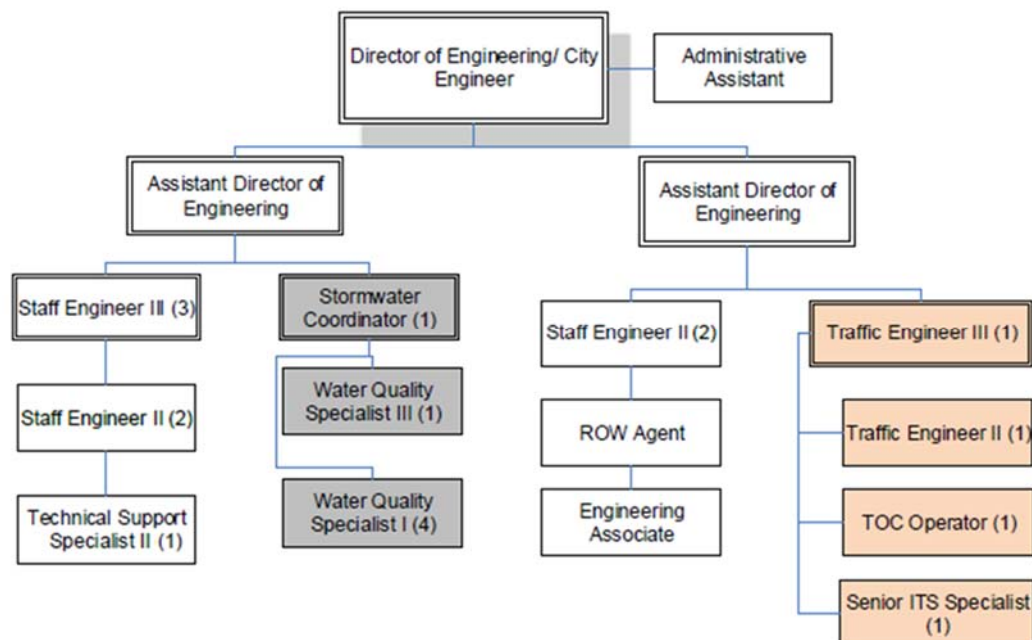
- 1) Public Education and Outreach
- 2) Public Involvement and Participation
- 3) Illicit Discharge Detection and Elimination
- 4) Construction Site Stormwater Runoff Control
- 5) Permanent Stormwater Management in Development and Redevelopment
- 6) Pollution Prevention for Municipal Operations

In addition to the above minimum control measures, the City is required to do annual ambient monitoring which includes:

- 1) Macroinvertebrate Sampling
- 2) E.Coli Sampling
- 3) Visual Stream Assessments

The Stormwater-Engineering division consists of 6 employees: one coordinator and 5 water quality specialists.

Exhibit 6: Engineering Division Organizational Chart (shaded in gray)





City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 7: Engineering Division Authorized Staffing, FY 2015-2019

Position	Pay Grade	FY 2015		FY 2016		FY 2017		FY 2018		FY 2019	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Stormwater - Engineering											
Stormwater Man. Coordinator	Grade I	1	0	1	0	1	0	1	0	1	0
Water Quality Specialist III	Grade H	0	0	0	0	0	0	1	0	1	0
Water Quality Specialist II	Grade G	1	0	3	0	3	0	2	0	0	0
Water Quality Specialist I	Grade F	2	0	1	0	1	0	2	0	4	0
Totals		4	0	5	0	5	0	6	0	6	0

The Engineering budget contains annual allotments for capital projects which are charged against the Stormwater fund. The budget is often larger than the actual expenditure as projects which are anticipated to be completed within a budget year often are pushed to another.

Exhibit 8: Stormwater-Engineering Division Budget

	Actual 2016	Actual 2017	Budget 2018	Estd 2018	Budget 2019	Difference	
						\$	%
Personnel							
Salaries & Wages	218,670	263,778	339,999	359,320	369,734	29,735	8.7%
Employee Benefits	62,628	72,210	103,203	109,428	123,782	20,579	19.9%
Total Personnel	281,298	335,988	443,202	468,748	493,516	50,314	11.4%
Operations							
Transportation Services	798	894	840	650	682	(158)	-18.8%
Operating Services	211	237	1,332	1,000	1,000	(332)	-24.9%
Notices, Subscriptions, etc.	5,996	14,064	13,190	12,190	12,250	(940)	-7.1%
Utilities	3,106	4,459	4,978	4,350	5,040	62	1.2%
Contractual Services	137,067	295,628	153,104	153,400	153,560	456	0.3%
Repair & Maintenance Services	9,681	3,955	11,735	5,325	3,551	(8,184)	-69.7%
Employee programs	86	38	289	289	303	14	4.8%
Professional Development/Travel	7,967	5,882	11,500	11,500	12,000	500	4.3%
Office Supplies	862	329	584	850	985	401	68.7%
Operating Supplies	1,207	543	4,015	4,215	3,000	(1,015)	-25.3%
Fuel & Mileage	846	1,533	1,733	1,354	1,422	(311)	-17.9%
Machinery & Equipment (<\$121,0	10,518	5,048	18,723	13,020	8,000	(10,723)	-57.3%
Property & Liability Costs	-	15,388	16,159	11,958	12,554	(3,606)	-22.3%
Repair & Maintenance Supplies	450	228	3,870	2,000	1,000	(2,870)	-74.2%
Permits	3,460	10,210	10,721	3,510	3,513	(7,208)	-67.2%
Transfers to Other Funds		50,000				-	0.0%
Financial Fees				100	105	105	100.0%
Debt Service	25,537	4,860	25,538	-	-	(25,538)	-100.0%
Total Operations	207,792	413,296	278,311	225,711	218,965	(59,347)	-21.3%
Capital	187,539	126,016	3,605,000	500,000	3,175,000	(430,000)	-11.9%
Total Stormwater-Engineering	676,629	875,300	4,326,513	1,194,459	3,887,481	(439,032)	-10.1%



City of Franklin, Tennessee

Stormwater Fund Review

Summary

As the preceding pages show, the Stormwater Fund provides for the revenues and employees necessary to discharge the City's responsibilities under the MS4 permit – maintenance the City's storm drains and drainage systems, public education about impervious surfaces and storm drainage and sampling of local waterways to ensure quality discharge back into the streams and rivers which pass through Franklin.

Financially, the City now takes in about as much in revenues (\$2.4-\$2.7 million annually) as it spends on maintaining operations for the 22 personnel, consulting and equipment maintenance charged against the fund (\$2.6 million).

Section III will analyze how other cities in the region and the nation provide for stormwater services.



Section III:

Tennessee & Comparable Cities



Section III: Tennessee & Comparable Cities

Now that the existing service has been defined, the next step is to compare it to other municipalities which operate a Stormwater Fund. Finance Department staff researched 14 cities in the state and beyond on four questions:

- Research what other cities in Tennessee have Stormwater Utilities/Funds
- Research which of our peer cities have Stormwater Utilities/Funds
- Determine what their fees are, what they are based off of and when they were last updated
- Determine if the funds are used for Operations only or for Operations and Capital

Staff researched 14 Tennessee and comparable communities including:

- | | |
|--------------------|------------------|
| - Brentwood, TN | - Cary, NC |
| - Chattanooga, TN | - Eagan, MN |
| - Gallatin, TN | - Germantown, TN |
| - Johnson City, TN | - Kirkland, WA |
| - Kingsport, TN | - LaVergne, TN |
| - Lenexa, KS | - Maryville, TN |
| - Murfreesboro, TN | - Nashville, TN |
| - Redmond, WA | |

These cities were chosen because either they are a) neighboring cities, b) cities which Franklin often benchmarks itself against or c) cities that have established Stormwater utilities. The breakouts of certain cities on the following pages provide greater detail into how municipalities within Tennessee and outside structure their funds. At the end of the section, a summary table is provided detailing all cities information.

Cities within Tennessee

City of Brentwood, TN

Brentwood does not have a Stormwater fee or dedicated fund. For 2019 they budget \$50k for both Stormwater operating and capital activities, totaling \$100k. This is funded through the General Fund.

City of Gallatin, TN

Gallatin just began collecting a Stormwater fee this fiscal year, FY 2019 (July 2018). It is based on ERU's of three sizes – less than 2,114 sq. ft., 2,115-6,560 sq.ft. and larger than 6,561 sq. ft. It is billed monthly.



City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 9: Gallatin, TN Stormwater Fee Calculation

STORMWATER	
Residential (impervious)	Monthly Fee
< 2,114 sq ft	\$3
2,115 - 6,560 sq ft	\$5
> 6,561 sq ft	\$9
Non-Residential	
Per ERU - 3,650 sq ft	\$5

Since the fee was just established this past July, there is no budget information for Fiscal 2018.⁵

City of Germantown, TN

Germantown also has a Stormwater fee and bills monthly. The fee is determined through the use of ERU's of sizes much larger than what Franklin uses. Germantown, however uses parcel size versus amount of imperviousness per parcel. It is detailed below:

Exhibit 10: Germantown, TN Stormwater Fee Calculation

Residential Stormwater Rates

Rates per Single Family Residential (SFR) parcel Annual Fee

ERU parcels less than 0 to 10,000 sq. ft. \$3.00/month (\$36/yr.)

ERU parcels between 10,001 – 22,000 sq. ft. \$3.25/month (\$39/yr.)

ERU parcels greater than 22,000 sq. ft. \$3.50/month (\$42/yr.)

Other Developed Property Stormwater Rates

User Fee Determination

The City will use a gross property area and intensity of development methodology to assess stormwater user fees to property owners. The fee will be based on the amount of runoff each property contributes to the City's stormwater runoff as determined by an average runoff coefficient for that property. The City Administrator or his/her designee is authorized to develop policies and procedures in accordance with this ordinance for the implementation and calculation of stormwater user fees. Runoff Coefficients shall be as follows:

LAND USE	RUNOFF COEFFICIENT
Residential	0.4
Other Developed Property	0.9
Parkland/Cemetery/Golf Course/Agricultural	0.25
Vacant Property	0.2

The monthly stormwater user fee for Other Developed Property, Vacant Property and Parkland/Cemetery/Golf Course - - referred to in this document as Other Property - - will be calculated using a formula which applies a Runoff Coefficient (based on the classification of the real property as set forth below) to the gross area square footage of the parcel and the ERU.

Monthly Stormwater Fee = AOT/AR * ROT/RR * ERU Rate * QF

Where: AOT = Other Developed Property Area (measured in acres)

ROT = Applicable Other Property Runoff Coefficient

AR = Average Residential Property Area (acres) = 0.34 acres

RR = Average Residential Runoff Coefficient (C) = 0.4

ERU Rate = Equivalent Residential Unit = \$3.25/month

QF = Quality Factor = 1.0

⁵ City of Gallatin, TN. "Stormwater Utility Frequently Asked Questions".

www.gallatintn.gov/DocumentCenter/View/4008/COG_Stormwater-Fee-Fact-Sheet.



City of Franklin, Tennessee

Stormwater Fund Review

As shown on the previous page, Germantown also employs a runoff coefficient to determine the monthly fee.⁶ The fees are placed into a dedicated Stormwater Fund and are used for both operating and capital activities. For FY 2018, the annual revenues total just under \$1,050,000. Capital contributions for FY18 total \$100,000.

Exhibit 11: Germantown, TN Stormwater Revenue & Expense Budget Summaries

Revenues:⁷

	Actual FY16	Budget FY17	Estimated FY17	% Chg.	Budget FY18
Stormwater Management Fee	\$ 994,425	1,009,964	1,035,000	0.50%	1,040,175
Other Revenue	331	-	-	-	-
Stormwater Permits	9,000	9,000	5,000	50.00%	7,500
OPERATING REVENUES	\$ 1,003,756	1,018,964	1,040,000	0.74%	1,047,675
Investment Income	2,608	1,700	3,200	9.38%	3,500
NONOPERATING REVENUES	\$ 2,608	1,700	3,200	9.38%	3,500

Expenses:⁸

BUDGET CATEGORY SUMMARY

CATEGORY	Actual FY16	Budget FY17	Estimated FY17	Amt. Chg.	% Chg.	Budget FY18
Personnel	\$ 514,965	548,443	548,233	26,813	4.89%	575,046
Communication	2,248	1,800	1,800	1,200	66.67%	3,000
Professional Fees	900	-	-	5,000	100%	5,000
Other Maintenance	24,517	30,000	30,000	(180)	-0.60%	29,820
Supplies	10,280	22,500	22,500	6,600	29.33%	29,100
Allocations	43,149	43,392	34,068	4,499	13.21%	38,567
Roads & Mains	249,232	290,000	290,000	(5,000)	-1.72%	285,000
TOTAL	\$ 878,422	968,967	963,021	41,432	4.30%	1,004,453
Capital Outlay	\$ -	50,000	50,000	54,851	109.70%	100,000

City of Nashville, TN

Nashville's Stormwater fee is more complex than others in Tennessee as it breaks out Residential and Non-Residential properties by impervious square footage area. The residential

⁶ City of Germantown, TN. "FAQ". www.germantown-tn.gov/live/new-advanced-components/vision-cms-components/faq.

⁷ City of Germantown, TN. "Fiscal Year 2019 Budget, July 1, 2018 – June 30, 2019", Page 165. www.germantown-tn.gov/home/showdocument?id=19172.

⁸ Ibid.



City of Franklin, Tennessee

Stormwater Fund Review

fee is also divided based upon whether or not the dwelling unit is a single-family residential home or a condominium. Non-Residential properties are divided the same way (Non-Residential vs. Condominium buildings), but there are eight different billing categories for the non-residential Stormwater fee. It is billed monthly and was last updated this year (2018).

Exhibit 12: Nashville, TN Stormwater Fee Schedule⁹

Property Type: Impervious Area (Square Feet)	Fee/month
Less than 400	-
Tier 1 – Residential : 400 – 2,000	1.50
Tier 2 – Residential: 2,001 – 6,000	6.00
Tier 3 – Residential: more than 6,000	11.00
Residential Condo (per unit)	3.00
Less than 400	-
Tier 1 – Non-Residential: 400-6,000	10.00
Tier 2 – Non-Residential: 6,001 – 12,800	30.00
Tier 3 – Non-Residential: 12,801 – 25,600	70.00
Tier 4 – Non-Residential: 25,601 – 51,200	150.00
Tier 5 – Non-Residential: 51,201 – 300,000	300.00
Tier 6 – Non-Residential: 300,001 – 1,000,000	650.00
Tier 7 – Non-Residential: more than 1,000,000	1,300.00
Non-Residential Condo (per unit)	10.00

Additionally, Nashville has a robust fee credit system where fees are reduced for meeting certain criteria outlined in a credit manual.¹⁰

Stormwater fees are placed into a dedicated Stormwater Fund and are used for both operating and capital activities. Operating activities include both the Streets and Engineering divisions similar to Franklin. Total budgeted revenues for FY 2018 total more than \$34,600,000 (Nashville passed a significant rate increase in 2018). Capital contributions for FY 2018 total just under \$7,300,000.

⁹ City of Nashville, TN. “Stormwater Program FAQ”.

www.nashville.gov/Portals/0/SiteContent/WaterServices/Stormwater/docs/FeeRestructure/Stormwater%20Program%20FAQ%20v2018.1.11.pdf.

¹⁰ Metro Water Services. “Stormwater User Fee Credit Manual”, City of Nashville, TN. February, 2016.

www.nashville.gov/Portals/0/SiteContent/WaterServices/Stormwater/docs/SWMM/2016/StormwaterUserFeeCreditManual_2016.pdf.



City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 12: Nashville, TN Stormwater Funds Budget Summary¹¹

Stormwater Funds						
	FY2016 Budget	FY2016 Actuals	FY2017 Budget	FY2018 Budget	FY17-FY18 Difference	FY17-FY18 % Change
OPERATING EXPENSES:						
PERSONAL SERVICES	7,472,500	6,234,818	7,471,400	8,064,100	592,700	7.93%
OTHER SERVICES:						
Utilities	109,200	42,256	100,800	101,800	1,000	0.99%
Professional & Purchased Services	1,475,700	1,315,353	1,844,000	3,019,800	1,175,800	63.76%
Travel, Tuition, and Dues	26,400	27,038	28,200	35,900	7,700	27.30%
Communications	217,800	147,428	228,800	217,600	(11,200)	-4.90%
Repairs & Maintenance Services	1,171,200	1,619,998	2,296,600	3,814,800	1,518,200	66.11%
Internal Service Fees	633,300	599,700	503,000	530,900	27,900	5.55%
Other Expenses	393,300	575,450	460,800	11,549,500	11,088,700	2406.40%
TOTAL OTHER SERVICES	4,026,900	4,327,223	5,462,200	19,270,300	13,808,100	252.79%
TOTAL OPERATING EXPENSES	11,499,400	10,562,041	12,933,600	27,334,400	14,400,800	111.34%
TRANSFERS TO OTHER FUNDS/UNITS	2,943,800	3,262,442	5,509,600	7,287,800	1,778,200	32.27%
TOTAL EXPENSES & TRANSFERS	14,443,200	13,824,483	18,443,200	34,622,200	16,179,000	87.72%
PROGRAM REVENUE:						
Charges, Commissions, & Fees	14,443,200	14,537,080	14,443,200	34,622,200	20,179,000	139.71%
Federal (Direct & Pass Through)	0	0	0	0	0	0.00%
State Direct	0	0	0	0	0	0.00%
Other Government Agencies	0	0	0	0	0	0.00%
Other Program Revenue	0	0	0	0	0	0.00%
TOTAL PROGRAM REVENUE	14,443,200	14,537,080	14,443,200	34,622,200	20,179,000	139.71%
NON-PROGRAM REVENUE:						
Property Taxes	0	0	0	0	0	0.00%
Local Option Sales Tax	0	0	0	0	0	0.00%
Other Tax, Licenses, & Permits	0	0	0	0	0	0.00%
Fines, Forfeits, & Penalties	0	0	0	0	0	0.00%
Compensation From Property	0	0	0	0	0	0.00%
TOTAL NON-PROGRAM REVENUE	0	0	0	0	0	0.00%
TRANSFERS FROM OTHER FUNDS/UNITS	0	0	0	0	0	0.00%
TOTAL REVENUE & TRANSFERS	14,443,200	14,537,080	14,443,200	34,622,200	20,179,000	139.71%

¹¹ Barry, Megan. "Recommended Operating Budget for Fiscal Year 2017-2018". City of Nashville, TN. May 2017, Page J-65-8.

www.nashville.gov/Portals/0/SiteContent/Finance/docs/OMB/citizens_budget/budgetbook/FY2018%20Operating%20Budget%20Book.pdf.



City of Franklin, Tennessee

Stormwater Fund Review

Cities outside Tennessee

City of Cary, NC

The City of Cary, North Carolina is one of the City of Franklin's most used comparable cities. However, Cary does not operate a Stormwater utility and is not applicable to the study.

City of Eagan, MN

The City of Eagan, Minnesota is a suburb of the Twin Cities similar to Franklin in size (66,000 est. pop.) and distance from the Metro area (18.4 miles) as Franklin, applies a Stormwater fee quarterly according to the following table:

Exhibit 13: Eagan, MN Stormwater Fee Calculation (as of 2018)¹²

STORMWATER		
	Monthly Fee p/ERU	ERU Factor
R1 (SFR) & R2 (Duplex)	\$5.68	1.0
R3 (Townhomes)	\$3.52	0.8 p/unit
R4 (Multi-Family)	\$7.97	Calculation based on impervious to acre ratio
Commercial	\$6.74	
Public	\$7.76	

**Note: this table has been converted from quarterly to monthly.*

Stormwater fees are used for both operating and capital activities. The annual revenues for FY 2018 are forecast to be just under \$2,600,000 – almost identical to Franklin. Capital contributions for FY18 total \$143,000.

Exhibit 14: Eagan, MN Stormwater Fund Revenues¹³

	Actual 2015	Actual 2016	Budget 2017	Budget 2018	Budget 2019
Storm Drainage/Water Quality					
4540 Storm Drainage Service Fees	1,562,052	2,393,291	2,486,500	2,530,000	2,570,000
4541 Storm Drainage Penalties	6,236	7,609	4,500	5,000	5,000
4226 Developer Escrow Reimbursmt	26,529	29,815	30,000	30,000	30,000
4672 Water Quality Dedication Fees	-	19,816	10,000	-	-
	1,594,817	2,450,531	2,531,000	2,565,000	2,605,000

¹² City of Eagan, MN. "2018 Fee Schedule". 19 December 2017. Page 12.

www.cityofeagan.com/images/Finance/2018/2018%20fee%20schedule.pdf.

¹³ City of Eagan, MN. "2018-2019 Adopted Budget". 1 January 2018. Page 166.

www.cityofeagan.com/images/Finance/2019/2018-19%20Budget.pdf.



City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 15: Egan, MN Stormwater Fund Expenses¹⁴

Acct	PERSONAL SERVICES	Actual 2015	Actual 2016	Budget 2017	Budget 2018	Budget 2019
6110	SALARIES AND WAGES-REGULAR	\$ 69,233	\$ 83,761	\$ 68,000	\$ 73,100	\$ 77,300
6112	OVERTIME-REGULAR	1,034	1,514	5,700	7,300	7,300
6130	SALARIES AND WAGES-TEMPORARY	13,225	6,589	13,300	13,900	13,900
6142	PERA-COORDINATED	5,222	6,520	5,500	6,000	6,300
6144	FICA	6,092	6,839	6,700	7,200	7,500
6151	HEALTH INSURANCE	11,717	15,349	10,200	11,100	12,000
6152	LIFE	110	112	-	-	-
6154	DISABILITY - LONG TERM	203	262	-	-	-
6155	WORKERS COMPENSATION	3,058	3,619	6,300	6,800	7,100
	TOTAL PERSONAL SERVICES	109,894	124,565	115,700	125,400	131,400
	PARTS & SUPPLIES					
6210	OFFICE SUPPLIES	60	-	-	-	-
6224	CLOTHING/PERSONAL EQUIPMENT	604	444	700	700	700
6230	REPAIR/MTN SUPPLIES-GENERAL	17	206	300	300	300
6232	SMALL EQUIPMENT REPAIR PARTS	-	91	-	200	200
6233	BUILDING REPAIR SUPPLIES	17	-	-	-	-
6235	FUEL, LUBRICANTS, ADDITIVES	6	4	400	400	400
6240	SMALL TOOLS	100	720	500	500	500
6255	STREET REPAIR SUPPLIES	-	561	1,000	1,000	1,000
6260	UTILITY SYSTEM PARTS/SUPPLIES	2,455	8,417	9,000	9,000	9,000
	TOTAL PARTS & SUPPLIES	3,259	10,443	11,900	12,100	12,100
	SERVICES & OTHER CHARGES					
6310	PROFESSIONAL SERVICES-GENERAL	3,018	303	120,000	58,000	46,000
6311	LEGAL	333	1,602	-	-	-
6385	INSURANCE	3,900	3,900	3,900	3,900	3,900
6408	ELECTRICITY-LIFT STATIONS	113,862	162,220	134,500	137,500	139,300
6429	STREET REPAIR-LABOR	-	860	-	-	-
6432	UTILITY SYSTEM REPAIR - LABOR	37,207	54,402	50,000	120,000	120,000
6457	MACHINERY AND EQUIPMENT	342	2,019	1,000	1,000	1,000
6476	CONFERENCES AND SCHOOLS	340	-	400	400	400
6480	LICENSES, PERMITS AND TAXES	-	176	-	100	100
6805	TRANSFER OUT	23,700	29,282	25,400	25,400	25,400
6539	WASTE REMOVAL/SANITATION SERVICE	-	-	500	500	500
6569	MAINTENANCE CONTRACTS	411	-	-	-	-
	OTHER SERVICES AND CHARGES	183,113	254,764	335,700	346,800	336,600
	TOTAL OPERATING	296,266	389,772	463,300	484,300	480,100
					4.5%	-0.9%
	CAPITAL CONSTRUCTION/PROJECTS					
6630	RENEWAL AND REPLACEMENT - OUTLAY	136,228	21,040	611,000	152,000	143,000
	TOTAL CAPITAL	136,228	21,040	611,000	152,000	143,000
					-75.1%	-5.9%
	TOTAL STORM DRAINAGE DEPARTMENT	\$ 432,494	\$ 410,812	\$ 1,074,300	\$ 636,300	\$ 623,100
					-40.8%	-2.1%
	DEPRECIATION					
6488	DEPRECIATION EXPENSE	\$ 1,034,157	\$ 1,040,627	\$ 1,041,600	\$ 1,041,600	\$ 1,041,600

¹⁴ Ibid. Page 187.



City of Franklin, Tennessee

Stormwater Fund Review

City of Kirkland, WA

The City of Kirkland, Washington is another suburb similar to Franklin with an estimated population of 88,630 (2017 census estimate) and distance to metro Seattle (11 miles). They have a Stormwater fee which is billed monthly and applied according to the following table:

Exhibit 16: Kirkland, WA Stormwater Fee Calculation¹⁵

STORMWATER			
	Fee p/ERU	Utility Tax	Total Monthly
Residential - Single Family	\$17.55	\$1.32	\$18.87
Commercial & Multi-Family*	\$17.55	\$1.32	\$18.87
*ERU = 2,600 sq ft impervious			

Sample Calculation

An apartment complex has 10,000 ft² of impervious surface (parking lots, walkways, rooftops, etc.), so the surface water fee would be:

$10,000 \text{ ft}^2 / 2600 \text{ ft}^2 = 3.85 \text{ ESU}$

$3.85 \text{ ESU} \times \$17.55 \text{ per month per ESU} = \$67.57 \text{ per month plus } 7.5\% \text{ utility tax} = \$871.65/\text{year}$

Stormwater fees are used for both operating and capital activities. Operating activities include both the Street/Storm Maintenance and Engineering divisions. Capital contributions for FY19 total more than \$5,100,000.

Exhibit 17: Kirkland, WA Stormwater Budget Summary¹⁶

FINANCIAL SUMMARY BY OBJECT					
	2013-2014 Actual	2015-2016 Estimate	2015-2016 Budget	2017-2018 Budget	Percent Change
Salaries and Wages	3,169,737	4,000,276	4,793,868	5,295,397	10.46%
Benefits	1,408,781	1,952,138	2,650,163	2,585,116	-2.45%
Supplies	398,338	489,543	623,802	626,301	0.40%
Other Services	4,301,105	5,120,986	5,320,244	5,430,696	2.08%
Government Services	8,297,433	7,445,553	7,363,849	7,640,435	3.76%
Capital Outlay	77,909	33,017	33,000	89,735	171.92%
Reserves*	3,352,761	4,139,412	4,139,412	5,444,832	31.54%
TOTAL	21,006,064	23,180,925	24,924,338	27,112,512	8.78%
FINANCIAL SUMMARY BY DIVISION					
	2013-2014 Actual	2015-2016 Estimate	2015-2016 Budget	2017-2018 Budget	Percent Change
Customer Service	3,071,094	3,675,483	3,828,845	3,573,390	-6.67%
Administration	8,762,498	11,514,124	11,672,779	13,818,149	18.38%
Capital Construction	6,422,454	4,760,118	4,880,926	5,130,889	5.12%
Operations and Maint.	2,750,018	3,231,200	4,541,788	4,590,084	1.06%
TOTAL	21,006,064	23,180,925	24,924,338	27,112,512	8.78%
POSITION SUMMARY BY DIVISION					
	2013-2014 Actual	Adjustments	2015-2016 Budget	Adjustments	2017-2018 Budget
Customer Service	7.75	1.00	8.75	0.00	8.75
Administration	1.64	1.16	2.80	0.00	2.80
Operations and Maint.	18.30	4.10	22.40	2.75	25.15
TOTAL	27.69	6.26	33.95	2.75	36.70

¹⁵ City of Kirkland, WA. "Stormwater Utility Rate".

www.kirklandwa.gov/depart/Public_Works/Utilities/Storm_Surface_Water/About_the_Stormwater_Utility/Stormwater_Utility_Rate.htm.

¹⁶ City of Kirkland, WA "2017-2018 City of Kirkland, Washington Budget." Page 388.

www.kirklandwa.gov/Assets/Finance+Admin/2017-2018+Budget/2017-2018+Budget+Document.pdf.



City of Franklin, Tennessee

Stormwater Fund Review

City of Lenexa, KS

Lenexa, Kansas is an established suburb of Kansas City with an estimated population of 52,903 as of 2016 and distance of 16.0 miles to downtown Kansas City, MO. The Stormwater Fee is billed monthly and is among the simpler surveyed, with the exception that in addition to a residential and a commercial fee, there is also a development based Stormwater Fee. These are detailed below:

Exhibit 18: Lenexa, KS Stormwater Fee Schedules:¹⁷

STORMWATER	
	Monthly Fee p/ERU
Residential - Single Family	\$9.08
Commercial & Multi-Family*	\$9.08
*ERU = 2,750 sq ft impervious	

STORMWATER Development / Permitting	
	Fee p/ERU
Flat capital charge	\$1,086
Variable capital charge	3% total permitted project cost

The fees are used for both operating and capital activities, but the capital charges applied at permitting of new development are dispersed to the general fund. Stormwater fee revenues for FY 2018 total \$6.2 million. Capital contributions for FY18 total \$2.5 million.

Exhibit 19: Lenexa, KS Budget Summary¹⁸

Expenditure Information

Expenditure Category	FY 2015 Actual	FY 2016 Actual	FY 2017 Original Budget	FY 2017 Revised Budget	FY 2018 Budget
Personal Services	\$1,285,664	\$1,277,182	\$1,472,798	\$1,472,798	\$1,636,175
Contractual Services	89,715	101,931	167,995	167,995	172,195
Commodities	52,170	64,889	132,870	132,870	133,180
Capital Outlay	183,307	213,760	0	214,483	75,000
Debt Service	3,822,306	3,864,769	4,111,014	3,825,113	4,078,915
Transfers	662,717	1,160,336	400,000	600,000	1,300,000
Reserves	0	0	1,033,001	0	827,016
Total	\$6,095,879	\$6,682,867	\$7,317,678	\$6,413,259	\$8,222,481

¹⁷ Finance Department. "Schedule of Fees As of September 1, 2018." City of Lenexa, KS. 1 September 2018. Page 50. www.lenexa.com/UserFiles/Servers/Server_4323159/File/Government/Departments/Finance/Schedule_of_Fees.pdf.

¹⁸ City of Lenexa, KS. "2018 Annual Budget Document". Page 132. www.lenexa.com/UserFiles/Servers/Server_4323159/File/Government/Departments/Finance/Budget/2018LenexaBudget.pdf.



City of Franklin, Tennessee

Stormwater Fund Review

City of Redmond, WA

The City of Redmond, Washington is similar to Kirkland but has the most complex fee and credit system surveyed. The monthly fee was last amended in 2018 and is applied according to the following exhibits:

Exhibit 20: Redmond, WA Stormwater Fee Calculations & Credit Structure¹⁹

Base Rate

The current base rate of \$16.56/impervious unit was initiated at the beginning of 2007. The minimum charge for any developed parcel is the base rate of \$16.56

Impervious Units

1 impervious unit = 2000 square feet of impervious area
Impervious units are truncated to the nearest tenth.
If, for example, a site had 33,000 square feet of roof and pavement area the impervious unit calculation would be: $33,000/2000 = 16.5$ impervious units.

Rate Adjustments

The rate adjustment increases or decreases the stormwater bill for a property to account for two factors that impact the quantity and quality of stormwater leaving a site: the Impervious Coverage Factor and Stormwater Credits.

Impervious Coverage – The percentage of land covered by impervious surfaces is called the “coverage”. If, for example, a 50,000 square foot site had 33,000 square feet of roof and pavement area, the site coverage would be $33,000/55,000 = 66\%$ and the rate adjustment (see table below) would be 1.40. The coverage factor adjustment accounts for the principal that the same square footage of impervious area from a small site has more impact than it does from a larger site and that systems serving higher density areas are more costly to maintain, repair, and replace.

For Impermeable Coverage Over	Rate Adjustment Is
30%	+1.10
40%	+1.20
50%	+1.30
60%	+1.40
70%	+1.50
80%	+1.60
90%	+1.70

Areas that drain to onsite infiltration systems receive a coverage factor of 1.0. If only a portion of a site drains to an infiltration system, the site receives a prorated coverage factor.

Stormwater Credits – Sites that have privately owned and maintained stormwater systems may qualify for stormwater credits. This is to account for the idea that these systems reduce the burden on the public stormwater system by reducing or slowing down the amount of water and/or removing pollutants from the water before it leaves the site. Credits are prorated for sites with multiple systems and for systems that only serve a portion of the site. There are two general types of credits: Flow Control and Water Quality.

¹⁹ City of Redmond, WA. “General Information on Redmond’s Stormwater Utility and Stormwater Billing” December 2016. <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=197593>.



City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 20: Redmond, WA (continued)

Flow Control Credits: These credits are given to systems that reduce or slow the volume of stormwater leaving the site. Types of systems that qualify for flow control credit include:

- On-site detention: ponds, vaults, or tanks that hold stormwater during rain events and slowly release it from the site;
- Direct discharge: piped systems that directly connect to Lake Sammamish or the Sammamish River;
- Infiltration: ponds, pipes, dry wells or other systems that infiltrate stormwater into the ground

The city offers 4 levels of flow control credits. Flow control credits are relative and proportionate to the ability of the system to control higher volumes of runoff. (See table below)

	Description	Examples	Discount
High Performance	Designed systems that prevent the majority of runoff from leaving the site.	Rainwater Harvesting and Reuse Full Infiltration or dispersion LID Performance Standard + Flow Control	-0.40
Full Control	Designed systems that control the majority of runoff from the site.	Detention (2001 Standard) Private Direct Discharge Infiltration (91% annual runoff volume)	-0.20
Partial Control	Designed systems that partially control the runoff from the site.	Detention (1992 Standard) Rainwater Harvesting (State Definition)	-0.10
Other Controls	Designed systems that reduce or control runoff in some manner but do not meet the criteria above. Typically older systems.	Other designed flow control Other designed infiltration LID Performance Standard	-0.05

Water Quality Credits: These credits are given to systems that remove pollution such as sediment, metals, and other chemicals from stormwater. Credit is also given to systems that infiltrate or reuse runoff from surfaces that do not require water quality treatment. Greater credit is given to systems that provide a higher level of water quality treatment.

Types of systems include bioswales, wet ponds and vaults, bioretention, rain gardens, Filterra units, and oil water separators. A credit is issued based on the level of treatment the system was designed to provide. The city offers 4 levels of water quality credits (See table below)

	Description	Examples	Discount
Advanced	Designed system that separates runoff from non pollution generating surfaces.	Infiltration of non pollution generating surfaces Rainwater Harvesting and Reuse	-0.20
Enhanced	Designed system that removes sediment, metals, and/or phosphorus to current ecology standard.	Enhanced Treatment	-0.15
Basic	Designed system that removes sediment to current ecology standard.	Basic Treatment	-0.10
Other	Designed systems that improve or monitor water quality in some manner but do not meet the criteria above.	State or City Required Monitoring Oil/Water Separator Other designed water quality	-0.05



City of Franklin, Tennessee

Stormwater Fund Review

Summary

Compared to the referenced cities with dedicated Stormwater fees and funds, Franklin appears to be on the low-end of both fees and complexity. Simplicity is not a negative, however if operational and capital demands are outpacing fund revenues, an increased fee structure could be warranted. The following exhibit is an attempt to consolidate the information collected and demonstrate the various fee structures researched:

Exhibit 21: Consolidated Stormwater Fee Schedule & Structures

City	Population	ERU	Type	Tiers	Monthly Rate	Tier Description
Franklin, TN	70,908	3,650	Residential	2	2.74	< 3,350 sq ft (impervious)
					4.38	> 3,350 sq ft (impervious)
			Non-Residential	1	3.65	p / ERU = 3,350 sq ft
Gallatin, TN	35,734	3,650	Residential	3	3.00	< 2,114 sq ft (impervious)
					5.00	2,115 - 6,560 sq ft (impervious)
					9.00	> 6,561 sq ft (impervious)
			Non-Residential	1	5.00	p / ERU = 3,650 sq ft
Nashville, TN	691,243	N/A	Residential	5	-	< 400 (impervious)
					1.50	400-2,000 (impervious)
					6.00	2001-6,000 (impervious)
					11.00	> 6,000 (impervious)
					3.00	p / unit
			Non-Residential	9	-	< 400 (impervious)
					10.00	400-6,000 (impervious)
					30.00	6,001-12,800 (impervious)
					70.00	12,801-25,600 (impervious)
					150.00	25,601-51,200 (impervious)
					300.00	51,201-300,000 (impervious)
					650.00	300,001-1,000,000 (impervious)
					1,300.00	> 1,000,000 (impervious)
					10.00	p / unit
Murfreesboro, TN	131,947	3,470	Residential	1	3.25	All
			Non-Residential	1	3.25	p / ERU = 3,470 sq ft (impervious)
La Vergne, TN	35,717	3,181	Residential	1	3.50	All
			Non-Residential	1	3.50	p / ERU = 3,181 sq ft (impervious)
Germantown, TN	39,141	N/A	Residential	3	3.00	Parcel = < 10k sq ft
					3.25	Parcel = 10-22k sq ft
					3.50	Parcel = > 22k sq ft
			Non-Residential	1	3.25	p / ERU (calculation of impervious, land use & runoff coefficient set by engineering dept.)



City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 21: Consolidated Stormwater Fee Schedule & Structures (cont.)²⁰

City	Population	ERU	Type	Tiers	Monthly Rate	Tier Description
Chattanooga, TN	177,571	3,200	Residential	1	9.60	p / ERU = 3,200 sq ft (impervious)
			Non-Residential	1	9.60	p / ERU = 3,200 sq ft (impervious)
Maryville, TN	28,765	2,400	Residential	2	3.97	All
					2.38	small residential exemption
			Non-Residential	1	3.97	p / ERU = 2,400 sq ft (impervious)
Johnson City, TN	66,391	3,315	Residential	4	1.51	< 1,691 sq ft (impervious)
					3.00	1,691-5,575 sq ft (impervious)
					5.04	> 5,575 sq ft (impervious)
			Non-Residential	1	2.13	Apartment/Condo p / unit
Kingsport, TN	53,374	3,794	Residential	4	3.00	p / ERU = 3,315 sq ft (impervious)
					3.50	Standard residential
					2.45	Small residential (calculation unknown)
			Non-Residential	1	4.90	Large residential (calculation unknown)
Lenexa, KS	53,553	2,750	Residential	1	2.10	Apartment/Condo p / unit
			Non-Residential	1	3.00	p / ERU = 3,794 sq ft (impervious)
Eagan, MN	66,428	N/A	Residential	1	9.08	p / ERU = 2,750 sq ft (impervious)
			Non-Residential	1	9.08	p / ERU = 2,750 sq ft (impervious)
			Residential	2	3.52	Townhomes (p / unit)
			Non-Residential	3	7.97	Multi-Family (impervious / acre ratio)
Kirkland, WA	87,701	2,600			6.74	Commercial (impervious / acre ratio)
					7.76	Public (impervious / acre ratio)
Kirkland, WA	87,701	2,600	Residential	1	17.55	p / ERU = 2,600 sq ft (impervious)
			Non-Residential	1	17.55	p / ERU = 2,600 sq ft (impervious) -- commercial & multi-family

For single-family residences (SFR), Franklin applies a small (\$2.74) or large (\$4.38) lot fee based on a flat mark of 3,350 sq. ft. impervious surface. Thus, SFR's with large amounts of impervious area are charged the same fee as SFR's with 3,351 sq. ft. Large houses and driveways are common factors that increase impervious surface substantially. Compared to other cities within the Tennessee, Franklin's fees are within range. Outside the state, fees trend higher depending on the region. It is common for other cities to have a multi-tiered fee schedule based on impervious surface area, consistent to Franklin's current approach.

For commercial property, Franklin's ERU factor of 3,350 sq. ft. is on the high end of this analysis. Cities in other states tend to hover between the 2,500-3,000-sq. ft., while Tennessee

²⁰ Information on the following Tennessee cities not otherwise detailed in this section can be found here:

Chattanooga: www.chattanooga.gov/public-works/water-quality-program/wq-fees-incentives.

Johnson City: www.johnsoncitytn.com/publicworks/stormwater/userfees/.

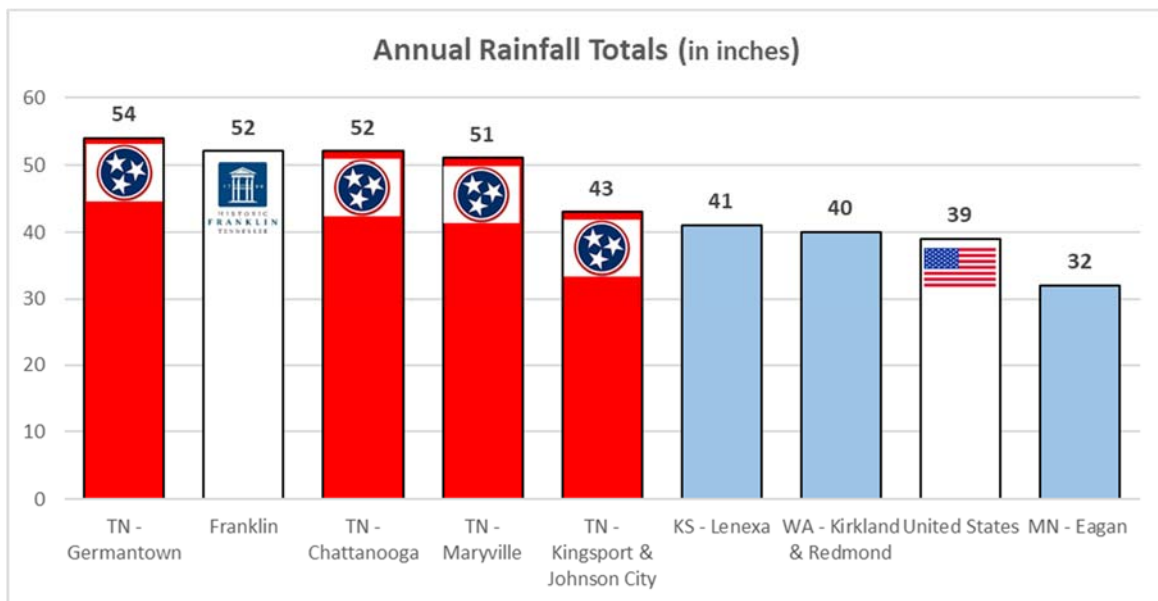
Kingsport: www.kingsporttn.gov/water-services/stormwater/.

Maryville: www.maryvillegov.com/storm-water-management.html#stormwaterrates.

jurisdictions trend between 3,000-3,300-sq. ft. Additionally, compared to other cities, Franklin's fee of \$3.65 p/ERU is on the low-end of this analysis.

Finally, Rainfall and climate is a factor to consider when comparing fees across different states. Areas with higher rainfall and wetter climates will naturally demand more surface water capital infrastructure and operational activities. While the other regions (upper Midwest, Pacific Northwest) have extended and consistent rain and /or snowfall patterns, in Middle-Tennessee rainfall comes in a more condensed heavy pattern. Both have unique but similar challenges with flooding and overall surface water mitigation, resulting in high capital and operational demands. However, by comparison, Franklin does see considerable rainfall, averaging 52 inches annually.

Exhibit 22: Annual Rainfall Totals





City of Franklin, Tennessee

Stormwater Fund Review

This page left intentionally blank.



Section IV:

Fund Analysis

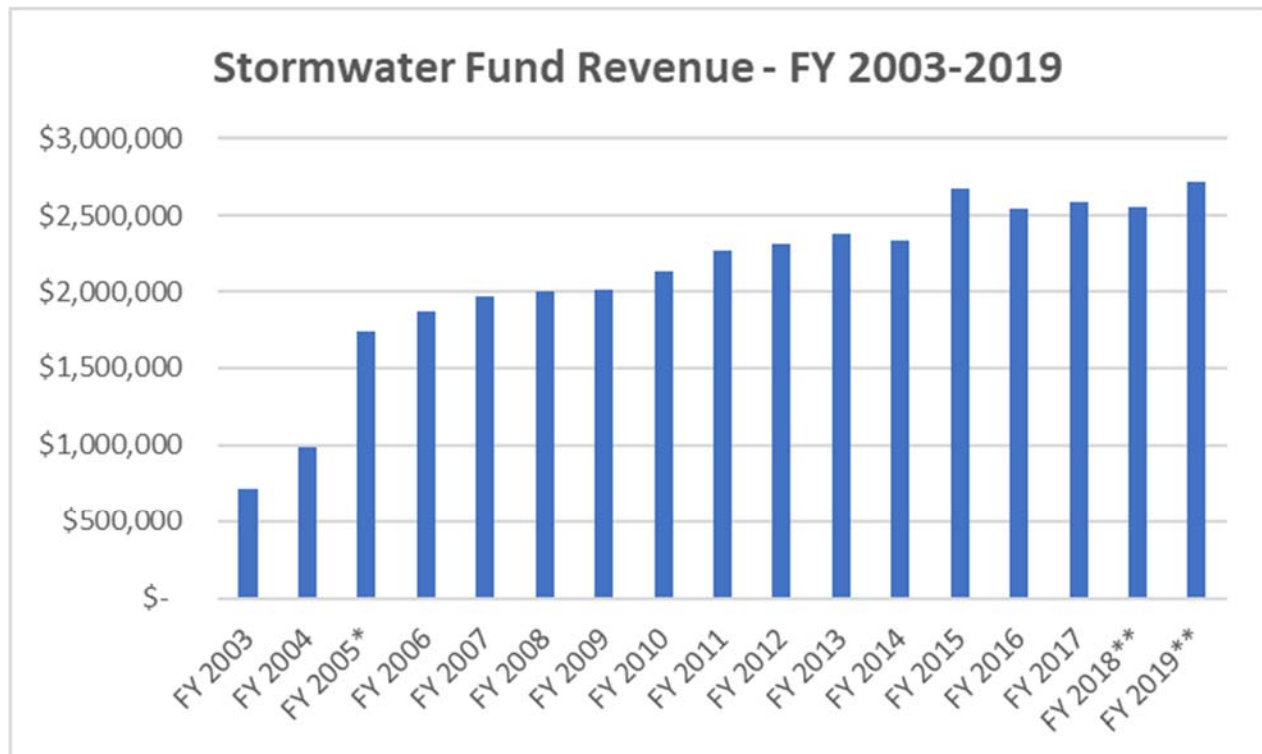


Section IV: Fund Analysis

Now that the operations of the fund have been examined and how other municipalities have provided for Stormwater services, sufficient information exists to analyze the fund.

The current fee, set last in 2004 has provided a reliable amount of revenue for the fund since its inception.

Exhibit 23: Historic Stormwater Fund Collections – Inception to Today



**2005 had an audit adjustment in revenues. **2018 and 2019 are estimated amounts.*

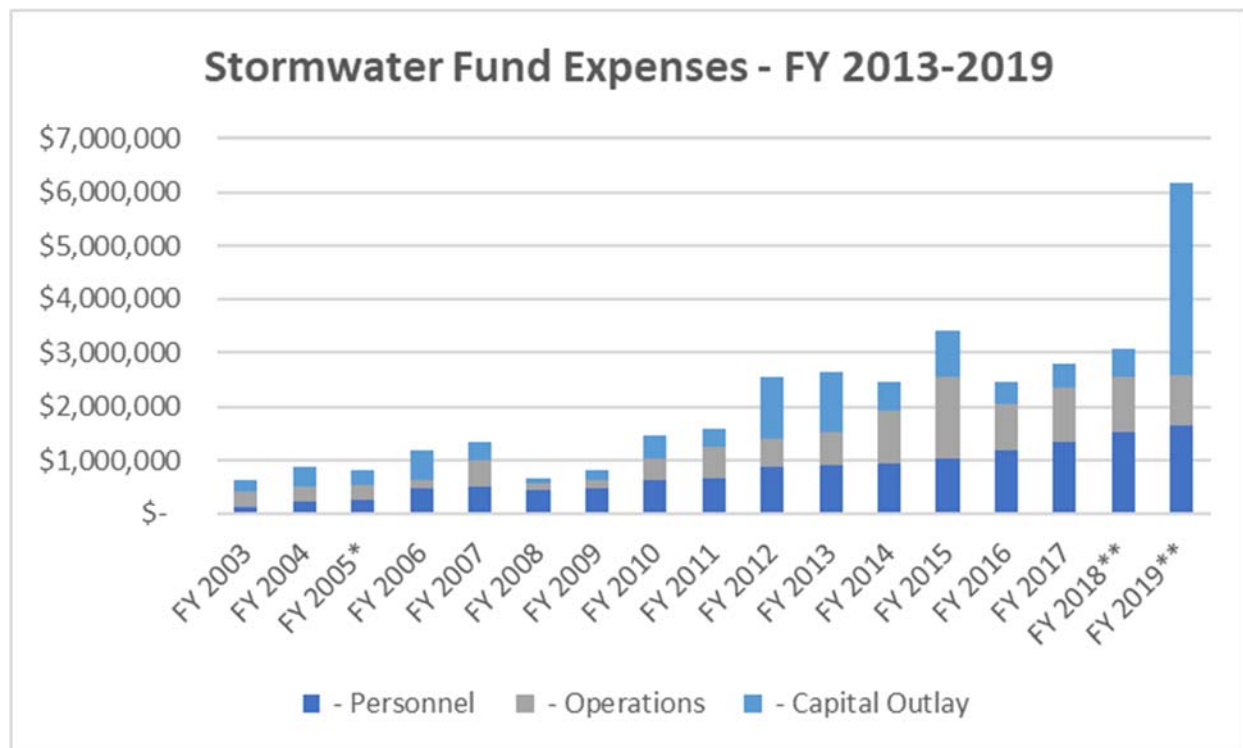
From a starting point of under \$1,000,000 annually, revenues collected from primarily Stormwater use fees grew significantly in the early years, but the rate of growth has slowed in the last decade. Since the fee has not been raised, this growth has been entirely attributable to growth within the community.



City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 24: Historic Stormwater Fund Expenses – Inception to Today



*2005 had an audit adjustment in revenues. **2018 and 2019 are estimated amounts.

Expenses in the fund have focused in two areas – operations and capital contributions. The operations costs – both personnel and operating expenses – pay for the 22 employees and support the city’s compliance with maintaining our MS4 permit. Capital contributions include those costs of projects directly related to improving the proper collection and disbursement of Stormwater or the components of bigger transportation projects which have an eligible Stormwater component.

Over time, operating costs have steadily increased as a) the demands of meeting our obligations under the NPDES permit have increased, and b) the community has continued to grow. This growth has led to the City hiring ever increasing numbers of employees (see Appendices for a history of authorized staffing FY 2003-2019) both as Water Quality Specialists inspecting waterways and construction sites but also equipment operators responsible for cleaning ever increasing numbers of catch basins and sweeping streets.

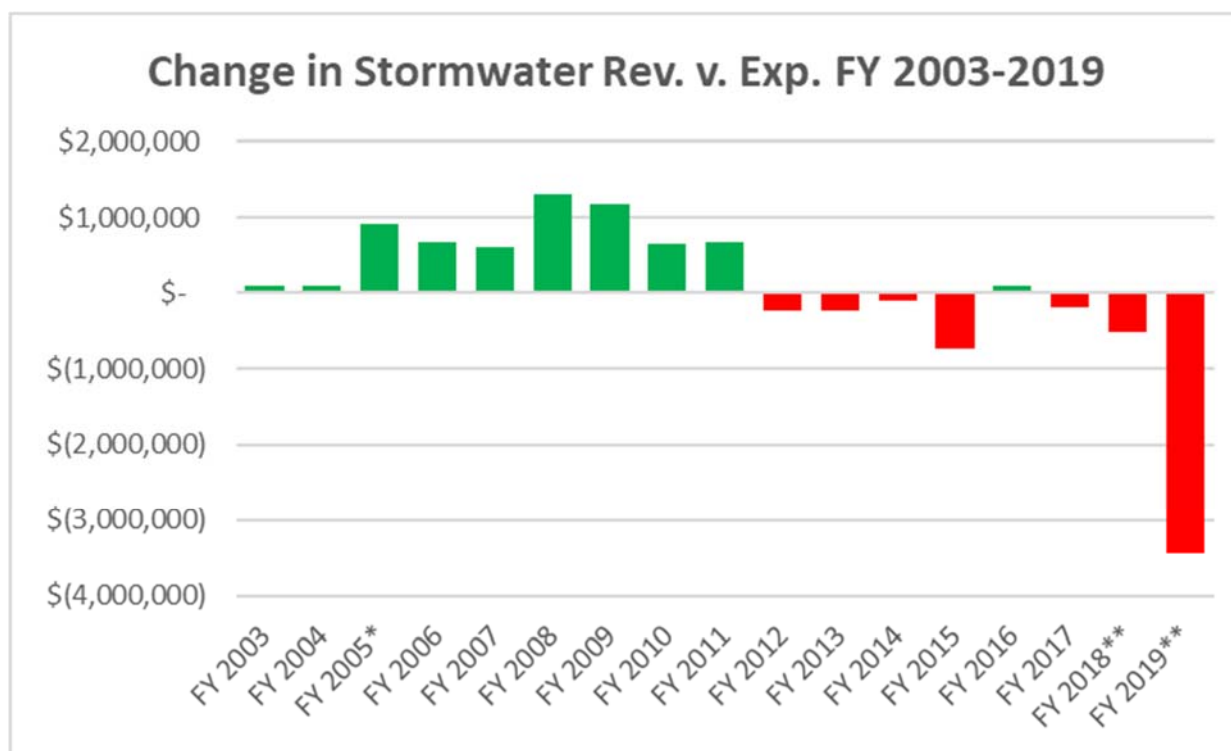


City of Franklin, Tennessee

Stormwater Fund Review

The healthy revenue growth has kept pace with the standard operations of the fund, until recently. Over the first decade and one-half, revenues outpaced expenses for the first nine years. But in the last 8 years, only one has produced a surplus as shown in Exhibit 25:

Exhibit 25: Historic Year-Over-Year Stormwater Fund Balance Change – Inception to Today



**2005 had an audit adjustment in revenues. **2018 and 2019 are estimated amounts.*

The reasons for this decrease in fund balance vary. In some years, revenue collection has declined slightly year over year while operating costs have steadily increased (see Appendices Historic Financials FY 2003-2019). When a large spike in expenses occur, however, it has been attributable each time to either direct spending on (or a transfer for a Stormwater component) of a capital project.

Moving forward, this trend is expected to continue. The forecast on the next page shows the FY 2019 budget and a forecast for FY 2020-2022. Only recurring revenues and expenses along with approved capital projects are shown.



City of Franklin, Tennessee

Stormwater Fund Review

Exhibit 26: Stormwater Fund Forecast FY 2019-2022

	2019 Budget	2020 Forecast	2021 Forecast	2022 Forecast
Beginning Balance	\$ 4,324,344	\$ 2,573,511	\$ 2,376,750	\$ 2,156,718
Revenues	\$ 2,722,281	\$ 2,776,727	\$ 2,832,261	\$ 2,888,906
Personnel	\$ 1,668,528	\$ 1,755,021	\$ 1,841,962	\$ 1,934,060
Operations	\$ 913,586	\$ 938,466	\$ 960,331	\$ 979,538
Capital	\$ 1,891,000	\$ 280,000	\$ 250,000	\$ 250,000
Streets Capital	\$ 331,000	\$ 250,000	\$ 250,000	\$ 250,000
Engineering Capital (Commitments)	\$ 1,560,000	\$ 30,000	\$ -	\$ -
Expenses	\$ 4,473,114	\$ 2,973,487	\$ 3,052,293	\$ 3,163,598
Remaining Fund Balance	\$ 2,573,511	\$ 2,376,750	\$ 2,156,718	\$ 1,882,027

As shown above, the recurring expenses of the fund have now begun to outstrip recurring revenues. With or without further capital expenditure, the fund will eventually end up in a negative balance should this trend continue.

Capital projects, however, are a large consideration as the city has many projects which are eligible for funding via the Stormwater Fund if resources are available. The FY 2019-2028 Capital Improvement Plan forecasts \$14,476,000 million in direct Stormwater funded projects, with and \$5,749,000 more in transportation projects that have a Stormwater component which could be funded from the Stormwater Fund.

Exhibit 27: Stormwater Projects in the FY 2019-2028 Capital Investment Program²¹

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater													
Ralston Creek at Liberty Hills Stream Restoration	SWP6001	2	50,000	300,000									350,000
Parkview Drainage Project	SWP6002	1					120,000	450,000	1,680,000				2,250,000
100 Block Battle Avenue Drainage Improvements	SWP6003	2	1,500,000	350,000									1,850,000
Figurs Drive Area Drainage Improvements	SWP6004	1				150,000	400,000	1,296,000					1,846,000
Jordan Branch (Cool Springs E) Stream Restoration	SWP6005	4	760,000										760,000
Maplewood Stormwater Project	SWP6007	4	500,000	30,000									530,000
Carnton Ln Bridge Replacement	SWP6008	4	300,000										300,000
Carlisle HOA Culvert Project	SWP9001	3	35,000	500,000									535,000
Fairground Drainage Improvements	SWP9002	1			100,000	1,500,000							1,600,000
USACE - Home Raising Project	SWP9003	2	250,000	3,750,000									4,000,000
West Main Bridge Widening Project	SWP9004	3			60,000	395,000							455,000
Stormwater Total			3,395,000	4,930,000	160,000	2,045,000	520,000	1,746,000	1,680,000				14,476,000
GRAND TOTAL			3,395,000	4,930,000	160,000	2,045,000	520,000	1,746,000	1,680,000				14,476,000

²¹ City of Franklin, TN. "FY 2019-2028 Capital Investment Program. 11 October 2018. Page 211.
www.franklintn.gov/home/showdocument?id=28118.



City of Franklin, Tennessee

Stormwater Fund Review

These forecasts indicate that the fund will not be able to sustain either operations nor capital contributions moving forward. The table below shows the anticipated balance on the fund over the next ten years if the fee is not adjusted and only operations are funded at their current level.

Exhibit 28: FY 2019-2028 – Ten-Year Forecast of the Stormwater Fund*

	2019 Budget	2020 Forecast	2021 Forecast	2022 Forecast	2023 Forecast
Beginning Balance	\$ 4,324,344	\$ 2,573,511	\$ 2,376,750	\$ 2,156,718	\$ 1,882,027
Revenues	\$ 2,722,281	\$ 2,776,727	\$ 2,832,261	\$ 2,888,906	\$ 2,946,685
Personnel	\$ 1,668,528	\$ 1,755,021	\$ 1,841,962	\$ 1,934,060	\$ 2,030,763
Operations	\$ 913,586	\$ 938,466	\$ 960,331	\$ 979,538	\$ 999,128
Capital	\$ 1,891,000	\$ 280,000	\$ 250,000	\$ 250,000	\$ 250,000
Streets Capital	\$ 331,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Engineering Capital	\$ 1,560,000	\$ 30,000	\$ -	\$ -	\$ -
Expenses	\$ 4,473,114	\$ 2,973,487	\$ 3,052,293	\$ 3,163,598	\$ 3,279,891
Remaining Fund Balance	\$ 2,573,511	\$ 2,376,750	\$ 2,156,718	\$ 1,882,027	\$ 1,548,820
	2024 Forecast	2025 Forecast	2026 Forecast	2027 Forecast	2028 Forecast
Beginning Balance	\$ 1,548,820	\$ 1,153,026	\$ 690,347	\$ 156,247	\$ (454,061)
Revenues	\$ 3,005,618	\$ 3,065,731	\$ 3,127,045	\$ 3,189,586	\$ 3,253,378
Personnel	\$ 2,132,301	\$ 2,238,916	\$ 2,350,862	\$ 2,468,405	\$ 2,591,826
Operations	\$ 1,019,111	\$ 1,039,493	\$ 1,060,283	\$ 1,081,489	\$ 1,103,118
Expenses	\$ 3,151,412	\$ 3,278,409	\$ 3,411,145	\$ 3,549,894	\$ 3,694,944
Capital	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Streets Capital	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Engineering Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses	\$ 3,401,412	\$ 3,528,409	\$ 3,661,145	\$ 3,799,894	\$ 3,944,944
Remaining Fund Balance	\$ 1,153,026	\$ 690,347	\$ 156,247	\$ (454,061)	\$ (1,145,627)

*Forecast assumes 2% annual growth in Revenues with a 5% increase in Personnel Expenses and 2% annual growth in Operations Expenses.

Summary

The forecast indicates that the fund will be depleted of fund balance by FY 2027 should the status quo be maintained. It would be in violation of State Fund Balance requirements by FY 2025. This forecast drop in fund balance would increase far quicker if additional funds are spent on the over \$20,000,000 in proposed Stormwater capital projects. Staff recommends that additional funding for Stormwater activities, both operating and capital, be identified to maintain a high level of service. Options for such funding may be an increase to the Stormwater utility rates, a transfer from the General Fund or some combination thereof.



Section V:

Recommendations & Next Steps



Section V: Recommendations & Next Steps

The City of Franklin's Stormwater Fund was created in Fiscal Year 2003 in order to account for activities necessary for the City's continued compliance with the National Pollution Discharge Elimination System (NPDES). Over time it has grown to fund necessary compliance activities, street sweeping and catch basin maintenance and overall educational efforts to reduce the City's overall storm water discharge. All of the activities – whether they be maintenance and supervision in operations or one-time capital contributions and projects which reduce flooding risk have merit, but the fund is no longer able to sustain all of the activities it has in the past without structural change.

Staff recommends to the Board a few recommendations and a series of next steps:

Recommendations:

- 1) **Additional funding should be dedicated to Stormwater operations and capital needs.**
First and foremost, the fee should likely be adjusted. It has not been raised in 14 years, and comparative fees throughout Tennessee and the United States indicate that Franklin is on the low end of scale – both in the fee assessed and the rate structure. How that is to be achieved is up for further discussion and debate (see **Next Steps**).
- 2) Title 23, the section of City Code which contains the authorization for the Stormwater Fund, should be amended to include language similar to other funds which require a mandatory review of the fee no less than every five fiscal years. In addition, Title 23 needs the same standard cleanup to include the same language on assessing penalties and interest which Title 17 and Title 18 have gone through in recent years.

Next Steps:

- 1) Review this report and provide feedback to staff. The key question which the BOMA should consider is to what level should the Stormwater Fund continue to support both operations and capital expenses which in the past have been charged against the fund.
- 2) Should the BOMA wish, direct staff to prepare several options which show what different residential and non-residential tiers look like, as well as how fees could be increased (or not dependent upon how the tiers are structured).
- 3) Also should the BOMA wish, staff will also prepare the impacts of transfers from the General Fund for funding a part or all of identified Stormwater capital projects through the FY 2019-2028 Capital Investment Program.
- 4) Staff will prepare the various options as part of the FY 2020 annual operating budget process and have a review ready by the March 2019 Budget review of the Stormwater Fund. This would also enable the BOMA to have sufficient time to review changes to the fee structure and approve in May & June as part of the annual operating budget process.



Section VI: Appendices

Historic Financials Since Inception of Fund (2003) to Today (2019)

Historic Staffing Levels Since Inception of Fund (2003) to Today (2019)

City of Redmond, Washington Rate Adjustment Examples

Monthly Fee per Typical Residence for Larger Municipalities (2017)

Ordinance 2001-53: Authorizing Stormwater Management Ordinance

Ordinance 2002-14: Original Authorizing Ordinances for the Stormwater Fee

Ordinance 2004-25: Current Authorizing Ordinance for the Stormwater Fee



City of Franklin, Tennessee

Stormwater Fund Review

This page left intentionally blank.



City of Franklin, Tennessee

Stormwater Fund Review

Historic Financials – FY 2003-2019

Stormwater Fund - Activity since Inception - FY 2003 to FY 2019

The following table shows the performance of the Stormwater Fund over the seventeen-year existence of the fund - FY 2003 through FY 2019.

	FY 2003	FY 2004	FY 2005*	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Beginning Fund Balance	\$ -	\$ 85,142	\$ 44,982	\$ 954,988	\$ 1,640,902	\$ 2,255,949	\$ 3,573,362	\$ 4,754,751	\$ 5,407,750
+ Revenues	\$ 717,192	\$ 982,148	\$ 1,735,994	\$ 1,868,164	\$ 1,962,406	\$ 1,999,575	\$ 2,014,752	\$ 2,129,259	\$ 2,271,022
- Year over Year Growth	N/A	36.94%	76.75%	7.61%	5.04%	1.89%	0.76%	5.68%	6.66%
- Personnel	\$ 104,778	\$ 253,929	\$ 264,441	\$ 486,853	\$ 530,277	\$ 449,041	\$ 472,903	\$ 647,942	\$ 676,390
- Year over Year Growth	N/A	142.35%	4.14%	84.11%	8.92%	-15.32%	5.31%	37.01%	4.39%
- Operations	\$ 320,260	\$ 254,837	\$ 270,494	\$ 146,342	\$ 482,451	\$ 124,318	\$ 169,968	\$ 382,660	\$ 569,824
- Year over Year Growth	N/A	-20.43%	6.14%	-45.90%	229.67%	-74.23%	36.72%	125.14%	48.91%
- Capital Outlay	\$ 207,012	\$ 376,599	\$ 291,053	\$ 549,055	\$ 334,631	\$ 108,803	\$ 190,492	\$ 445,658	\$ 336,605
- Year over Year Growth	N/A	81.92%	-22.72%	88.64%	-39.05%	-67.49%	75.08%	133.95%	-24.47%
- Expenditures	\$ 632,050	\$ 885,365	\$ 825,988	\$ 1,182,250	\$ 1,347,359	\$ 682,162	\$ 833,363	\$ 1,476,260	\$ 1,582,819
- Year over Year Growth	N/A	40.08%	-6.71%	43.13%	13.97%	-49.37%	22.16%	77.14%	7.22%
= Change in Rev. vs. Exp.	\$ 85,142	\$ 96,783	\$ 910,006	\$ 685,914	\$ 615,047	\$ 1,317,413	\$ 1,181,389	\$ 652,999	\$ 688,203
= Ending Balance	\$ 85,142	\$ 181,925	\$ 954,988	\$ 1,640,902	\$ 2,255,949	\$ 3,573,362	\$ 4,754,751	\$ 5,407,750	\$ 6,095,953

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018**	FY 2019**
Beginning Fund Balance	\$ 6,095,953	\$ 5,858,322	\$ 5,615,101	\$ 5,511,065	\$ 4,783,235	\$ 4,873,735	\$ 4,687,695	\$ 4,171,436
+ Revenues	\$ 2,313,402	\$ 2,383,896	\$ 2,340,962	\$ 2,673,347	\$ 2,546,681	\$ 2,590,187	\$ 2,559,489	\$ 2,722,281
- Year over Year Growth	1.87%	3.05%	-1.80%	14.20%	-4.74%	1.71%	-1.19%	6.36%
- Personnel	\$ 888,171	\$ 903,101	\$ 948,571	\$ 1,047,100	\$ 1,177,449	\$ 1,345,212	\$ 1,536,864	\$ 1,668,528
- Year over Year Growth	31.31%	1.68%	5.03%	10.39%	12.45%	14.25%	14.25%	8.57%
- Operations	\$ 513,392	\$ 614,311	\$ 969,559	\$ 1,510,490	\$ 881,055	\$ 1,019,535	\$ 1,017,214	\$ 913,586
- Year over Year Growth	-9.90%	19.66%	57.83%	55.79%	-41.67%	15.72%	-0.23%	-10.19%
- Capital Outlay	\$ 1,149,470	\$ 1,109,705	\$ 526,868	\$ 843,587	\$ 397,677	\$ 411,480	\$ 521,670	\$ 3,576,000
- Year over Year Growth	241.49%	-3.46%	-52.52%	60.11%	-52.86%	3.47%	26.78%	585.49%
- Expenditures	\$ 2,551,033	\$ 2,627,117	\$ 2,444,998	\$ 3,401,177	\$ 2,456,181	\$ 2,776,227	\$ 3,075,748	\$ 6,158,114
- Year over Year Growth	61.17%	2.98%	-6.93%	39.11%	-27.78%	13.03%	10.79%	100.22%
= Change in Rev. vs. Exp.	\$ (237,631)	\$ (243,221)	\$ (104,036)	\$ (727,830)	\$ 90,500	\$ (186,040)	\$ (516,259)	\$ (3,435,833)
= Ending Balance	\$ 5,858,322	\$ 5,615,101	\$ 5,511,065	\$ 4,783,235	\$ 4,873,735	\$ 4,687,695	\$ 4,171,436	\$ 735,603

*Fund Balance Restatement, FY 2005 Audit (page 60).

**Estimates

Source: City of Franklin, Finance Department. Comprehensive Annual Financial Reports & Annual Operating Budgets.



City of Franklin, Tennessee

Stormwater Fund Review

Historic Staffing Levels – FY 2003-FY 2019

The following tables show the authorized budgeted staffing against the Stormwater Fund from its inception to today.

Staffing by Position

Position	Pay Grade	FY 2003		FY 2004		FY 2005		FY 2006		FY 2007		FY 2008		FY 2009		FY 2010		FY 2011	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Stormwater - Engineering																			
Stormwater Man. Coordinator	Grade I	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0
Water Quality Specialist III	Grade H	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Quality Specialist II	Grade G	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Quality Specialist I	Grade F	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stormwater - Streets																			
Stormwater Inspector	Grade F	0	0	0	0	1	0	1	0	2	0	2	0	2	0	2	0	2	0
Stormwater Supervisor	Grade F	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0
Crew Chief	Grade E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Equipment Operator	---	3	0	3	0	3	0	3	0	3	0	3	0	3	0	3	0	3	0
Equipment Operator Sr.	---	0	0	0	0	3	0	3	0	3	0	3	0	3	0	3	0	3	0
Equipment Operator	Grade D	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crew Worker	Grade B	0	0	0	0	0	0	0	0	1	0	1	0	1	0	1	0	1	0
Intern	---	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		5	0	5	0	9	0	9	0	11	0	11	0	11	0	11	0	11	0

Position	Pay Grade	FY 2012		FY 2013		FY 2014		FY 2015		FY 2016		FY 2017		FY 2018		FY 2019	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Stormwater - Engineering																	
Stormwater Man. Coordinator	Grade I	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0
Water Quality Specialist III	Grade H	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Water Quality Specialist II	Grade G	0	0	0	0	1	0	1	0	3	0	3	0	2	0	0	0
Water Quality Specialist I	Grade F	1	0	1	0	1	0	2	0	1	0	1	0	2	0	4	0
Stormwater - Streets																	
Stormwater Inspector	Grade F	2	0	2	0	2	0	2	0	2	0	3	0	3	0	3	0
Stormwater Supervisor	Grade F	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0
Crew Chief	Grade E	0	0	0	0	0	0	2	0	2	0	2	0	2	0	2	0
Heavy Equipment Operator	---	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Equipment Operator Sr.	---	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
Equipment Operator	Grade D	1	0	1	0	10	0	8	0	8	0	8	0	8	0	9	0
Crew Worker	Grade B	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0
Intern	---	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Totals		16	1	16	1	17	0	18	0	19	0	20	0	21	0	22	0

Source: City of Franklin, Finance Department, Annual Operating Budgets.



City of Franklin, Tennessee

Stormwater Fund Review

Detailed information: City of Redmond, WA: Rate Adjustment Examples

The rate adjustment is calculated by adding each applicable credit to the coverage factor.

$$\text{Rate Adjustment} = \text{Impervious Coverage Factor} + \text{Flow Control Credit} + \text{Water Quality Credit}$$

Examples:

Examples using the 50,000 square foot site described above (66% Impervious with 16.5 Impervious units)

Example 1: Flow control with water quality

This parcel has a pond designed to the 1992 standard and a bioswale that provides basic treatment

The rate adjustment would be calculated with the following:

Impervious coverage factor = 1.4

Flow Control Credit = -.10

Water Quality Credit = -.10

The rate adjustment would be $1.4 - .10 - .10 = 1.2$

The monthly bill would be:

$\$16.56$ (Base Rate) X 16.5 (Impervious Units) X 1.2 (Rate Adjustment) = $\$327.88$

Example 2: Infiltration with water quality

This site has an infiltration trench designed to manage 100% of the annual stormwater runoff and a wet pond that provides basic treatment prior to infiltration.

The rate adjustment would be calculated with the following:

Impervious coverage factor = 1

Flow Control Credit = -.40

Water Quality Credit = -.10

The rate adjustment would be $1.0 - .40 - .10 = 0.5$

The monthly bill would be:

$\$16.56$ (Base Rate) X 16.5 (Impervious Units) X 0.5 (Rate Adjustment) = $\$136.62$



City of Franklin, Tennessee

Stormwater Fund Review

Detailed information: City of Redmond, WA: Rate Adjustment Examples

Example 3: Infiltration with water quality (80% of the site drains to the stormwater system)

This site has an infiltration trench designed to manage 100% of the annual stormwater runoff and a bioswale that provides basic treatment prior to infiltration, however only 80% of the site drains to these systems. The rest of the site does not receive any credits.

In this case each portion of the parcel is calculated separately and then prorated to arrive at a rate adjustment for the whole site.

For the area that drains to the stormwater system:

The rate adjustment would be calculated with the following:

Impervious coverage factor = 1

Flow Control Credit = -.40

Water Quality Credit = -.10

The rate adjustment would be $1.0 - .40 - .10 = 0.5$

For the area NOT managed by a stormwater system:

The rate adjustment would be calculated with the following:

Impervious coverage factor = 1.4

Since there are no flow control or water question credits, the rate adjustment would be 1.4

To arrive at a rate adjustment for the parcel, each portion is prorated and combined:

$$0.5 \times .8 + 1.4 \times .2 = .68$$

The monthly bill would be:

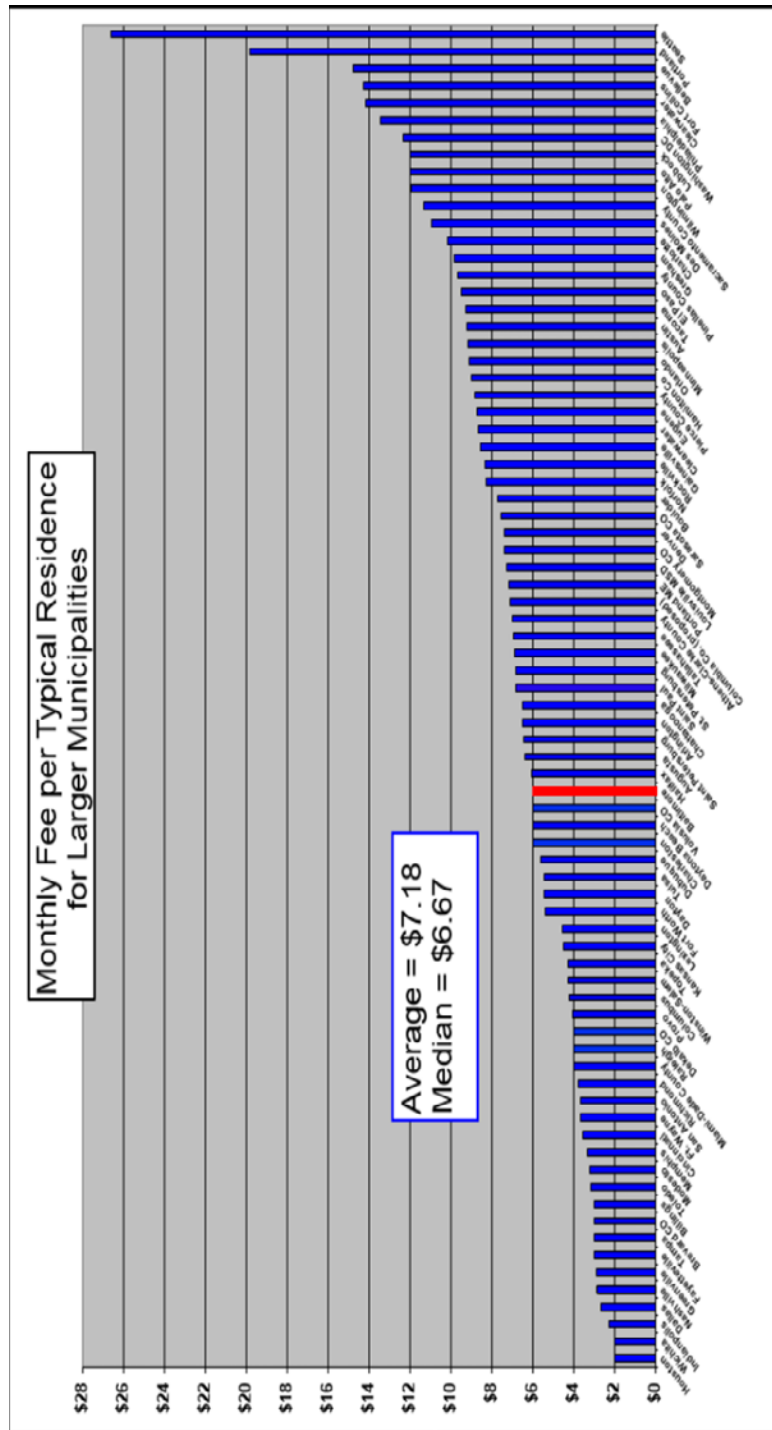
$$\$16.56 \text{ (Base Rate)} \times 16.5 \text{ (Impervious Units)} \times .68 \text{ (Rate Adjustment)} = \$185.80$$



City of Franklin, Tennessee

Stormwater Fund Review

Monthly Fee per Typical Residence for Larger Municipalities (2017)²²



²²City of Nashville, TN.

<https://www.nashville.gov/Portals/0/SiteContent/WaterServices/Stormwater/docs/FeeRestructure/rate%20comparison%20v2018.1.11.pdf>

ORDINANCE 2001-53

TO BE ENTITLED: "AN ORDINANCE AMEND TITLE SIXTEEN OF THE FRANKLIN MUNICIPAL CODE TO ENACT STORMWATER MANAGEMENT STANDARDS."

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the attached "Stormwater Management Ordinance" shall be and it is hereby adopted and that the said ordinance shall be codified as a new Chapter 6 of Title 16 of the Franklin Municipal Code.

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

ATTEST:


JAMES R. JOHNSON
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:


JERRY W. SHARBER
Mayor

PASSED FIRST READING: 3/12/2002

PASSED SECOND READING: 4/9/2002

DRAFT
8/31/01

Stormwater Management Ordinance

Section 1 – Title and Purpose

This ordinance shall be known as the "*Stormwater Management Ordinance*" for the City of Franklin, Tennessee.

Whereas, inadequate management of stormwater runoff from development in a watershed increases flood flows and velocities, erodes and/or silts stream channels, pollutes water, overloads existing drainage facilities, undermines floodplain management in downstream communities, reduces groundwater recharge, and threatens public health and safety. More specifically, surface water runoff can carry pollutants and higher velocities into receiving waters. The potential impacts of these pollutants and higher velocities include:

1. Changing natural ecosystems through sediment and pollutant deposits which affect the quantity and quality of water flowing, the destruction of habitats, and the loss of plant and animal life;
2. Posing significant health risks through increased bacteria;
3. Accelerating eutrophication of receiving waters by introducing excessive nutrient loads;
4. Increasing metal deposits creating toxicity for aquatic life;
5. Reducing oxygen levels because of oil, grease and organic matter; and
6. Affecting animal and plant life, adversely, due to changing temperatures of receiving waters,

Whereas, uncontrolled stormwater drainage can increase the incidence of flooding and the level of floods which occur, endangering roads, other public and private property and human life.

Whereas, altered land surfaces can change the rate and volume of runoff. These changes may result in the following:

1. Erosion and slumping of streambanks, resulting in widening of streams;
2. Undercut root systems;
3. Increased erosion rates; and
4. Uniform and shallow streambeds, providing less varied aquatic habitats.

Whereas, adverse water quality and quantity consequences described above may result in substantial economic losses. Potential losses include, but are not limited to, increased wastewater treatment costs, diminished property values, increased flood damages, as well as state and federal fines associated with water quality violations.

Whereas, many future problems can be avoided through proper stormwater management whereby a comprehensive and reasonable program of regulations is fundamental to the public health, safety, and welfare and to the protection of the citizenry and environment.

Whereas, every parcel of real property, both public and private, either uses or benefits from the maintenance of the City of Franklin's stormwater system.

Whereas, current and anticipated growth will contribute to and increase the need for improvement and maintenance of the stormwater system.

This Ordinance is intended to manage the manner in which stormwater is addressed in areas of new development, redevelopment and significant redevelopment through the course of construction and post-construction to maintain or benefit water quantity, water quality and the effects on the quality of life and character of the City of Franklin, Tennessee. This ordinance sets general policy and stormwater management program direction and is supported and enforced through other more detailed regulations, design criteria, and other accepted materials.

Section 2 – Jurisdiction

- 2.1 The *Stormwater Management Ordinance* shall govern all properties within the corporate limits of the City of Franklin, Tennessee.
- 2.2 Exemptions from article – The following development activities are exempt from the provisions of this article and requirements of providing stormwater management:
 - 2.2.1 Agricultural land management activities.
 - 2.2.2 Additions or modifications to existing detached single-family dwellings.
 - 2.2.3 Developments that do not disturb more than 5,000 square feet of land use. This exception may not be applied for contiguous properties that may have been subdivided and/or are attributed to multiple separate owners. This exemption does not apply to any discharge of sediment or other form of water pollution that may leave a small site.

Section 3 – Definitions

For the purpose of this ordinance, unless specifically defined below, words or phrases shall be interpreted so as to give them the meaning they have in common usage and to give this article its most effective application. Words in the singular shall include the plural, and words in the plural shall include the singular. Words used in the present tense shall include the future tense. The word “shall” connotes mandatory and not discretionary; the word “may” is permissive.

The following definitions shall apply in the interpretation of this Ordinance and in any regulations promulgated hereunder, unless specifically stated otherwise:

100-year flood event – See Base Flood

Active Construction Sites – Any site that has a permit for grading or other activities (even if actual construction is not proceeding) and any site where construction is occurring regardless of permits acquired.

Appeal – A request for a review of the Director of Engineering’s interpretation of any provision of these regulations.

Architect – An architect duly registered, licensed or otherwise authorized by the State of Tennessee to practice in the field of building architecture.

Base Flood – The flood having a one percent chance of being equaled or exceeded in any given year. While this statistical event may occur more frequently, it may also be known as the “100-year flood event”.

Blue line streams – Streams that are represented on the United States Department of the Interior Geological Survey (USGS) 1:24,000 quadrangle maps.

BMP – Best Management Practice. This may refer collectively or specifically to a structural or non-structural practice intended to address water quantity or quality as best available.

BMP Treatment Train – A technique for progressively selecting various stormwater management practices to address water quality, by which groups of practices may be used to achieve a treatment goal while optimizing effectiveness, maintenance needs and space.

Bridge – A man made conveyance of stormwater flows.

Building – Any structure built for support, shelter, or enclosure for any occupancy or storage.

Channel – A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow is that water which is flowing within the limits of the defined channel.

City – The City of Franklin, Tennessee

Culvert – A man made conveyance of stormwater flows. This may include a pipe or other constructed conveyance.

Cross-drain – A culvert used to convey flow under a road or other obstruction between channels or surface flow.

Critical area – A site subject to erosion or sedimentation as a result of cutting, filling, grading, or other disturbance of the soil; a site difficult to stabilize due to exposed subsoil, steep slope, extent of exposure, and other conditions.

Critical design-storm period – refers to the time frame in which detention volume must be controlled with the pre-development flow volume as a maximum limit. It assumes a design period for an NRCS (formerly SCS) type II design storm. This is a watershed specific parameter that may be specified by the Director of Engineering, but may be assumed as 10 to 14 hours for small and medium watersheds (order of less than 10 square miles) and 10 to 18 hours for large watersheds (order of 10 to 40 square miles).

Critical service roads – Designated city evacuation routes, or other access to police, fire, emergency medical services, hospitals, or shelters.

Cut – Portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface.

Detention – The temporary delay of storm runoff prior to discharge into receiving waters.

Developer – Any individual, firm, corporation, association, partnership, or trust involved in commencing proceedings to effect development of land for himself or others. This includes any legal or engineering representative of the “developer”.

Development – Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials (as defined as materials of like nature stored in whole or in part for more than six months).

Director of Engineering – Refers to the City of Franklin, Tennessee Engineer and designated staff.

Drainage Basin – A part of the surface of the earth that is occupied by and provides surface water runoff into a stormwater management system (MS4 of Waters of the State), which consists of a surface stream or a body of impounded surface water together with all tributary surface streams and bodies of impounded surface water.

Drainage Well – A bored, drilled, driven, dug, or naturally occurring shaft or hole with a depth greater than the largest surface dimension; used to drain surface fluid, primarily storm runoff, into a subsurface or karst formation. Also known as “dry well” or “sinkhole”.

Engineer – An engineer duly registered, licensed or otherwise authorized by the State of Tennessee to practice in the field of civil engineering.

EP&SC – Erosion prevention and sediment control; see “erosion prevention” and “sediment control”

Erosion – The disintegration or wearing away of soil by the action of water in the form of flowing water or precipitation impact.

Erosion prevention – (EP) practices implemented to prevent, through shielding, binding or other mechanism(s), the suspension of soil particles, often associated with erosion prevention and sedimentation control.

Excavation – See cut.

Existing Grade – The slope or elevation of existing ground surface prior to cutting or filling.

Existing Construction – Any structure for which the “start of construction” commenced before the effective date of these regulations.

Fill – Portion of land surface or area to which soil, rock, or other materials have been or will be added; height above original ground surface after the material has been or will be added.

Finished Grade – The final slope or elevation of the ground surface, after cutting or filling.

Flood or Flooding – Water from a river, stream, watercourse, lake, or other body of standing water that temporarily overflows and inundates adjacent lands and which may affect other lands and activities through increased surface water levels and/or increased groundwater level.

Flood Insurance Rate Map (FIRM) – An official map of the City of Franklin, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the City of Franklin.

Flood Insurance Study – The official report provided by the Federal Emergency Management Agency. The report contains elevations of the base flood, floodway widths, flood velocities, and flood profiles.

Flood Plain – The relatively flat or lowland area adjoining a river, stream, watercourse, lake, or other body of standing water which has been or may be covered temporarily by floodwater. For purposes of this manual, the flood plain is defined as the 100-year floodplain having a one percent chance of being equaled or exceeded in any given year.

Floodproofing – A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures, and contents of buildings in a flood hazard area.

Floodway – That portion of the stream channel and adjacent flood plain required for the passage or conveyance of a 100-year flood discharge. The floodway boundaries are placed to limit encroachment in the flood plain so that a 100-year flood discharge can be conveyed through the flood plain without materially increasing (less than one foot) the water surface elevation at any point and without producing hazardous velocities or conditions. This is the area of significant depths and velocities and due consideration should be given to effects of fill, loss of cross sectional flow area, and resulting increased water surface elevations.

Floodway Fringe – That portion of the flood plain lying outside the floodway.

Floor - The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Functionally Dependent Facility - A facility that cannot be used for its intended purpose unless it is located or carried out in proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

Grading – Any operation or occurrence by which the existing site elevations are changed; or where any ground cover, natural, or man-made, is removed; or any watercourse or body of water, either natural or man-made, is relocated on any site, thereby creating an unprotected area. This includes stripping, cutting, filling, stockpiling, or any combination thereof, and shall apply to the land in its cut or filled condition. Grading activities may only be performed with a Stormwater Management Permit.

Greenway right-of-way – Property that has been designated for use by the city in support of greenway activities. This may include, but does not require, the use of trails or walkways to provide access to the general public. A greenway that is not defined with a right-of-way may have restricted access (ie. Not accessible to the general public).

Highest Adjacent Grade – The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Historic Structure Designation – Any structure that is: listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historical district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or listed individually on a state or local inventory of historic places which have been approved by the Secretary of the Interior.

Impervious Surface – A term applied to any ground or structural surface that water cannot penetrate or through which water penetrates with great difficulty.

Landscape Architect – A landscape architect duly registered, licensed or otherwise authorized by the State of Tennessee to practice in the field of landscape architecture.

Land Surveyor – A land surveyor duly registered, licensed or otherwise authorized by the State of Tennessee to practice in the field of land surveying.

Lowest Floor – The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage and in an area other than the basement area, is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the elevation design requirements of these regulations.

Master plan – any study or plan prepared by or accepted by the City of Franklin that identifies solutions to water quantity or quality problems. Also known as Basin Study or Plan, Flood Management Study or Plan or Water Quality Management Study or Plan.

MS4 – Municipal Separate Storm Sewer System, the portion of public infrastructure that is not considered "Waters of the State". Usually MS4 refers to wet-weather conveyances while "Waters of the State" dry-weather conveyances. This determination is made by the Tennessee Department of Environment and Conservation.

Natural Ground Surface – The ground surface in its original state before any grading, excavating, or filling.

New Construction – Structures for which the "start of construction" commenced on or after the effective date of these regulations. The term also includes any subsequent improvements to such structures.

NPDES MS4 Phase II program – National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) program focusing on small communities.

NRCS – National Resources Conservation Service.

One Hundred-Year Flood – A flood that has an average frequency of occurrence of once in one hundred (100) years, determined from an analysis of floods on a particular watercourse and other watercourses in the same general region. Statistically, it has a one percent chance of occurring in any given year. See “Base Flood” and “100-year flood event”.

Permittee – Any person, firm, or any other legal entity to whom a site disturbance, grading, building or other related permit is issued in accordance with City of Franklin regulations.

PUD – Planned unit development.

Redevelopment – development improvements that have a value less than 50% of the current assessed value and/or increases the floor area by less than 25%. Demolition and reconstruction is considered development and not redevelopment. Note: this is different than significant redevelopment.

Regional Stormwater Management Facility – A device or management practice, typically but not always a detention or retention pond, with a tributary area with more than one development site. This may be multiple homogenous landuse areas or an area of various land uses.

Retention – The prevention of storm runoff from direct discharge into receiving waters. Examples include systems which discharge through percolation, exfiltration, filtered bleed-down and evaporation processes.

SCS – Soil Conservation Service

Sediment – Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, or gravity as a product of erosion.

Sediment control – (SC) practices implemented to manage through filtering, settling or other mechanism(s) to remove suspended particles (soil, organic or mineral) from water, often associated with erosion prevention and sedimentation control.

Significant Redevelopment – development improvements that have a value greater than 50% of the current assessed value, increases the floor area than 25% or more, any change in the impervious surface area, redirects the flow of storm water in any way, modifies the storm sewer system, or changes the storm water characteristics. Demolition and reconstruction is considered development and not redevelopment. Note: this is different than redevelopment.

Site – All contiguous land and bodies of water in one ownership, graded or proposed for grading or development as a unit, although not necessarily at one time.

Slope – Degree of deviation of a surface from the horizontal, usually expressed in percent or ratio.

Soil – All unconsolidated mineral and organic material of any origin that overlies bedrock and that can be readily excavated.

Soil Engineer – A professional engineer who is qualified, licensed and/or registered by the appropriate authority to practice applied soil mechanics and foundation engineering.

Stormwater Director – Currently defined as the City of Franklin, Tennessee Director of Engineering

Stripping – Any activity that removes or significantly disturbs the vegetative surface cover, including clearing and grubbing operations.

Structure – Anything constructed or erected, the use of which requires a more or less permanent location on or in the ground. Such construction includes but is not limited to objects such as buildings, towers, smokestacks, overhead transmission lines, carports, and walls.

Substantial Damage – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage.

Substantial Improvement – Any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during the life of a structure, in which the cumulative cost equals or exceeds 50 percent of the market value of the structure. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

Tributary Area – The area upstream of a specified point including all overland flow that directly or indirectly connects down-slope to the specified point.

Waters of the State – Any water body determined to be in the jurisdiction of the Tennessee Department of Environment and Conservation (TDEC). Waters of the State are separate and distinct from an MS4 and private infrastructure.

Water Body – A channel, natural depression, slough, gulch, stream, creek, pond, reservoir, or lake in which storm runoff and floodwater flows either regularly or infrequently. This includes major drainage ways for carrying storm runoff.

Waterway buffer – An area separating a waterway from building and/or structures. Typically, buffers are maintained in a “natural” or vegetative state providing environmental and aesthetic benefits.

Wetland – Those areas that are inundated or saturated by surface or ground water at a frequency or duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typical to life in saturated soil conditions. Wetlands generally include, but are not limited to, swamps, marshes, bogs and similar areas.

Section 4 – Authority

4.1 Authority of Departments

The City of Franklin Administrator may provide authority in part or whole to various departments for the implementation of activities pursuant to the ordinance. This may include but is not limited to plan review, incentives negotiation, plan approval, stormwater facilities maintenance, administration and enforcement.

4.2 Right-of-Entry

- 4.2.1 Designated City of Franklin staff shall have right-of-entry on or upon the property of any person subject to this ordinance and any permit/document issued hereunder. The City of Franklin staff shall be provided ready access to all parts of the premises for the purposes of inspection, monitoring, sampling, inventory, records examination and copying, and the performance of any other duties necessary to determine compliance with this ordinance.
- 4.2.2 Where a property, site or facility has security measures in force which require proper identification and clearance before entry into its premises, the person shall make necessary arrangements with its security personnel so that, upon presentation of suitable identification, the Designated City of Franklin will be permitted to enter without delay for the purposes of performing specific responsibilities.
- 4.2.3 Designated City of Franklin staff shall have the right to set up on the person's property such devices as are necessary to conduct sampling and/or metering of the person's stormwater operations or discharges.
- 4.2.4 Any temporary or permanent obstruction to safe and easy access to the areas to be inspected and/or monitored shall be removed promptly by the person at the written or verbal request of the City of Franklin staff. The costs of clearing such access shall be borne by the person.
- 4.2.5 The Director of Engineering or his designee may inspect the facilities of any user in order to ensure compliance with this ordinance. Such inspection shall be made with the consent of the owner, manager, or signatory official. If such consent is refused, denied or not promptly addressed, the Designated City of Franklin staff may seek issuance of an administrative search warrant.
- 4.2.6 The City of Franklin has the right to determine and impose inspection schedules necessary to enforce the provisions of this article. Inspections may include, but are not limited to, the following:
 - 1. An initial inspection prior to stormwater management plan approval;
 - 2. A bury inspection prior to burial of any underground drainage structure;

3. Erosion control inspections as necessary to ensure effective control of erosion and sedimentation; and
4. A finish inspection when all work, including installation of storm management facilities, has been completed.

Section 5 – Appeals

- 5.1 The Transportation Committee or the Transportation Committee successor shall be charged with addressing appeals to violations of this ordinance.
- 5.2 In order to have an appeal considered, the applicant shall submit a written request as outlined in Section 10.12 of this Ordinance. The committee shall have the authority to grant appeals to violations of this ordinance provided they are consistent with the Objectives and Policies identified in Section 6. The committee does not have the authority to permit actions by the applicant that are based in lack of proper planning or implementation of site development as defined in this ordinance and other measures applied to the City of Franklin.
- 5.3 The committee will be made available to review accepted request(s) for appeals on an as-needed basis. The decisions of the committee are final and conclusive, but may be reviewed through the appropriate court actions. The committee shall make its findings within five (5) business days after the appeal hearing.
- 5.4 If the city prevails, on behalf of the committee's action, in any administrative or civil proceeding initiated under this chapter, the city shall be entitled to seek reimbursement for all costs incurred in connection with said proceeding. Such reimbursable expenses may include, but are not limited to, costs of investigation, administrative overhead, out-of-pocket expenses, costs of administrative hearings, and costs of suit.
- 5.5 The committee meetings, deliberations and records shall be open to the public. The committee may elect to provide for public comment on relevant issues. The format and duration of the public comment shall be left to the discretion of the committee as decided by majority vote.

Section 6 – Objectives and Policy

6.1 Objectives

The objectives of this ordinance are:

- 6.1.1 To protect human life and health.
- 6.1.2 To minimize the need for rescue and relief efforts associated with flooding.
- 6.1.3 To eliminate any non-allowable discharges to Franklin's Municipal Separate Storm Sewer System that impact water quality.
- 6.1.4 To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to maximize beneficial use without increasing flood hazard potential or diminishing the quality of the natural stormwater resources.
- 6.1.5 To ensure that potential homebuyers are notified that property is in a flood area and generally increase the public awareness of flooding potential.
- 6.1.6 To minimize prolonged business interruptions.
- 6.1.7 To minimize damage to public facilities and utilities such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood plains.
- 6.1.8 To ensure a functional public and private stormwater quantity and quality management system that will not result in excessive maintenance costs.
- 6.1.9 To encourage the use of natural and aesthetically pleasing design that maximize preservation of natural areas.
- 6.1.10 To guide the construction of stormwater management facilities by developing comprehensive master plans to address stormwater quantity and quality.
- 6.1.11 To encourage preservation of floodplains, floodways and open spaces to protect and benefit the community's quality of life and natural resources.
- 6.1.12 To encourage community stewardship of the Franklin's water resources and their impacts on the community character and quality of life.

6.2 Policy Statements and Minimum Standards

To implement the objectives presented above, the following general policy statements shall apply:

- 6.2.1 All new development and redevelopment under the jurisdiction of this ordinance as prescribed in Section 2 of this ordinance shall be required to obtain a Stormwater Management Permit.
- 6.2.1.1 The Director of Engineering shall issue a Stormwater Management Permit for plans that meet the guidelines of this ordinance and any other provision given authority under Section 7 of this ordinance. Application for a permit shall be accompanied by a fee of 100.00.
- 6.2.1.2 Technical, administrative, or procedural matters may be modified as needed to meet the objectives and policies defined in this ordinance, so long as such modifications as to technical, administrative, or procedural matters are not contrary or beyond the intent of the objectives and policies of this ordinance.
- 6.2.1.3 Approved permits must be displayed in a conspicuous location on all active construction sites.
- 6.2.2 A Professional Engineer licensed in the State of Tennessee shall stamp all proposed plans for construction in the City of Franklin. This shall include all proposed improvements or modifications to the existing or new stormwater infrastructure, erosion prevention and sediment control practices, and other related improvements or modifications.
- 6.2.3 If available, each individual project shall be evaluated for consistency with the master stormwater management plan for the major watershed or watersheds within which the project site is located. The individual project evaluation will determine if stormwater quantity and quality management practices can adequately serve the property and limit impacts to downstream public and private properties. The presence of a regional facility(s) will be considered in determining the extent to which quantity and/or quality controls will be necessary.
- 6.2.4 In the absence of such a stormwater quantity and/or quality master plan, a system of uniform requirements shall be applied to each individual project site. In general, these uniform requirements will be based on the criterion that post-development stormwater peak runoff, volume over the critical design-storm period and water quality must not differ significantly from pre-development conditions.
- 6.2.5 Under no circumstances shall a site be graded or drained in such a way as to increase surface runoff to sinkholes, "dry wells" or "drainage wells".
- 6.2.6 Stormwater detention facilities shall be designed to address the rate at which flow is released over the entire runoff discharge period and the volume of discharge

over the critical design-storm period. This shall be applied for 2-, 10-, 25-, 50- and 100-year design-storm events as directed by the next paragraph.

6.2.7 New development shall meet a stormwater quantity level of service defined by:

6.2.7.1 designing road catch basins and connecting culverts to convey the 10-year design-storm runoff.

6.2.7.2 designing bridges, culverts, channels and cross-drains to pass the 25- year design-storm runoff.

6.2.7.3 detaining at least the runoff from a 25-year design-storm runoff (50- or 100-year for ponds serving "critical service roads").

6.2.7.4 providing emergency bypass of 50- and 100-year design storm runoff for all ponds not required to detain the 50 or 100-year design-storm event.

6.2.8 Stormwater infrastructure shall be designed in a way that:

6.2.8.1 critical service roads are not inundated by more than three inches of water over one-half the roadway width under a 100-year design-storm event.

6.2.8.2 other existing roads (as impacted by new or existing development) shall be designed to have no more than 9-inches of runoff overtopping the road under a 25-year design-storm event.

6.2.8.3 other new roads shall be designed to have no more than 6-inches of road overtopping at the 25-year design-storm event.

6.2.9 Development will be required to minimize the impact to stormwater quality by applying structural and/or nonstructural management practices selected to address site-specific conditions. The goal for water quality treatment shall be 90% total suspended solids removal of the first flush, defined by land use characteristics or at least 0.5-inches where not defined, through a BMP Treatment Train.

6.2.10 A long-term maintenance plan shall be submitted for review and approval by the City of Franklin Director of Engineering for all devices or facilities in new development that require more than general maintenance (mowing). The plans shall address schedules and techniques for inspections and removing trash, pollutant and sediment.

6.2.11 For properties where stormwater quantity management practices are either not feasible or are not necessary in lieu of regional stormwater quantity controls, The City has the right to require on-site controls for stormwater quality.

- 6.2.12 The City encourages regional stormwater quantity and/or quality management practices, serving 40 to 300 acres of tributary area, which may be consistently and efficiently managed and maintained. These type of practices will be encouraged in order to replace or reduce the implementation of on-site stormwater quantity and/or quality management practices, as appropriate as determined by the Director of Engineering.
- 6.2.13 Redevelopment of properties containing on-site stormwater management practices may be permitted, at the discretion of the Director of Engineering, provided the property and downstream public and private properties, infrastructure or "Waters of the State" are adequately protected by a regional facility(s) from stormwater quantity or quality impacts.
- 6.2.14 No construction, whether by private or public action, shall be performed in a manner that will negatively impact stormwater quantity or quality in its vicinity or in other areas whether by flow restrictions, increased runoff, or by diminishing channel or floodplain storage capacity.
- 6.2.15 New construction may not aggravate upstream or downstream flooding. Existing downstream or upstream problems may be required to be corrected in conjunction with new development.
- 6.2.16 Unwarranted acceleration of erosion or sedimentation, or transport of other pollutants or forms of pollution, due to various land development activities must be controlled.
- 6.2.17 New construction shall only be permitted after temporary or permanent erosion prevention and sedimentation control management practices have been placed or constructed and are operational to The City's satisfaction. The City may stop construction on properties, or administer other enforcement actions as defined in Section 8, that do not have adequate erosion prevention and sedimentation control measures.
- 6.2.18 Soil bioengineering, "green" and other "soft" slope and streambank stabilization methods shall receive preference over rip rap, concrete and other hard armoring techniques. "Hard" alternatives shall only be permitted when their necessity can be demonstrated given site-specific conditions.
- 6.2.19 The City may require more stringent erosion prevention and sedimentation control practices on properties within sensitive (or impaired) watersheds proximate to "Waters of the State". This may include measures that limit or eliminate, with a greater safety factor, the potential for sediment or other form of water pollution from entering sensitive areas as designated by the Tennessee Department of Environment and Conservation.

- 6.2.20 The City may require maintenance or modification of stormwater management practices that are not operating within the guidelines established by this ordinance, as determined by the City of Franklin staff.
- 6.2.21 All active construction sites should be inspected periodically (weekly and within 24-hours after a 0.25-inch rain event) by the owner, or their qualified designate, to ensure erosion prevention and sedimentation control. It is not The City's intent to penalize proper maintenance and mitigation of failed management practices, but rather to ensure that potential and actual failures are promptly recognized and addressed expeditiously and effectively. The City may stop construction on properties, or administer other enforcement actions as defined in Section 8, that do not or are not able to provide on-site documentation that proper inspection and maintenance activities were performed on erosion prevention and sedimentation control measures.
- 6.2.22 The City of Franklin encourages the use of greenway right-of-ways for appropriate properties.
- 6.2.23 A waterway buffer shall be applied to all waterways serving more than 25.0 acres of tributary area. No new construction of any building or structure shall be permitted in the buffer.
- 6.2.23.1 Automatic exemptions are applied provided EP&SC, water quality and cut-fill policies are adequately addressed. They shall be permitted for:
- 6.2.23.1.1 roads and utilities crossing waterways.
- 6.2.23.1.2 pedestrian trails and walkways proximate to waterways.
- 6.2.23.2 The waterway buffer shall be defined as area contained within a boundary established 25-feet beyond the floodplain boundary as defined by FEMA or the City of Franklin which ever is larger.
- 6.2.23.3 For areas without a defined floodplain the waterway buffer shall be defined by a graduated scale applied by the City of Franklin according to the provisions in Section 7 of this ordinance.
- 6.2.23.4 The waterway buffer and floodplain may be used for application of water quality devices. This may only be permitted provided EP&SC, water quality, and cut-fill policies are adequately addressed as determined by the City of Franklin according to the provisions in Section 7 of this ordinance. Detention/retention volumes in the floodplain may count as fill if applied in a manner where floodplain storage is lost.

- 6.2.24 Cut and fill will be permitted in the floodplain and waterway buffer. Compensatory cut shall at least be applied in equal amounts (1:1) for all fill in the floodplain. Compensatory cut shall at least be applied to one hundred fifty-percent (1.5:1) for all fill in floodplains with waterway reaches determined to be impacted by localized flooding not dominated by waterway backwater effects, as determined by studies accepted or performed by the City of Franklin.
- 6.2.25 The City of Franklin may apply incentives for floodplain management strategies applied beyond those required by this ordinance.
- 6.2.25.1 Strategies beyond those required may include, but not limited to:
- 6.2.25.1.1 Extra (20-percent more than required) floodplain storage developed (cut)
 - 6.2.25.1.2 Greenways that are dedicated to the City of Franklin
 - 6.2.25.1.3 Eroding waterways are restored or stabilized with bioengineering or "green" approaches
 - 6.2.25.1.4 New and innovative technologies are applied to address water quantity or quality
 - 6.2.25.1.5 Other management strategies acceptable to the City of Franklin according to the provisions in Section 7 of this ordinance
- 6.2.25.2 If the above management strategies are applied in a manner acceptable to the City of Franklin, then the city may apply incentives including, but not limited to:
- 6.2.25.2.1 Modification to density, trees or other development requirements acceptable to the Director of Engineering and Planning Departments
 - 6.2.25.2.2 Other incentives according to the provisions in Section 7 of this ordinance
- 6.2.26 The construction and financing of any required off-site drainage improvement necessitated by private development within the same watershed shall be the responsibility of the developer.
- 6.2.27 Any stormwater management facility or BMP which services individual property owners or subdivisions shall be privately owned with general routine maintenance (controlling vegetative growth and removing debris) provided for by the owner(s).

The owner shall maintain a perpetual, non-exclusive easement, which allows for access for inspection and other maintenance by the City of Franklin.

6.2.28 Any stormwater management facility or BMP which services an individual subdivision in which the facility or BMP is within designated open areas or an amenity with an established home owners association shall be privately owned and maintained consistent with provisions of this ordinance. The owner shall maintain a perpetual, nonexclusive easement which allows for access for inspection and emergency maintenance by the City of Franklin.

6.2.29 Any stormwater management facility or BMP which services commercial and industrial development shall be privately owned and maintained. The city has the right, but not the duty to enter premises for emergency repairs.

6.2.30 All regional stormwater management control facilities proposed by the owners, if *accepted by* approved by the Board of Mayor ~~and Aldermen and accepted by the Director of Engineering~~ for dedication as a public regional facility, shall be publicly owned and/or maintained.

6.2.31 All other stormwater management control facilities and BMP's shall be publicly owned and/or maintained only if accepted for maintenance by the city.

6.2.32 The Director of Engineering may require dedication of privately owned stormwater facilities, which discharge to the city's stormwater system.

6.2.33 As new development construction is completed, an "as-built" plan, certified by a licensed professional engineer and/or surveyor as appropriate, must be submitted upon completion of the stormwater management facilities included in the stormwater management plan. The licensed professional shall certify that: the facilities have been constructed as shown on the "as-built" 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.

Section 7 – Enforcement and Rule-Making Authority

- 7.1 The Director of Engineering shall have authority to implement this Ordinance by appropriate regulations, guidance or other related materials. In this regard, technical, administrative, or procedural matters may be modified as needed to meet the objectives and policies defined above, so long as such modifications as to technical, administrative, or procedural matters are not contrary or beyond the intent of the objectives and policies defined above.
- 7.2 Documents referenced above may be updated periodically to reflect the most current and effective practices and shall be made available to the public. However, the failure to update the manual shall not relieve any applicant from the obligation to comply with the Stormwater Management Ordinance, and shall not prevent the Director of Engineering from imposing the most current and effective practices.
- 7.3 Regulations, guidance or other related materials that may be given authority by this ordinance may include, but are not limited to: Best Management Practice (BMP) manuals, design regulations and requirements, submittal checklists, review checklists, inspection checklists, certifications, stormwater management manuals and operation and maintenance manuals. The document(s) may include information deemed appropriate by the Director of Engineering including guidance and specifications for the preparation of stormwater management plans, selecting environmentally sound practices for managing stormwater, minimum specifications and requirements, more complete definitions and performance standards.
- 7.4 The above referenced documents shall not in any way require specific commercially available products. However, they may refer to performance specifications, class of devices, construction, or management practice.

Section 8 - Maintenance Requirements

- 8.1 The maintenance responsibilities for permanent stormwater runoff control facilities shall be determined based upon the type of ownership of the property which is controlled by the facilities.
- 8.2 Single entity ownership – Where the permanent stormwater runoff control facilities are designed to manage runoff from property in a single entity ownership as defined below, the maintenance responsibility for the stormwater control facilities shall be with the single entity owner.
 - 8.2.1 The stated responsibilities of the entity in terms of owning and maintaining the facilities shall be submitted with the stormwater management plan for determination of their adequacy. Approval of the stormwater management plan shall be conditioned upon the approval of these terms. These terms shall be in writing, shall be in recordable form, and shall, in addition to any other terms deemed necessary by the City of Franklin, contain a provision permitting inspection at any reasonable time by the Director of Engineering of all such facilities deemed critical in the public welfare.
 - 8.2.2 A single entity shall be defined as an association, public or private corporation, partnership firm, trust, estate or any other legal entity allowed to own real estate exclusive of an individual lot owner.
 - 8.2.3 Upon approval of the stormwater management facilities by the City of Franklin, the facility owner(s) shall demonstrate the ability to garner and apply the financial resources necessary for long-term maintenance requirements. The funding mechanism shall be in a form approved by the City of Franklin. The City of Franklin will only approve funding mechanism(s) for long-term maintenance responsibilities that can be demonstrated to be permanent or transferable to another entity with equivalent longevity.
 - 8.2.4 Unless made specifically clear in the preliminary stages of the site design and construction plan review procedure, it will be assumed that all stormwater detention, retention, treatment or storage facilities and/or devices shall be owned, operated and maintained by a single entity as defined above.
- 8.3 Municipal ownership – Where the City of Franklin has accepted an offer of dedication of the permanent stormwater management facilities, the City of Franklin shall be responsible for maintenance.
- 8.4 Construction maintenance bond – The City of Franklin may require the posting of a maintenance bond to secure the structural integrity of said facilities as well as

the functioning of said facilities in accordance with the design and specifications as depicted on the approved stormwater management plan for a term of 18 months from the date of acceptance of dedication. A cash contribution can be used as the financial in lieu of a maintenance bond although the contribution must be equivalent to the amount that would be estimated for the maintenance bond.

Section 9 - Allowable Stormwater Discharges

- 9.1 Pursuant to the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) program administered by the Tennessee Department of Environment and Conservation (TDEC) illicit discharges to the MS4 are being defined as illegal. This is being done by identifying allowable non-stormwater discharges into the MS4 in the best interest of the City of Franklin, Tennessee.
- 9.2 Non-stormwater discharge means any discharge to the Municipal Separate Storm Sewer System except as permitted by 9.4
- 9.3 Except as hereinafter provided, all non-stormwater discharges into the Municipal Separate Storm Sewer System are prohibited and declared to be unlawful.
- 9.4 Unless the Director of Engineering has identified them as a source of pollutants to the "Waters of the State of Tennessee", the following non-stormwater discharges into the Municipal Separate Storm Sewer System are lawful:
 1. Discharges from emergency fire fighting activities
 2. Diverted screen flows
 3. Rising ground waters
 4. Uncontaminated groundwater infiltration to separate storm sewer systems (as defined by 40 CFR35.2005(20))
 5. Uncontaminated pumped ground water
 6. Discharges from potable water sources as required for system maintenance
 7. Drinking water line flushing
 8. Foundation drains and pumps
 9. Air conditioning condensate
 10. Landscape irrigation
 11. Irrigation water
 12. Lawn watering
 13. Uncontaminated springs
 14. Water from crawl space pumps
 15. Uncontaminated Footing drains and pumps
 16. Individual residential car washing
 17. Flows from riparian habitats and wetlands
 18. Dechlorinated swimming pool discharges
 19. Street wash waters resulting from normal street cleaning operations
 20. Controlled flushing stormwater conveyances (controlled by appropriate best management practices)
 21. Discharges within the constraints of a National Pollutant Discharges Elimination System (NPDES) permit from the Tennessee Department of Environment and Conservation (TDEC)
 22. Discharges approved at the discretion of the Director of Engineering.

Section 10 – Enforcement

The city may institute appropriate actions or proceedings at law or equity for the enforcement of this Ordinance. Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, and other appropriate forms of remedy or relief. Each day of noncompliance is considered a separate offense; and nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation, including application for injunctive relief. Any of the following enforcement remedies and penalties shall be available to the City of Franklin in response to violations of this ordinance. If the person, property or facility has or is required to have a storm water discharge permit from the Tennessee Department of Environment and Conservation, the city shall alert the appropriate state authorities of the violation.

- 10.1 Notice of violation (NOV) – Whenever designated City of Franklin staff find that any person, company or facility owning or occupying a premises has violated or is violating this Ordinance or order issued hereunder, the enforcement official may serve, by personal service, or by registered or certified mail, upon said person a written NOV. Within thirty (30) days of the receipt of this notice, or shorter period as may be prescribed in the NOV, an explanation of the violation and a plan for the satisfactory correction and prevention thereof, which shall include specific required actions, shall be submitted to the Director of Engineering or his/her designee. Submission of this plan shall in no way relieve liabilities for violations occurring before or after receipt of the NOV.
- 10.2 Revocation of permit – The Director of Engineering, or his/her designee may revoke and require the return of a permit or certificate by notifying the permit holder in writing, stating the reason for the revocation. Permits or certificates shall be revoked for any substantial departure from the approved application plans, or specifications; refusal or failure to comply with the requirements of state or local law; or for false statements or misrepresentations made in securing the permit or certificate. Any permit or certificate mistakenly issued in violation of any applicable state or local law may also be revoked.
- 10.3 Compliance order – If any person, company or facility shall violate the provisions of this ordinance, the Director of Engineering, or his/her designee, may give notice to the owner or to any person in possession of the subject property, ordering that all unlawful conditions existing thereupon be abated within a schedule defined from the date of such notice.
 - 10.3.1 The enforcement official shall have the authority to establish elements of a stormwater pollution prevention plan, and to require any business to adopt and implement such a plan, as may be reasonably necessary to fulfill the purposes of this chapter. The enforcement official may establish the requirements of best management practices for any premises.

10.3.2 The notice and order may be given provided, that if, in the opinion of the Director of Engineering, or his/her designee, the unlawful condition is such that it is of imminent danger or peril to the public, then an authorized City of Franklin representative may, without notice, proceed to abate the same, and the cost there of shall be charged against the property. The City of Franklin, as described further in this subsection, may recover the cost of such actions from the property owner.

10.4 Civil Penalties – Any person, company or facility who has been found to have been in violation of any provision of this ordinance, may be assessed a civil penalty not to exceed the amount presented in this subsection.

10.4.1 The penalty shall increase by twenty-five percent (25%) of the previous penalty amount for every subsequent but separate offense made by the same person, company or facility. The penalty shall be additional to other enforcement actions of this section.

10.4.2 The penalty may be assessed for each day beyond schedules applied in compliance orders or other schedules issued to the property owner or other person responsible for unauthorized activity defined in this ordinance.

10.4.3 In determining the amount of the penalty the city court shall consider the following:

10.4.3.1 The degree and extent of the harm to the natural resources, to the public health, or to the public or private property resulting from the violation;

10.4.3.2 The duration and gravity of the violation;

10.4.3.3 The effect on ground or surface water quality;

10.4.3.4 The cost of rectifying the damage;

10.4.3.5 The amount of money saved by noncompliance;

10.4.3.6 Whether the violation was committed willfully or intentionally;

10.4.3.7 The cumulative effect of other enforcement actions applied for the same offense;

10.4.3.8 The prior record of the violator in complying or failing to comply with the stormwater quality management program; and

10.4.3.9 The costs of enforcement to the City of Franklin.

10.4.4 The maximum civil penalties will be determined by the type of offense. This indicates the maximum that may be imposed for a first offense and does not reflect the increases described above for repeat offenses.

10.4.4.1 Development without permit – \$10,000 – To engage in any development, use, construction, remodeling, or other activity of any nature upon land or improvements thereon subject to the jurisdiction of this ordinance without all required permits, certificates, or other forms of authorization as set forth in this ordinance.

10.4.4.2 Development inconsistent with permit – \$5,000 – To engage in any development, use, construction, remodeling, or other activity of any nature in any way inconsistent with any approved plan, permit, certificate, or other form of authorization granted for such activity.

10.4.4.3 Violation by act or omission – \$5,000 – To violate, by act or omission, any term, variance, modification, condition, or qualification placed by the City of Franklin or its agent departments upon any required permit, certificate, or other form of authorization of the use, development, or other activity upon land or improvements thereon.

10.4.4.4 Illicit Discharge – \$5,000 – Any person, company or facility who is found to have improperly disposed of any substance that is not defined in Section 9 or causes the city to be in noncompliance with any applicable environmental permit.

10.4.4.5 Household Products- \$500- Any person, company or facility who is found to have improperly disposed of any substance not included in Section 9 that was purchased over-the-counter for household use, in quantities considered normal for household purposes, which, upon discharge to the municipal separate storm sewer system or drainage network, would have an adverse impact on water quality or cause the city to be in noncompliance with any applicable environmental permit.

10.4.5 In the event there are penalties assessed by the state against the city caused by any person company or facility, said person, company or facility shall be assessed the equivalent amount of civil penalty. This shall include but is not limited to penalties for improper disposal or illegal dumping, or illicit connection into the municipal separate storm sewer system.

10.5 Administrative Fee – Any person, company or facility who undertakes any development activity requiring a stormwater management plan hereunder without

first submitting the plan for review and approval shall pay to the city, in addition to any permit or inspection fee, an administrative fee of up to \$5,000.

- 10.6 Order to clean and abate / restore – Any violator may be required to clean and/or restore land to its condition prior to the violation.
- 10.7 Cost Recovery - If corrective action, including maintenance delinquency, is not taken in the time specified, or within a reasonable time if no time is specified, Franklin may take the corrective action, and the cost of the corrective action shall be the responsibility of the owner and the developer. The cost of the abatement and restoration shall be borne by the owner of the property and the cost therefor shall be invoiced to the owner of the property. If the invoice is not paid within ninety (90) days, the enforcement official shall have the authority to place a lien upon and against the property. If the lien is not satisfied within ninety (90) days, the enforcement official is authorized to take all legal measures as are available to enforce the lien as a judgment, including, without limitation, enforcing the lien in an action brought for a money judgment, by delivery to the assessor or a special assessment against the property.
- 10.8 Injunctions and or proceedings at law or in equity – Any violation of this Ordinance or of any condition, order, requirement, or remedy adopted pursuant hereto may be restrained, corrected, abated, mandated, or enjoined by other appropriate proceeding pursuant to state law.
- 10.9 Fee or utility credit revocation – This enforcement tool is intended to be available or used if there are, at any time, provisions for a funding mechanism managed by the City of Franklin. This enforcement tool permits that credits or other measures to reduce fees or utility charges may be revoked, in full or in part, if any provision of the *Stormwater Management Ordinance*, or given authority per Section 7, are violated.
- 10.10 Civil Actions – In addition to any other remedies provided in this chapter, any violation of this chapter may be enforced by civil action brought by the city attorney. Monies recovered under this subsection shall be paid to the city to be used exclusively for costs associated with implementing or enforcing the provisions of this ordinance. In any such action, the city may seek, as appropriate, any or all of the following remedies:
 - 10.10.1 A temporary and/or permanent injunction;
 - 10.10.2 Assessment of the violator for the costs of any investigation, inspection, or monitoring survey which lead to the establishment of the violation, and for the reasonable costs of preparing and bringing legal action under this subsection;

- 10.10.3 Costs incurred in removing, correcting, or terminating the adverse effects resulting from the violation;
- 10.10.4 Compensatory damages for loss or destruction to water quality, wildlife, fish and aquatic life.
- 10.11 Emergency Orders and Abatements. The enforcement official may order the abatement of any discharge from any source to the stormwater conveyance system when, in the opinion of the enforcement official, the discharge causes or threatens to cause a condition which presents an imminent danger to the public health, safety, or welfare, or the environment, or a violation of a NPDES permit. In emergency situations where the property owner or other responsible party is unavailable and time constraints are such that service of a notice and order to abate cannot be effected without presenting an immediate danger to the public health, safety, or welfare, or the environment or a violation of a NPDES permit, the city may perform or cause to be performed such work as shall be necessary to abate said threat or danger. The costs of any such abatement shall be borne by the owner and shall be collectable in accordance with the provisions of this subsection.
- 10.12 Appeals - Upon issuance of a citation or notice of violation of this article it shall be conclusive and final unless the accused violator submits a written notice of appeal to the Director of Engineering within ten (10) days of the violation notice being served. If the Director of Engineering does not issue a decision within ten (10) days of the written notice of appeal then the violation is considered upheld. If the Director of Engineering does not reverse the decision, the aggrieved party may appeal to the Transportation Committee or successor, by filing a written request for hearing within ten (10) days of the Director of Engineering's decision on the appeal. The request for hearing shall state the specific reasons why the decision of the Director of Engineering is alleged to be in error, and shall be accompanied by a cost bond in the amount of five hundred dollars (\$500.00) with sufficient surety to secure the costs of the appeal, including the cost of court reporters, transcripts, plan reviews and other costs.

Section 11 – Severability

- 11.1 Should any article, section, subsection, clause or provision of this Comprehensive Stormwater Management Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid, each article, section clause and provision being declared severable.
- 11.2 If any provisions of this ordinance and any other provisions of law impose overlapping or contradictory regulations, or contain any restrictions covering any of the same subject matter, that provision which is more restrictive or imposes higher standards or requirements shall govern.

ORDINANCE 2002-14

TO BE ENTITLED, "AN ORDINANCE TO ESTABLISH A STORMWATER USER FEE FOR THE CITY OF FRANKLIN ESTABLISHING EQUIVALENT RESIDENTIAL UNIT (ERU), ERU RATE AND UNDISTURBED PROPERTY RATE; AND PROVIDING AN EFFECTIVE DATE."

WHEREAS, the City of Franklin Board of Mayor and Aldermen (Board) desire to provide effective stormwater management for all citizens of the City of Franklin to protect, to the extent practicable, from the loss of life and property damage from flooding; and to minimize, to the extent practicable the impact to surface water quality from urban runoff; and

WHEREAS, the benefits of flood control and surface water quality extend to all citizens and business in the City of Franklin; and

WHEREAS, the City of Franklin has been mandated by the United States Environmental Protection Agency to obtain and maintain a permit from the State of Tennessee for discharges from its stormwater management system; and

WHEREAS, the Board has established a comprehensive Stormwater Management Ordinance as found in Chapter 16 that requires certain stormwater management practices be implemented by, and for the City of Franklin; and

WHEREAS, the Board desires to provide a fair, equitable and dependable source of funds to manage the stormwater program in Franklin consistent with federal and state law and our local ordinance;

NOW THEREFORE BE IT ORDAINED by the Board of the City of Franklin, State of Tennessee, establish a Stormwater User Fee as follows:

Section 1: Definitions. For the purpose of this Chapter, the following definitions shall apply; words used in the singular shall include the plural, and the plural, the singular; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined herein shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

"Board" means the City of Franklin Board of Mayor and Aldermen.

"Bonds" means revenue bonds, notes, loans or any other debt obligations issued or incurred to finance the Costs of Construction.

"Calendar Year" means a 12-month period commencing on the first day of January of any year.

"Costs of Construction" means costs reasonable incurred in connection with providing capital improvements to the System or any portion thereof, including, but not limited to, the costs of (1) acquisition of all property, real or personal, and all interests in connection therewith including all rights-of-way and easements therefore, (2) physical

construction, installation and testing, including the costs of labor, services, materials, supplies and construction services used in connection therewith, (3) architectural, engineering, legal and other professional services, (4) insurance premiums taken out and maintained during construction, to the extent not paid for by a contractor for construction, (5) any taxes or other charges which become due during construction, (6) expenses incurred by the City or on its behalf with its approval in seeking to enforce any remedy against any contractor or sub-contractor in respect of any default under a contract relating to construction, (7) principal of and interest of any Bonds, and (8) miscellaneous expenses incidental thereto.

"Debt Service" means, with any particular series of Bonds, an amount equal to the sum of (i) all interest payable on such Bonds during such Calendar Year, plus (ii) any principal installments of such Bonds during such Calendar Year.

"Developed Property" means real property other than Undisturbed Property and Vacant Improved Property.

"Director" means the Director of Engineering, or his designee.

"Dwelling Unit" means a singular unit or apartment providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

"Equivalent Residential Unit" or ERU means the average Impervious Area of Residential Developed Property per Dwelling Unit located within the City and as established by the Board.

"ERU Rate" means a Utility Fee charged on each ERU as established by Board.

"Exempt Property" means public rights of way, public streets, public alleys and public sidewalks.

"Extension and Replacement" means costs of extensions, additions and capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the System, or land acquisitions for the System and any related costs thereto, or paying extraordinary maintenance and repair, including the Costs of Construction, or any other expenses which are not costs of Operation and Maintenance or Debt Service.

"Fiscal Year" means a 12-month period beginning July 1 and ending June 30.

"Impervious Area" means the number of square feet of hard surfaced areas which either prevent or retard the entry of water into soil mantle, as it entered under natural conditions as Undisturbed Property, and/or causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions as Undisturbed Property, including, but not limited to, roofs, roof extensions, patios, porches, driveway, sidewalks, pavement and athletic courts.

"Nonresidential Developed Property" means developed property that is not utilized for dwelling units within the City.

"Operating Budget" means the annual operating budget adopted by the City for the succeeding Fiscal Year.

"Operations and Maintenance" means the current expenses, paid or accrued, of operation, maintenance and current repair of the System, as calculated in accordance with sound accounting practice, and includes, without limiting the generality of the foregoing, insurance premiums, administrative expenses, labor, executive compensation, and cost of materials and supplies used for current operations, and charges for the accumulation of appropriate reserves for current expenses not annually incurred, but which are such as may reasonably be expected to be incurred in accordance with sound accounting practice.

"Revenues" mean all rates, fees, assessments, rentals or other charges or other income received by the Stormwater User Fee Fund, in connection with the management and operation of the System, including amounts received from the investment or deposit of monies in any fund or account and any amounts contributed by the City, all as calculated in accordance with sound accounting practice.

"Stormwater Management System" or **"System"** means the existing storm water management of the City and all improvements thereto which by this Chapter are constituted as the property and responsibility of the City, to be operated as an enterprise fund to, among other things, conserve water, control discharges necessitated by rainfall events, incorporate methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quality and quantity of discharge from such System.

"Stormwater User Fee" means a fee authorized by Ordinance(s) established to pay Operations and Maintenance, Extension and Replacement and Debt Service.

"Stormwater User Fee Fund" means the Special Revenue Fund created by this Chapter to operate, maintain and improve the System and for such other purposes as stated in this Chapter.

"Undisturbed Property" means real property, which has not been altered from its natural state by dredging, filling, removal of trees and vegetation or other activities, which have disturbed or altered the topography or soils on the property.

"User Fee District" means the area or property within the Corporate Limits of the City of Franklin.

"Vacant Improved Property" means vacant property, which is, or could reasonably be, served by any subdivision improvements that allow egress.

Section 2: Fee Established. Subject to the provisions of this Chapter, each and every Residential Developed Property, Nonresidential Developed Property and Vacant Improved Property, other than Exempt Property, within the Corporate Limits of the City, and the owners and non-owner users thereof, have imposed upon them a Stormwater User Fee. In the event the owner and non-owner users of a particular Property are not the same, the liability for each the owner and non-owner user for the User Fee attributable to that Property shall be joint and several. The Stormwater User Fee shall be a monthly or a regular interval service charge and shall be determined by

the provisions of this Chapter and the ERU and ERU Rate which shall be established and changed from time to time by the Board of Mayor and Aldermen.

Section 3: Stormwater User Fee Collection. The Stormwater User Fee for residential property shall be billed and collected monthly with the monthly utility services bill for those properties within the Corporate Limits of the City. The Stormwater User Fees non-residential properties shall be billed and collected separately. The Stormwater User Fee for those properties utilizing City utilities is part of a consolidated statement for utility customers, which is generally paid by a single payment to the utility department. In the event that a partial payment is received, the payment shall be applied pro-rata to each account billed on the consolidated statement in the proportion that an individual account bears to the total consolidated statement of all current charges for all accounts. All bills for the Stormwater User Fees shall become due and payable in accordance with the rules and regulations of the Utilities Department pertaining to the collection of the Stormwater User Fees. The City may discontinue utility service to any Stormwater user who fails or refuses to pay the Stormwater User Fees and may refuse to accept payment of the utility bill from any user without receiving at the same time, payment of the Stormwater User Fee charges owed by such user and may refuse to reestablish service until all such fees have been paid in full. Unpaid and overdue balances shall be charged a 10% annual interest fee.

Section 4: User Fee Determination. There is hereby established the following uniform schedule of rates for the services and use of facilities of the Stormwater Management System by the owner, tenant, or occupant of the premises using the services and facilities of said system:

- (a) The Board, upon recommendation of the Director, shall establish reasonable rates for the Stormwater Management Systems for each single family residence: each single family residence shall be billed at a flat fee established by the Board for an equivalent residential unit (ERU). -
- (b) Parcels which are undisturbed shall be assessed a Stormwater User Fee. The bill shall be determined by dividing the total land area of the property, in square feet, by the area of an equivalent residential unit times a correction factor. The correction factor shall be based on the relative volume of runoff from an undeveloped property and that of a typical single-family residence, under typical hydrologic conditions.
- (c) For all nonresidential properties, that is enterprise, business establishment, building, or other occupancy not covered by subsections (a) and (b) of this section, the rate shall be computed based on the total impervious area of the property divided by the average impervious area of an equivalent residential unit times the rate established for an equivalent residential unit. The billing amount shall be updated by the Director based

on any additions to the impervious areas as approved through the building permit process.

Section 5: ERU Established. The Equivalent Residential Unit is hereby established to be 2,714 square feet of impervious area.

Section 6: ERU Rate Established. The ERU Rate to be charged for Stormwater Management Utility Fees for each ERU is hereby established to be \$4.00 per month.

Section 7: Undisturbed Property Correction Factor Established. The Undisturbed Property Correction Factor to be charged for Stormwater Management Utility Fees for each acre of Undisturbed Property is hereby established to be 0 percent.

Section 8: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect and be in force as of January 1, 2003, which is from and after the date of its passage on second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: 
JAMES R. JOHNSON
City Administrator

By: 
JERRY W. SHARBER
Mayor

PASSED FIRST READING: June 11, 2002

PASSED SECOND AND FINAL READING: September 10, 2002

**ORDINANCE 2004-25
AS AMENDED**

**TO BE ENTITLED, "AN ORDINANCE TO ESTABLISH A
STORMWATER USER FEE FOR THE CITY OF FRANKLIN
ESTABLISHING EQUIVALENT RESIDENTIAL UNIT (ERU), ERU
RATE AND UNDISTURBED PROPERTY RATE, PROVIDING AN
EFFECTIVE DATE AND AMENDING SECTIONS 16-804, 16-805,
16-806, OF THE FRANKLIN MUNICIPAL CODE TO PROVIDE
EXCEPTIONS OR ADJUSTMENTS AND TO CREATE A
PROCEDURE FOR APPEAL OF STORMWATER USER FEE
DETERMINATIONS."**

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that Section 16-804 of the Franklin Municipal Code is hereby amended to replace subsection (1) and to add new sub-sections (4), (5), (6), and (7) to read as follows:

16-804. User fee determination

(1) The Board, upon recommendation of the Director, shall establish reasonable rates for Stormwater Management Systems for each single family residence: each single family residence shall be billed at a flat fee based on two tiers (described in **Section 16-806 below**) established by the Board for an equivalent residential unit (ERU).

* * *

(4) Users whose stormwater runoff is not discharged into or through the stormwater and/or flood control facilities of the city shall be exempt from paying the user fee.

(5) Users who construct or have constructed facilities to retain and control the quantity and/or quality of stormwater runoff from their property may be entitled to a reduction or adjustment of the fees due, based upon reasonable criteria developed by the director.

(6) Any person who disagrees with the calculation of the stormwater user's fee determined by the stormwater management coordinator, or who seeks fee adjustments or exemption, may appeal such determination to the Director. An appeal shall be accompanied by a fee of \$100, filed in writing, and include a written statement of the grounds for the appeal, with reference to the Franklin Stormwater Management Credit and Appeal Manual or other appropriate documents available from the engineering department. The Director will review the appeal and render a decision within thirty (30) days. The Director's decision shall be in writing and mailed or hand-delivered to the address of the applicant contained in the appeal. In response to an appeal the Director may adjust the stormwater service fee applicable to a property in conformance with the general purpose and intent of this chapter.

(7) A decision of the Director adverse to an appellant may be further appealed to the Public Transportation Advisory Committee, or any successor committee charged by the Board with hearing stormwater matters, within thirty (30) days of receipt of notice of the adverse decision, by filing a written request for hearing. The committee shall convene a hearing within a reasonable time thereafter. The request for hearing by the transportation committee shall state the specific reasons why the decision of the Director is alleged to be in error, and shall be accompanied by a cost bond in the amount of five hundred dollars (\$500.00) with sufficient surety to secure the costs of the appeal, including the cost of court reporters, transcripts, plan reviews and other costs. The cost bond shall be refunded to appellant if appellant prevails. The committee shall make its findings

within five (5) business days after the appeal hearing. The decisions of the committee are final and conclusive, but may be reviewed through appropriate court actions.

SECTION II: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that Section 16-805 and 16-806 of the Franklin Municipal Code is hereby amended to replace sections 16-805, 16-806, and add new sub-sections (1) and (2) to read as follows:

16-805. ERU established

ERU Established. The Equivalent Residential Unit is hereby established to be 3,350 square feet of impervious area.

16-806. ERU rate and tiers established

- (1) **Intent.** The Board of Mayor and Aldermen intend to establishing a base rate and tiers so that application of the rate and tiers leads to a fair and equitable result, collecting fees proportionally to the amount of actual use of stormwater facilities. The fee structure reflects different categories of use and tiers using commonly accepted statistical principles to achieve such equitable results.
- (2) **ERU Rate Established.** The ERU Rate to be charged for Stormwater Management User Fees for each ERU is hereby established to be \$3.65 per month, and delete the \$250,000 annual appropriation from the general fund.

*

*

*

(a) Two Tier Residential ERU Established. Residential properties will be separated into two tiers: residential units smaller than 3,350 square feet will pay .75% of the ERU Rate per month and residential units larger than 3,350 square feet will pay 1.2% of the ERU Rate per month.

(b) Non-Residential Properties Established. Non-Residential properties will pay monthly the ERU Rate times the actual square footage of impervious surface area divided by the ERU.

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 and be in force as of May 1, 2004, which is from and after the date of its passage on second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

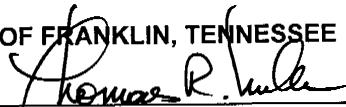
ATTEST:

By:


JAMES R. JOHNSON
City Administrator

CITY OF FRANKLIN, TENNESSEE

By:


THOMAS R. MILLER
Mayor

PASSED FIRST READING: FEBRUARY 10, 2004

PASSED SECOND READING: MARCH 9, 2004

Stormwater Management

The question tonight is not **whether** to create a Stormwater Utility, but **when**, and to what level of operation and management we choose to obtain. The City of Franklin has a federal mandate to institute a stormwater management program. This is one of those mandates that is sent to municipalities without federal funding. We have no choice but to fund this initiative at the local level. It is not optional! The program that is proposed is as fair to everyone as possible and all citizens will participate, residents and businesses alike. It will only bring the City up to a moderate level of compliance – we will still have a long way to go to reach a superior compliance status. The program includes significant opportunities for existing businesses and the development community to receive credits for appropriate mitigation of stormwater issues, and we are proposing tonight the establishment of a Board of Stormwater Appeals to hear and rule on all applications for credit.

Our internal staff will be able to handle some of the minor improvement projects and the maintenance of our stormwater infrastructure, but this will require additional personnel and equipment on an annual basis going forward. Major projects will require outside consulting and construction costs significantly over and above whatever a rate structure will raise. As an example, the City is currently engaged in the design of a major stormwater detention facility near Franklin Road at Moore's Lane. We have received a one-time federal grant of \$1.3 million toward this project, but our local match will require an additional \$1.7 million. This money will **not** come out of the stormwater rate fees, but will require a general revenue bond for funding which will have to be repaid out of general fund revenues.

The program we implement tonight will provide funds for maintenance of stormwater facilities to bring the City into a measure of compliance with federally mandated regulations for water quality. At issue is whether these funds will be raised as a utility rate or a property tax. Currently the ordinance calls for a utility rate of \$3.00 per Equivalent Residential Unit (ERU) per month. What this ordinance does **not** identify is an additional \$250,000 annual general fund appropriation for capital expenditures specifically for stormwater management. This appropriation would essentially be taken from property tax revenue. This program cannot be both a utility rate and a property tax.

I therefore offer the following amendment to Ordinance 2004-25, Section 16-806, sub paragraph (2). Raise rate to \$3.65 per ERU per month, and delete the \$250,000 annual appropriation from the general fund.

PUBLIC HEARING

Consideration of Ordinance No. 2004-25 (As Amended) - An Ordinance to establish a Stormwater User Fee for the City of Franklin Establishing Equivalent Residential Unit (ERU), ERU Rate and Undisturbed Property Rate, providing an effective date and Amending Sections 16-804, 16-805, 16-806 of the Franklin Municipal Code to provide exceptions or adjustments and to create a procedure for appeal of Stormwater User Fee Determinations.
(Second Reading)

Please print name, address, city, and zip code in the following spaces if you would like to speak before or against the above ordinance.

✓ Pam Kelly	226 Polk Place Dr	Franklin, TN 37064
✓ Clyde Stephens	2298 Henpeck Lane	Franklin, TN 37064
✓ Tom Fumari	COOLSPRINGS CHARMER	FRANKLIN, TN 37067
✓ John Markovitch	506 Harpeth + Lasko Products	FRANKLIN TN
Monica Newbauer		
✓ Ron Schuff		

A motion was made by Alderman Lewis that action be deferred for 120 days on the passage of Ordinance No. 2004-18 entitled AN ORDINANCE TO ANNEX THE DOERTER PROPERTY AREA, CONSISTING OF 60.82 ACRES, MORE OR LESS, LOCATED ON THE NORTH SIDE OF CLOVERCROFT ROAD AND WEST OF OXFORD GLEN DRIVE AND TO ESTABLISH AN EFFECTIVE DATE OF JULY 1, 2004. Her motion was seconded by Alderman Phillips and it passed unanimously.

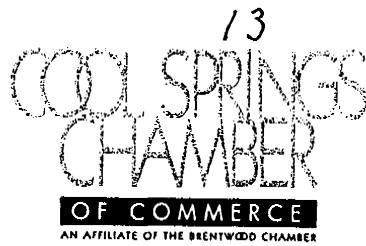
19. PUBLIC HEARING - Consideration of Ordinance No. 2004-25 (as Amended) - An Ordinance to Establish a Stormwater User Fee for the City of Franklin Establishing Equivalent Residential Unit (ERU), ERU Rate and Undisturbed Property Rate, Providing an Effective Date and Amending Sections 16-804, 16-805, 16-806 of the Franklin Municipal Code to Provide Exceptions or Adjustments and to Create a Procedure for Appeal of Stormwater User Fee Determinations.

Mayor Miller announced that a Public Hearing had been advertised in regard to Ordinance No. 2004-25 and he would hear anyone who desired to speak. The following persons spoke:

Pam Kelley, of 226 Polk Place Drive, Franklin, said she was representing the Williamson County - Franklin Chamber of Commerce. She spoke about the fee being a burden on businesses and asked that the fee be reduced. She thanked Alderman Feuerborn for voting against the \$3.65 fee.

Clyde Stephens, of 2298 Henpeck Lane, Franklin, said he had been in business in Franklin for thirty-five years and he is the owner of Williamson Memorial Funeral Home. He said the fee will be a burden on business people in Franklin and there is something that is not fair about the amount some people pay. He wanted the County and City to work together.

Tom Funari, representing the Cool Springs Chamber of Commerce, read the following letter from the Chamber:



Resolution 2-04-01 regarding the stormwater fees in Franklin

- Whereas, the Cool Springs Chamber of Commerce represents 438 members, the majority of which operate businesses in Franklin; and
- Whereas, in response to a federal mandate, the City of Franklin has developed a fee structure as the funding mechanism for developing best practices to alleviate issues with stormwater runoff from Franklin's impervious areas; and
- Whereas, the Cool Springs Chamber Board of Directors commends the City of Franklin for its development of a credit and appeals process as it applies to businesses which included stormwater retention or detention systems in their construction; and
- Whereas, non-residential impervious area in the City of Franklin covers 54,619,812 square feet, equaling 36.7 percent of the total impervious area and the public impervious area in the City of Franklin covers an additional 42,137,996 square feet; and
- Whereas, the Franklin Transportation Committee is proposing a non-residential rate of \$3.65 per 3,350 ERU; and
- Whereas, this high commercial stormwater fee will harm landlords and tenants by imposing an additional cost of doing business in Franklin and negatively impacting revenue; and
- Whereas, this \$3.65 is much higher than the amounts discussed at the many informational meetings offered by the City of Franklin and attended by representatives of the Cool Springs Chamber of Commerce; and
- Whereas, a recent survey of the Cool Springs Chamber members indicated 69 percent of our Chamber would be affected by a raise in stormwater fees. These businesses deliver a substantial portion of the sales tax revenue income to the City of Franklin; and
- Therefore, Be it resolved by the Cool Springs Chamber of Commerce that we urge the Franklin Board of Mayor and Aldermen to adopt a commercial stormwater fee structure of no more than \$3 per ERU, as recommended by the Franklin Planning Department staff.

Unanimously approved this 24th day of February,

Tom Funari
Cool Springs Chamber Chair

5211 MARYLAND WAY, #1080 • BRENTWOOD, TENNESSEE 37027 • (615) 661-6463
FAX (615) 373-8810 • www.coolspringschamber.org • info@coolspringschamber.org

Ron Shuff, of 214 Franklin Road, spoke about the anticipated costs and about how the money can be spent more effectively.

John Markovich, on behalf of Lasko Products, spoke about the Budget for Stormwater and said miscalculations were made and they will have to pay for this. He spoke about City Streets and said they should be paid for from City Funds. He asked that the fees be lowered.

No one else spoke and Mayor Miller declared the Public Hearing closed.

A motion was made by Alderman Klatt that Ordinance No. 2004-25, As Amended, entitled AN ORDINANCE TO ESTABLISH A STORMWATER USER FEE FOR THE CITY OF FRANKLIN ESTABLISHING EQUIVALENT RESIDENTIAL UNIT (ERU), ERU RATE AND UNDISTURBED PROPERTY RATE, PROVIDING AN EFFECTIVE DATE AND AMENDING SECTIONS 16-804, 16-805, 16-806, OF THE FRANKLIN MUNICIPAL CODE TO PROVIDE EXCEPTIONS OR ADJUSTMENTS AND TO CREATE A PROCEDURE FOR APPEAL OF STORMWATER USER FEE DETERMINATIONS be passed on its second reading. His motion was seconded by Alderman McLendon.

Alderman Feuerborn spoke about (1) a lot of work being done by the Staff and others (2) the fees for large homes vs. small homes (3) the appeals process (4) credits and (5) the streets belonging to the public. He urged the Board to adopt a \$3.00 fee.

A motion was made by Alderman Feuerborn that Ordinance No. 2004-25 be amended to change 16-806 (2) to say "The ERU Rate to be charged for Stormwater Management User Fees for each ERU is hereby established to be \$3.00 per month". His motion died for lack of a second.

Alderman McLendon said he will be willing to review the Budget and Alderman Klatt said no study has been

done on the basins to the South and this should be done. Jay R. Johnson asked that the effective date be changed to May 1, 2004.

A motion was made by Alderman Klatt that the date of April 1, 2004 in Section III be changed to May 1, 2004. His motion was seconded by Alderman McLendon and it passed unanimously.

The vote was then called for on the passage of Ordinance No. 2004-25, As Amended, and the vote was as follows: Klatt - Aye; Edmondson - Aye; McLendon - Aye; Feuerborn - No; Bacon - Absent; Kriebel - Aye; Lewis - Aye; Phillips - No.

20. Consideration of Ordinance No. 2004-26 - An Ordinance to Create an Appeals Board for the Stormwater Management Program. (Deferred from February 10, 2004) (First Reading)

Alderman Klatt introduced Ordinance No. 2004-26 entitled AN ORDINANCE TO CREATE AN APPEALS BOARD FOR THE STORMWATER MANAGEMENT ORDINANCE and moved its passage on first reading. His motion was seconded by Alderman Lewis.

A motion was then made by Alderman Klatt that Ordinance No. 2004-26 be amended as follows:

To add as the last sentence of Sec. 16-902 (1) the following: "At least one member shall be a current member of the Board of Mayor and Aldermen." and

To change the words "ten working days" in Section 16-904 (c) to "25 working days" and to change "10 days" in Section 16-904 (d) to "25 days".

His motion was seconded by Alderman Lewis and it passed unanimously.

The vote was then called for on the passage of Ordinance No. 2004-26, As Amended, and it passed unanimously.

21. Consideration of Ordinance No. 2003-38 - An Ordinance to Amend the Franklin Zoning Ordinance Pertaining to Landscape Surface Ratios for Non-Residential Development,

Thomas R. Miller
Mayor



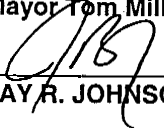
CITY OF FRANKLIN

TENNESSEE

www.franklin-gov.com

James R. Johnson
City Administrator

MEMORANDUM...

TO: Mayor Tom Miller
FROM: 
JAY R. JOHNSON, CITY ADMINISTRATOR
DATE: March 8, 2003
RE: Stormwater Fee

If I may respond to your memo and analysis on stormwater, I would agree generally on the objective of "getting more money into actual improvements benefiting water quality". Most of the focus these last two years has been on studies or equipment, not water quality or actual stormwater management. However, I would also argue it is imperative we complete the analysis of all basins as soon as possible.

By doing so, we will have a consistent data base of the entire community... all drainage basins, all neighborhoods, and all aldermanic wards.

Second, with this we can better prioritize drainage improvements throughout the City as to need, as to cost/benefit analysis, or as to in-house or contracted work.

I am concerned we may focus too much on "mega-projects", when/where we could perhaps get even more accomplished... "short term" ... with several smaller neighborhood projects. Again, these projects could focus either (or both) on flood control or on erosion control due to stormwater.

Regarding the "mega-projects", actually they will still be EPA grants, with probable local matching funds through bond issues, the example being the Jackson Lake area regional detention basin. Even with a \$3.65 ERU, debt service for this proposal bond is not included.

Finally, your letter does emphasize the point, perhaps indirectly, we must have a higher ERU fee than \$1.00/per ERU per month if we are to have a successful, beneficial program for the citizens of this city.

C: Board of Aldermen
Doug Berry, City Attorney
David Parker, City Engineer
Joe York, Director of Streets and Drainage
Randy Wetmore, Assistant City Administrator

JRJ/lyb

G:\STORMWATER MANAGEMENT\ERU-Mayor Miller Stormwater Fee-03-04.doc

109 THIRD AVENUE SOUTH

POST OFFICE BOX 305

FRANKLIN, TENNESSEE 37065-0305

(615) 791-3217 TELEPHONE

(615) 790-0469 FAX

Thomas R. Miller
Mayor

James R. Johnson
Administrator

CITY OF FRANKLIN
TENNESSEE

March 5, 2004

To: Board of Mayor and Aldermen
Cc: Jay Johnson
Dave Parker

From: Mayor Tom Miller

RE: Ordinance 2004-25

The captioned ordinance is before you on Tuesday evening for public hearing and second reading. The ordinance proposes funding the budget of \$1,074,250.00 with a Stormwater fee of \$3.65 per ERU. The budget is broken down as follows:

Personnel	\$ 236,075.00	21.9%
Operations and Maintenance	\$ 395,600.00	36.8%
Capital - Equipment	\$ 206,000.00	19.2%
Capital - Improvements	\$ 236,575.00	22.0%
Totals:	\$1,074,250.00	99.9%

To continue the study of the drainage basins, a professional consultant will need a budget of \$250,000.00 or 63.2% of the O & M budget. Since only 22% of this budget is devoted to actually improving water quality in Franklin I would suggest further basin studies be deferred until such time as we have completed, or nearly completed, the improvements in the basins already studied. Over one-half million dollars is being budgeted for basin studies over the next three years with actual improvement to water quality over that same period of time remains at about 20% of the total budget or less.

I recommend one of the two following actions:

1. Defer further drainage basin studies and reduce the Stormwater rate from \$3.65 per ERU to \$3.00 per ERU.
2. Defer further basin studies and allocate the money to capital improvements and leave the rate the same.

Thank you for allowing me to provide my input concerning this very important matter. If you have any questions, please contact me.

109 3RD AVENUE SOUTH P.O. BOX 305 FRANKLIN, TENNESSEE 37065-0305
(615) 791-3217 TELEPHONE (615) 790-0469 FAX



City Hall

P.O. Box 156

Franklin, Tennessee

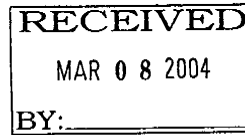
37065-0156

Office (615) 794-1225

Fax (615) 790-5337

1-800-356-3445

williamson-franklinchamber.com



March 8, 2004

TO: FRANKLIN BOARD OF MAYOR AND ALDERMEN
FROM: PAM S. KELLY *psk*
STORMWATER CHAIR

TOPIC: STORMWATER ORDINANCE 2004-25
(AS AMENDED)

Please allow us to direct your attention to Stormwater Ordinance 2004-25 (as amended) which comes up for final reading tomorrow night, Tuesday, March 9, 2004.

In previous correspondence and conversation, we have respectfully asked that a reduction in the \$3.65 ERU fee be considered. As you make a decision on this ordinance we ask that you be sensitive to the impact this excessive fee would have on businesses and vote for a lesser fee.

Enclosed you will find a copy of a letter from County Mayor Rogers Anderson indicating a willingness to work with the City of Franklin in arriving at workable solutions.

Thank you for the opportunities we have had to present the business operator's side in this matter and we thank you in advance for your consideration at the final reading.

Enclosure



WILLIAMSON COUNTY

Rogers C. Anderson, County Mayor
1320 West Main Street, Suite 125
Franklin, Tennessee 37064
(615) 790-5700, Fax (615) 790-5818

February 10, 2004

Mrs. Pam Stephens Kelly,
Storm Water Committee Chair
Williamson County/Franklin Chamber
of Commerce
P. O. Box 156
Franklin, TN 37065-0156

Dear Mrs. Kelly:

Williamson County is currently working with neighboring communities (Nolensville, Brentwood and Franklin) wherever possible to share the development and implementation costs associated with the MS4 Stormwater Permit requirements. Some of these cooperative efforts include:

- Facilitation of the Tennessee MS4 Stormwater Working Group, with the goal of providing opportunities for MS4 programs from across Tennessee to collectively share ideas and resources;
- Integrating water quality environmental education, Project WET, into Williamson County classrooms;
- Delivery of WaterWorks!, a water quality public service announcement program;
- Erosion prevention and sediment control training workshops for the development and construction communities;
- County wide hazardous waste collection events; and,
- Citizen group activities, such as stream cleanup events.

Williamson County welcomes the opportunity to work with each of the municipalities to identify additional ways which we can all comply with the mandates of this law in the most efficient, cost-effective manner.

Sincerely,

Rogers C. Anderson
Williamson County Mayor

RCA/dg

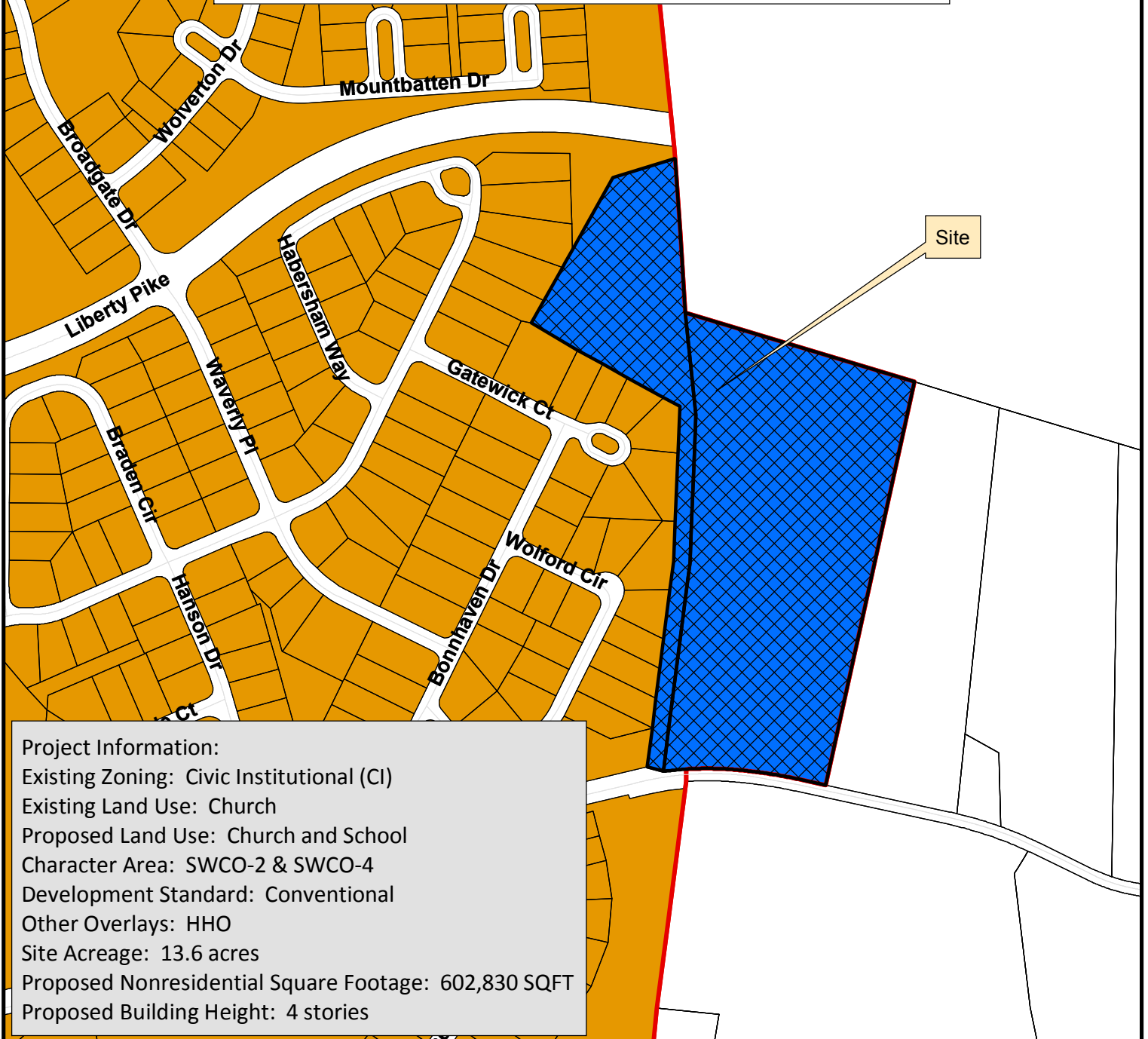
City of Franklin, Tennessee
Tabulation of Bids*

Purchasing Office Solicitation No.: 2019-003 (supply and delivery of sludge polymer for wastewater sludge dewatering)											
Notice to Bidders published in the <i>Williamson Herald</i> on: 7/12/2018											
Number of vendors that were notified of / that responded to this solicitation for bids: 41 / 3											
Date and time bids due and publicly opened: 8/23/2018, 2:00 PM Central Time											
Present at opening of bids: Dave Hordesky of SNF/Polydyne; and Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office											
Target meeting of BOMA at which recommendation is scheduled to be considered: 11/13/2018											
Bids received from:	Bid No.:	Does the bid include all required documents?	Manufacturer / product name of bid chemical:	Does the bid MOES¹? / If not, how many exceptions do not MOES¹?	Total all-inclusive bid price, per U.S. pound of bid chemical:	Quantity of pounds of bid chemical necessary per U.S. ton of finished sludge:	Total all-inclusive bid price, per U.S. ton of finished sludge:	Value of bid in U.S. dollars per year (based on estimated 14,620 tons of finished sludge per year):	Payment terms:	Estimated time of delivery after receipt of order:	Bid and bid pricing is valid through:
Fort Bend Services, Inc. PO Box 1688 Stafford, TX 77497 David James, Vice President of Sales 281-261-5199, ext. 107 djames@fortbendservices.com	1 of 1	Yes	SNF Floerger / FBS 7802	No / 2 (Bidder takes no exceptions but did not provide URL for SDS as SDS is not maintained online)	\$1.350	18.00	\$24.30	\$355,266	net 30 days	15 days	12/01/18
Polydyne, Inc. One Chemical Plant Rd. Riceboro, GA 31323 Boyd Stanley, Vice President 912-880-2035 polybidpt@snfhc.com	1 of 1	Yes	Polydyne, Inc. / Clarifloc CE-1747	No / 2 (Bidder did not provide URL for SDS as SDS is not maintained online)	\$1.090	10.00	\$10.90	\$159,358	net 30 days	15 days	11/30/18
Tidewater Products, Inc. 4520 Brookside Road PO Box 23181 Toledo, OH 43615 / 43623 Adam Karakas, President 419-509-0552 akarakas@tidewaterproducts.com	1 of 1	Yes	Solenis, LLC / TWC-5321	No / 3 (Bidder takes no exceptions but did not provide URL for SDS as SDS is not maintained online; bidder misidentified on the bid submittal form the manufacturer of the bid chemical)	\$1.570	24.62	\$38.65	\$565,113	net 30 days	3-5 days	11/30/18

¹MOES indicates "meet(s) or exceed(s) specifications"

*Revised recommendation is to reject all bids and rebid

PARISH PRESBYTERIAN CHURCH PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2018-82
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/27/2018



Project Information:
 Existing Zoning: Civic Institutional (CI)
 Existing Land Use: Church
 Proposed Land Use: Church and School
 Character Area: SWCO-2 & SWCO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 13.6 acres
 Proposed Nonresidential Square Footage: 602,830 SQFT
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Parish Presbyterian PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

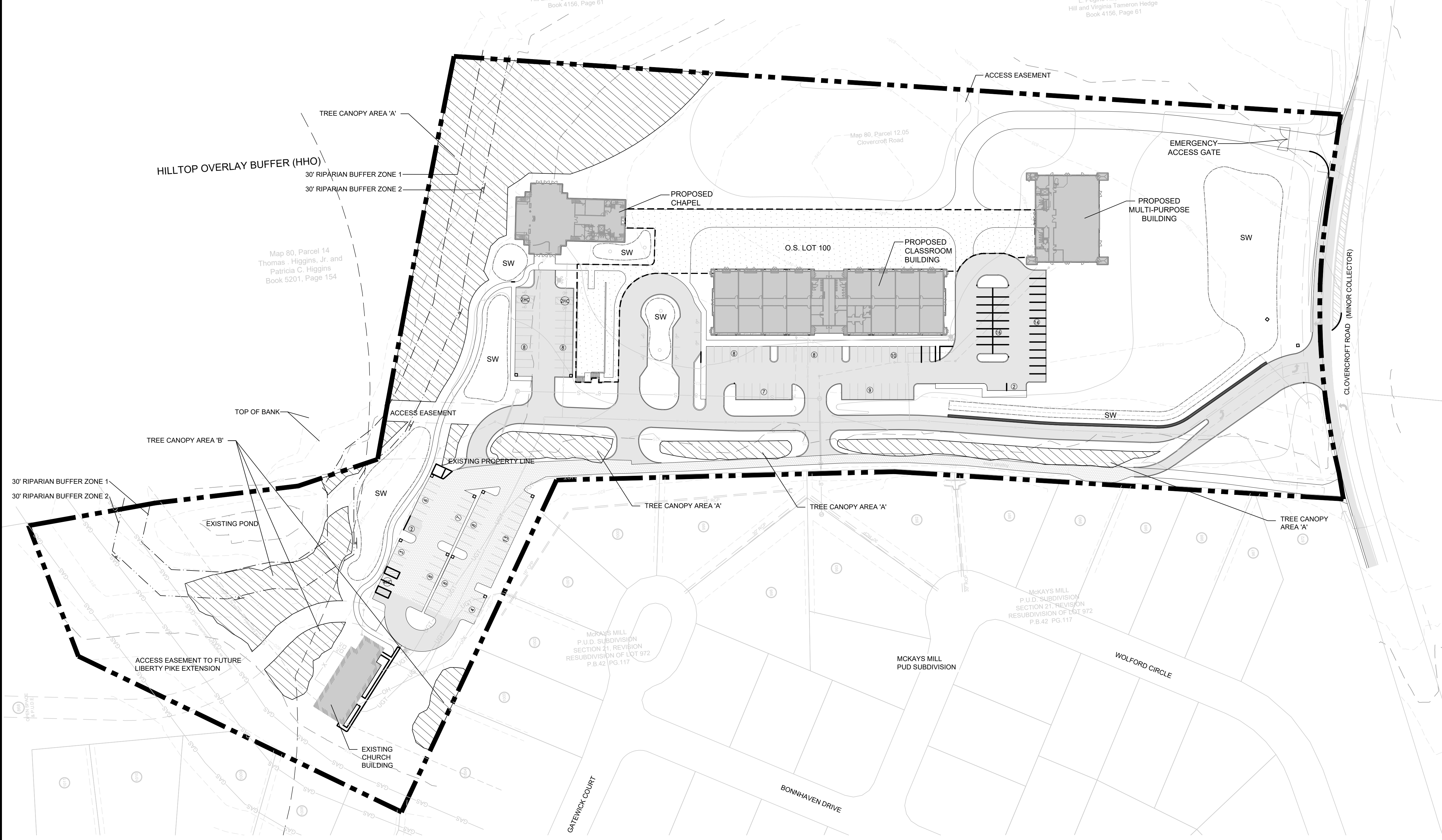
30. I. Utility Plan

lance.fittro@franklin.tn.gov Note that the proposed sanitary sewer extension to serve this development requires an easement to be obtained from the owner of the residential property the sewer line will cross in order to tie into the public main in McKay's Mill. Acquisition of all necessary off-site easements for the proposed development, including the sanitary sewer easement, is the responsibility of the developer. **The off-site sanitary sewer easement must be acquired prior to issuance of any utility permits for the proposed development.**

This comment to remain open as a reminder to staff, but **does not hinder approval of the Development Plan.**

40. D. Statement of Impacts

carlb@franklin.tn.gov Applicant shall provide a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. Applicant has an approved MOU for the preparation of the traffic study, needs to submit the study by 10/09/18 to enable third-party review for the DRT review meeting on 10/12/18.



OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE			
5% = 13.84 AC = 0.69 AC / 30,056 SF			
NOTE: 100% OF OPEN SPACE IS FORMAL			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA
OS 100	FORMAL	PLAZA	36,775 SF

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.83 AC / 36,416 SF (6.0%)

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

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

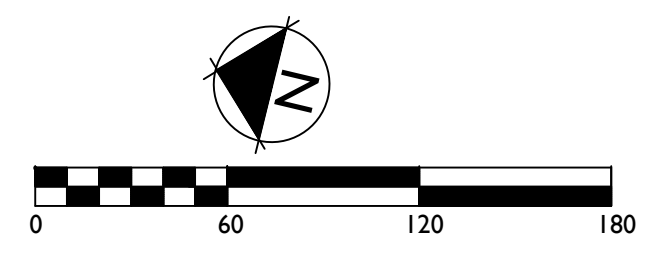
TREE CANOPY RETENTION			
TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE 'A'	142,023 SF	78,302 SF	64,221 SF
TREE 'B'	27,247 SF	9,107 SF	18,140 SF
TOTAL SF	169,770 SF	87,403 SF	82,367 SF
TOTAL ACRES	3.9 AC	2 AC	1.9 AC

EXISTING ASPHALT KEY:

EXISTING ASPHALT

PROPOSED ASPHALT

TREE CANOPY DATA	
EXISTING TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 24%	
REQUIRED PRESERVATION = 40,745 SF (0.94 AC)	
TOTAL CANOPY REMOVED: 87,403 SF (2 AC)	
REMAINING TREE CANOPY TO BE PRESERVED: 82,367 SF (1.9 AC)	
(48.5% OF ORIGINAL EXISTING CANOPY)	
	TREE CANOPY PRESERVATION AREA



SITE DATA:	
PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
PROJECT NUMBER:	6795
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING:	CI - CIVIC & INSTITUTIONAL
CHARACTER AREA OVERLAY:	TRACT 1 - SWCO-2
OTHER APPLICABLE OVERLAY:	TRACT 2 - SWCO-4
APPLICABLE DEVELOPMENT STANDARD:	HHO BUFFER (HILLTOP OVERLAY)
TOTAL ACREAGE:	CONVENTIONAL
TOTAL SQUARE FOOTAGE:	13.84 AC
MINIMUM REQUIRED SETBACKS:	602,830 SF
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	
APPLICANT / OWNER:	PARISH PCA
ADDRESS:	4150 CLOVERCROFT ROAD
CONTACT:	FRANKLIN, TN 37064
	MIKE MISEROCCHI
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE #145
OFFICE PHONE:	FRANKLIN, TN 37064
EMAIL ADDRESS:	615.975.5765
CONTACT:	greg.gamble@gdc-tn.com
	GREG GAMBLE

PROJECT CHARACTERISTICS	
BUILDING SQUARE FOOTAGE:	EXISTING ASSEMBLY 3,696 SF 1 STORY
	PROPOSED CHAPEL 7,215 SF 1ST FLOOR
	CHAPEL 7,215 SF 2ND FLOOR
	SCHOOL 18,176 SF 1 STORY
	MULTI-USE 7,423 SF 1 STORY
	TOTAL 43,725 SF
	38 FEET (NOT INCLUDING TOWER)
BUILDING HEIGHT - 2 STORY	0.7
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE RATIO:	YES, TYPE B BUFFER TO NORTH
INCOMPATIBLE-USE BUFFER REQUIRED:	1 SPACE / 3 SEATS = 133
MINIMUM PARKING REQUIRED (400 SEATS):	57 SPACES
EXISTING PARKING:	106 SPACES
PROPOSED PARKING:	163 SPACES
PARKING PROVIDED (TOTAL):	7 SPACES
BICYCLE PARKING (1/20 OF SPACES)	
EXISTING TREE CANOPY:	3.8 AC
PRESERVED TREE CANOPY:	1.9 AC
PARKLAND:	NA
OPEN SPACE:	
TOTAL REQUIRED: (5% OF 13.8 ACREAGE) =	68 AC OR 29,621 SF
FORMAL: (100% OF REQUIRED) =	68 AC
PROVIDED:	84 AC OR 36,775 SF
INFORMAL: NOT REQUIRED	

STATEMENT OF IMPACTS

BUILDING DESIGN
THE PROPOSED CHURCH CAMPUS IS OF TRADITIONAL DESIGN WHICH WILL COMPLEMENT THE EXISTING BUILDING. BECAUSE OF BUILDING PLACEMENT, MOST OF THE BUILDINGS WILL BE DIFFICULT TO SEE FROM MCKAY'S MILL OR CLOVERCROFT. BUILDINGS ARE MODELED AFTER RURAL HISTORIC CHURCHES AND RURAL OUT-BUILDINGS FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS AN ADAPTED HUNTING LODGE IN GOOD CONDITION WHICH WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO BIORETENTION AREAS EVENTUALLY LEADING TO MAYERS CREEK.

MINERAL RIGHTS
NO THIRD-PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE SCHOOL, MULTIPURPOSE BUILDING, AND PARKING WILL COMPRISE THE FIRST PHASE. THE CHAPEL AND ADJACENT PARKING WILL BE A SECOND PHASE. PHASES MAY CHANGE DEPENDING ON FUND-RAISING/CONTRIBUTIONS.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THIS SITE WILL NOT GENERATE STUDENTS, BUT, INSTEAD, IS PROJECTED TO PROVIDE EDUCATIONAL FACILITIES FOR 175 STUDENTS.

RECREATION FACILITIES
THE CHURCH IS PLANNED AS A CAMPUS WITH OPEN SPACE AT THE CORE. THE CHURCH ALSO ANTICIPATES CONNECTING TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO CONNECT FUTURE, ON-SITE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER LOCATION HAS BEEN SHOWN ON THE PLAN AND THE CHURCH AND SCHOOL ANTICIPATE SHARING THIS FACILITY.

RESTRICTIVE COVENANTS
NONE. THE CHURCH WILL MAINTAIN THE PROPERTY.

SEWER
CITY OF FRANKLIN SEWER SERVICE IS REQUESTED AS A PART OF THIS PROJECT. SEWER MAIN CONNECTIONS WILL BE MADE TO MCKAY'S MILL VIA EXISTING UTILITY EASEMENTS OR TO CLOVERCROFT ROAD. SEWER DEMAND IS SHOWN ON UTILITY DRAWINGS.

SITE DESIGN
SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH DESIGN TEAM HAS PRESERVED RURAL CHARACTER AND NATURAL FEATURES BY:
1) MAINTAINING LARGE TREE STANDS.
2) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM.
3) PLACING SEVERAL BIORETENTION AREAS INSTEAD OF 1 LARGE BIORETENTION AREA WHICH WOULD VISUALLY BREAK UP THE SITE.

TRAFFIC AND PARKING
THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY DRIVE HAS BEEN SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCUR WITH ENTRY DRIVEWAY IMPROVEMENTS. TRAFFIC DEMAND IS SHOWN IN TRAFFIC STUDY AND ON R.O.W. AND ACCESS PLAN.

WATER
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER DEMAND AND FIRE HYDRANT DATA IS SHOWN ON UTILITY DRAWINGS. WATER SERVICE CURRENTLY VIA WELL. RECLAIMED WATER IS NOT AVAILABLE.

HYDRANT FIRE FLOW
THERE ARE NO HYDRANTS ON THE SITE AS PRESENTLY WATER SERVICE IS FROM A WELL. ONCE MILCROFTON APPROVES WHERE TO TAP, HYDRANT FLOWS WILL BE DEVELOPED.

WATER MAIN SIZE AND LOCATION
FLOW: X GPM
STATIC PRESSURE: X PSI
RESIDUAL PRESSURE: X PSI

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN, REVISION 1

Franklin, Williamson County, Tennessee

Revision _____ Date _____

DEVELOPMENT
PLAN

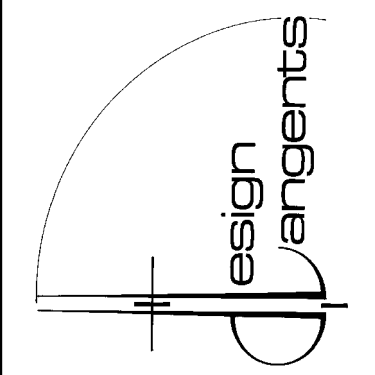
SHEET
C2.0

COF # 6795

PARISH PRESBYTERIAN CHURCH

REVISIONS	
△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com



PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN
JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET

T-1

OF 03 SHEETS





FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



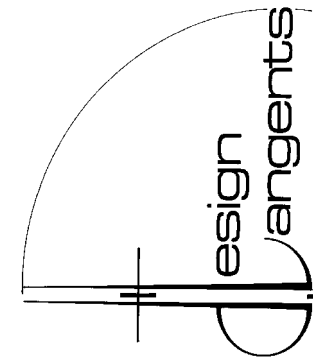
RIGHT ELEVATION

MULTIPURPOSE BUILDING ELEVATIONS

REVISIONS

△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN
JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET

A-1

OF 02 SHEETS



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



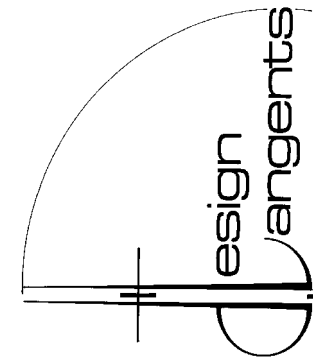
REAR ELEVATION

CLASSROOM BUILDING ELEVATIONS

REVISIONS

△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

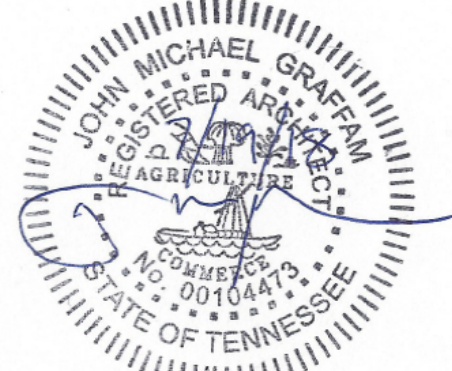
design tangents

PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN
JMG
CHECKED

DATE
10/02/18
SCALE
N.T.S.
JOB NUMBER
180601
SHEET

JOHN MICHAEL GRIFFLIN
REGISTERED ARCHITECT
STATE OF TENNESSEE
10-0010443

A-2

OF 02 SHEETS



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CHAPEL ELEVATIONS

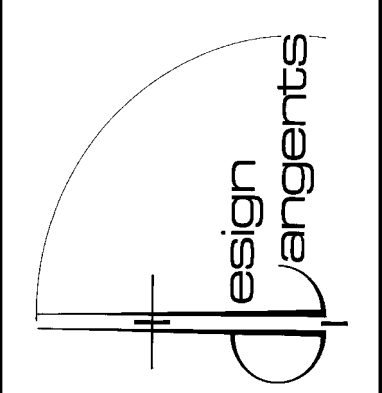


RIGHT ELEVATION

REVISIONS

△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com



PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN JMG
CHECKED
DATE 10/02/18
SCALE N.T.S.
JOB NUMBER 180601
SHEET



Parish Presbyterian Church

Development Plan

COF#6795

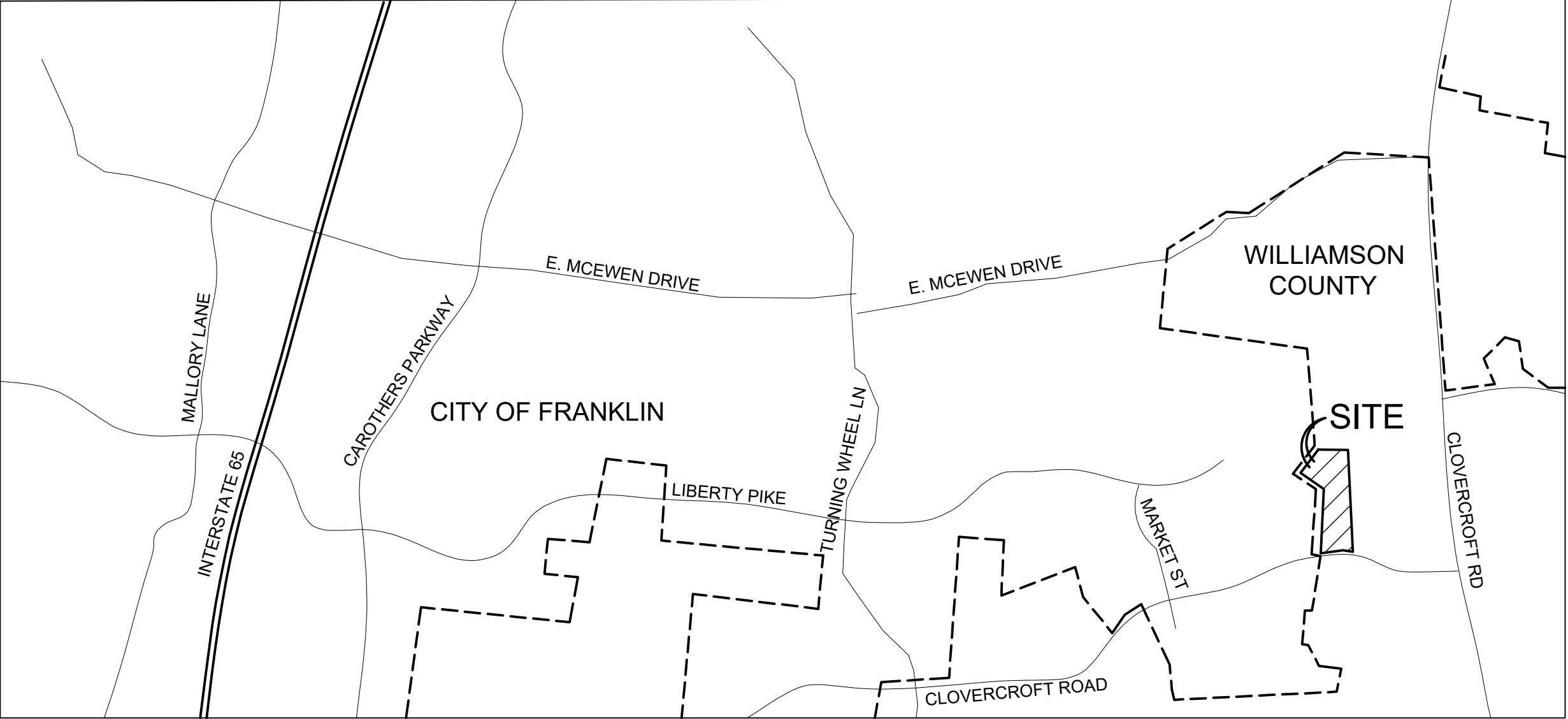
CONSTRUCTION OF NEW CHURCH
4150-4160 CLOVERCROFT ROAD
Map 80 Parcels 11.01 and 12.05
FRANKLIN, TN

OWNER / APPLICANT:
PARISH PRESBYTERIAN CHURCH
NATHAN GEORGE
4150 CLOVERCROFT ROAD
FRANKLIN, TN 37064
CHURCH 615.574.1029 / CELL 615.944.8831
ngcmusic@mac.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
324 LIBERTY PIKE #145
FRANKLIN TN 37064
615.975.5765
greg.gamble@gdc-tn.com

CIVIL ENGINEER / SURVEYOR:
ENERGY LAND & INFRASTRUCTURE
MICHAEL RAY, PE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217
615.383.6300
michael.ray@eli-llc.com

ARCHITECT
DESIGN TANGENTS
JOHN(MIKE) GRAFFAM, AIA
330 FRANKLIN ROAD,
BRENTWOOD, TN 37027
615.603.5236
designtangents@gmail.com



14TH CIVIL DISTRICT OF WILLAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

MODIFICATIONS OF STANDARDS REQUESTS

5.3.6(4)(C)- BUILDING FACADES BASE AND CAP REQUIREMENT.
BECAUSE THE PROPOSED ARCHITECTURE IS AGRICULTURAL IN CHARACTER, THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS TO NOT BE REQUIRED TO HAVE A DEFINED BASE AND CAP,
5.3.7(A)(I)- BUILDING MATERIALS.
BECAUSE THE PROPOSED ARCHITECTURE IS AGRICULTURAL IN CHARACTER, THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS TO NOT BE REQUIRED TO HAVE A 75% MASONRY FACADE OR FOUNDATION

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C4.0A	VEHICLE TRACKING
C4.0B	SIGHT DISTANCE EXHIBIT
C5.0	OVERALL UTILITY PLAN
T1	ARCHITECTURAL PERSPECTIVES
A1	ARCHITECTURAL ELEVATIONS
A2	ARCHITECTURAL ELEVATIONS
A3	ARCHITECTURAL ELEVATIONS

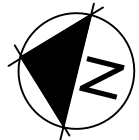
GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PROJECT NO. 14
greg.gamble@gdc-tn.com
615-975-5765





500' PROPERTY OWNER CHART

PARCEL_ID	PROP_STREET	OWNER	OWN_STREET	OWN_CITY	OWN_STATE	OWN_ZIP
080C 023300 0004800	1004 GATEWICK CT	OLSON ERIC	1004 GATEWICK CT	FRANKLIN	TN	37067
080C 023400 0004800	1008 GATEWICK CT	DAZSIAJALE ANN ELIZABETH	1008 GATEWICK CT	FRANKLIN	TN	37067
080C 023500 0004800	1010 GATEWICK CT	HAMMAN DAN M	1010 GATEWICK CT	FRANKLIN	TN	37067
080C 023600 0004800	1011 GATEWICK CT	GRIFFMAN ALAN	1011 GATEWICK CT	FRANKLIN	TN	37067
080C 023800 0004800	1012 GATEWICK CT	STONE ROBERT B	1012 GATEWICK CT	FRANKLIN	TN	37067
080C 023700 0004800	1013 GATEWICK CT	MAW JASON	1013 GATEWICK CT	FRANKLIN	TN	37067
080C 023900 0004800	1014 GATEWICK CT	ALPAPATI RS	1014 GATEWICK CT	FRANKLIN	TN	37067
080C 024300 0004800	1015 GATEWICK CT	BHARADWAJ NARAYAN	1015 GATEWICK CT	FRANKLIN	TN	37067
080 01400 0004800	1598 WILSON PK	HIGINS THOMAS A ETAL	1 BURTON HILLS BLVD APT 5452	NASHVILLE	TN	37215
080C 024700 0004800	1208 BONNHAVEN DR	ALLISON DAVID	1208 BONNHAVEN DR	FRANKLIN	TN	37067
080C 025000 0004800	1212 BONNHAVEN DR	QUIGER ERIC L	1212 BONNHAVEN DR	FRANKLIN	TN	37067
080C 025800 0004800	1214 BONNHAVEN DR	ZANE JESSE	1214 BONNHAVEN DR	FRANKLIN	TN	37067
080C 026000 0004800	1217 BONNHAVEN DR	WARDROP JAMES C	1217 BONNHAVEN DR	FRANKLIN	TN	37067
080C 023700 0004800	1219 BONNHAVEN DR	SAPP BEN D	1219 BONNHAVEN DR	FRANKLIN	TN	37067
080C 022400 0004800	1220 BONNHAVEN DR	BAPAT ABHITU VIJAY	1220 BONNHAVEN DR	FRANKLIN	TN	37067
080C 023800 0004800	1221 BONNHAVEN DR	WIDDORNG DALE L	1221 BONNHAVEN DR	FRANKLIN	TN	37067
080C 023900 0004800	1223 BONNHAVEN DR	MUTHUMAJALI GOVINDARAJAN	1223 BONNHAVEN DR	FRANKLIN	TN	37067
080C 023800 0004800	1255 HABERSHAM WAY	BIST ROHIT	1255 HABERSHAM WAY	FRANKLIN	TN	37067
080C 020700 0004800	1257 HABERSHAM WAY	NICHOLS SONJA MICHELLE	1257 HABERSHAM WAY	FRANKLIN	TN	37067
080C 020800 0004800	1258 HABERSHAM WAY	FUELTES JOSE L	1258 HABERSHAM WAY	FRANKLIN	TN	37067
080C 020900 0004800	1261 HABERSHAM WAY	PIOT DOMINIQUE	1261 HABERSHAM WAY	FRANKLIN	TN	37067
080C 020400 0004800	1263 HABERSHAM WAY	REEDS LAURA L	1263 HABERSHAM WAY	FRANKLIN	TN	37067
080C 020300 0004800	1265 HABERSHAM WAY	MOTIYA TRACY M	1265 HABERSHAM WAY	FRANKLIN	TN	37067
080C 020200 0004800	1267 HABERSHAM WAY	ROTT RAY	1267 HABERSHAM WAY	FRANKLIN	TN	37067
080 012501 0004800	CLOVERCROFT RD	MCINTOSH MATTHEW	1400 BERNARD WAY	FRANKLIN	TN	37067
080C 021600 0004800	2210 WOLFORD CIR	MONTA SACHIN	9529 BARNES TAPLE LN	FRANKLIN	TN	37027
080C 021500 0004800	1225 BONHAYEN DR	STONE ROBERT B	2000 CLARET CT	FRANKLIN	TN	37067
080C 024300 0004800	WOLFORD CIR	MCQUEEN MILL SINGLE FAMILY SUBSAS	2200 HILLSBORO RD 200	NASHVILLE	TN	37212
080C 020900 0004800	2204 WOLFORD CIR	BEDELL EUGENE A II	2204 WOLFORD CIR	FRANKLIN	TN	37067
080C 021900 0004800	2211 WOLFORD CIR	RANKIN JEREMY L	2211 WOLFORD CIR	FRANKLIN	TN	37067
080C 021800 0004800	2215 WOLFORD CIR	MILKS MARTIN F	2215 WOLFORD CIR	FRANKLIN	TN	37067
080C 021900 0004800	2217 WOLFORD CIR	NEEMA HANSHU	2217 WOLFORD CIR	FRANKLIN	TN	37067
080C 020200 0004800	2219 WOLFORD CIR	ABDELVAHED SHERIF	2219 WOLFORD CIR	FRANKLIN	TN	37067
080C 021000 0004800	2221 WOLFORD CIR	BASVARADU ASHOK	2221 WOLFORD CIR	FRANKLIN	TN	37067
080C 021200 0004800	2221 WOLFORD CIR	CZARNESKI WILLIAM JOSEPH	2221 WOLFORD CIR	FRANKLIN	TN	37067
080C 020200 0004800	2223 WOLFORD CIR	ALUOTTO SALVATORE	2223 WOLFORD CIR	FRANKLIN	TN	37067
080C 021500 0004800	2228 WOLFORD CIR	TURBENILLE JORDAN D	2228 WOLFORD CIR	FRANKLIN	TN	37067
080C 021000 0004800	2238 WOLFORD CIR	SOUDERS MICHAEL P	2238 WOLFORD CIR	FRANKLIN	TN	37067
080C 021700 0004800	2239 WOLFORD CIR	XIAOTIAN TERRY	25 VA LUCCA #0415	RIVINE	CA	90912
080F 020000 0004800	AMELIA PARK DR	AMELIA PARK HOMEOWNERS ASSOC C	30 WALLORY ST RD #500	FRANKLIN	TN	37067-685
080C 021300 0004800	2242 WOLFORD CIR	ANBAR S YED ASAD	2242 WOLFORD CIR	FRANKLIN	TN	37067-685
080 01205 0004800	CLOVERCROFT RD	PARISH PCA INC	4150 CLOVERCROFT RD	FRANKLIN	TN	37067
080 01300 0004800	CLOVERCROFT RD	OMARA LAUREN JANE	4150 CLOVERCROFT RD	FRANKLIN	TN	37067
080 01202 0004800	CLOVERCROFT RD	HERBERT FAMILY #1 LP	4150 CLOVERCROFT RD	FRANKLIN	TN	37067
080C 021400 0004800	4172 CLOVERCROFT RD	MEYER JOHN RYAN	4172 CLOVERCROFT RD	FRANKLIN	TN	37067
080C 021400 0004800	2212 WOLFORD CIR	BAXTER JANE G	4941 CHAMBERS DR	NASHVILLE	TN	37215
080C 022600 0004800	1222 BONNHAVEN DR	CUI YI	670 SAN ANTONIO RD	PALO ALTO	CA	94306
080C 021300 0004800	2214 WOLFORD CIR	BAUER JOSEPH T JR	912 CALS CT	FRANKLIN	TN	37067
080 01101 0004800	4150 CLOVERCROFT RD	PARISH PCA INC	PO BOX 1953	FRANKLIN	TN	37065

SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
PROJECT NUMBER:	6795
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING:	C1 CIVIC & INSTITUTIONAL
CHARACTER AREA OVERLAY:	TRACT 1 SWCO-2 TRACT 2 SWCO-4 CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	13.84 AC
TOTAL ACREAGE:	602.830 SF
TOTAL SQUARE FOOTAGE:	
MINIMUM REQUIRED SETBACKS:	
	FRONT YARD: 20'
	SIDE YARD: 10'
	REAR YARD: 25'



PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee

Franklin, Williamson County, Tennessee

Revision Date

△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING
CONDITIONS

S H E E T

C1.0

COF # 6795



SITE DATA:

PROJECT NAME: PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1

PROJECT NUMBER: 6795

SUBDIVISION: NA

LOT NUMBER: NA

ADDRESS: 4150-60 CLOVERCROFT ROAD

CITY: FRANKLIN, TN

COUNTY: WILLIAMSON

STATE: TENNESSEE

CIVIL DISTRICT: 14TH CIVIL DISTRICT

MAP, GROUP, PARCEL NUMBERS: MAP 80, PARCELS 11.01 & 12.05

EXISTING ZONING: CI CIVIC & INSTITUTIONAL

CHARACTER AREA OVERLAY: TRACT 1 SWCO-2 TRACT 2 SWCO-4

OTHER APPLICABLE OVERLAYS: HHO (HILLTOP OVERLAY) CONVENTIONAL

TOTAL ACREAGE: 13.84 AC

TOTAL SQUARE FOOTAGE: 602,830 SF

MINIMUM REQUIRED SETBACKS: FRONT YARD: 20' SIDE YARD: 10' REAR YARD: 25'

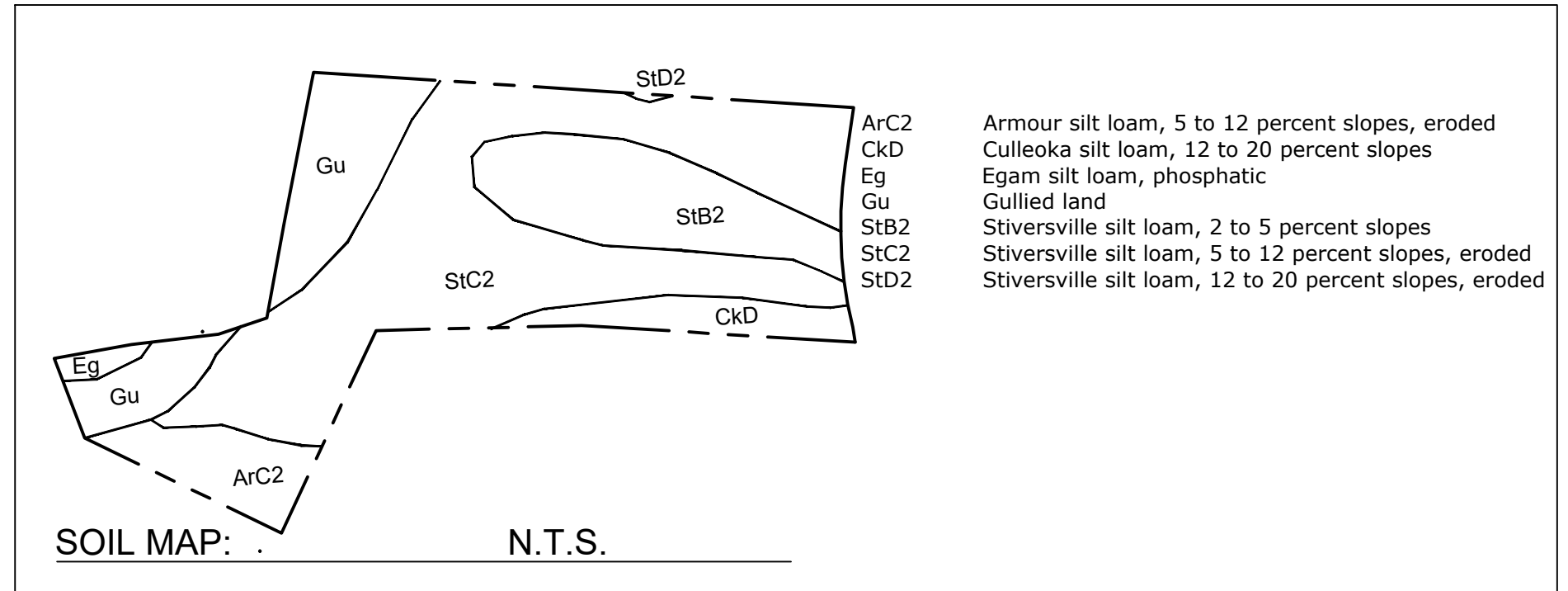
**PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN, REVISION 1**

Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

OVERALL EXISTING
CONDITIONS



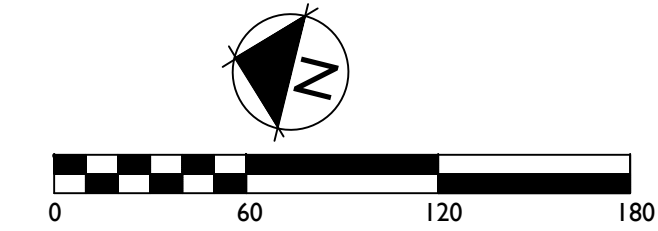
TREE CANOPY DATA	
TREE AREA	EXISTING
TREE A:	142,523 SF
TREE B:	27,246 SF
TOTAL TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 24%	
REQUIRED PRESERVATION = 40,746 SF (0.94 AC)	

TREE CANOPY KEY:

	EXISTING TREE CANOPY
--	----------------------

EXISTING SLOPES:

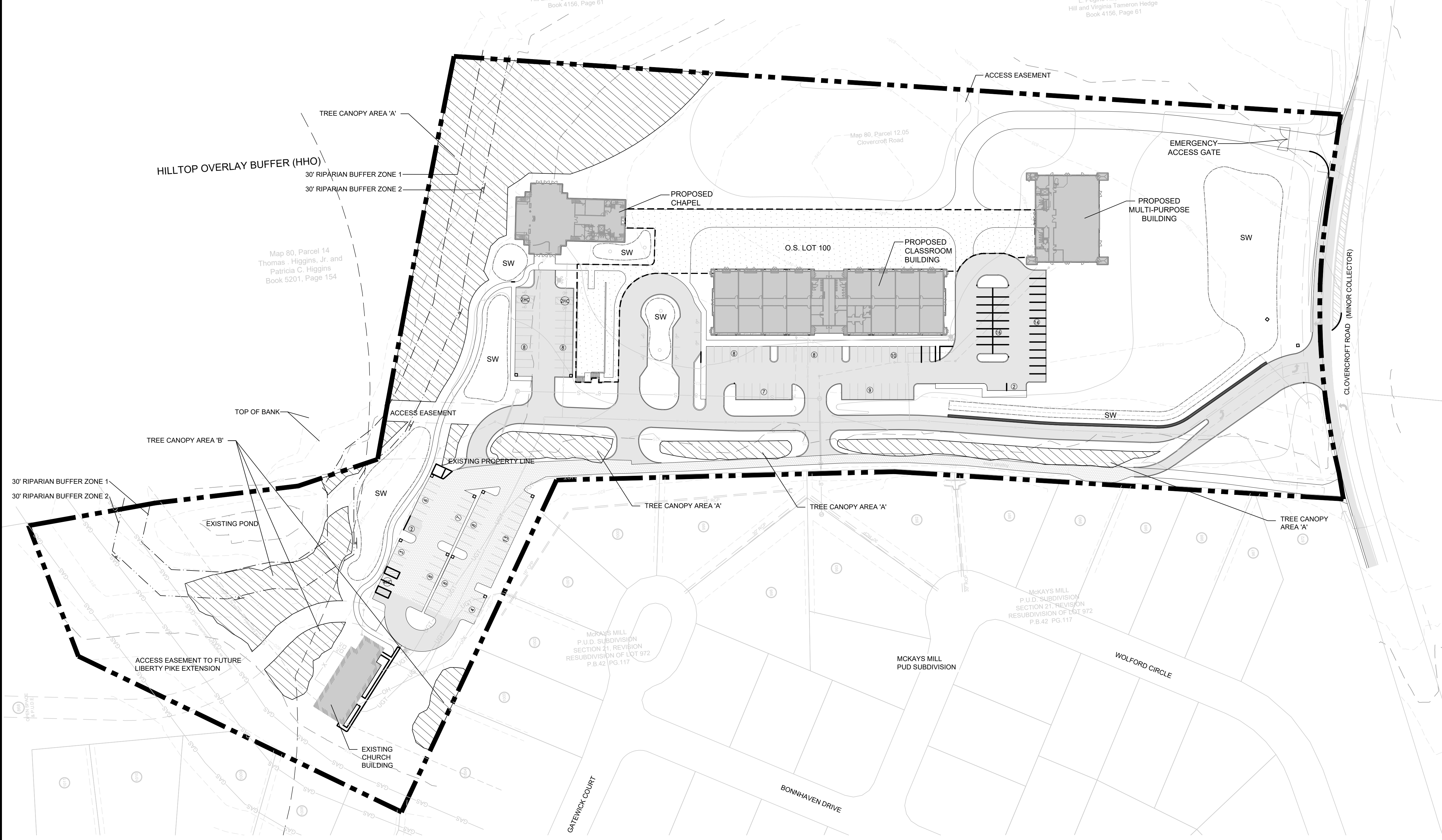
	14% - 19%
	20% AND GREATER



SURVEY METHOD: FIELD RUN

SURVEY DATE: OCTOBER 16, 2015

SURVEY COMPANY: ENERGY, LAND, AND INFRASTRUCTURE



OPEN SPACE REQUIREMENT CHART			
MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE			
5% * 13.84 AC = 0.69 AC / 30,056 SF			
NOTE: 100% OF OPEN SPACE IS FORMAL			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA
OS 100	FORMAL	PLAZA	36,775 SF
TOTAL REQUIRED OPEN SPACE PROVIDED:			
FORMAL = 0.83 AC / 36,416 SF (6.0%)			

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

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

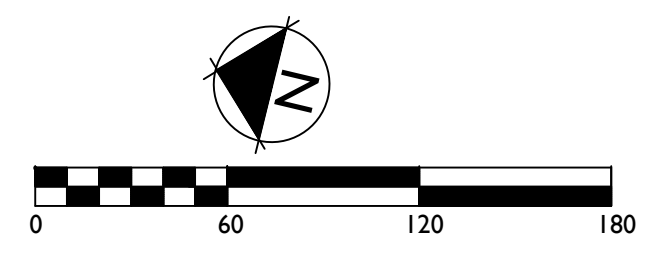
TREE CANOPY RETENTION			
TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE 'A'	142,023 SF	78,302 SF	64,221 SF
TREE 'B'	27,247 SF	9,107 SF	18,140 SF
TOTAL SF	169,770 SF	87,403 SF	82,367 SF
TOTAL ACRES	3.9 AC	2 AC	1.9 AC

EXISTING ASPHALT KEY:

EXISTING ASPHALT

PROPOSED ASPHALT

TREE CANOPY DATA	
EXISTING TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 24%	
REQUIRED PRESERVATION = 40,745 SF (0.94 AC)	
TOTAL CANOPY REMOVED: 87,403 SF (2 AC)	
REMAINING TREE CANOPY TO BE PRESERVED: 82,367 SF (1.9 AC)	
(48.5% OF ORIGINAL EXISTING CANOPY)	
	TREE CANOPY PRESERVATION AREA



SITE DATA:	
PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
PROJECT NUMBER:	6795
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING:	CI - CIVIC & INSTITUTIONAL
CHARACTER AREA OVERLAY:	TRACT 1 - SWCO-2
OTHER APPLICABLE OVERLAY:	TRACT 2 - SWCO-4
APPLICABLE DEVELOPMENT STANDARD:	HHO BUFFER (HILLTOP OVERLAY)
TOTAL ACREAGE:	CONVENTIONAL
TOTAL SQUARE FOOTAGE:	13.84 AC
MINIMUM REQUIRED SETBACKS:	602,830 SF
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	
APPLICANT / OWNER:	PARISH PCA
ADDRESS:	4150 CLOVERCROFT ROAD
CONTACT:	FRANKLIN, TN 37064
	MIKE MISEROCCHI
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE #145
OFFICE PHONE:	FRANKLIN, TN 37064
EMAIL ADDRESS:	615.975.5765
CONTACT:	greg.gamble@gdc-tn.com
	GREG GAMBLE

PROJECT CHARACTERISTICS	
BUILDING SQUARE FOOTAGE:	EXISTING ASSEMBLY 3,696 SF 1 STORY
	PROPOSED CHAPEL 7,215 SF 1ST FLOOR
	CHAPEL 7,215 SF 2ND FLOOR
	SCHOOL 18,176 SF 1 STORY
	MULTI-USE 7,423 SF 1 STORY
	TOTAL 43,725 SF
	38 FEET (NOT INCLUDING TOWER)
BUILDING HEIGHT - 2 STORY	0.7
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE RATIO:	YES, TYPE B BUFFER TO NORTH
INCOMPATIBLE-USE BUFFER REQUIRED:	1 SPACE / 3 SEATS = 133
MINIMUM PARKING REQUIRED (400 SEATS):	57 SPACES
EXISTING PARKING:	106 SPACES
PROPOSED PARKING:	163 SPACES
PARKING PROVIDED (TOTAL):	7 SPACES
BICYCLE PARKING (1/20 OF SPACES)	
EXISTING TREE CANOPY:	3.8 AC
PRESERVED TREE CANOPY:	1.9 AC
PARKLAND:	NA
OPEN SPACE:	
TOTAL REQUIRED: (5% OF 13.8 ACREAGE) =	.68 AC OR 29,621 SF
FORMAL: (100% OF REQUIRED) =	.68 AC
PROVIDED:	.84 AC OR 36,775 SF
INFORMAL: NOT REQUIRED	

STATEMENT OF IMPACTS

BUILDING DESIGN
THE PROPOSED CHURCH CAMPUS IS OF TRADITIONAL DESIGN WHICH WILL COMPLIMENT THE EXISTING BUILDING. BECAUSE OF BUILDING PLACEMENT, MOST OF THE BUILDINGS WILL BE DIFFICULT TO SEE FROM MCKAY'S MILL OR CLOVERCROFT. BUILDINGS ARE MODELED AFTER RURAL HISTORIC CHURCHES AND RURAL OUT-BUILDINGS FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS AN ADAPTED HUNTING LODGE IN GOOD CONDITION WHICH WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO BIORETENTION AREAS EVENTUALLY LEADING TO MAYERS CREEK.

MINERAL RIGHTS
NO THIRD-PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE SCHOOL, MULTIPURPOSE BUILDING, AND PARKING WILL COMPRISE THE FIRST PHASE. THE CHAPEL AND ADJACENT PARKING WILL BE A SECOND PHASE. PHASES MAY CHANGE DEPENDING ON FUND-RAISING/CONTRIBUTIONS.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THIS SITE WILL NOT GENERATE STUDENTS, BUT, INSTEAD, IS PROJECTED TO PROVIDE EDUCATIONAL FACILITIES FOR 175 STUDENTS.

RECREATION FACILITIES
THE CHURCH IS PLANNED AS A CAMPUS WITH OPEN SPACE AT THE CORE. THE CHURCH ALSO ANTICIPATES CONNECTING TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO CONNECT FUTURE, ON-SITE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER LOCATION HAS BEEN SHOWN ON THE PLAN AND THE CHURCH AND SCHOOL ANTICIPATE SHARING THIS FACILITY.

RESTRICTIVE COVENANTS
NONE. THE CHURCH WILL MAINTAIN THE PROPERTY.

SEWER
CITY OF FRANKLIN SEWER SERVICE IS REQUESTED AS A PART OF THIS PROJECT. SEWER MAIN CONNECTIONS WILL BE MADE TO MCKAY'S MILL VIA EXISTING UTILITY EASEMENTS OR TO CLOVERCROFT ROAD. SEWER DEMAND IS SHOWN ON UTILITY DRAWINGS.

SITE DESIGN
SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH DESIGN TEAM HAS PRESERVED RURAL CHARACTER AND NATURAL FEATURES BY:
1) MAINTAINING LARGE TREE STANDS.
2) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM.
3) PLACING SEVERAL BIORETENTION AREAS INSTEAD OF 1 LARGE BIORETENTION AREA WHICH WOULD VISUALLY BREAK UP THE SITE.

TRAFFIC AND PARKING
THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY DRIVE HAS BEEN SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCUR WITH ENTRY DRIVEWAY IMPROVEMENTS. TRAFFIC DEMAND IS SHOWN IN TRAFFIC STUDY AND ON R.O.W. AND ACCESS PLAN.

WATER
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER DEMAND AND FIRE HYDRANT DATA IS SHOWN ON UTILITY DRAWINGS. WATER SERVICE CURRENTLY VIA WELL. RECLAIMED WATER IS NOT AVAILABLE.

HYDRANT FIRE FLOW
THERE ARE NO HYDRANTS ON THE SITE AS PRESENTLY WATER SERVICE IS FROM A WELL. ONCE MILCROFTON APPROVES WHERE TO TAP, HYDRANT FLOWS WILL BE DEVELOPED.

WATER MAIN SIZE AND LOCATION
FLOW: X GPM
STATIC PRESSURE: X PSI
RESIDUAL PRESSURE: X PSI

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN, REVISION 1

Franklin, Williamson County, Tennessee

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

DEVELOPMENT
PLAN

SHEET
C2.0

COF # 6795

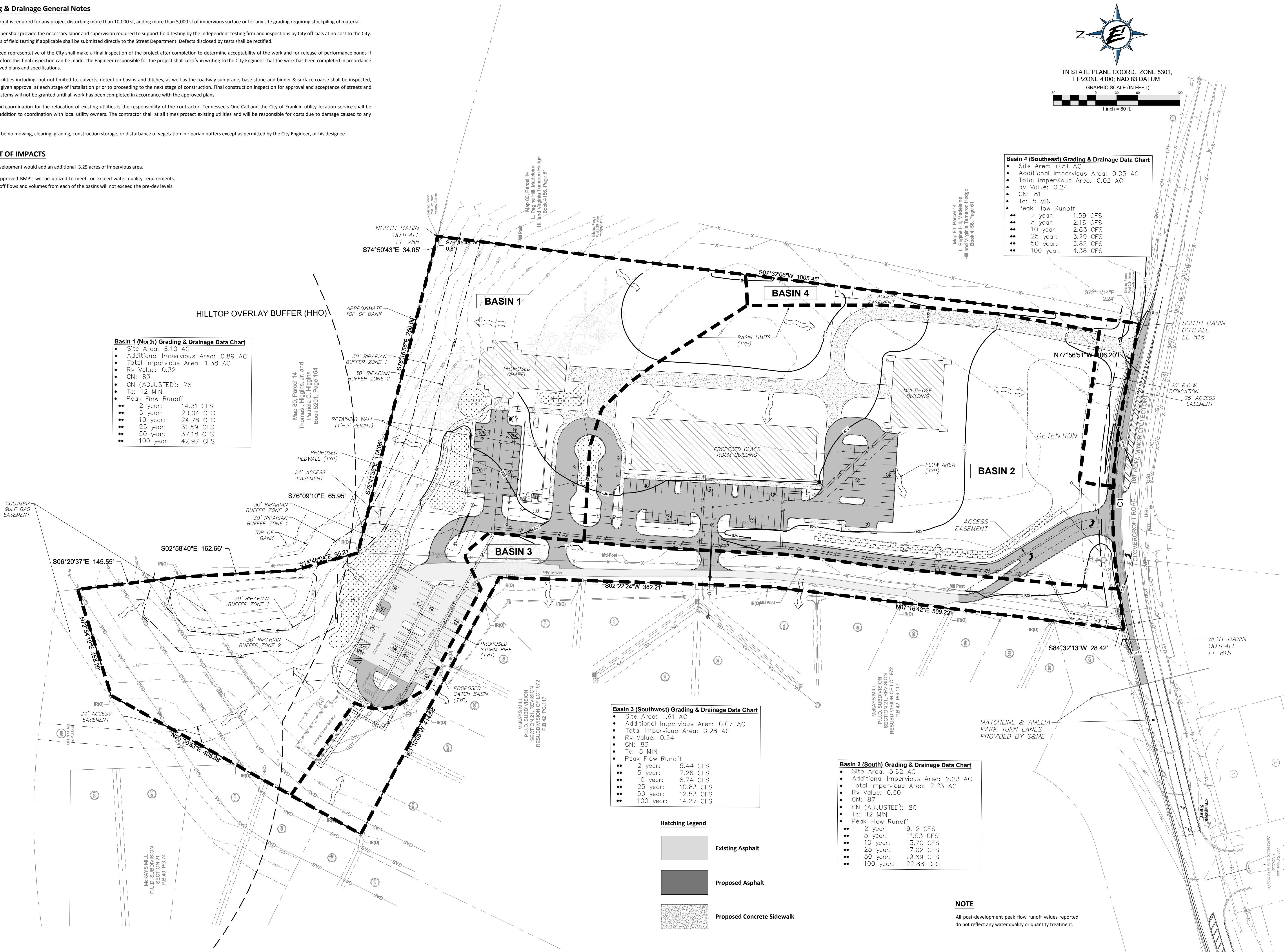
Filename: W:\15-11-1107-Parish Presbyterian Church\CAD\Production Drawings\Development Plan\Revision 1\NC 3.0 Overall Grading & Drainage Plan.dwg
Plotted: Thursday, October 04, 2018 4:16 pm
By: clayw

Grading & Drainage General Notes

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

STATEMENT OF IMPACTS

The proposed development would add an additional 3.25 acres of impervious area.
City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements.
The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



PARISH PRESBYTERIAN
DEVELOPMENT PLAN
REVISION 1

COF PROJECT # 6795
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	10/4/18		



Issue Date: August 13, 2018
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW

OVERALL
GRADING &
DRAINAGE
PLAN

Sheet No.
C 3.0

Daily Trip Generation: N/A
Peak Hour Trip Generation: 200 veh per hour
Traffic Impact Study Required: no
Circulation Plan Required: no

Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle: N/A - Private Drive
Design Speed / Posted Speed: N/A - Private Drive
Stopping Sight Distance: N/A - Private Drive
Intersection/Driveway Sight Distance: N/A - Private Drive

Min. Centerline Radius: N/A - Private Drive
Min. Tangent Between Curves/Intersections: N/A - Private Drive
Min. Centerline Arc Length: N/A - Private Drive

Min. / Max. Centerline Grade: N/A - Private Drive
Max. Approach Centerline Grade: N/A - Private Drive
Crest / Sag Curve K-Value: N/A - Private Drive

Min. Distance Between Intersection: N/A - Private Drive
Min. Distance Between high volume/alleys & Intersections: N/A - Private Drive
Min. Distance Between driveway & Intersections: N/A - Private Drive
Driveway Width (two-way): 10 (existing)-16 (proposed) ft
Driveway Approach Street Configuration: 25 ft Radius Return

The existing private drive will continue to be used for two way traffic while the proposed entrance drive is being construction. No ROW Dedication will be necessary.

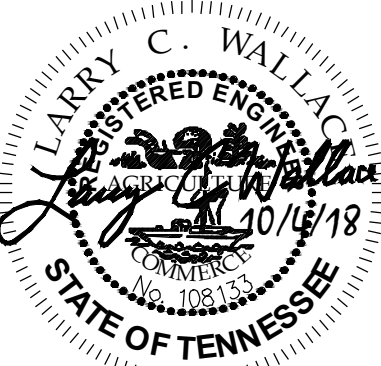
This site will have negligible impact on Clovercroft Road and the neighboring streets except of Sundays before and after services. A Traffic Impact Study has been prepared detailing the peak trip generation and analyzing the need for a turn lane. The study found that a turn lane would only be warranted during the peak hours before and after services, but that entering volumes will operate acceptably even without a turn lane. The anticipated ADT is 434 vehicles.

Provided Parking: 149 including 14 handicap spaces.

All buildings will utilize a dumpster for refuse collection.



1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall submit in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings," of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

[illegible]

Issue Date:	August 13, 2018
ELI Project No:	15-11-1107
Drafted By:	LCW
Checked By:	LCW

OVERALL ROW & ACCESS PLAN

Sheet No.

C 4.0

Filename: W:\15-11-107-Parish Presbyterian Church\CAD\Production Drawings\Development Plan\Revision 1\NC 4.0a Vehicle Tracking.dwg
Plot Date: Thursday, October 04, 2018 4:18 pm
By: clayw

Parish Presbyterian Church R.O.W. & Access Data Chart

Daily Trip Generation: N/A
Peak Hour Trip Generation: 200 veh per hour
Traffic Impact Study Required: no
Circulation Plan Required: no

Design Parameters

Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle: N/A - Private Drive
Design Speed / Posted Speed: N/A - Private Drive
Stopping Sight Distance: N/A - Private Drive
Intersection/Driveway Sight Distance: N/A - Private Drive

Horizontal Alignment

Min. Centerline Radius: N/A - Private Drive
Min. Tangent Between Curves/Intersections: N/A - Private Drive
Min. Centerline Arc Length: N/A - Private Drive

Vertical Alignment

Min. / Max. Centerline Grade: N/A - Private Drive
Max. Approach Centerline Grade: N/A - Private Drive
Crest / Sag Curve K-Value: N/A - Private Drive

Access Management

Min. Distance Between Intersection: N/A - Private Drive
Min. Distance Between high volume/alleys & Intersections: N/A - Private Drive
Min. Distance Between driveway & Intersections: N/A - Private Drive
Driveway Width (two-way): 10 (existing)-16 (proposed) ft
Driveway Approach Street Configuration: 25 ft Radius Return

Roadway Network Narrative

The existing private drive will continue to be used for two way traffic while the proposed entrance drive is being construction. No ROW Dedication will be necessary.

Roadway Impact Statement

This site will have negligible impact on Clovercroft Road and the neighboring streets except of Sundays before and after services. A Traffic Impact Study has been prepared detailing the peak trip generation and analyzing the need for a turn lane. The study found that a turn lane would only be warranted during the peak hours before and after services, but that entering volumes will operate acceptably even without a turn lane.

Refuse Collection & Service Areas

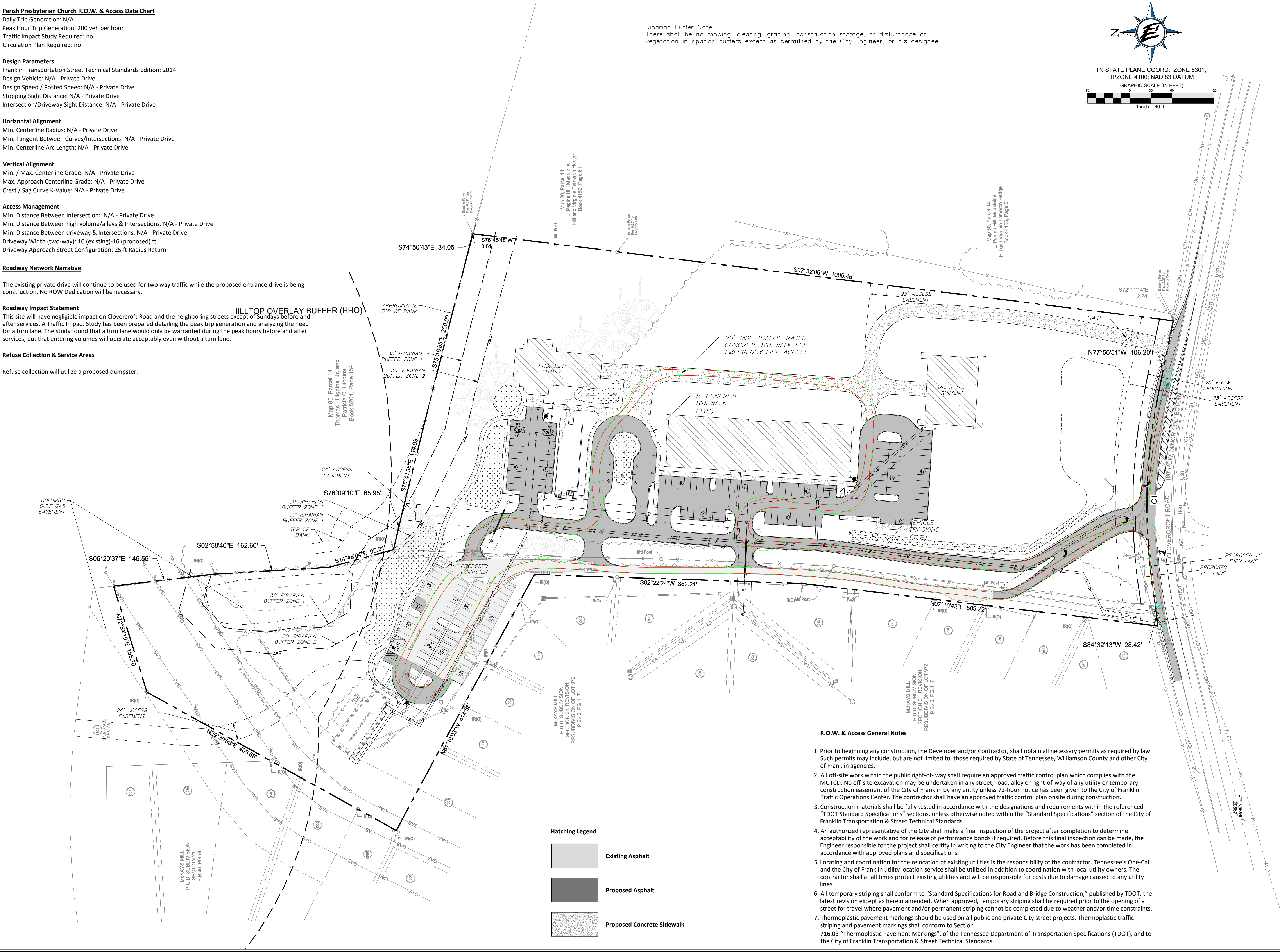
Refuse collection will utilize a proposed dumpster.

Riparian Buffer Note

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



TN STATE PLANE COORD., ZONE 5301,
FIPZONE 4100; NAD 83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.



R.O.W. & Access General Notes

- 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.
- 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.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- 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.
- 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.
- 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.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Hatching Legend

- Existing Asphalt
- Proposed Asphalt
- Proposed Concrete Sidewalk



DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

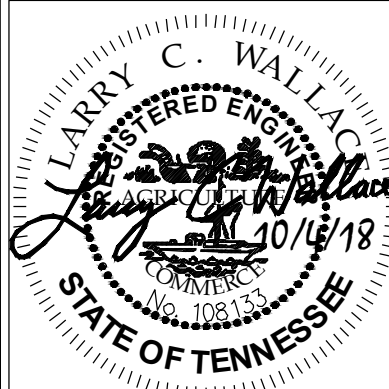
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



**PARISH PRESBYTERIAN
DEVELOPMENT PLAN
REVISION 1**

COF PROJECT # 6795
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	10/4/18		



Issue Date: August 13, 2018
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW

Sheet Title:

**VEHICLE
TRACKING**

Sheet No.

C 4.0A

Water & Sewer General Notes

- 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.
- 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.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- 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.
- Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
- 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.
- 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.

Water & Sewer Data Chart

Facility Type: Church (Small)
Unit Flow: 5 GPD per Sanctuary Seat (New Building)
Number of Units: 410 (New Building)
Flow: 2,050 GPD (New Building)

Unit Flow: 5 GPD per Sanctuary Seat (Existing Building)
Number of Units: 165
Flow in GPD: 825 GPD

Facility Type: School
Unit Flow: 15 GPD per Pupil
Number of Students: 175
Flow: 2,625 GPD

Total Flow in GPD: 5,500 GPD

Utility Network Narrative

The existing building currently uses a well for its water source and septic for its sanitary sewer disposal. Water and sewer services will be provided through Milcrofton Utility District and the City of Franklin Sewer respectively to both buildings via this plan. Both buildings will be sprinkled.

Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
City of Franklin Water & Sewer

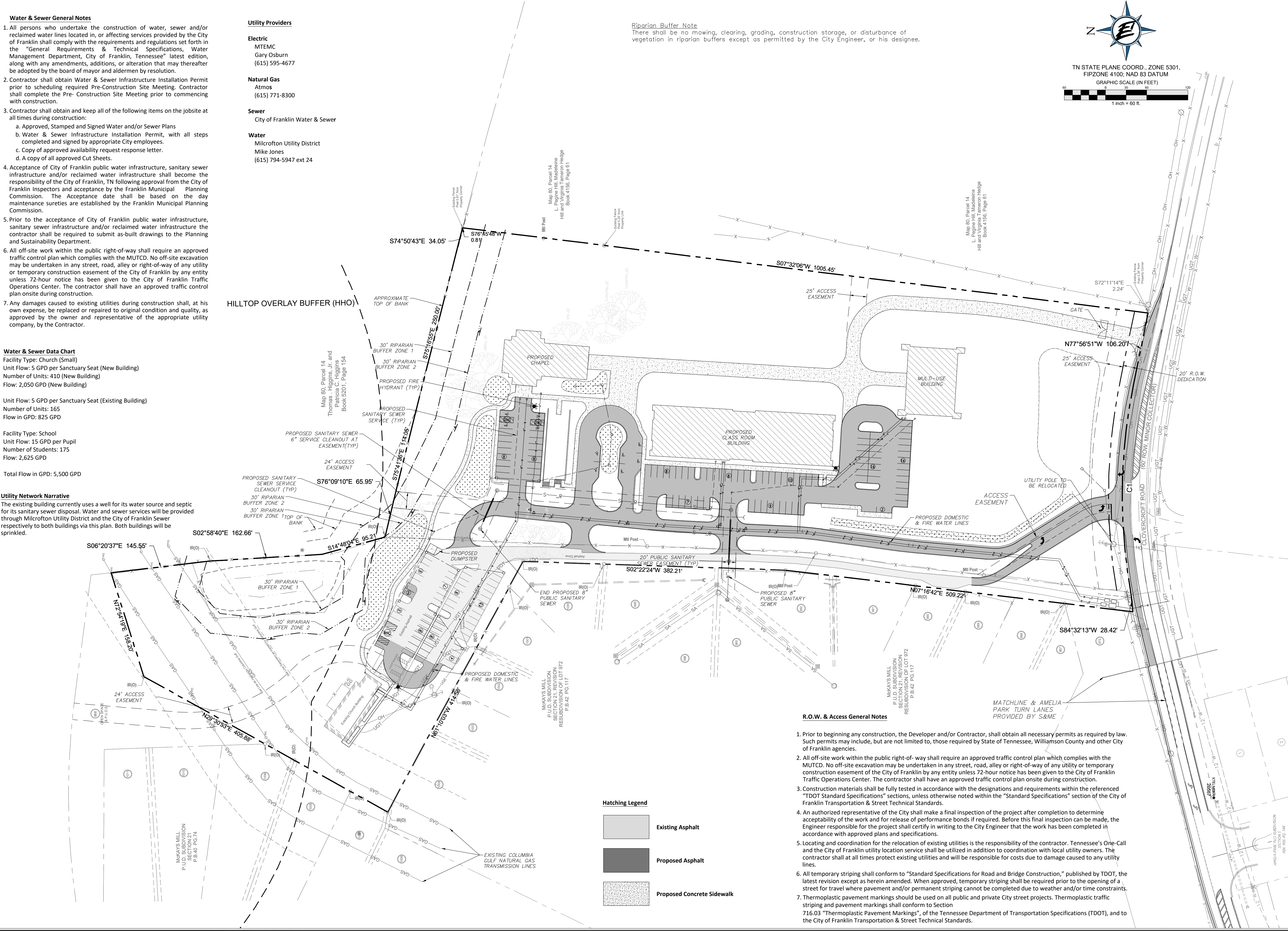
Water
Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24

Riparian Buffer Note

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



TN STATE PLANE COORD., ZONE 5301,
FIPZONE 4100; NAD 83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.



R.O.W. & Access General Notes

- 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.
- 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.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- 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.
- 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.
- 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.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.



DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



PARISH PRESBYTERIAN DEVELOPMENT PLAN

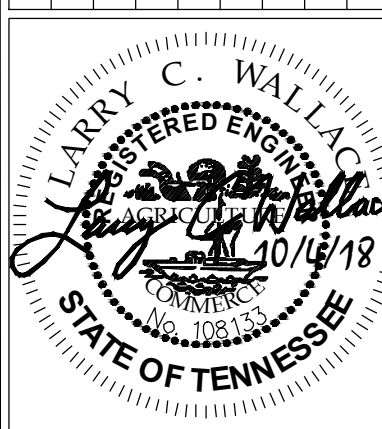
REVISION 1

COF PROJECT # 6795

MAP 80 PARCELS 11.01 & 12.05

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	10/4/18		



Issue Date: August 13, 2018
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW
Sheet Title:

OVERALL UTILITY PLAN

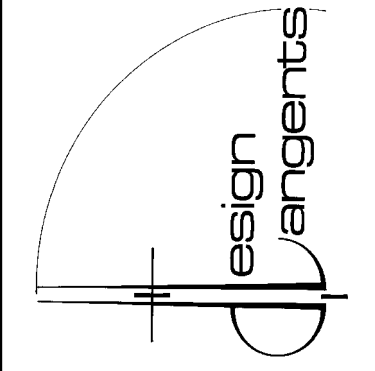
Sheet No.

C 5.0

PARISH PRESBYTERIAN CHURCH

REVISIONS	
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com



PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN
JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET

T-1





FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



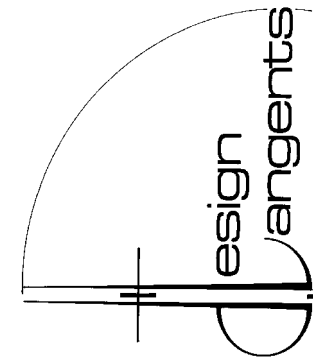
RIGHT ELEVATION

MULTIPURPOSE BUILDING ELEVATIONS

REVISIONS

△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN
JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET

A-1

OF 02 SHEETS



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



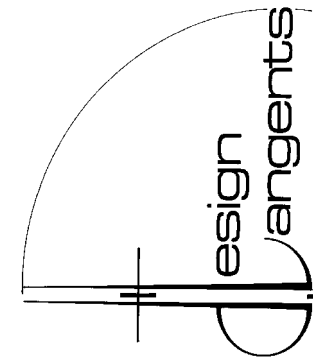
REAR ELEVATION

CLASSROOM BUILDING ELEVATIONS

REVISIONS

△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

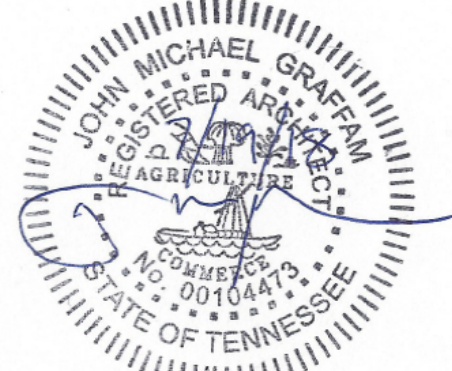
DRAWN
JMG
CHECKED

DATE
10/02/18

SCALE
N.T.S.

JOB NUMBER
180601

SHEET



A-2

OF 02 SHEETS



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

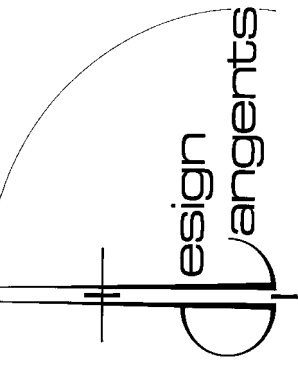
CHAPEL ELEVATIONS



RIGHT ELEVATION

REVISIONS	
△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com

design tangents

PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN JMG
CHECKED
DATE 10/02/18
SCALE N.T.S.
JOB NUMBER 180601
SHEET

APPROVED

By Carl Baughman at 5:03 pm, Oct 22, 2018

Carl Baughman

From: Greg Judy <greg.judy@neel-schaffer.com>
Sent: Monday, October 22, 2018 2:49 PM
To: Carl Baughman
Cc: Jimmy Wiseman; Kevin Long
Subject: RE: Parish Presbyterian Church TIA review

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.

Carl,

Per our discussion last week, this email serves to confirm our abbreviated review of the traffic impact analysis report for the Parish Church project.

The following summary shows the primary points of emphasis that we reviewed:

- The TIA was consistent with and conformed to the scoping meeting discussion and MOU agreement:
 - The study included the expected intersections in its analysis
 - The trip generation forecast was consistent with the information presented in the scoping meeting, including the expected number of students attending the church school
 - The proposed site plan is consistent with the concept originally presented
- The TIA included traffic forecast expected to occur from approved, but not yet constructed, development in the study's Background traffic model: Amelia Park and Taproot Farm.
- Our review found that the traffic study conducted capacity and operational analysis following standard practices and accepted methodology.
- Compared to Future Year-Background Only Conditions, the traffic study determined that one intersection would change from a LOS of "D" to a "E" for the AM peak period with the addition of the proposed project: Clovercroft Rd at Market St.
- Based on the results of the traffic analysis, the TIA documented the following recommendations:
 - The project's access road should provide two exit lanes marked as separate left and right turn lanes and be designed per city and AASHTO guidelines
 - Clovercroft Rd should include an eastbound left-turn lane at its intersection with the project access road
 - A westbound right-turn lane should also be provided on Clovercroft Rd at the project access road
 - Both turn lanes on Clovercroft Rd should provide 150 feet of vehicle storage, with the design of the eastbound left-turn lane being coordinated with the westbound left turn lane planned at Amelia Park Dr
 - Provisions for adequate intersection sight distance for the proposed intersection of Access Drive at Clovercroft Rd will require site grading at the Parish Church site. The TIA recommended that site designers should submit to the Franklin Engineering Department appropriate sight triangle drawings indicating that sight distance per AASHTO guidelines will be met. The TIA report documented that a stopping sight distance of 305 feet should be provided along Clovercroft Rd and intersection departure sight distance of 445 feet should be provided for the exit of approach of the proposed access road onto Clovercroft Rd
 - A new school speed zone should be implemented along Clovercroft Rd adjacent to the access driveway

Based on our review of the TIA, we concur with the recommendations outlined in the TIA study. We suggest city officials monitor conditions as the development's private school builds-out to determine the appropriate time to implement the school speed zone, and consideration for school crossing guard. We also suggest city officials monitor traffic conditions

APPROVED

at the intersection of Clovercroft and Franklin. The City will install advanced intersection warning devices as traffic volumes continue to grow.

By Carl Baughman at 5:03 pm, Oct 22, 2018

We hope this helps with your review of the project. Please let us know if you need more information or have any questions. We appreciate your time and help.

Greg

Gregory D. Judy, P.E., PTOE
Vice President / Engineer Manager

Neel-Schaffer, Inc.
210 25th Avenue North, Suite 800
Nashville, TN 37203
Phone: 615.217.0500
FAX: 615.383.9984
Website: www.neel-schaffer.com

Confidentiality Note:

Information contained in this message along with any attachment(s) may be confidential and protected by legal privilege. This message is meant solely for the use of the individual(s) to whom it is addressed. Viewing or the use of information and attachment(s) within this message without the expressed permission of Neel-Schaffer, Inc. is prohibited. If you are not the intended recipient of this message, Neel-Schaffer, Inc. requests you take immediate action to notify the sender of the error and that you delete this message and all attachments without modifying, copying or distributing its content.

From: Carl Baughman [mailto:carlb@franklinton.gov]
Sent: Thursday, October 18, 2018 11:22 AM
To: Greg Judy <greg.judy@neel-schaffer.com>
Cc: Jimmy Wiseman <jimmy.wiseman@franklinton.gov>; Kevin Long <kevin.long@franklinton.gov>; Lance Fittro <lance.fittro@franklinton.gov>; Josh King <josh.king@franklinton.gov>
Subject: Parish Presbyterian Church TIA review

Greg:

Josh has brought to my attention today that the attached study was submitted in August in IDT (COF #6795). Per WO#22 here is to request your third-party review of the TIA by the time of the FMPC meeting for this item on Thursday 10/25/18. My apologies for this short notice, please let me know if this is a problem.

Thank you,

Carl Baughman
Traffic/Transportation Engineer
109 3rd Avenue South
P. O. Box 305
Franklin, TN 37065-0305
(615)791-3218
(615)791-3293 fax

This message has been prepared on resources owned by the City of Franklin, TN. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Law, T. C. A. #10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this

APPROVED

By Carl Baughman at 5:03 pm, Oct 22, 2018

email or any information it contains. If you believe this message is in error, please delete it and immediately notify the sender by reply email.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

Traffic Impact Study

Parish Presbyterian Church
4150 Clovercroft Road
Franklin, TN

Prepared August 2018
For Parish Presbyterian Church

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

Traffic Impact Study

Parish Presbyterian Church

4150 Clovercroft Road
Franklin, Tennessee

Prepared August 2018

PREPARED FOR:

Parish Presbyterian Church
4150 Clovercroft Road
Franklin, TN 37067

PREPARED BY:

Ms. Gillian L. Fischbach, P.E., PTOE
Fischbach Transportation Group (FTG, LLC)
P.O. Box 682736
Franklin, TN 37068-2736
Phone: (615) 771-8022
FTG Project Number: 10951

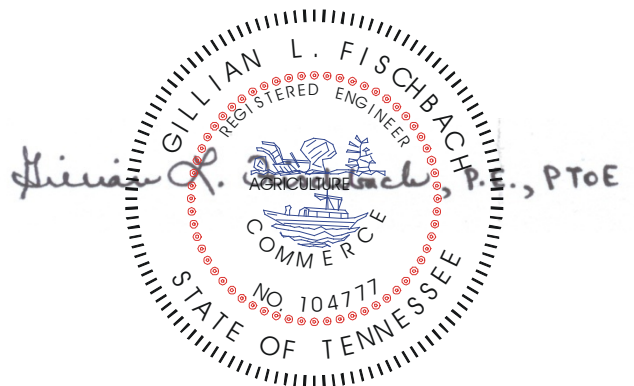


Table of Contents

1. INTRODUCTION	3
2. PROJECT DESCRIPTION.....	4
FIGURE 1. LOCATION OF THE PROJECT SITE	5
FIGURE 2. CURRENT PROJECT SITE PLAN	6
3. EXISTING CONDITIONS.....	7
3.1 REGIONAL AND LOCAL ACCESS.....	7
FIGURE 3. EXISTING LANEAGE WITHIN THE STUDY AREA.....	8
3.2 EXISTING PEAK HOUR TRAFFIC VOLUMES.....	9
FIGURE 4A. JULY 2018 PEAK HOUR TRAFFIC VOLUMES	10
FIGURE 4B. ADJUSTED EXISTING PEAK HOUR TRAFFIC VOLUMES	11
TABLE 1. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS	12
TABLE 2. EXISTING PEAK HOUR LEVELS OF SERVICE.....	13
4. BACKGROUND TRAFFIC VOLUMES.....	14
TABLE 3. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA.....	14
FIGURE 5A. YEAR 2022 INITIAL BACKGROUND PEAK HOUR TRAFFIC.....	16
FIGURE 5B. TRAFFIC GENERATED BY AMELIA PARK	18
FIGURE 5C. TRAFFIC GENERATED BY INGRAHAM PROJECT.....	19
FIGURE 5D. YEAR 2022 FINAL BACKGROUND PEAK HOUR TRAFFIC	20
TABLE 4. BACKGROUND PEAK HOUR LEVELS OF SERVICE.....	21
5. IMPACTS OF PROPOSED DEVELOPMENT	22
5.1 TRIP GENERATION	22
TABLE 5. TRIP GENERATION	22
5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT.....	23
FIGURE 6. DIRECTIONAL DISTRIBUTION OF SITE TRAFFIC.....	24
FIGURE 7. ASSIGNMENT OF SITE-GENERATED TRAFFIC	25
5.3 CAPACITY ANALYSES.....	26
FIGURE 8. TOTAL PEAK HOUR TRAFFIC VOLUMES.....	27
TABLE 6. TOTAL PROJECTED PEAK HOUR LEVELS OF SERVICE.....	28
6. CONCLUSIONS AND RECOMMENDATIONS	29
APPENDIX A.....	31
APPENDIX B	37
APPENDIX C	63

1. INTRODUCTION

This study has been prepared in order to identify the traffic impacts of a private school that is proposed to be constructed on the north side of Clovercroft Road, between Market Street and Wilson Pike, in Franklin, Tennessee.

For the purposes of this study, existing and background traffic volumes were established, and trip generation calculations were conducted. The trips which are expected to be generated by the proposed project were distributed to the roadway system. The intersections which provide access to the site were then re-evaluated to determine the traffic impacts of the proposed project. Access and circulation needs for the project were evaluated, and the necessary roadway and/or traffic control improvements were identified. This report presents the results of these analyses and the subsequent recommendations.

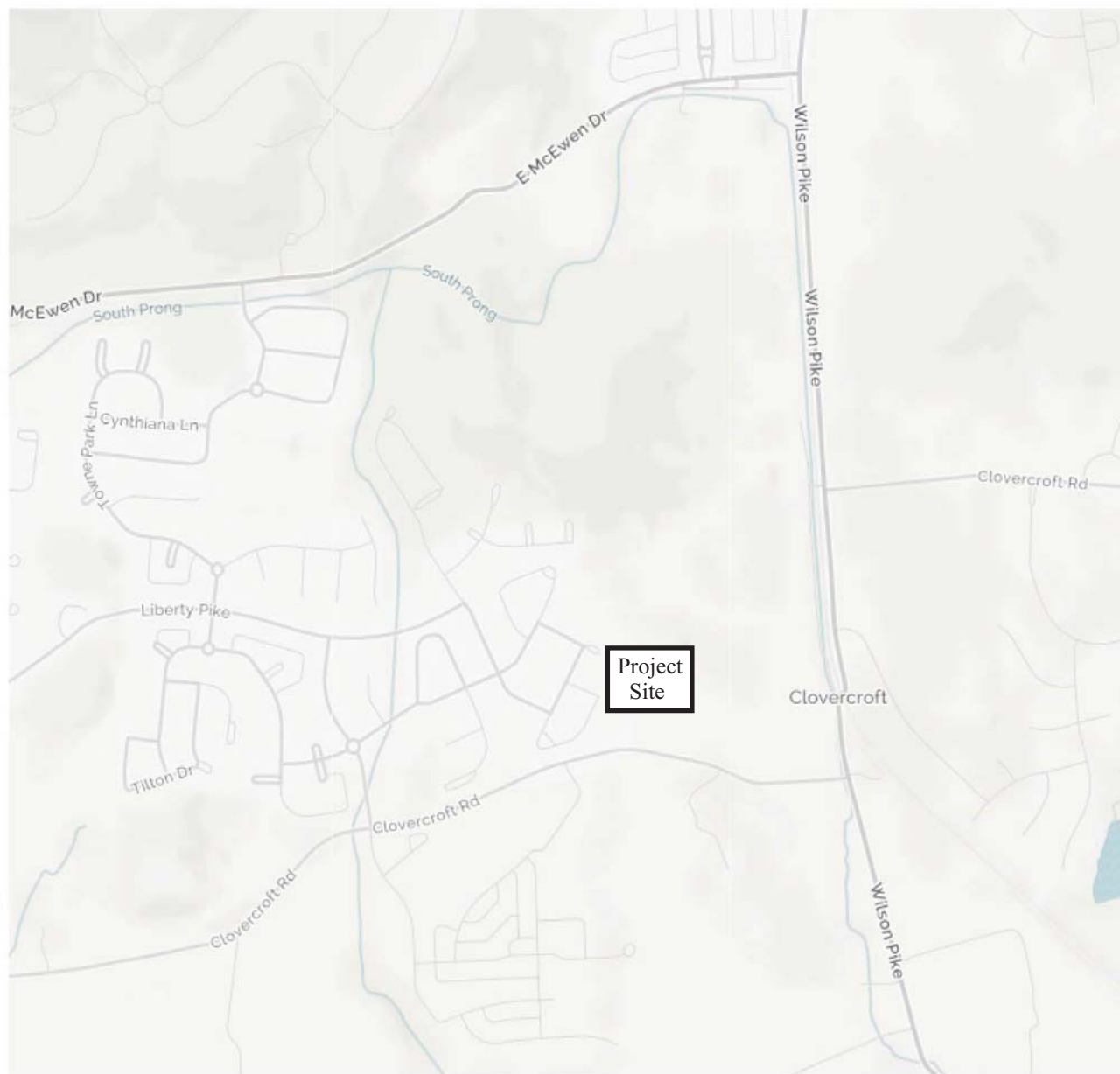
2. PROJECT DESCRIPTION

The location of the proposed project is shown in [Figure 1](#). As shown, the project site is located on the north side of Clovercroft Road, between Market Street and Wilson Pike, in Franklin, Tennessee. Specifically, Parish Presbyterian Church plans to construct a K-12 school adjacent to the church's existing worship facility. The school campus will include a classroom building with approximately 22,000 sq.ft. of space and a multipurpose building with approximately 8,200 sq.ft. of space. This facility will accommodate a total population of 175 students, 32 staff members, and up to eight (8) volunteers.

Access to the project site will be provided at one location on Clovercroft Road. Specifically, the church's existing driveway will be reconstructed east of its current location so as to maximize sight distance at this location. The current project site plan is shown in [Figure 2](#).

In large part, economic and market considerations will dictate the pace and timing with which the proposed project is actually completed. For the purposes of this study, it was assumed that the proposed project will be completed in four years.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning



No Scale

Figure 1.
Location of the Project Site



Parish Presbyterian Church

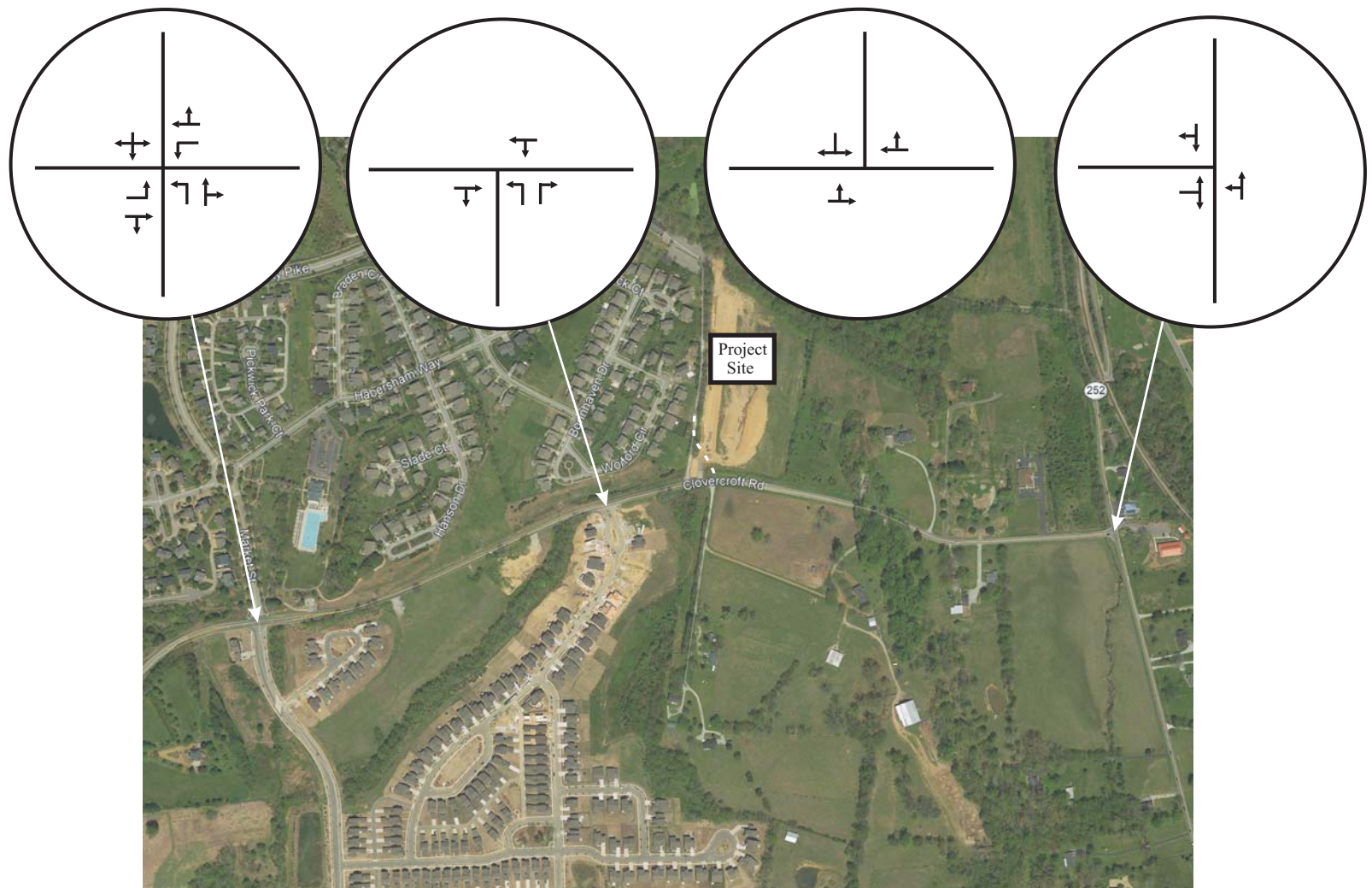


3. EXISTING CONDITIONS

3.1 REGIONAL AND LOCAL ACCESS

Clovercroft Road provides regional and local access to the project site. In the vicinity of the project site, this facility is a two-lane arterial roadway that travels in an east-west direction between Highway 96 (Murfreesboro Road) and Wilson Pike. In the immediate vicinity of the project site, Clovercroft Road has a posted speed limit of 40 mph. It is important to note that, in some places, the horizontal and vertical curvature of Clovercroft Road limits the available sight distance for motorists exiting properties on the either side of Clovercroft Road. The existing laneage at the intersections within the study area is shown in [Figure 3](#).

F i s c h b a c h
Transportation Group, LLC
 Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 3.
Existing Laneage within the Study Area

3.2 EXISTING PEAK HOUR TRAFFIC VOLUMES

In order to provide data for the traffic impact analysis, peak hour traffic volumes were counted at the following intersections:

- Clovercroft Road and Market Street
- Wilson Pike and Clovercroft Road

This data was collected from 6:00-9:00 AM and 4:00-7:00 PM on a typical weekday in July 2018. The raw traffic volumes are included in [Appendix A](#) and shown in [Figure 4A](#). Because these traffic counts were collected when Williamson County schools were not in session, consideration was given to peak hour counts that were collected at the intersection of Wilson Pike and N. Chapel Road, south of Clovercroft Road, in April 2018. Based on these other traffic counts, which are included in [Appendix A](#), the AM peak hour traffic volumes that were collected in July 2018 were increased by 25%, and the PM peak hour traffic volumes that were collected in July 2018 were increased by 8% in order to represent typical conditions when schools are in session. The adjusted existing peak hour traffic volumes are shown in [Figure 4B](#).

Using the adjusted existing peak hour traffic volumes shown in [Figure 4B](#), capacity analyses were conducted for the intersections studied. Specifically, in order to identify current peak hour levels of operation within the study area, the capacity calculations were performed according to the methods outlined in the [Highway Capacity Manual 2010](#) (HCM2010). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation is used to describe how well an intersection or roadway operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. In an urbanized area, LOS D is typically considered to be the minimum acceptable LOS. [Table 1](#) presents the descriptions of LOS for unsignalized intersections.

The results of the capacity analyses for the existing peak hour traffic volumes are shown in [Table 2](#), and [Appendix B](#) includes the capacity analyses worksheets. The analyses indicate that all of the critical turning movements at the unsignalized intersections within the study area operate at LOS D or better during both peak hours.

F i s c h b a c h
Transportation Group, LLC
 Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 4A.
July 2018 Peak Hour Traffic Volumes

F i s c h b a c h
Transportation Group, LLC
 Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 4B.
Revised Existing Peak Hour Traffic Volumes
(July 2018 Volumes Adjusted to Reflect School Day Conditions)

TABLE 1. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay (sec/veh)
A	Minimal delay	≤ 10
B	Brief delay	> 10 and ≤ 15
C	Average delay	> 15 and ≤ 25
D	Significant delay	> 25 and ≤ 35
E	Long delay	> 35 and ≤ 50
F	Extreme delay	> 50

Source: Highway Capacity Manual 2010 (HCM 2010)

TABLE 2. EXISTING PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Clovercroft Road and Market Street	Eastbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (8 sec/veh)
	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left Turns	LOS C	1 veh (18 sec/veh)	LOS B	1 veh (15 sec/veh)
	Northbound Thrus / Right Turns	LOS C	1 veh (15 sec/veh)	LOS B	1 veh (13 sec/veh)
	Southbound Turning Movements	LOS C	1 veh (16 sec/veh)	LOS B	1 veh (14 sec/veh)
Wilson Pike and Clovercroft Road	Eastbound Left / Right Turns	LOS D	4 veh (29 sec/veh)	LOS C	6 veh (23 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)

4. BACKGROUND TRAFFIC VOLUMES

In order to account for the traffic growth which will occur within the study area because of growth unrelated to the proposed project, background traffic volumes were established for the intersections within the study area. Specifically, in order to account for typical growth within the study area, consideration was given to the historical traffic volumes near the project site. The Tennessee Department of Transportation (TDOT) conducts an annual count program throughout the state. This count program includes the annual collection of average daily traffic (ADT) counts at numerous fixed locations. As shown in [Table 3](#), the daily traffic volumes within the study area have increased steadily since 2002. For the purposes of this study, the adjusted existing traffic volumes within the study area were increased by 20% to represent initial Year 2022 background traffic volumes, as shown in [Figure 5A](#).

TABLE 3. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA

Year	Station 41 Clovercroft ADT	Annual Growth	Overall Growth
2003	2,210		
2004	2,259	2.22%	
2005	2,327	3.01%	
2006	2,594	11.47%	
2007	2,570	-0.93%	
2008	2,862	11.36%	
2009	2,554	-10.76%	
2010	2,891	13.19%	
2011	3,092	6.95%	
2012	3,155	2.04%	
2013	3,151	-0.13%	
2014	3,345	6.16%	
2015	3,529	5.50%	
2016	3,551	0.62%	
2017	3,939	10.93%	
2018	3,630	-7.84%	4.28%

Year	Station 49 Wilson Pike ADT	Annual Growth	Overall Growth
2002	1,996		
2003	2,018	1.10%	
2004	2,306	14.27%	
2005	2,524	9.45%	
2006	2,021	-19.93%	
2007	2,236	10.64%	
2008	2,306	3.13%	
2009	2,255	-2.21%	
2010	2,442	8.29%	
2011	2,167	-11.26%	
2012	1,987	-8.31%	
2013	2,434	22.50%	
2014	2,110	-13.31%	
2015	2,398	13.65%	
2016	2,305	-3.88%	
2017	3,775	63.77%	5.94%

F i s c h b a c h
Transportation Group, LLC
 Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 5A.
Initial Year 2022 Background Peak Hour Traffic Volumes
(Existing Volumes Increased 20%)

In addition, it is important to note that the Amelia Park and Ingraham Property residential projects have been planned for construction on the south side of Clovercroft Road, west of the Parish Presbyterian Church site. In March 2012, Fischbach Transportation Group (FTG, LLC) prepared a Traffic Impact Study for Amelia Park, and in June 2013, Fischbach Transportation Group (FTG, LLC) prepared a Traffic Impact Study for Ingraham Property. The peak hour traffic volumes expected to be generated by those projects are shown in [Figures 5B and 5C](#).

The traffic volumes in [Figures 5B and 5C](#) were added to the initial background traffic volumes in [Figure 5A](#), and the resulting volumes were adjusted to show balanced traffic flows between intersections. The final Year 2022 background peak hour traffic volumes are shown in [Figure 5D](#). Using the background peak hour traffic volumes shown in [Figure 5D](#), capacity analyses were conducted for the intersections within the study area. For the purposes of these analyses, it was assumed that a westbound left turn lane will be provided on Clovercroft Road at Amelia Park Drive. Also, it was assumed that all other existing laneage and traffic control will be maintained and no other improvements will be made.

The results of the capacity analyses for the total projected peak hour traffic volumes are shown in [Table 4](#), and [Appendix B](#) includes the capacity analyses worksheets. The analyses indicate that most of the critical turning movements at the unsignalized intersections within the study area operate at LOS D or better during both peak hours. However, the eastbound left and right turns at the intersection of Wilson Pike and Clovercroft Road are expected to operate at LOS F during the AM peak hour. Based on these results, additional analyses were conducted in order to identify how well these turning movements would operate if the following dedicated turn lanes were provided at this location:

- Separate eastbound left and right turn lanes.
- A separate northbound left turn lane.
- A separate southbound right turn lane.

The additional analyses indicate that the average vehicle queues and average vehicle delays would be reduced if these turn lanes were provided.

F i s c h b a c h
Transportation Group, LLC
 Traffic Engineering and Planning

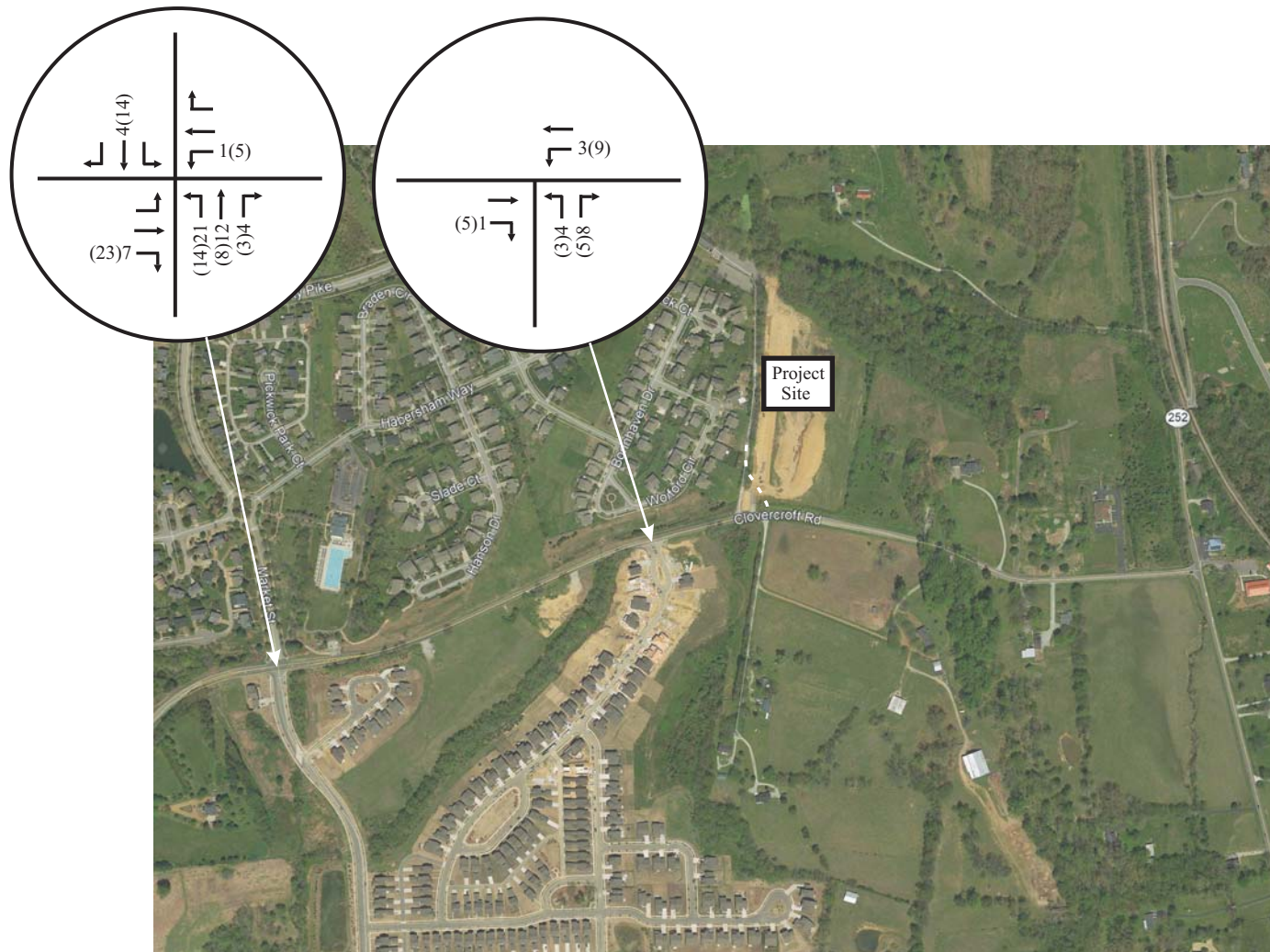


No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 5B.
Peak Hour Traffic Volumes Expected to be Generated by
Amelia Park at Full Build-Out (Based on March 2012 TIS)

F i s c h b a c h
Transportation Group, LLC
 Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 5C.
Peak Hour Traffic Volumes Expected to be Generated by
Taproot Farm at Full Build-Out (Based on June 2013 TIS)

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 5D.
Final Year 2022 Background Peak Hour Traffic Volumes

TABLE 4. BACKGROUND PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Clovercroft Road and Market Street	Eastbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (8 sec/veh)
	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	0 veh (9 sec/veh)
	Northbound Left Turns	LOS D	2 veh (31 sec/veh)	LOS D	1 veh (26 sec/veh)
	Northbound Thrus / Right Turns	LOS C	1 veh (20 sec/veh)	LOS C	1 veh (17 sec/veh)
	Southbound Turning Movements	LOS D	3 veh (35 sec/veh)	LOS C	2 veh (24 sec/veh)
Wilson Pike and Clovercroft Road (existing laneage)	Eastbound Left / Right Turns	LOS F	10 veh (95 sec/veh)	LOS F	14 veh (56 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
Wilson Pike and Clovercroft Road (with dedicated turn lanes)	Eastbound Left Turns	LOS F	6 veh (50 sec/veh)	LOS C	4 veh (21 sec/veh)
	Eastbound Right Turns	LOS A	1 veh (9 sec/veh)	LOS B	1 veh (10 sec/veh)
	Northbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
Clovercroft Road and Amelia Park Drive	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left Turns	LOS C	1 veh (18 sec/veh)	LOS C	1 veh (16 sec/veh)
	Northbound Right Turns	LOS A	1 veh (10 sec/veh)	LOS B	1 veh (12 sec/veh)

5. IMPACTS OF PROPOSED DEVELOPMENT

5.1 TRIP GENERATION

In order to identify how much traffic will be generated by the proposed middle school, trip generation calculations were conducted. Trip generation data for daily and peak hour trips were identified from Trip Generation, Tenth Edition, which was published by the Institute of Transportation Engineers (ITE) in 2017. [Table 5](#) presents the daily and peak hour trip generations for proposed school, and these trip generation calculations are included in [Appendix C](#).

TABLE 5. TRIP GENERATION

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	ENTER	ENTER	EXIT
Private School (LUC 536)	175 students	434	85	55	13	17

5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

For the purposes of this study, it was estimated that the trips generated by the proposed middle school will access the project site according to the directional distribution shown in [Figure 6](#). The development of this distribution was based on the following factors:

- existing land use characteristics,
- the directions of approach of the existing traffic,
- the access proposed for the project, and
- the locations of population centers in the area.

The peak hour trip generations and directional distribution were used to add the site-generated trips to the roadway system. [Figure 7](#) includes the peak hour traffic volumes that are expected to be generated by the proposed middle school.

F i s c h b a c h
Transportation Group, LLC
 Traffic Engineering and Planning



No Scale

XX - Entering Volumes
 (XX) - Exiting Volumes

Figure 6.
Directional Distribution of Peak Hour Traffic Volumes
Generated by the Proposed School

F i s c h b a c h
Transportation Group, LLC
 Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 7.
Peak Hour Traffic Volumes Generated by the Proposed School

5.3 CAPACITY ANALYSES

In order to identify the projected peak hour traffic volumes at the completion of the proposed project, the trips generated by the school were added to the background peak hour traffic volumes within the study area. The resulting peak hour volumes are shown in [Figure 8](#).

Using the total projected peak hour traffic volumes, capacity analyses were conducted in order to evaluate the need for roadway and traffic control improvements at the project accesses. For the purposes of these analyses, the following assumptions were made:

1. The proposed project access will be constructed to include one entering lane and one exiting lane at the intersection with Clovercroft Road.
2. All of the existing laneage and traffic control will be maintained and no improvements will be made.

The results of the capacity analyses for the total projected peak hour traffic volumes are shown in [Table 6](#), and [Appendix B](#) includes the capacity analyses worksheets. The analyses indicate that most of the critical turning movements at the unsignalized intersections within the study area operate at LOS D or better during both peak hours. However, the eastbound left and right turns at the intersection of Wilson Pike and Clovercroft Road are expected to operate at LOS F during the AM peak hour. Based on these results, additional analyses were conducted in order to identify how well these turning movements would operate if the following dedicated turn lanes were provided at this location:

- Separate eastbound left and right turn lanes.
- A separate northbound left turn lane.
- A separate southbound right turn lane.

The additional analyses indicate that the average vehicle queues and average vehicle delays would be reduced if these turn lanes were provided.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 8.
Total Year 2022 Projected Peak Hour Traffic Volumes

TABLE 6. TOTAL PROJECTED PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Clovercroft Road and Market Street	Eastbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (8 sec/veh)
	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	0 veh (9 sec/veh)
	Northbound Left Turns	LOS E	3 veh (39 sec/veh)	LOS D	1 veh (27 sec/veh)
	Northbound Thrus / Right Turns	LOS C	1 veh (22 sec/veh)	LOS C	1 veh (18 sec/veh)
	Southbound Turning Movements	LOS E	4 veh (48 sec/veh)	LOS C	2 veh (25 sec/veh)
Wilson Pike and Clovercroft Road (existing laneage)	Eastbound Left / Right Turns	LOS F	13 veh (144 sec/v)	LOS F	15 veh (62 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
Wilson Pike and Clovercroft Road (with dedicated turn lanes)	Eastbound Left Turns	LOS F	8 veh (69 sec/veh)	LOS C	4 veh (22 sec/veh)
	Eastbound Right Turns	LOS A	1 veh (9 sec/veh)	LOS B	1 veh (10 sec/veh)
	Northbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
Clovercroft Road and Amelia Park Drive	Westbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left Turns	LOS C	1 veh (20 sec/veh)	LOS C	1 veh (17 sec/veh)
	Northbound Right Turns	LOS B	1 veh (10 sec/veh)	LOS B	1 veh (12 sec/veh)
Clovercroft Road and School Access	Eastbound Left Turns / Thrus	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (8 sec/veh)
	Southbound Left / Right Turns	LOS C	1 veh (17 sec/veh)	LOS B	1 veh (12 sec/veh)

6. CONCLUSIONS AND RECOMMENDATIONS

The analyses presented in this study indicate that the following roadway and traffic control improvements and modifications should be provided in order to ensure safe and efficient traffic operations within the study area:

THE NEW SCHOOL ACCESS

As planned, the project access should be reconstructed so that it intersects Clovercroft Road east of the current church driveway at the outside of the existing curve on Clovercroft Road. The specific location of the project access should be chosen so as to maximize the sight distance available at this location.

Also, the analyses conducted for the purposes of this study indicate that the intersection of Clovercroft Road and the project access will operate acceptably even if dedicated turn lanes are not provided at this location. However, in order to facilitate safe and efficient turning movements into and out of the project site, the following laneage should be provided:

1. The project access should be constructed to include one northbound entering lane and two southbound exiting lanes, striped as a separate left and right turn lanes. Each of the exiting turn lanes should have at least 100 feet of storage and should be designed and constructed according to AASHTO standards.
2. An eastbound left turn lane and a westbound right turn lane should be provided on Clovercroft Road at the project access. Each of these turn lanes should include at least 150 feet of storage and should be designed and constructed according to AASHTO standards. Also, these turn lanes should be coordinated with the construction of the westbound left turn lane that is planned to be constructed on Clovercroft Road at Amelia Park Drive so as to eliminate any weaving sections.

SIGHT DISTANCE

The project site has not been graded for construction and the new project access and the recommended improvements to Clovercroft Road have not been constructed, so accurate sight distance measurements cannot be collected to adequately represent the future conditions. Therefore, sight triangles should be provided for the school access in conjunction with construction documents for the proposed project. These sight triangles should be developed based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 40 mph, the minimum stopping sight distance is 305 feet. This is the distance that a motorist on Clovercroft Road will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 445 feet. This is the distance that a motorist on the school driveway will need to safely complete a turn onto Clovercroft Road. It is possible that the crest of the existing vertical curve on Clovercroft Road will need to be lowered to provide appropriate sight distance at the intersection of Clovercroft Road and the project access.

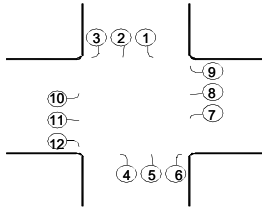
SCHOOL ZONE SIGNAGE

A school speed zone should be established within the study area. Specifically, on eastbound and westbound Clovercroft Road, a School Speed Limit Assembly should be installed approximately 500 feet in advance of the property boundary for the school. This assembly, which should be based on a school zone speed limit of 20 mph, should conform with the signage identified as S4-3P, R2-1, S4-1P and S4-6P within the Manual on Uniform Traffic Control Devices (MUTCD). Also, to mark the end of the school speed zone, a speed limit sign for 40 mph should be installed with an “END SCHOOL ZONE” plaque (S5-2).

In conclusion, these recommendations should be provided in conjunction with the proposed school in order to provide safe and efficient traffic operations in the vicinity of the school.

**APPENDIX A
EXISTING TRAFFIC DATA**

INTERSECTION TRAFFIC VOLUME COUNTS



LOCATION: Clovercroft Road and Market Street
DATE: 17-Jul-18 Tue
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Market Street			N/B Market Street			W/B Clovercroft Road			E/B Clovercroft Road		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15	1	1	1	2		1		20		2	5	2
6:15-6:30	2	1		2	2			29	1	1	10	2
6:30-6:45	3		2	2	2		1	29	6		10	2
6:45-7:00	1	1	2	5	2			64	2	1	18	2
7:00-7:15	7	1	2	12	3			54	1	1	21	4
7:15-7:30	5	1	4	7	7			66	7		21	3
7:30-7:45	5		3	12	6	2	2	96	4	1	32	5
7:45-8:00	8	1	3	6	2	1	1	75	13	6	27	4
8:00-8:15	6	1	4	7	4			79	11	7	22	3
8:15-8:30	4	1	3	17	8			67	10		10	1
8:30-8:45	4	1	3	13	6	1	4	71	1	1	21	5
8:45-9:00	5	1	6	7	2	2	1	36	3	5	16	
4:00-4:15	6	3		7	1	1	2	25	9	3	41	3
4:15-4:30	5	5	3	10	4	3		26	3	1	68	15
4:30-4:45	5	1	2	6	5			35	3	2	73	12
4:45-5:00	5	7	3	6	5		1	21	7	2	71	12
5:00-5:15	7	4	2	5	1			37	8	4	85	12
5:15-5:30	7	6	2	5	4	2	3	41	4	1	85	9
5:30-5:45	8	3	9	5	6	1		33	10	4	63	10
5:45-6:00	8	2	6	5		1	1	32	10	3	58	14
6:00-6:15	4	4	3	10	3	3		32	5	4	42	6
6:15-6:30	4	4	4	4	4	1		38	5	5	39	7
6:30-6:45	5	6	4	5	3	3		18	5	5	32	11
6:45-7:00	4	2	3	10				10	3	1	27	10
TOTAL	119	57	74	170	80	22	16	1,034	131	60	897	154
AM PK HR	23	3	13	42	20	3	3	317	38	14	91	13
PM PK HR	30	15	19	20	11	4	4	143	32	12	291	45

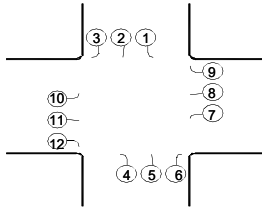
240 35
311 50
382 57
493 98
542 106
580 121
580 168
543 147
480 144
121
131
84
528 101
592 143
618 144
626 140
626 165
577 169
523 152
468 140
398 116
115
97
70

7:30-8:30
5:00-6:00

AM PK PHF	0.72	0.75	0.81	0.62	0.63	0.38	0.38	0.83	0.73	0.50	0.71	0.65
PM PK PHF	0.94	0.63	0.53	1.00	0.46	0.50	0.33	0.87	0.80	0.75	0.86	0.80

0.86
0.93

INTERSECTION TRAFFIC VOLUME COUNTS



LOCATION: Wilson Pike and Clovercroft Road
DATE: 12-Jul-18 Thu
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Wilson Pike			N/B Wilson Pike			W/B			E/B Clovercroft Road		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15		3	15	13	12					6		2
6:15-6:30		3	13	14	15					7		2
6:30-6:45		3	28	19	21					10		1
6:45-7:00		7	25	25	11					18		6
7:00-7:15		6	28	23	22					16		8
7:15-7:30		9	42	38	28					17		5
7:30-7:45		9	53	43	31					35		4
7:45-8:00		11	51	39	26					33		3
8:00-8:15		12	32	32	37					36		4
8:15-8:30		8	33	32	44					35		12
8:30-8:45		9	35	32	25					25		10
8:45-9:00		11	30	30	33					20		5
4:00-4:15		17	12	9	6					27		33
4:15-4:30		26	22	12	9					39		40
4:30-4:45		26	20	19	13					45		34
4:45-5:00		24	20	17	12					34		28
5:00-5:15		41	19	29	17					61		31
5:15-5:30		62	21	28	15					47		62
5:30-5:45		30	27	13	7					43		38
5:45-6:00		27	33	12	17					30		52
6:00-6:15		18	30	4	7					31		25
6:15-6:30		19	17	5	5					32		33
6:30-6:45		18	13	8						28		17
6:45-7:00		10	16	7	6					19		21
TOTAL		409	635	503	419					694		476
AM PK HR		40	169	146	138					139		23
PM PK HR		160	100	82	56					181		183

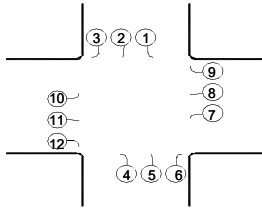
279 51
331 54
416 82
509 92
580 103
630 139
655 175
616 163
582 153
164
136
129
544 104
638 148
725 157
726 135
762 198
679 235
555 158
481 171
389 115
111
84
79

7:30-8:30
5:00-6:00

AM PK PHF		0.83	0.80	0.85	0.78					0.97		0.48
PM PK PHF		0.65	0.76	0.71	0.82					0.74		0.74

0.94
0.81

INTERSECTION TRAFFIC VOLUME COUNTS



LOCATION: Wilson Pike and N. Chapel Road
DATE: 25-Apr-18 Wed
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B			N/B N. Chapel Road			W/B Wilson Pike			E/B Wilson Pike		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15				1				22			2	
6:15-6:30						1		31			3	1
6:30-6:45				2		2		40			9	
6:45-7:00				7				60			7	2
7:00-7:15				4		1	2	68			7	4
7:15-7:30				6			1	67			10	5
7:30-7:45				10		1	2	75			5	2
7:45-8:00				6		1		72			10	2
8:00-8:15				5		2	1	69			9	2
8:15-8:30				9		1	9	101			14	5
8:30-8:45				8		4	11	74			18	6
8:45-9:00				10		4	1	79			8	1
4:00-4:15				10		5	1	24			30	8
4:15-4:30				4		4	2	14			52	9
4:30-4:45				1		1	1	24			52	12
4:45-5:00				7		1	1	18			47	14
5:00-5:15				3		1		20			52	12
5:15-5:30				6		2	1	13			56	11
5:30-5:45				5		1	2	19			59	10
5:45-6:00				2		2	2	18			53	11
6:00-6:15				10		1		22			51	11
6:15-6:30				2		1	4	17			53	6
6:30-6:45				3				10			19	8
6:45-7:00				6			2	8			23	10
TOTAL				127		36	43	965			649	152
AM PK HR				32		11	22	323			49	14
PM PK HR				23		6	5	72			219	43

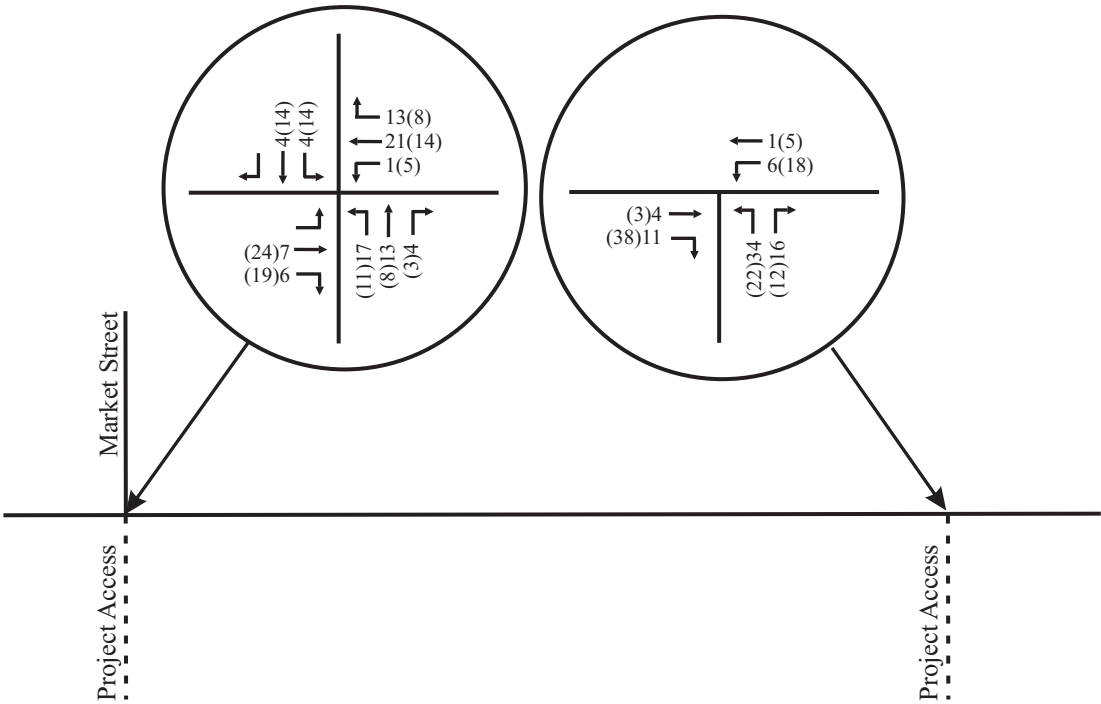
190 25
251 36
304 53
346 76
361 86
363 89
413 95
439 91
451 88
139
121
103

342 78
352 85
356 91
361 88
361 88
368 89
362 96
306 88
267 95
83
40
49

8:00-9:00
5:15-6:15

AM PK PHF				0.80		0.69	0.50	0.80			0.68	0.58
PM PK PHF				0.58		0.75	0.63	0.82			0.93	0.98

0.81
0.96

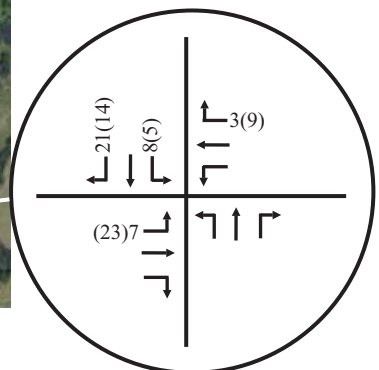
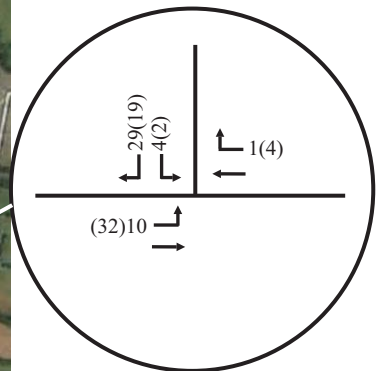
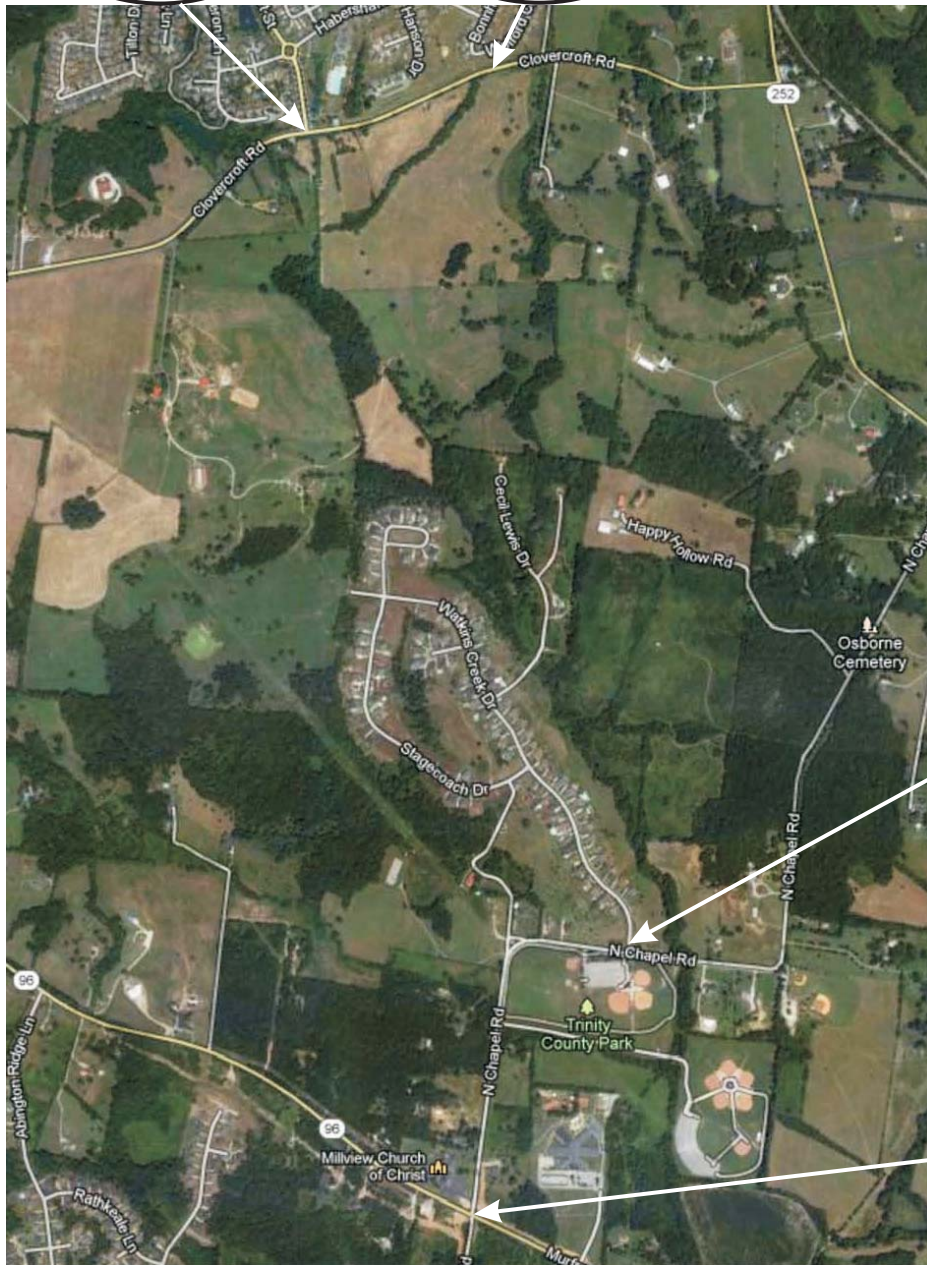
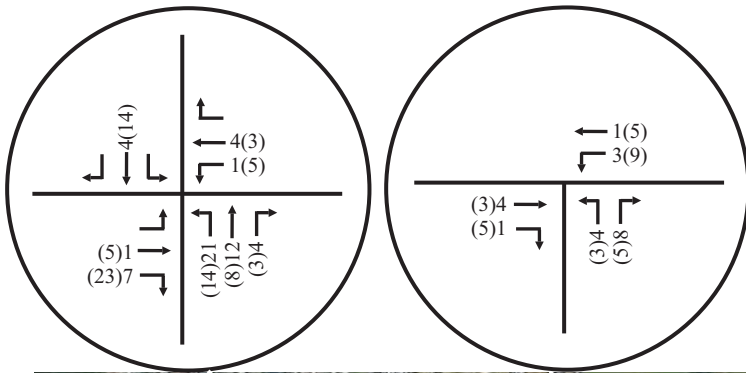


No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7.
Peak Hour Traffic Volumes Generated
by the Proposed Project

F i s c h b a c h
 Transportation Group, LLC
 Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
 (XX) - PM Peak Hour Volumes

Figure 6.
 Peak Hour Traffic Volumes
 Generated by the Proposed Project

**APPENDIX B
CAPACITY ANALYSES**

EXISTING CONDITIONS

HCS7 Two-Way Stop-Control Report

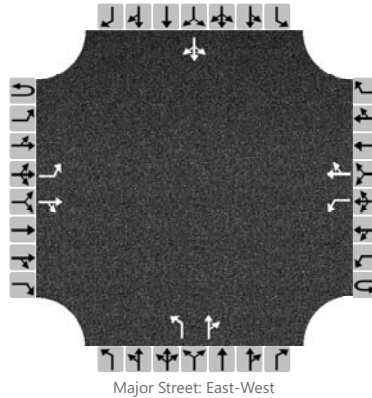
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2018
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Existing)

Site Information

Intersection	Clovercroft and Market
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Market Street
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		18	114	16		4	396	48		53	25	4		23	3	13
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21				5				62		34			45	
Capacity, c (veh/h)		1060				1443				344		386			387	
v/c Ratio		0.02				0.00				0.18		0.09			0.12	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0				0.6		0.3			0.4	
Control Delay (s/veh)		8.5				7.5				17.8		15.2			15.5	
Level of Service, LOS		A				A				C		C			C	
Approach Delay (s/veh)	1.0				0.1				16.9				15.5			
Approach LOS									C				C			

HCS7 Two-Way Stop-Control Report

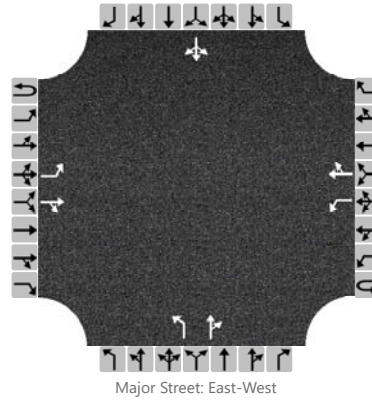
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2018
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Existing)

Site Information

Intersection	Clovercroft and Market
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Market Street
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		13	314	49		4	154	35		22	12	4		32	16	21
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				4				24		17			74	
Capacity, c (veh/h)		1381				1180				385		455			482	
v/c Ratio		0.01				0.00				0.06		0.04			0.15	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				0.2		0.1			0.5	
Control Delay (s/veh)		7.6				8.1				15.0		13.2			13.8	
Level of Service, LOS		A				A				B		B			B	
Approach Delay (s/veh)	0.3				0.2				14.2				13.8			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

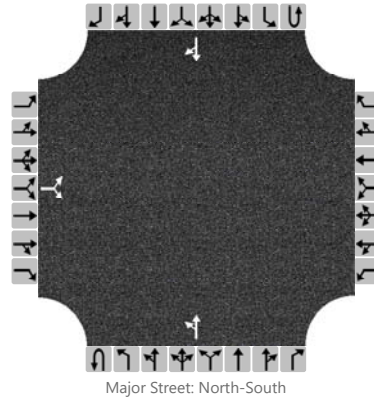
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2018
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Existing)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		174		29						183	172				50	211
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			216							195						
Capacity, c (veh/h)			362							1297						
v/c Ratio			0.60							0.15						
95% Queue Length, Q ₉₅ (veh)			3.7							0.5						
Control Delay (s/veh)			28.6							8.3						
Level of Service, LOS			D							A						
Approach Delay (s/veh)	28.6								4.9							
Approach LOS	D															

HCS7 Two-Way Stop-Control Report

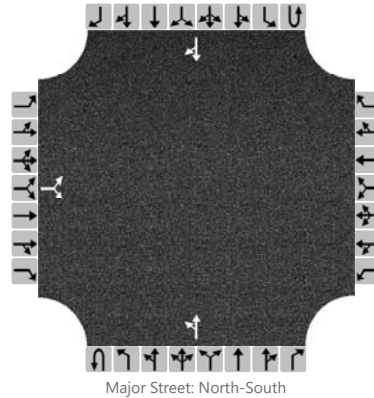
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2018
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Existing)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		195		198						89	60				64	108
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			485							110						
Capacity, c (veh/h)			672							1371						
v/c Ratio			0.72							0.08						
95% Queue Length, Q ₉₅ (veh)			6.2							0.3						
Control Delay (s/veh)			23.0							7.9						
Level of Service, LOS			C							A						
Approach Delay (s/veh)	23.0								5.0							
Approach LOS	C															

BACKGROUND CONDITIONS

HCS7 Two-Way Stop-Control Report

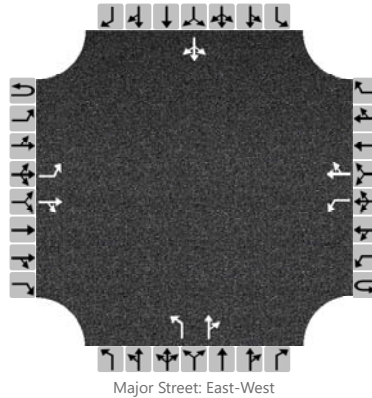
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Back)

Site Information

Intersection	Clovercroft and Market
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Market Street
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		22	137	32		7	475	58		102	55	13		82	12	16
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		26				8				119		79			128	
Capacity, c (veh/h)		970				1388				257		326			244	
v/c Ratio		0.03				0.01				0.46		0.24			0.52	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0				2.3		0.9			2.8	
Control Delay (s/veh)		8.8				7.6				30.5		19.5			34.8	
Level of Service, LOS		A				A				D		C			D	
Approach Delay (s/veh)	1.0				0.1				26.1				34.8			
Approach LOS									D				D			

HCS7 Two-Way Stop-Control Report

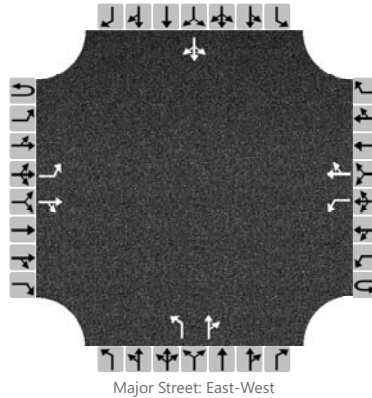
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Back)

Site Information

Intersection	Clovercroft and Market
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Market Street
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		16	443	101		15	185	42		51	30	11		44	47	25
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17				16				55		44			125	
Capacity, c (veh/h)		1334				1000				228		337			312	
v/c Ratio		0.01				0.02				0.24		0.13			0.40	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				0.9		0.4			1.9	
Control Delay (s/veh)		7.7				8.7				25.7		17.3			24.0	
Level of Service, LOS		A				A				D		C			C	
Approach Delay (s/veh)	0.2				0.5				22.0				24.0			
Approach LOS									C				C			

HCS7 Two-Way Stop-Control Report

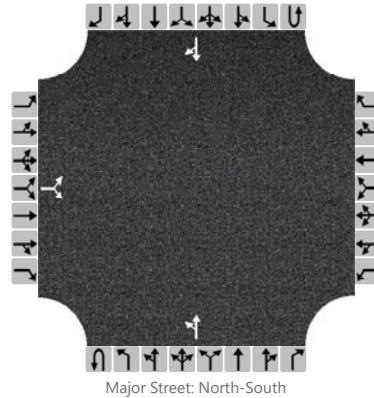
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Back)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		209		35						238	206				60	273
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

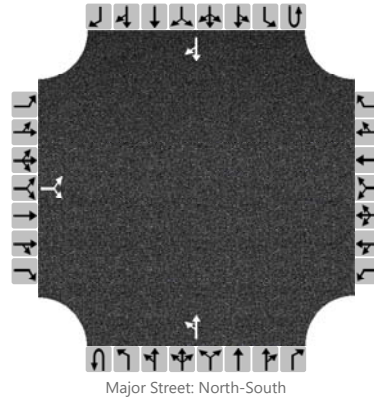
Flow Rate, v (veh/h)			260							253						
Capacity, c (veh/h)			262							1216						
v/c Ratio			0.99							0.21						
95% Queue Length, Q ₉₅ (veh)			9.7							0.8						
Control Delay (s/veh)			94.6							8.7						
Level of Service, LOS			F							A						
Approach Delay (s/veh)	94.6								5.6							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Wilson and Clovercroft
Agency/Co.	FTG	Jurisdiction	Franklin, TN
Date Performed	Aug 2018	East/West Street	Clovercroft Road
Analysis Year	2022	North/South Street	Wilson Pike
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.81
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	10951 (Back)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		234		238						110	72				77	134
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			583							136						
Capacity, c (veh/h)			599							1316						
v/c Ratio			0.97							0.10						
95% Queue Length, Q ₉₅ (veh)			13.8							0.3						
Control Delay (s/veh)			56.4							8.0						
Level of Service, LOS			F							A						
Approach Delay (s/veh)	56.4								5.2							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

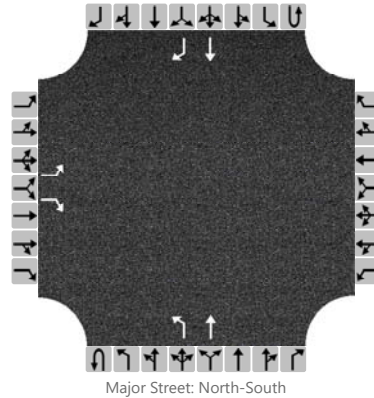
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Back)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume, V (veh/h)		209		35						238	206				60	273
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		222		37						253						
Capacity, c (veh/h)		287		1006						1216						
v/c Ratio		0.77		0.04						0.21						
95% Queue Length, Q ₉₅ (veh)		5.9		0.1						0.8						
Control Delay (s/veh)		50.2		8.7						8.7						
Level of Service, LOS		F		A						A						
Approach Delay (s/veh)	44.3								4.7							
Approach LOS	E															

HCS7 Two-Way Stop-Control Report

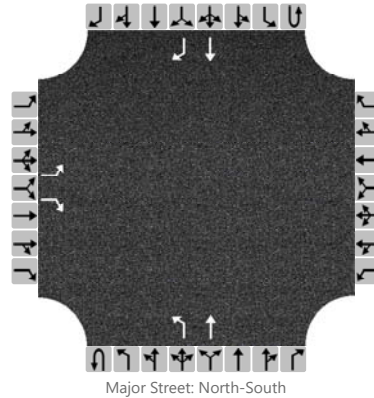
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Back)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume, V (veh/h)		234		238						110	72				77	134
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		289		294						136						
Capacity, c (veh/h)		508		967						1316						
v/c Ratio		0.57		0.30						0.10						
95% Queue Length, Q ₉₅ (veh)		3.5		1.3						0.3						
Control Delay (s/veh)		21.0		10.3						8.0						
Level of Service, LOS		C		B						A						
Approach Delay (s/veh)	15.6								4.9							
Approach LOS	C															

HCS7 Two-Way Stop-Control Report

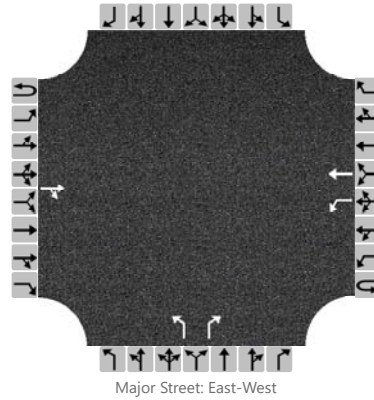
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Back)

Site Information

Intersection	Clovercroft and Amelia
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Amelia Park
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume, V (veh/h)			220	12		9	502			38		24				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						10				44		28				
Capacity, c (veh/h)						1305				323		781				
v/c Ratio						0.01				0.14		0.04				
95% Queue Length, Q ₉₅ (veh)						0.0				0.5		0.1				
Control Delay (s/veh)						7.8				17.9		9.8				
Level of Service, LOS						A				C		A				
Approach Delay (s/veh)					0.1				14.7							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

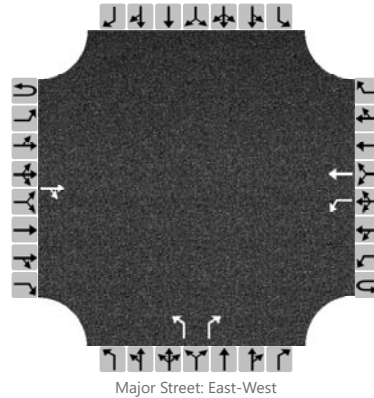
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Back)

Site Information

Intersection	Clovercroft and Amelia
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Amelia Park
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume, V (veh/h)			455	43		27	217			25		17				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						29				27		18				
Capacity, c (veh/h)						1043				345		566				
v/c Ratio						0.03				0.08		0.03				
95% Queue Length, Q ₉₅ (veh)						0.1				0.3		0.1				
Control Delay (s/veh)						8.5				16.3		11.6				
Level of Service, LOS						A				C		B				
Approach Delay (s/veh)					0.9				14.4							
Approach LOS									B							

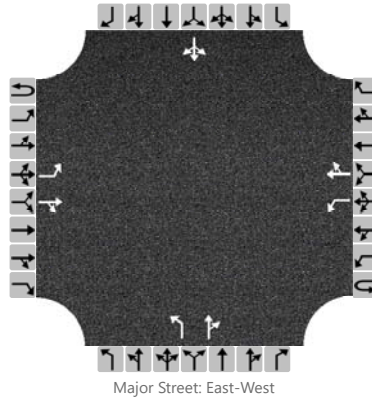
TOTAL PROJECTED CONDITIONS

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Clovercroft and Market
Agency/Co.	FTG	Jurisdiction	Franklin, TN
Date Performed	Aug 2018	East/West Street	Clovercroft Road
Analysis Year	2022	North/South Street	Market Street
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.86
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	10951 (Total)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		22	188	32		7	508	58		102	55	13		82	12	16
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

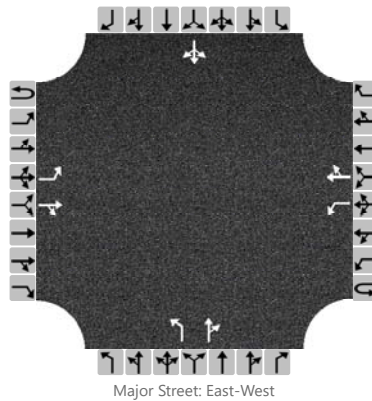
Flow Rate, v (veh/h)		26				8				119		79			128	
Capacity, c (veh/h)		939				1321				219		287			206	
v/c Ratio		0.03				0.01				0.54		0.28			0.62	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0				2.9		1.1			3.6	
Control Delay (s/veh)		8.9				7.7				39.3		22.2			47.5	
Level of Service, LOS		A				A				E		C			E	
Approach Delay (s/veh)	0.8				0.1				32.5				47.5			
Approach LOS									D				E			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Clovercroft and Market
Agency/Co.	FTG	Jurisdiction	Franklin, TN
Date Performed	Aug 2018	East/West Street	Clovercroft Road
Analysis Year	2022	North/South Street	Market Street
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.93
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	10951 (Total)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	1	1	0		1	1	0		0	1	0
Configuration		L		TR		L		TR		L		TR			LTR	
Volume, V (veh/h)		16	451	101		15	195	42		51	30	11		44	47	25
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17				16				55		44			125	
Capacity, c (veh/h)		1322				992				220		329			303	
v/c Ratio		0.01				0.02				0.25		0.13			0.41	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0				1.0		0.5			1.9	
Control Delay (s/veh)		7.8				8.7				26.7		17.6			24.9	
Level of Service, LOS		A				A				D		C			C	
Approach Delay (s/veh)	0.2				0.5				22.6				24.9			
Approach LOS									C				C			

HCS7 Two-Way Stop-Control Report

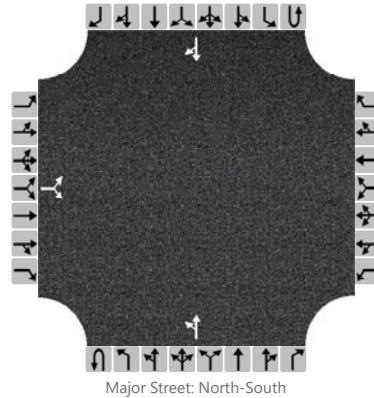
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Total)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		220		46						255	206				60	290
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			283							271						
Capacity, c (veh/h)			248							1198						
v/c Ratio			1.14							0.23						
95% Queue Length, Q ₉₅ (veh)			12.7							0.9						
Control Delay (s/veh)			143.6							8.9						
Level of Service, LOS			F							A						
Approach Delay (s/veh)	143.6								5.9							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

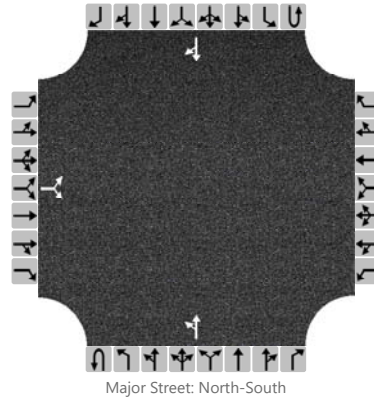
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Total)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume, V (veh/h)		238		241						112	72				77	137
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			591							138						
Capacity, c (veh/h)			594							1312						
v/c Ratio			1.00							0.11						
95% Queue Length, Q ₉₅ (veh)			14.7							0.4						
Control Delay (s/veh)			62.2							8.1						
Level of Service, LOS			F							A						
Approach Delay (s/veh)	62.2								5.3							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

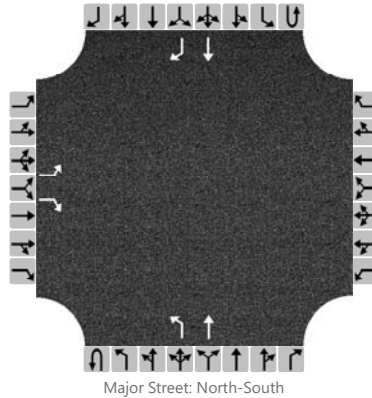
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Total)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume, V (veh/h)		220		46						255	206				60	290
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		234		49						271						
Capacity, c (veh/h)		267		1006						1198						
v/c Ratio		0.88		0.05						0.23						
95% Queue Length, Q ₉₅ (veh)		7.6		0.2						0.9						
Control Delay (s/veh)		69.1		8.8						8.9						
Level of Service, LOS		F		A						A						
Approach Delay (s/veh)	58.6								4.9							
Approach LOS	F															

HCS7 Two-Way Stop-Control Report

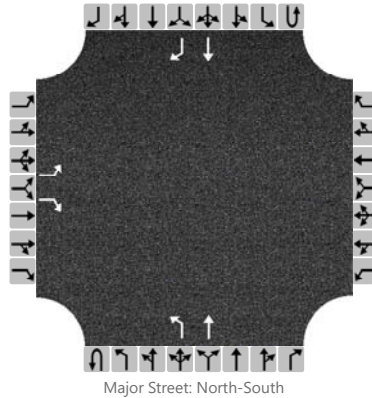
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	10951 (Total)

Site Information

Intersection	Wilson and Clovercroft
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Wilson Pike
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	1
Configuration		L		R						L	T				T	R
Volume, V (veh/h)		238		241						112	72				77	137
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

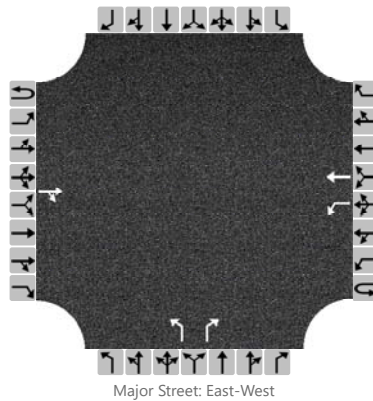
Flow Rate, v (veh/h)		294		298						138						
Capacity, c (veh/h)		504		967						1312						
v/c Ratio		0.58		0.31						0.11						
95% Queue Length, Q ₉₅ (veh)		3.7		1.3						0.4						
Control Delay (s/veh)		21.7		10.4						8.1						
Level of Service, LOS		C		B						A						
Approach Delay (s/veh)	16.0								4.9							
Approach LOS	C															

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Clovercroft and Amelia
Agency/Co.	FTG	Jurisdiction	Franklin, TN
Date Performed	Aug 2018	East/West Street	Clovercroft Road
Analysis Year	2022	North/South Street	Amelia Park
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.86
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	10951 (Total)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume, V (veh/h)			271	12		9	535			38		24				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						10				44		28				
Capacity, c (veh/h)						1242				283		724				
v/c Ratio						0.01				0.16		0.04				
95% Queue Length, Q ₉₅ (veh)						0.0				0.5		0.1				
Control Delay (s/veh)						7.9				20.1		10.2				
Level of Service, LOS						A				C		B				
Approach Delay (s/veh)					0.1				16.2							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

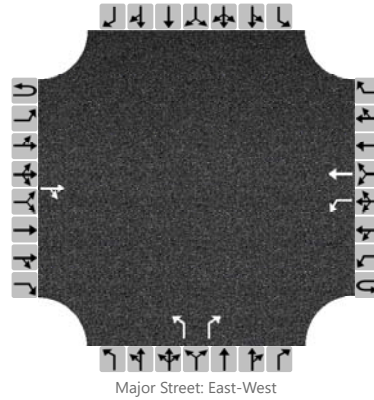
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Total)

Site Information

Intersection	Clovercroft and Amelia
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Amelia Park
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	1	1	0		1	0	1		0	0	0
Configuration				TR		L	T			L		R				
Volume, V (veh/h)			463	43		27	227			25		17				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						29				27		18				
Capacity, c (veh/h)						1035				336		559				
v/c Ratio						0.03				0.08		0.03				
95% Queue Length, Q ₉₅ (veh)						0.1				0.3		0.1				
Control Delay (s/veh)						8.6				16.6		11.7				
Level of Service, LOS						A				C		B				
Approach Delay (s/veh)					0.9				14.6							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

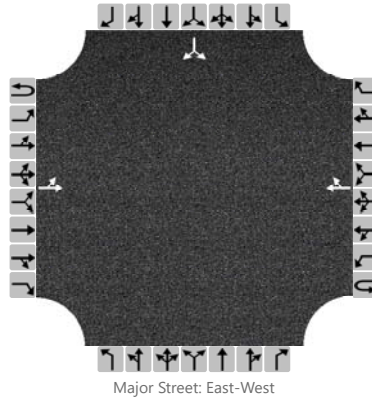
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Total)

Site Information

Intersection	Clovercroft and Parish
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Parish Presbyterian
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume, V (veh/h)		51	244				511	34						22		33
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		59													64	
Capacity, c (veh/h)		959													355	
v/c Ratio		0.06													0.18	
95% Queue Length, Q ₉₅ (veh)		0.2													0.6	
Control Delay (s/veh)		9.0													17.3	
Level of Service, LOS		A													C	
Approach Delay (s/veh)	2.1												17.3			
Approach LOS													C			

HCS7 Two-Way Stop-Control Report

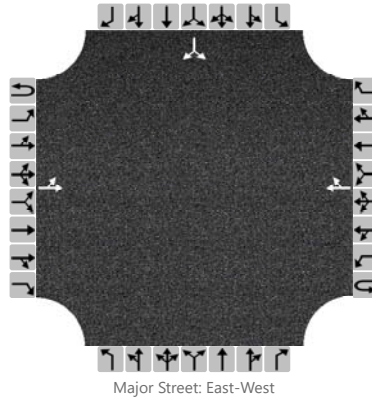
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Aug 2018
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	10951 (Total)

Site Information

Intersection	Clovercroft and Parish
Jurisdiction	Franklin, TN
East/West Street	Clovercroft Road
North/South Street	Parish Presbyterian
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume, V (veh/h)		8	472				244	5						7		10
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9													18	
Capacity, c (veh/h)		1308													526	
v/c Ratio		0.01													0.03	
95% Queue Length, Q ₉₅ (veh)		0.0													0.1	
Control Delay (s/veh)		7.8													12.1	
Level of Service, LOS		A													B	
Approach Delay (s/veh)	0.2												12.1			
Approach LOS													B			

APPENDIX C
TRIP GENERATION CALCULATIONS

TRIP GENERATION CALCULATIONS – Private School

The following calculations are based on the data compiled for ITE Land Use Code 536.

Average Daily Traffic

$$T = 2.48 (X)$$

$$T = 2.48 (175)$$

$$T = 434 \text{ vehicles}$$

$$\text{Enter} = 0.50 (434) = 217 \text{ vehicles}$$

$$\text{Exit} = 0.50 (434) = 217 \text{ vehicles}$$

AM traffic during peak hour of adjacent street

$$T = 0.80 (X)$$

$$T = 0.80 (175)$$

$$T = 140 \text{ vehicles}$$

$$\text{Enter} = 0.61 (140) = 85 \text{ vehicles}$$

$$\text{Exit} = 0.39 (140) = 55 \text{ vehicles}$$

PM traffic during peak hour of adjacent street

$$T = 0.17 (X)$$

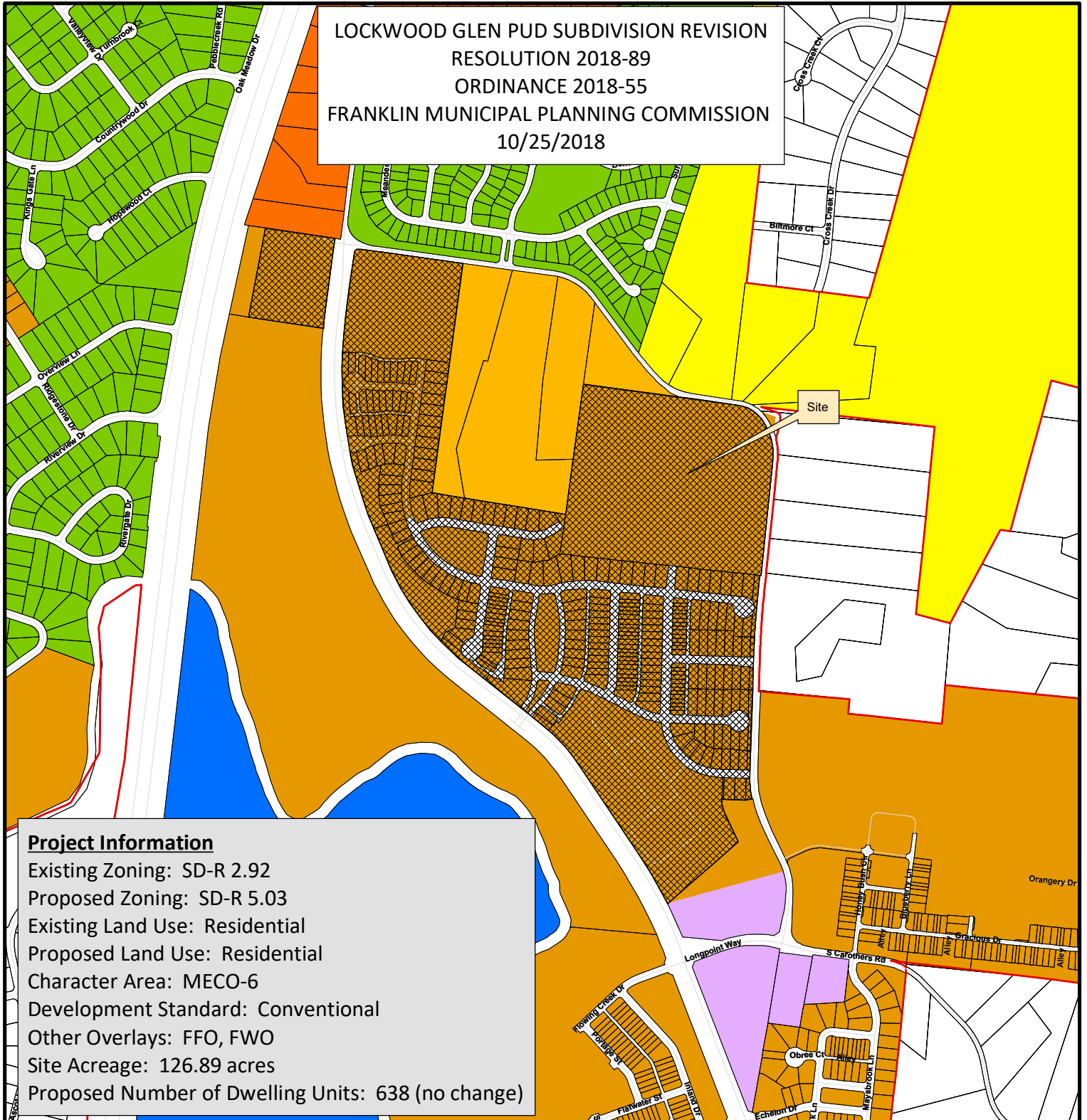
$$T = 0.17 (175)$$

$$T = 30 \text{ vehicles}$$

$$\text{Enter} = 0.43 (30) = 13 \text{ vehicles}$$

$$\text{Exit} = 0.57 (30) = 17 \text{ vehicles}$$

LOCKWOOD GLEN PUD SUBDIVISION REVISION
 RESOLUTION 2018-89
 ORDINANCE 2018-55
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/25/2018



Project Information

Existing Zoning: SD-R 2.92
 Proposed Zoning: SD-R 5.03
 Existing Land Use: Residential
 Proposed Land Use: Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 126.89 acres
 Proposed Number of Dwelling Units: 638 (no change)

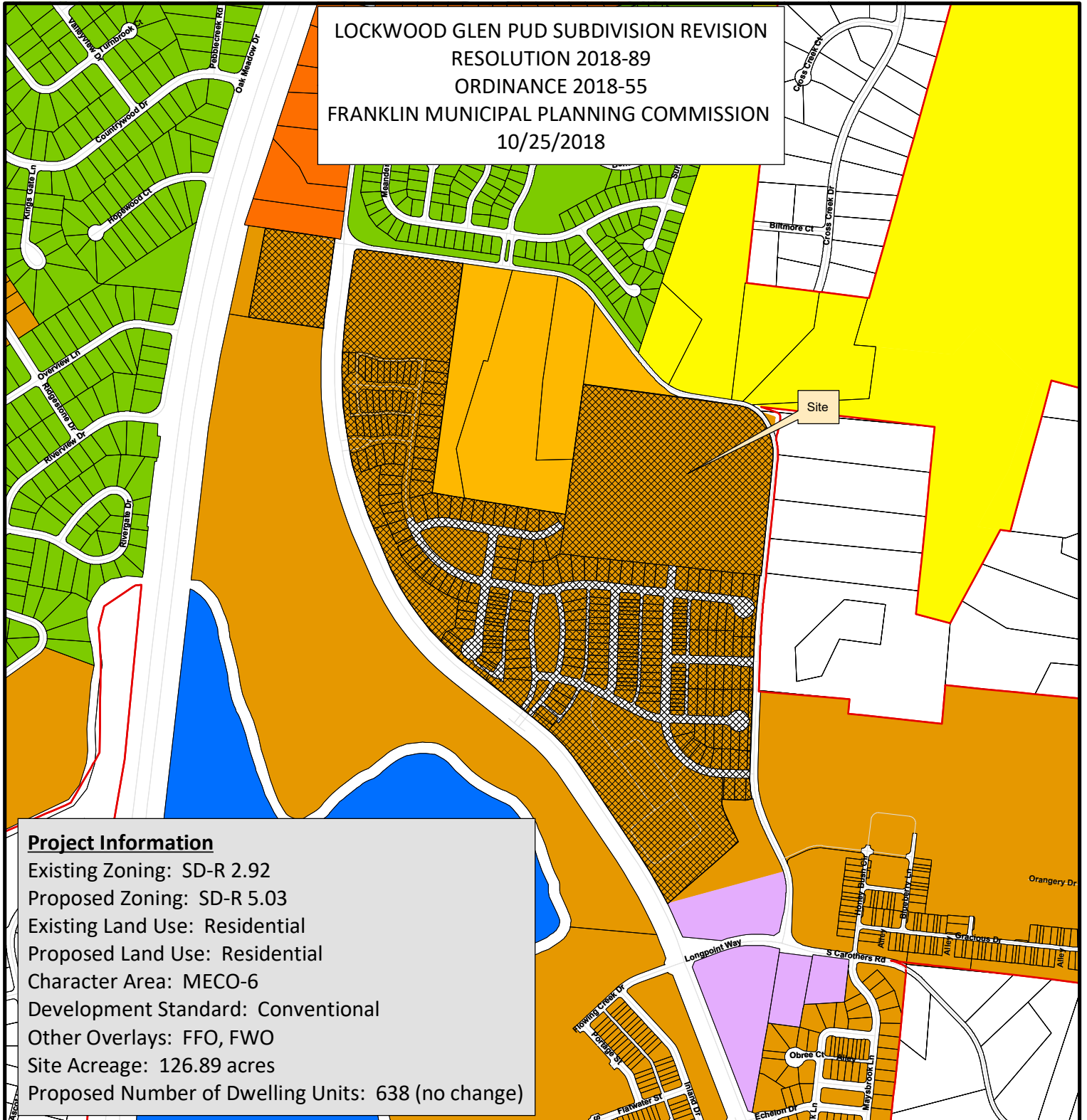
- | | |
|--|---------------------------------------|
| Lockwood Glen PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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 2018. All rights reserved.

LOCKWOOD GLEN PUD SUBDIVISION REVISION
 RESOLUTION 2018-89
 ORDINANCE 2018-55
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/25/2018



Project Information

Existing Zoning: SD-R 2.92
 Proposed Zoning: SD-R 5.03
 Existing Land Use: Residential
 Proposed Land Use: Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 126.89 acres
 Proposed Number of Dwelling Units: 638 (no change)

- | | |
|--|---------------------------------------|
| Lockwood Glen PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Planning

Lockwood Glen Development Plan Revision 3 Initial Submittal 09.10.2018.pdf

2. Project number

christopher.andrews@franklin.tn.gov

SITE DATA

SUBDIVISION/DEVELOPMENT:
COF PROJECT NUMBER:
TAX MAP & PARCELS:
ADDRESS
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

LOCKWOOD GLEN PUD SUBDIVISION
XXXX
MAP 089 - PARCELS 48.01, 43.01, 43.06
SOUTH CAROTHERS ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
14TH

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 3 COF#

PROPOSED CHANGES:

REMOVAL OF PARCEL 089---04808 FROM OVERALL DEVELOPMENT PLAN
NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS

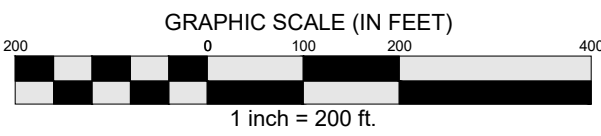
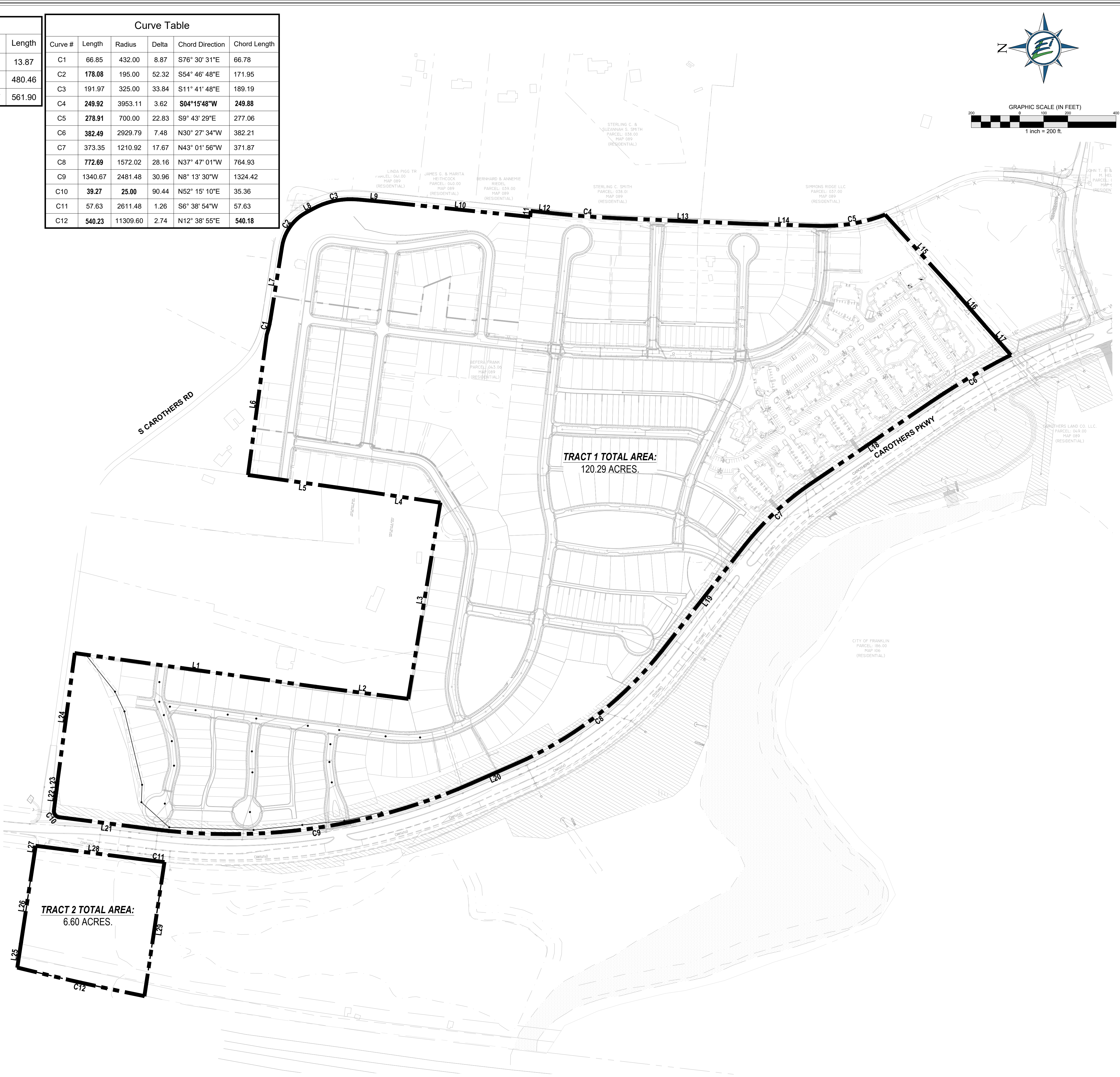
Add project number to Site Data chart and Revision 3 summary box
[Edited By Christopher Andrews]

Line Table		
Line #	Direction	Length
L1	S7° 57' 01"W	1007.65
L2	S7° 26' 55"W	387.69
L3	S80° 41' 16"E	824.24
L4	N8° 26' 26"E	343.04
L5	N8° 01' 21"E	462.57
L6	S82° 24' 09"E	586.85
L7	S80° 56' 29"E	304.54
L8	S28° 37' 07"E	33.26
L9	S5° 13' 31"W	132.33
L10	S5° 53' 01"W	586.17
L11	S83° 46' 25"E	25.00
L12	S6° 04' 28"W	110.27
L13	S2° 27' 07"W	542.39

Line Table		
Line #	Direction	Length
L14	S1° 41' 23"W	295.29
L15	S47° 37' 03"W	418.85
L16	S49° 03' 53"W	196.32
L17	S48° 22' 44"W	166.16
L18	N34° 11' 58"W	605.91
L19	N51° 51' 54"W	556.69
L20	N23° 42' 09"W	205.98
L21	N7° 15' 10"E	398.89
L22	S82° 43' 15"E	118.21
L23	N83° 35' 45"E	1.59
L24	S82° 20' 54"E	538.31
L25	S81° 25' 13"E	101.09
L26	S81° 25' 10"E	395.54

Line Table		
Line #	Direction	Length
L27	S81° 26' 41"E	13.87
L28	S7° 15' 10"W	480.46
L29	N81° 30' 44"W	561.90

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.85	432.00	8.87	S76° 30' 31"E	66.78
C2	178.08	195.00	52.32	S54° 46' 48"E	171.95
C3	191.97	325.00	33.84	S11° 41' 48"E	189.19
C4	249.92	3953.11	3.62	S04° 15'48"W	249.88
C5	278.91	700.00	22.83	S9° 43' 29"E	277.06
C6	382.49	2929.79	7.48	N30° 27' 34"W	382.21
C7	373.35	1210.92	17.67	N43° 01' 56"W	371.87
C8	772.69	1572.02	28.16	N37° 47' 01"W	764.93
C9	1340.67	2481.48	30.96	N8° 13' 30"W	1324.42
C10	39.27	25.00	90.44	N52° 15' 10"E	35.36
C11	57.63	2611.48	1.26	S6° 38' 54"W	57.63
C12	540.23	11309.60	2.74	N12° 38' 55"E	540.18



DEVELOPMENT LESS CAROTHERS PARKWAY PROPERTY DESCRIPTION

Land situated in the 9th and 14th Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northwestern corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845 R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood S07°-57'-01" W for a distance of 1007.65 feet to an iron rod (old); Thence S07°-26'-55" W for a distance of 387.69 feet to an iron rod (old) at the southwest corner of said Alligood; Thence along the south line of Alligood S80°-41'-16" E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08°-26'-26" E for a distance of 34.04 feet to an iron rod (old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N08°-01'-21" E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 672, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82°-24°-09" E for a distance of 586.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30°-31" E, 66.78 feet; Thence S80°-56°-29" E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 178.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46°-48" E, 171.95 feet; Thence S28°-37°-07" E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41°-48" E, 189.19 feet; Thence S05°-13°-31" W for a distance of 132.33 feet; Thence S05°-53°-01" W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46°-25" E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04°-28" W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15°-48" W, 249.88 feet; Thence S02°-27°-07" W for a distance of 542.39 feet; Thence S01°-41°-23" W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, radius of 700.00 feet, a chord bearing and distance of S09°-43°-29" E, 277.06 feet; Thence leaving said centerline S47°-37°-03" W for a distance of 418.85 feet; Thence S49°-03°-53" W for a distance of 196.32 feet; Thence S48°-22°-44" W for a distance of 166.16 feet to the northeasterly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27°-34" W, 382.21 feet; Thence N34°-11°-58" W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01°-56" W, 371.87 feet; Thence N51°-51°-54" W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47°-01" W, 764.93 feet; Thence N23°-44°-09" W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13°-30" W, 1324.42 feet; Thence N07°-15°-10" E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15°-10" E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43°-15" E for a distance of 118.21 feet; Thence N83°-35°-45" E for a distance of 1.59 feet; Thence S 82°-20°-54" E for a distance of 538.31 feet to the point of beginning.

Containing: 120.29 Acres +/-

PROPERTY DESCRIPTION
LOCKWOOD DEVELOPMENT
TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.00 and Part of Parcel 48.01. Said property being bounded on the north by Nicklos R. Shelton, on the east by Carothers Parkway, on the south the City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Beginning at a Concrete Monument (old) on the easterly right-of-way of Interstate 65, being the southwest corner of the property conveyed to Nickolas R. Shelton as of record in Deed Book 4004, Page 188, R.O.W.C., TN., and the northwest corner of the property herein described; Thence along the southerly line of said Shelton as S81°25'-13"E for a distance of 101.09 feet to an existing iron rod; Thence continuing with the southerly boundary of said Shelton property the following calls S81°25'-10"E for a distance of 395.54 feet to an existing iron rod; Thence S81°26'-41"E for a distance of 13.87 feet to an existing concrete monument on the westerly right-of-way of Carothers Parkway; Thence along said right-of-way S07°15'-10"W for a distance of 480.46 feet to an existing iron rod; Thence continuing along said right-of-way with a curve to the left having an arc length of 57.63 feet, a radius of 2611.48 feet, a chord bearing and distance of S06°38'-54"W, 57.63 feet to an existing iron rod at the northeast corner of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence leaving said right-of-way and along said City of Franklin's north line N81°30'-44"W for a distance of 561.90 feet to the easterly right-of-way of the aforementioned Interstate 65; Thence leaving said City of Franklin property and along said easterly right-of-way of Interstate 65 with a curve to the right having an arc length of 540.23 feet, a radius of 11,309.60 feet, a chord bearing and distance of N12°38'-55"E, 540.18 feet to the point of beginning.

Containing: 6.60 Acres +/-

[illegible]

LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

SUBDIVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	MAP 89 - PARCELS 48.01, 43.01, 43.06
ADDRESS	SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING SITE ACREAGE:	218.58 AC
PROPOSED SITE ACREAGE:	126.89 AC
EXISTING ZONING - CHARACTER OVERLAY	SD-R - McEWEN CHARACTER AREA 6
PROPOSED ZONING -	SD-R (5.03)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
CIVIL DISTRICT:	14

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com



NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN

SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN

DEVELOPMENT SUMMARY

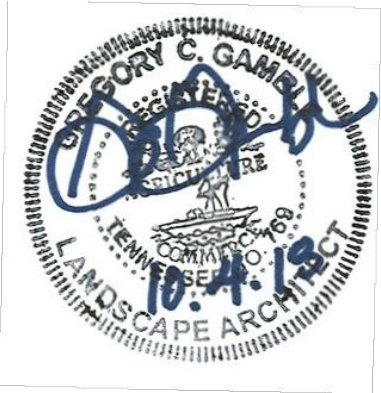
ORIGINAL PUD COF#1619
APPROVED 9/10/2008 AS NICHOLS BEND

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 1 COF#6120
APPROVED APRIL 2017
- ADDED KING PARCEL TO SECTION 12
- REMOVED 7.35 AC FROM PUD TO REZONE COMMERCIAL

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 COF# 6676
APPROVED JULY 2018:
SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS)
SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS)
SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS)
SECTION 15 - 16 UNITS (NO CHANGE; NOT INCLUDED IN DEVT PLAN REVISION)
SECTION 16 - 50 RESIDENTIAL LOTS (NEW SECTION)
SECTION 17 - 28 RESIDENTIAL LOTS (NEW SECTION)

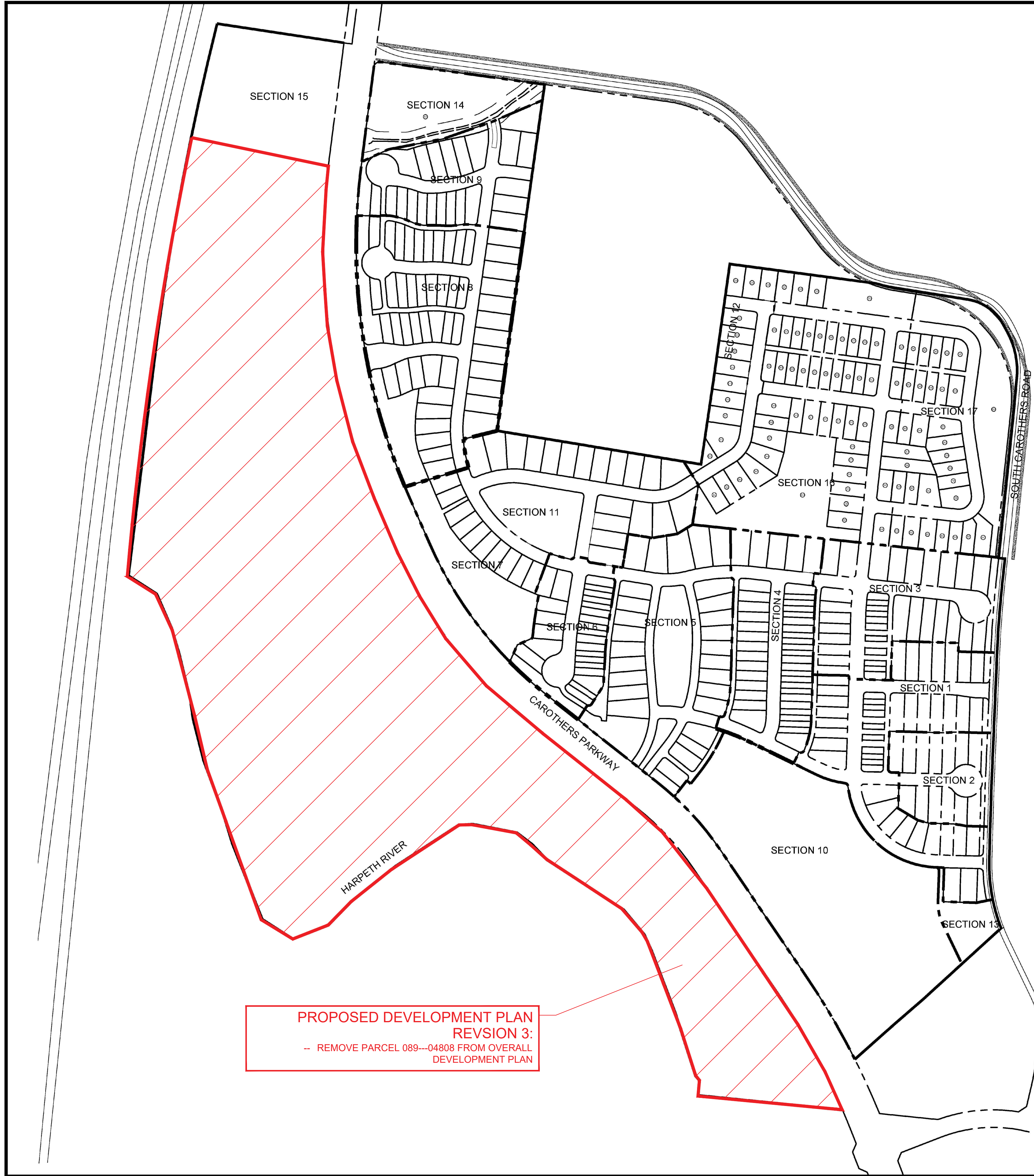
TOTAL - 106 RESIDENTIAL LOTS/UNITS (NO CHANGE)

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 3 COF#
PROPOSED CHANGES:
REMOVAL OF PARCEL 089---04808 FROM OVERALL DEVELOPMENT PLAN
NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

PRE-APPLICATION SUBMITTAL: 08.24.1018
INITIAL SUBMITTAL: 09.10.2018
RESUBMITTAL: 08.04.2018
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6822



PROPOSED DEVELOPMENT PLAN
REVISION 3:
-- REMOVE PARCEL 089---04808 FROM OVERALL
DEVELOPMENT PLAN

CURRENT APPROVED DEVELOPMENT PLAN REVISION 2 - NTS
FOR REFERENCE ONLY



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

WORKING
CONCEPT
PLAN

C0.2

COF#6676



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

APPROVED
DEVELOPMENT
PLAN

C0.1

COF#6822

Filename: W:\17-11-1104 Lockwood Glen Section 12\3_CAD\Production\Development Plan\Revision 3\Dev Plan Rev 3 C 0.4 Revised Boundary Description.dwg
Plotted: Thursday, September 27, 2018 - 2:57 pm
By: cloy

Line Table			Line Table			Line Table			Curve #
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	
L1	S7° 57' 01"W	1007.65	L14	S1° 41' 23"W	295.29	L27	S81° 26' 41"E	13.87	
L2	S7° 26' 55"W	387.69	L15	S47° 37' 03"W	418.85	L28	S7° 15' 10"W	480.46	
L3	S80° 41' 16"E	824.24	L16	S49° 03' 53"W	196.32	L29	N81° 30' 44"W	561.90	
L4	N8° 26' 26"E	343.04	L17	S48° 22' 44"W	166.16				
L5	N8° 01' 21"E	462.57	L18	N34° 11' 58"W	605.91				
L6	S82° 24' 09"E	586.85	L19	N51° 51' 54"W	556.69				
L7	S80° 56' 29"E	304.54	L20	N23° 42' 09"W	205.98				
L8	S28° 37' 07"E	33.26	L21	N7° 15' 10"E	398.89				
L9	S5° 13' 31"W	132.33	L22	S82° 43' 15"E	118.21				
L10	S5° 53' 01"W	586.17	L23	N83° 35' 45"E	1.59				
L11	S83° 46' 25"E	25.00	L24	S82° 20' 54"E	538.31				
L12	S6° 04' 28"W	110.27	L25	S81° 25' 13"E	101.09				
L13	S2° 27' 07"W	542.39	L26	S81° 25' 10"E	395.54				

LOCKWOOD DEVELOPMENT LESS CAROTHERS PARKWAY
PROPERTY DESCRIPTION

TRACT ONE

Land situated in the 9th and 14th Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

Beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northwest corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845 R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood S07°-57'-01"W for a distance of 1007.65 feet to an iron rod (old); Thence S07°-26'-55"W for a distance of 387.69 feet to an iron rod(old) at the southwest corner of said Alligood; Thence along the south line of Alligood S80°-41'-16"E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08°-26'-26"E for a distance of 343.04 feet to an iron rod(old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N08°-01'-21"E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 672, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82°-24'-09"E for a distance of 586.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30'-31"E, 66.78 feet; Thence S80°-56'-29"E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 178.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46'-48"E, 171.95 feet; Thence S28°-37'-07"E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41'-48"E, 189.19 feet; Thence S05°-13'-31"W for a distance of 132.33 feet; Thence S05°-53'-01"W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46'-25"E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04'-28"W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15'-48"W, 249.88 feet; Thence S02°-27'-07"W for a distance of 542.39 feet; Thence S01°-41'-23"W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, a radius of 700.00 feet, a chord bearing and distance of S09°-43'-29"E, 277.06 feet; Thence leaving said centerline S47°-37'-03"W for a distance of 418.85 feet; Thence S49°-03'-53"W for a distance of 196.32 feet; Thence S48°-22'-44"W for a distance of 166.16 feet to the northeasterly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27'-34"W, 382.21 feet; Thence N34°-11'-58"W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01'-56"W, 371.87 feet; Thence N51°-51'-54"W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47'-01"W, 764.93 feet; Thence N23°-42'-09"W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13'-30"W, 1324.42 feet; Thence N07°-15'-10"E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15'-10"E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43'-15"E for a distance of 118.21 feet; Thence N83°-35'-45"E for a distance of 1.59 feet; Thence S 82°-20'-54"E for a distance of 538.31 feet to the point of beginning.

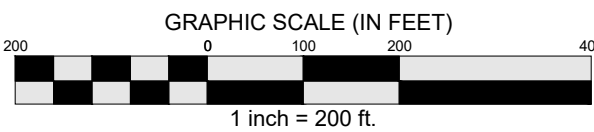
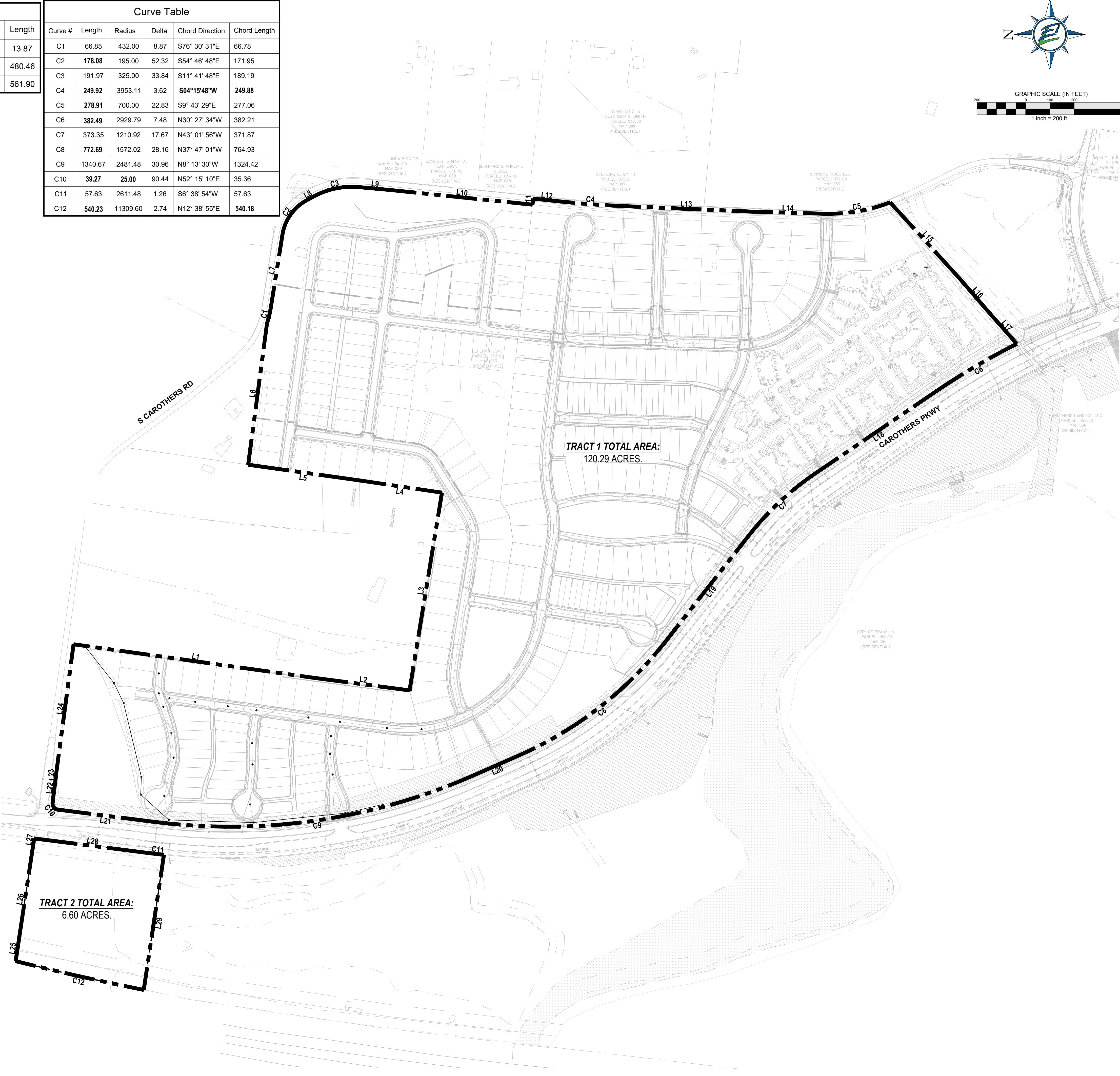
Containing: 120.29 Acres +/-

PROPERTY DESCRIPTION
LOCKWOOD DEVELOPMENT
TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.00 and Part of Parcel 48.01. Said property being bounded on the north by Nicklos R. Shelton, on the east by Carothers Parkway, on the south the City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Beginning at a Concrete Monument (old) on the easterly right-of-way of Interstate 65, being the southwest corner of the property conveyed to Nicholas R. Shelton as of record in Deed Book 4004, Page 188, R.O.W.C., TN., and the northwest corner of the property herein described; Thence along the southerly line of said Shelton as S81°-25'-13"E for a distance of 101.09 feet to an existing iron rod; Thence continuing with the southerly boundary of said Shelton property the following calls S81°-25'-10"E for a distance of 395.54 feet to an existing iron rod; Thence S81°-26'-41"E for a distance of 13.87 feet to an existing concrete monument on the westerly right-of-way of Carothers Parkway; Thence along said right-of-way S07°-15'-10"W for a distance of 480.46 feet to an existing iron rod; Thence continuing along said right-of-way with a curve to the left having an arc length of 57.63 feet, a radius of 2611.48 feet, a chord bearing and distance of S06°-38'-54"W, 57.63 feet to an existing iron rod at the northeast corner of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence leaving said right-of-way and along said City of Franklin's north line N81°-30'-44"W for a distance of 561.90 feet to the easterly right-of-way of the aforementioned Interstate 65; Thence leaving said City of Franklin property and along said easterly right-of-way of Interstate 65 with a curve to the right having an arc length of 540.23 feet, a radius of 11,309.60 feet, a chord bearing and distance of N12°-38'-55"E, 540.18 feet to the point of beginning.

Containing: 6.60 Acres +/-



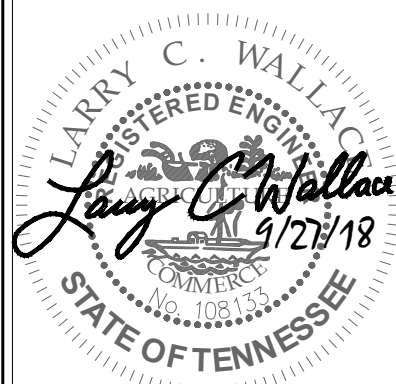
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



LOCKWOOD GLEN,
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
MAP 89, PARCELS 43.01 & 43.06
CITY OF FRANKLIN PROJECT NO. 6822
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	9/27/18	Removed Carothers Pkwy ROW



Issue Date: 10 Sept 2018
ELI Project No: 14-11-1102.4
Drafted By: RDP
Checked By: LCW

Sheet Title:

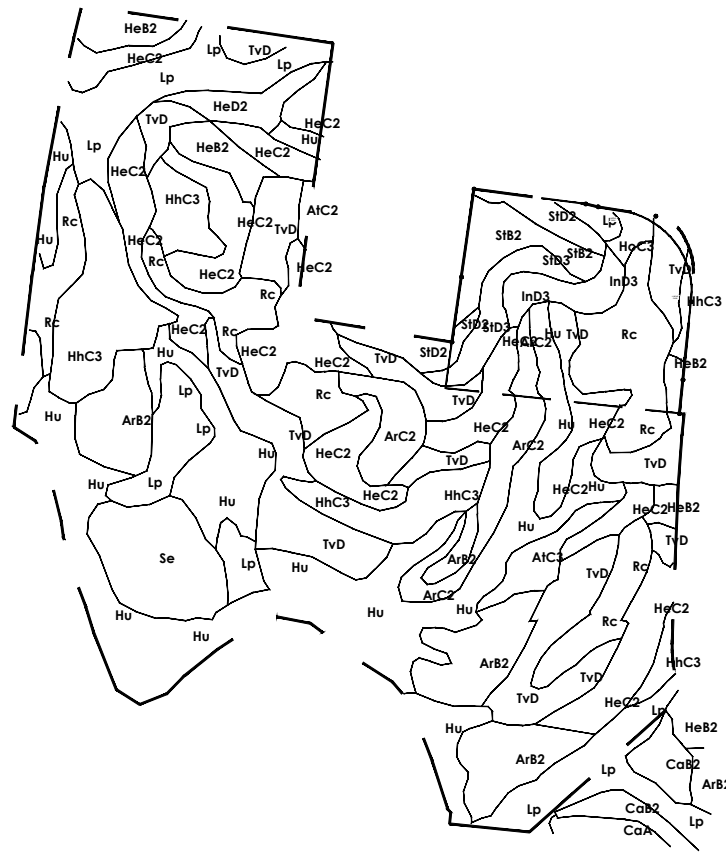
REVISED
BOUNDARY
DESCRIPTION

Sheet No.

C 0.4



SOILS MAP



- SOILS LEGEND**
- ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
 - ArC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded
 - ArC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded
 - CaA Captina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
 - CaB2 Captina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded
 - HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
 - HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
 - HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded
 - HhC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
 - HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
 - Hu Huntington Silt Loam, Phosphatic
 - Ind3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded
 - Lp Lindsie Silt Loam, Phosphatic
 - Rc Rockland
 - Se Sequatchie Loam, Phosphatic
 - SiB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
 - SiC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
 - SiD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
 - SiD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
 - TvD Talbot Very Rocky Soils, 2 to 15 Percent Slopes

LEGEND

EXISTING TREE CANOPY

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

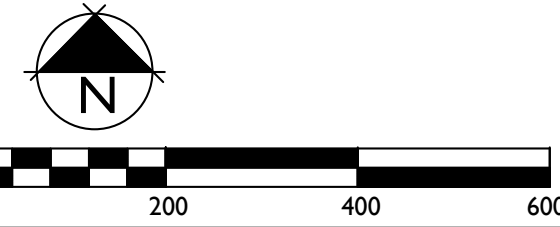
TREE CANOPY DATA

EXISTING TREE CANOPY: 449,739 SF - 10.32 AC

NOTE:
PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER



SITE DATA

SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING/ CHARACTER AREA OVERLAY	SD-R - McEWEN AREA 6
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
EXISTING ACREAGE OF SITE	218.58 ACRES
EXISTING TREE CANOPY	+/- 10.32 ACRES

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FRNAKLIN, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

EXISTING
CONDITIONS

C1.1
COF #6822



PROPOSED
DEVELOPMENT PLAN
REVISION 3:
-- REMOVE PARCEL 089--04808
FROM OVERALL
DEVELOPMENT PLAN

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPAIRS REQUIRED WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:

REFUSE COLLECTION:
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE DEPARTMENT.

SITE DATA (DEVELOPMENT PLAN REVISION 3)

SITE DATA:	
SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #3
PROPOSED ZONING:	SD-R / MCEWEN AREA 6
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO)
DEVELOPMENT STANDARD:	FLOODWAY OVERLAY DISTRICT (FWD)
EXISTING SITE ACREAGE:	CONVENTIONAL
PROPOSED SITE ACREAGE:	218.58 AC
EXISTING TREE CANOPY:	126.89 AC
	10.32 AC (8% OF SITE)
REVISED SITE DATA:	
LOCKWOOD GLEN RESIDENTIAL AREA:	126.89 AC
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
PROPOSED SITE DENSITY:	5.03 DUA
TOTAL UNITS PREVIOUSLY SUBMITTED (NO CHANGE):	532 UNITS
CURRENT REMAINING PERMITTED UNITS (NO CHANGE):	106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	16
16	50
17	28

TOTAL PROPOSED SITE AREA: 126.89 AC
TOTAL OPEN SPACE REQUIRED (15%): 19.04 AC
TOTAL OPEN SPACE PROVIDED: 20.76 AC (16.4%)

*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS.
DEVELOPMENT PLAN REVISION THREE DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL). PARCEL 089--04808 WAS NOT INCLUDED IN OPEN SPACE CALCULATIONS FOR PREVIOUSLY APPROVED DEVELOPMENT PLANS.

PREVIOUS REVISIONS

SITE DATA (DEVELOPMENT PLAN REVISION 2)

SITE DATA:	
SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #2
OTHER APPLICABLE OVERLAYS:	SD-R / MCEWEN AREA 6
DEVELOPMENT STANDARD:	FLOODWAY FRINGE OVERLAY (FFO)
SITE ACREAGE (THIS SITE ONLY):	FLOODWAY OVERLAY DISTRICT (FWD)
EXISTING TREE CANOPY* (THIS SECTION ONLY):	CONVENTIONAL
	+/- 39.23 AC
	+/- 9.48 AC (29% OF SITE)
REVISED SITE DATA:	
LOCKWOOD GLEN RESIDENTIAL AREA (DOES NOT CHANGE):	218.58 AC
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
PROPOSED SITE DENSITY (NO CHANGE):	2.92 DUA
TOTAL UNITS PREVIOUSLY SUBMITTED (NO CHANGE):	532 UNITS
CURRENT REMAINING PERMITTED UNITS (NO CHANGE):	106 UNITS
PROPOSED UNITS:	
PHASE 12 PREVIOUSLY APPROVED UNITS:	79 UNITS
+ SECTION 12 PROPOSED UNITS:	11 UNITS
SECTION 13: PREVIOUSLY APPROVED UNITS:	2 UNITS
+ SECTION 13 PROPOSED UNITS:	0 UNITS
SECTION 14: PREVIOUSLY APPROVED UNITS:	6 UNITS
+ PHASE 14 PROPOSED UNITS:	1 UNITS
+ PHASE 15 (NO CHANGE):	16 UNITS
+ SECTION 16 (NEW SECTION):	50 UNITS
+ SECTION 17 (NEW SECTION):	28 UNITS
+ TOTAL PROPOSED UNITS:	106 UNITS
PROPOSED REMAINING PERMITTED UNITS:	0 UNITS

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1										
DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS PR ZONED ACRES	SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	*220.90	**** 218.58	624	638 (+14)	*220.90	**** 218.58	624	638 (+14)
SECTION 1	X	MAY 2013	**9.80	**9.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	38	200.9	198.58	527	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	44	194.31	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	28	167.1	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
SECTION 9	X	FEB 2016	5.63	5.63	21	21	149.12	146.80	331	345
SECTION 10	X	JULY 2016	15.56	15.56	239	239	133.56	131.24	92	106
SECTION 11	X	JUNE 2016	1.88	1.88	0	0	***133.56	***131.24	92	106
SECTION 12	-----		27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13	-----		8.36	****1.01	10	2	97.30	97.30	31	25
SECTION 14	-----		3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	-----		4.41	4.41	16	16	89.08	89.08	9	3

NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE

CITY PROPERTY REZONING
ORDINANCE 2018-54
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/25/2018

Project Information

Existing Zoning: SD-R 2.92
Proposed Zoning: CI
Existing Land Use: Vacant
Proposed Land Use: Park
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 75.52 acres

- | | |
|--|---------------------------------------|
| City Owned Property | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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 2018. All rights reserved.

INDEX OF SHEETS

C100.....COVER SHEET
C101.....PROPERTY OWNERS WITHIN 500FT
C102.....NEIGHBORHOOD CONTEXT PLAN
C103.....OVERALL EXISTING CONDITIONS PLAN

OWNER:
CITY OF FRANKLIN, TN
109 3RD AVE SOUTH
FRANKLIN, TN 37064
ATTN: PAUL HOLZEN
615-550-6679

APPLICANT:
CITY OF FRANKLIN, TN
109 3RD AVE SOUTH
FRANKLIN, TN 37064
ATTN: PAUL HOLZEN
615-550-6679

NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC
INFORMATION PROVIDED BY THE CITY OF FRANKLIN GIS
DEPARTMENT AND BWSC, INC..

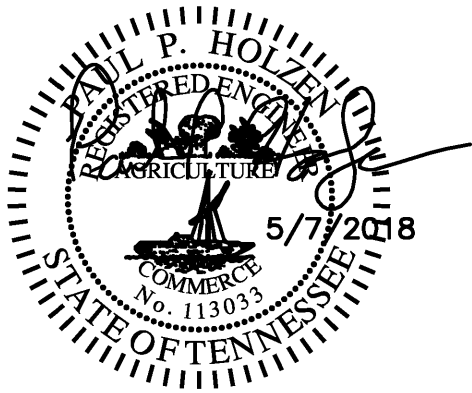
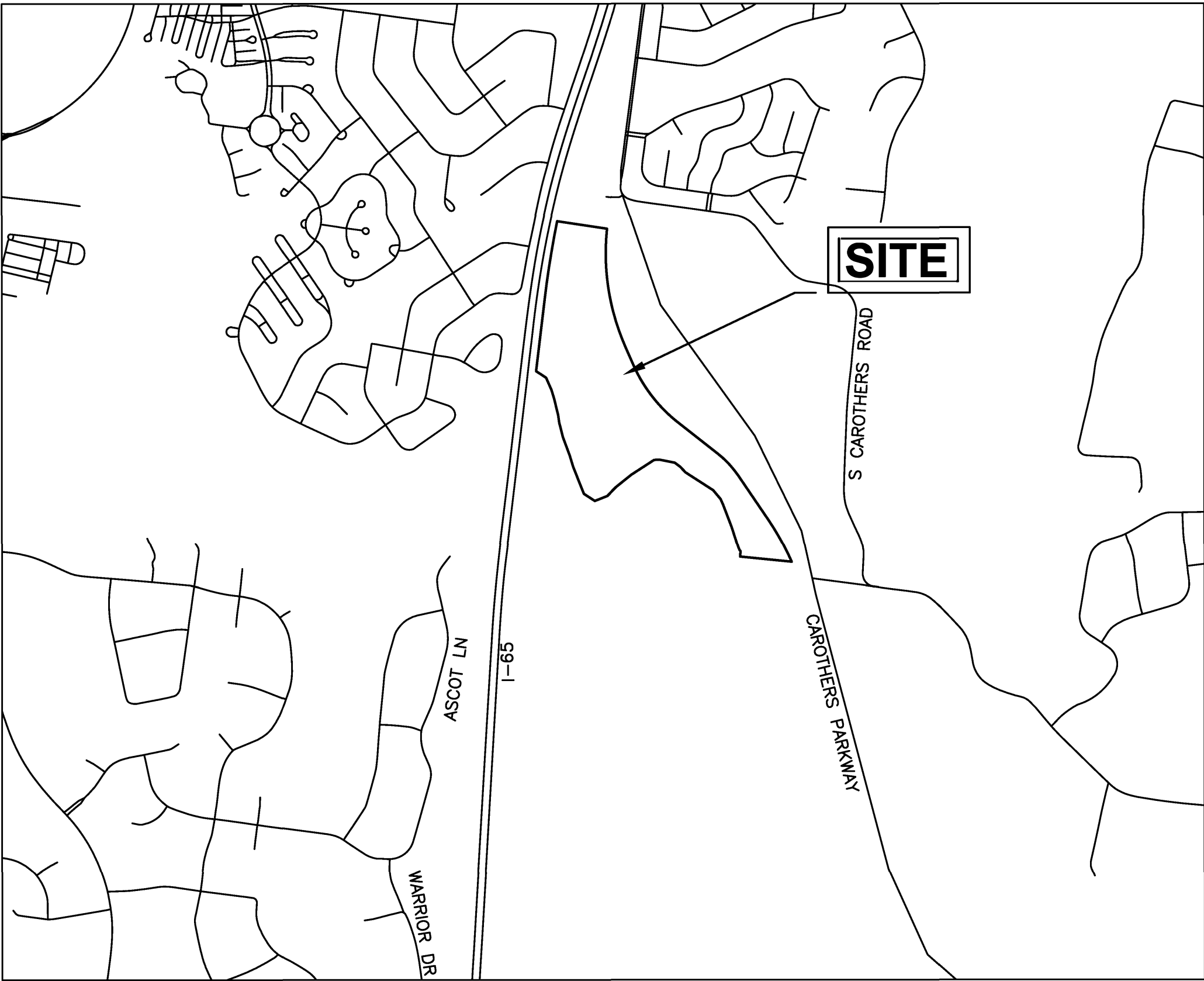
SITE DATA:

PROJECT NAME: MAP 89; PARCEL 48.08
PROJECT NUMBER: ????
SUBDIVISION: N/A
LOT NUMBER: N/A
ADDRESS: CAROTHERS PKWY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10TH
MAP: 89
GROUP: N/A
PARCEL NUMBERS: 48.08
EXISTING ZONING: SPECIFIC DEVELOPMENT RESIDENTIAL
PROPOSED ZONING: CIVIC AND INSTITUTIONAL
CHARACTER AREA OVERLAY: McEWEN
OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY AND FLOOD WAY OVERLAY
TOTAL ACREAGE: 75.52 AC
TREE CANOPY: 11.43AC (15.1% OF EXISTING SITE)

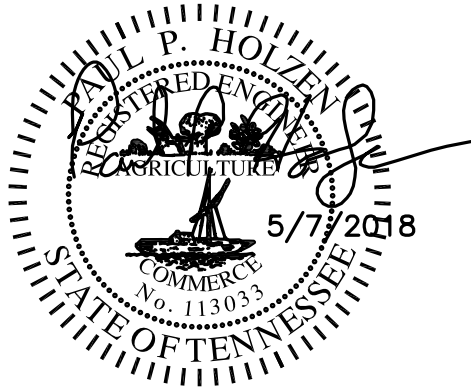
LEGAL DESCRIPTION
LAND LYING IN THE 10 CIVIL DISTRICT OF WILLIAMSON COUNTY, MAP 89, PARCEL 48.08,
REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

CITY OF FRANKLIN, TN
REZONING REQUEST
MAP 89 PARCEL 48.08

X/X/2018 PRE-APPLICATION SUBMITTAL
X/X/2018 INITIAL SUBMITTAL
X/X/2018 RESUBMITTAL



CITY OF	YEAR	SHEET NO.
FRANKLIN	5/7/2018	C100



PROPERTY OWNERS LOCATED WITH 500FT

TRACT	PARCEL ID	PROP_STREE	OWNER 1	OWNER2	OWNER ADDRESS	CITY	STATE	ZIP
1	089 04702 00009089	S CAROTHERS RD	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
2	089 04700 00009089	4309 S CAROTHERS RD	BLONDER IRA A	BLONDER VALERIE A	112 SEABOARD LN	FRANKLIN	TN	37067
3	089 04806 00014089	CAROTHERS PKWY	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
4	089 04600 00014089	4315 S CAROTHERS RD	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
5	089K G 05200 0001489F	255 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
6	089K G 02900 00014089F	256 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
7	089K G 03000 00014089F	250 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
8	089K G 03100 00014089F	244 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
9	089K G 03200 00014089F	238 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
10	089K G 03300 00014089F	232 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
11	089K G 03400 00014089F	226 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
12	089K G 03500 00014089F	220 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
13	089K G 03600 00014089F	214 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
14	089K G 02800 00014089F	249 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
15	089K G 02700 00014089F	243 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
16	089K G 02600 00014089F	237 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
17	089K G 02500 00014089F	231 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
18	089K G 02400 00014089F	225 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
19	089K G 02300 00014089F	219 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
20	089K G 02200 00014089F	213 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
21	089K G 02100 00014089F	207 MORAY CT	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
22	089K G 01200 00014089F	303 LIEBLER LN	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
23	089K G 01300 00014089F	309 LIEBLER LN	MALLARD HOMES INC		205 POWELL PLACE	BRENTWOOD	TN	37027
24	089K G 01400 00014089F	315 LIEBLER LN	MALLARD HOMES INC		205 POWELL PLACE	BRENTWOOD	TN	37027
25	089K G 01500 00014089F	321 LIEBLER LN	MALLARD HOMES INC		205 POWELL PLACE	BRENTWOOD	TN	37027
26	089K G 01600 00014089F	327 LIEBLER LN	MALLARD HOMES INC		205 POWELL PLACE	BRENTWOOD	TN	37027
27	089K G 01700 00014089F	333 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
28	089K G 01800 00014089F	339 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
29	089K G 01900 00014089F	345 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
30	089K G 05100 00014089K	2030 LIEBLER LN	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
31	089K G 01100 00014089K	302 LIEBLER LN	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
32	089K G 01000 00014089K	308 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
33	089K G 00900 00014089K	314 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
34	089K G 00800 00014089K	320 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
35	089K G 00700 00014089K	326 LIEBLER LN	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
36	089K G 00600 00014089K	2020 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
37	089K G 00500 00014089K	2022 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
38	089K G 00400 00009089K	2024 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
39	089K G 00300 00009089K	2026 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
40	089K G 00200 00009089K	2028 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
41	089K G 00100 00009089K	2030 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
42	089K F 02000 00009089K	2032 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
43	089K F 02100 00009089K	2034 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
44	089K F 02200 00009089K	2036 MCAVOY DR	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
45	089K F 02300 00009089K	2038 MCAVOY DR	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
46	089K F 02400 00009089K	2040 MCAVOY DR	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
47	089K F 02500 00009089K	2042 MCAVOY DR	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
48	089K F 02600 00009089K	2044 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
49	089K F 02700 00009089K	2046 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
50	089K F 02800 00009089K	2048 MCAVOY DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
51	089K F 02900 00009089K	2050 MCAVOY DR	VILLIO LANCE	VILLIO HANNAH	2050 MCAVOY DR	FRANKLIN	TN	37064
52	089K E 00100 00009089K	2052 MCAVOY DR	COLLINS MICHAEL J	COLLINS MARLEN	2052 MCAVOY DR	FRANKLIN	TN	37064
53	089K E 00200 00009089K	2054 MCAVOY DR	DUNLAP KIMBROUGH L III		6 COLONEL WINSTEAD DR	BRENTWOOD	TN	37027
54	089K G 04800 00014089K	2019 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
55	089K G 04900 00014089K	2021 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
56	089K G 05000 00014089K	2023 MCAVOY DR	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
57	089K F 01900 00009089K	105 HALSWELLE DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #110	FRANKLIN	TN	37067
58	089K F 01800 00009089K	111 HALSWELLE DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #110	FRANKLIN	TN	37067
59	089K F 03100 00009089K	MCAVOY DR	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
60	089K E 00300 00009089K	422 COURFIELD DR	ALLEN DONALD K		422 COURFIELD DR	FRANKLIN	TN	37064
61	089K E 00400 00009089K	426 COURFIELD DR	MALLARD HOMES LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
62	089K E 00500 00009089K	430 COURFIELD DR	HENRY LIVING TRUST		430 COURFIELD DR	FRANKLIN	TN	37064
63	089K E 00600 00009089K	436 COURFIELD DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
64	089K E 00700 00009089K	442 COURFIELD DR	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
65	089K E 00800 00009089K	COURFIELD DR	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
66	089K E 02200 00009089K	431 COURFIELD DR	HENDERSON JAN M TRUST		798 SUNSET BLUFF	FRIENDSVILLE	TN	37737
67	089K E 02100 00009089K	437 COURFIELD DR	LENSCH GARY	LENSCH LEE ANN	437 COURFIELD DR	FRANKLIN	TN	37064
68	089K E 02000 00009089K	443 COURFIELD DR	COLANTONIO STEPHEN J	COLANTONIO CORALUNDA A	443 COURFIELD DR	FRANKLIN	TN	37064
69	089K E 01900 00009089K	449 COURFIELD DR	BAZANOS ELENA C		449 COURFIELD DR	FRANKLIN	TN	37064
70	089K E 01800 00009089K	455 COURFIELD DR	SMITH JANET R		455 COURFIELD DR	FRANKLIN	TN	37064

TRACT	PARCEL ID	PROP_STREE	OWNER 1	OWNER2	OWNER ADDRESS	CITY	STATE	ZIP
71	089K E 01700 00009089K	461 COURFIELD DR	HENDERSON JAN M TRUST		798 SUNSET BLUFF	FRIENDSVILLE	TN	37737
72	089K E 01600 00009089K	467 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
73	089K E 01500 00009089K	473 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
74	089K E 01400 00009089K	479 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
75	089K E 01300 00009089K	485 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
76	089K E 01200 00009089K	491 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
77	089K E 01100 00009089K	497 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
78	089K E 01000 00009089K	503 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
79	089K E 00900 00009089K	509 COURFIELD DR	FORD MIKE CUSTOM BUILDERS LLC		390 MALLORY STA RD #100	FRANKLIN	TN	37067
80	089K D 02200 00009089K	629 LOCKWOOD LN	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
81	089K D 02300 00009089K	623 LOCKWOOD LN	REAGAN PAUL D	REAGAN MARSHA G	623 LOCKWOOD LN	FRANKLIN	TN	37064
82	089K D 02400 00009089K	617 LOCKWOOD LN	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
83	089K D 02500 00009089K	611 LOCKWOOD LN	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
84	089K D 02600 00009089K	605 LOCKWOOD LN	LEONHARD DAVID W	LEONHARD SHELLY M	605 LOCKWOOD LN	FRANKLIN	TN	37064
85	089K D 02700 00009089K	601 LOCKWOOD LN	SHAHER JOHN P	SHAHER LINDA	601 LOCKWOOD LN	FRANKLIN	TN	37064
86	089K D 02800 00009089K	509 LOCKWOOD LN	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
87	089K D 03100 00009089K	LOCKWOOD LN	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
88	089K D 02900 00009089K	LOCKWOOD LN	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
89	089K D 00600 00014089K	606 LOCKWOOD LN	HIRSCH LAUREN C	HIRSCH RYAN W	606 LOCKWOOD LN	FRANKLIN	TN	37064
90	089K D 00500 00014089K	600 LOCKWOOD LN	GREAVES KEVIN K	GREAVES HEATHER L	600 LOCKWOOD LN	FRANKLIN	TN	37064
91	089K D 00400 00014089K	510 LOCKWOOD LN	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
92	089K D 00300 00014089K	508 LOCKWOOD LN	KING GREGORY M	KING KRISTY M	508 LOCKWOOD LN	FRANKLIN	TN	37064
93	089K D 00200 00014089K	506 LOCKWOOD LN	HARLAND MICHAEL W	HARLAND TERESA S	506 LOCKWOOD LN	FRANKLIN	TN	37064
94	089K D 00100 00014089K	504 LOCKWOOD LN	OAK DUCK GENERAL PARTNERSHIP		205 POWELL PLACE	BRENTWOOD	TN	37027
95	089K D 03000 00009089K	LOCKWOOD LN	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228
96	089 04805 00014089	S CAROTHERS RD	CRESCENT LOCKWOOD MF LLC		227 W TRADE ST #1000	CHARLOTTE	NC	28202
97	089 04801 00014089	CAROTHERS PKWY	CRESCENT LOCKWOOD LLC		227 W TRADE ST STE 1000	CHARLOTTE	NC	28202
98	089 04901 00014089	S CAROTHERS RD	CAROTHERS LAND CO LLC		5760 OLD LEBANON DIRT RD	MT JULIET	TN	37122
99	089 05000 00014089	4419 S CAROTHERS RD	HELM JOHN THOMAS III	HELM LILLIAN M	PO BOX 682605	FRANKLIN	TN	37068
100	106D B 02400 00014089N	122 Obree Ct	OAK DUCK GENERAL PTNRSH		205 POWELL PLACE	BRENTWOOD	TN	37027
101	089 04900 00014089	4413 S CAROTHERS RD	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
102	106C E 01900 00014089N	3015 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
103	106C E 02000 00014089N	3009 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
104	106C E 02100 00014089N	3003 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
105	106C E 02200 00014089N	2097 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
106	106C E 02300 00014089N	2091 INLAND DR	REAL ESTATE SOLUTIONS GROUP LLC		100 SADDLE SPRINGS BLVD	THOMPSONS STATION	TN	37179
107	106C E 01800 00014089N	5048 PORTAGE ST	CLAYTON PROPERTIES GROUP INC		393 MAPLE ST #100	GALLATIN	TN	37066
108	106B D 03500 00010106B	ASCOT LN	REDWING MEADOWS HOMEOWNERS ASSOC		PO BOX 1391	FRANKLIN	TN	37065
109	089J C 01400 00009089J	141 RIVERGATE DR	DAVIS SCOTT ALLEN	DAVIS EMILY KAY	137 RIVERGATE DR	FRANKLIN	TN	37064
110	089J C 01300 00009089J	145 RIVERGATE DR	DAVIS SCOTT ALLEN	DAVIS EMILY KAY	137 RIVERGATE DR	FRANKLIN	TN	37064
111	089J C 01200 00009089J	149 RIVERGATE DR	RUCKER MICHAEL S	RUCKER SHAMMY B	1709 OBRIEN CT	SPRING HILL	TN	37174
112	089J C 01100 00009089J	153 RIVERGATE DR	QUEZADA-MURILLO ISMAEL		426 FORREST PARK CIR	FRANKLIN	TN	37064
113	089J C 01000 00009089J	157 RIVERGATE DR	CHEATHAM DENTY	PALERMO ROSE	43 MUSIC SQ W	NASHVILLE	TN	37203
114	089J C 00900 00009089J	161 RIVERGATE DR	OSTROM TIMOTHY J		161 RIVERGATE DR	FRANKLIN	TN	37064
115	089J C 00800 00009089J	165 RIVERGATE DR	ARCEAUX GLYNN D	ARCEAUX ROBERTA L	165 RIVERGATE DR	FRANKLIN	TN	37064
116	089J C 00700 00009089J	169 RIVERGATE DR	VILLASENOR AGUSTIN GARCIA	GARCIA MARIA S	169 RIVERGATE DR	FRANKLIN	TN	37064
117	089J C 02500 00009089J	140 RIVERGATE DR	SOTO RAMON GONZALEZ	GONZALEZ EUSTOLIA GARCIA	140 RIVERGATE DR	FRANKLIN	TN	37064
118	089J C 02400 00009089J	154 RIVERGATE DR	NEARY KATHLEEN M		154 RIVERGATE DR	FRANKLIN	TN	37064
119	089J C 02300 00009089J	160 RIVERGATE DR	FELNER GEORGIA		160 RIVERGATE DR	FRANKLIN	TN	37064
120	089J A 03200 00009089J	500 RIVERVIEW DR	FELICIANO NEPHATALY		500 RIVERVIEW DR	FRANKLIN	TN	37064
121	089J A 03100 00009089J	504 RIVERVIEW DR	RICHARDSON STANLEY A	RICHARDSON MAGDALENE	504 RIVERVIEW DR	FRANKLIN	TN	37064
122	089J A 03000 00009089J	508 RIVERVIEW DR	WALLACE KATIE SAMATHA	WALLACE MATTHEW S	508 RIVERVIEW DR	FRANKLIN	TN	37064
123	089J A 00700 00009089G	509 RIVERVIEW DR	LEWIN KAREN N		505 RIVERVIEW DR	FRANKLIN	TN	37064
124	089J A 00800 00009089G	509 RIVERVIEW DR	ERWIN WILLARD W	ERWIN MARTHA K	509 RIVERVIEW DR	FRANKLIN	TN	37064
125	089J A 00600 00009089G	969 OAK MEADOW DR	WHITTAKER WILLIAM JAMES	WHITTAKER DAWN MARIE	969 OAK MEADOW DR	FRANKLIN	TN	37064
126	089J A 00500 00009089G	965 OAK MEADOW DR	SIMMONS ANGELA L		965 OAK MEADOW DR	FRANKLIN	TN	37064
127	089J A 00400 00009089G	961 OAK MEADOW DR	HILDRETH JACK P		961 OAK MEADOW DR	FRANKLIN	TN	37064
128	089J A 00100 00009089G	949 OAK MEADOW DR	EDGAR JOHN KENNETH	EDGAR MARY PEARL	949 OAK MEADOW DR	FRANKLIN	TN	37064
129	089G B 02400 00009089G	941 OAK MEADOW DR	REYNAGA MIRIAM		941 OAK MEADOW DR	FRANKLIN	TN	37064
130	089G B 02300 00009089G	504 HOPEWOOD CT	FAULKNER LORENE		504 HOPEWOOD COURT	FRANKLIN	TN	37064
131	089G B 02200 00009089G	512 HOPEWOOD CT	TRUELOVE ANGELYN Y		512 HOPEWOOD CT	FRANKLIN	TN	37064
132	089G B 02100 00009089G	516 HOPEWOOD CT	LAFFITE GLEN		516 HOPEWOOD CT	FRANKLIN	TN	37064
133	089G B 02000 00009089G	520 HOPEWOOD CT	GREGG JILL		332 LAKEMONT CIR	FRANKLIN	TN	37067
134	089G B 01900 00009089G	524 HOPEWOOD CT	STEWART GERALYN	STEWART ALAN H	524 HOPEWOOD CT	FRANKLIN	TN	37064
135	089J A 00300 00009089G	504 OVERVIEW LN	LONG BRENT L		504 OVERVIEW LN	FRANKLIN	TN	37064
136	089G C 00100 00009089G	512 OVERVIEW LN	ROSE SARA E		512 OVERVIEW LN	FRANKLIN	TN	37064
137	089G C 00200 00009089G	516 OVERVIEW LN	SUDDATH DARRYL LAYNE	SUDDATH JULIA LYTTLE	516 OVERVIEW LN	FRANKLIN	TN	37064
138	089J A 00200 00009089G	505 OVERVIEW LN	SCHWARTZ SUSAN	RYLANDER WILLIAM H	505 OVERVIEW LN	FRANKLIN	TN	37064
139	089G C 02400 00009089G	509 OVERVIEW LN	MARLIN JAMES	MARLIN JAMIE SPICER	2908 COURTEYN CT	COLUMBIA	TN	38401
140	089K F 03000 00009089K	MCAVOY DR	LOCKWOOD GLEN HOMEOWNERS ASSOC INC		50 VANTAGE WAY #100	NASHVILLE	TN	37228

**ROAD IMPACT FEE OFFSET AGREEMENT
COF CONTRACT No. 2018-0228**

This agreement is entered into between **THE CITY OF FRANKLIN, TENNESSEE** (“City”) and **Embrey Partners Ltd.**, (“Developer”), on this the _____ day of _____, 2018, pursuant to Title 16, Chapter 4 of the Franklin Municipal Code (“FMC”).

WHEREAS, the Developer has previously submitted to the Franklin Municipal Planning Commission a Development Plan for Carothers Crossing West PUD Subdivision (the “Development Project”); and

WHEREAS, the City has required the Developer to design and construct certain roadway improvements to include the dedication of arterial right-of-way, the engineering design of non-site related arterial improvements and/or the construction of certain non-site related arterial improvements as a requirement of the Development Project; and

WHEREAS, the estimated Arterial Impact Fees to be generated by the development is ONE MILLION THIRTY-SIX THOUSAND TWO HUNDRED NINETY-SIX AND 00/100 DOLLARS (\$1,036,296.00) (333 multi-family units at \$3,112/single-family home) and;

WHEREAS, the Developer has made application to offset a portion of the costs of construction of these improvements against any Road Impact Fees due from the Development Project, and the estimated amount of such eligible costs, and potential offset, was determined by the Road Impact Fee Administrator (City Engineer) on September 26, 2018, to be Two Hundred Forty-Nine Thousand Three Hundred Fifty-Eight and 30/100 Dollars (\$249,358.30), as shown on Exhibit A.

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Developer has submitted reliable information, as shown in Exhibit A, related to the costs of construction of the following arterial roadway improvements and/or works:

Liberty Pike

The total estimated costs of engineering/design, right-of-way and construction of the Improvements is **Two Hundred Forty-Nine Thousand Three Hundred Fifty-Eight and 30/100 Dollars (\$249,358.30)** for the Development Project and the total reimbursement to the Developer is **the same amount**. The following costs are specifically excluded: fiscal cost, including interest of money borrowed to finance the construction, cost for utility relocations, turn lanes, internal management fees and signals improvements that benefit solely the development and not the arterial roadway. **At no time shall reimbursement exceed the Arterial Impact Fees collected as part of the Development Project.**

3. The Developer shall be responsible for obtaining all offsite right-of-way and easements associated with the offsite arterial improvements. Should negotiations fail, the City agrees to acquire the right-of-way and easements necessary for the Arterial Roadway Improvements as shown in Exhibit A.

4. The City Engineer shall review and approve all design contracts, ROW acquisition offers, and construction bids prior to the spending of any funding in which the Developer is seeking reimbursement from the City. The Developer agrees that failure to obtain contract approval from the City Engineer may result in loss of City funding / reimbursement.
5. The Developer may submit periodic invoices to the City during the course of construction (not more frequently than every ninety (90) days), which invoices shall be payable within thirty (30) days after approval by the Road Impact Fee Administrator (City Engineer), subject to collected impact fees and paragraph 3 above. Invoices shall include copies of approved contracts and invoices associated with the arterial roadway improvements and copies of checks to show proof of payment.
6. Within 60 days of completion and acceptance of the improvements, the Developer and the City shall settle on a final billing. The Developer will provide reasonable documentation for all such cost and provide notarized release of liens.
7. The City and Developer agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
8. The City shall have no liability except as specifically provided in this Agreement.
9. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
10. Entire Agreement. This Agreement together with its exhibit(s) constitutes the entire agreement between the parties and may not be modified except as by a written agreement by both parties.

Approved by the Franklin Board of Mayor and Aldermen on _____, 201__.

(Signatures on pages 3 and 4)

WITNESS our hands on the dates as indicated.

DEVELOPER

Embrey Partners Ltd.

By:_____

Print Name:_____

Title:_____

STATE OF TENNESSEE)
)
COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ (or other officer authorized to execute the instrument) of _____, the within named bargainor, a _____, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this ____ day of _____, 20__.

Notary Public
My Commission Expires: _____

CITY

CITY OF FRANKLIN, TENNESSEE,
a municipality

By: _____
DR. KEN MOORE
Mayor

Date: _____

By: _____
ERIC S. STUCKEY
City Administrator

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, personally appeared **DR. KEN MOORE and ERIC S. STUCKEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Mayor and City Administrator, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by themselves as Mayor and City Administrator.

Witness my hand and seal this _____ day of _____, 20____.

Notary Public
My Commission Expires: _____

Approved as to form by:

Tiffani M. Pope, Staff Attorney



October 19, 2018

Mr. Paul Holzen
Director of Engineering
City of Franklin, Tennessee
109 3rd Avenue South
Franklin, Tennessee 37064

**RE: *Road Impact Fee Offset Agreement Request
Carothers Crossing West
Northwest Corner of Carothers Parkway and Liberty Pike***

Dear Paul,

Please consider this formal request for a road impact fee offset for the Carothers Crossing West Mixed Use Development located at the northwest corner of Carothers Parkway and Liberty Pike. This fee offset is estimated below and includes the costs associated with the extension of the eastbound left turn lane on Liberty Pike. The left turn lane extension has already been approved with another Development Plan, therefore the design fees are not included as part of this request. In addition, costs associated with the right-of-way dedication for Carothers Parkway (arterial roadway) right-of-way have been included with the estimate below.

The proposed development, Carothers Crossing West, consists of a mixed-use development. Phase one includes four multi-family buildings of 333 units by Embrey Partners Ltd. (Embrey). Through an agreement between Embrey and Southstar, the co-developer of Carothers Crossing West, Embrey will be responsible for constructing the offsite improvements outlined in this request. Therefore, the roadway impact fee offset request is for Embrey and the full design will be shown on Embrey’s Site Plan, assuming the Development Plan is approved. Preliminary estimates of the anticipated Arterial Roadway Impact fees for this development have been estimated using the City of Franklin Road Impact Fees Outline totaling \$1,036,296.00. The fees required by the City of Franklin for the Road Impact fee have not yet been paid to the City of Franklin, but will be paid prior to plat recordation. We propose that the required roadway impact fees be reimbursed by the amount provided below after payment of roadway impact fees and documentation of work completed and ROW dedicated.

Left Turn Lane Extension on Liberty Pike	\$149,358.30
R.O.W. Dedication Fee (0.113 Acres)	<u>\$100,000.00</u>
	\$249,358.30

TOTAL IMPACT FEE OFFSET ESTIMATE - \$249,358.30

The ROW dedication fee outlined above was based upon the recent appraisal performed by Boozer and Company, P.C. The appraisal and location of ROW dedication are attached to this letter for review. The cost for the Left Turn Lane Extension along Liberty Pike is based on cost estimates provided by the City of Franklin which are attached to this letter.



Mr. Holzen, October 19, 2018, Page 2 of 2

The total anticipated cost of these improvements does not exceed the Arterial Roadway Impact Fee estimate. As a result, we are requesting the roadway impact fees be reimbursed by the above costs associated with the left turn lane extension and ROW dedication, shown as \$249,358.30.

Please contact me at (615) 800-4004 or mary.mcgowan@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mary McGowan".

Mary McGowan, P.E.

Attachments: Boozer and Company Appraisal
ROW and Access Plan from Development Plan Submittal
City of Franklin Cost Estimate for Left Turn Lane Extension

EXHIBIT A

Contractor Item No.	TDOT Line Item Information			Unit Pricing Comparison			Unit Price (Engineer)	Quantity	Ext. Amount
	Item No.	TDOT Description	Unit	TDOT (2017)	TDOT + 15%	COF (2018)			
10	105-01	Construction Stakes, Lines and Grades	LS	N/A	N/A	N/A	\$ 15,000.00	1	\$ 15,000.00
30	202-03.01	Removal of Asphalt Pavement	SY	\$ 12.00	\$ 13.80	\$ 27.00	\$ 30.00	321	\$ 9,630.00
40	202-03	Removal of Ridge Pavement, Sidewalk, Etc.	SY	\$ 12.00	\$ 13.80	\$ 36.00	\$ 30.00	267	\$ 8,010.00
50	203-01	Road & Drainage Excavation (Unclassified)	CY	\$ 9.00	\$ 10.35	\$ 3.50	\$ 25.00	317	\$ 7,925.00
60	203-05	Undercutting	CY	\$ 29.00	\$ 33.35	\$ 55.00	\$ 50.00	135	\$ 6,750.00
70	203-04	Placing and Spreading Topsoil	CY	\$ 7.00	\$ 8.05	N/A	\$ 25.00	25	\$ 625.00
80	209-08.03	Temporary Silt Fence (Without Backing)	LF	\$ 2.00	\$ 2.30	N/A	\$ 3.00	300	\$ 900.00
100	209-09.35/37	Silt Saver/Sack Inlet Protection	EACH	N/A	N/A	N/A	\$ 385.00	1	\$ 385.00
110	303-01	Mineral Aggregate, Type A Base, Grading D	TON	\$ 22.00	\$ 25.30	\$ 10.00	\$ 25.00	276	\$ 6,900.00
120	307-02.01	AC Mix (PG70-22) (BPMB-HM) Grading A	TON	\$ 69.00	\$ 79.35	\$ 60.00	\$ 120.00	80	\$ 9,600.00
130	307-01.21	AC Mix (PG70-22) (BPMB-HM) Grading A-S	TON	\$ 64.00	\$ 73.60	N/A	\$ 120.00	80	\$ 9,600.00
140	307-02.08	AC Mix (PG70-22) (BPMB-HM) Grading B-M2	TON	\$ 75.00	\$ 86.25	\$ 82.00	\$ 140.00	42	\$ 5,880.00
150	402-01	Bituminous Material for Prime Coat (PC)	TON	\$ 683.00	\$ 785.45	\$ 200.00	\$ 1,000.00	1	\$ 1,000.00
160	402-02	Aggregate for Cover Material (PC)	TON	\$ 45.00	\$ 51.75	\$ 15.00	\$ 50.00	18	\$ 900.00
170	403-01	Bituminous Material for Tack Coat (TC)	TON	\$ 606.00	\$ 696.90	\$ 1,100.00	\$ 1,000.00	2	\$ 2,000.00
180	411-02.10	ACS Mix (PG70-22) Grading D	TON	\$ 85.00	\$ 97.75	\$ 102.00	\$ 100.00	130	\$ 13,000.00
190	415-01.02	Cold Planing Bituminous Pavement	SY	\$ 2.00	\$ 2.30	N/A	\$ 3.00	1182	\$ 3,546.00
280	611-09.01	Adjustment of Existing Catchbasin	EACH	N/A	N/A	N/A	\$ 2,500.00	1	\$ 2,500.00
290	611-09.02	Rework Catchbasin	EACH	N/A	N/A	N/A	\$ 1,500.00	1	\$ 1,500.00
350	702-03	Concrete Combined Curb & Gutter	CY	\$ 323.00	\$ 371.45	\$ 2.85	\$ 400.00	26	\$ 10,400.00
360	710-02	Aggregate Underdrains (With Pipe)	LF	\$ 6.00	\$ 6.90	N/A	\$ 25.00	300	\$ 7,500.00
370	712-01	Traffic Control	LS	N/A	N/A	N/A	\$ 10,000.00	1	\$ 10,000.00
380	712-04.01	Flexible Drums (Channelizing)	EACH	\$ 27.00	\$ 31.05	N/A	\$ 35.00	12	\$ 420.00
390	712-06	Signs (Construction)	S.F.	\$ 8.00	\$ 9.20	N/A	\$ 10.00	90	\$ 900.00
420	716-12.01	Enhanced Flatline Thermo Pvmt Mrkng (4IN Line)	LM	\$ 3,326.00	\$ 3,824.90	\$ 4,200.00	\$ 5,000.00	0.3	\$ 1,500.00
430	716-02.04	Plastic Pavement Marking (Channelization Striping)	SY	\$ 18.00	\$ 20.70	N/A	\$ 50.00	50	\$ 2,500.00
450	716-02.06	Plastic Pavement Marking (Turn Lane Arrow)	EACH	\$ 150.00	\$ 172.50	N/A	\$ 375.00	2	\$ 750.00
460	716-04.13	Plastic Pavement Marking (Bike Lane Symbol & Arrow)	EACH	\$ 381.00	\$ 438.15	N/A	\$ 375.00	2	\$ 750.00
480	716-05.01	Painted Pavement Marking (4" Line)	LM	\$ 805.00	\$ 925.75	\$ 2,200.00	\$ 2,500.00	0.1	\$ 250.00
510	801-03	Water (Seeding & Sodding)	MG	\$ 23.00	\$ 26.45	N/A	\$ 25.00	5	\$ 125.00
520	803-01	Sodding (New Sod)	SY	\$ 4.00	\$ 4.60	N/A	\$ 15.00	100	\$ 1,500.00
490	717-01	Mobilization	LS	N/A	N/A	N/A	N/A	1	\$7,112.30
TOTAL:									\$ 149,358.30

CITY OF FRANKLIN

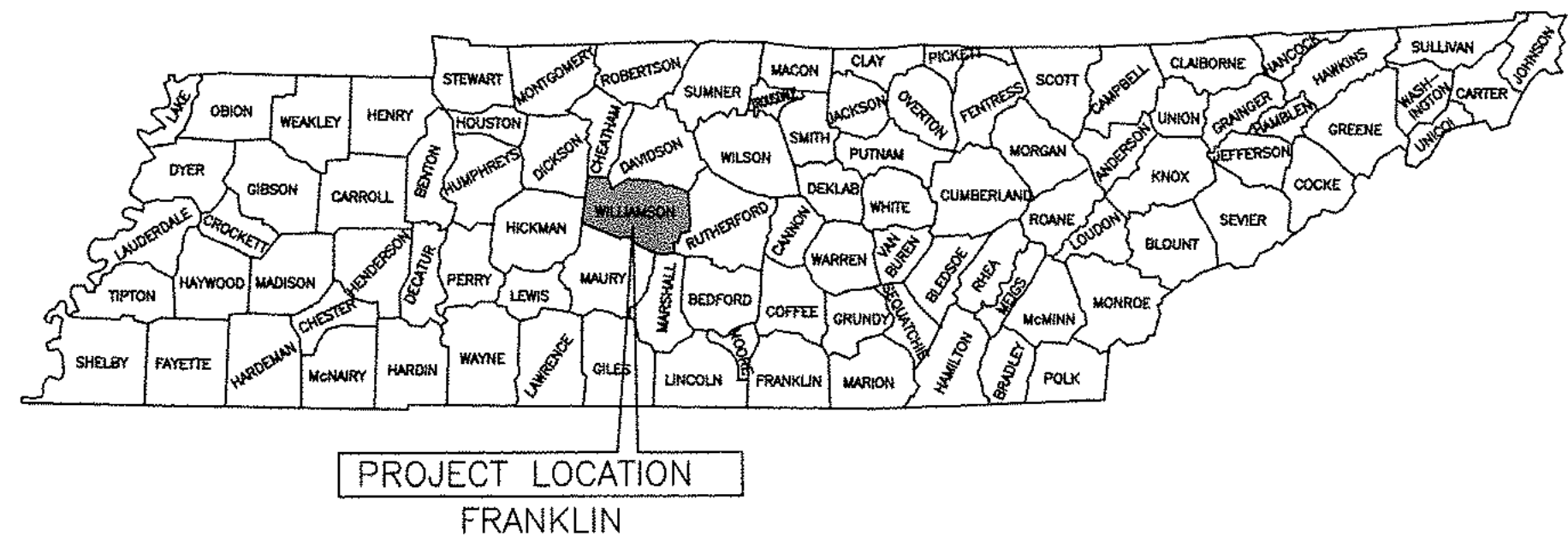
DEPARTMENT OF ENGINEERING

LIBERTY PIKE WIDENING

CAROTHERS PKWY TO EAST OF KNOLL TOP LANE

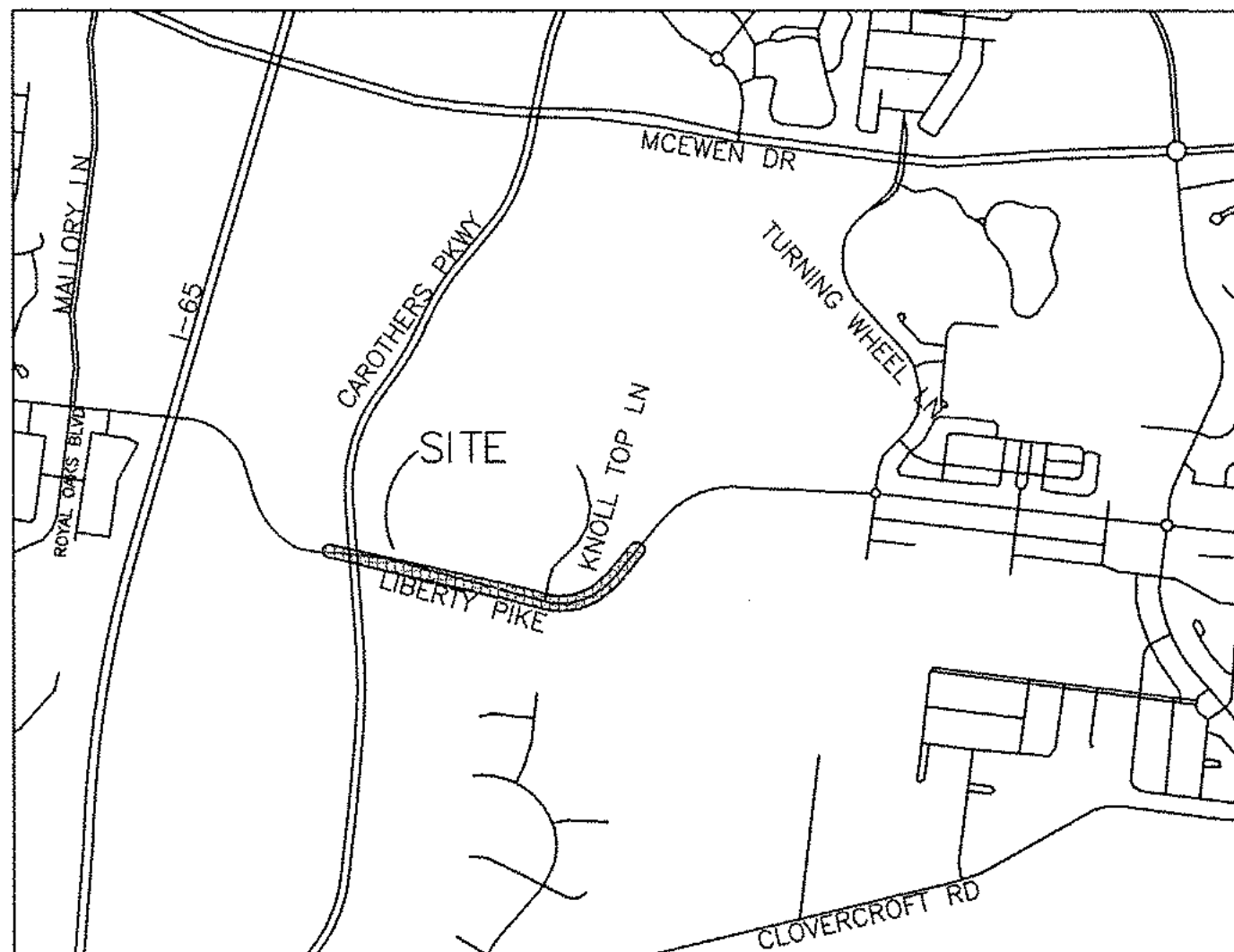
APPROXIMATE LENGTH 0.38 MILES

COF Project No. 6787



INDEX OF DRAWINGS

SHEET NAME:	SHEET NO.
COVER SHEET	1
TYPICAL SECTIONS AND DRAINAGE TABLES	2-2A
GENERAL NOTES	2B
DETAILS	2C-2D
RIGHT OF WAY PLAN	3
EXISTING LAYOUT	4
PLAN AND PROFILE	5-6
LIBERTY PIKE WEST APPROACH	7
UTILITY PLAN	8
PAVEMENT MARKINGS AND SIGNS	9
TRAFFIC CONTROL PLAN	10
INITIAL ESPC PLAN	11
FINAL ESPC PLAN	12
LIBERTY PIKE CROSS SECTIONS	XS1-XS4



SITE LOCATION MAP
NTS

ENGINEERING APPROVAL

FRANKLIN ENGINEERING DEPARTMENT
CITY HALL
109 3RD AVE S #142
FRANKLIN, TN 37064
PHONE: (615) 791-3218

BY: _____ DATE: _____

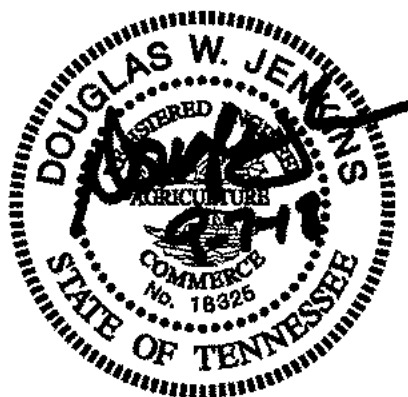
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

PH (615) 890-7901 DJENKINS@SEC-CIVIL.COM FAX (615) 895-2567

Douglas W. Jenkins
Douglas W. Jenkins, P.E.

9-7-18
Date



KEN MOORE, MAYOR

ALDERMEN

BEVERLY BURGER ANN PETERSEN
DANA MCLENDON CLYDE BARNHILL
MICHAEL SKINNER BRANDY BLANTON
MARGARET MARTIN PEARL BRANSFORD

ERIC STUCKEY, CITY ADMINISTRATOR

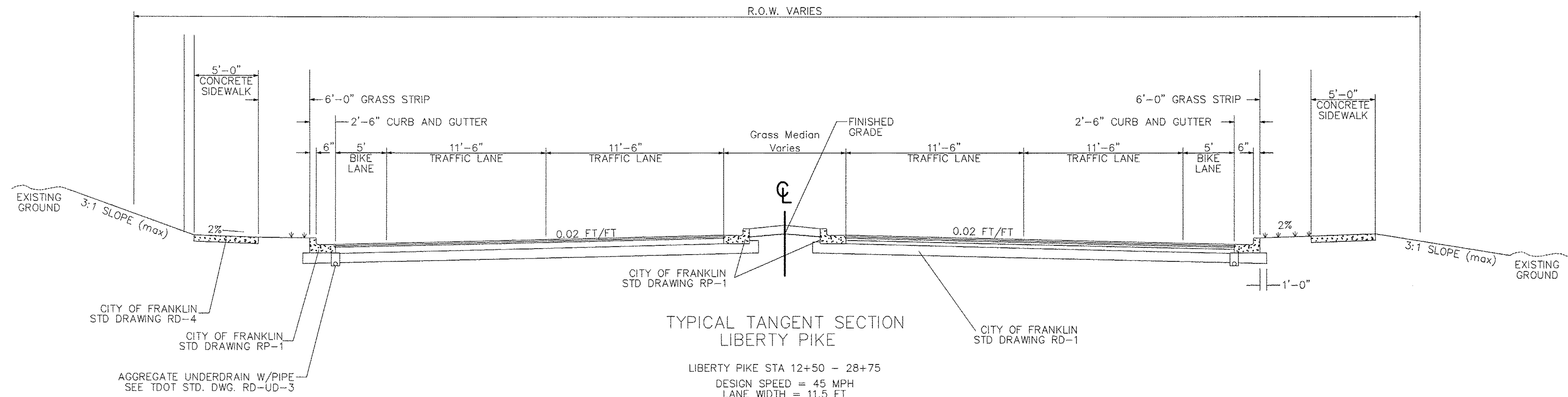
Plans are based on a survey prepared by Barge Waggoner Sumner and Cannon, Inc. dated for General Issue Nov. 4, 2016. Survey North was based on the Tennessee Coordinate System of 1983(NAD-1983), Elevations are based on NAVD-1988, using GEOID 2003 for orthometric height determination.

Contours on Parcel 40.19 were updated using a survey provided by the City of Franklin. The survey was prepared by Barge Design Solutions, titled "Lot 1 The Standard at Cool Springs" and last revised on 8-14-18. Existing Easements were obtained from a Final Plat for the Waterford Subdivision, recorded in P.B. 55 Pg. 28

LIBERTY PIKE

SEC# 14432

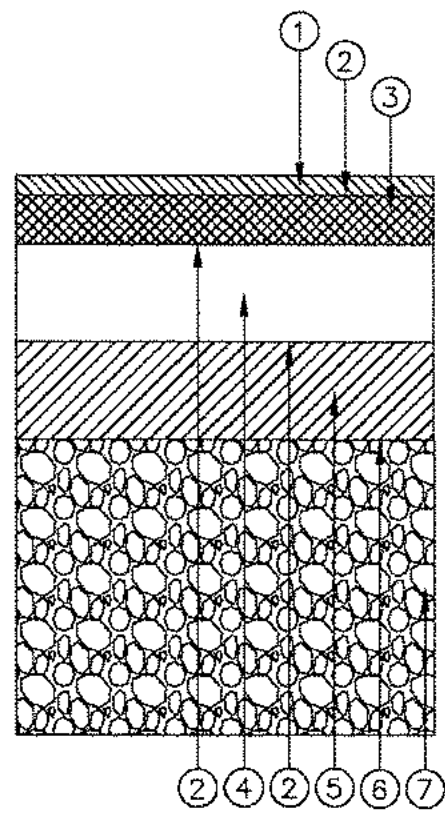
MARCH 2017



ESTIMATED QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	WEST SIDE QUANTITY	EAST SIDE QUANTITY
105-01	STAKES, LINES AND GRADES	LS	0.1	0.80
201-01	CLEARING AND GRUBBING	LS	0	1
202-03.01	REMOVAL OF ASPHALT PAVING	SY	0	2265
202-08.15	REMOVAL OF SIDEWALK & CURB AND GUTTER	SY	57	1130
203-01	ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED)	CY	310	5300
203-05	UNDERCUTTING	CY	0	400
203-04	PLACING AND SPREADING TOPSOIL	CY	5	462
209-08.03	TEMPORARY SILT FENCE (WITHOUT BACKING)	LF	0	2074
209-08.09	FILTER SOCK CHECK DAM	EA	0	1
209-09.01	DROP INLET FILTER	EA	1	20
303-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	TON	260	4986
307-02.01	ASPHALT CONCRETE MIX (PG70-22) GRADING A	TON	55	1377
307-02.02	ASPHALT CONCRETE MIX (PG70-22) GRADING AS	TON	55	1377
307-02.08	ASPHALT CONCRETE MIX (PG70-22) GRADING B-M2	TON	30	750
402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC)	TON	2	10
402-02	AGGREGATE FOR COVER MATERIAL (PC)	TON	7	34
403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC)	TON	.4	2.3
411-02.10	ACS MIX (PG70-22) GRADING D	TON	125	1188
415-01.01	ASPHALT MILLING	CY	400	2533
604-01.01	CLASS A CONCRETE	CY	0	6
604-01.02	STEEL BAR REINFORCEMENT	LB	0	8
607-02.02	15" CONCRETE PIPE CULVERT (CLASS III)	LF	0	681
607-03.02	18" CONCRETE PIPE CULVERT (CLASS III)	LF	0	424
607-05.02	24" CONCRETE PIPE CULVERT (CLASS III)	LF	0	243
607-06.02	30" CONCRETE PIPE CULVERT (CLASS III)	LF	0	5
611-01.02	48" MANHOLE, 6' - 10' DEPTH	EACH	0	3
	CONNECT TO EXISTING BOX CULVERT	EACH	0	2
	EXISTING BASIN RELOCATED	EACH	1	4
	EXISTING BASIN CASTING REMOVED AND REPLACED	EACH	0	3
611-07.30	ENDWALL 15" RCP	EACH	0	9
611-12.01	#12 SINGLE INLET, 0' - 6' DEPTH	EACH	0	5
611-12.02	#14 DOUBLE INLET, 4' - 10' DEPTH	EACH	0	5
701-01.01	CONCRETE SIDEWALK (4")	SF	0	14982
701-02.01	CONCRETE HANDICAP RAMP	SF	0	420
702-03	CONCRETE COMBINED CURB AND GUTTER	LF	263	5637
710-02	AGGREGATE UNDERDRAIN WITH PIPE	LF	260	3140
712-01	TRAFFIC CONTROL	LS	0.1	0.90
712-04.01	FLEXIBLE DRUMS (CHANNELIZING)	EACH	8	40
712-06	SIGNS (CONSTRUCTION)	SF	0	112.5
712-07.03	TYPE III BARRICADE	LF	0	
713-16.20	SIGNS (R1-1, R4-7, W4-2R, R6-1R)	EA	0	9
716-02.01	PLASTIC PAVEMENT MARKINGS (4" LINE)	LF	980	8820
716-02.04	PLASTIC PAVEMENT MARKINGS (CHANNELIZATION STRIPING)	SY	0	458
716-02.05	PLASTIC PAVEMENT MARKINGS (24" STOP BAR)	LF	0	45
716-02.06	PLASTIC PAVEMENT MARKINGS (TURN ARROWS)	EA	2	9
716-03.01	PLASTIC PAVEMENT MARKINGS (BIKE LANE SYMBOL)	EA	0	5
716-03.02	PLASTIC PAVEMENT MARKINGS (CROSS WALKS)	SF	0	1350
716-05.01	PAINTED PAVEMENT MARKINGS (4" LINE TEMPORARY)	LF	250	6250
717-01	MOBILIZATION	LS	0.10	0.90
801-01	SEEDING (WITH MULCH)	SY	140	8760
801-03	WATER (SEEDING)	MG		
803-01	SODDING (NEW SOD)	SY	0	0
E-1	RELOCATED LIGHT POLE AND BASE	EA	2	13
E-2	2" SCHEDULE 40 PVC (LIGHTS)	EA	120	1326
E-3	STREET LIGHT JUNCTION BOX	EA	0	10
E-4	3" PVC (W/ 3 INNERDUCTS FOR FIBER OPTIC)	LF	0	1250
E-5	TYPE "A" PULL BOX	EA	0	7
E-6	60F FIBER OPTIC LINE	LF	0	1250

NOTE: PRIOR TO THE INSTALLATION OF THE NEW PAVEMENT SECTION, THE CONTRACTOR SHALL SAWCUT THE EXISTING PAVEMENT AT A LOCATION SUFFICIENT TO INSURE THAT THE INTEGRITY OF THE EXISTING PAVEMENT SECTION IS MAINTAINED. WHERE SOUND PAVEMENT HAS BEEN GOUGED, TORN OR OTHERWISE DAMAGED DURING THE MILLING OPERATIONS OR DAMAGE IS DONE TO ANY OTHER PROPERTY OF ANY KIND INCLUDING UTILITY FRAMES, GRATES, COVERS AND DETECTOR LOOPS, THE CONTRACTOR IS TO MAKE REPAIRS AT NO COST TO THE CITY OF FRANKLIN.



PAVEMENT SCHEDULE

- 1.5" - BITUMINOUS SURFACE COURSE
411-02.10 ACS MIX (PG70-22) GRADING D
- TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (80.10 GAL/SY MILLED SURFACES)
- 2" ASPHALT BINDER (226 LB/SQ. YD.)
307-02.08 ASPHALT CONCRETE MIX (PG70-22)(BPMB-HM) GRADING B-M2
- 4" ASPHALTIC AGGREGATE BASE BINDER (460 LBS/SQ. YD.)
307-02.01 ASPHALT CONCRETE MIX (PG70-22)(BPMB-HM) GRADING A
- 4" - ASPHALT AGGREGATE BASE (360 LBS/SQ. YD.)
307-02.02 ASPHALT CEMENT (PG70-22) BPMB-HM GRADING "A-S"
307-02.03 AGGREGATE (BPMB-HM) GRADING "A-S"
- PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
- 12" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"
- AGGREGATE UNDER DRAINS (W/PIPE)
(COORDINATE WITH STANDARD TDOT STD. DRAWING RD-UD-3)

- GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
 2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
 3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- N.T.S.

CITY OF FRANKLIN

MAJOR AND MINOR ARTERIAL PAVEMENT SECTION

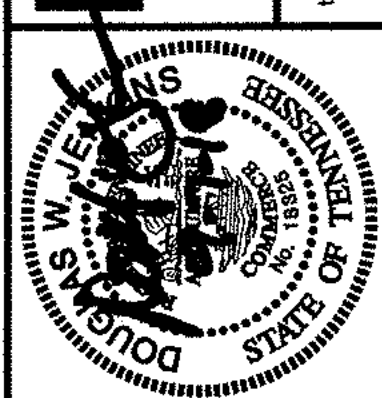
DWG. NO. RD-1

EFFECTIVE DATE: 8/1/2018

Paul P. [Signature] 8/1/2018
CITY ENGINEER DATE

John M. [Signature] 8/1/2018
ASST. DIRECTOR OF ENG. DATE

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE



LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

REVISIONS:
08-07-18 City Comments

DRAWN: MLG
DATE: 3-10-17

CHECKED:
DWJ

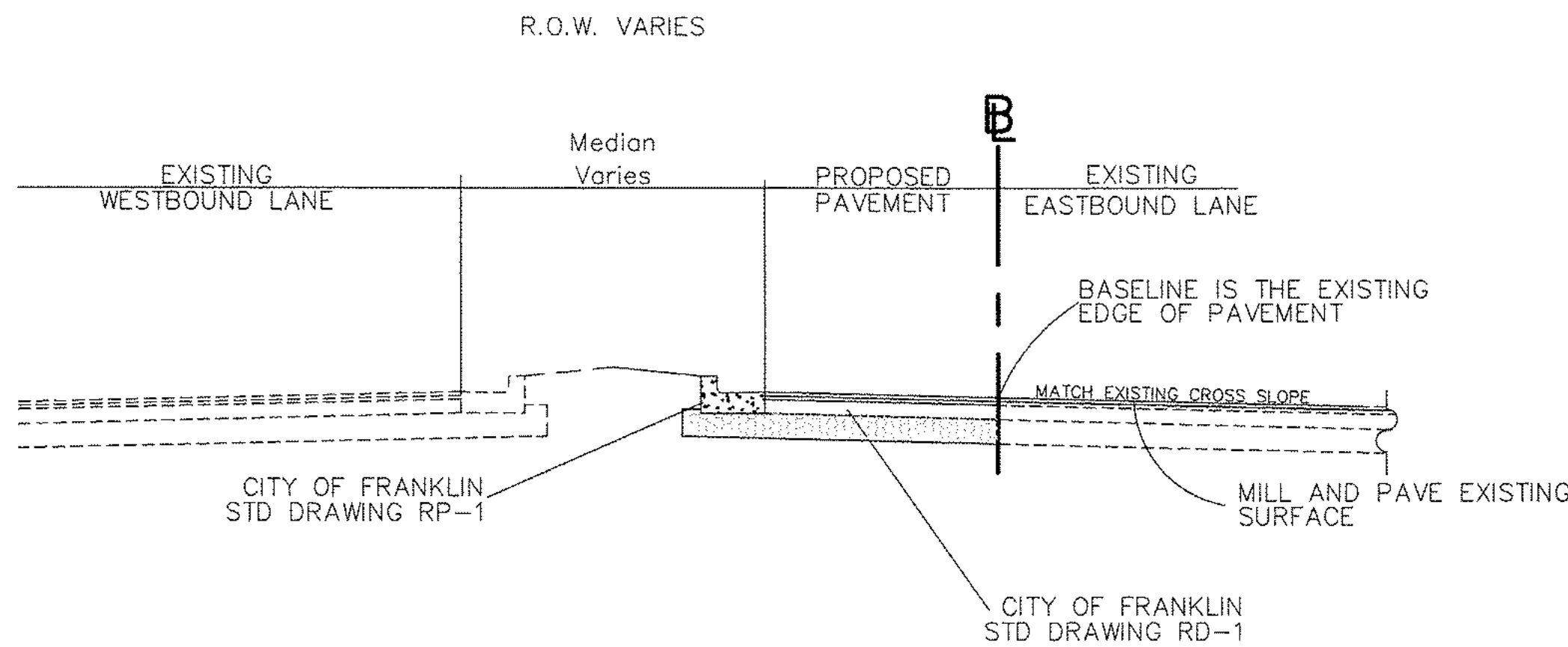
FILE NAME:
14432project

SCALE:
1"=50'

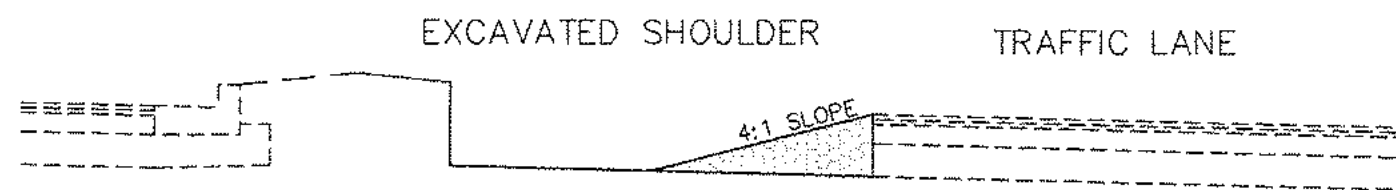
JOB NO.
14432

SHEET:
2

Typical Sections &
Drainage Tables



TYPICAL TANGENT SECTION
LIBERTY PIKE



PAVEMENT EDGE DROP OFF

Note: The Contractor shall eliminate the vertical difference in elevation by constructing a stone wedge or grading to a 4:1 slope or flatter.

NOTE: PRIOR TO THE INSTALLATION OF THE NEW PAVEMENT SECTION, THE CONTRACTOR SHALL SAWCUT THE EXISTING PAVEMENT AT A LOCATION SUFFICIENT TO INSURE THAT THE INTEGRITY OF THE EXISTING PAVEMENT SECTION IS MAINTAINED. WHERE SOUND PAVEMENT HAS BEEN GOUGED, TORN OR OTHERWISE DAMAGED DURING THE MILLING OPERATIONS OR DAMAGE IS DONE TO ANY OTHER PROPERTY OF ANY KIND INCLUDING UTILITY FRAMES, GRATES, COVERS AND DETECTOR LOOPS, THE CONTRACTOR IS TO MAKE REPAIRS AT NO COST TO THE CITY OF FRANKLIN.

STORM SEWER PIPES											
SHEET NO	FROM		TO		% GRADE	STORM SEWER PIPES (RCP)					
	CODE	OUTLET ELEV.	CODE	INLET ELEV.		15"	18"	24"	30"	36"	
5	2	775.45	1	775.91	0.50		90				
5	1	775.91	2B	783.00	1.23		236				
5	2C	774.06	2	775.45	1.50		93				
5	10	785.58	6	786.30	0.50	144					
5	8A	785.70	8	786.10	1.38	29					
5	8B	781.25	8A	785.70	5.11	87					
5	9	785.21	10	785.58	0.50	74					
5	7	779.94	11	785.43	6.17			89			
6	11	785.53	13	786.35	2.10	39					
6	14	790.10	16	790.55	2.25	20					
6	14	790.10	18	799.40	4.95	188					
5	17	779.75	9	781.94	3.13	70					
5	EX1	780.00	4	779.95	1.00				5		
6	11	785.53	12	786.57	3.47	30					
6	EX3	790.96	15	791.00	1.00		5				
6	11	785.53	14	789.90	2.84			154			

NOTE: ALL PIPE TRENCHES ARE TO BE BACKFILLED WITH CRUSHED STONE TO ROADWAY SUBGRADE. COST OF BACKFILL TO BE INCLUDED IN COST OF PIPE.

CATCH BASINS AND MANHOLES									
SHEET NO	LOCATION	STATION	OFFSET (FT)	DRAINAGE CODE	GRATE/TOP ELEV.	INVERT ELEV.	STRUCTURE TYPE (Note)	DEPTH (FT)	
5	LIBERTY PIKE	14+75	53.57 LT	1	780.19	775.91	#14 Basin (1)	4.28	
5	LIBERTY PIKE	14+92	40.00 RT	2	781.19	775.45	#12 BASIN (1)	5.24	
5	LIBERTY PIKE	12+72	1.0 RT	2A	775.96	771.34	#3 MH (2)	4.62	
5	LIBERTY PIKE	17+22	40 LT	2B	787.00	783.10	#14 BASIN (1)	4.10	
5	LIBERTY PIKE	13+93	40 RT	2C	778.16	774.06	#12 BASIN (1)	4.06	
5	LIBERTY PIKE	18+57	8.48 LT	3	789.75	780.15	#3 MH (2,3)	9.60	
5	LIBERTY PIKE	18+57	42.00 RT	4	788.64	779.95	#14 Basin (1)	8.69	
5	LIBERTY PIKE	18+59	42.00 LT	5	788.64	780.57	#14 Basin (1)	8.07	
5	LIBERTY PIKE	22+33	42.00 RT	6	790.32	786.30	#12 Basin (1)	4.02	
6	LIBERTY PIKE	24+73	6.20 RT	7	NA	779.94	(4)	NA	
5	KNOLL TOP DR	0+70	16.50 LT	8	790.10	786.10	#12 Basin (1)	4.00	
5	KNOLL TOP DR	0+70	16.50 RT	8A	789.90	785.70	#12 Basin (1)	4.20	
5	KNOLL TOP DR	0+97	103 RT	8B	NA	781.25	HEADWALL	NA	
5	LIBERTY PIKE	23+83	42.00 RT	9	789.52	785.21/781.94	(5)	7.58	
5	LIBERTY PIKE	23+82	42.00 LT	10	789.52	785.58	#14 Basin (1)	3.94	
6	LIBERTY PIKE	25+52	5.81 RT	11	791.76	785.43	#3 MH (2)	6.33	
6	LIBERTY PIKE	25+52	42.00 RT	12	790.37	786.57	#12 BASIN (1)	3.80	
6	LIBERTY PIKE	25+52	42.00 LT	13	790.37	786.35	#12 Basin (1)	4.02	
6	LIBERTY PIKE	27+13	2.45 LT	14	795.53	789.91	#3 MH (2)	5.63	
6	LIBERTY PIKE	27+15	33.92 RT	15	796.74	791.00	(5)	5.74	
6	LIBERTY PIKE	27+14	34.53 LT	16	794.57	790.55	#12 Basin (1)	4.02	
6	LIBERTY PIKE	24+74	38.68 RT	17	NA	779.85	(4)	NA	
6	LIBERTY PIKE	29+13	21.47 LT	18	804.07	799.40	#12 Basin (1)	4.35	
7	LIBERTY PIKE	6+59	3.15 LT	19	770.82	766.40	(5)	4.42	

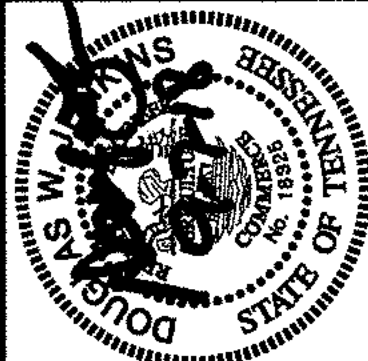
- Notes:
- See TDOT Dwg. No. D-CB-14 & D-CB-12LP for Details. Casting shall be a NENA R-3067 Type "L" Grate with Environotice Plates R-3000-C Surface Mount.
 - See TDOT Dwg. No. D-MH-2 for Details.
 - Remove casting and replace with manhole cover. Provide a top slab if required. See TDOT DWG. No. D-MH-2 for casting details.
 - Connect to existing Box Culvert. Plug existing connection with non-shrinking grout.
 - Existing Basin relocated to proposed curb location.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL:DIENKINS@SEC-CIVIL.COM FAX: (615) 896-2687
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

The City of Franklin is not responsible for the design or construction of the project. The engineer assumes no administrative liability or responsibility for the construction of the project. The engineer assumes no administrative liability or responsibility for the construction of the project.



LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

REVISED:	09-07-18	City Comments
DRAWN:	MLG	
DATE:	3-10-17	
CHECKED:	DWJ	
FILE NAME:	14432project	
SCALE:	1"=50'	
JOB NO.	14432	
SHEET:		

Typical Sections &
Drainage Tables

Grading Notes:

- (1) ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- (2) THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF CITY OR STATE--OWNED R.O.W. IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITHOUT APPROVAL BY SAME. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON--WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY.
- (3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE AREAS ON WHICH THE TOPSOIL MATERIAL SHALL BE STOCKPILED. THE COST OF THIS SHALL NOT BE PAID DIRECTLY BUT SHALL BE INCLUDED UNDER THE COST OF OTHER ITEMS.
- (4) ANY GRADED OR DISTURBED AREAS SHALL HAVE 2 INCHES OF TOPSOIL, SEED, MULCH, FERTILIZER AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THE RESTORATION SHALL CLOSELY FOLLOW CONSTRUCTION.
- (5) WHERE CONSTRUCTION LIMITS INCLUDE EXISTING TREES, ONLY THE TREES OBSTRUCTING CONSTRUCTION SHALL BE REMOVED. ALL OTHER TREES SHALL BE PROTECTED FROM DAMAGE.

Drainage Notes:

- (1) THE CONTRACTOR SHALL SHAPE DITCHES TO THE SPECIFIED DESIGN. THIS WORK WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF OTHER ITEMS.
- (2) THE CUTTING OF INLET AND OUTLET DITCHES WHERE SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER WILL BE MEASURED AND PAID FOR AS ITEM NO. 203--01 ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED).
- (3) WHERE A CULVERT (PIPE, SLAB OR BOX) IS MOVED TO A NEW LOCATION OTHER THAN THAT SHOWN ON THE PLANS, INCREASING OR DECREASING THE AMOUNT OF CULVERT EXCAVATION, NO INCREASE OR DECREASE IN THE AMOUNT OF PAYMENT WILL BE MADE DUE TO SUCH CHANGE.
- (4) DURING CONSTRUCTION OF DRAINAGE STRUCTURES ALL COST ASSOCIATED WITH MAINTAINING THE FLOW OF WATER AND TRAFFIC, AT THESE STRUCTURES, DURING THE PHASED CONSTRUCTION OF THIS PROJECT ARE TO BE INCLUDED IN THE UNIT PRICE OF THE DRAINAGE STRUCTURES AND TRAFFIC CONTROL ITEMS.
- (5) EXISTING STRUCTURES TO BE RELOCATED (HEADWALLS, CULVERTS, ETC.) MAY BE REINSTALLED ONLY IF UNDAMAGED AND APPROVED BY THE CITY'S PUBLIC WORKS INSPECTOR PRIOR TO BACKFILL OF TRENCH.
- (6) EXCAVATION FOR PIPE CULVERTS SHALL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT SHALL BE INCLUDED UNDER THE COST OF OTHER ITEMS.
- (7) ALL PIPE TRENCHES ARE TO BE BACKFILLED WITH STONE TO SUBGRADE.

Utilities Notes:

- (1) THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1--800--351--1111 AS REQUIRED BY TCA 65--31--106 WILL BE REQUIRED.
- (2) THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
- (3) PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.
- (4) THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY IN ACCORDANCE WITH TCA 65--31--106.
- (5) ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, AND ANY OTHER MISCELLANEOUS), SHALL BE IN--PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
- (6) ALL EXCAVATION FOR UNDERGROUND UTILITIES SHALL CONSIST OF 100% STONE BACKFILL. COST TO BE INCLUDED IN THE COST FOR PIPE.
- (7) THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK.

Miscellaneous :

- (1) ALL DETOUR, ACCESS, SERVICE AND FRONTAGE ROADS SHALL BE CONSTRUCTED WITH A MINIMUM OF ONE (1) COURSE OF BASE MATERIAL BEFORE TRAFFIC IS INTERRUPTED ON EXISTING ROADS.
- (2) THE CONTRACTOR SHALL COORDINATE ADJUSTMENT OF MANHOLE CASTINGS WITH THE UTILITY.
- (3) NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
- (4) CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO OR DURING CONSTRUCTION.
- (5) APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL. THE CONTRACTOR MAY NOT USE APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS PRESENT ON THE DRAWINGS PRESENTED FOR BIDDING FOR ADDITIONAL CHARGES AFTER BIDS HAVE BEEN SUBMITTED. THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONTRACT DOCUMENTS.
- (6) ANY ITEMS NOT SPECIFICALLY LISTED IN THE BID FORM BUT REQUIRED FOR CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND THE COST SHALL BE INCLUDED IN THE PRICE OF OTHER ITEMS OF WORK.
- (7) ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- (8) THE NOTES AND PLANS SHOWN CALL ATTENTION TO CERTAIN REQUIRED FEATURES OF THE CONSTRUCTION BUT DO NOT CLAIM TO COVER ALL DETAILS OF DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL THE WORK COMPLETE AND READY FOR OPERATION.
- (9) AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEANUP TO REMOVE ALL TRASH, DEBRIS, EXCESS MATERIALS, EQUIPMENT, AND OTHER DELETERIOUS MATERIALS ASSOCIATED WITH CONSTRUCTION. THE CONTRACTOR IS EXPRESSLY RESPONSIBLE FOR ENSURING THE SITE IS CLEAN AND IN OPERABLE CONDITION AT THE TIME OF FINAL ACCEPTANCE.
- (10) NOT USED.
- (11) THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND REPLACEMENT OF ALL PROPERTY PINS ON THIS PROJECT.
- (12) THESE DRAWINGS ARE INTENDED FOR USE ON THIS SITE ONLY AND AS AN INTEGRATED SET FOR THIS SPECIFIC PROJECT. THESE DRAWINGS MAY NOT BE USED IN WHOLE OR IN PART ON ANY OTHER PROJECT UNDER THE PROFESSIONAL ENGINEER'S SEAL, THE OWNER SHALL HOLD HARMLESS AND INDEMNIFY THE OWNER AND ENGINEER FROM AND AGAINST ANY AND ALL CLAIMS OF ANY NATURE WHATSOEVER ARISING FROM SUCH USE.
- (13) CURB TURNOUTS TO EXISTING SHOULDER SHALL BE TAPERED TO FORM A SMOOTH TRANSITION TO EXISTING GRADE.
- (14) INGRESS AND EGRESS TO ALL PROPERTIES MUST BE MAINTAINED WHEN FEASIBLY POSSIBLE.
- (15) THE CONTRACTOR SHALL PROTECT PRIVATE PROPERTY AND RESTORE ANY DAMAGED PROPERTY TO A CONDITION SIMILAR TO THAT EXISTING PRIOR TO WORK. THE RESTORATION SHALL CLOSELY FOLLOW CONSTRUCTION.

Road Closure Notes:

- (1) NO LESS THAN SEVEN (7) DAYS PRIOR TO THE CLOSURE OF THE ROAD, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING INDIVIDUALS OR AGENCIES COMPLETELY DESCRIBING THE AFFECTED ROADS AND THE APPROXIMATE DURATION OF THE CONSTRUCTION: THESE PARTIES INCLUDE, BUT ARE NOT LIMITED TO: LOCAL LAW ENFORCEMENT OFFICE, (2) LOCAL FIRE DEPARTMENT, (3) AMBULANCE SERVICE, (4) LOCAL SCHOOL SUPERINTENDENT, (5) UNITED STATES POSTAL SERVICE, AND (6) LOCAL ROAD SUPERINTENDENT.

Storm Water Pollution Prevention Notes:

1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on--site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.
2. The contractor is responsible for removing silt from site if not reusable on--site and assuring plan alignment and grade in all ditches at completion of construction.
3. Erosion control measures shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.
4. Erosion control measures are to be installed prior to any grading on--site and are to be maintained in place until stabilization of erodable soils has been accomplished.
5. The Storm Water Pollution Prevention Plan (SWPPP) is an integral part of the Erosion Prevention and Sediment Control (EPSC) Plan and should be followed during all phases of construction (bidding, site work, final stabilization).
6. The construction drawings shall be made available on site at all times and presented upon request. If unforeseen storm water pollution prevention is encountered, additional Storm Water Pollution Prevention (SWPP) measures may be requested by the engineer.
7. Apply temporary seeding and mulching in all areas that shall be inactive for 15 days or more. All disturbed and eroded earth shall be regraded and seeded within 7 days with seeding, as defined above and as shown on the table below to establish stability and provided sediment control.
8. Permanent vegetation shall be installed within 7 days at the completion of any graded area, weather permitting.
9. At such time rough grading or the site is complete and drainage diverts to inlets, inlet sediment filters shall be installed at all inlet structures to keep piping systems free of siltation.
10. Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other temporarily disturbed areas.
11. Contractor shall inspect all SWPPP measures daily and repair as necessary to prevent erosion. Siltation shall be removed from areas where failures have occurred and corrective action taken within 24 hours to maintain all SWPPP items.
12. Silt barriers, construction entrances, and silt fences shall remain in place until a good stand of grass has been obtained and/or paving operations are complete. Contractor shall keep silt from entering any storm drainage system. Once site has been completely stabilized, and silt in pipes and drainage swales shall be removed within 10 days.
13. All storm water pollution prevention practices shall be installed before any other earth moving occurs.
14. The following storm water pollution prevention and sediment control measures will be used on this site:

A) Silt fence

B) Filter fabric inlet protection

C) Concrete washout facility

D) Erosion EELs

E) Temporary seeding

F) Permanent seeding or sodding
15. Sediment shall be removed from sediment controls as necessary but at least when the design capacity of the control has been reduced by 50%.

THE CONTRACTOR IS REQUIRED TO ATTEND A PRE--CONSTRUCTION MEETING WITH THE CITY OF FRANKLIN ENGINEERING DEPARTMENT AND STREET DEPARTMENT PRIOR TO THE COMMENCEMENT OF THE PROJECT. CONTACT DERRICK MCCORD AT 615--478--0359 TO SCHEDULE A MEETING.

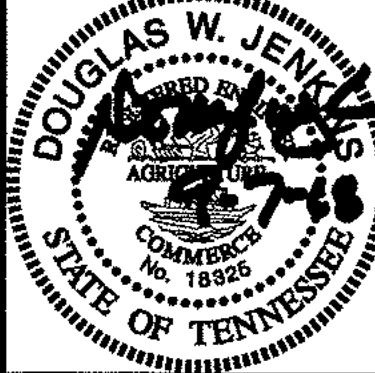
ROAD AND LANE CLOSURES SHALL BE LIMITED TO THE HOURS OF 9AM TO 3PM UNLESS SPECIAL APPROVAL IS RECEIVED FROM THE ENGINEERING DEPARTMENT. EACH SUCH CLOSURE SHALL BE CALLED IN TO THE ENGINEERING DEPARTMENT TRAFFIC OPERATIONS CENTER AT 615--791--3218 WITH 72 HOURS PRIOR NOTICE.

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD
MEMPHIS, TENNESSEE 38117
PHONE: (615) 890-7901
FAX: (615) 895-2567
E-MAIL: DJENKINS@SEC-CIVIL.COM

ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the construction of the site shown on these construction drawings is in accordance with the design and construction of the site shown on these construction drawings. It is the responsibility of the contractor to ensure that the construction of the site is in accordance with the design and construction of the site shown on these construction drawings.



LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

REVISIONS:

DRAWN: MLG

DATE: 2--2--16

CHECKED: DWJ

FILE NAME: 14432project

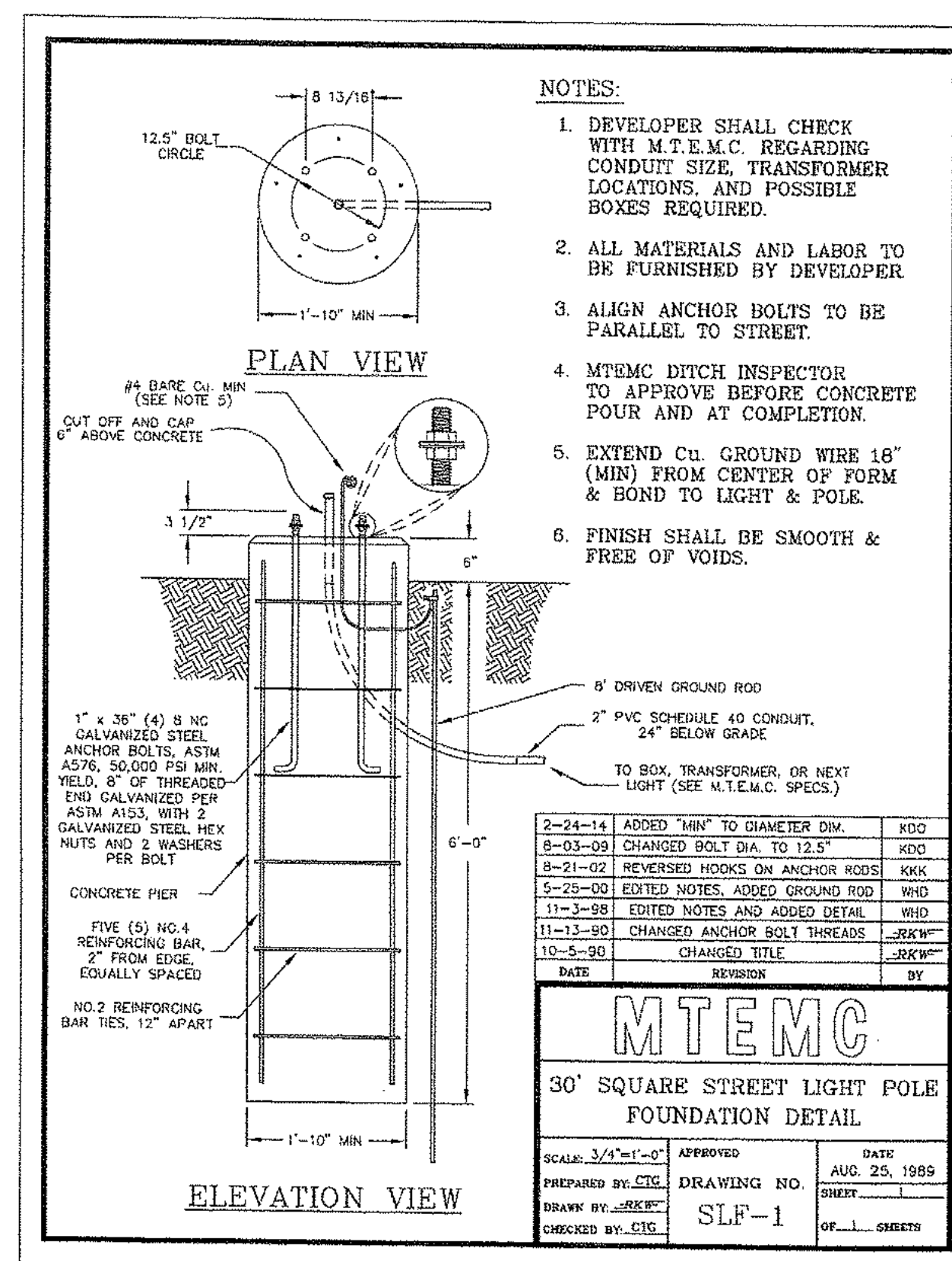
SCALE: 1"=50'

JOB NO. 14432

SHEET:

General Notes

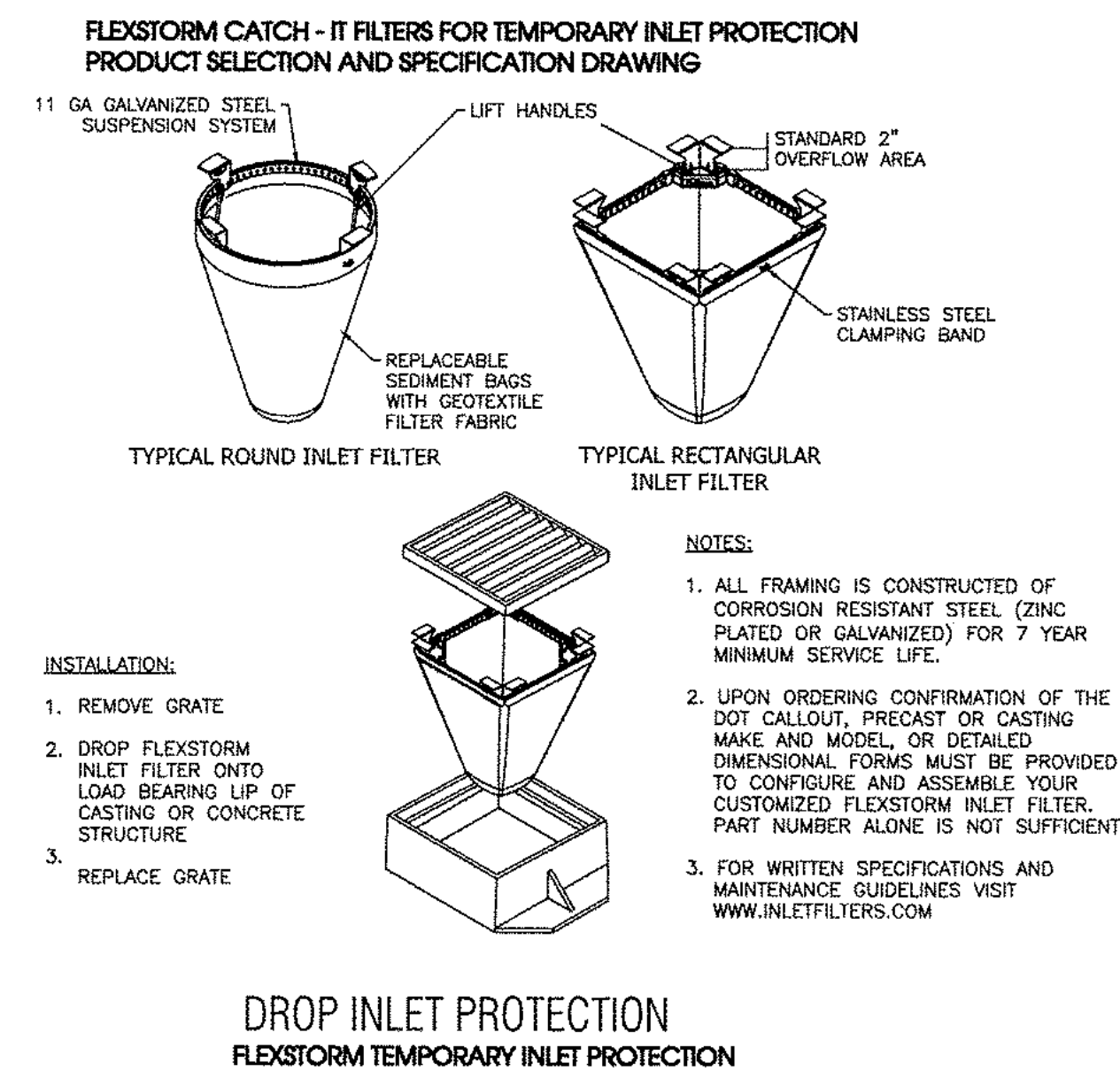
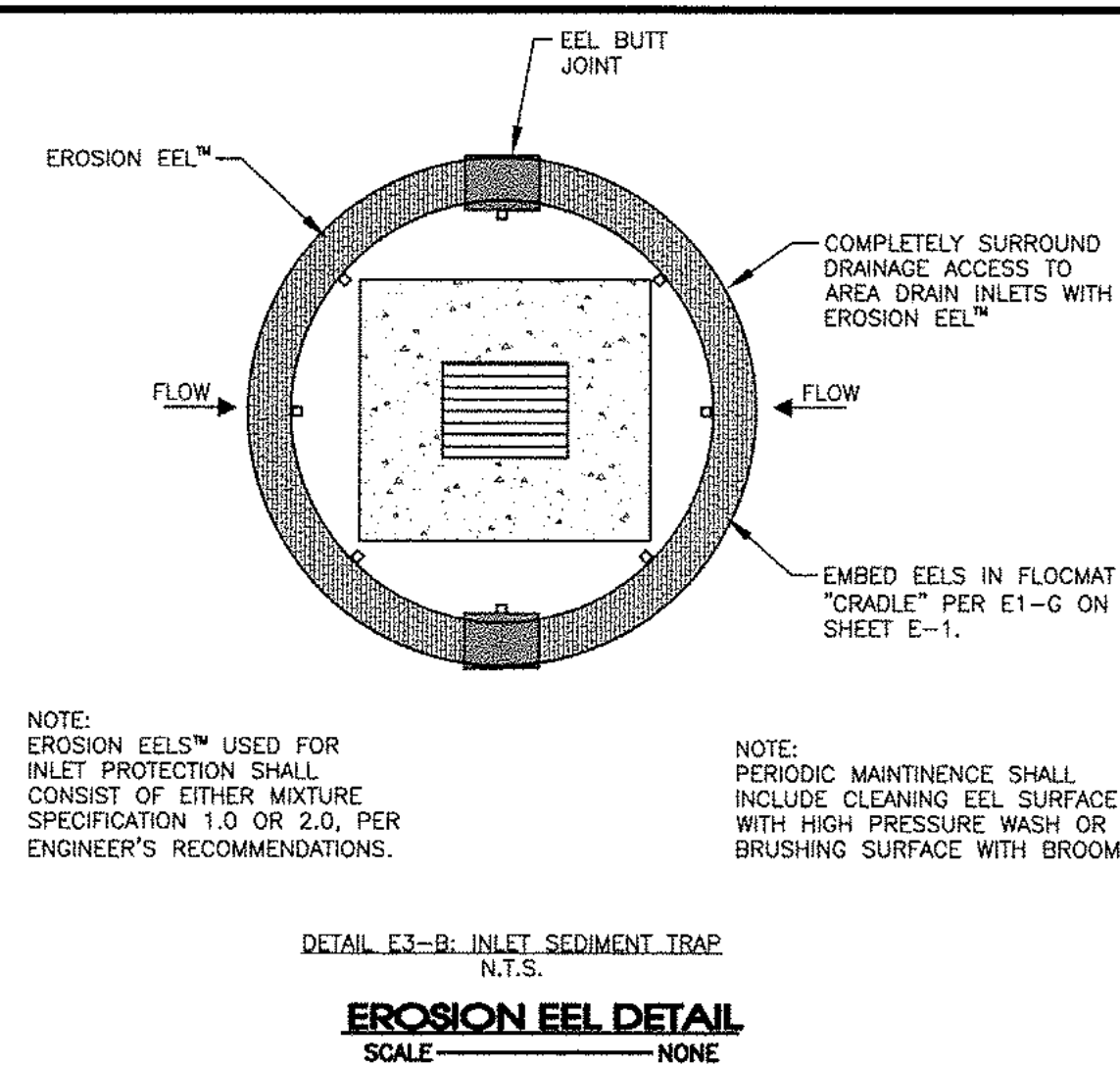
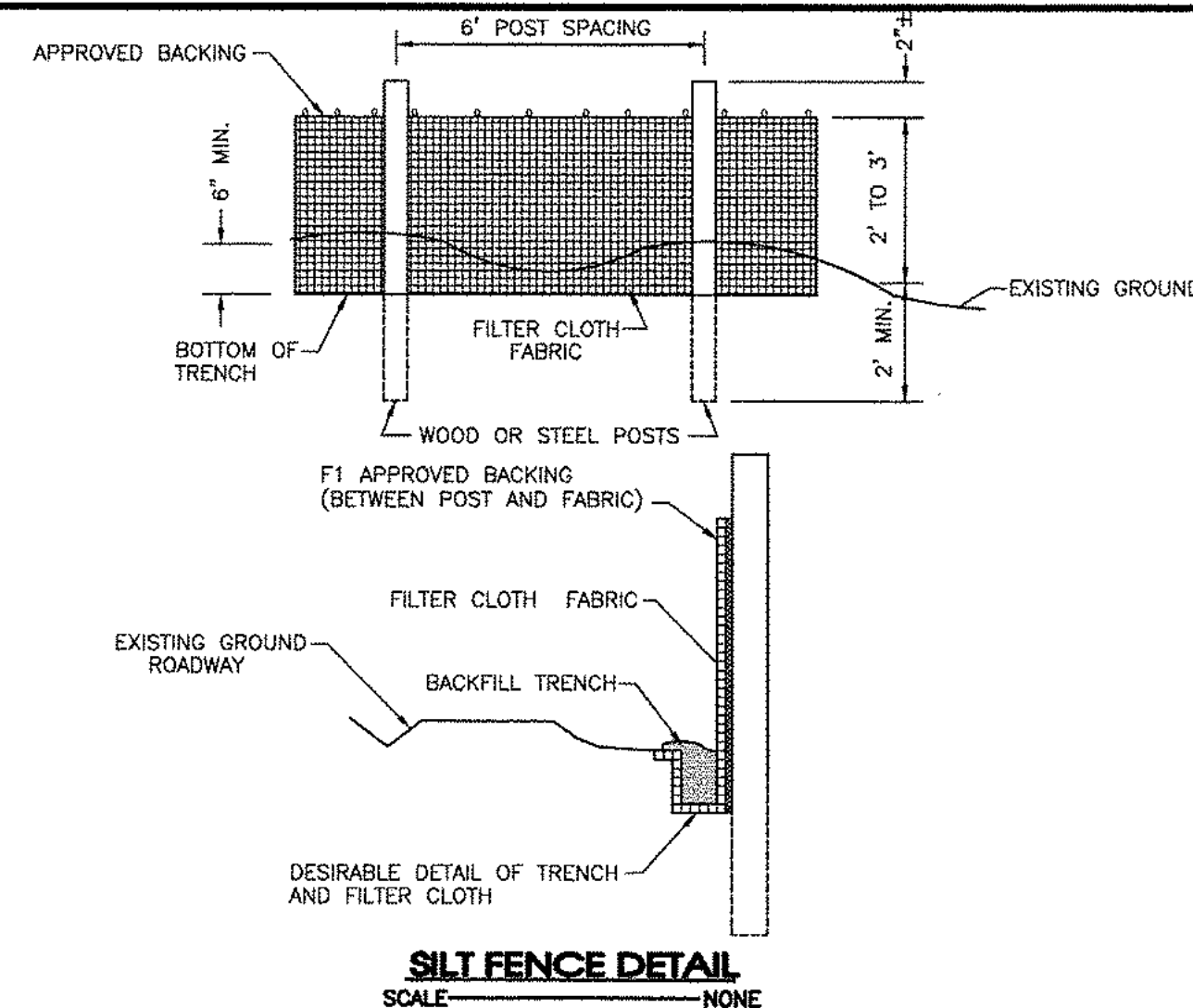
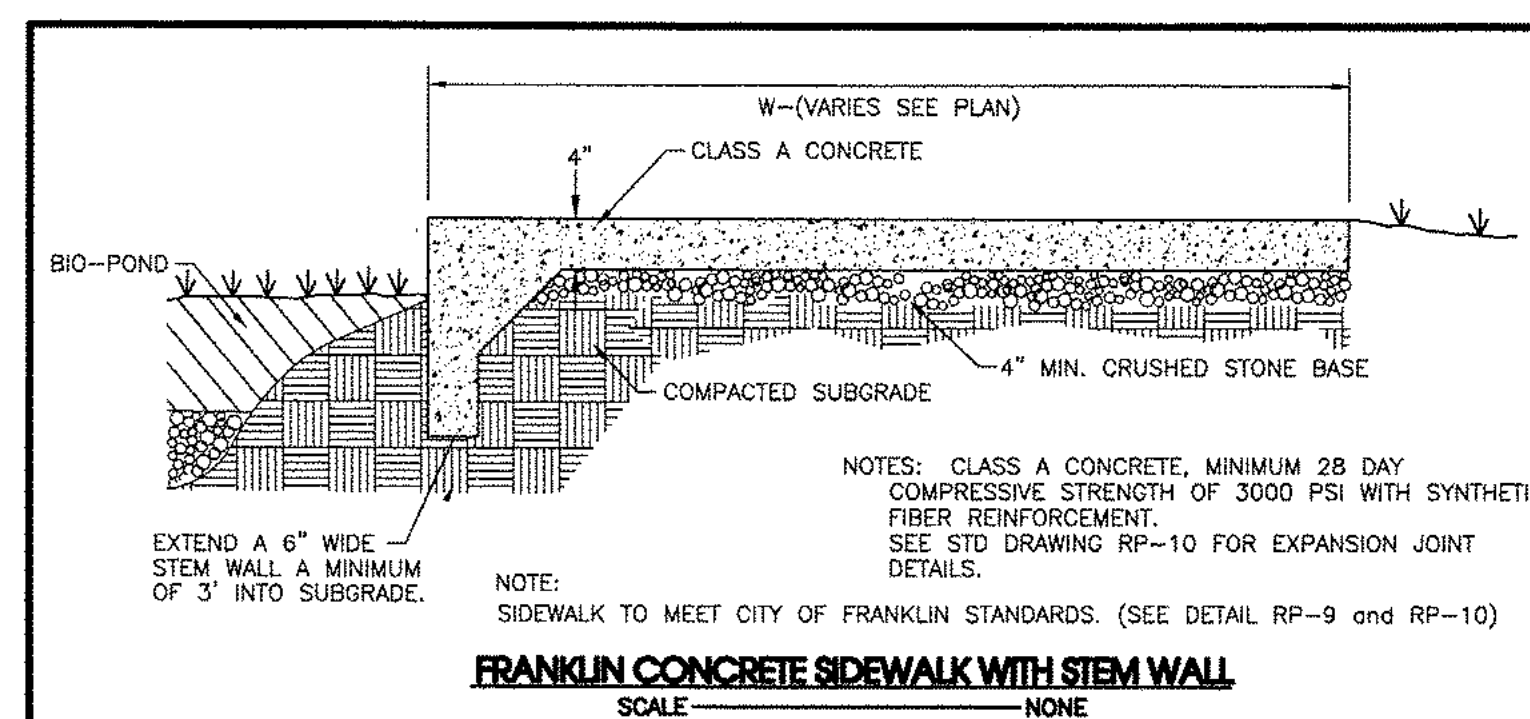
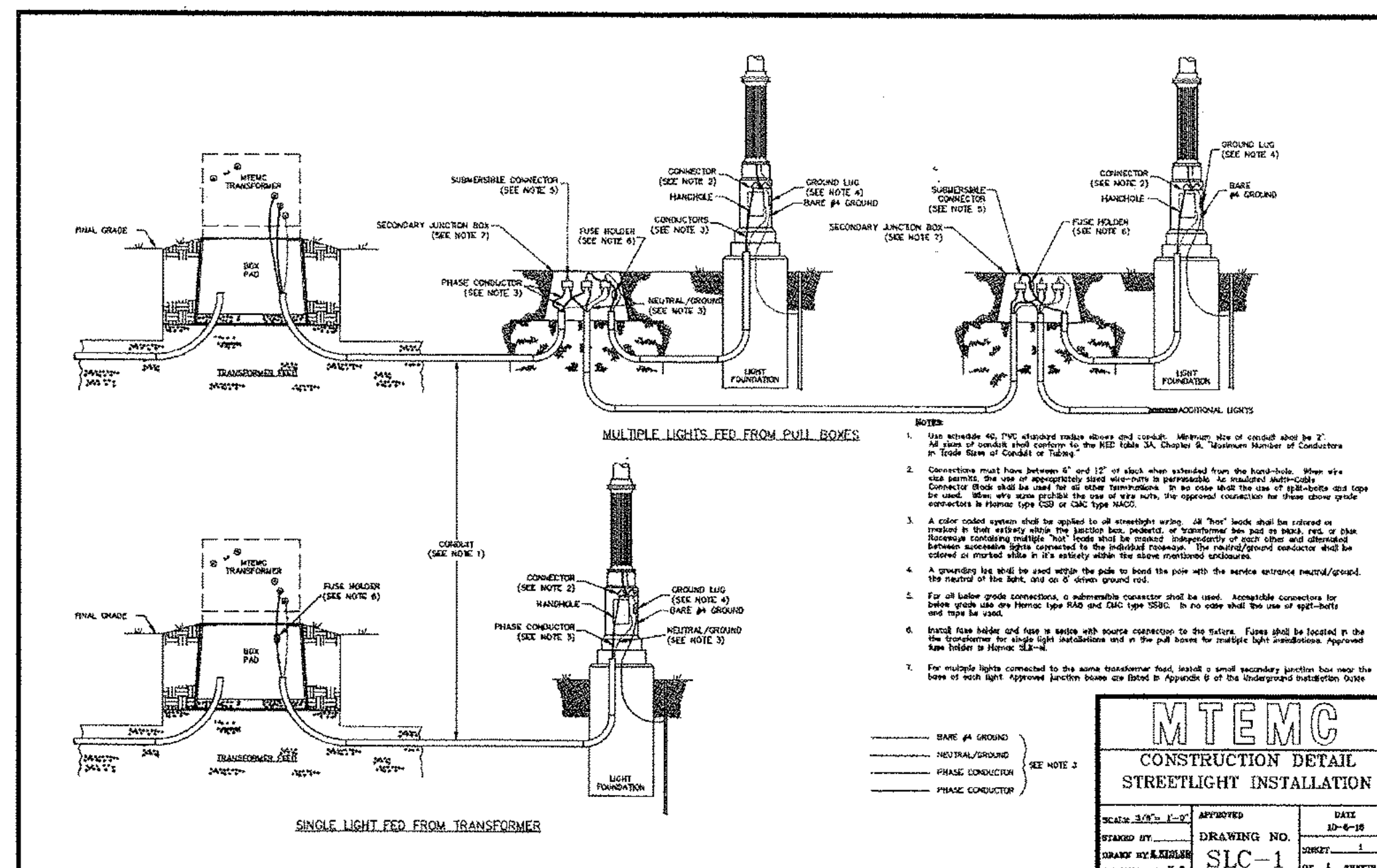
2B



NOTE: MTEMC APPROVED UNDERGROUND
BOXES (AS OF 11-13-2014)

SECONDARY JUNCTION BOX (SMALL) STREET LIGHT
INSTALLATION ONLY:
HUBBELL QUAZITE PG1324Z594MT
HIGHLINE PHA132418SE732
OLDCASTLE 13246038

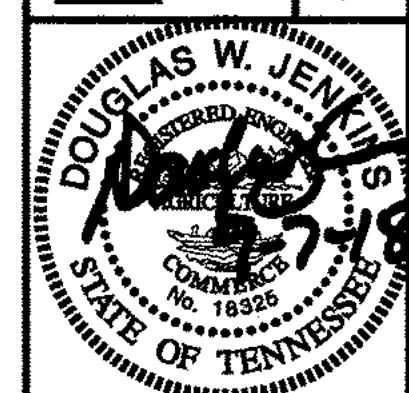
ALL WORK AND EQUIPMENT SHALL MEET THE SPECIFICATIONS OF MTEMC AND SHALL BE APPROVED BY MTEMC.



SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC INC

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



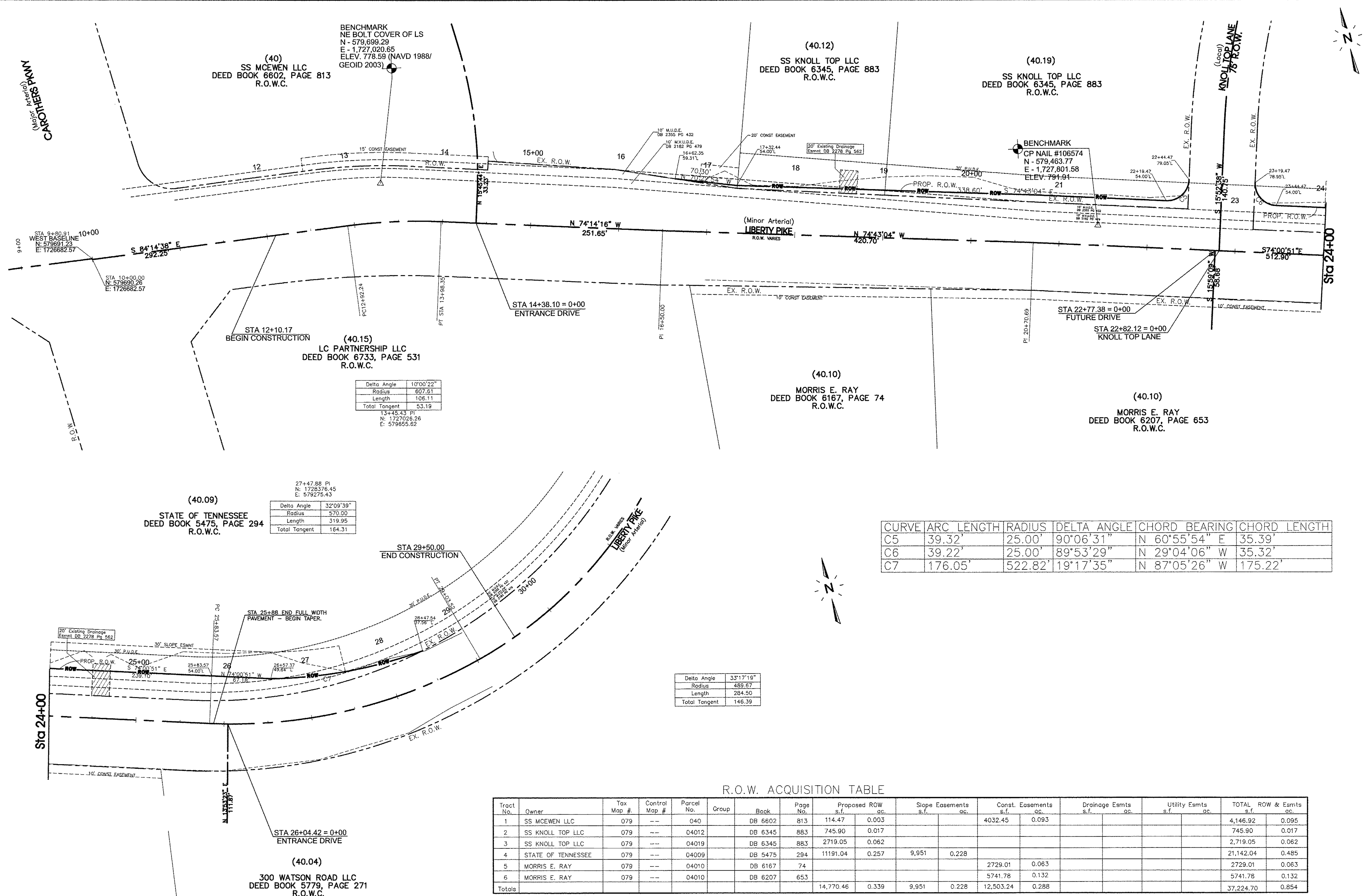
LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

Details

REVISED: 09-07-18 City Comments

DRAWN: MLG
DATE: 2-2-16
CHECKED:
DWJ
FILE NAME:
14432project
SCALE:
1"=50'
JOB NO.
14432
SHEET:

2D



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	39.32'	25.00'	90°06'31"	N 60°55'54" E	35.39'
C6	39.22'	25.00'	89°53'29"	N 29°04'06" W	35.32'
C7	176.05'	522.82'	19°17'35"	N 87°05'26" W	175.22'

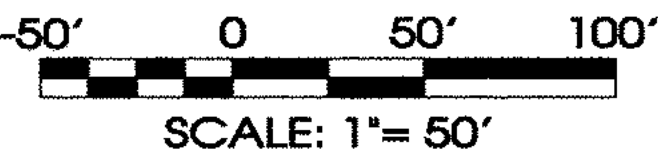
Delta Angle	33°17'19"
Radius	489.67
Length	284.50
Total Tangent	146.39

R.O.W. ACQUISITION TABLE

Tract No.	Owner	Tax Map #	Control Map #	Parcel No.	Group	Book	Page No.	Proposed ROW s.f.		Slope Easements s.f.		Const. Easements s.f.		Drainage Esmts s.f.		Utility Esmts s.f.		TOTAL ROW & Esmts s.f.	
1	SS MCEWEN LLC	079	---	040		DB 6602	813	114.47	0.003			4032.45	0.093					4,146.92	0.095
2	SS KNOLL TOP LLC	079	---	04012		DB 6345	883	745.90	0.017									745.90	0.017
3	SS KNOLL TOP LLC	079	---	04019		DB 6345	883	2719.05	0.062									2,719.05	0.062
4	STATE OF TENNESSEE	079	---	04009		DB 5475	294	11191.04	0.257	9,951	0.228							21,142.04	0.485
5	MORRIS E. RAY	079	---	04010		DB 6167	74					2729.01	0.063					2729.01	0.063
6	MORRIS E. RAY	079	---	04010		DB 6207	653					5741.78	0.132					5741.78	0.132
Totals								14,770.46	0.339	9,951	0.228	12,503.24	0.288					37,224.70	0.854



Know what's below.
Call before you dig.



SITE ENGINEERING CONSULTANTS

ENGINEERING - SURVEYING - LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD

MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901

E-MAIL: DANKINS@SEC-INC.COM

FAX: (615) 895-2587

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

SEC, Inc.

811

DOUGLAS W. JENKINS

REGISTERED PROFESSIONAL ENGINEER

NO. 18926

STATE OF TENNESSEE

LIBERTY PIKE WIDENING

COF Project No. 6787

Franklin, Tennessee

REVISIONS:

09-07-18 City Comments

DRAWN: DWJ

DATE: 2-2-16

CHECKED: DWJ

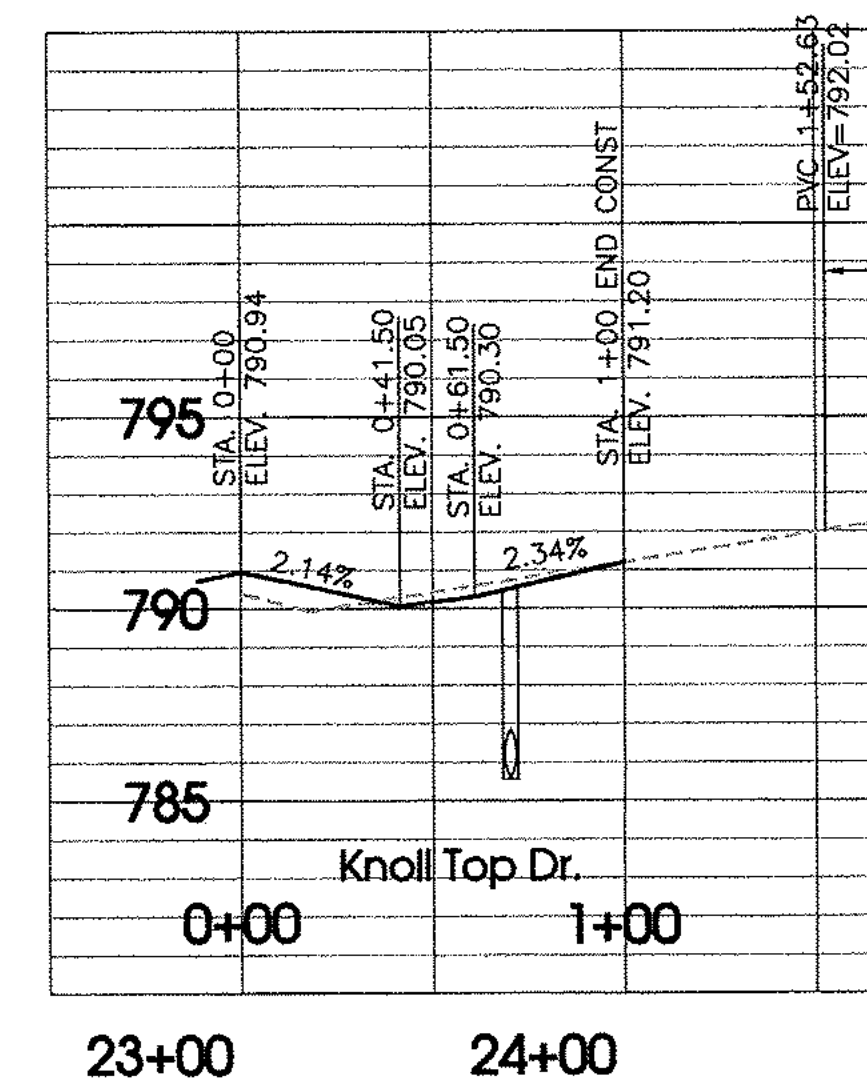
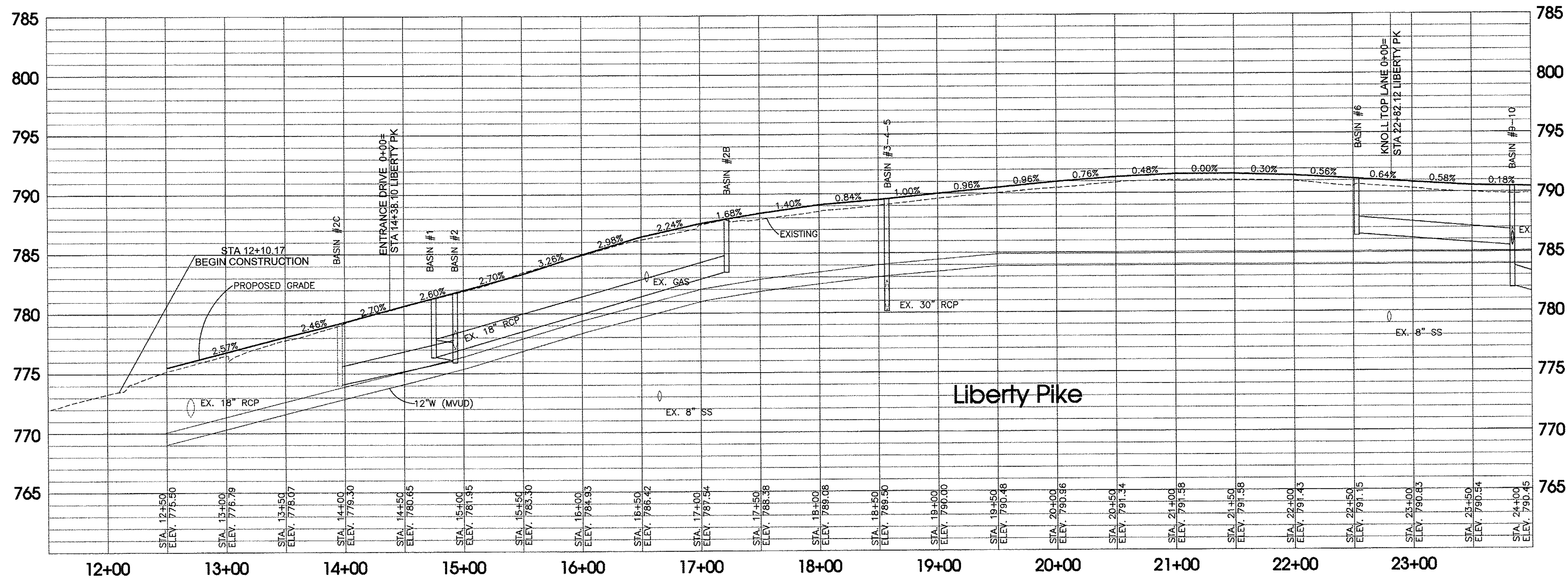
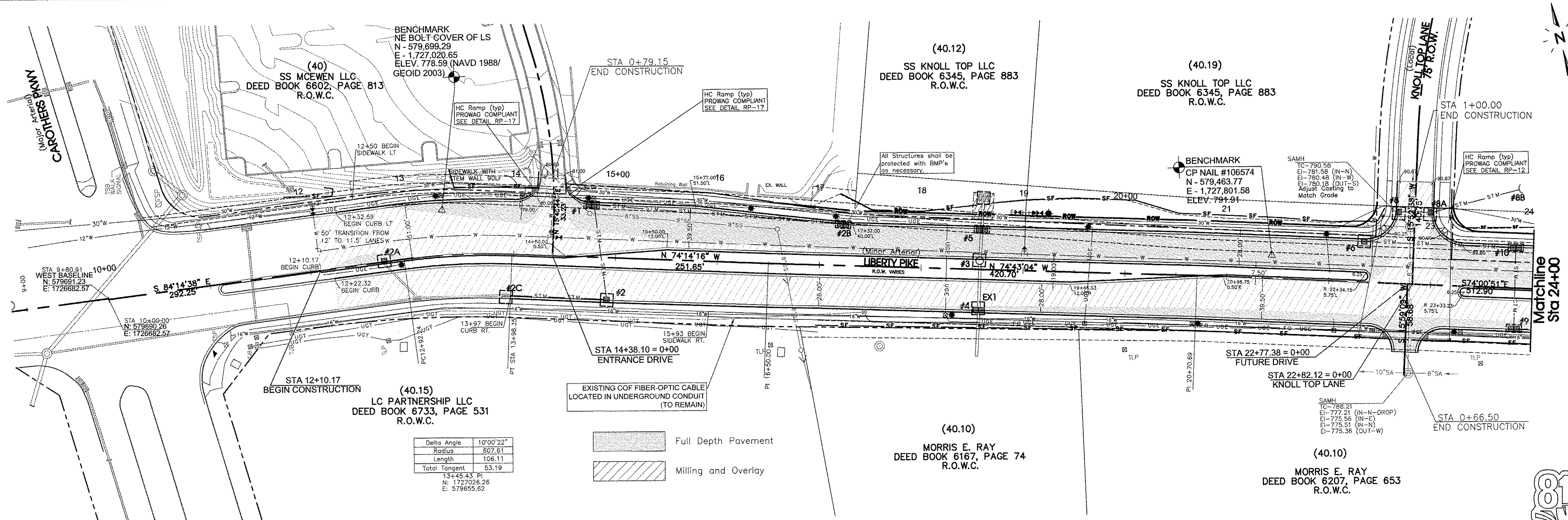
FILE NAME: 14432(Liberty)project

SCALE: 1"=50'

JOB NO. 14432

SHEET: 3

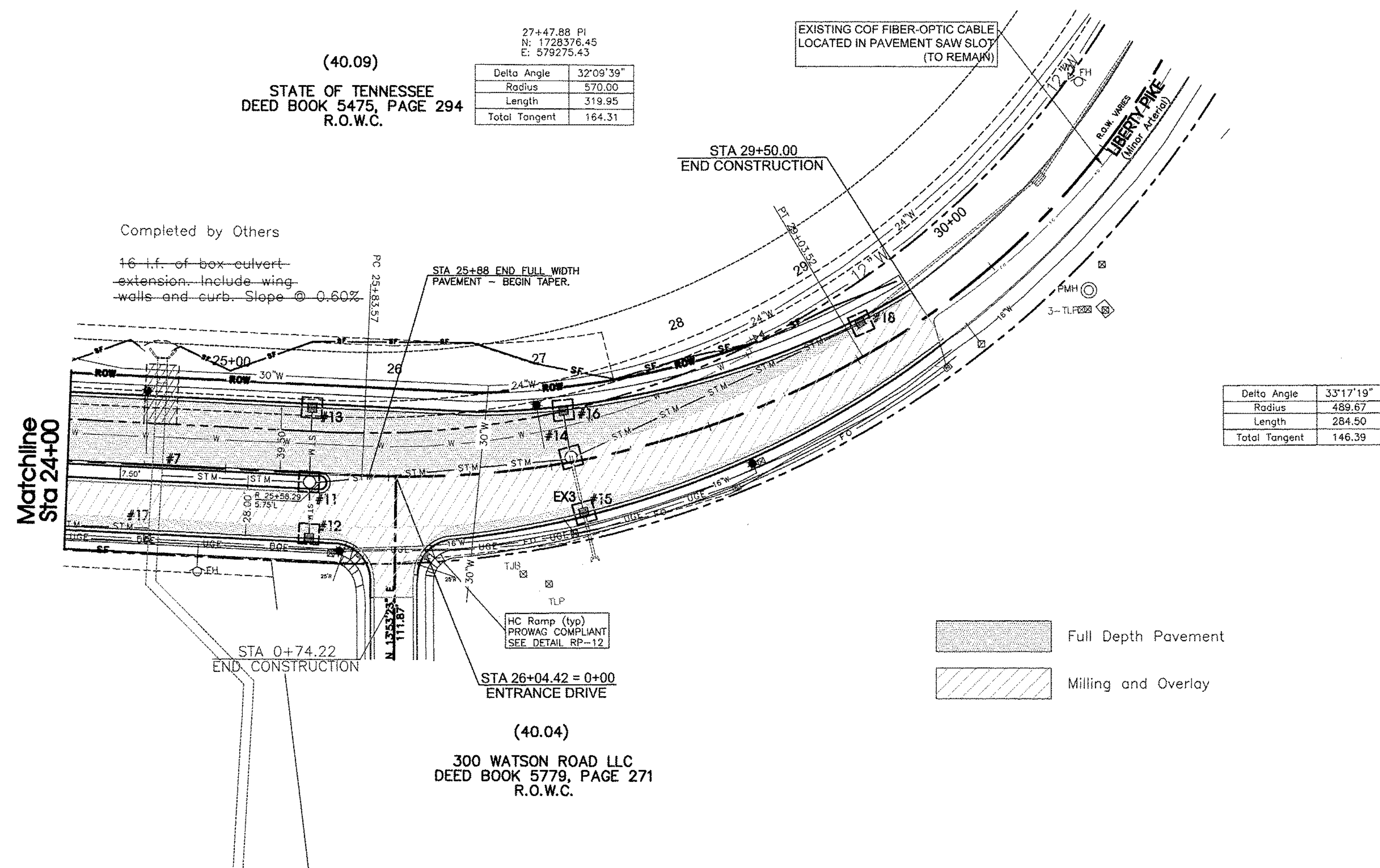
Right of Way Plan



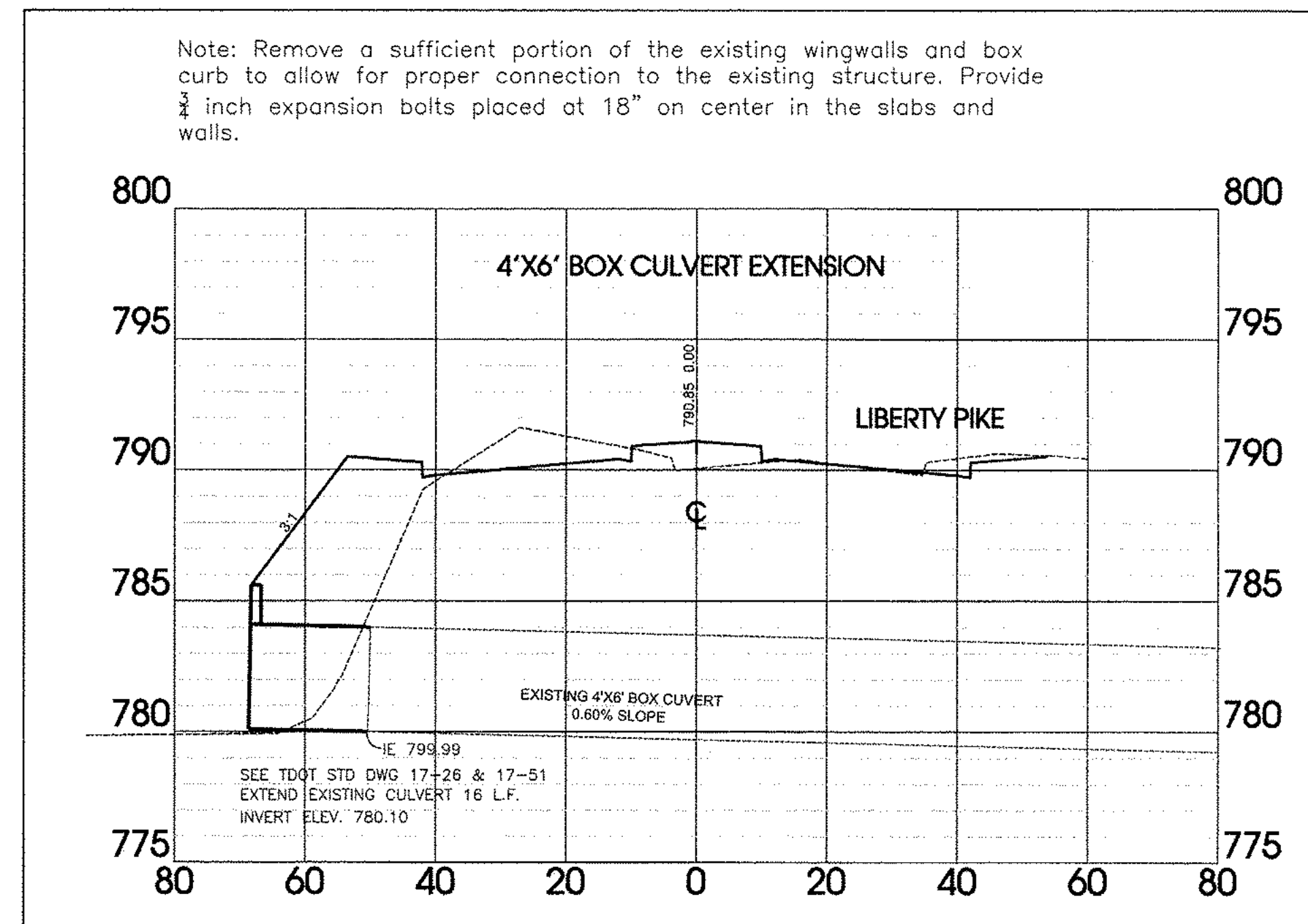
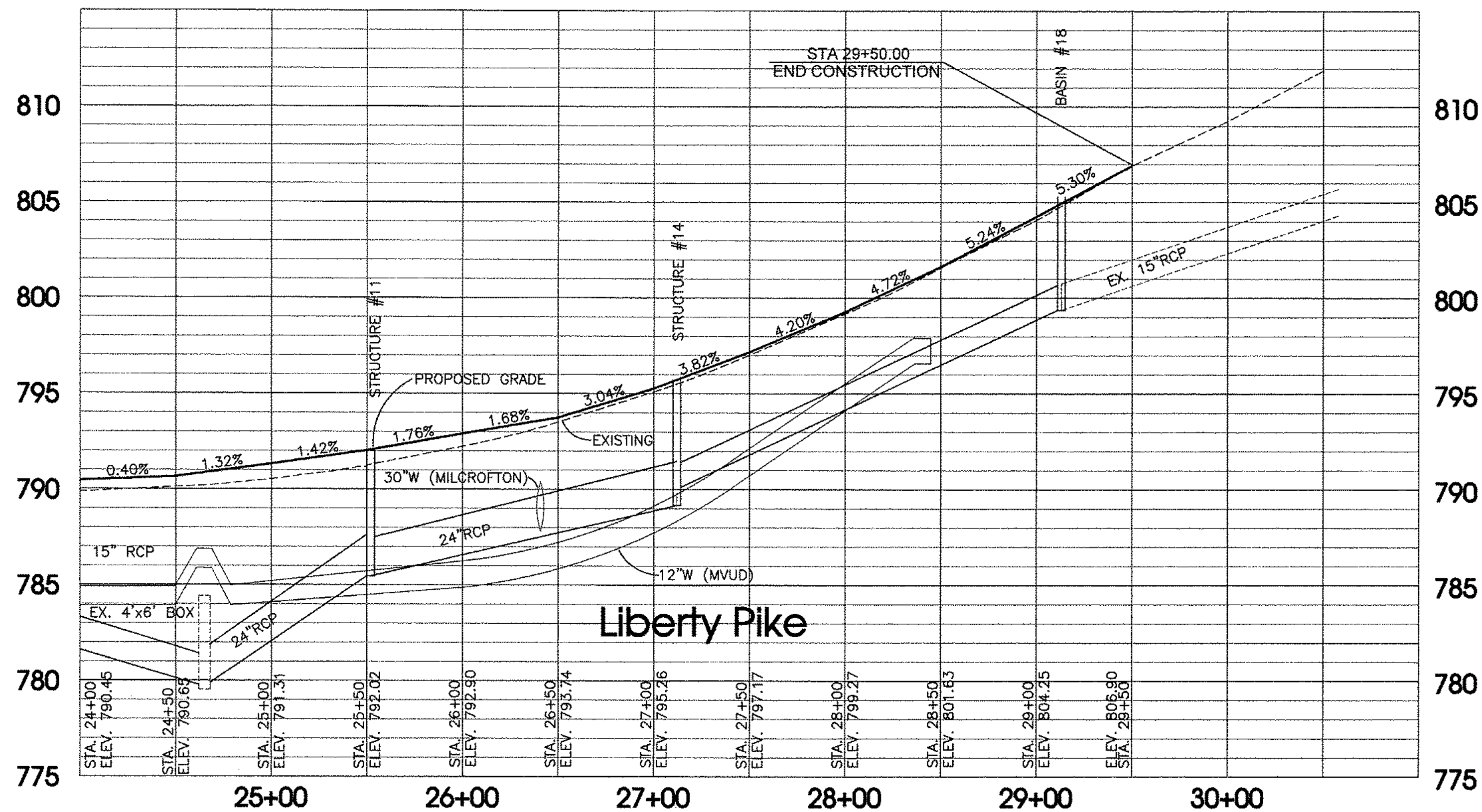
Know what's **below**.
Call before you dig.

LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

REVISED: _____ 09-07-18 City Comments	
DRAWN: MLC	
DATE: 2-2-16	
CHECKED: _____ DWJ	
FILE NAME: 15316project	
SCALE: 1" = 50'	
JOB NO. 15316	
SHEET: _____	



The Box Culvert Extension has been previously completed by others.



Know what's below.
Call before you dig.



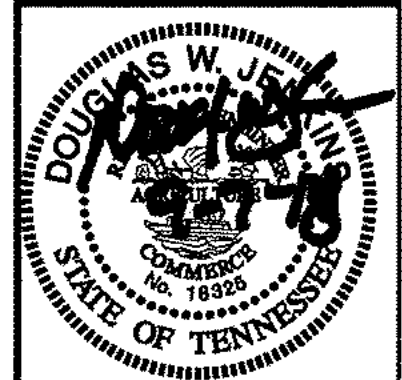
SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 892-2567
FAX: (615) 892-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the design is in accordance with the design criteria and objectives. The engineer assumes no administrative liability for the design or construction of the project. The engineer's responsibility is limited to the design and construction of the project as shown on these drawings.



LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

REVISED:	09-07-18 City Comments
DRAWN:	MLG
DATE:	2-2-16
CHECKED:	DWJ
FILE NAME:	15316project
SCALE:	1"=50'
JOB NO.	15316
SHEET:	6

Liberty Pike Improvements



N 57°77'1.00" E 1726280.27
 (Minor Arterial)
 LIBERTY PIKE
 5+00.00
 5+40.02
 5+78.32
 6+00.00
 6+50.01
 6+99.98
 7+00.00
 7+49.97
 7+50.70
 END WIDENING STA 7+50.70
 MATCH EXISTING
 S 84°07'00" E 316.53
 9+100
 S 84°14'38" E 292.25
 CAROTHERS PIKE
 VSP
 ASPHALT WALK
 FULL DEPTH PAVEMENT
 MILL AND PAVE FULL WIDTH OF PAVEMENT
 (40.17)
 EDWARD CURD LLC
 DEED BOOK 6108, PAGE 568
 R.O.W.C.
 PI STA 5+78.32
 N: 1726280.27
 E: 579732.68

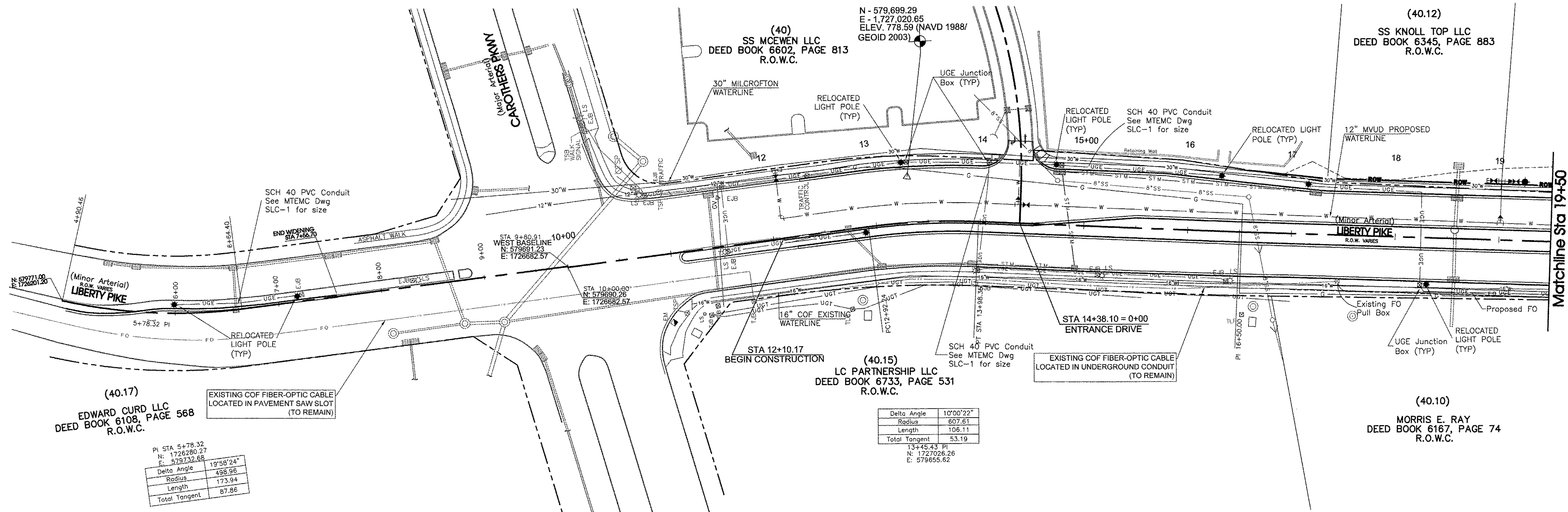
Delta Angle	19°58'24"
Radius	498.96
Length	173.94
Total Tangent	87.86

Legend:			
EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
EXIST. SIGN POST		HEADWALL	
EXIST. SEWER CLEANOUT		WINGED HEADWALL	
EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
EXIST. CATCH BASIN (STORM SEWER)	63.25 x	PROPOSED SPOT ELEVATION	
EXIST. WATER/GAS VALVE	(63.25) x	EXIST. SPOT ELEVATION	
EXIST. TELEPHONE RISER		POST INDICATOR VALVE	
EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
CURB INLET		WATER METER	
AREA DRAIN		WHEEL STOP	
CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION	
FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION	
FIRE HYDRANT		CONCRETE SIDEWALK	
GAS METER		EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	

EXISTING PHONE	_____ UGT _____
EXISTING ELECTRIC	_____ OH _____
PROPERTY LINE	_____
EASEMENTS	_____
RIGHT OF WAY	_____ ROW _____
EROSION CONTROL SILT FENCE	_____ SF _____ SF _____
EXISTING TREELINE	_____
EXISTING FENCELINE	_____ X _____ X _____
MINIMUM BUILDING SETBACK LINE	_____ MSBL _____
PHASE BOUNDARY	=====
EXISTING GAS LINE	_____ GAS _____ GAS _____
PROPOSED GAS LINE	_____ GAS _____ GAS _____
EXISTING STORM	_____
PROPOSED STORM	=====
EXISTING CONTOUR LINES	_____ 601 _____
PROPOSED CONTOUR LINES	_____
EXISTING SANITARY SEWER	_____ SS _____ SS _____
PROPOSED SANITARY SEWER	_____ SS _____ SS _____
EXISTING WATER	_____ W _____ W _____
PROPOSED WATER	_____ W _____ W _____
EROSION EEL	_____ E _____ E _____ E _____

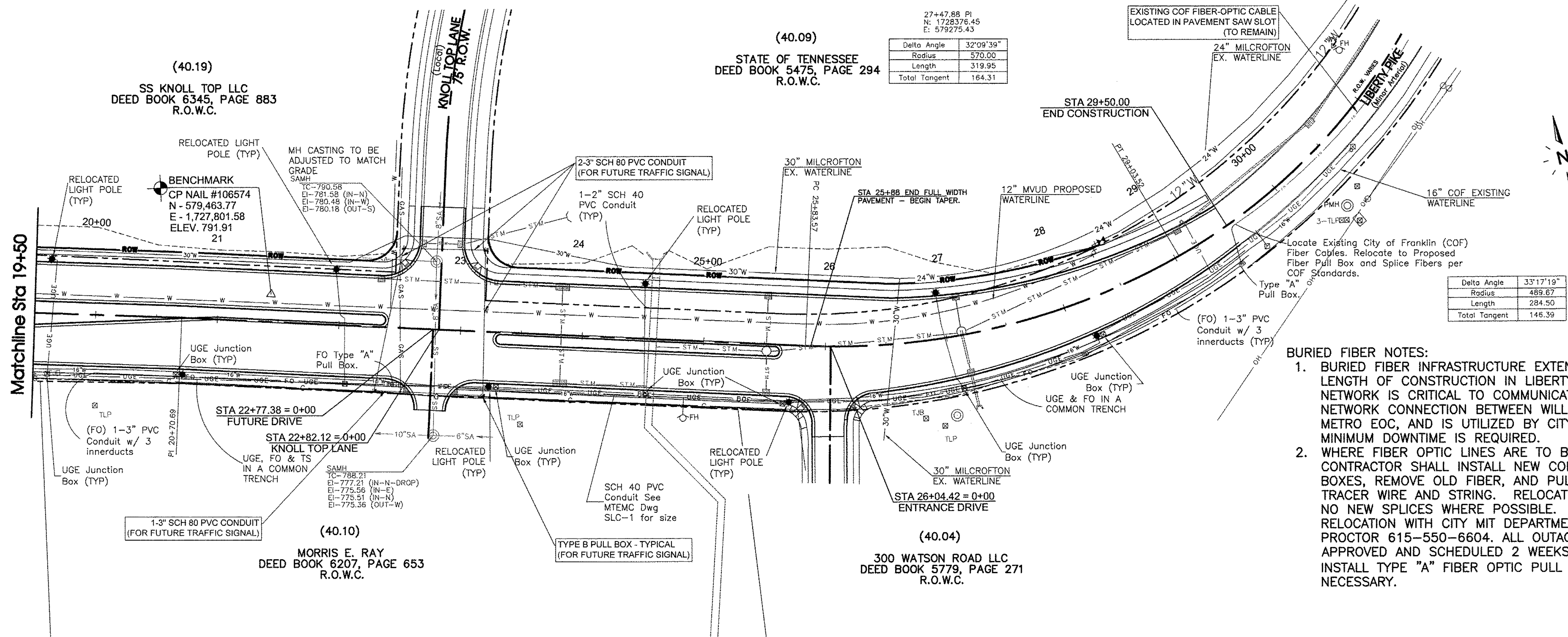
**Know what's below.
Call before you dig.**

REVISION: 109-07-18 City Comments DATE: 2-2-16 CHECKED: DWJ FILE NAME: 14432project SCALE: 1"=50' JOB NO. 14432 SHEET: 7	West Approach
---	-----------------------------



PI STA 5+78.32	
N: 1726280.27	
E: 579732.68	
Delta Angle	19°58'24"
Radius	498.96
Length	173.94
Total Tangent	87.86

Delta Angle	10°00'22"
Radius	607.61
Length	106.11
Total Tangent	53.19
13+45.43 PI	
N: 1727026.26	
E: 579655.62	



Delta Angle	33°17'19"
Radius	489.67
Length	284.50
Total Tangent	146.39

- BURIED FIBER NOTES:**
1. BURIED FIBER INFRASTRUCTURE EXTENDS ALONG THE LENGTH OF CONSTRUCTION IN LIBERTY PIKE. THE FIBER NETWORK IS CRITICAL TO COMMUNICATIONS SYSTEMS RADIO NETWORK CONNECTION BETWEEN WILLIAMSON EOC AND METRO EOC, AND IS UTILIZED BY CITY INFRASTRUCTURE. MINIMUM DOWNTIME IS REQUIRED.
 2. WHERE FIBER OPTIC LINES ARE TO BE RELOCATED, CONTRACTOR SHALL INSTALL NEW CONDUIT AND PULL BOXES, REMOVE OLD FIBER, AND PULL IN NEW 60F FIBER, TRACER WIRE AND STRING. RELOCATED FIBER IS TO HAVE NO NEW SPLICES WHERE POSSIBLE. COORDINATE RELOCATION WITH CITY MIT DEPARTMENT, CONTACT MIKE PROCTOR 615-550-6604. ALL OUTAGES SHALL BE APPROVED AND SCHEDULED 2 WEEKS IN ADVANCE. INSTALL TYPE "A" FIBER OPTIC PULL BOXES AS NECESSARY.



NOTE: SEE MVUD WATERLINE RELOCATION PLAN FOR DETAILS AND PROPOSED LOCATION. WATERLINE DESIGN BY OTHERS.

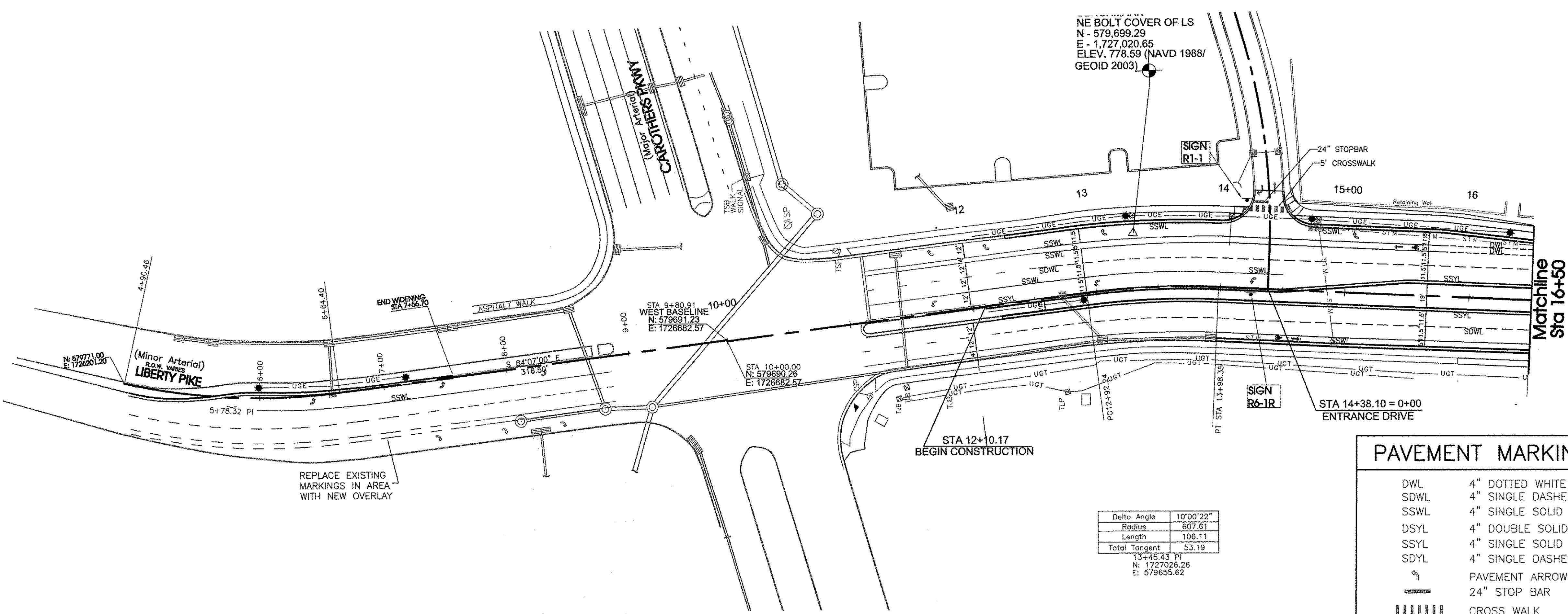


SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 840-7901
FAX: (615) 895-9567
E-MAIL: DJENKINS@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

UTILITY PLAN

REVISIONS:
09-07-18 City Comments
DRAWN: DWJ
DATE: 2-2-16
CHECKED:
DWJ
FILE NAME:
14432(Liberty)project
SCALE:
1"=50'
JOB NO.
14432
SHEET:
8

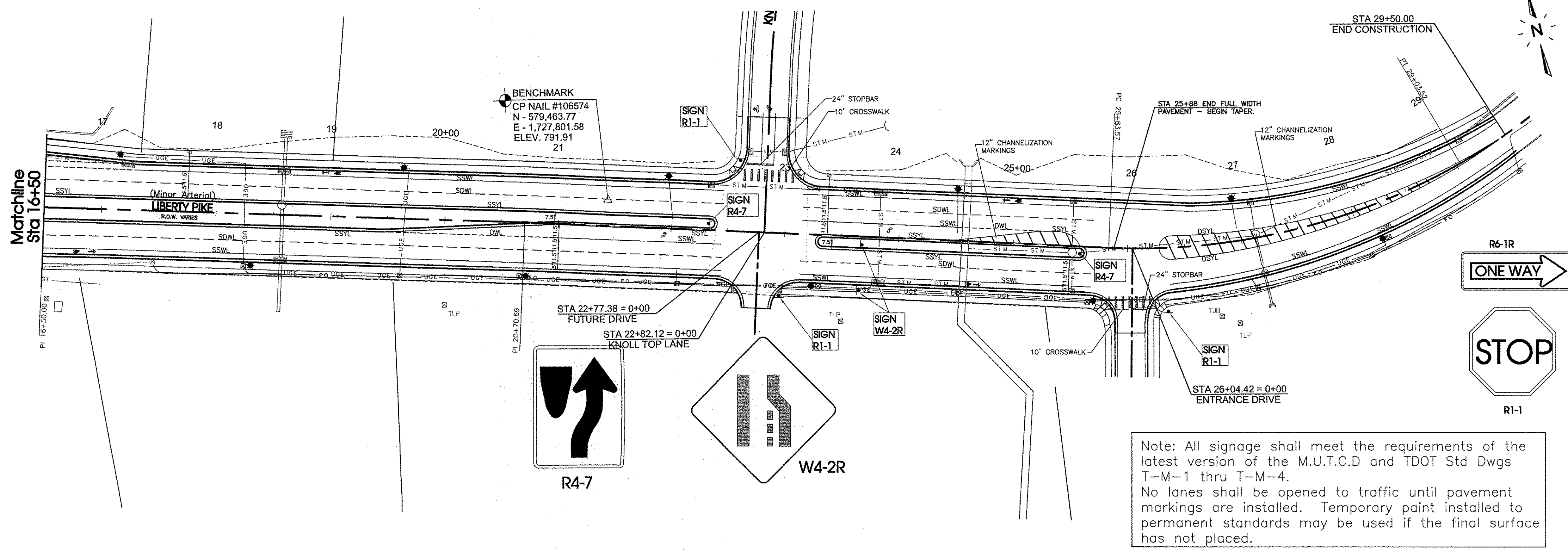


Delta Angle	10°00'22"
Radius	807.61
Length	106.11
Total Tangent	53.19
13+45.43 PI	
N: 1727026.26	
E: 579655.62	

PAVEMENT MARKING LEGEND	
DWL	4" DOTTED WHITE LINE
SDWL	4" SINGLE DASHED WHITE LINE
SSWL	4" SINGLE SOLID WHITE LINE
DSYL	4" DOUBLE SOLID YELLOW LINE
SSYL	4" SINGLE SOLID YELLOW LINE
SDYL	4" SINGLE DASHED YELLOW LINE
	PAVEMENT ARROW
	24" STOP BAR
	CROSS WALK
	BIKE LANE MARKINGS

Lane markings shall comply with TDOT standard markings as shown in TDOT drawings T-M-1 through T-M-14.

Final markings shall be thermoplastic and shall be inlaid with the pavement at the appropriate time during construction.



Note: All signage shall meet the requirements of the latest version of the M.U.T.C.D and TDOT Std Dwg T-M-1 thru T-M-4.

No lanes shall be opened to traffic until pavement markings are installed. Temporary paint installed to permanent standards may be used if the final surface has not placed.

Legend:

EXIST. CONCRETE MONUMENT	INLET PROTECTION
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	HC SIGN
EXIST. SIGN POST	HEADWALL
EXIST. SEWER CLEANOUT	WINGED HEADWALL
EXIST. MANHOLE (SEWER & PHONE)	MANHOLE
EXIST. CATCH BASIN (STORM SEWER)	PROPOSED SPOT ELEVATION
EXIST. WATER/GAS VALVE	EXIST. SPOT ELEVATION
EXIST. TELEPHONE RISER	POST INDICATOR VALVE
EXIST. GAS RISER	REDUCER
ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION
EXIST. WATER METER	REVISION NUMBER
EXIST. UTILITY POLE	RIP RAP
EXIST. FIRE HYDRANT	RUNOFF FLOW ARROW
BENCHMARK	SEWER/STORM FLOW DIRECTION
BLOW OFF VALVE	TRAFFIC ARROW
CONCRETE BOLLARD	TURN LANE ARROWS
CATCH BASIN	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION
CURB INLET	WATER METER
AREA DRAIN	WHEEL STOP
CONCRETE THRUST BLOCK	GREASE TRAP
DOUBLE DETECTOR CHECK VALVE	#1 DRAINAGE STRUCTURE DESIGNATION
FIRE DEPT. CONNECTION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	EXTRUDED CURB
GATE VALVE & BOX	CURB & GUTTER
EXTERIOR CLEANOUT	CONCRETE SWALE

EXISTING PHONE	UGT
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	
PROPOSED STORM	
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W
EROSION EEL	E E E E

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37109
PHONE: (615) 890-7901 E-MAIL: DICKINSON@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

DOUGLAS W. JENKINS
REGISTERED PROFESSIONAL ENGINEER
NO. 18925
STATE OF TENNESSEE

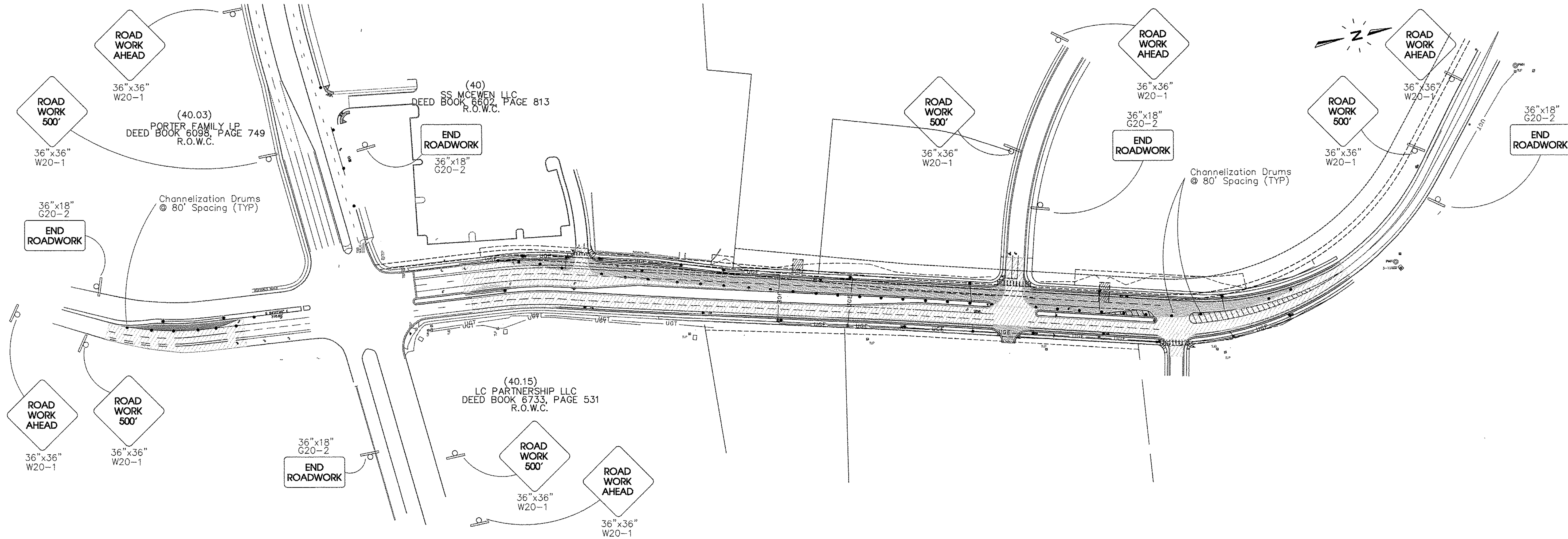
LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

REVISED: 09-07-18 City Comments
DRAWN: MLG
DATE: 2-2-16
CHECKED:
DWU
FILE NAME: 15316project
SCALE: 1"=50'
JOB NO. 15316
SHEET: 9

Pavement Markings and Signs

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

Scale: 1" = 50'

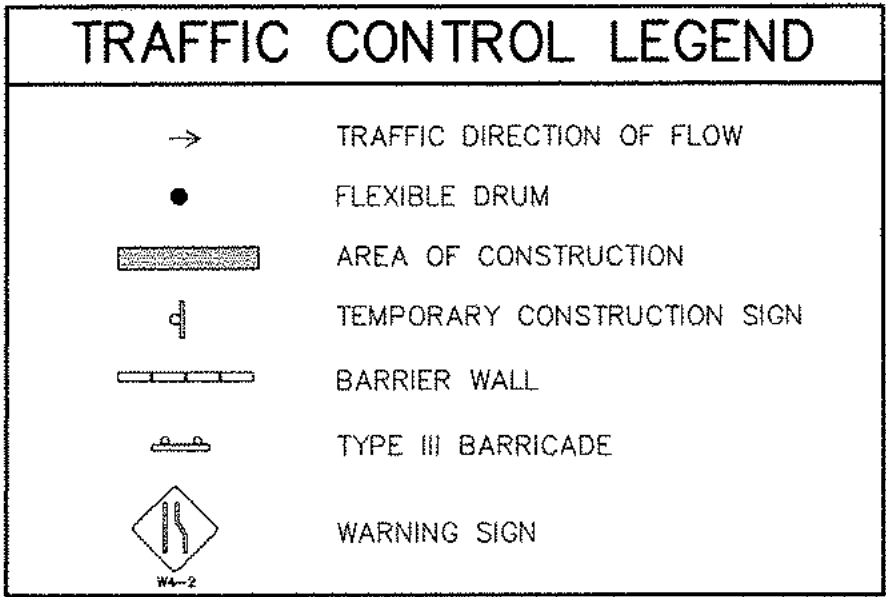


TRAFFIC CONTROL NOTES

- (1) ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERRECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.
- (2) IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE ENGINEER. COSTS OF REMOVAL, COVERING, AND REINSTALLING SIGNS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT ALL COSTS SHALL BE INCLUDED IN THE ORIGINAL UNIT PRICE BID FOR ITEM NO 712-06, SIGNS (CONSTRUCTION) PER SQUARE FOOT.
- (3) A LONG TERM BUT SPORADIC USE WARNING SIGN, SUCH AS A FLAGGER SIGN, MAY REMAIN IN PLACE WHEN NOT REQUIRED PROVIDED THE SIGN FACE IS FULLY COVERED.
- (4) USE OF BARRICADES, PORTABLE BARRIER RAILS, VERTICAL PANELS, AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS 30-FOOT SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
- (5) THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC. UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS 30-FOOT SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
- (6) ALL DETOUR AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- (7) TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERRECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.
- (8) THIS SET OF PLANS IS NOT INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TOWARD MOTORISTS OR PROPERTY OWNERS WITHIN THE CONSTRUCTION LIMITS.
- (9) THE CONSTRUCTION SIGNING IS TO SERVE AS A GUIDE ONLY. OTHER SIGNS MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION. ALL REGULATORY AND WARNING SIGNS WHICH ARE NO LONGER APPROPRIATE BECAUSE OF THE CONSTRUCTION SHALL BE COVERED OR REMOVED.
- (10) THE APPROPRIATE TRAFFIC CONTROL SHALL BE INSTALLED AT THE INCEPTION OF EACH STAGE OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE ONLY AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER.
- (11) ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL MEET THE STANDARD PRESCRIBED IN THE STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 712 -- TEMPORARY TRAFFIC CONTROL.
- (12) BARRICADE WARNING LIGHTS SHALL BE ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD FOR FLASHING AND STEADY BURN BARRICADE WARNING LIGHTS 1978.
- (13) AT ALL TIMES THE ROADWAY MUST BE MAINTAINED IN A CONDITION TO ALLOW THE PASSAGE OF EMERGENCY VEHICLES AND THEIR ACCESS TO RESIDENCES THROUGHOUT THE CONSTRUCTION ZONE.
- (14) THE TRAFFIC CONTROL PLAN AS SHOWN SHALL BE CONSIDERED AS A MINIMUM. OTHER DEVICES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER. EXTRA PAYMENT WILL BE MADE UNDER THE APPROPRIATE ITEM.
- (15) ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
- (16) TYPE III BARRICADES OR DRUMS WITH ATTACHED TYPE C WARNING LIGHTS BE PROVIDED AS NECESSARY TO PROVIDE SAFE MOVEMENT OR TRAFFIC THROUGH CONSTRUCTION ZONE AT 40' C TO C. PARTICULAR ATTENTION SHALL BE PAID AT PAVEMENT EDGES WHERE CURB & GUTTER OR SHOULDERS ARE REMOVED OR TO BE REPLACED.
- (23) ANY LANE CLOSURES SHALL BE SIGNED IN ACCORDANCE WITH SECTION VI OF MUTCD.
- (24) THE CONTRACTOR IS DIRECTLY RESPONSIBLE FOR THE PROVISION OF ANY AND ALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH MUTCD AND SECTION 712 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- (25) ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PORTION OF THE PROJECT. DURING CONSTRUCTION, CONTRACTOR SHALL FOLLOW T.D.O.T.'S "GUIDELINES FOR HANDLING DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS".
- (26) PRIOR TO CLOSING ANY ROAD TO THROUGH TRAFFIC, THE CONTRACTOR WILL BE REQUIRED TO NOTIFY ALL AFFECTED LOCAL AGENCIES CONCERNING THE ROAD CLOSURE. THE AGENCIES TO BE CONTACTED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: FIRE DEPT., SHERIFFS DEPT., POST OFFICE, BOARD OF EDUCATION, ETC.
- (27) SIGNAGE SHALL COMPLY WITH M.U.T.C.D. AND WITH T.D.O.T. STD. DWGS. T-M-1 THROUGH T-M-4.
- (28) TRAFFIC AND STREET NAME SIGNS SHALL BE RELOCATED AND RESET AS AN INTEGRAL PART OF THE WORK.
- (29) TRENCHES IN STREETS TEMPORARILY REOPENED TO TRAFFIC SHALL BE MAINTAINED AND SURFACED WITH COLD MIX OR BINDER UNTIL FINAL CONSTRUCTION.
- (30) THE CONTRACTOR MAY DEVELOP AN ALTERNATE TRAFFIC CONTROL PLAN IF APPROVED BY THE CITY TRAFFIC DEPT AND CITY ENGINEER.
- (31) ACCESS TO PROPERTY WITHIN CONSTRUCTION LIMITS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- (32) CONTRACTOR SHALL FURNISH FLAGGER(S) AS NECESSARY. COST IS TO BE INCLUDED IN ITEM FOR TRAFFIC CONTROL.
- (33) THESE PLANS ARE NOT INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TOWARD MOTORISTS OR PROPERTY OWNERS WITHIN CONSTRUCTION LIMITS OR TOWARD INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH CURRENT M.U.T.C.D. REQUIREMENTS.

ROAD AND LANE CLOSURE SHALL BE LIMITED TO THE HOURS OF 9AM TO 3PM UNLESS SPECIAL APPROVAL IS RECEIVED FROM THE ENGINEERING DEPARTMENT. EACH SUCH CLOSURE SHALL BE CALLED IN TO THE ENGINEERING DEPARTMENT TRAFFIC OPERATIONS CENTER 615-791-3218 WITH 72 HOURS PRIOR NOTICE.

CONSTRUCTION SIGNS				
ITEM	DESCRIPTION	SIZE	# REQ'D	SF
G20-2	END ROAD WORK	36" x 18"	5	22.5
W20-1	ROAD CONSTRUCTION AHEAD	36" x 36"	10	90
	TOTAL			112.5

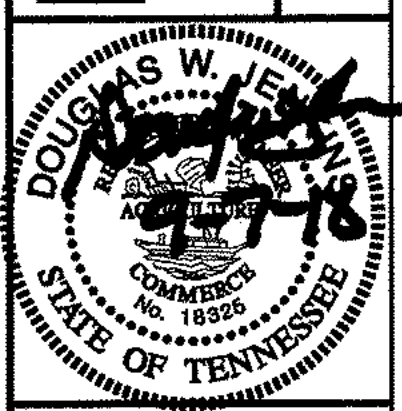


Know what's below.
Call before you dig.



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

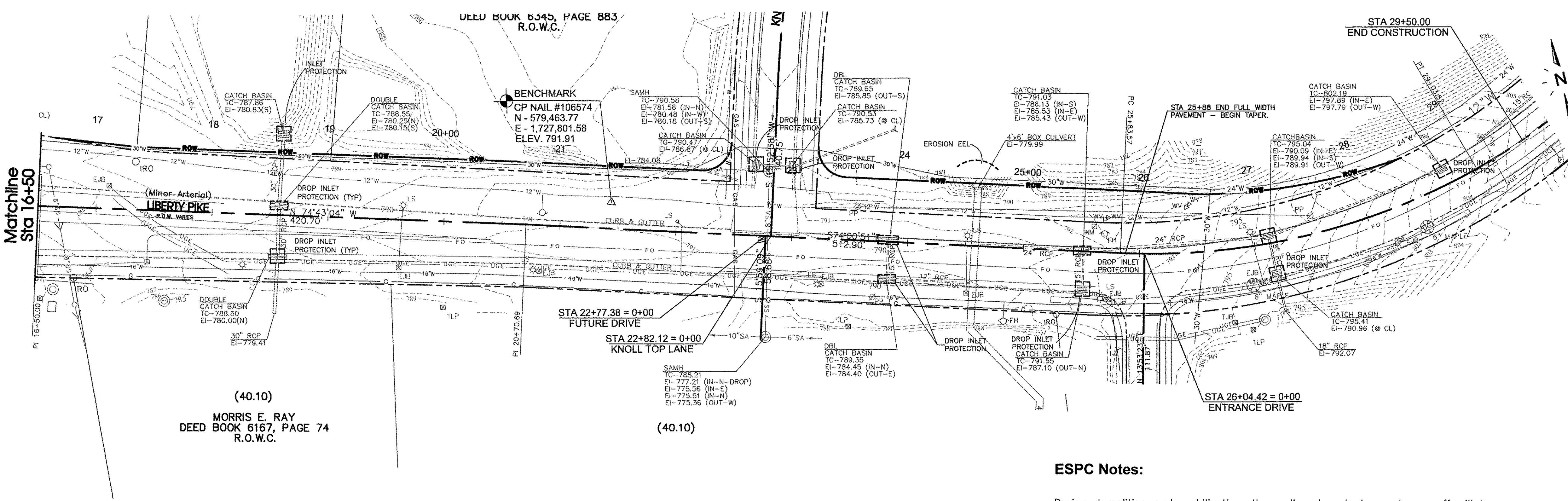
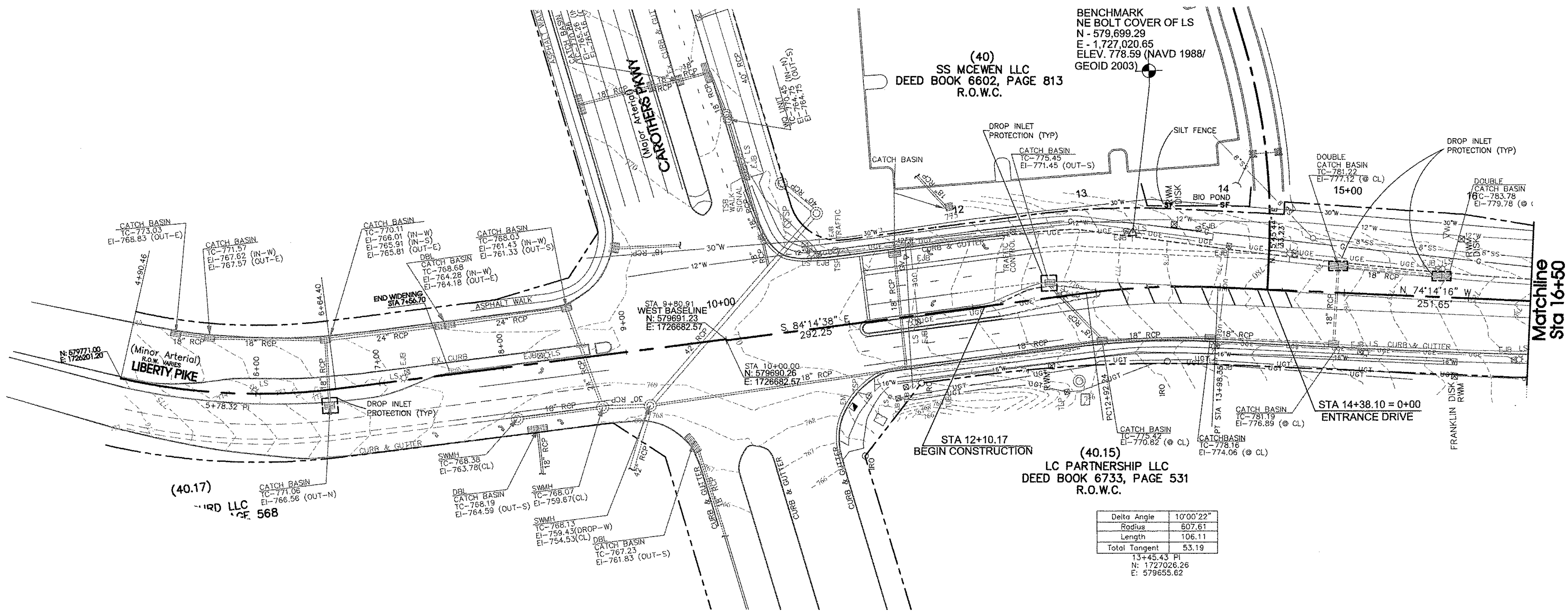


LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

REVISIONS:

DATE:	2-2-16
CHECKED:	DWJ
FILE NAME:	15316project
SCALE:	1"=100'
JOB NO.	15316
SHEET:	10

Traffic Control Plan



ESPC Notes:

During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence will be installed on the downslope sides of the site. The existing storm inlets will be protected with drop bag type inlet protection. Erosion EELS are to be placed at the entrance to the existing box culvert to prevent sediment from entering the culvert. A washout area will be provided for the concrete trucks as required.

It is the contract's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair replacement, re-grading, re-seeding, re-mulching and re-netting must be performed immediately.

See Sheet 2B for additional notes.

Legend:

EXIST. CONCRETE MONUMENT	INLET PROTECTION FILTER
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	HC SIGN
EXIST. SIGN POST	HEADWALL
EXIST. SEWER CLEANOUT	WINGED HEADWALL
EXIST. MANHOLE (SEWER & PHONE)	MANHOLE
EXIST. CATCH BASIN (STORM SEWER)	PROPOSED SPOT ELEVATION
EXIST. WATER/GAS VALVE	EXIST. SPOT ELEVATION
EXIST. TELEPHONE RISER	POST INDICATOR VALVE
EXIST. GAS RISER	REDUCER
ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION
EXIST. WATER METER	REVISION NUMBER
EXIST. UTILITY POLE	RIP RAP
EXIST. FIRE HYDRANT	RUNOFF FLOW ARROW
BENCHMARK	SEWER/STORM FLOW DIRECTION
BLOW OFF VALVE	TRAFFIC ARROW
CONCRETE BOLLARD	TURN LANE ARROWS
CATCH BASIN	VAN ACCESSIBLE HANDICAP DESIGNATION
CURB INLET	WATER METER
AREA DRAIN	WHEEL STOP
CONCRETE THRUST BLOCK	GREASE TRAP
DOUBLE DETECTOR CHECK VALVE	DRAINAGE STRUCTURE DESIGNATION
FIRE DEPT. CONNECTION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	EXTRUDED CURB
GATE VALVE & BOX	CURB & GUTTER
EXTERIOR CLEANOUT	CONCRETE SWALE

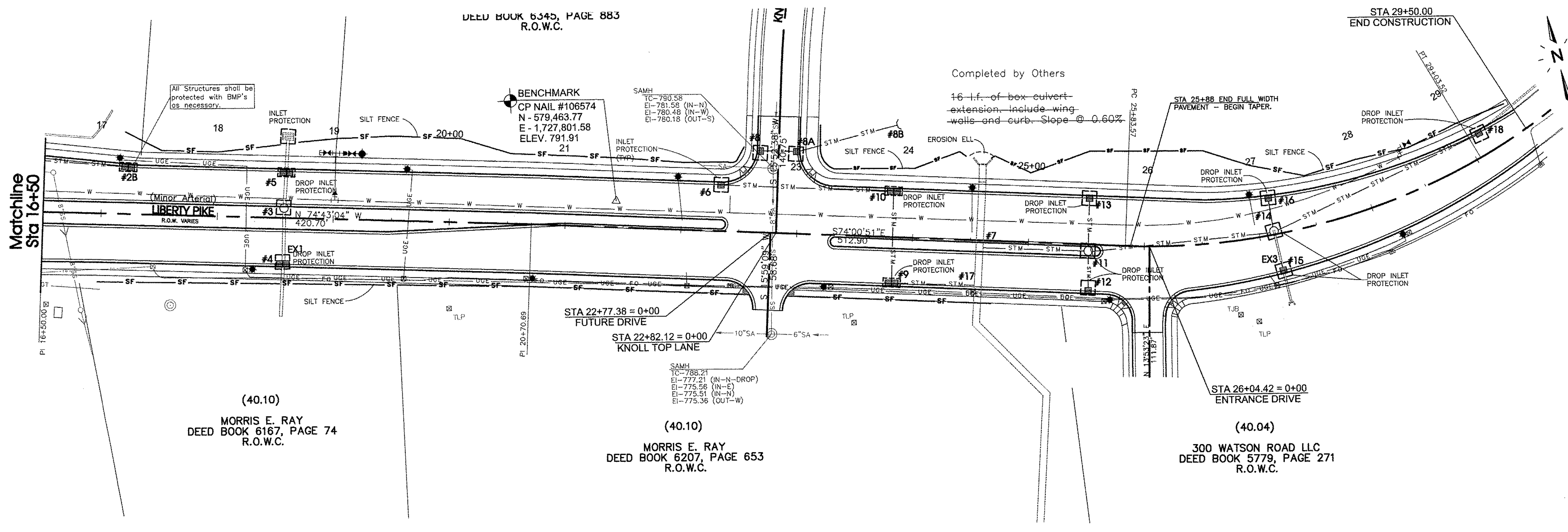
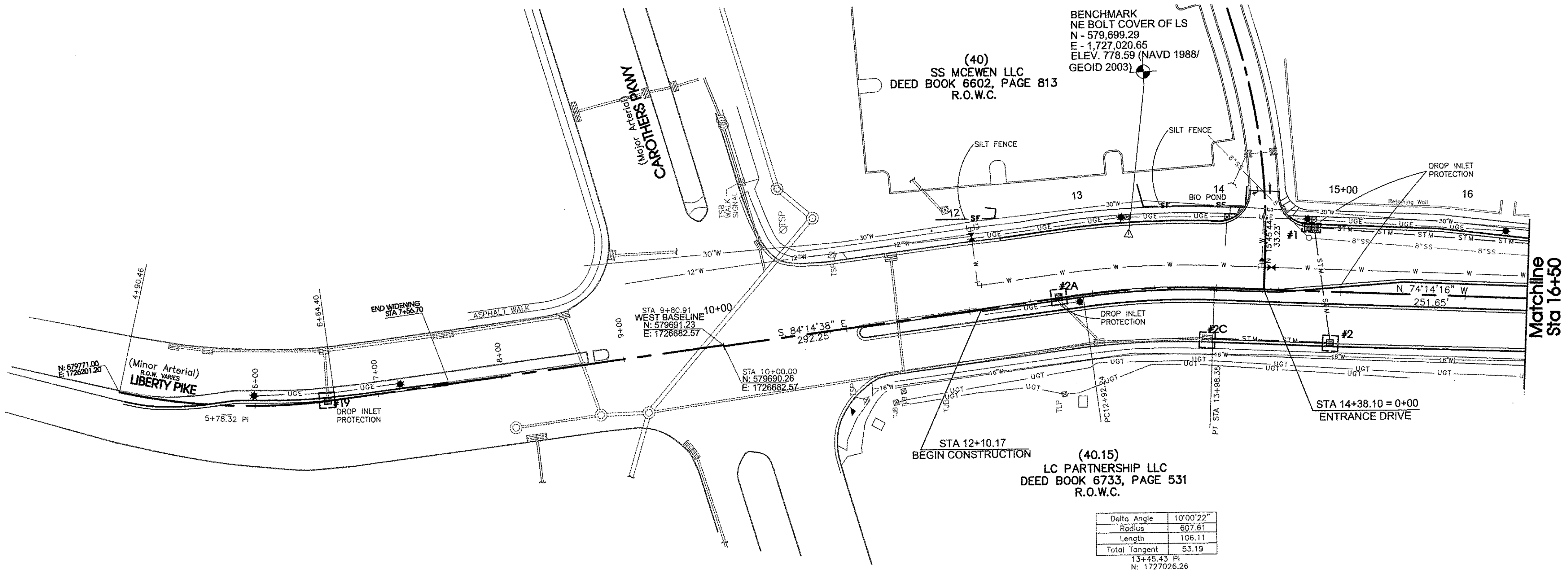
EXISTING PHONE	UGT
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EXISTING TREELINE	
EXISTING FENCELINE	X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	
PROPOSED STORM	
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W
PROPOSED WATER	W
EROSION EEL	E

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37199
PHONE: (615) 890-7901
FAX: (615) 895-2567
E-MAIL: DJENKINS@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

Initial ESPC Plan

REVISIONS:
DRAWN: MLG
DATE: 2-2-16
CHECKED: DWJ
FILE NAME: 15316project
SCALE: 1"=50'
JOB NO. 15316
SHEET: 11



Legend:

EXIST. CONCRETE MONUMENT	INLET PROTECTION FILTER
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	HC SIGN
EXIST. SIGN POST	HEADWALL
EXIST. SEWER CLEANOUT	WINGED HEADWALL
EXIST. MANHOLE (SEWER & PHONE)	MANHOLE
EXIST. CATCH BASIN (STORM SEWER)	PROPOSED SPOT ELEVATION
EXIST. WATER/GAS VALVE	EXIST. SPOT ELEVATION
EXIST. TELEPHONE RISER	POST INDICATOR VALVE
EXIST. GAS RISER	REDUCER
ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION
EXIST. WATER METER	REVISION NUMBER
EXIST. UTILITY POLE	RIP RAP
EXIST. FIRE HYDRANT	RUNOFF FLOW ARROW
BENCHMARK	SEWER/STORM FLOW DIRECTION
BLOW OFF VALVE	TRAFFIC ARROW
CONCRETE BOLLARD	TURN LANE ARROWS
CATCH BASIN	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION
CURB INLET	WATER METER
AREA DRAIN	WHEEL STOP
CONCRETE THRUST BLOCK	GREASE TRAP
DOUBLE DETECTOR CHECK VALVE	#1 DRAINAGE STRUCTURE DESIGNATION
FIRE DEPT. CONNECTION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	EXTRUDED CURB
GATE VALVE & BOX	CURB & GUTTER
EXTERIOR CLEANOUT	CONCRETE SWALE

EXISTING PHONE	UGT
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	
PROPOSED STORM	
EXISTING CONTOUR LINES	-601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W
EROSION EEL	E E E E

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

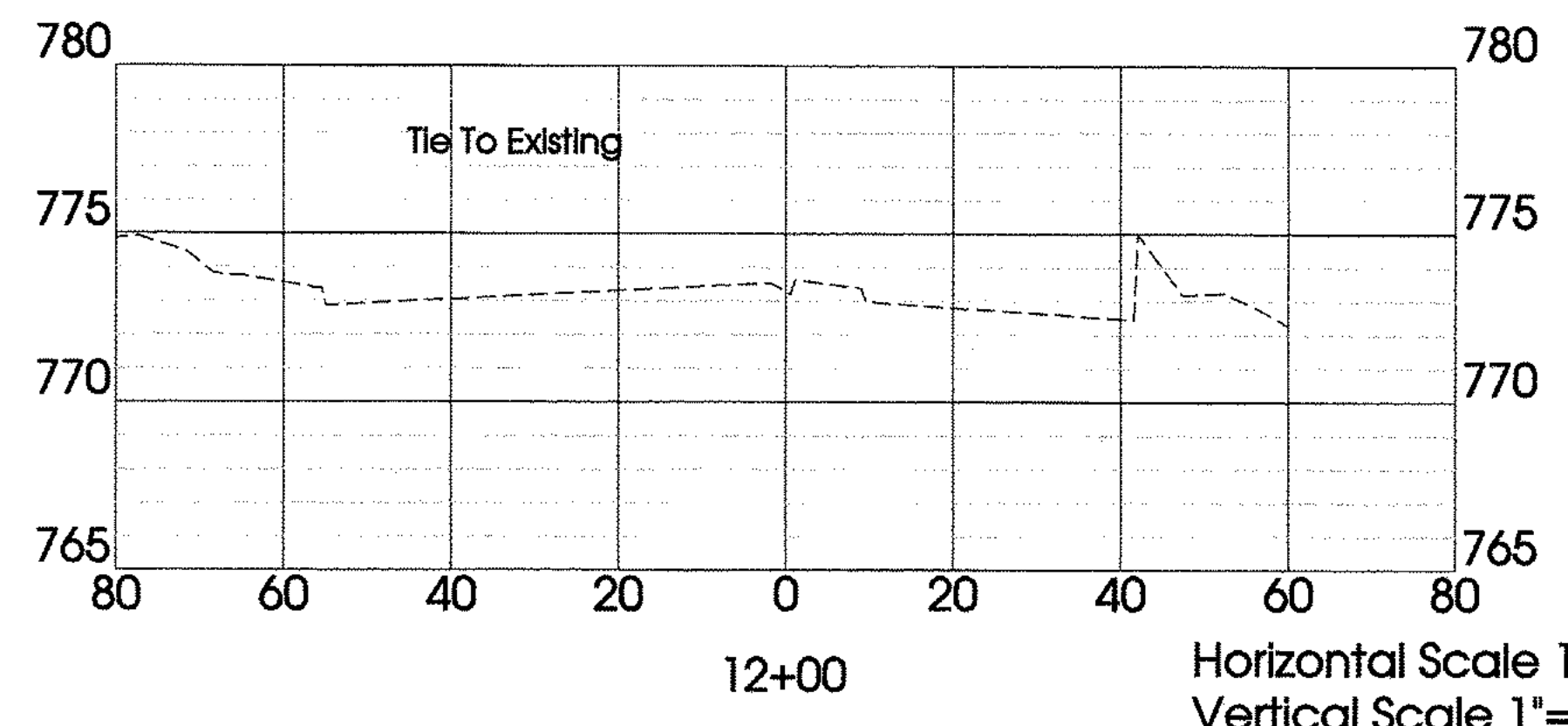
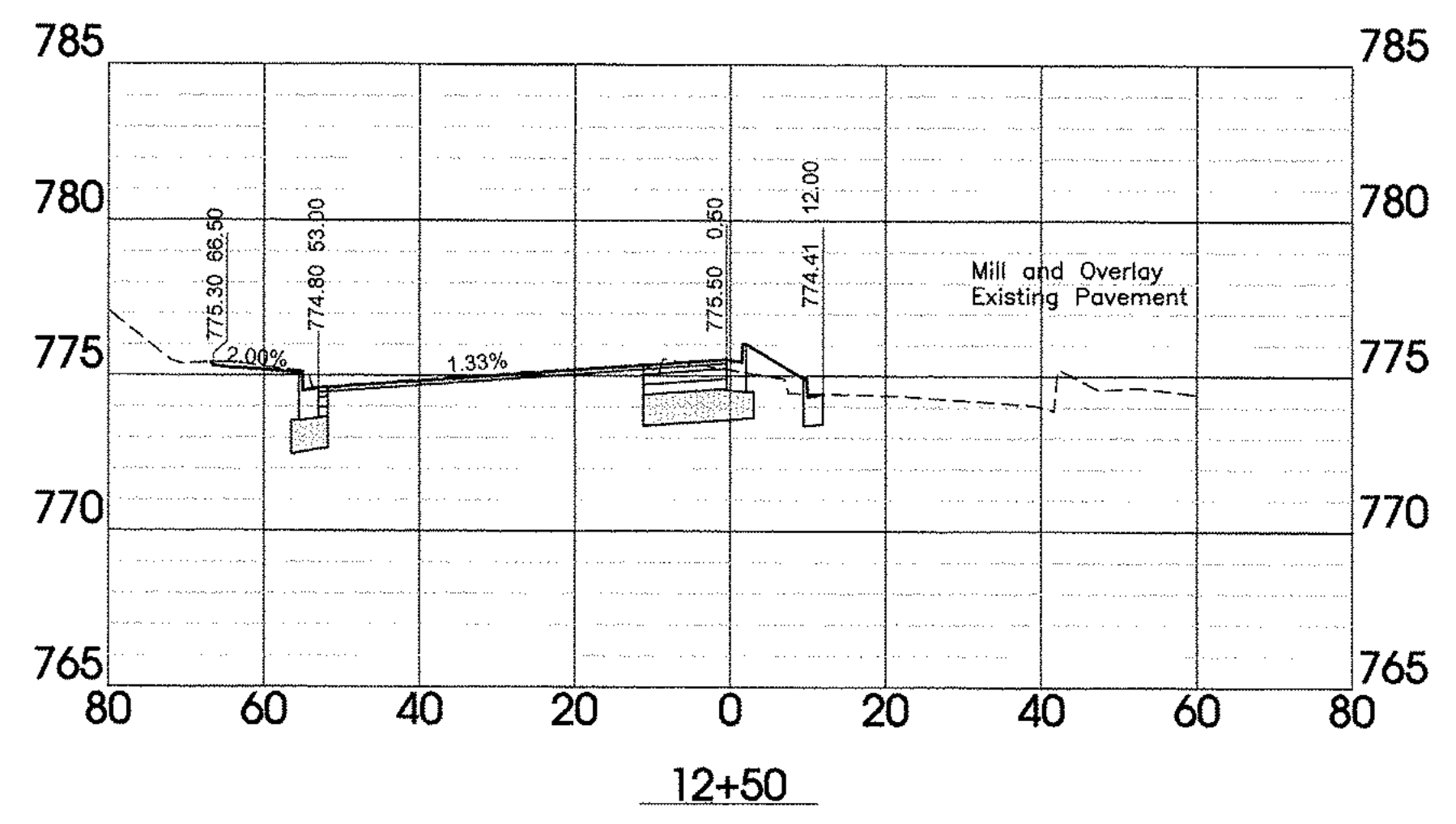
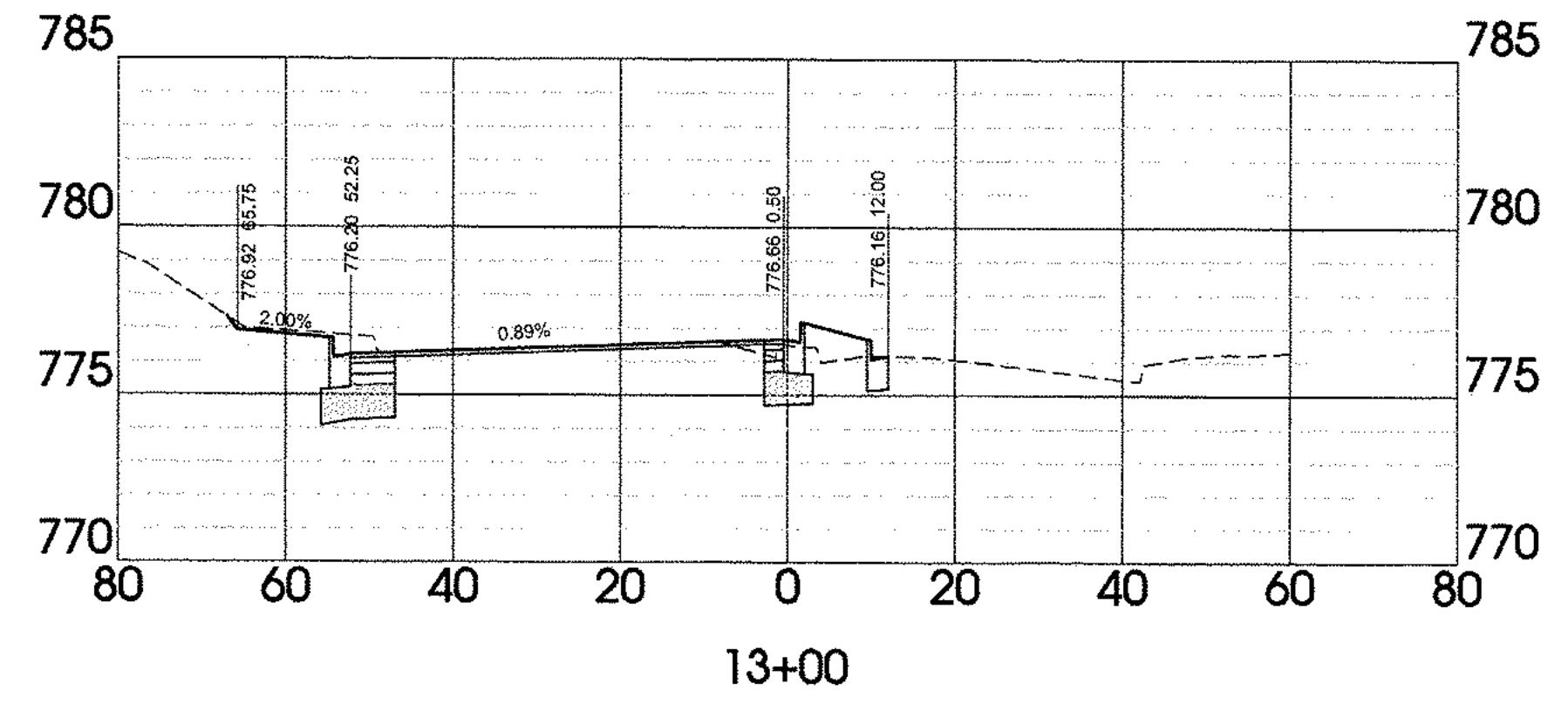
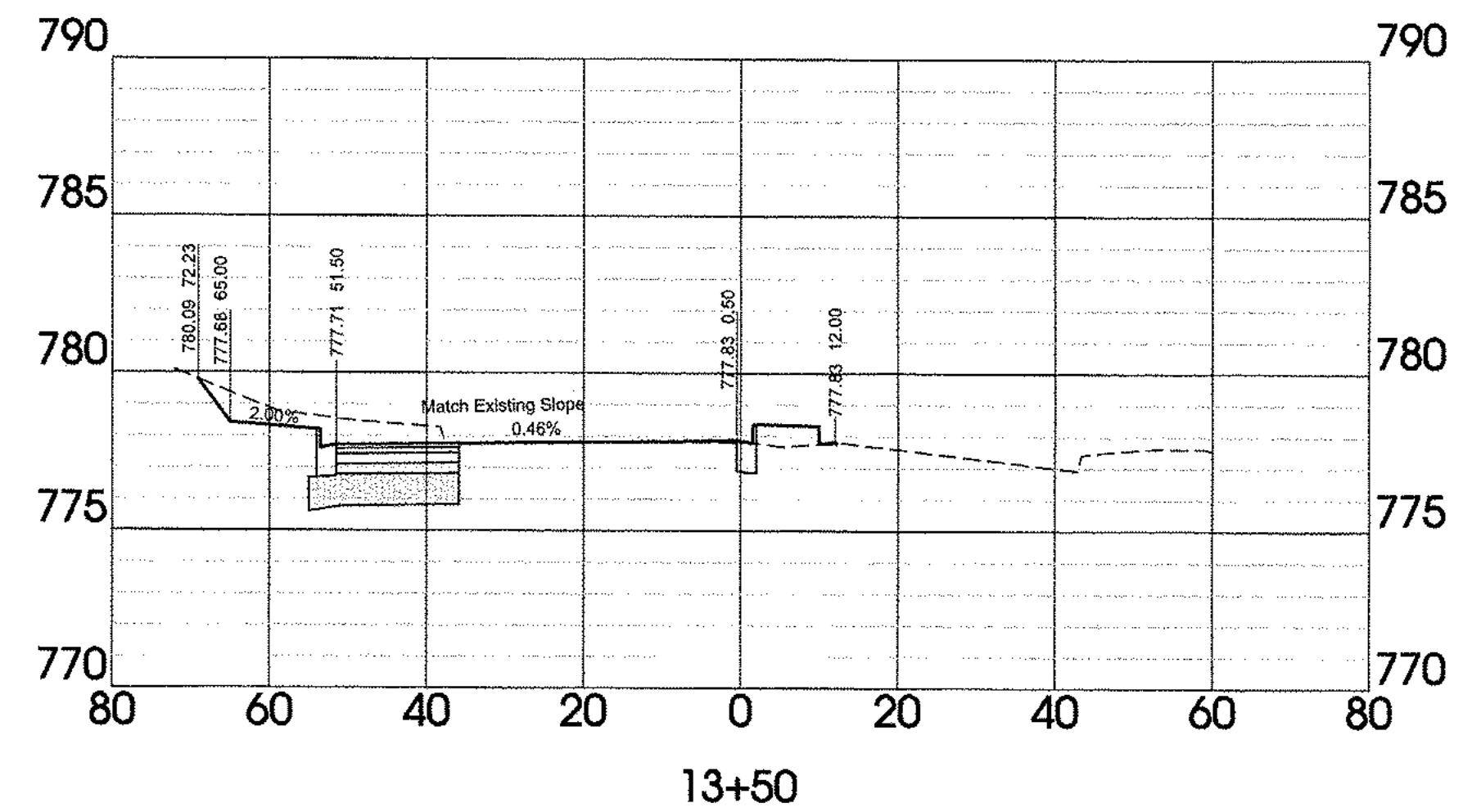
REVISION: 09-07-18 City Comments
DRAWN: MLG
DATE: 2-2-16
CHECKED:
DWJ
FILE NAME: 15316project
SCALE: 1"=50'
JOB NO. 15316
SHEET: 12

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901
E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2667
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

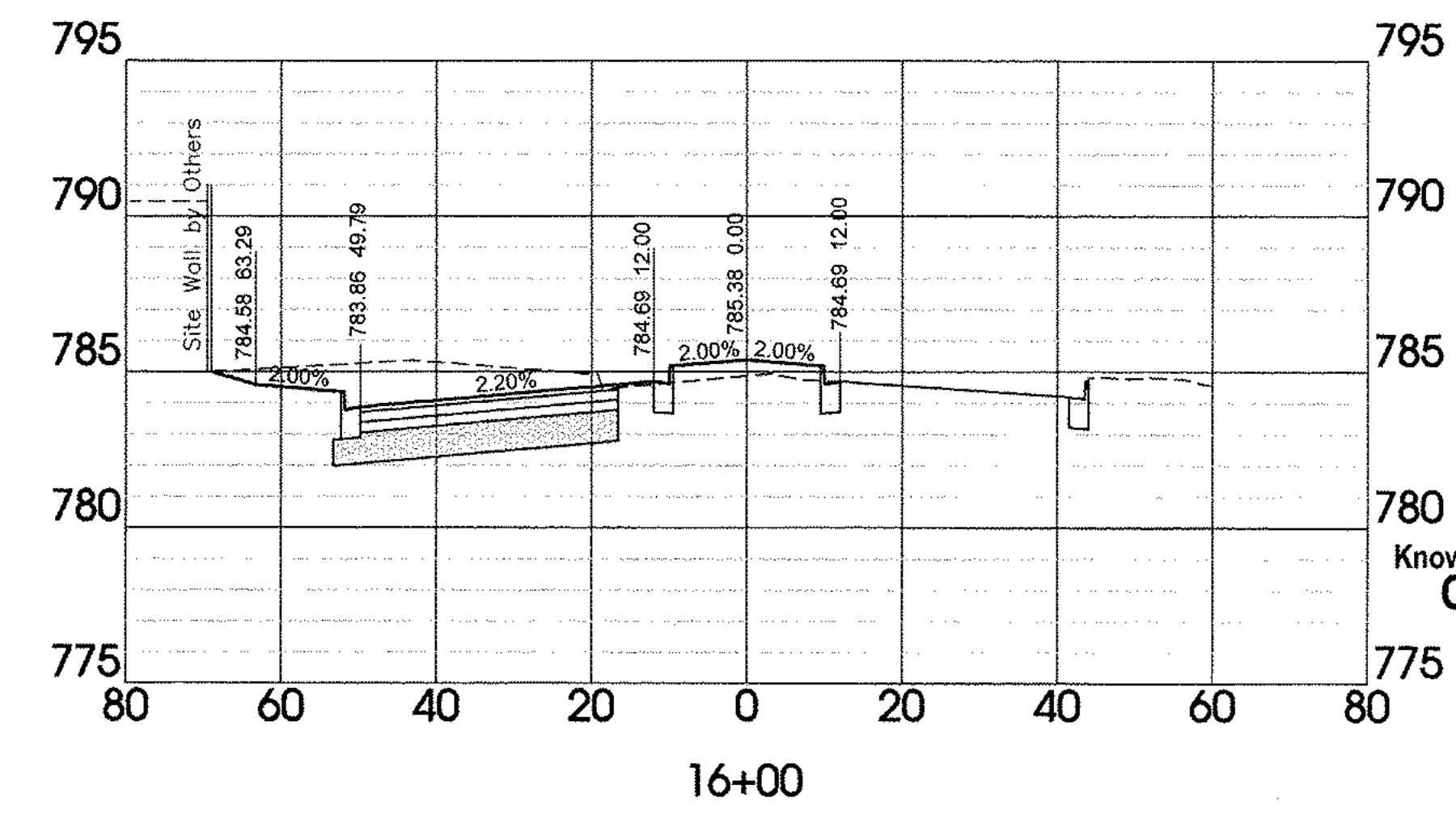
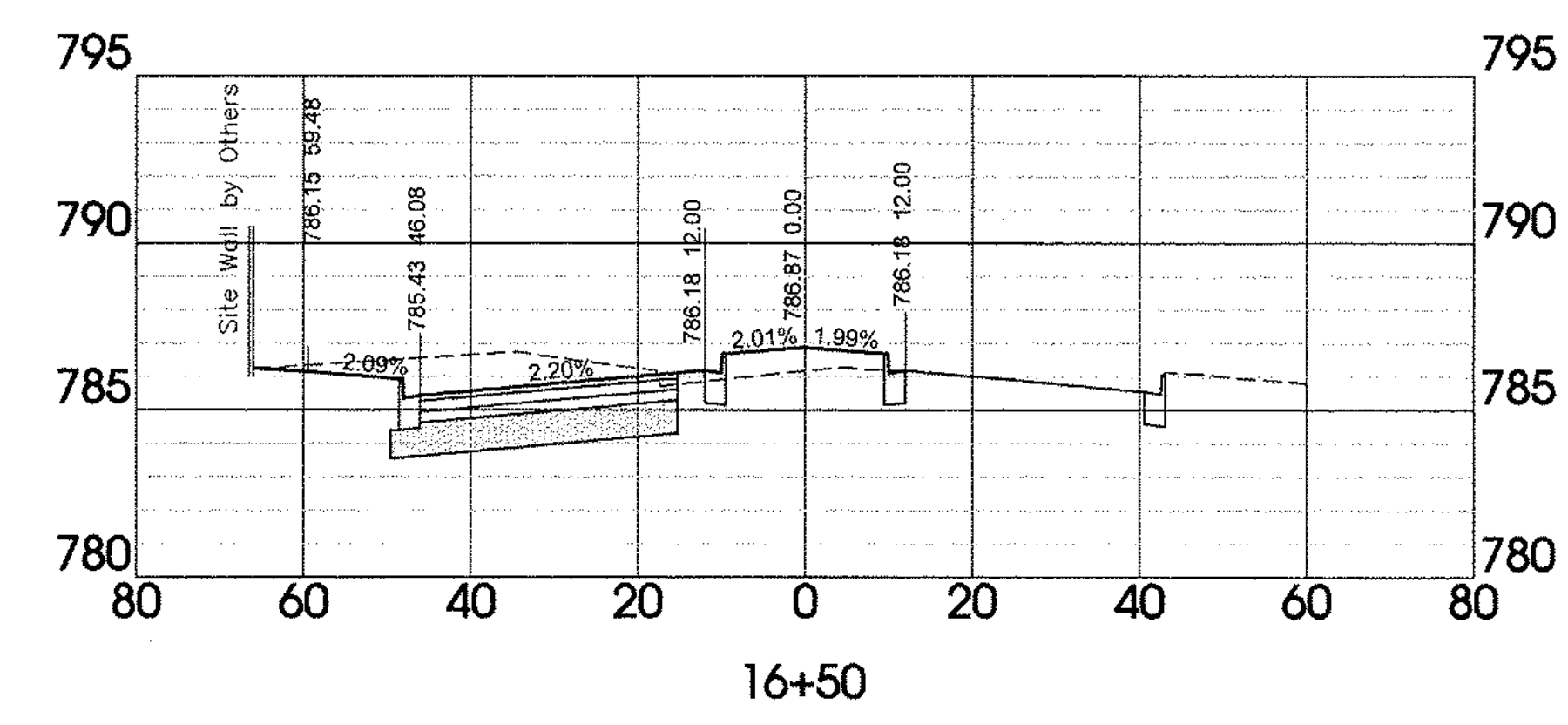
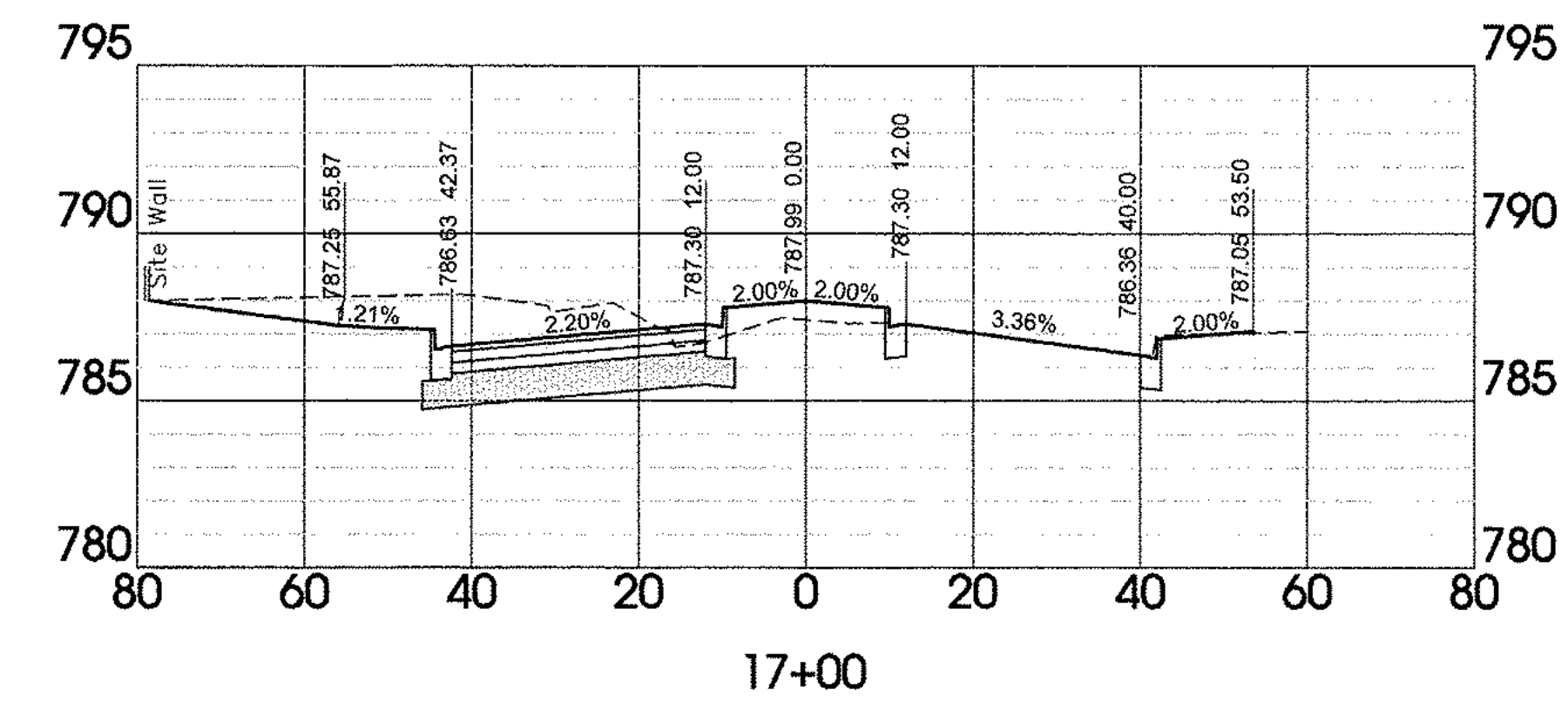
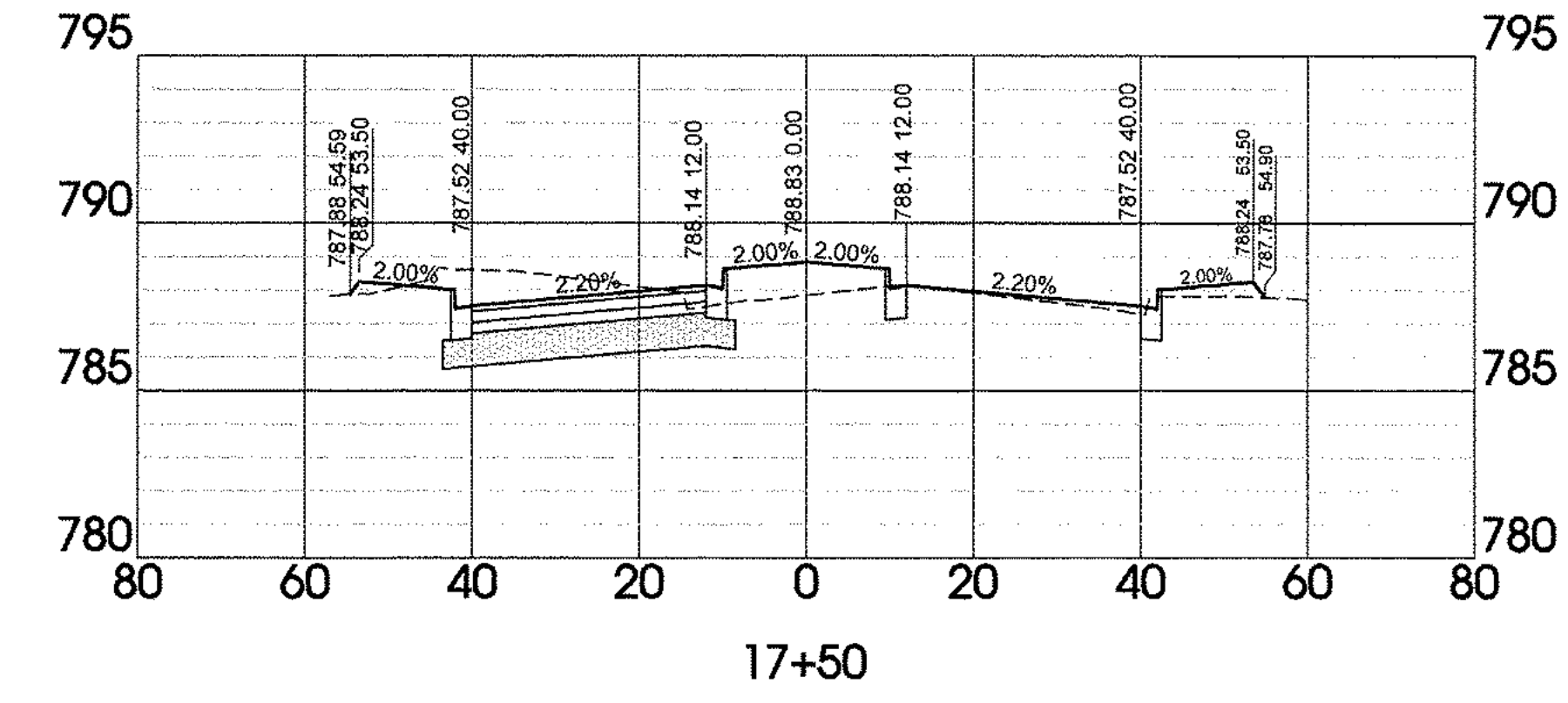
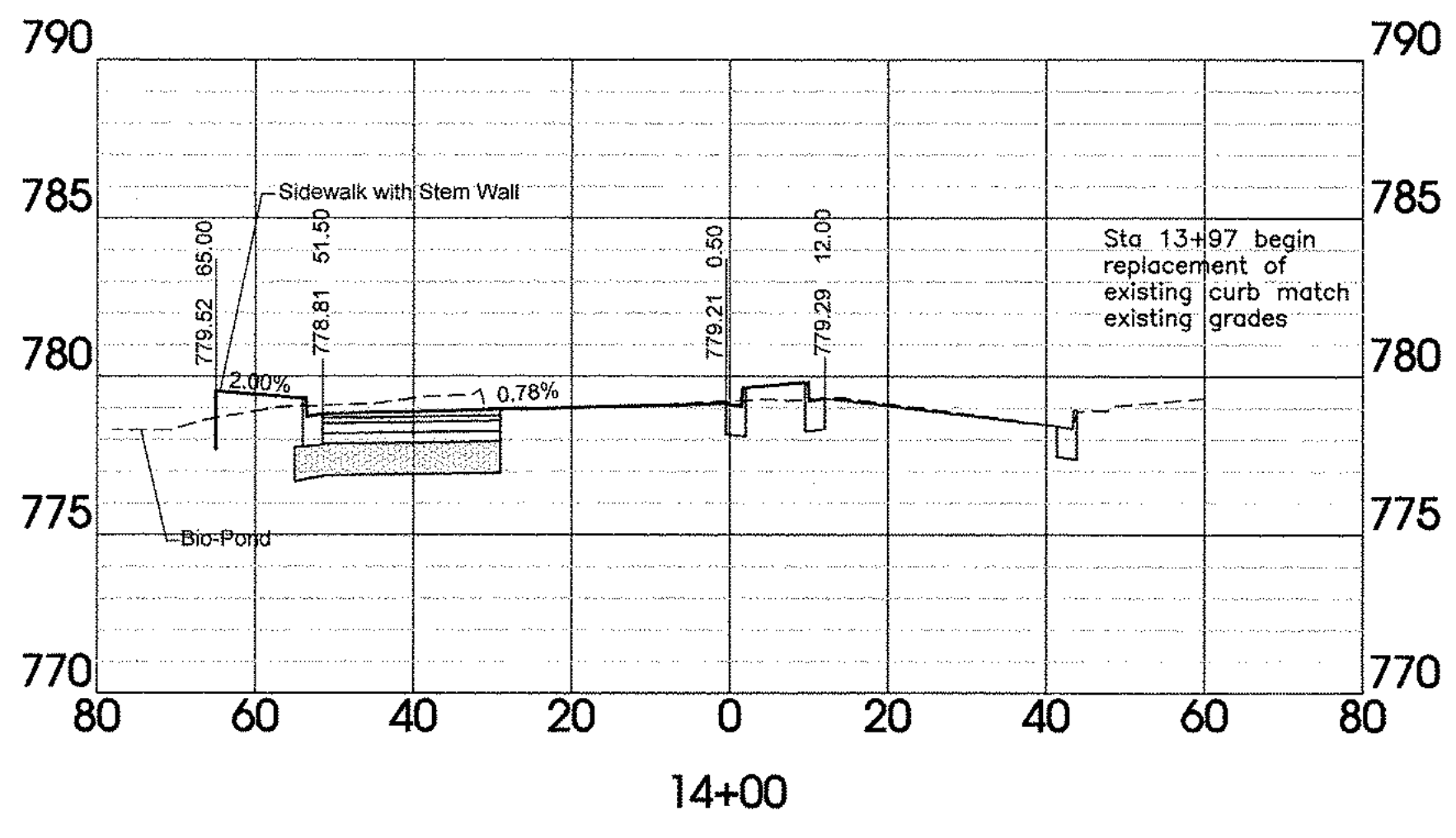
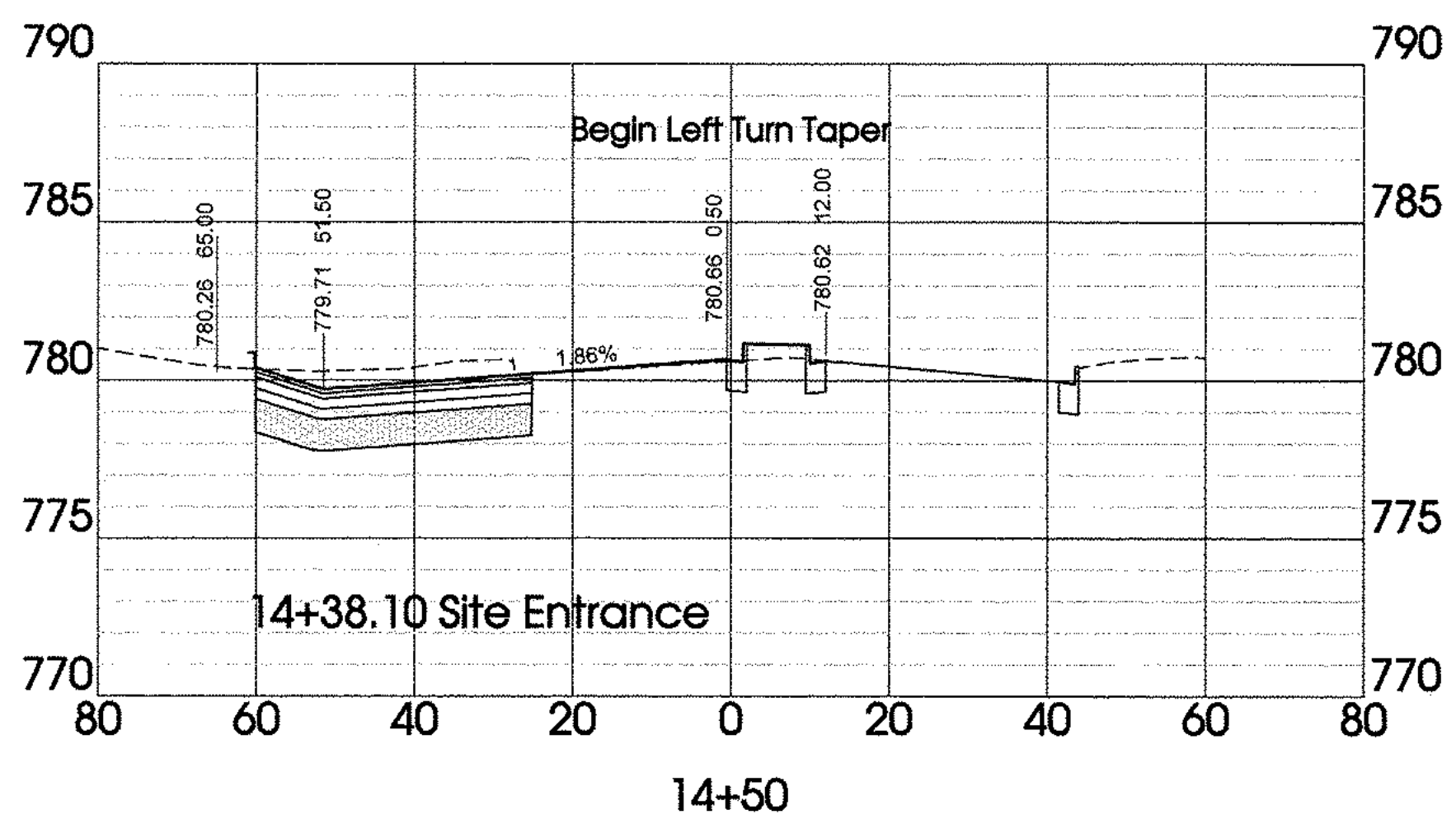
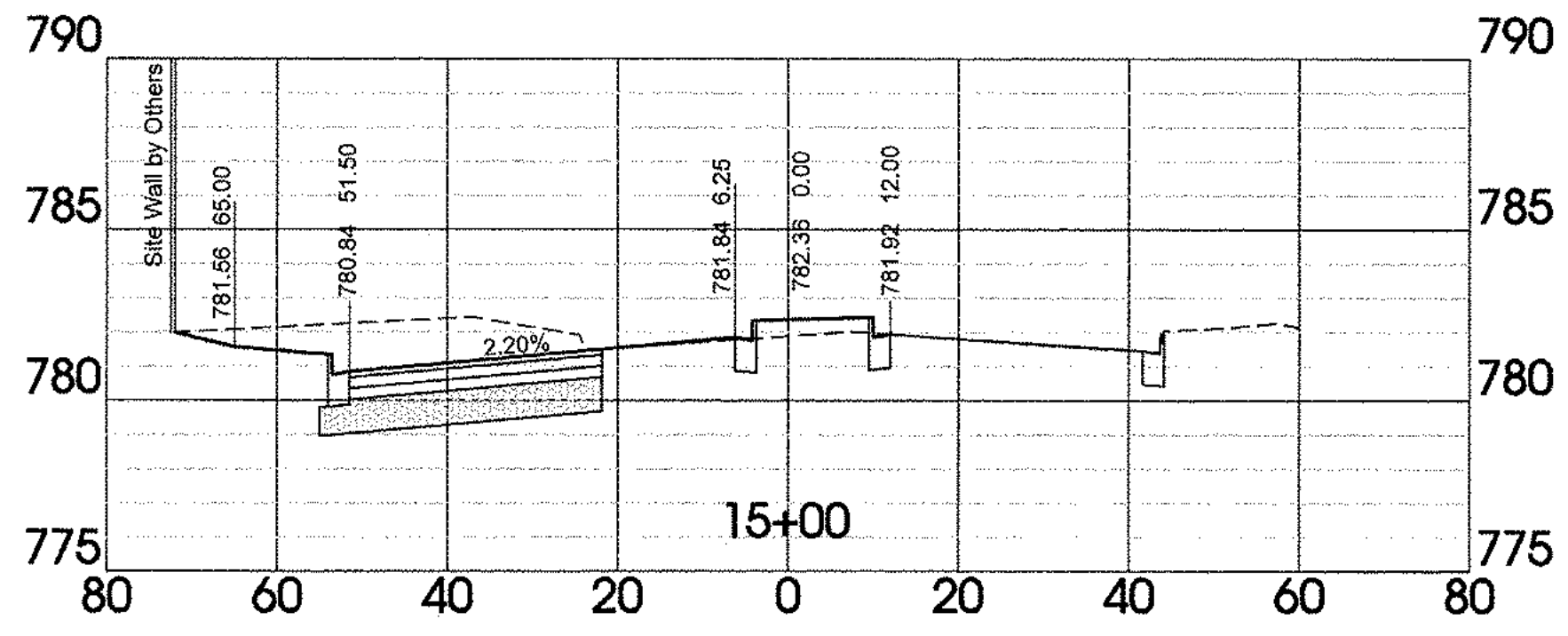
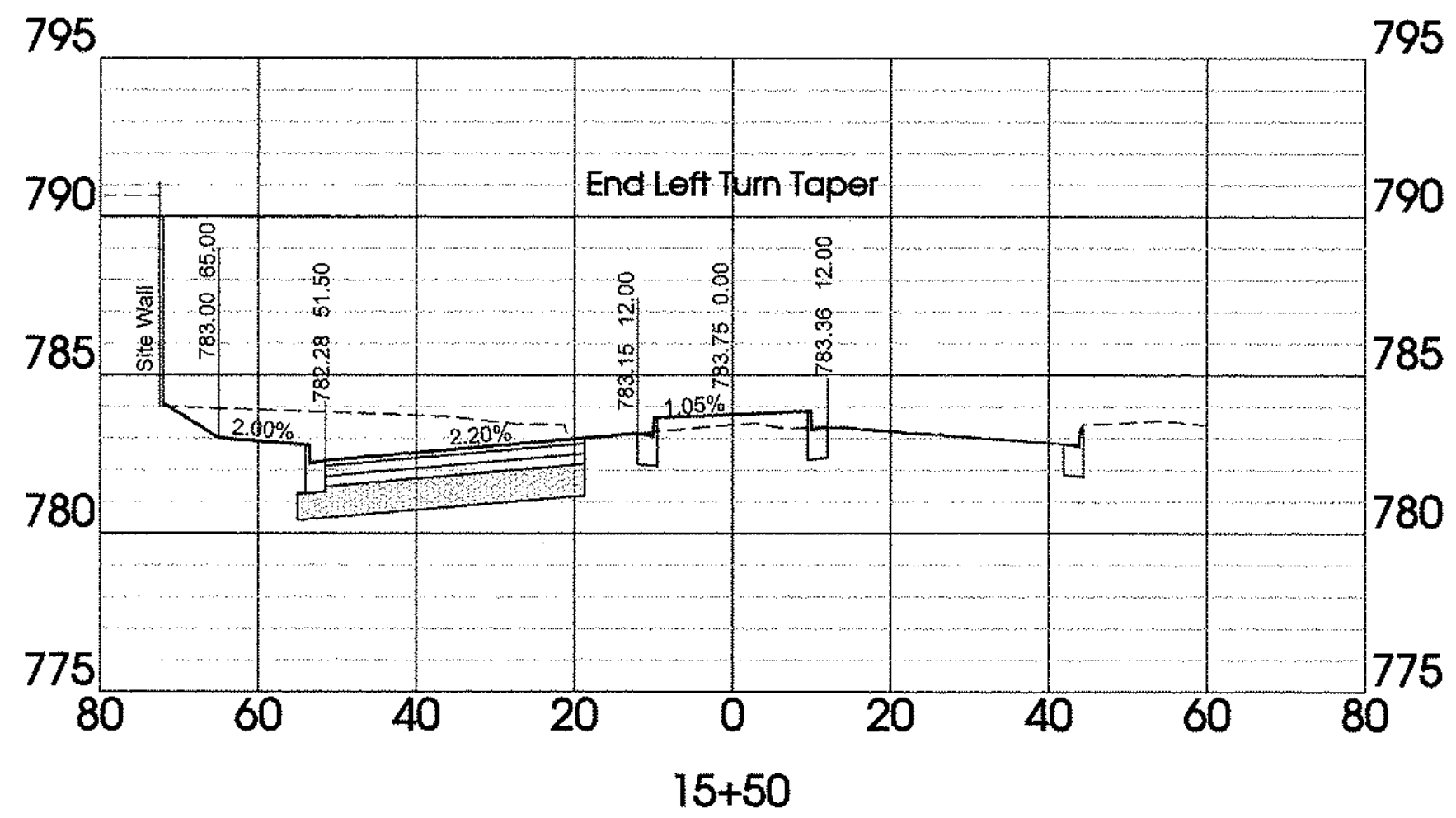
LIBERTY PIKE WIDENING
COF Project No. 6787
Franklin, Tennessee

Final ESPC Plan

12



Horizontal Scale 1"=20'
Vertical Scale 1"=5'



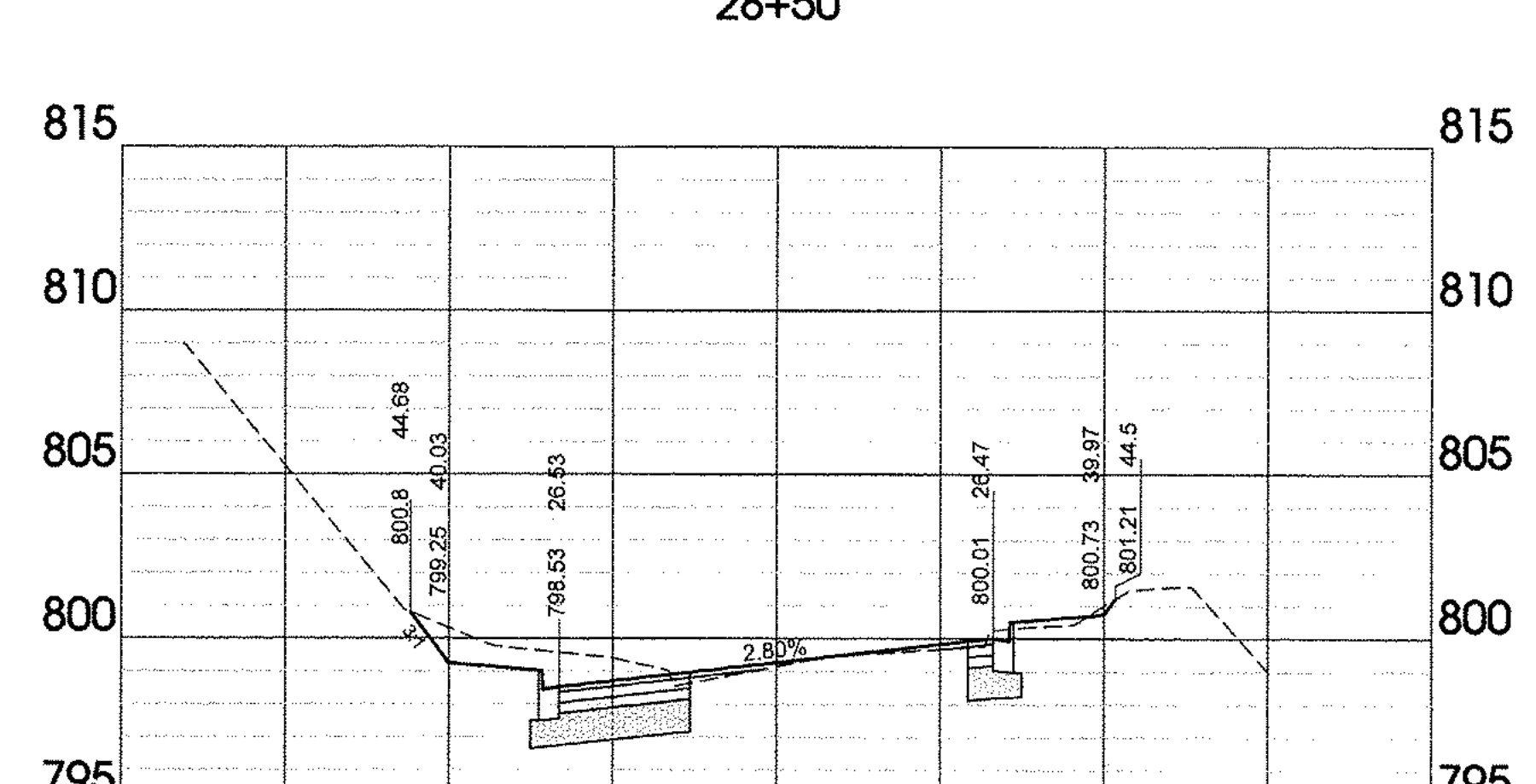
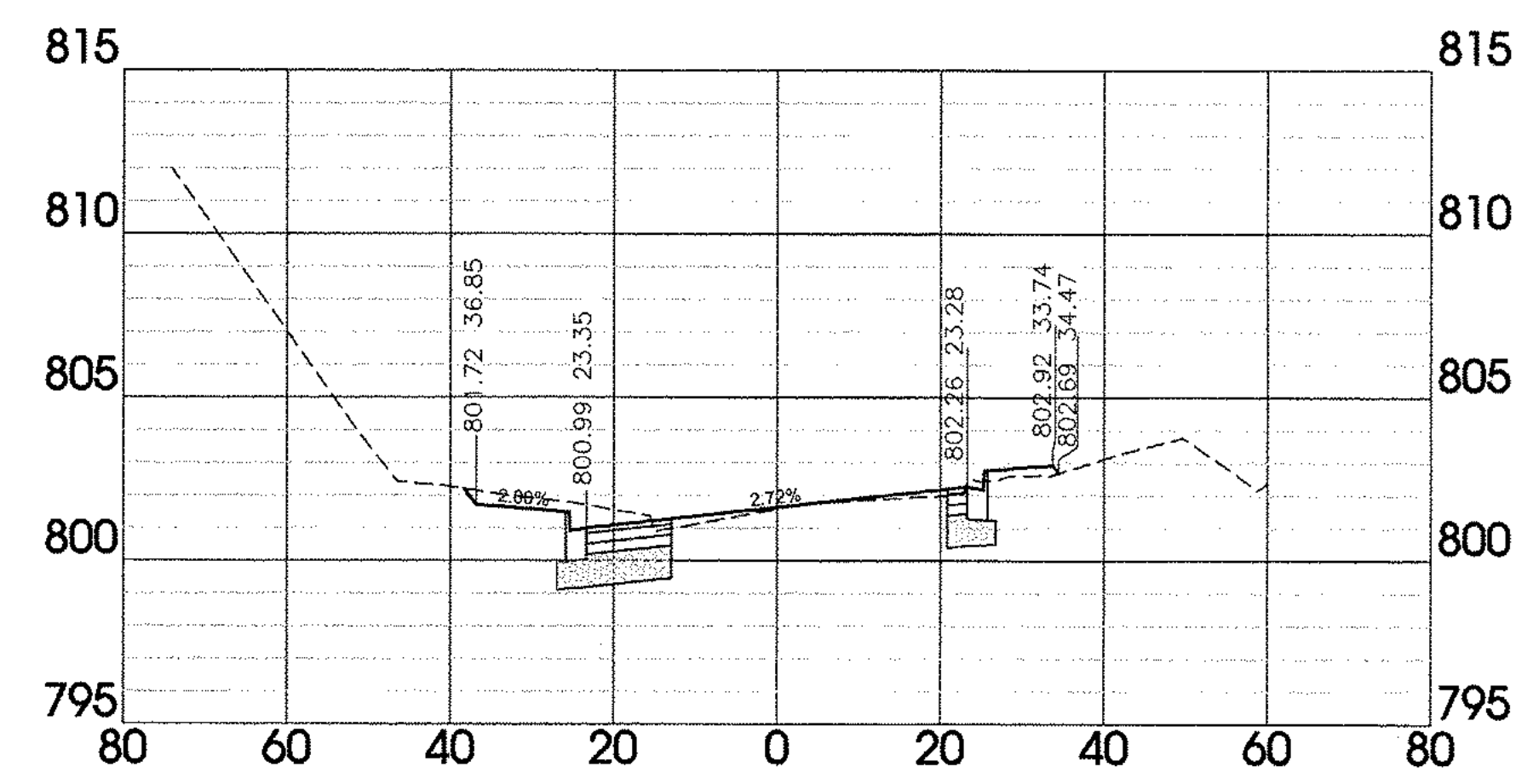
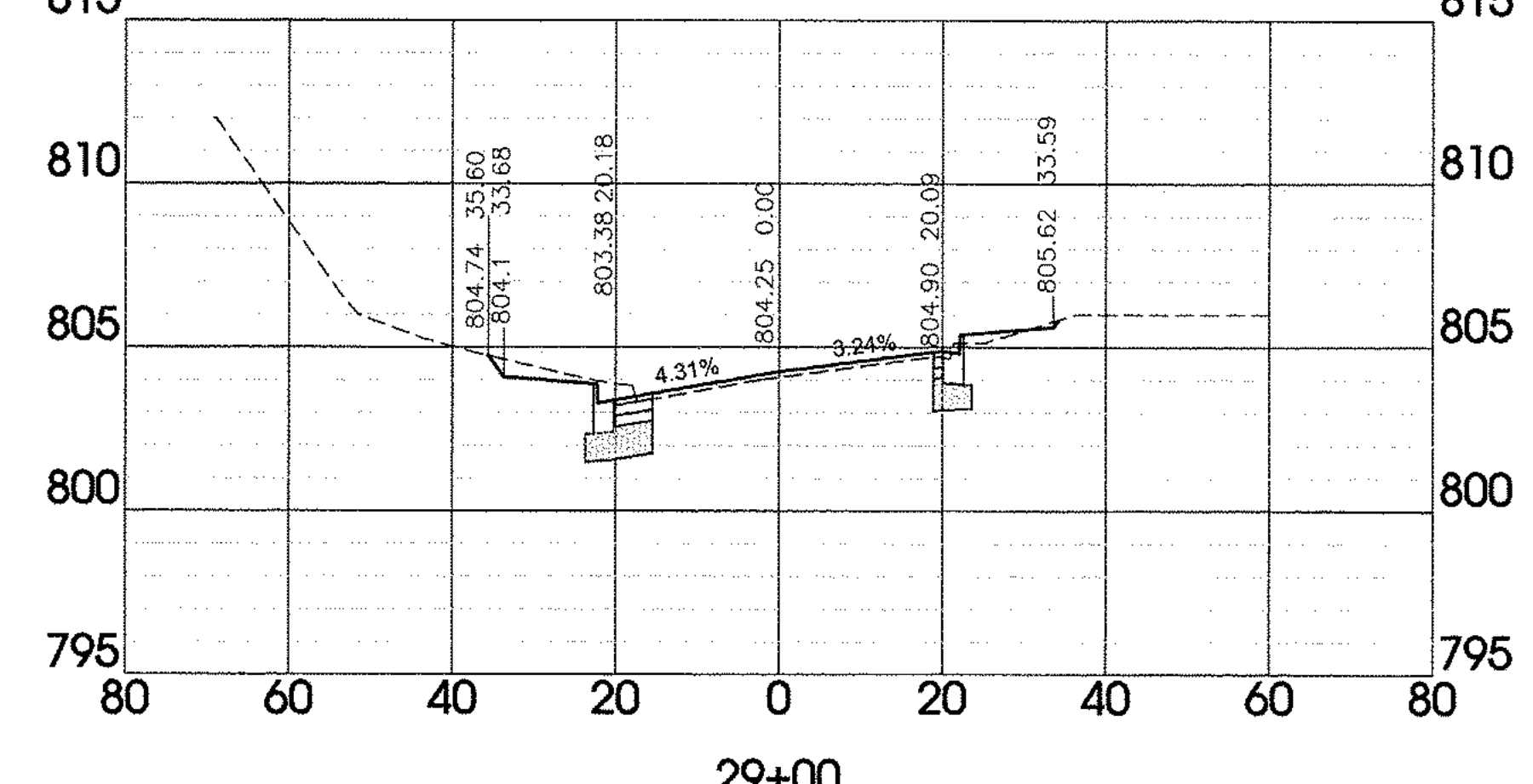
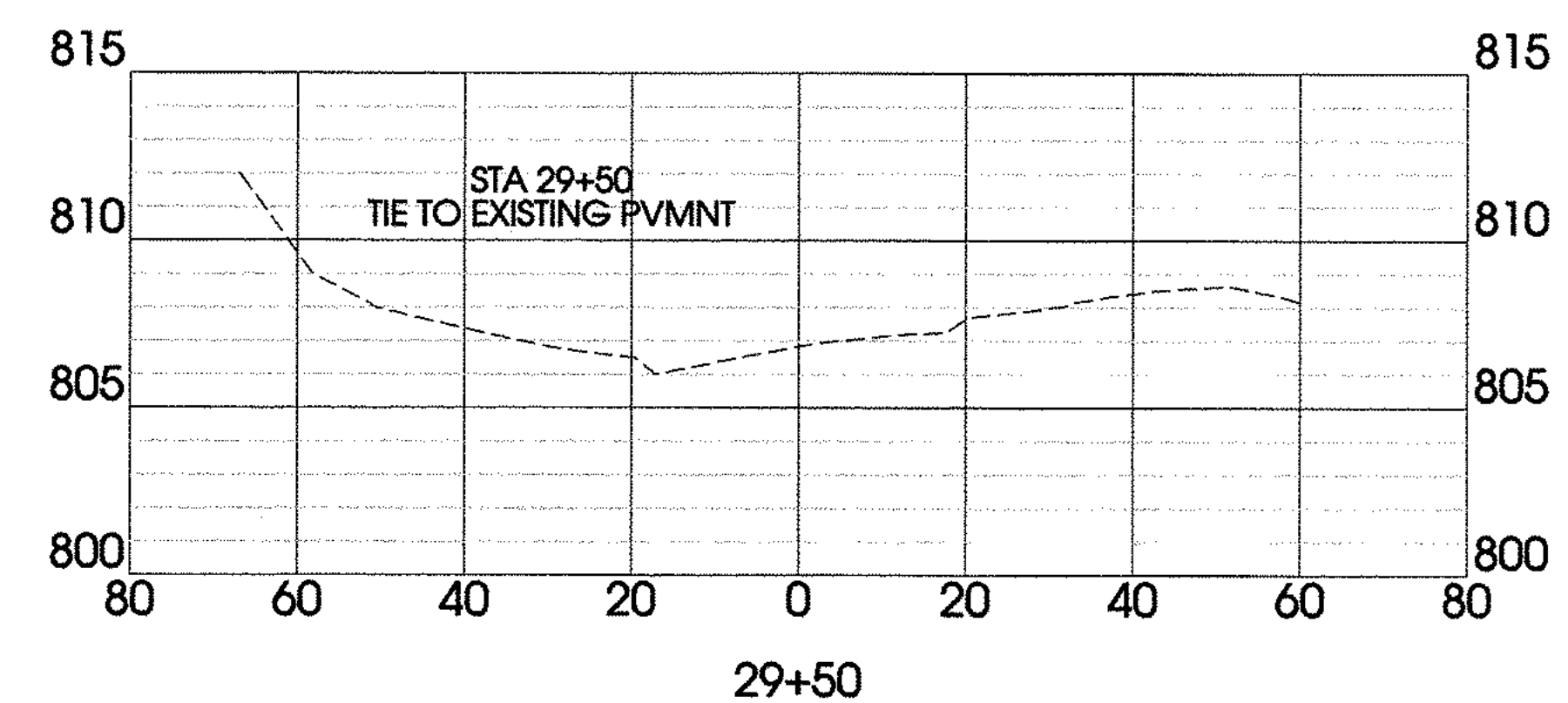
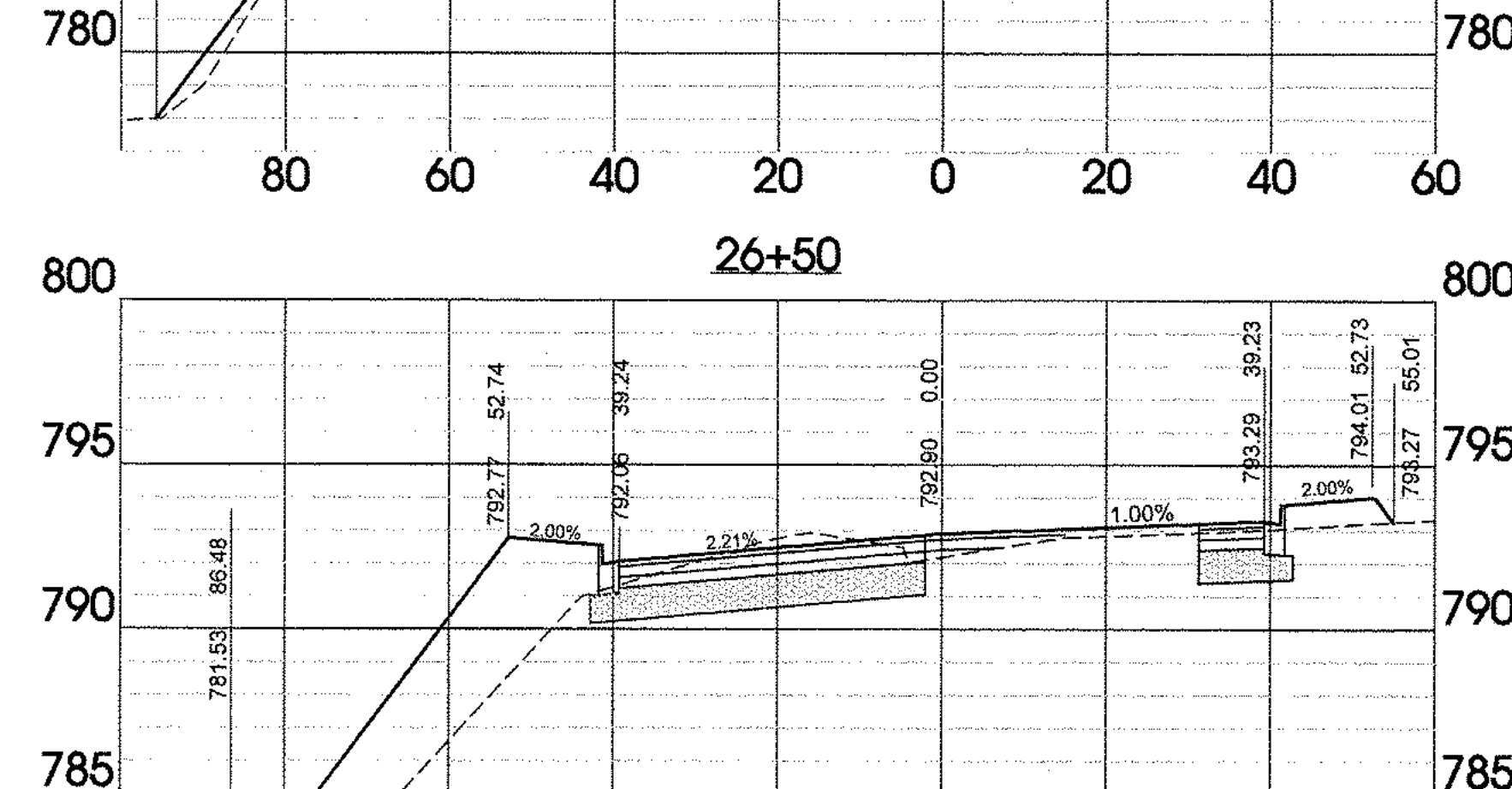
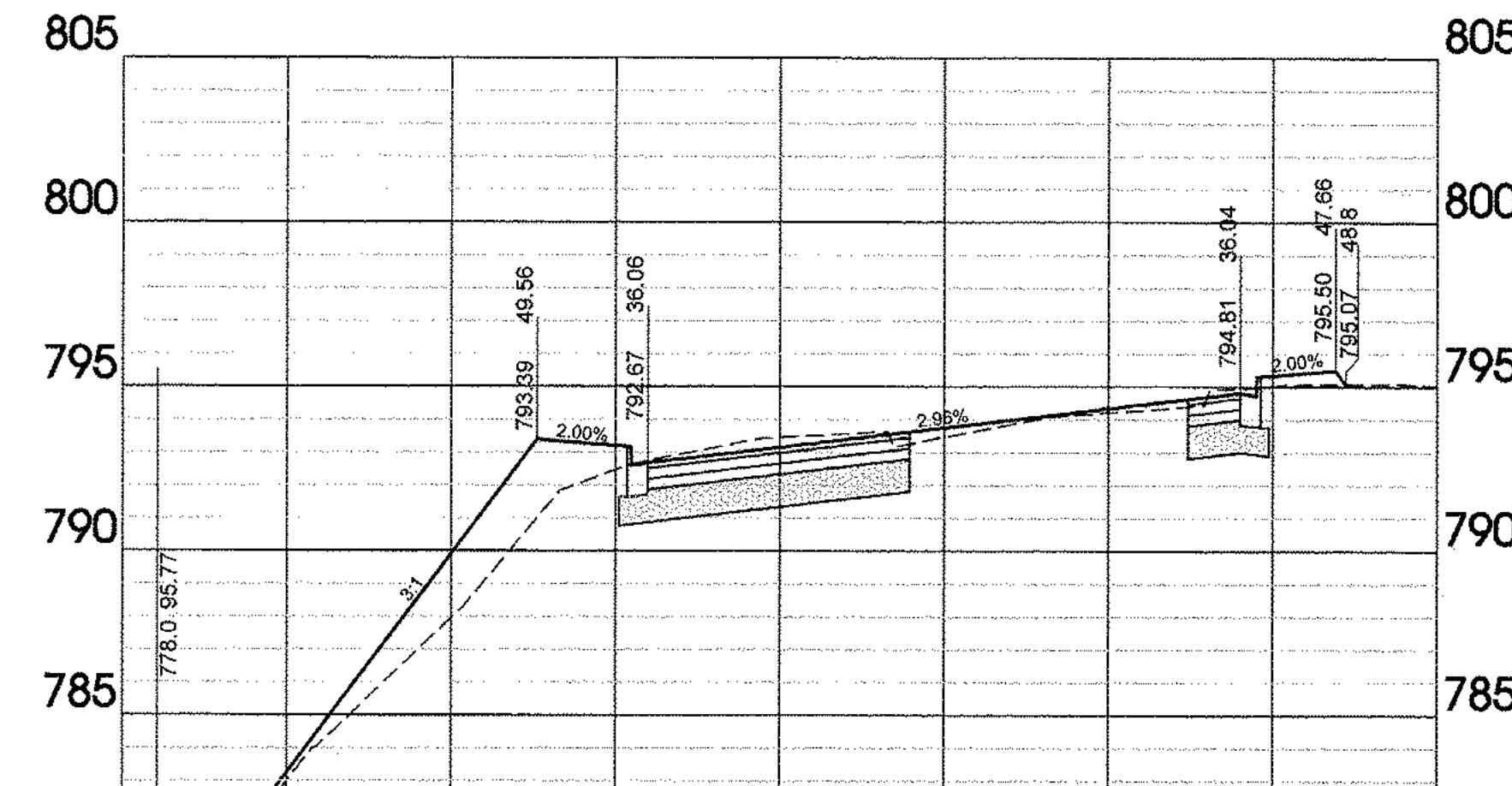
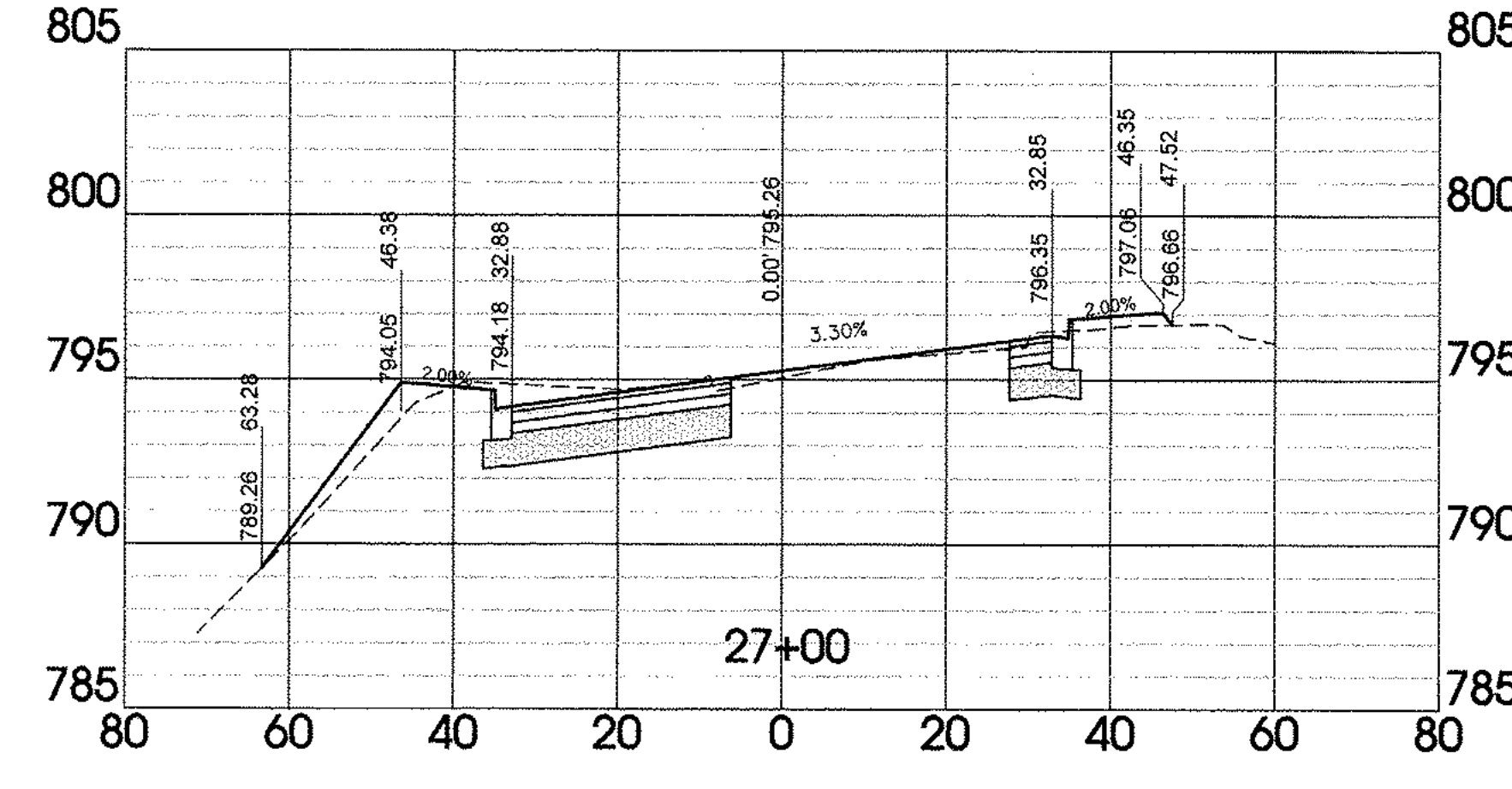
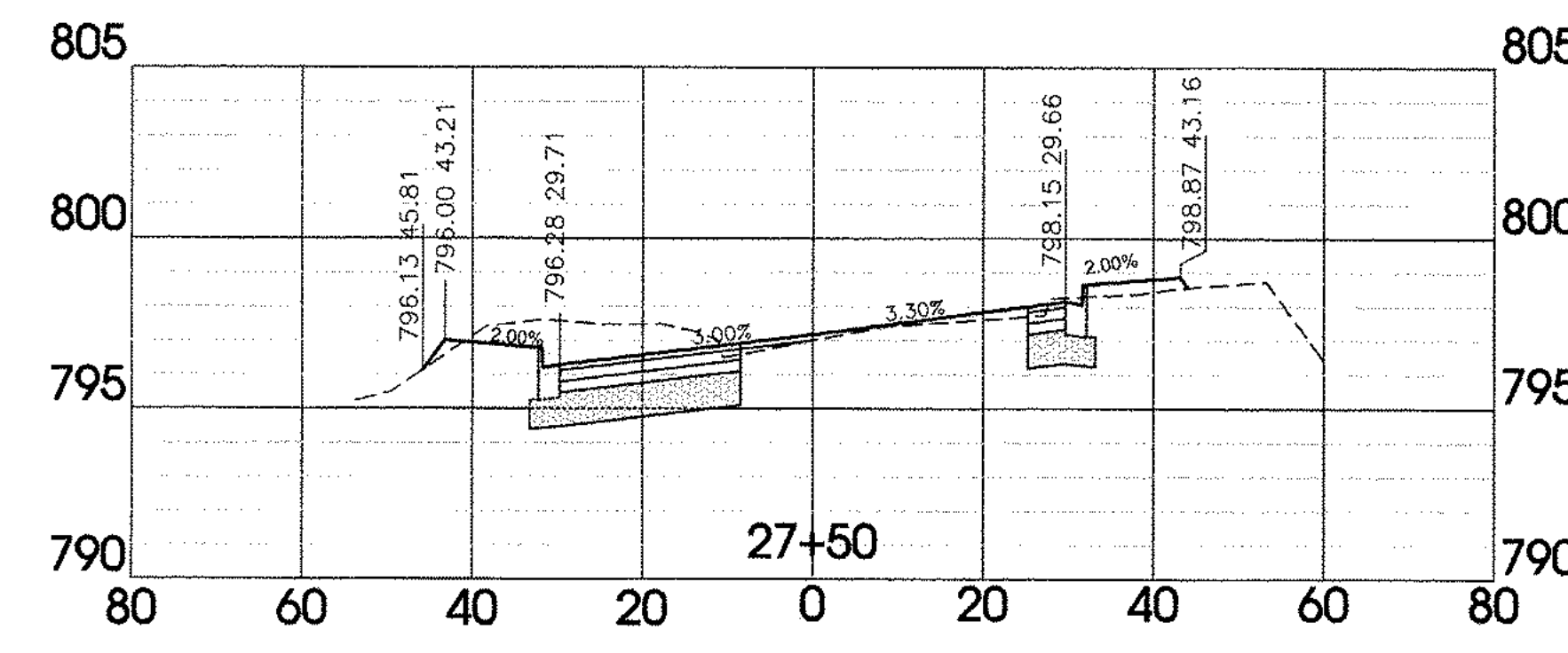
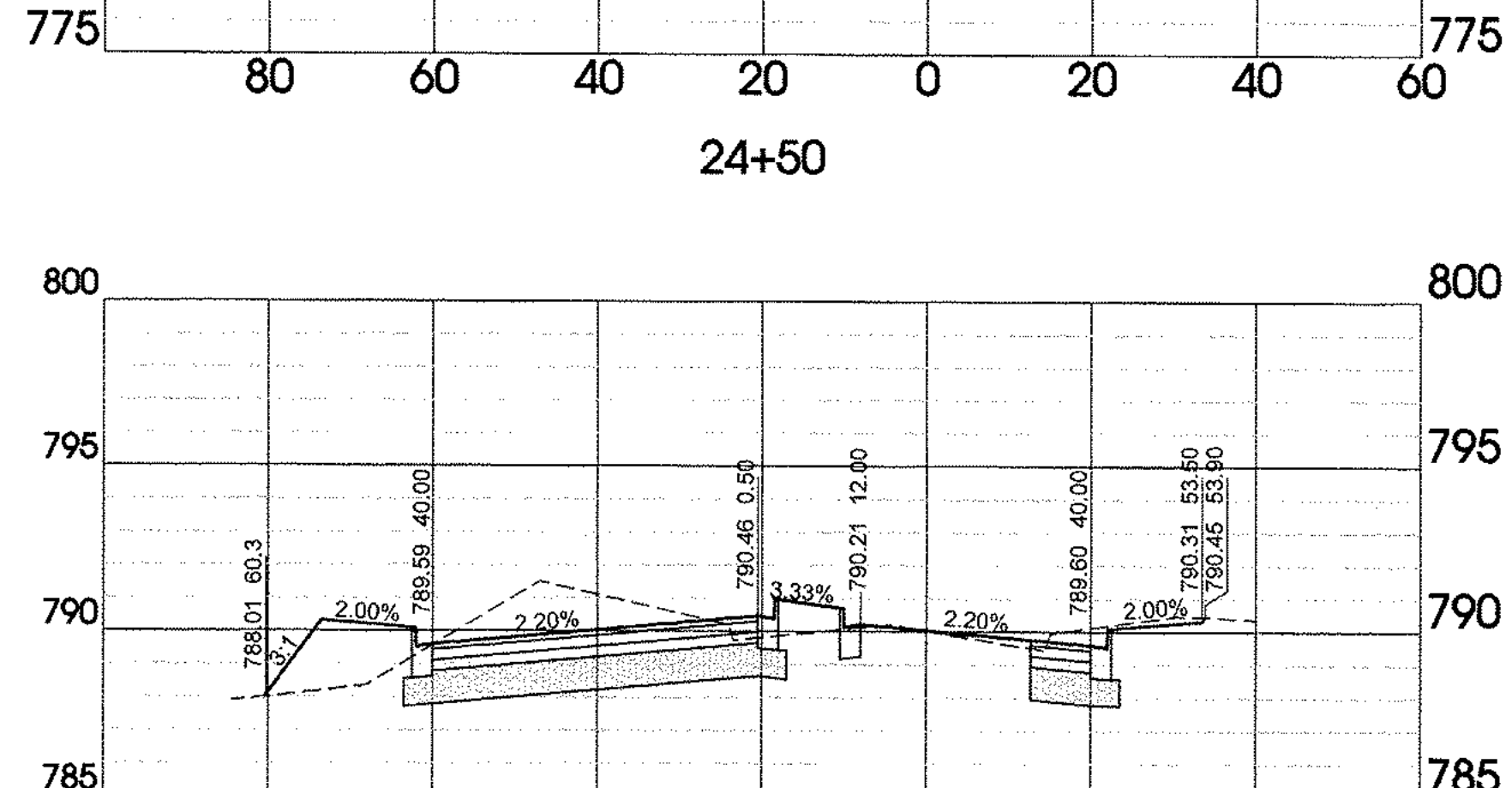
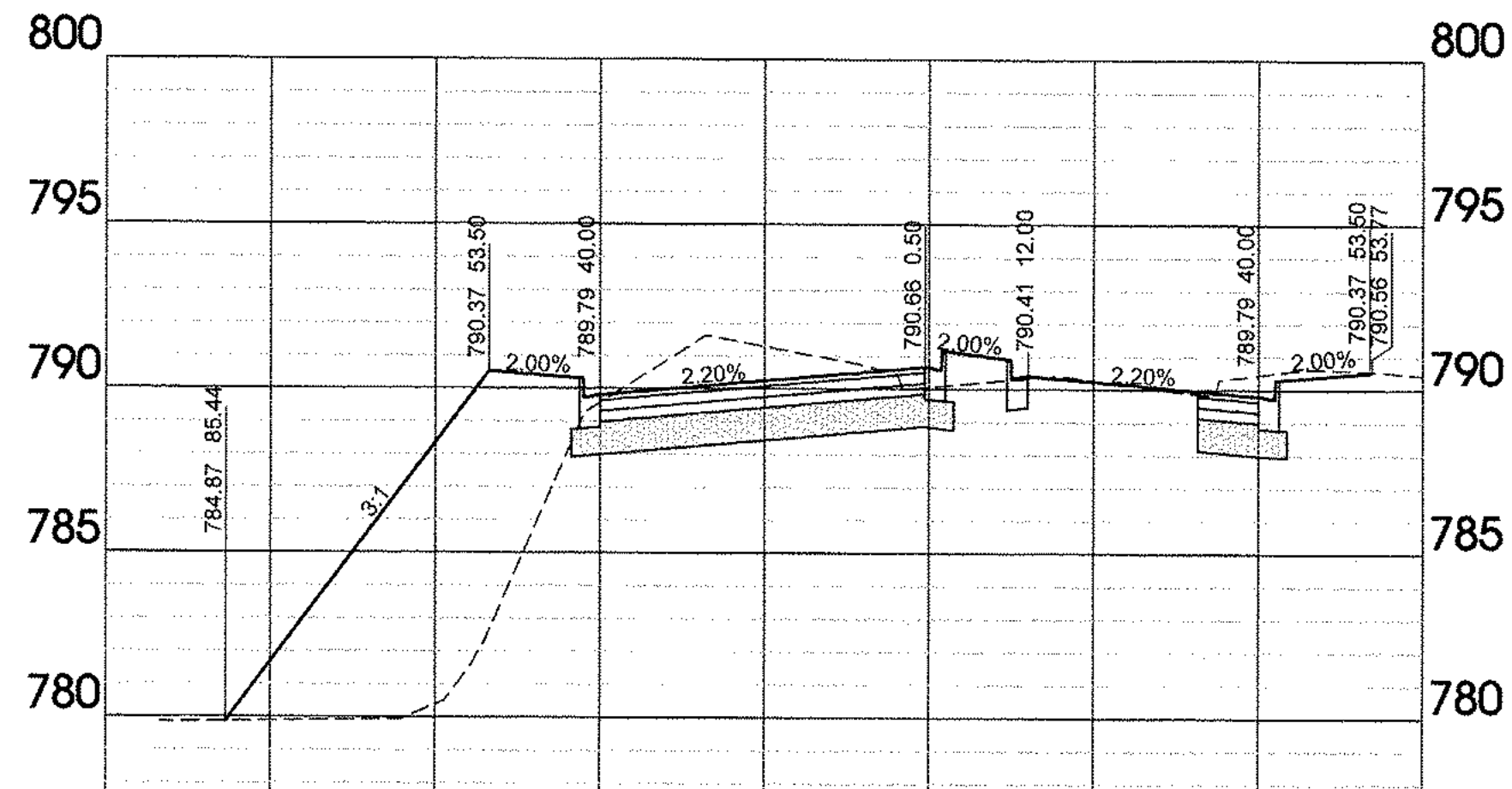
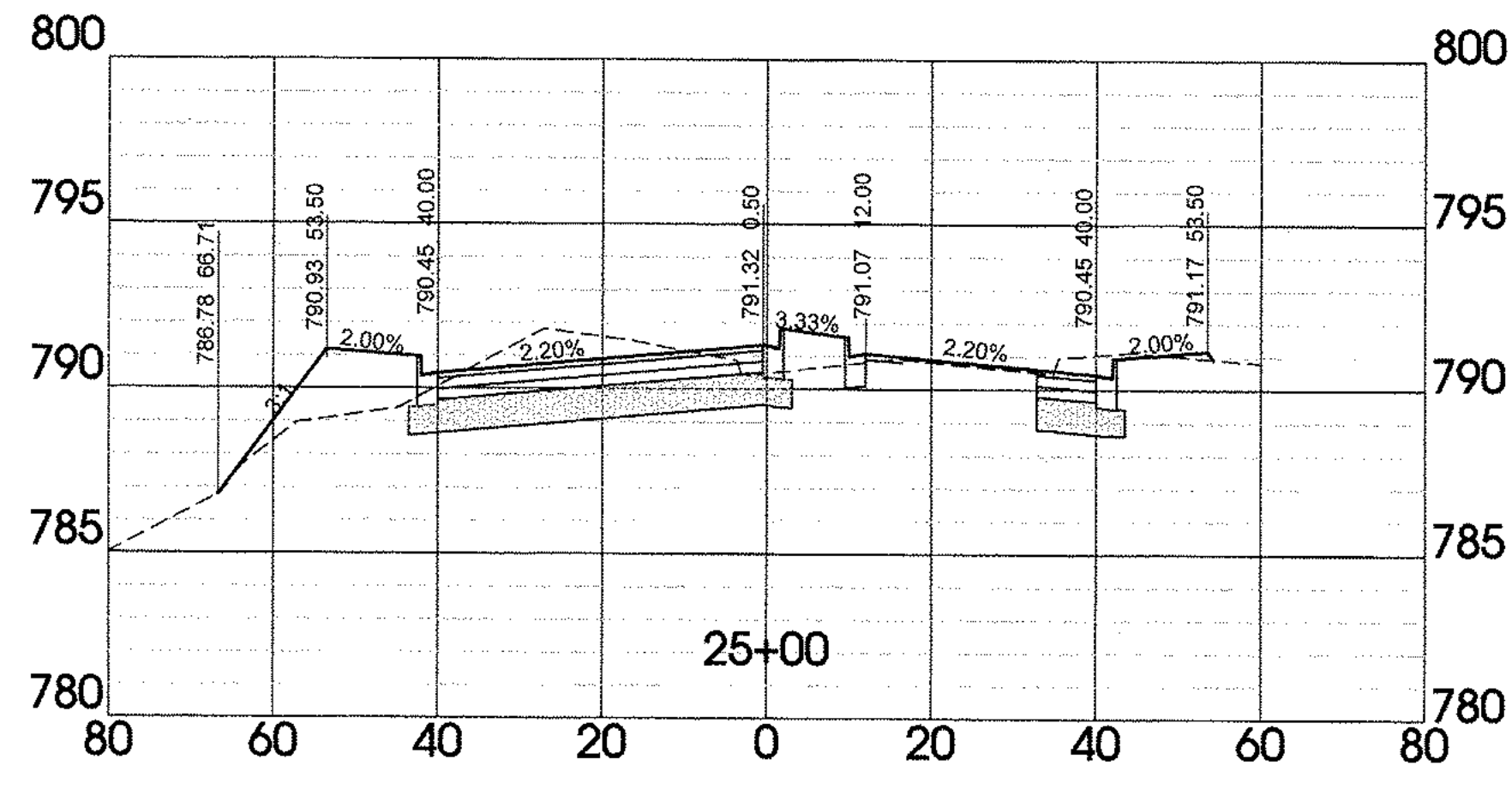
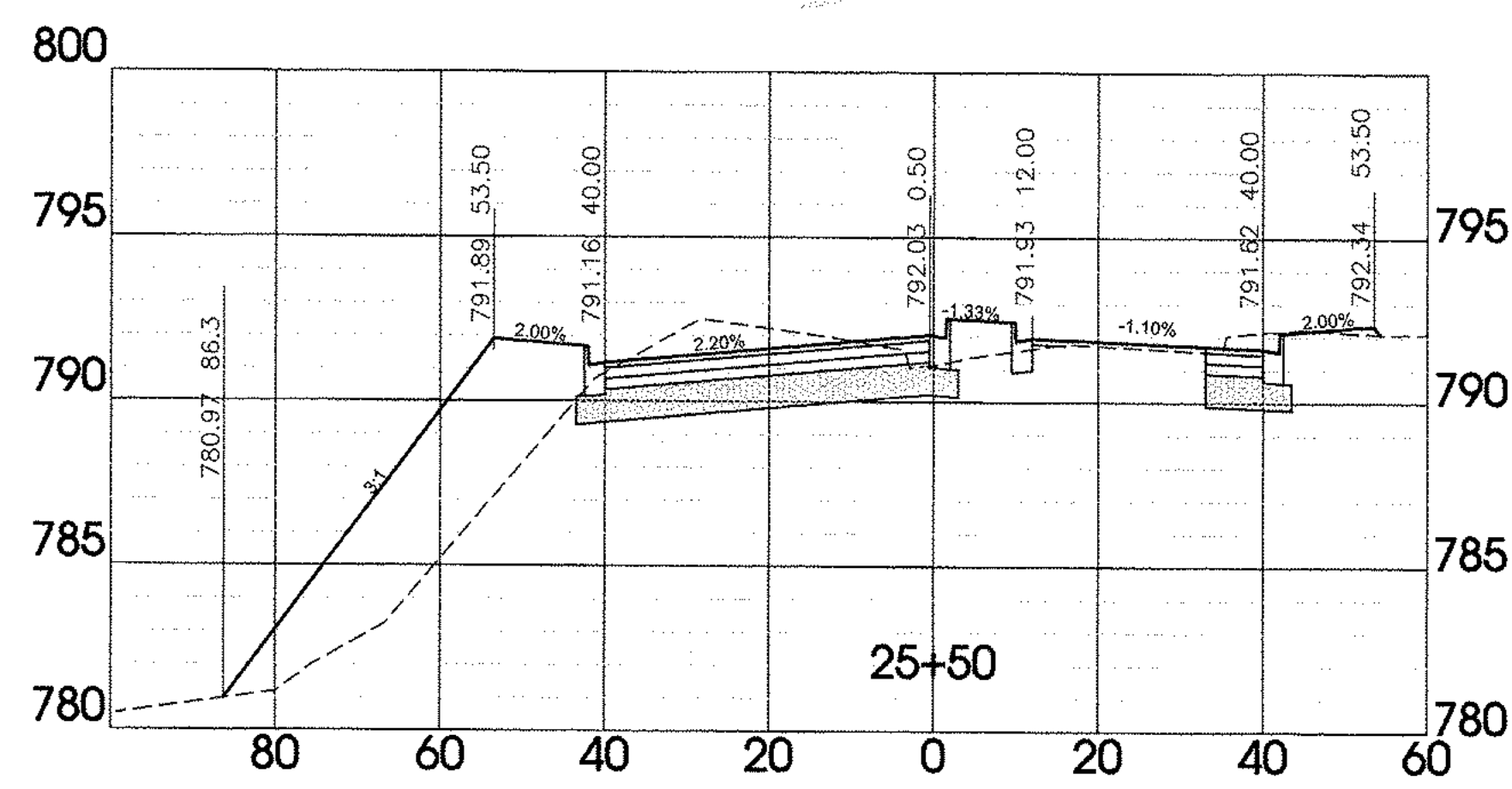
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
FRANKLIN, TENNESSEE 37067
PHONE: (615) 880-7800 FAX: (615) 880-2567
E-MAIL: info@sec-inc.com
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

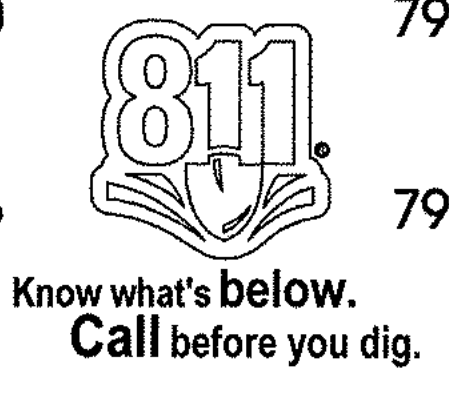


Liberty Pike Widening
COF Project No. 6787
Franklin, Tennessee

REVISION:	09-07-18 City Comments
DRAWN:	MLG
DATE:	2-2-16
CHECKED:	DWJ
FILE NAME:	15316project
SCALE:	As Shown
JOB NO.	15316
SHEET:	XS1



Horizontal Scale 1"=20'
Vertical Scale 1"=5'



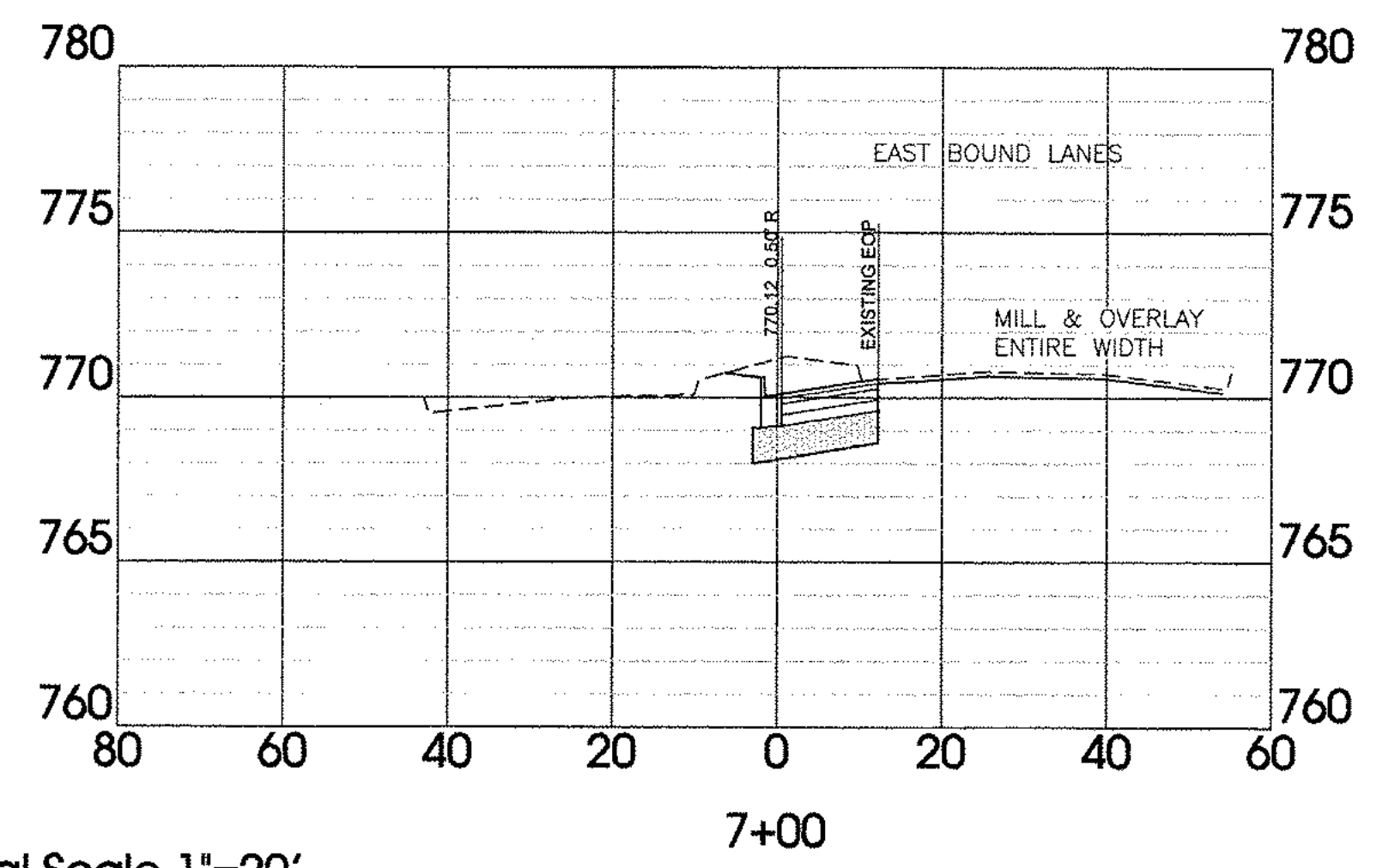
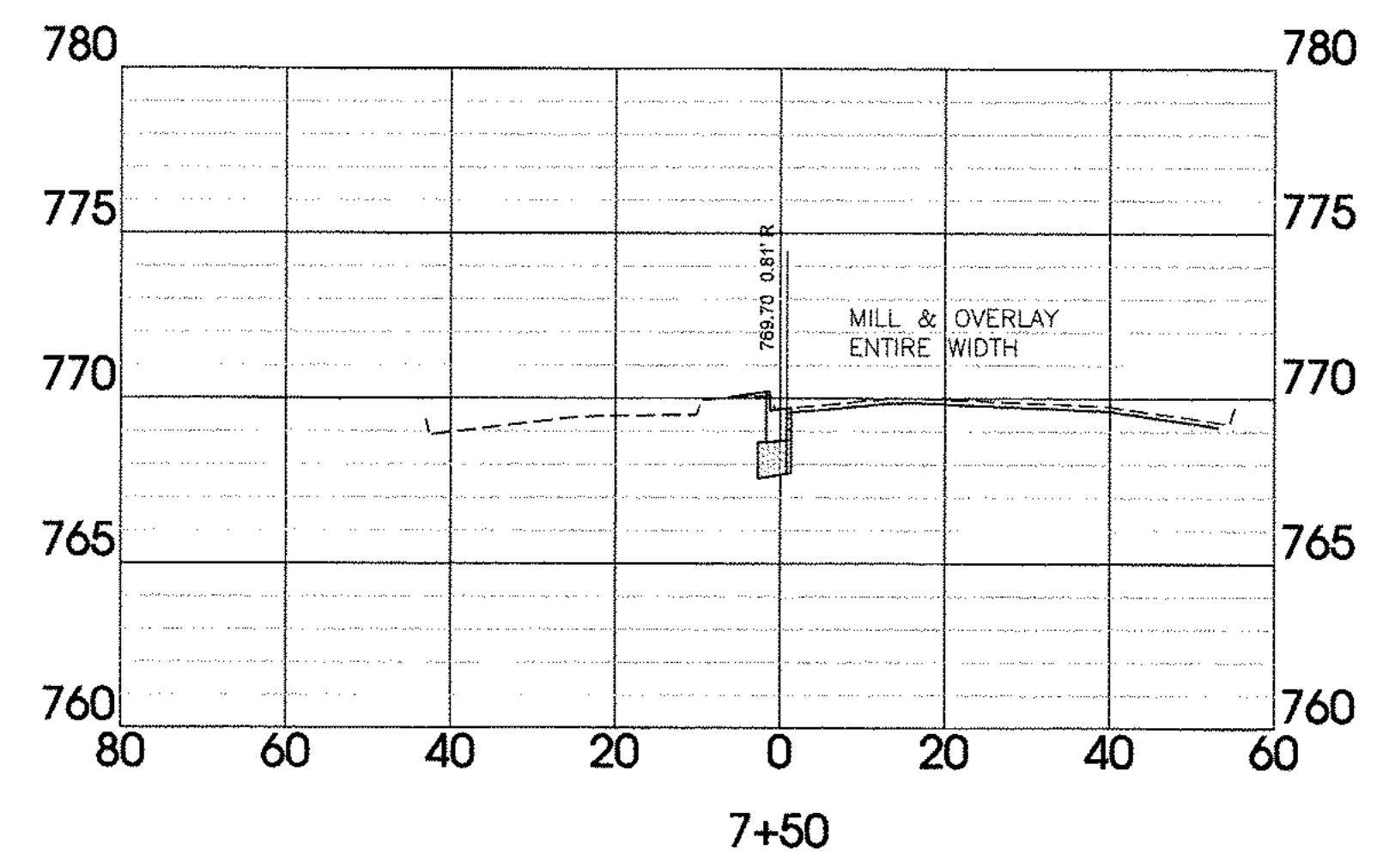
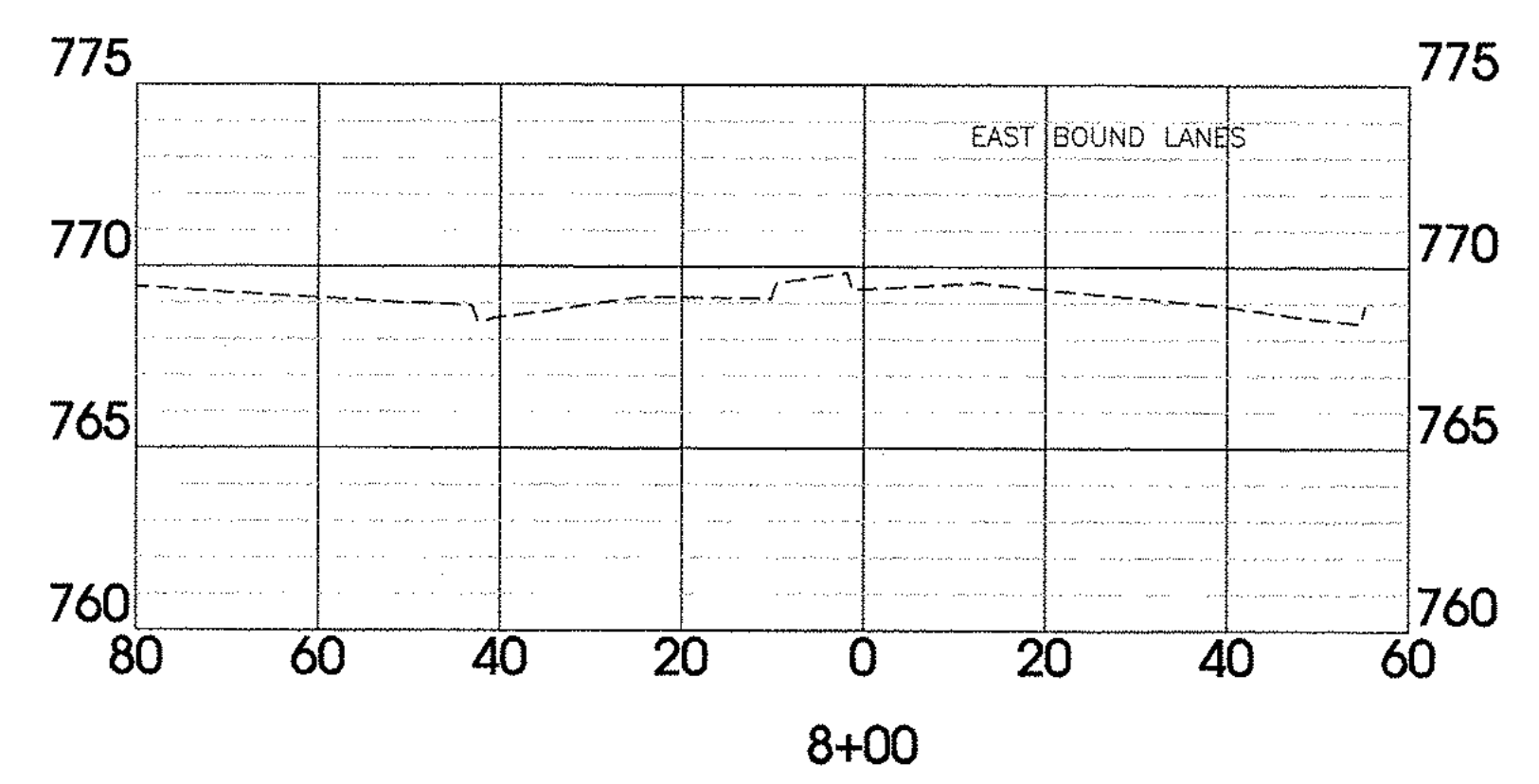
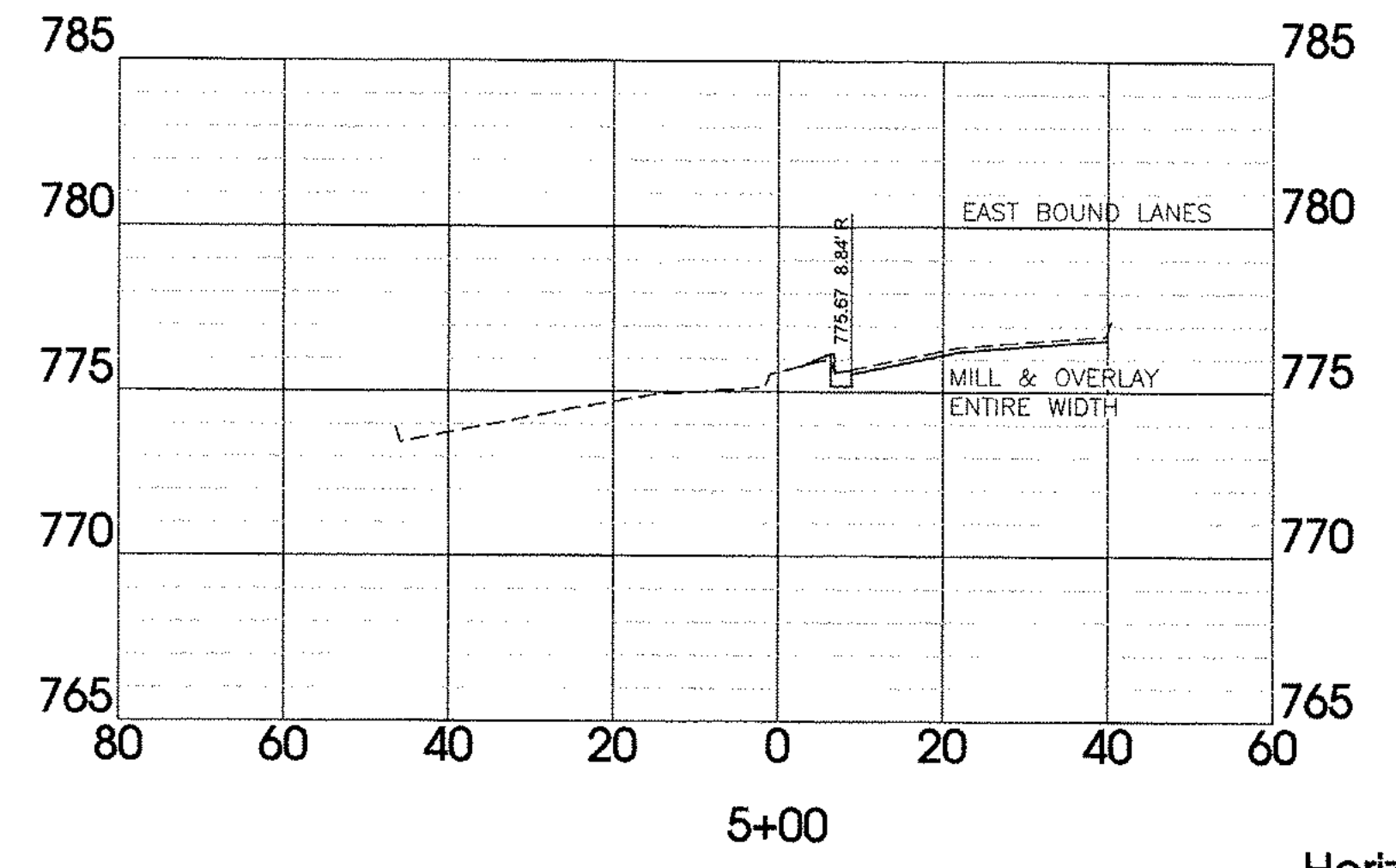
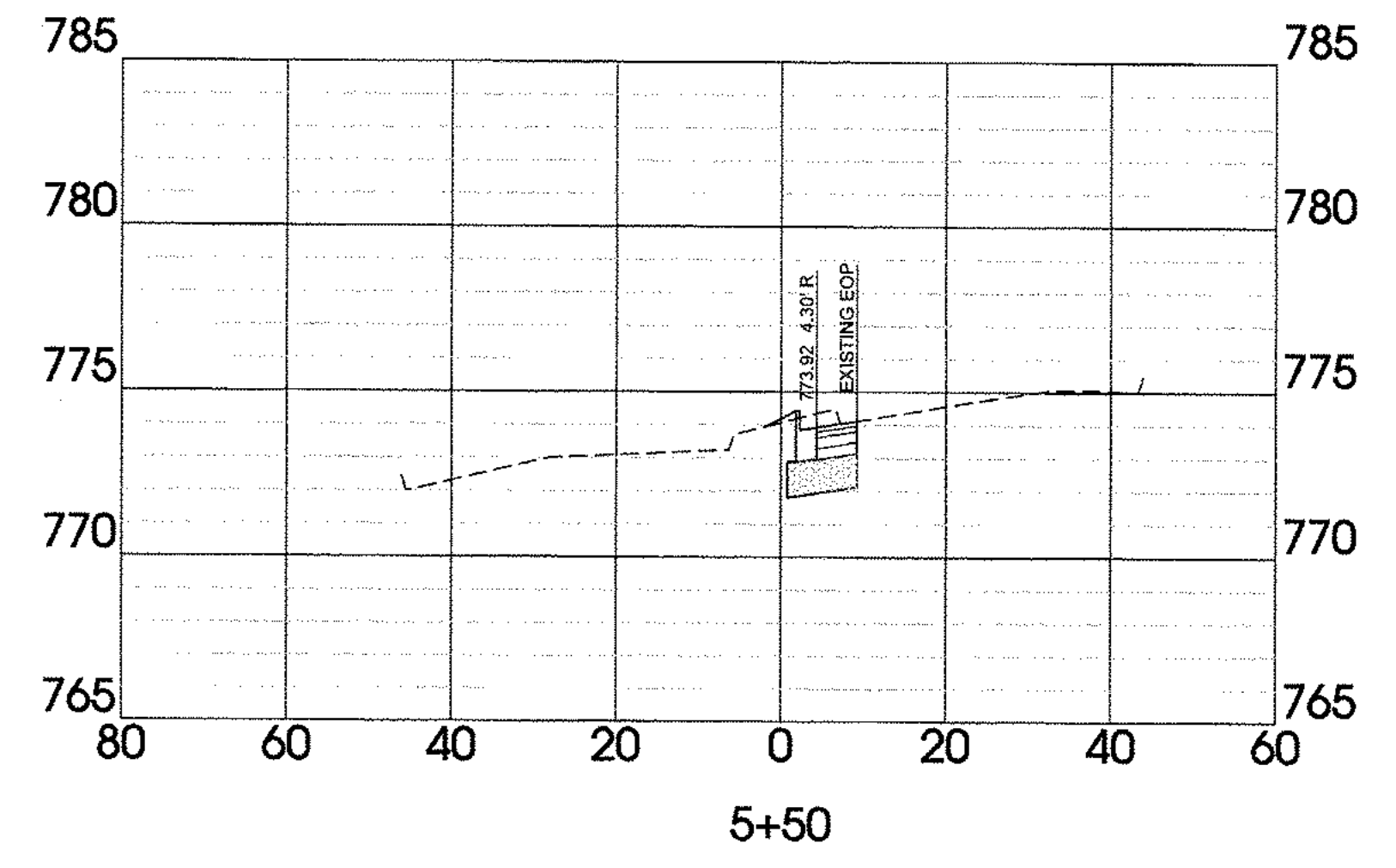
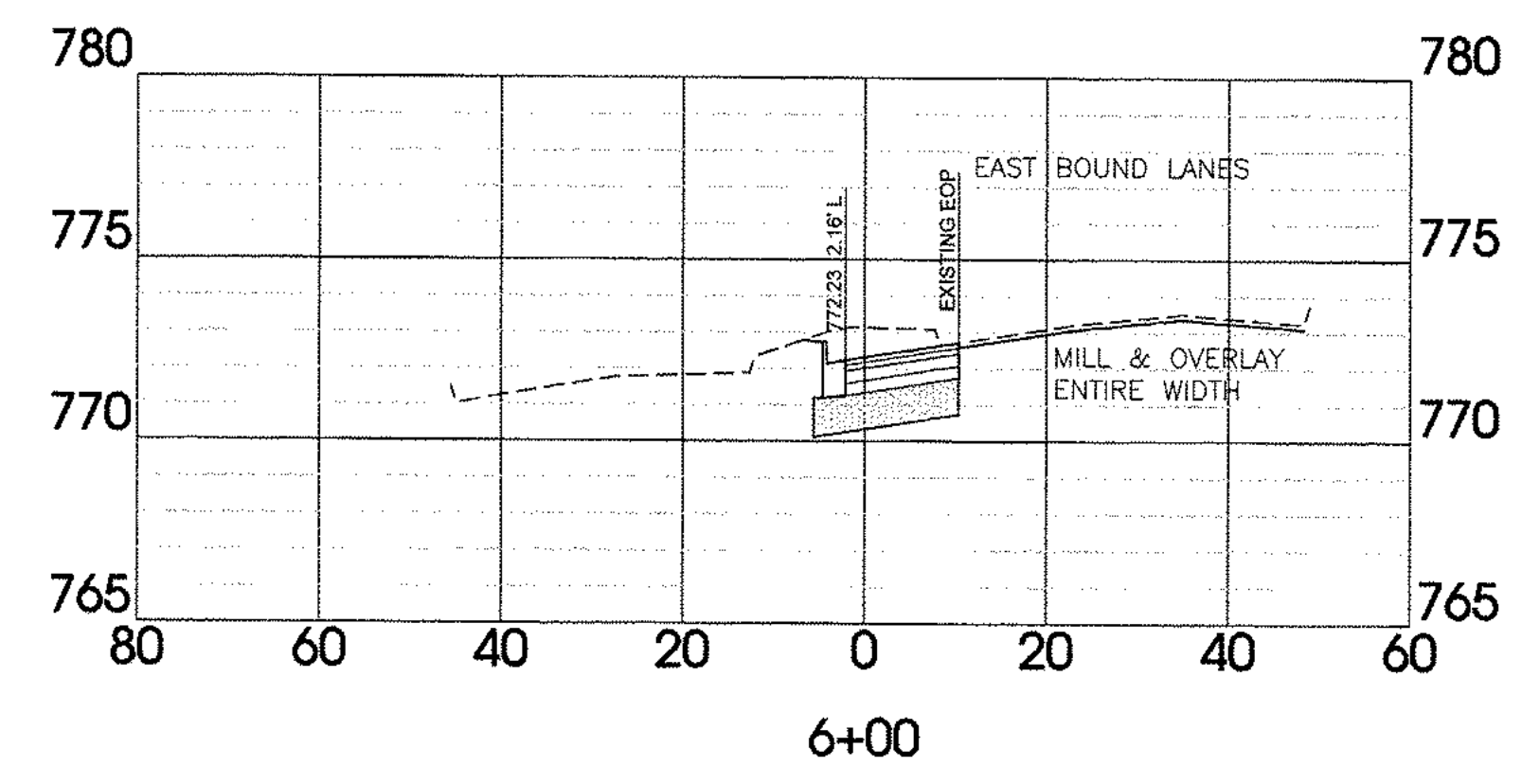
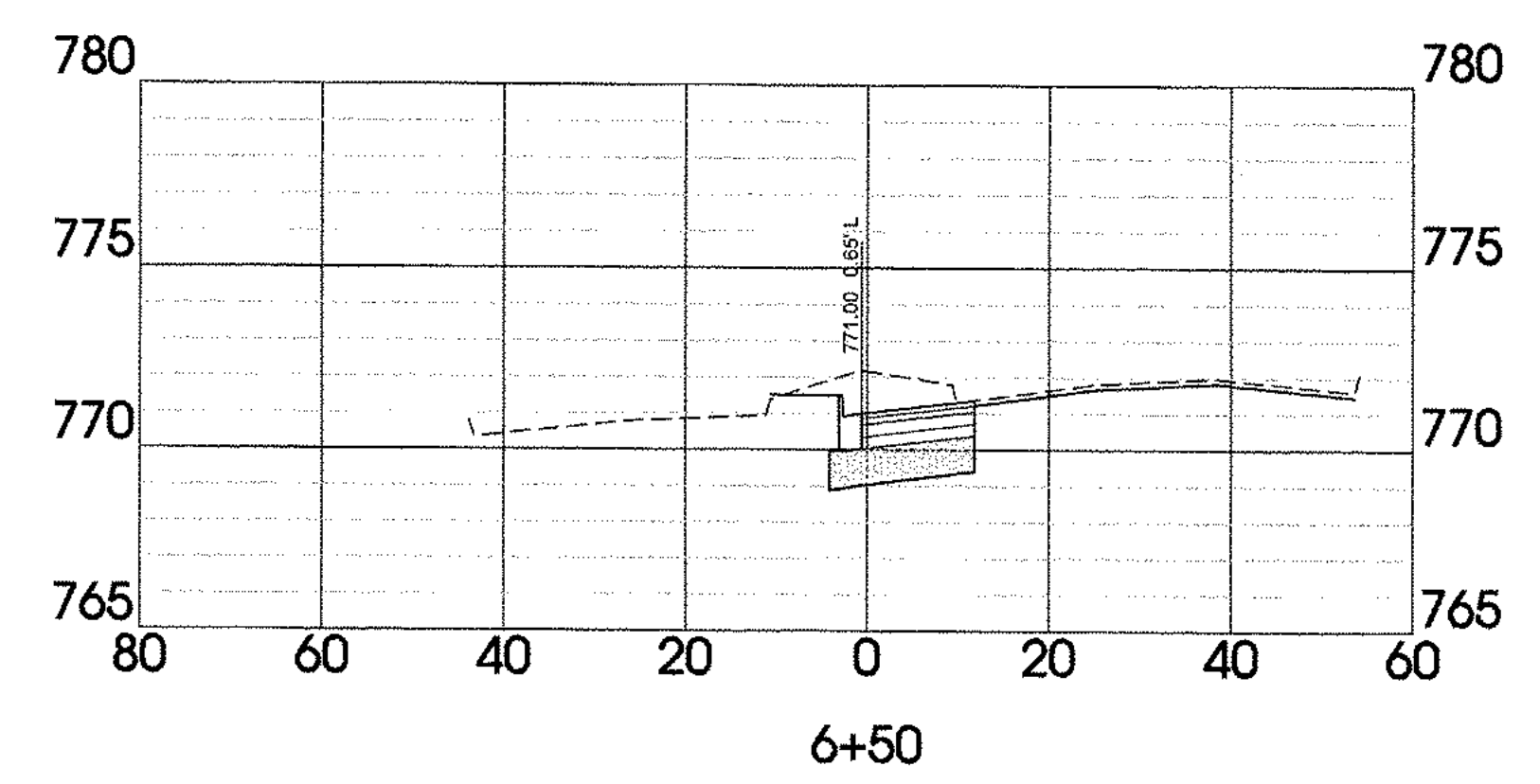
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: DJENKINS@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the design is in accordance with the construction plans. The engineer assumes no administrative liability for the construction of the project.



Liberty Pike Widening
COF Project No. 6787
Franklin, Tennessee

REVISIONS		City Comments
NO.	DATE	
01	09-07-18	City Comments
DRAWN: MLG		
DATE: 2-2-16		
CHECKED: DWJ		
FILE NAME: 15316project		
SCALE: As Shown		
JOB NO. 15316		
SHEET:		

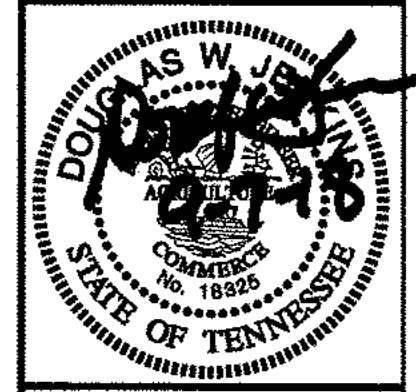
XS3



Horizontal Scale 1"=20'
Vertical Scale 1"=5'



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37199
PHONE: (615) 890-7901
FAX: (615) 890-2567
E-MAIL: DJENKINS@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the site shown on these construction drawings is constructed in accordance with the design criteria, standards, and specifications shown on these drawings and in full compliance with the applicable laws, codes, and regulations. The engineer assumes no responsibility for the construction of the site in accordance with the construction plans.



**Liberty Pike Widening
COF Project No. 6787**
Franklin, Tennessee

REVISED:	
DRAWN: MLG	
DATE: 2-2-16	
CHECKED:	
DWJ	
FILE NAME:	15316project
SCALE:	As Shown
JOB NO.	15316
SHEET:	

Liberty Pike West Cross Sections

XS4

Williamson County Property Assessment Database

Property Details for: 5060 CAROTHERS PKWY

County Number 94

Current Tax Year 2018

Property Owner and Address

Owner TRI STAR ENERGY LLC

Address 1740 ED TEMPLE BLVD
NASHVILLE, TN 37208

Property Location

Address 5060 CAROTHERS PKWY

DI 09

Map 079

Group

Ctrl 079

Parcel 04022

PI

SI

000

Value Information

Valuation Year 2017

Market Appraisal

Land Market Value	\$1,254,000
Improvement Value	\$0
Total Market Appraisal	\$1,254,000

Assessment % 40%

Assessment \$501,600

General Information

Lot Dimensions 0.0 × 0.0

Legal Acreage 2.2800

Property Class 108 Commercial

City Franklin (263264)

Subdivision & Lot 1. CAROTHERS CROSSING EAST, lot
0004

Plat Book & Page 1. Book: 64, Page:
148

Building Information

No buildings on record

Features

No features on record.

Sales Information

Sales Date	Price	Deed Book	Deed Page
2016-10-27	\$3,809,322	6915	810

Facilities Tax

Residential – Single-Family Detached Dwellings	\$.89 Per Gross SQ. FT. to include heated and unheated
Non-Residential	\$1.18 Per Gross SQ. FT.
Other Residential – including Condos, Townhomes, Duplexes, and Apartments	\$.71 Per SQ. FT.

Road Impact Fees
Implementation of Fee Schedule

Land Use Type	Unit	Pre-2011	Effective ¹ 1-Jul-11	Effective ² 1-Jul-12	Effective ³ 1-Jul-13	Effective ⁴ 1-Sep-14
Single-Family Detached	Dwelling	\$2,191.00	\$2,700.00	\$3,514.00	\$4,227.00	\$4,911.00
Multi-Family	Dwelling	\$1,537.00	\$1,844.00	\$2,336.00	\$2,766.00	\$3,112.00
Mobile Home Park	Site	\$1,144.00	\$1,378.00	\$1,752.00	\$2,079.00	\$2,338.00
Congregate Care Facility	Dwelling	\$440.00	\$566.00	\$767.00	\$943.00	\$1,093.00
Hotel/Motel	Room	\$1,126.00	\$1,432.00	\$1,922.00	\$2,350.00	\$2,567.00
Retail/Commercial						
Shopping Center/General Retail	1000 sq. ft.	\$2,681.00	\$3,510.00	\$4,836.00	\$5,996.00	\$6,484.00
Restaurant, Quality	1000 sq. ft.	\$4,964.00	\$6,499.00	\$8,955.00	\$11,104.00	\$12,069.00
Restaurant, Fast Food	1000 sq. ft.	\$7,177.00	\$9,426.00	\$13,023.00	\$16,171.00	\$17,442.00
Office/Institutional						
Office	1000 sq. ft.	\$1,891.00	\$2,430.00	\$3,291.00	\$4,045.00	\$4,632.00
Hospital	1000 sq. ft.	\$2,867.00	\$3,595.00	\$4,760.00	\$5,779.00	\$5,359.00
Nursing Home	1000 sq. ft.	\$996.00	\$1,411.00	\$2,074.00	\$2,654.00	\$3,082.00
Church	1000 sq. ft.	\$1,127.00	\$1,447.00	\$1,958.00	\$2,406.00	\$3,258.00
Elementary/Sec. School	1000 sq. ft.	\$543.00	\$704.00	\$960.00	\$1,185.00	\$1,606.00
Industrial						
Manufacturing	1000 sq. ft.	\$830.00	\$1,067.00	\$1,445.00	\$1,776.00	\$2,030.00
Industrial Park	1000 sq. ft.	\$1,513.00	\$1,944.00	\$2,634.00	\$3,237.00	\$3,636.00
Business Park	1000 sq. ft.	\$2,773.00	\$3,563.00	\$4,828.00	\$5,934.00	\$6,613.00
Warehouse	1000 sq. ft.	\$1,078.00	\$1,222.00	\$1,453.00	\$1,655.00	\$1,893.00
Mini-Warehouse	1000 sq. ft.	\$388.00	\$493.00	\$662.00	\$809.00	\$885.00

¹The impact fees effective July 1, 2011 are calculated at 25 percent of the increase for fees from the current fee schedule to that as indicated being needed by the November 2010 Road Impact Fee Update Study.

²The impact fees effective July 1, 2012, are calculated at 65 percent of increase for fees from the current fee schedule to that as indicated being needed by the November 2010 Road Impact Fee Update Study.

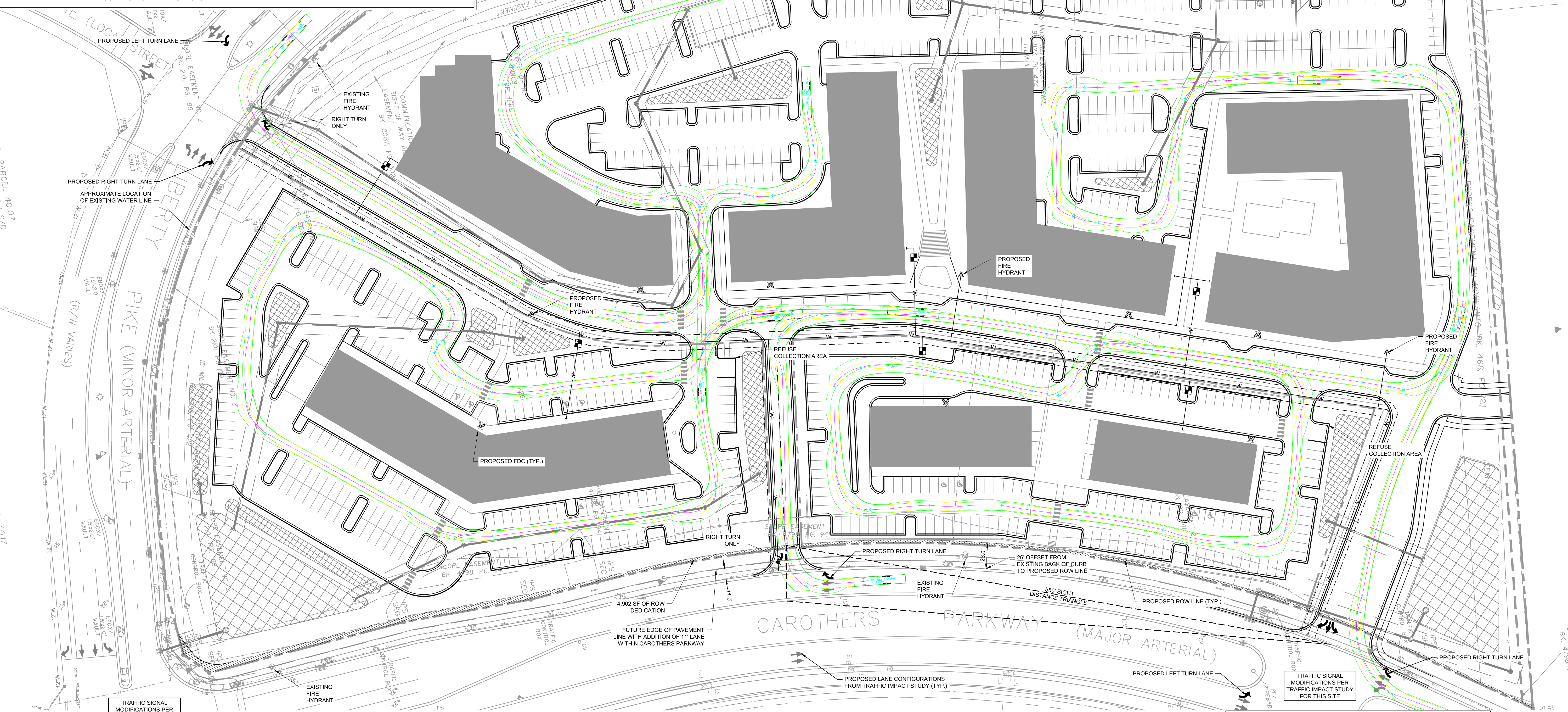
³The impact fees effective July 1, 2013, are the impact fees needed as indicated in the November 2010 Road Impact Fee Update Study.

⁴The impact fees effective September 1, 2014, are the impact fees needed as indicated in the March 2014 Road Impact Fee Update Study.

All Fees are taken from Appendix A - Title 12 of the City of Franklin Municipal Code.

UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

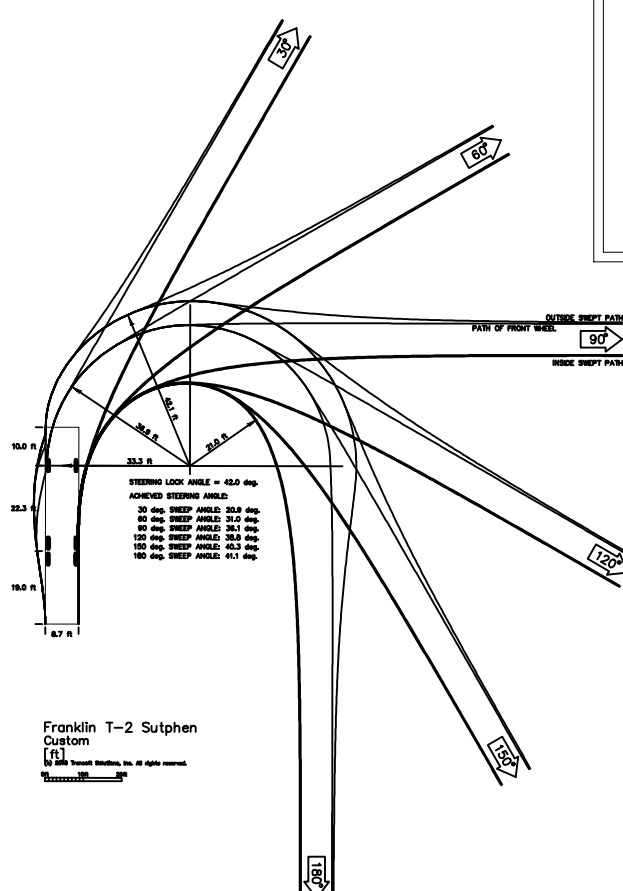


ROW & ACCESS GENERAL NOTES

- 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.
- 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 ON-SITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "DOT" STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- 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.
- 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.
- 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.
- THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

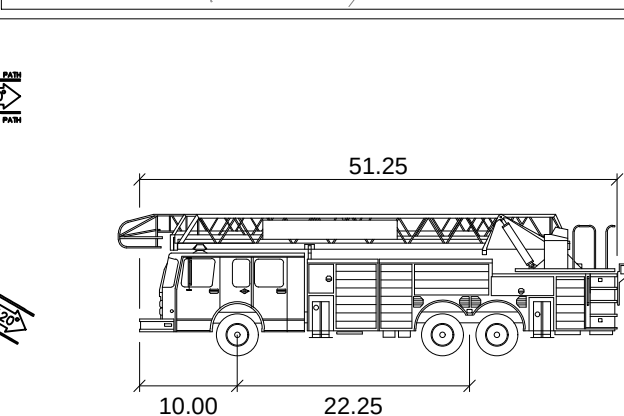
Trip Generation - Carothers Crossing West													
ITE Code	Land Use	Setting/Location	Density	Daily	AM Peak Hour			PM Peak Hour			Total	Enter	Exit
					Total	Enter	Exit	Total	Enter	Exit			
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	338	d.u.	1,840	113	29	84	143	87	56		
210	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25		
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129		
912	Drive-In Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40		
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18		
GROSS TRIPS					6,003	415	223	192	548	280	268		
Gross Trips - Before Reductions					6,003	415	223	192	548	280	268		
Residential					1,840	113	29	84	143	87	56		
Office					266	49	42	7	30	5	25		
Retail					3,359	206	126	80	328	159	159		
Restaurant					538	47	26	21	47	29	18		
Reduction - Internal Capture					-784	-72	-36	-36	-180	-90	-90		
Residential					-96	-9	-2	-7	-66	-44	-22		
Office					-127	-15	-9	-6	-12	-5	-7		
Retail					-242	-19	-6	-13	-78	-28	-50		
Restaurant					-319	-29	-19	-10	-24	-13	-11		
Reduction - Pass-By					-1,158	-72	-36	-36	-96	-48	-48		
Shopping Center					34%	34%	-521	-52	-26	-64	-32		
Drive-In Bank					29%	33%	-143	-12	-6	-22	-11		
High-Turnover (Sit-Down) Restaurant					43%	43%	-94	-8	-4	-10	-5		
NEW TRIPS					4,061	271	151	120	272	142	130		
DRIVEWAY VOLUMES					5,219	343	187	156	368	190	178		

COF STANDARD FIRE APPARATUS TURNING TEMPLATE



CONNECTIVITY INDEX

6 LINKS / 3 NODE = 2.00 CONNECTIVITY INDEX



Franklin T-2 Sutphen

Width : 8.66 feet
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 42.0

NOTE: MINIMUM 5 MPH DESIGN SPEED

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.
OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 PSI
RESIDUAL PRESSURE: 110 PSI
FLOW: 1.194 GPM

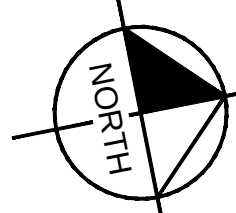
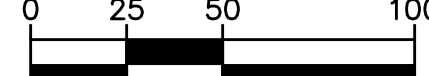
TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.



SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
SS	EXISTING GAS MAIN
SS	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT

GRAPHIC SCALE IN FEET



**Request for Construction Change
Change Order No. 3 FINAL**

City of Franklin
Engineering Office
109 Third Avenue South
Franklin, TN 37064

Contract No. 2015-0002 PIN108409.00
Project Hillsboro Road Ph2
Widening and streetscape of Hillsboro Rd (SR106)
from south of Joel Cheek to north of Claude Yates

Whereas, we Eutaw Construction Company, Inc. entered into an contract with the CITY OF FRANKLIN, on March 8, 2016, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

1. Final reconciliation of all miscellaneous overruns and underruns of pay items and cleanup and restoration of minor areas for project closeout.

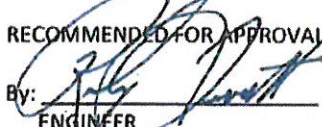
Attachments (List documents supporting change):

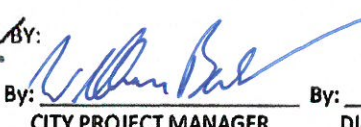
Final pay application request from Eutaw Construction Company, Inc.; Final TDOT Change Order #20

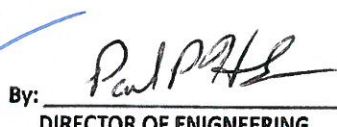
Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
	Miscellaneous pay item quantity over runs and under runs	LS	1		(\$352,550.86)
791-99.02	Clean up restoration and closeout	LS	1		(\$288,000.00)
TOTAL					(\$640,550.86)

Now, Therefore, We, Eutaw Construction Company, Inc., hereby agree to this Supplemental Agreement consisting of the above mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract and will be performed by this Contractor in accordance with specifications thereof, and that the original contract remain in full force and effect, except in so far as specifically modified by this supplemental Agreement.

RECOMMENDED FOR APPROVAL BY:

By: 
ENGINEER

By: 
CITY PROJECT MANAGER

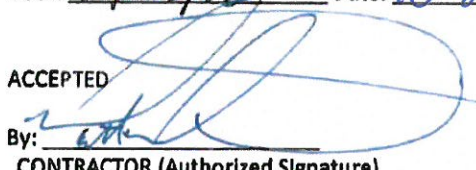
By: 
DIRECTOR OF ENGINEERING

Date: 10/23/18

Date: 10-24-18

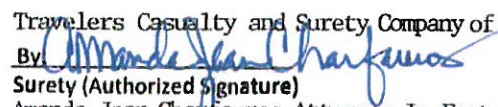
Date: 10-24-18

ACCEPTED

By: 
CONTRACTOR (Authorized Signature)

Date: 10/24/18

Travelers Casualty and Surety Company of America

By: 
Surety (Authorized Signature)
Amanda Jean Charfauros, Attorney-In-Fact

Date: 10/24/2018

APPROVED:

By: _____
OWNER (Authorized Signature)

Date: _____

CHANGE IN CONTRACT PRICE:
Original Contract Price \$11,995,005.13
Net Increase (Decrease) from previous Change Orders \$715,824.32
Contract Price prior to this Change Order: \$12,710,829.45
Net increase (decrease) of this Change Order: (\$ 640,550.86)
Contract Price with all approved Change Orders: \$ 12,070,278.59

CHANGE IN CONTRACT TIMES:
Original Contract Times Ready for final payment: <u>June 21, 2017 (430 days)</u>
Net change from previous Change Orders and Work Change Directives: Ready for final payment: <u>Add 154 calendar days</u>
Contract Times prior to this Change Order: Substantial Completion: ***** Ready for final payment: <u>November 22, 2017 (584 days)</u>
Net Increase (decrease) this Change Order: <u>182 Days</u> Substantial Completion: <u>May 23, 2018</u> Ready for final payment: <u>May 23, 2018 (766 days)</u>
Contract Times with all approved Change Orders: Substantial Completion: <u>May 23, 2018</u> Ready for final payment: <u>May 23, 2018 (766 days)</u>

Supplemental Agreement and/or Request for Construction Change Change Order Request #19

Project Title/Termini:	<u>Hillsboro Road Widening - Phase II</u>		
Owner:	<u>City of Franklin, Tennessee</u>	PIN:	<u>108409.00</u>
Address:	<u>109 3rd Avenue South</u>	State Project No.:	<u>94014-3230-04</u>
	<u>Franklin, TN 37064</u>	Federal Project No.:	<u>STP-EN-106(22)</u>
		Contract No.:	<u>2015-0002</u>
County:	<u>Williamson</u>		

Whereas, we Eutaw Construction Company, Inc. with Travelers Casualty and Surety Company of America, as a Surety, entered into a contract with City of Franklin, Tennessee, on March 8th, 2016, for the construction by said Contractor of the above designated contract; and *Whereas*, certain items of construction encountered, are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the Owner at the price(s) scheduled therefore below:

The purpose of this Change Order is to:

Add Additional Work items to the contract documents to provide payment for additional work requested by the City of Franklin. This work includes micromilling the as-built BM2 asphalt binder base and installing a thin lift asphalt overlay of CS mix (scratch mix) in order to meet the SP411C requirements for rideability.

As a result of this Change Order, contract time shall:

☒ Not Change, ☐ Increase by ____ days, ☐ Decrease by ____ days

Original Construction Completion Time: 430days (Date: 6/21/2017)

Original Contract Amount: \$11,995,005.13

Approved Change Orders: \$560,870.58

Current Change Order: \$86,526.40

Pending Change Orders: \$0

Total Change Orders: \$647,396.98

Contract Completion Time with Change Orders: 584 days (Date: 11/22/2017)

Supplemental Agreement and/or Request for Construction Change
Change Order Request # 19

Unit prices listed below include labor, materials, profit, overhead, and incidentals necessary to complete this work. A separate attached spreadsheet with the same information may be used in lieu of the table below.

[illegible]

Now, Therefore, We, Eutaw Construction Company, Inc. Contractors, and Travelers Casualty and Surety Company of America, Surety, hereby agree to the Supplemental Agreement consisting of the above mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract and will be performed by this Contractor in accordance with specifications thereof, and that the original contract remain in full force and effect, except insofar as specifically modified by this Supplemental Agreement.

Recommended for Approval

Approved

By:

By:

By:

Engineer/CEI/Signature

Contractor (Signature)

Surety (Signature)

6/25/12
Date 6/26/2018

Date 6/26/2018
Date 06/27/2018



Approved for
Eligibility

By:

Owner (Signature)

APPROVED

By Taylor Lee at 2:57 pm, Jun 25, 2018

Local Programs (Signature)

Date

Date



**Supplemental Agreement and/or Request for Construction Change
Change Order Request #20**

Project Title/Terminal:	Hillsboro Road Widening - Phase II		
Owner:	City of Franklin, Tennessee	PIN:	108409.00
Address:	109 3rd Avenue South	State Project No.:	94014-3230-04
	Franklin, TN 37064	Federal Project No.:	STP-EN-106(22)
		Contract No.:	2015-0002
County:	Williamson		

Whereas, we Eutaw Construction Company, Inc. with Travelers Casualty and Surety Company of America, as a Surety, entered into a contract with City of Franklin, Tennessee, on March 8th, 2016, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered, are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the Owner at the price(s) scheduled therefore below:

The purpose of this Change Order is to:

Add Item No. 791-99.02, CLEAN UP RESTORATION AND CLOSEOUT, L.S. to the contract documents as a non-participating item to provide a deduction in the contract amount for work items remaining for final cleanup and project restoration required for project closeout.

As a result of this Change Order, contract time shall:

☒ Not Change, ☐ Increase by _____ days, ☐ Decrease by _____ days

Original Construction Completion Time: 430days (Date: 6/21/2017)

Original Contract Amount: \$11,995,005.13

Approved Change Orders: \$647,396.98

Current Change Order: \$-288,000.00

Pending Change Orders: \$0

Total Change Orders: \$359,396.98

Contract Completion Time with Change Orders: 584 days (Date: 11/22/2017)

**Supplemental Agreement and/or Request for Construction Change
Change Order Request # 20**

Unit prices listed below include labor, materials, profit, overhead, and incidentals necessary to complete this work. A separate attached spreadsheet with the same information may be used in lieu of the table below.

[illegible]

Now, Therefore, We, Eutaw Construction Company, Inc. Contractors, and Travelers Casualty and Surety Company of America, Surety, hereby agree to the Supplemental Agreement consisting of the above mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract and will be performed by this Contractor in accordance with specifications thereof, and that the original contract remain in full force and effect, except insofar as specifically modified by this Supplemental Agreement.

Recommended for Approval

Engineer/CEI (Signature)

ROBIN LOVETT

10/10/18

Approved

By:

Contractor (Signature)

Date 10/24/18

By:

Surety (Signature) Andra Jean Charfauros, Attorney-In-Fact

Date 10/24/18

By:

Owner (Signature)

Date
10-24-18

Date _____

Approved for Eligibility

By:

Local Programs (Signature)

Date _____



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbn@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@aol.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffmusic.com
Rory Seymour	802 Fair St	RoryM.Seymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me



Sign-In Sheet

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa McQueen 1288 Henderson F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodcrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE Ln 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chown Rd. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

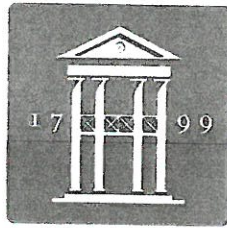
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natoma Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. L. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces — Why not have some
next to the elevators on 2nd 3rd 4th floor — thank
Blessing



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

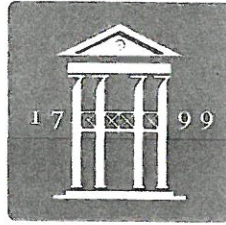
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE LANE

COMMENTS:

MOVE THE CITY CARS TO THE 4TH
FLOOR OF THE 2ND AVE GARAGE -
OPEN UP SPACES OF THE RESERVED
CITY CARS FROM 9:30 AM TO 4:00 PM
TO THE PUBLIC



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Kolodziejcki

Address: 3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

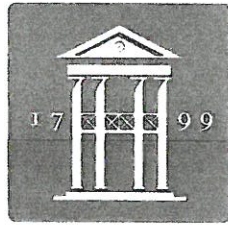
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelary

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -~~Theresa~~

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

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 Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-throat". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
Urban Growth Boundary 37064

Hespanb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Jo Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

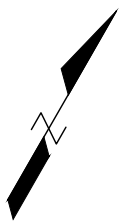
Address: 905 Fair

COMMENTS:

The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: 2ND AVE S. AND S. MARGIN STREET
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN



COLLISION SYMBOLS

← SIDESWIPE, SAME DIRECTION

← RIGHT TURN SIDESWIPE, SAME DIRECTION,

5 YEAR CRASH HISTORY

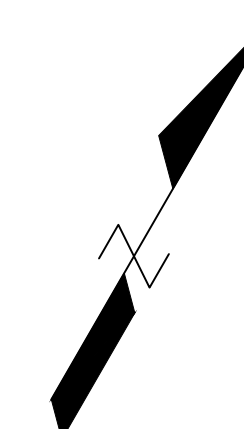
- 2 crashes
- 2 (100%) associated with sight distance problems or parking too close to the intersection



[illegible]

An aerial photograph showing the intersection of 2nd Ave South and South Margin Street. The street names are labeled in white text. To the left of the intersection, there are several residential houses with brown roofs and some trees. To the right, there is a large white industrial building with a flat roof, a parking lot, and a small house. Further right, railroad tracks run parallel to the street. The overall scene is a mix of residential and industrial areas.

11 - Agree with the Proposed Changes
6 - Disagree with the Proposed Changes
1 - No Opinion

[illegible]

**PARKLAND IMPACT FEE AND MOUNTAIN BIKE TRAIL SYSTEM
CONSTRUCTION AND MAINTENANCE AGREEMENT
BETWEEN THE CITY OF FRANKLIN AND GATEWAY MOSBY COOL SPRINGS, LLC
COF CONTRACT NO. 2018-0155**

PARKLAND IMPACT FEE AND MOUNTAIN BIKE TRAIL SYSTEM CONSTRUCTION AND MAINTENANCE AGREEMENT, (this "Agreement"), made and entered into this ____ day ____ of November 2018 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and GATEWAY MOSBY COOL SPRINGS, LLC (hereinafter "Mosby") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, and Mosby Cool Springs, LLC as owner of that certain land consisting of approximately two hundred five thousand seven hundred sixty-one square feet or 4.72 acres of undeveloped land located in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto, and Gateway Mosby Cool Springs Lessee, LLC, as tenant, join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, Mosby is in the process of developing Map 079 - Parcel 04025 (the "Development Project"), consisting of three hundred twenty-eight (328) apartment units, and an affiliate of an indirect owner of Mosby intends to develop or cause the development of approximately twenty-eight (28) townhome lots all as more particularly shown on Exhibit A; and

WHEREAS, pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, Mosby has agreed to design, construct, and maintain a Mountain Bike Trail System located within the outer limits of The Standard at Cool Spring Subdivision, but not limited to, the mountain bike trail, trailheads, existing trees, shrubbery, and associated appurtenances such as signage, benches, and other associated amenities as approved by the City of Franklin, all as more particularly shown and described on Exhibit B attached hereto; and

WHEREAS, the Mountain Bike Trail System encompasses approximately 4.72 acres of land located in Quadrant 1 of the City on property known as The Standard at Cool Springs Subdivision and on the adjacent Columbia State Community College property located north of Liberty Pike all as more particularly shown and described on Exhibit C attached hereto; and

WHEREAS, Mosby has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project, and the estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director on July 23, 2018, to be \$1,459,516.98 as itemized in attached Exhibit D; and

WHEREAS, Mosby has agreed to plat and dedicate a non-exclusive, all-access public easement, construct, and maintain the Mountain Bike Trail System improvements as illustrated on Exhibits B and C and described in detail below for the future enjoyment of the public, free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, any and all Mountain Bike Trail System improvements located on public and/or privately-owned property as illustrated in the approved Exhibit B and C shall not be altered, expanded, or in any way modified in any material way from the level, nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned or delayed); and

WHEREAS, any approved fixed structures associated with the Mountain Bike Trail System, examples may include fencing, benches, off-street parking, signage, etc. as illustrated on Exhibits B and C and further detailed on the approved construction drawings on file with the City of Franklin Parks Department that may be located in the City's non-exclusive, all-access public easement shall not be altered, expanded, or in any way modified in any material way by Mosby with respect to the nature and intensity of its use without the written consent of the City (which shall not be unreasonably withheld, conditioned or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT OF LANDSCAPING IN THE CITY RIGHT-OF-WAY

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Mosby and City agree that Mosby shall be eligible and shall receive an offset of applicable Parkland Impact Fees as hereafter set forth for the Mountain Bike Trail System, dedication of land and easements, and associated improvements as illustrated in Exhibits B and C, and as allowed under Title 25, Chapter 4 of the City of Franklin Municipal Code.
3. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the mountain trail improvement as itemized in attached Exhibit D is \$1,459,516.98 and the estimated total offset to Mosby is an identical amount upon submittal and approval of supporting documentation. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.
4. Pursuant to Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does and shall not exceed the total Parkland Impact Fees due for the Development Project.
5. City hereby grants Mosby permission to enter upon and to utilize the non-exclusive, all-access public easement known as the Mountain Bike Trail System located and situated on the The Standard at Cool Spring Subdivision and on the adjacent Columbia State Community College property in Franklin, TN, as depicted in Exhibits B and C for the purposes of construction and maintenance the Mountain Bike Trail System and associated appurtenances such as signage, benches, and other associated amenities approved by the

City as depicted in Exhibits B and C and on the approved construction drawings on file with the City of Franklin Parks Department.

6. The Mountain Bike Trail System as depicted in Exhibits B and C and on the approved construction drawings on file with the City of Franklin Parks Department shall be constructed, inspected, approved, and accepted in its entirety prior to January 1, 2019, or upon the reasonable request of the City, Mosby shall post a Letter of Credit or cash surety with the City for the cost of the outstanding improvements as reasonably determined by the City of Franklin Parks Department Director prior to additional Certificate of Occupancy Permits being issued.
7. Mosby will build, construct, and maintain the mountain bike trails along the northern section of The Standard of Cool Springs Subdivision property and on the adjacent Columbia State Community College property as depicted in Exhibit C. The Standard at Cool Springs Subdivision parkland dedication area totals 4.72 acres stopping at northern boundary of the Standard at Cool Springs Subdivision. Mosby will maintain the portion of the Mountain Bike Trail System and appurtenances located on The Standard at Cool Springs Subdivision property into perpetuity and for fifteen (15) years for the portion located on the adjacent Columbia State Community College property beginning on the final acceptance of the Mountain Bike Trail System. Notwithstanding anything to the contrary contained herein, the City of Franklin shall take over all responsibility for and maintenance of the trail and connections for the portion located on the Columbia State Community College Property following the fifteen (15) year maintenance period.
8. Mosby shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocating or protecting public utilities.
9. Naming Rights. The policy of the City is to reserve naming or renaming of city assets to those circumstances which tradition and practice have shown to best serve the interests of the City and assure a worth and enduring legacy for the City.
10. Organized Events. Events require a Special Event Permit which may be obtained through the Franklin Parks Department. No entity shall sponsor, host or organize an event on the public mountain biking trail without prior approval of the Special Event Permit.
11. All improvements, uses, and activities shall comply with the policies established by the City Franklin Zoning Ordinance and Municipal Code with the terms and conditions of this Agreement.
12. Mosby shall name the City of Franklin as an additional insured on and submit Certificates of Liability Insurance to the City in coverage limits specified by the City of Franklin Risk Analyst for the construction, public use, and maintenance of the Mountain Bike Trail System prior to commencing construction.

13. Upon completion and prior to acceptance of the Mountain Bike Trail System improvements, Mosby will provide reasonable documentation for all such cost and provide notarized release of liens.
14. Barring force majeure or weather delays, Mosby agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair or replacement. The City reserves its right to determine health of the trees, landscaping, and condition of the Mountain Bike Trail System and, whether trees, landscaping, and Mountain Bike Trail System are to be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the trail with notice to Mosby and at the sole cost and expense of Mosby. Mosby shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.
15. In the case of emergency situations where unplanned disturbance of the trees, landscaping and Mountain Bike Trail System, occurs due to natural disaster, emergency infrastructure repairs, or public safety/emergency response, the City to minimize disturbance to the extent feasible but must act swiftly for the purposes of public safety, health and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints; other priorities that serve the public health, safety, and welfare; seasonal limitations for replacement or planting; and weather delays.
16. The permission granted by this Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.
17. This Agreement is non-transferable to the successors or assigns of Mosby unless the successor assumes the same obligations of Mosby in writing. Such assignment shall be provided to the City within fifteen (15) days after the transfer of the Development Project. Upon assignment, Mosby shall be relieved from any and all further liability under this Agreement, including, without limitation, pursuant to Section 18 hereof. The City shall have the right to immediately remove trees, landscaping, and Mountain Bike Trail System for which this Agreement is granted upon assignment or transfer by Mosby; subject, however, to application made by the successor for and due diligence in obtaining approval by the City of a new Agreement for the existing landscaping to remain in the right-of-way.
18. Mosby shall exercise the rights, privileges and permission granted herein at Mosby's own risk. Mosby shall not claim any damages from the City for any injuries or damages, including death, about or because the exercise of such rights, privileges or permission, the condition of the non-exclusive, all-access public easement or the use of the non-exclusive, all-access public easement excluding gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials and agents. Mosby shall indemnify and hold harmless Columbia State Community College, its officials and agents, the City, its Mayor, Aldermen, officers, employees, officials and agents, from and against all claims, actual damages, actual losses and actual out-of-pocket expenses, including

reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Mosby to comply with any of the provisions specified herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Mountain Bike Trail System depicted in Exhibits B and C. The City shall not be liable to Mosby should Mosby's use of the property be hindered or disturbed. The City will not be liable to Mosby for any reason not specifically stated herein.

19. The City and Association agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
20. Applicable Law/Choice Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
21. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Vernon J. Gerth, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Mosby:

Middleburg Real Estate Partners
Attn: Rachel Noone
1921 Gallows Road, Suite 700
Vienna, VA 22182

Stockbridge Capital Group
Attn: Joel Sasser
3550 Lenox Road N.E., Suite 2500
Atlanta, GA 30326

22. This Agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, Franklin, TN. Upon completion of this Agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.
23. This Agreement constitutes the entire agreement between parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. GENERAL TERMS AND CONDITIONS

1. **Personal Liability.**

No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Mosby or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Association or successor or on any obligations hereunder; provided, however, the City shall remain liable to Mosby for its gross negligence and willful misconduct. The City shall only look to Mosby and the Development Project for the enforcement of Mosby's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners or shareholders of Mosby or any direct or indirect owner of Mosby shall have any personal liability for any of the liability or obligations of Mosby in connection herewith.

2. **Warranties/Limitation of Liability/Waiver.**

The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Mosby to limit its liability shall be void and unenforceable.

3. **Severability.**

If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow next]

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____

Dr. Ken Moore, Mayor

By: _____

Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)

)

COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____

Shauna R. Billingsley, City Attorney

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

GATEWAY MOSBY COOL SPRINGS, LLC, a Tennessee limited liability company

By: Gateway Mosby Cool Springs, GP,
a Delaware general partnership,
its sole member

By: Gateway Cool Springs, LLC,
a California limited liability company,
the Gateway Managing Partner

By: 
Name: Christine Roseland
Title: Vice President

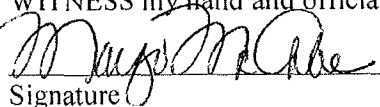
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

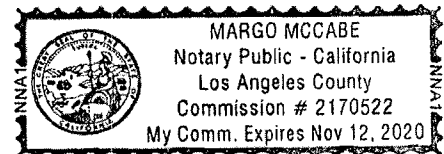
STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On October 10, 2018, before me, Margo McCabe,
Notary Public, personally appeared Christine Roseland who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.


Signature _____ (seal)



Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

MOSBY COOL SPRINGS, LLC, a Virginia limited liability company

By: Mosby Cool Springs Manager, LLC, its sole Manager

By: Middleburg Real Estate Partners, LLC, its Managing Member

By: [Signature]
Name: Christopher C. Finley
Its: Managing Partner

STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Christopher C. Finley with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Mosby Cool Springs, LLC, a Virginia limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 26 day of November 2018.

[Signature]
Notary Public

My Commission Expires:

1/31/2019



Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

GATEWAY MOSBY COOL SPRINGS LESSEE, LLC, a
Tennessee limited liability company

By: Gateway Mosby Cool Springs, GP, a Delaware
general partnership, its sole member

By: Gateway Cool Springs LLC, a California
limited liability company, its managing
member

By: [Signature]
Name: Christine Roseland
Title: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On November 27, 2018, before me, Margo McCabe,
Notary Public, personally appeared Christine Roseland who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (seal)
Signature



CONSENT AND SUBORDINATION

Simmons Bank, an Arkansas banking corporation, its successors and assigns, ("**Beneficiary**") hereby consents to this Park Agreement and subordinates all of its liens and security interests pursuant to that certain (i) Deed of Trust, Security Agreement and Fixture Filing executed by Gateway Mosby Cool Springs, LLC to Robert R. Campbell, Jr., as Trustee, in favor of and for the benefit of Beneficiary, dated as of June 16, 2017 and recorded at Book 7106, Page 613 in the official records of the County of Williamson, Tennessee (the "**Lot 2 Deed of Trust**") and (ii) Hypothecation Leasehold Deed of Trust, Security Agreement and Fixture Filing executed by Gateway Mosby Cool Springs, LLC to Robert R. Campbell, Jr., as Trustee in favor of and for the benefit of Beneficiary, dated as of June 16, 2017 and recorded at Book 7106, Page 843 in the official records of the County of Williamson, Tennessee (the "**Lot 3 Deed of Trust**"), to the Park Agreement. Except only insofar as Beneficiary herein consents and subordinates, all of Beneficiary's liens and security interests under the Lot 2 Deed of Trust and the Lot 3 Deed of Trust remain in full force and effect and of first dignity and priority. Beneficiary reserves all of the rights to which it is entitled and except to the limited extent provided herein, this consent and subordination in no way shall operate as a waiver of said rights.

BENEFICIARY:

SIMMONS BANK,
an Arkansas banking corporation

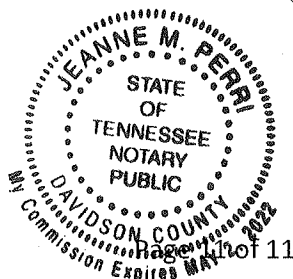
By: Marlene N. Bown
Name: Marlene N. Bown
Its: Senior VP

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Marlene Bown, the Senior VP of Simmons Bank, an Arkansas banking corporation ("**Beneficiary**"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior VP, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, as the free and voluntary act of said Beneficiary, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27 day of November, 2018.

(Seal)



Janine Perri
Notary Public

My Commission Expires: 5/2/22

EXHIBIT A - The Standard

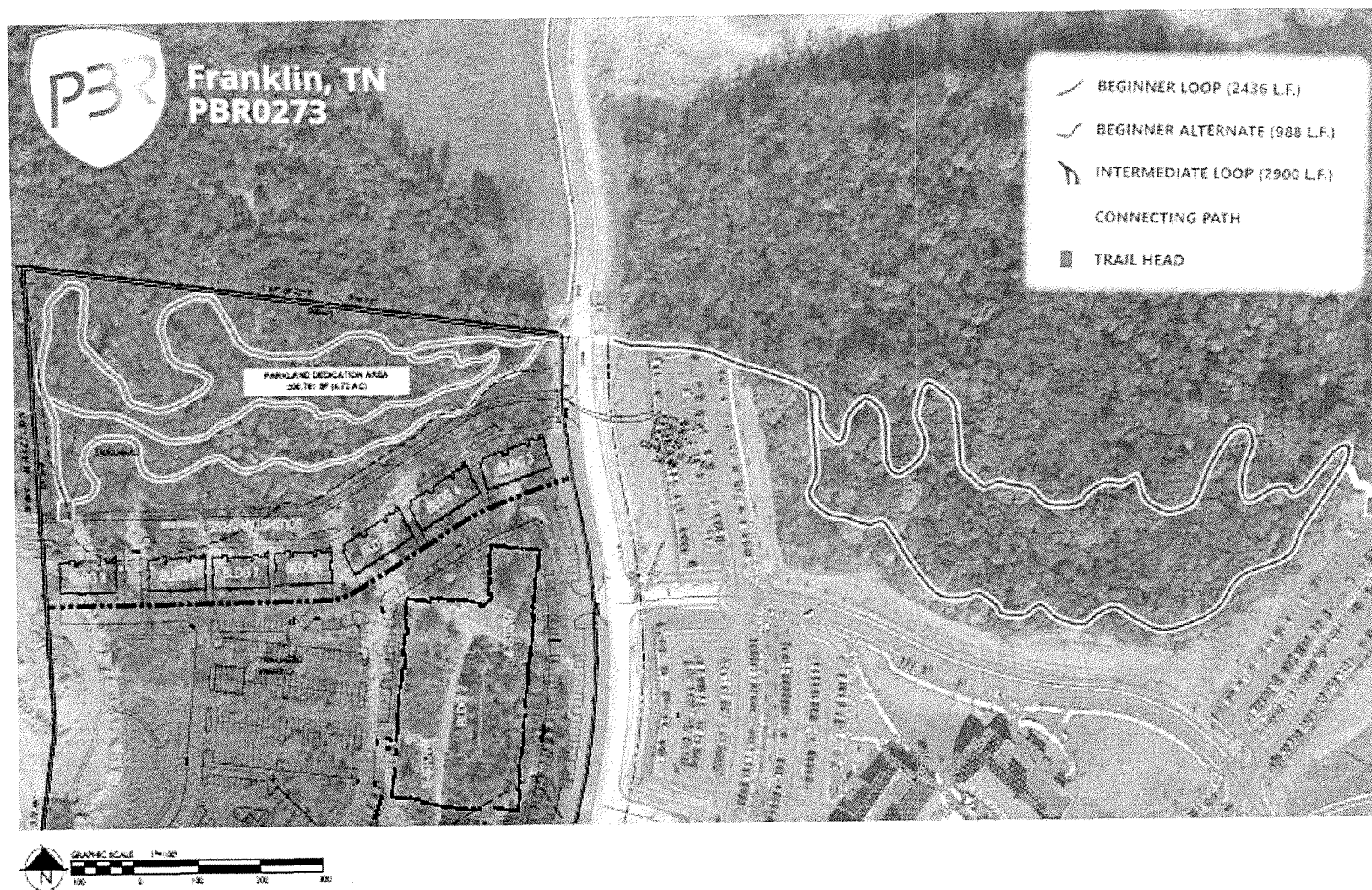
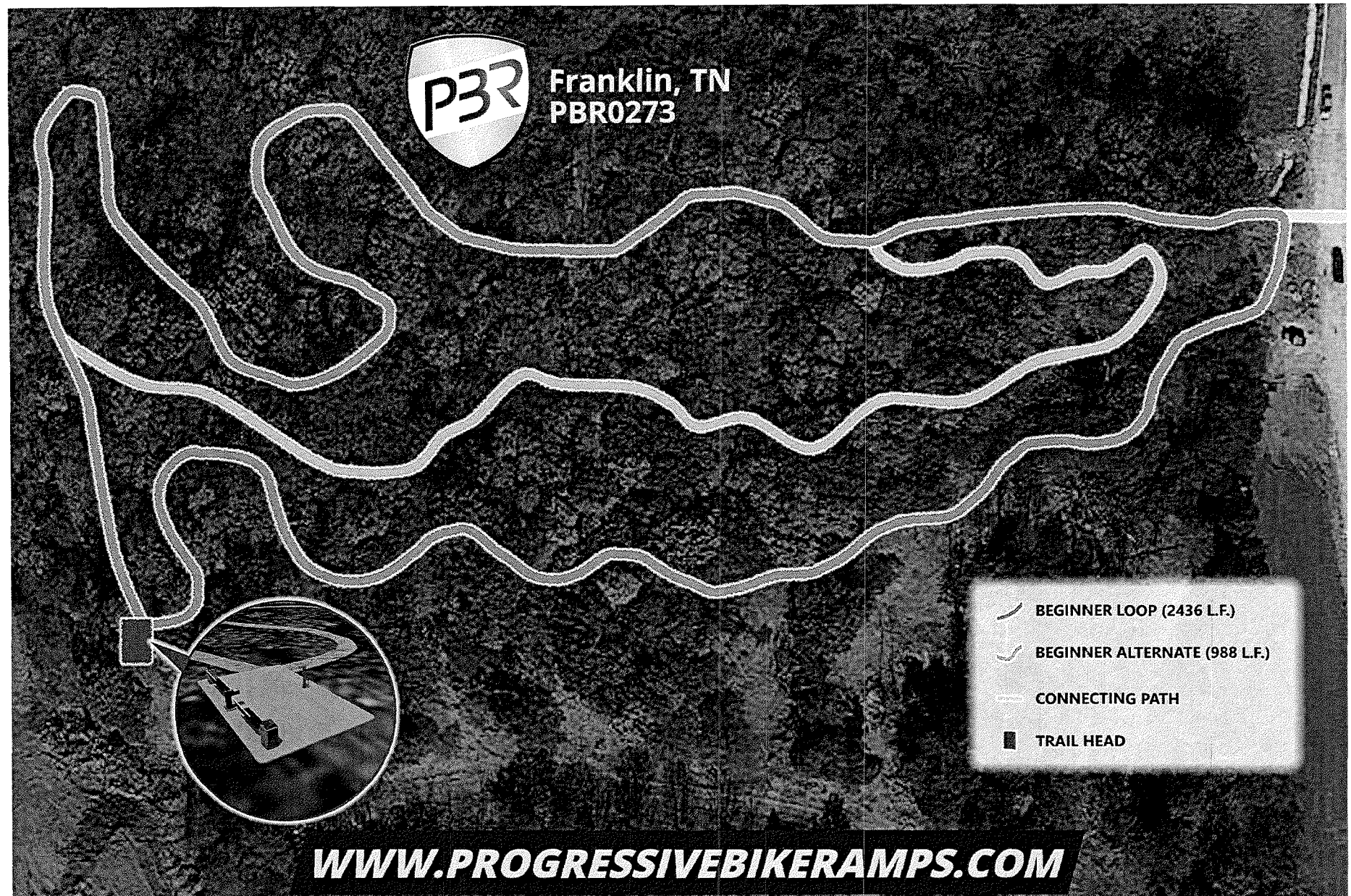


EXHIBIT B - The Standard

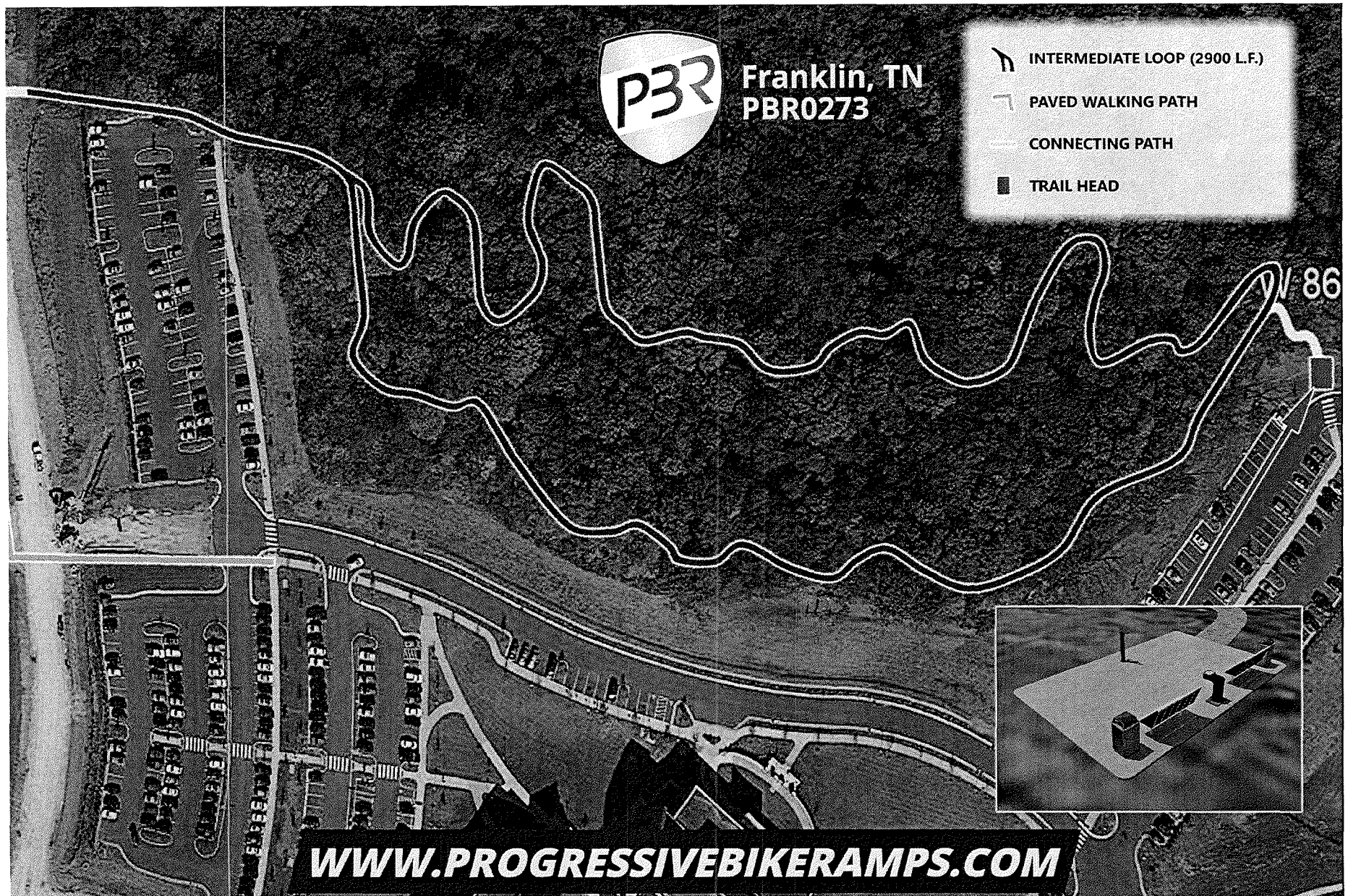
COF Contract No. 2018-0155



This page is the creative property of Progressive Bike Ramps. It cannot be copied or redistributed.

EXHIBIT C - The Standard

COF Contract No. 2018-0155



This page is the creative property of Progressive Bike Ramps. It cannot be copied or redistributed.

Exhibit D - The Standard

The Standard At Cool Springs Mountain Bike Trail
Franklin Tn.

7/30/2018

Parkland Requirments		356 Dwellings at 234,600sf or 5.39acres		
Descriptions	Quantity	Unit	Unit Price	Total
First 35 Units @ 1200 SF/ Unit	42,000	SF	6.2213	\$ 261,294.60
Remaining 321 Units @ 600 SF/ Unit	192,600	SF	6.2213	\$ 1,198,222.38
Total Required Parkland Dedication	234,600	SF	6.2213	\$ 1,459,516.98
Design/Planning (Profesional Services)				
Concept Design-plans	1	unit	2,500.00	\$ 2,500.00
Design Fees/Project Administration Fees				\$ 20,000.00
GC Fee and Insurance	-	%	5	\$ 33,244.75
Sub Total				\$ 55,744.75
Construction Engineering/Inspections				
Beginner Loop	2,436	LF	9.44	\$ 23,000.00
Beginner Alternate	988	LF	9.02	\$ 8,912.50
Columbia State Trail-Off site	2,900	LF	8.33	\$ 24,150.00
Sub Total				\$ 56,062.50
Equipment/Furnishings				
Feature Allowance	1	unit	15,000.00	\$ 15,000.00
Trail head Allowance	1	LS	72,500.00	\$ 72,500.00
Hiking Wayfiind/ Signage	1		8,000.00	\$ 10,000.00
Sub Total				\$ 97,500.00
Maintenance				
Hiking Trail Maintenance Erosion Repair(Years 1 through 15)	15	11,500	87,500.00	\$ 172,500.00
Sub Total				\$ 172,500.00
Utilites/Water				
Water tap for fountain including installation	1		3,885.00	\$ 3,885.00
Sub Total				\$ 3,885.00
Total Cost for Design and Constuction				\$ 385,692.25
Land and Easement				
	205,761	SF	6.2213	\$ 1,280,100.91
Total cost of Project				\$ 1,665,793.16
Parkland Impact Fee Requirement				\$ 1,459,516.98
Dedication Beyond Requirment				\$ 206,276.18

**PARKLAND IMPACT FEE AND MOUNTAIN BIKE TRAIL SYSTEM
CONSTRUCTION AND MAINTENANCE AGREEMENT
BETWEEN THE CITY OF FRANKLIN AND GATEWAY MOSBY COOL SPRINGS, LLC
COF CONTRACT NO. 2018-0155**

PARKLAND IMPACT FEE AND MOUNTAIN BIKE TRAIL SYSTEM CONSTRUCTION AND MAINTENANCE AGREEMENT, (this “Agreement”), made and entered into this ____ day ____ of October 2018 by and between THE CITY OF FRANKLIN, TENNESSEE (“City”) and GATEWAY MOSBY COOL SPRINGS, LLC (hereinafter “Mosby”) pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, and Mosby Cool Springs, LLC as owner of that certain land consisting of approximately two hundred five thousand, seven hundred sixty-one square feet or 4.72 acres of undeveloped land located in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto, and Gateway Mosby Cool Springs Lessee, LLC, as tenant, join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, Mosby is in the process of developing Map 079 - Parcel 04025 (the “Development Project”), consisting of three hundred twenty-eight (328) apartment units, and an affiliate of an indirect owner of Mosby intends to develop or cause the development of approximately twenty-eight (28) townhome lots all as more particularly shown on Exhibit A; and

WHEREAS, pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code Mosby has agreed to design, construct, and maintain a Mountain Bike Trail System located within the outer limits of The Standard at Cool Spring Subdivision, but not limited to, the mountain bike trail, trailheads, existing trees, shrubbery, and associated appurtenances such as signage, benches, and other associated amenities as approved by the City of Franklin, all as more particularly shown and described on Exhibit B attached hereto; and

WHEREAS, the Mountain Bike Trail System encompasses approximately 4.72 acres of land on property known as The Standard at Cool Springs Subdivision and on the adjacent Columbia State Community College property located north of Liberty Pike all as more particularly shown and described on Exhibit C attached hereto; and

WHEREAS, Mosby has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project, and the estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director on July 23, 2018, to be \$ 1,459,516.98 as itemized in attached Exhibit D; and

WHEREAS, Mosby has agreed to plat and dedicate a non-exclusive, all-access public easement, construct, and maintain the Mountain Bike Trail System improvements as illustrated on Exhibits B and C and described in detail below for the future enjoyment of the public, free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, any and all Mountain Bike Trail System improvements located on public and/or privately-owned property as illustrated in the approved Exhibit B and C shall not be altered, expanded, or in any way modified in any material way from the level, nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned or delayed); and

WHEREAS, any approved fixed structures associated with the Mountain Bike Trail System, examples may include fencing, benches, off-street parking, signage, etc. as illustrated on Exhibits B and C and further detailed on the approved construction drawings on file with the City of Franklin Parks Department that may be located in the City's non-exclusive, all-access public easement shall not be altered, expanded, or in any way modified in any material way by Mosby with respect to the nature and intensity of its use without the written consent of the City (which shall not be unreasonably withheld, conditioned or delayed).

NOW, THEREFORE, in consideration of the terms, conditions and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT OF LANDSCAPING IN THE CITY RIGHT-OF-WAY

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Mosby and City agree that Mosby shall be eligible and shall receive an offset of applicable Parkland Impact Fees as hereafter set forth for the Mountain Bike Trail System, dedication of land and easements, and associated improvements as illustrated in Exhibits B and C, and as allowed under Title 25, Chapter 4 of the City of Franklin Municipal Code.
3. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the mountain trail improvement as itemized in attached Exhibit D is \$1,459,516.98 and the estimated total offset to Mosby is an identical amount upon submittal and approval of supporting documentation. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.
4. Pursuant to Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does and shall not exceed the total Parkland Impact Fees due for the Development Project.
5. City hereby grants Mosby permission to enter upon and to utilize the non-exclusive, all-access public easement known as the Mountain Bike Trail System located and situated on the The Standard at Cool Spring Subdivision and on the adjacent Columbia State Community College property in Franklin, TN, as depicted in Exhibits B and C for the purposes of construction and maintenance the Mountain Bike Trail System and associated appurtenances such as signage, benches, and other associated amenities approved by the

City as depicted in Exhibits B and C and on the approved construction drawings on file with the City of Franklin Parks Department.

6. The Mountain Bike Trail System as depicted in Exhibits B and C and on the approved construction drawings on file with the City of Franklin Parks Department shall be constructed, inspected, approved, and accepted in its entirety prior to January 1, 2019 or upon the reasonable request of the City, Mosby shall post a Letter of Credit or cash surety with the City for the cost of the outstanding improvements as reasonably determined by the City of Franklin Parks Department Director prior to additional Certificate of Occupancy Permits being issued.
7. Mosby will build, construct, and maintain the mountain bike trails along the northern section of The Standard of Cool Springs Subdivision property and on the adjacent Columbia State Community College property as depicted in Exhibit C. The Standard at Cool Springs Subdivision parkland dedication area totals 4.72 acres stopping at northern boundary of the Standard at Cool Springs Subdivision. Mosby will maintain the portion of the Mountain Bike Trail System and appurtenances located on The Standard at Cool Springs Subdivision property into perpetuity and for fifteen (15) years for the portion located on the adjacent Columbia State Community College property beginning on the final acceptance of the Mountain Bike Trail System. Notwithstanding anything to the contrary contained herein, the City of Franklin shall take over all responsibility for and maintenance of the trail and connections for the portion located on the Columbia State Community College Property following the fifteen (15) year maintenance period.
8. Mosby shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocating or protecting public utilities.
9. Naming Rights. The policy of the City is to reserve naming or renaming of city assets to those circumstances which tradition and practice have shown to best serve the interests of the City and assure a worth and enduring legacy for the City.
10. Organized Events. Events require a Special Event Permit which may be obtained through the Franklin Parks Department. No entity shall sponsor, host or organize an event on the public mountain biking trail without prior approval of the Special Event Permit.
11. All improvements, uses, and activities shall comply with the policies established by the City Franklin Zoning Ordinance and Municipal Code with the terms and conditions of this Agreement.
12. Mosby shall name the City of Franklin as an additional insured on and submit Certificates of Liability Insurance to the City in coverage limits specified by the City of Franklin Risk Analyst for the construction, public use, and maintenance of the Mountain Bike Trail System prior to commencing construction.

13. Upon completion and prior to acceptance of the Mountain Bike Trail System improvements, Mosby will provide reasonable documentation for all such cost and provide notarized release of liens.
14. Barring force majeure or weather delays, Mosby agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair or replacement. The City reserves its right to determine health of the trees, landscaping, and condition of the Mountain Bike Trail System and, whether trees, landscaping, and Mountain Bike Trail System are to be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the trail with notice to Mosby and at the sole cost and expense of Mosby. Mosby shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.
15. In the case of emergency situations where unplanned disturbance of the trees, landscaping and Mountain Bike Trail System, occurs due to natural disaster, emergency infrastructure repairs, or public safety/emergency response, the City to minimize disturbance to the extent feasible but must act swiftly for the purposes of public safety, health and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints; other priorities that serve the public health, safety, and welfare; seasonal limitations for replacement or planting; and weather delays.
16. The permission granted by this Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.
17. This Agreement is non-transferable to the successors or assigns of Mosby unless the successor assumes the same obligations of Mosby in writing. Such assignment shall be provided to the City within fifteen (15) days after the transfer of the Development Project. Upon assignment, Mosby shall be relieved from any and all further liability under this Agreement, including, without limitation, pursuant to Section 18 hereof. The City shall have the right to immediately remove trees, landscaping, and Mountain Bike Trail System for which this Agreement is granted upon assignment or transfer by Mosby; subject, however, to application made by the successor for and due diligence in obtaining approval by the City of a new Agreement for the existing landscaping to remain in the right-of-way.
18. Mosby shall exercise the rights, privileges and permission granted herein at Mosby's own risk. Mosby shall not claim any damages from the City for any injuries or damages, including death, about or because the exercise of such rights, privileges or permission, the condition of the non-exclusive, all-access public easement or the use of the non-exclusive, all-access public easement excluding gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials and agents. Mosby shall indemnify and hold harmless Columbia State Community College, its officials and agents, the City, its Mayor, Aldermen, officers, employees, officials and agents, from and against all claims, actual damages, actual losses and actual out-of-pocket expenses, including

reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Mosby to comply with any of the provisions specified herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Mountain Bike Trail System depicted in Exhibits B and C. The City shall not be liable to Mosby should Mosby's use of the property be hindered or disturbed. The City will not be liable to Mosby for any reason not specifically stated herein.

19. The City and Association agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
20. Applicable Law/Choice Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
21. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Vernon J. Gerth, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Mosby:

Middleburg Real Estate Partners
Attn: Rachel Noone
1921 Gallows Road, Suite 700
Vienna, VA 22182

Stockbridge Capital Group
Attn: Joel Sasser
3550 Lenox Road N.E., Suite 2500
Atlanta, GA 30326

22. This Agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, Franklin, TN. Upon completion of this Agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.
23. This Agreement constitutes the entire agreement between parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. GENERAL TERMS AND CONDITIONS

1. **Personal Liability.**

No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Mosby or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Association or successor or on any obligations hereunder; provided, however, the City shall remain liable to Mosby for its gross negligence and willful misconduct. The City shall only look to Mosby and the Development Project for the enforcement of Mosby's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners or shareholders of Mosby or any direct or indirect owner of Mosby shall have any personal liability for any of the liability or obligations of Mosby in connection herewith.

2. **Warranties/Limitation of Liability/Waiver.**

The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Mosby to limit its liability shall be void and unenforceable.

3. **Severability.**

If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow next]

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Shauna R. Billingsley, City Attorney

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

GATEWAY MOSBY COOL SPRINGS, LLC, a Tennessee limited liability company

By: Gateway Mosby Cool Springs, GP,
a Delaware general partnership,
its sole member

By: Gateway Cool Springs, LLC,
a California limited liability company,
the Gateway Managing Partner

By: _____
Name:
Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____,
Notary Public, personally appeared _____ who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

_____(seal)
Signature

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

MOSBY COOL SPRINGS, LLC, a Virginia limited liability company

By: Mosby Cool Springs Manager, LLC, its sole Manager

By: Middleburg Real Estate Partners, LLC, its Managing Member

By: _____
Name: _____
Its: _____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of Mosby Cool Springs, LLC, a Virginia limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this _____ day of _____, 2018.

Notary Public

My Commission Expires:

GATEWAY MOSBY COOL SPRINGS LESSEE, LLC, a
Tennessee limited liability company

By: Gateway Mosby Cool Springs, GP, a Delaware
general partnership, its sole member

By: Gateway Cool Springs LLC, a California
limited liability company, its managing
member

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____,
Notary Public, personally appeared _____ who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____(seal)
Signature

EXHIBIT A - The Standard

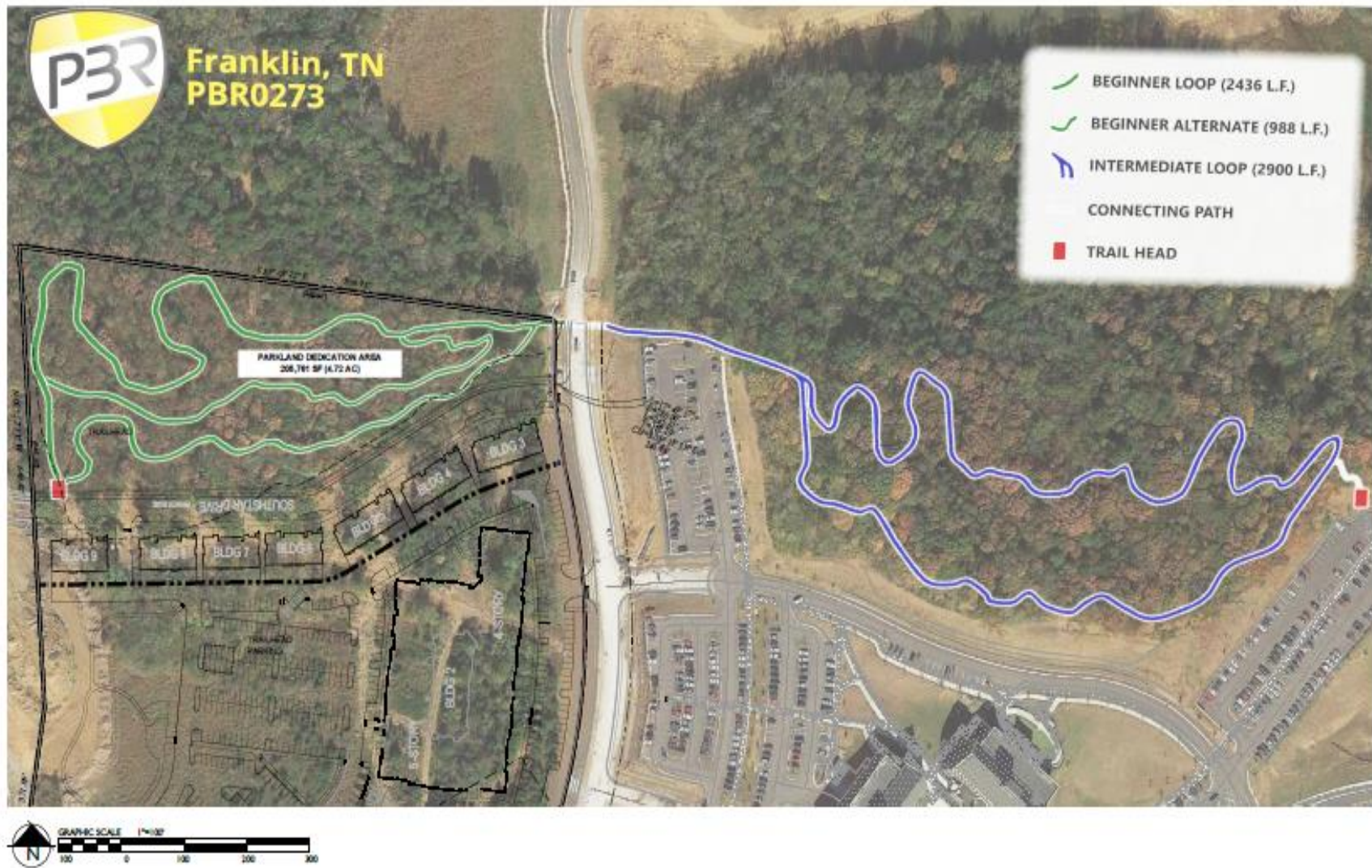
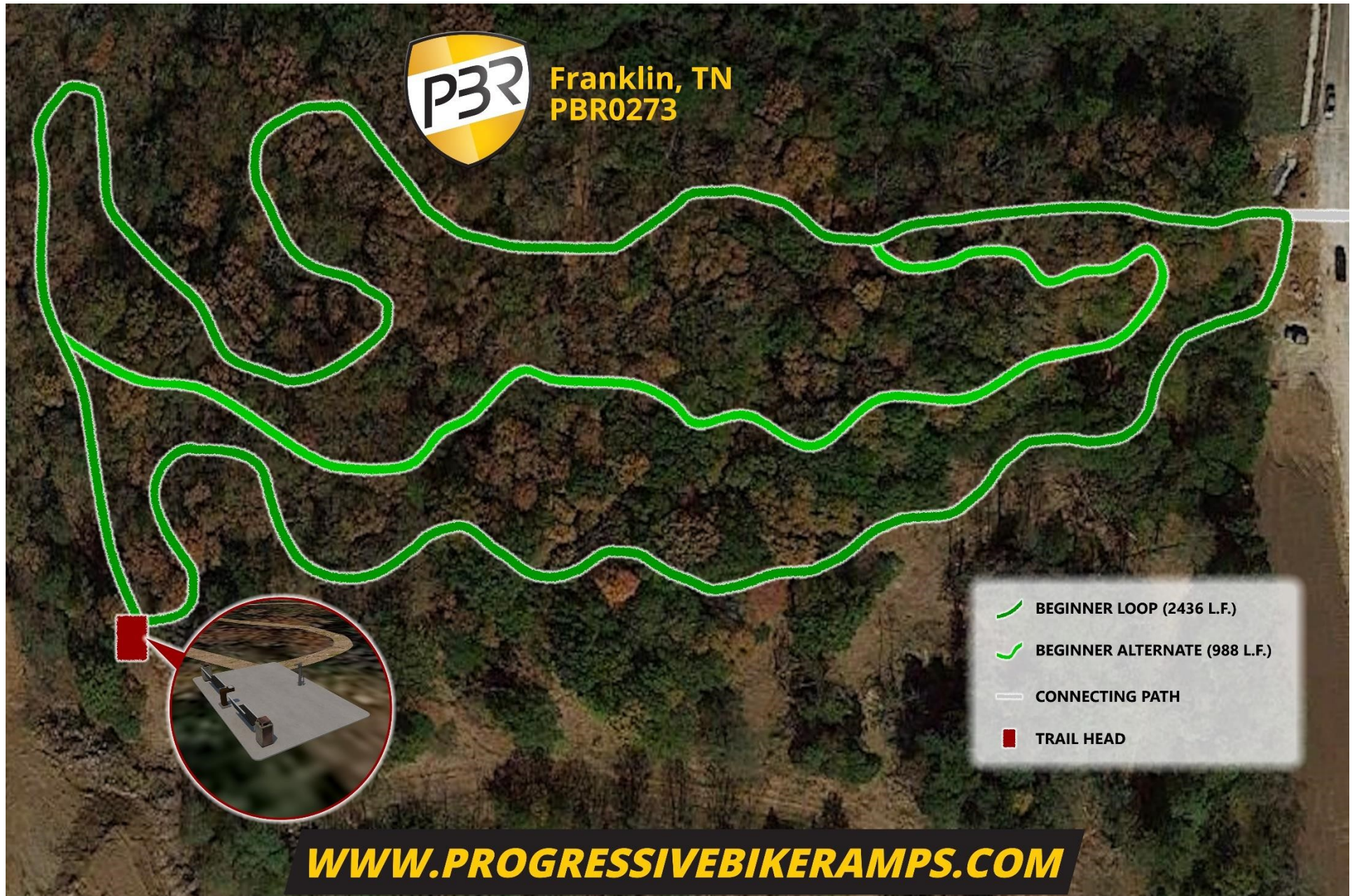


EXHIBIT B - The Standard



This page is the creative property of Progressive Bike Ramps. It cannot be copied or redistributed.

EXHIBIT C - The Standard



This page is the creative property of Progressive Bike Ramps. It cannot be copied or redistributed.

Exhibit D - The Standard

The Standard At Cool Springs Mountain Bike Trail
Franklin Tn.

7/30/2018

Parkland Requirments		356 Dwellings at 234,600sf or 5.39acres		
Descriptions	Quantity	Unit	Unit Price	Total
First 35 Units @ 1200 SF/ Unit	42,000	SF	6.2213	\$ 261,294.60
Remaining 321 Units @ 600 SF/ Unit	192,600	SF	6.2213	\$ 1,198,222.38
Total Required Parkland Dedication	234,600	SF	6.2213	\$ 1,459,516.98
Design/Planning (Profesional Services)				
Concept Design-plans	1	unit	2,500.00	\$ 2,500.00
Design Fees/Project Administration Fees				\$ 20,000.00
GC Fee and Insurance	-	%	5	\$ 33,244.75
Sub Total				\$ 55,744.75
Construction Engineering/Inspections				
Beginner Loop	2,436	LF	9.44	\$ 23,000.00
Beginner Alternate	988	LF	9.02	\$ 8,912.50
Columbia State Trail-Off site	2,900	LF	8.33	\$ 24,150.00
Sub Total				\$ 56,062.50
Equipment/Furnishings				
Feature Allowance	1	unit	15,000.00	\$ 15,000.00
Trail head Allowance	1	LS	72,500.00	\$ 72,500.00
Hiking Wayfiind/ Signage	1		8,000.00	\$ 10,000.00
Sub Total				\$ 97,500.00
Maintenance				
Hiking Trail Maintenance Erosion Repair(Years 1 through 15)	15	11,500	87,500.00	\$ 172,500.00
Sub Total				\$ 172,500.00
Utilites/Water				
Water tap for fountain including installation	1		3,885.00	\$ 3,885.00
Sub Total				\$ 3,885.00
Total Cost for Design and Constuction				\$ 385,692.25
Land and Easement	205,761	SF	6.2213	\$ 1,280,100.91
Total cost of Project				\$ 1,665,793.16
Parkland Impact Fee Requirement				\$ 1,459,516.98
Dedication Beyond Requirment				\$ 206,276.18



IRRIGATION METERING FEE/RATE DISCUSSION

AUGUST 13, 2019

MICHELLE HATCHER, PE,
DIRECTOR WATER
MANAGEMENT

MARK HILTY, ACA
PUBLIC WORKS

DISCUSSION OUTLINE

- Existing utility rate structure and irrigation meter impact fee description
- Potential options and impacts
- Examples from other utility districts
- Discussion

UTILITY RATE STRUCTURE AND IRRIGATION METER IMPACT FEE

- Irrigation meter water rates (potable water)
 - Inclining rate structure to capture costs associated with large demands caused by irrigation and other uses
 - Impact fee, similar to domestic water meters, to pay for past and near-term future investments by the City
- Sewer revenues associated with irrigation
 - Declining rate structure - acknowledges that increased water consumption can be associated with irrigation and other uses that may not enter the wastewater stream
- Irrigation meter fee
 - Current Impact fee = \$3,150 (3/4" residential)
 - Actual cost of typical installation is approximately \$1,615 (3/4" residential irrigation)
 - Complete tap installation fee: \$756 however code allows for recovery of full cost
 - Current irrigation impact fee plus installation fee: $\$3,150 + \$756 = \$3,906$

POTENTIAL OPTIONS

- Continue existing practices
- Lower irrigation meter impact fees and evaluate effects on revenues
- Implement a winter pricing model
- Evaluate declining structure for sanitary sewer

EVALUATE IRRIGATION METER IMPACT FEES AND EFFECTS ON REVENUES

- Concept presented in April 2019
 - Lower impact fee to provide for a lower cost of purchase of irrigation meter
 - Recover lost impact fee revenues through the volumetric rates
 - Eliminate declining rate structure in sanitary sewer
 - Irrigation meter impact fee to at least recover cost of installation and materials
- Perform COS analysis to evaluate domestic and irrigation water rates and sanitary sewer rates
- Treats irrigation water as a luxury

EVALUATE IRRIGATION METER IMPACT FEES AND EFFECTS ON REVENUES

From a Utility Management Perspective

Pros	Cons
Continue to treat irrigation water as a luxury	Impact fee is no longer paid up front
Equitable application of fees and rates	May encourages the installation of irrigation systems
Continue to have a better understanding of irrigation water usage patterns	Potential increase in metering infrastructure

From a Customer's Perspective

Pros	Cons
Makes irrigation water more affordable	Cost of acquiring irrigation meter may be cost prohibitive based on irrigation patterns
Mitigates to some extent, impacts on lower income households	Still may have an upfront impact fee
Sewer fee not charged on irrigation meter	

WINTER PRICING MODEL

- Winter pricing model typically averages water usage during a defined winter period to calculate sanitary sewer charges during a defined summer period
- Considerations
 - Eliminate declining rate for sanitary sewer since outdoor usage will be accounted for in this methodology
 - Reevaluate inclining rate in water to encourage consumption within the sfue
 - Perform rate analysis for both water and sanitary sewer one year after implementation to evaluate adequacy of rates
 - Winter months consistent with winter months defined by the City's NPDES permits
 - Consider percentage allocation for increased indoor water usage to provide for variability of usage patterns

WINTER PRICING MODEL

From a Utility Management Perspective

Pros	Cons
Less meter infrastructure requirements	Inaccurate calculation of sewer flow (i.e. leaking toilet in summer)
Mitigates impacts on low income households	Encourages irrigation • Larger water infrastructure • Larger minimum bill
	Does not promote sustainability (i.e. luxury water)
	Encourages overall usage beyond the SFUE (350 gpd)
	Higher peak demands
	No payment of impacts related to irrigation
	No ability to cut off irrigation meter during periods of drought

From a Customer's Perspective

Pros	Cons
Makes irrigation water more affordable	Eliminates ability to measure outdoor water usage
Mitigates impacts on lower income households	

EXAMPLES FROM OTHER UTILITIES

Utilities with Irrigation Meter Options

Spring Hill, TN	\$730 meter fee
Mallory Valley Utility District	
Milcrofton Utility District	\$4,925
HB & TS	\$500

Utilities with No Provision

Columbia Power & Water	Mt. Pleasant, TN
Johnson City, TN	Knoxville Utilities Board
Chattanooga, TN	

Utilities with Winter Averaging Models

Mt. Juliet, TN	Jan – April average
Metro Water Services	Jan – March average + 30% maximum sewer charges billed
Murfreesboro, TN	Nov- March, capped at 120%
Brentwood, TN	Nov – Feb average
Whitehouse, TN	Nov – March, excluding highest & lowest month



DISCUSSION



IRRIGATION WATER:

SANITARY SEWER WINTER PRICING MODEL

DECEMBER 10,
2019

MICHELLE HATCHER, PE,
DIRECTOR WATER
MANAGEMENT

MARK HILTY, ACA
PUBLIC WORKS

DISCUSSION OUTLINE

- Existing utility rate structure
- Proposed rate structure
- Examples from other utility districts
- Next steps
- Discussion

EXISTING UTILITY RATE STRUCTURE

- Water rates (potable water)
 - Inclining rate structure to capture costs associated with large demands caused by irrigation and other uses
 - Impact fee to pay for past and near-term future investments by the City. Based on 350 gal/day per sfue
- Sewer revenues associated with irrigation
 - Declining rate structure - acknowledges that increased water consumption can be associated with irrigation and other uses that may not enter the wastewater stream

SANITARY SEWER WINTER PRICING MODEL

- Proposed changes to the sanitary sewer rate structure
 - Winter average based on months consistent with the City's NPDES permit – November 1 through April 30
 - Summer volume equal to the lesser of metered water or winter average plus 30%
 - Eliminate the declining rate structure
 - Perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

Existing San. Sewer Rates (effective 1/01/2020)

Availability charge (1,000 gallons)	\$18.87
Next 14,000 gallons	\$6.27
All additional gallons	\$5.48

Proposed San. Sewer Rates (winter pricing)

Availability charge (1,000 gallons)	\$18.87
All additional gallons	\$6.27

SANITARY SEWER WINTER PRICING MODEL

- Proposed changes to water rate structure
 - Modify inclining rate consistent with volume of water anticipated in the impact fee (350 gpd – 10,500 gpm for 30 day month)
 - Perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

Existing Water (effective 1/01/2020)

Availability charge (1,000 gallons)	\$13.36
Next 9,000 gallons	\$5.18
Next 15,000 gallons	\$6.11
All additional gallons	\$7.04

Proposed Water Rates (winter pricing)

Availability charge (1,000 gallons)	\$13.36
Next 9,000 gallons	\$5.18
All additional gallons	\$7.04

EXAMPLES FROM OTHER UTILITIES

Utilities with Winter Averaging Models	
Mt. Juliet, TN	Jan – April average
Metro Water Services	Jan – March average + 30% maximum sewer charges billed
Murfreesboro, TN	Nov- March, capped at 120%
Brentwood, TN	Nov – Feb average
Whitehouse, TN	Nov – March, excluding highest & lowest month

NEXT STEPS

- Work with Revenue Management, Finance and IT to develop billing methodology
- Develop draft ordinance language to be considered by BOMA
- Engage rate consultant to perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

DISCUSSION



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gj@singer@aol.com
Kelly Baker-Hefley	905 Fair St	kbn@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@aol.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffmusic.com
Rory Seymour	802 Fair St	RoryM.Seymour@yahoo.com
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me

Wednesday, August 29, 2018 at 6:00 PM

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa Mc Clellan 1288 Watershed F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodcrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE Ln 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chown Rd. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

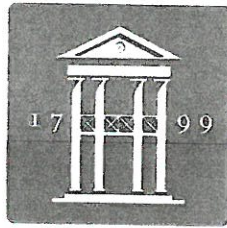
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natomas Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. I. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

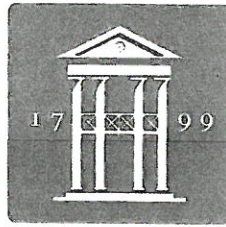
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE LANE

COMMENTS:

MOVE THE CITY CARS TO THE 4TH
FLOOR OF THE 2ND AVE GARAGE -
OPEN UP SPACES OF THE RESERVED
CITY CARS FROM 9:30 AM TO 4:00 PM
TO THE PUBLIC



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Kolodziejcki

Address: 3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

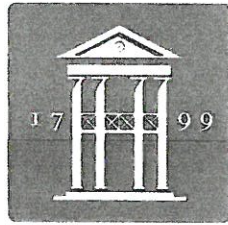
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelary

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ① Can they park in the old Shoe Factory on N. Margin? ② Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -Hunt

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

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 Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-through". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Hespamb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
(Urban Growth Boundary) 37064



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Jo Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

Address: 905 Fair

COMMENTS:

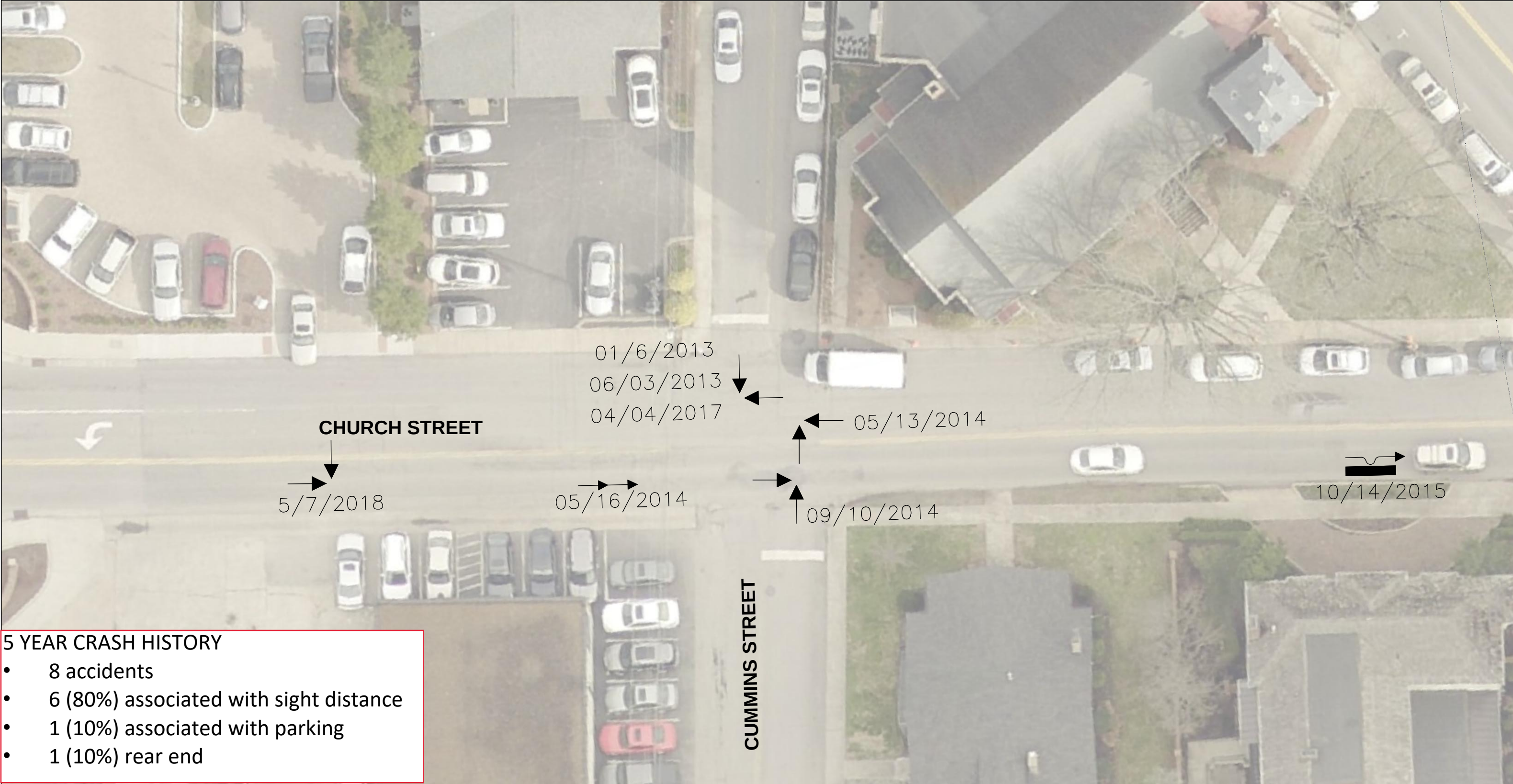
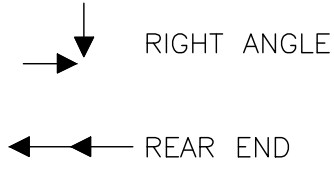
The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

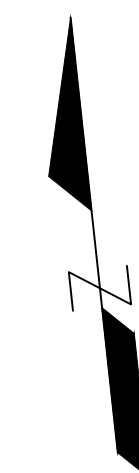
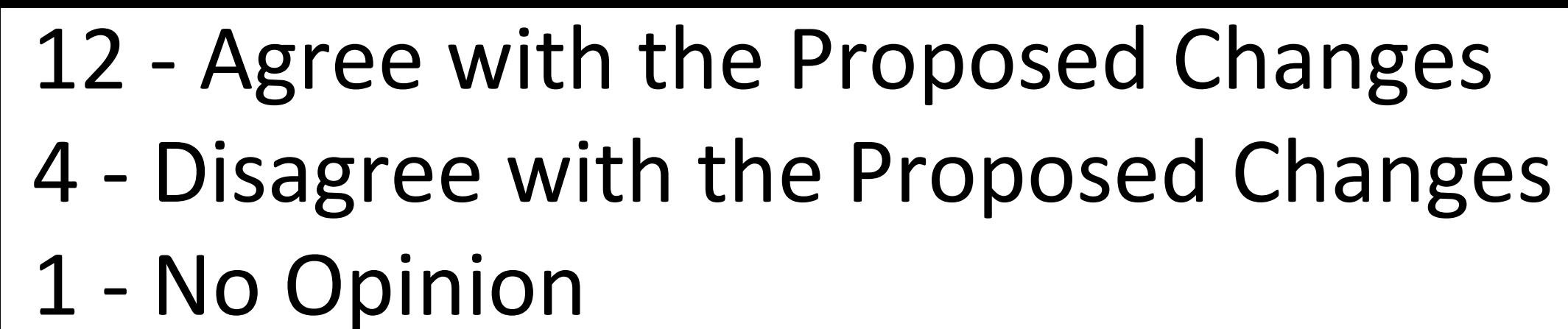
CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: CHURCH ST AT CUMMINS ST.
PERIOD 2013-2018
PREPARED BY: PAUL HOLZEN



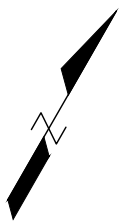
COLLISION SYMBOLS



- 5 YEAR CRASH HISTORY**
- 8 accidents
 - 6 (80%) associated with sight distance
 - 1 (10%) associated with parking
 - 1 (10%) rear end

[illegible][illegible]

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: CHURCH STREET (5TH TO 4TH)
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN



COLLISION SYMBOLS

- SIDESWIPE, PARKED CAR
- REAR END
- RIGHT ANGLE

5 YEAR CRASH HISTORY

- 9 crashes
- 7 (80%) associated with substandard street width
- 2 (20%) rear end
- Crash Rate = 5.04; State Wide Average Crash Rate = 2.574





COLLISION SYMBOLS

 SIDESWIPE, PARKED CAR

 REAR END, PARKED CAR

 RIGHT ANGLE

5 YEAR CRASH HISTORY

- 5 crashes
- 4 (80%) associated with substandard street width
- 1 (20%) parking accidents
- Crash Rate = 5.04; State Wide Average Crash Rate = 2.574



[illegible]

EXISTING LAYOUT

3.2'

35.4'

EX 5.7'x18.4'

36.6'

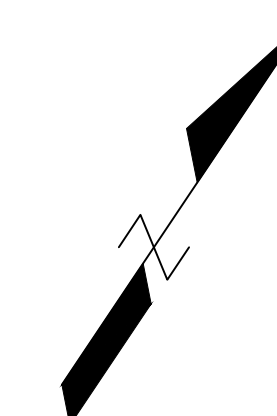
30'

CHURCH STREET

4TH AVES

3RD AVES

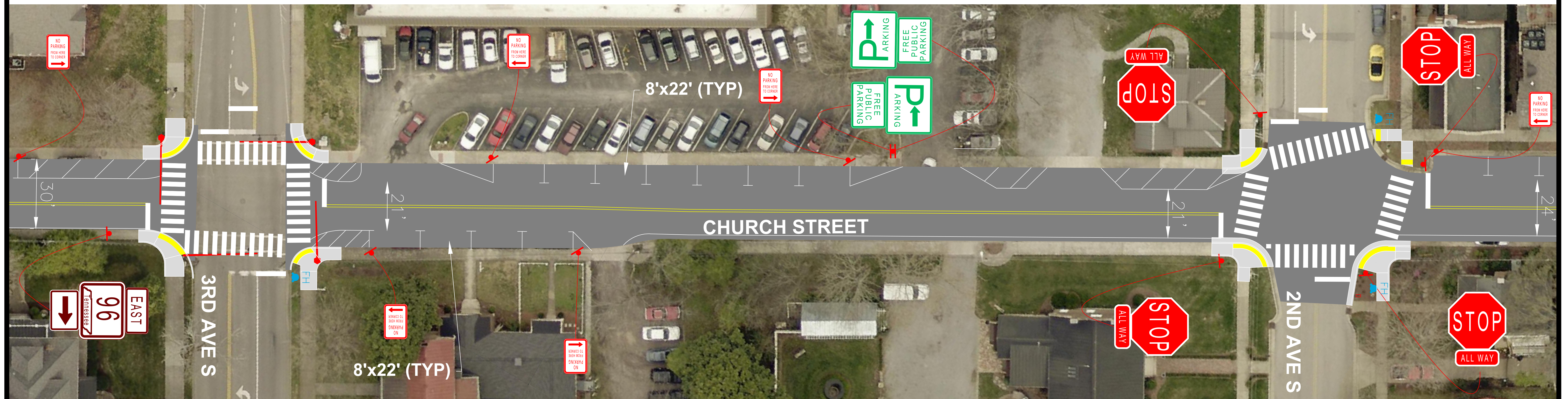
16 - Agree with the Proposed Changes
0 - Disagree with the Proposed Changes
0 - No Opinion



**CITY OF FRANKLIN
CHURCH STREET
(4TH AVE S TO 3TH AVE S)**

[illegible]

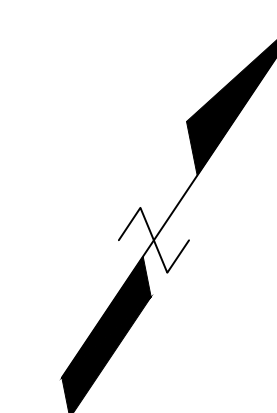
PROPOSED LAYOUT



EXISTING LAYOUT



14 - Agree with the Proposed Changes
2 - Disagree with the Proposed Changes
0 - No Opinion



**CITY OF FRANKLIN
CHURCH STREET
(3RD AVE S TO 2ND AVE S)**

[illegible]

PROPOSED LAYOUT

This diagram shows an aerial view of the intersection of Church Street and 2nd Ave S, with proposed traffic control and signage. The layout includes:

- Intersection:** Church Street (horizontal) and 2nd Ave S (vertical).
- Signage:**
 - Four **STOP ALL WAY** signs at the intersection corners.
 - A **SPEED LIMIT 25** sign on the east side of Church Street.
 - Two **NO PARKING ANY TIME** signs with arrows pointing to the curb on the east side of Church Street.
- Dimensions:**
 - 8'x22' (TYP) for the intersection area.
 - 24' for the width of the street segments.
 - 21' for the width of the intersection area.
- Other Features:**
 - Yellow curb markings and crosswalks.
 - Blue arrows indicating traffic flow.
 - Red lines indicating the placement of signs and markings.
 - 1st Ave South is visible to the right of the intersection.

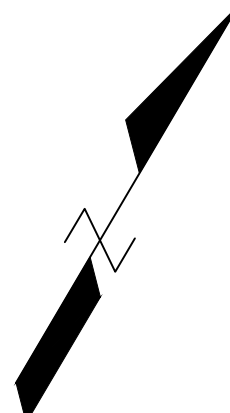
EXISTING LAYOUT

CHURCH STREET

2ND AVE S

1ST AVE SOUTH

15 - Agree with the Proposed Changes
1 - Disagree with the Proposed Changes
0 - No Opinion



**CITY OF FRANKLIN
CHURCH STREET
(2ND AVE S TO 1ST AVE S)**

[illegible]

ORDINANCE 2018-41

**AN ORDINANCE TO REVISE THE TRAFFIC FLOW, PAVEMENT MARKINGS, AND SIGNAGE
ON CUMMINS STREET BETWEEN CHURCH STREET AND 5TH AVENUE SOUTH.**

WHEREAS, Cummins Street currently allows two-way traffic with stop control on Cummins Street at its southern intersection with Church Street and at its northern entrance with 5th Avenue South; and

WHEREAS, the sight distance from Cummins Street onto 5th Avenue South does not meet the minimum requirements as published in both the City of Franklin's *Transportation & Street Technical Standards, 2017 Edition* ("Franklin Street Specs") and the American Association of State Highway and Transportation Officials' *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011* ("Green Book"); and

WHEREAS, on May 25, 2016, the City of Franklin received a petition, as shown in Exhibit A, to reconfigure the traffic flow on Cummins Street, between Church Street and 5th Avenue South, from its current configuration of two-way traffic to one-way traffic southbound; and

WHEREAS, the petition, as shown in Exhibit A, has been signed by all property owners adjacent to Cummins Street between Church Street and 5th Avenue South; and

WHEREAS, City staff has prepared two options, as shown on Exhibit B, for consideration by the Board of Mayor and Aldermen to revise traffic flow, pavement markings, and signage on Cummins Street between Church Street and 5th Avenue South.

NOW THEREFORE:

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that staff is hereby authorized and directed to proceed with the implementation of **Option A**, as shown on Exhibit B.

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the penalty for failure to obey the provisions of this Ordinance shall be as indicated in the Franklin Municipal Code and/or the Tennessee Code Annotated.

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 second and final reading, the health, safety, and welfare of the citizens of Franklin requiring it.

IT IS SO ORDAINED AND DONE on this the ____ day of _____, 2018.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

ERIC S. STUCKEY
City Administrator

By: _____

DR. KEN MOORE
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING:

PASSED SECOND READING:

May 25-2016

ORDINANCE 2018-41
EXHIBIT A
PG 1 OF 1

Engineering Director
Paul Holzen:

My concern is about the travel service and parking on Cummins Street between 5th Avenue South and Church Street. It is way to close with cars parked on one side for cars coming and going in different directions. We feel that it would be very helpful if this was a one way street going South. It would stop congestion and make room for more Much needed parking.

Thank You

- 1- *Mary Ann Ford*
Vice President
First Bank Franklin Post Office Branch
May 26, 2016

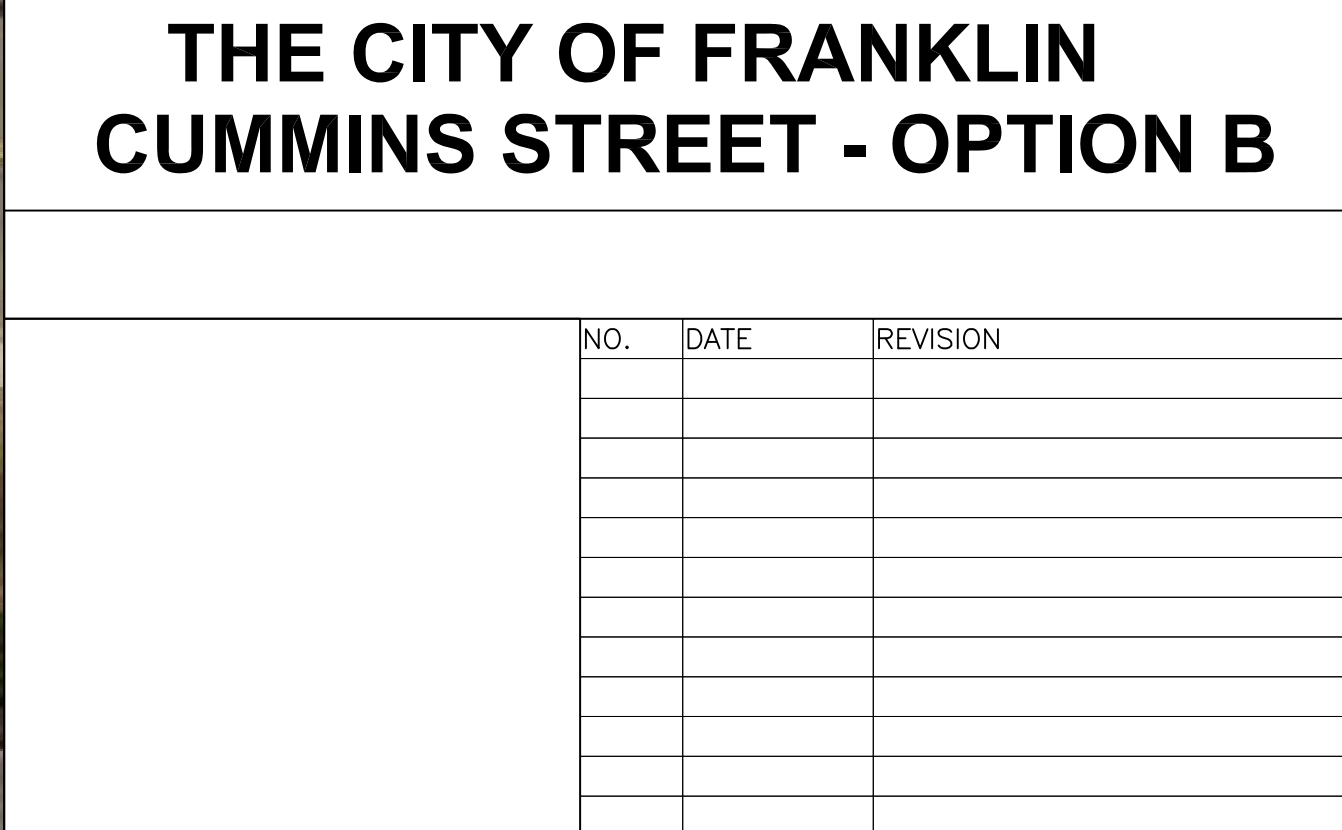
Property Currently owned by the City of Franklin, TN
- 2- *Margie Terry*
600 Church Street - Foot Doctor office.

Property Owner
- 3- *Kim Dedmon*
Chair Board of Trustees
Franklin First United Methodist Church



**THE CITY OF FRANKLIN
CUMMINS STREET - OPTION A**

[illegible]





DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbh@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffsmusic.com
Rory Seymour	802 Fair St	RoryM.Seymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelser@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa Mc Clell 1288 Henderson F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodcrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chown Rd. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

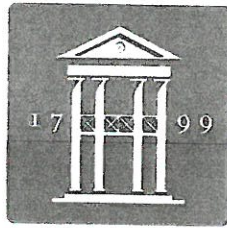
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natomas Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. I. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces. — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

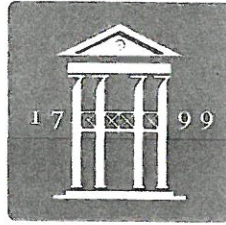
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
city cars from 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Kolodziejcki

Address: 3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

JAMES TAYLOR

Address:

208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

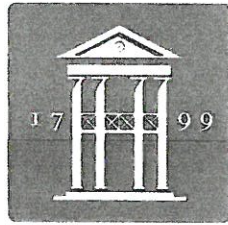
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelang

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -~~Theresa~~

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

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 Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-throat". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decree system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Hespamb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
(Urban Growth Boundary) 37064



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: To Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

Address: 905 Fair

COMMENTS:

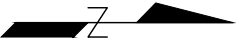
The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newge, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: CUMMINS STREET;
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN

COLLISION SYMBOLS

REAR END, U–TURN BACKING UP
RIGHT ANGLE



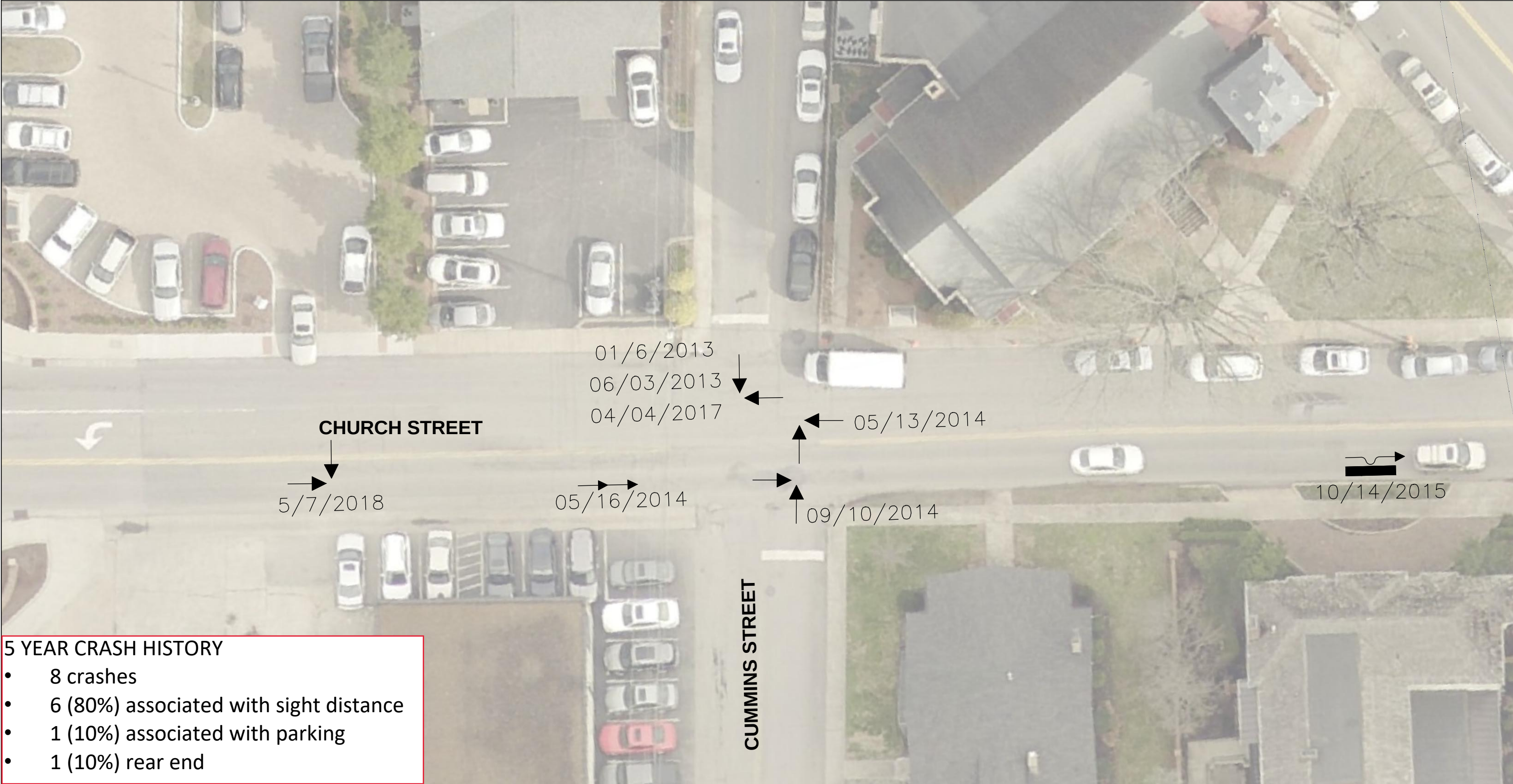
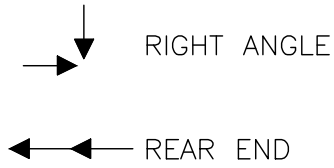
5 YEAR CRASH HISTORY

- 2 crashes
- 1 (50%) associated with sight distance problems

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: CHURCH ST AT CUMMINS ST.
PERIOD 2013-2018
PREPARED BY: PAUL HOLZEN



COLLISION SYMBOLS



CUMMINS STREET - OPTION B

5 - Agree with the Proposed Changes
7 - Disagree with the Proposed Changes
0 - No Opinion

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbh@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffsmusic.com
Pam Seymour	802 Fair St	PamM.Seymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVINE LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa McQueen 1288 Henderson F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chown Rd. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

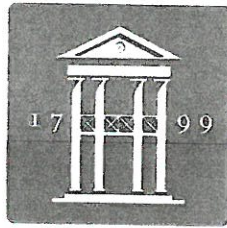
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natoma Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. L. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces. — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

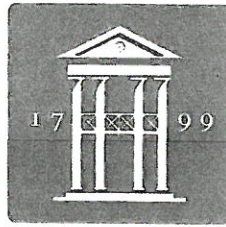
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
CITY CARS FROM 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Joe Kolodziejcki

Address:

3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

*Need more spaces for The general public
Elevator needs fixed*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

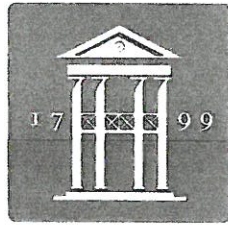
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelary

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -Hunt

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

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 Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-through". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
Urban Growth Boundary 37064

Hespanb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Jo Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

Address: 905 Fair

COMMENTS:

The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newge, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

ORDINANCE 2018-38

AN ORDINANCE TO ESTABLISH ALL-WAY STOP CONTROL AT THE INTERSECTION OF 3RD AVENUE NORTH AND 4TH AVENUE NORTH."

WHEREAS, the intersection of 3rd Avenue North and 4th Avenue North is currently configured with stop control on the 4th Avenue North approach only; and

WHEREAS, the sight distance from 4th Avenue North onto 3rd Avenue North does not meet the minimum requirements as published in both the City of Franklin *Transportation & Street Technical Standards, 2017 Edition* ("Franklin Street Specs") and the American Association of State Highway and Transportation Officials' *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011* ("Green Book"); and

WHEREAS, the Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways* ("MUTCD") allows the application of all-way stop control at intersections with limited sight distance that create a safety concern.

NOW THEREFORE:

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that all-way stop control is hereby established at the intersection of 3rd Avenue North and 4th Avenue North.

SECTION II: BE IT FURTHER ORDAINED that the Director of Streets is hereby authorized and directed to install stop signs at said location and as shown in Exhibit A to regulate traffic approaching this intersection.

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the penalty for failure to obey the provisions of this Ordinance shall be as indicated in the Franklin Municipal Code and/or the Tennessee Code Annotated.

SECTION IV: 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 second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

IT IS SO ORDAINED AND DONE on this the ____ day of _____, 2018.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

ERIC S. STUCKEY
City Administrator

By: _____

DR. KEN MOORE
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING:

PASSED SECOND READING:

25 MPH SPEED LIMIT
MIN SIGHT DISTANCE = 280'

25 MPH SPEED LIMIT
MIN SIGHT DISTANCE = 240'

THE CITY OF FRANKLIN
3RD AVE NORTH

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbn@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffmusic.com
Rory Seymour	802 Fair St	RoryMSeymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa Mc Clellan 1288 Watershed F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 COTTON LN 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. chowndale Ct. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

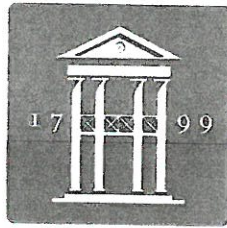
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natoma Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. L. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces — Why not have some
next to the elevators on 2nd 3rd 4th floor — Thank
Blessing



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

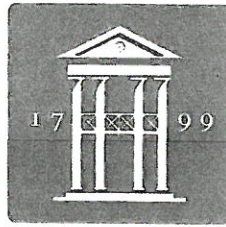
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
CITY CARS FROM 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Joe Kolodziejcki

Address:

3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

*Need more spaces for the general public
Elevator needs fixed*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

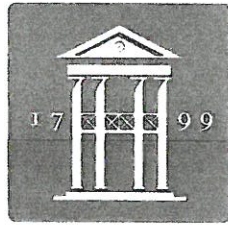
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelary

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -~~Theresa~~

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

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 Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-through". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
Urban Growth Boundary 37064

Hespanb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Jo Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

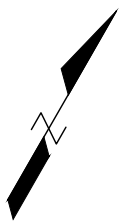
Address: 905 Fair

COMMENTS:

The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: 3RD AVE NORTH AND 4TH AVE NORTH
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN



COLLISION SYMBOLS

- RIGHT ANGLE
- SINGLE VEHICLE OUT OF CONTROL



25 MPH SPEED LIMIT
MIN SIGHT DISTANCE = 280'

3RD AVE NORTH

STOP
ALL WAY

25 MPH SPEED LIMIT
MIN SIGHT DISTANCE = 240'

STOP
ALL WAY

4TH AVE NORTH

STOP
ALL WAY

8/13/2018

[illegible]

ORDINANCE 2018-39

AN ORDINANCE TO ESTABLISH ALL-WAY STOP CONTROL AT THE INTERSECTION OF 1ST AVENUE SOUTH AND CHURCH STREET.

WHEREAS, the intersection of 1st Avenue South and Church Street is currently configured with stop control on the Church Street approach only; and

WHEREAS, the sight distance from Church Street onto 1st Avenue South does not meet the minimum requirements as published in both the City of Franklin *Transportation & Street Technical Standards, 2017 Edition* ("Franklin Street Specs") and the American Association of State Highway and Transportation Officials' *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011* ("Green Book"); and

WHEREAS, the Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways* ("MUTCD") allows the application of all-way stop control at intersections with limited sight distance that create a safety concern.

NOW THEREFORE:

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that all-way stop control is hereby established at the intersection of 1st Avenue South and Church Street.

SECTION II: BE IT FURTHER ORDAINED that the Director of Streets is hereby authorized and directed to install stop signs at said location and as shown in Exhibit A to regulate traffic approaching this intersection.

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the penalty for failure to obey the provisions of this Ordinance shall be as indicated in the Franklin Municipal Code and/or the Tennessee Code Annotated.

SECTION IV: 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 second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

IT IS SO ORDAINED AND DONE on this the ____ day of _____, 2018.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator

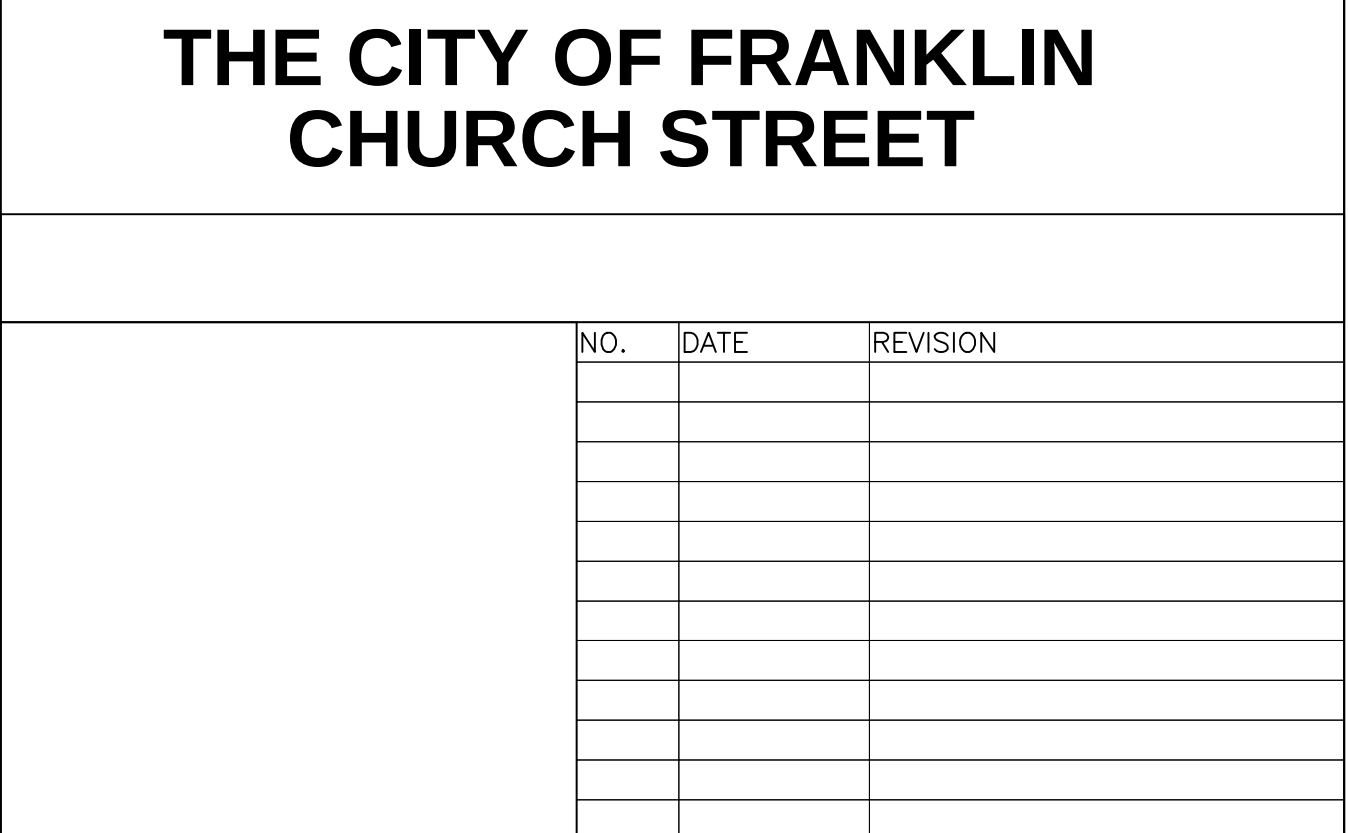
By: _____
DR. KEN MOORE
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING:

PASSED SECOND READING:





DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbh@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffsmusic.com
Rory Seymour	802 Fair St	RoryM.Seymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A. W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa McQueen 1288 Henderson F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Porter~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chowning Ct. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

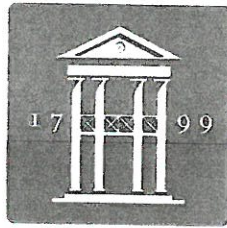
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natoma Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. L. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces. — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

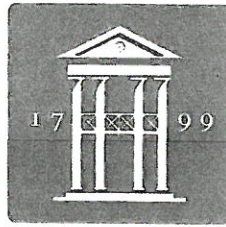
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
CITY CARS FROM 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Joe Kolodziejcki

Address:

3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

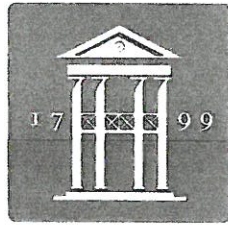
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelang

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -~~Theresa~~

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

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 Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-through". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Betsy Adgent

Address:

123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
Urban Growth Boundary 37064

Hespanb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Jo Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

Address: 905 Fair

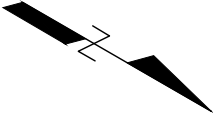
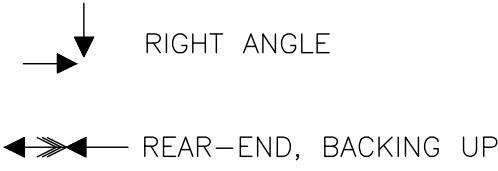
COMMENTS:

The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: 1ST AVE SOUTH AND CHURCH STREET
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN

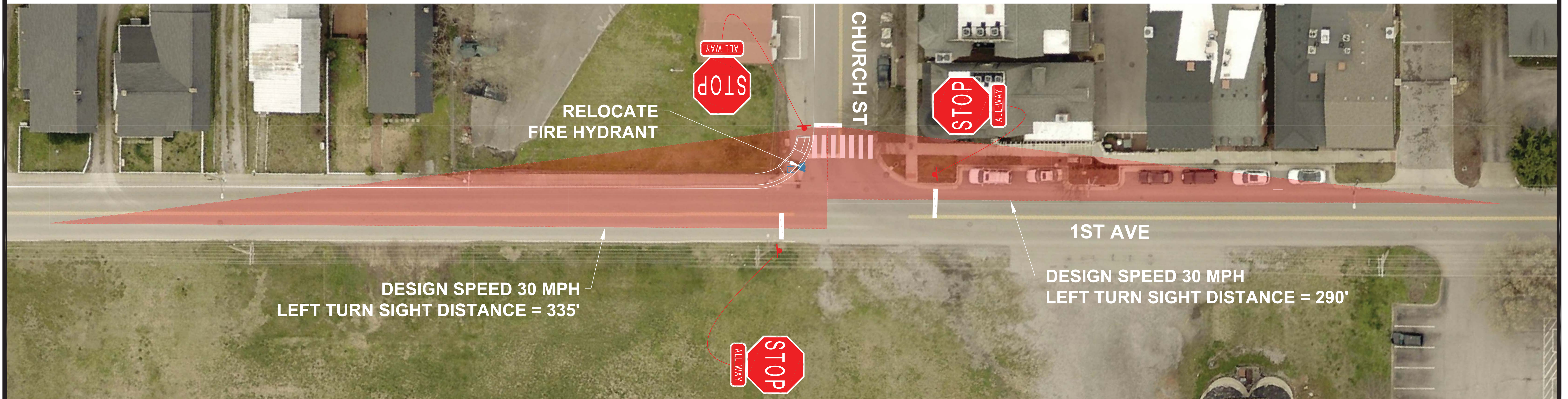
COLLISION SYMBOLS



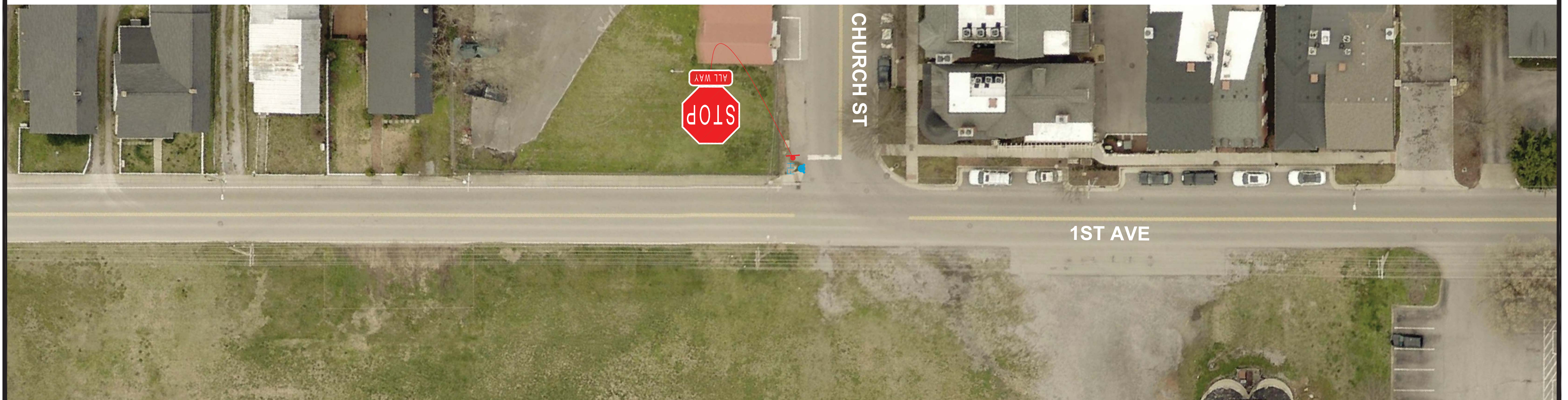
5 YEAR CRASH HISTORY

- 6 crashes
- 6 (100%) associated with sight distance problems
- Crash Rate = 1.36; State Wide Average Crash Rate = 0.173

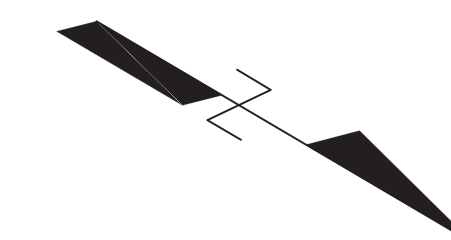
PROPOSED LAYOUT



EXISTING LAYOUT



15 - Agree with the Proposed Changes
4 - Disagree with the Proposed Changes
1 - No Opinion



**CITY OF FRANKLIN
CHURCH ST AND 1ST AVE**

8/13/2018

[illegible]