



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, October 10, 2017

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [17-0853](#) Overview of Quarterly Development Activity, Value of Construction, and Status Update on the City's Building Inspection Efficiency Analysis.

Sponsors: Eric Stuckey, Vernon Gerth and Lynn Osland
Attachments: [QUARTERLY DEVELOPMENT ACTIVITY SUMMARY - 1.1.2017 - 9.30.2017 - Inspections - Pass Rates by Trade - BOMA - 1.1.2017 - 9.30.2017 - 2](#)

2. [17-0879](#) Presentation of a new High Deductible Health Plan Option for Employees including a Health Savings Account for Fiscal Year 2019

Sponsors: Kevin Townsel and Sara Sylvis
Attachments: [COF HDHP](#)
[PDF format of High Deductible Health Plan option.pdf](#)

3. [17-0839](#) Consideration of Liquor License Issuance for Franklin Wine & Spirits, (Harry Gino Desalvatore, Managing Agent) 1400 Liberty Pike, Suite #300, Franklin, TN 37064. (10/10/17 WS)

Sponsors: Lanaii Benne
Attachments: [2017 CERT Desalvatore .pdf](#)

4. [17-0695](#) PUBLIC HEARING: Consideration Of Resolution 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road." (08/24/17 FMPC 8-0; Deferred from 09/12/17 WS; 10/10/17 WS)

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: [Res 2017-61 Jordan Rd PUD Subd. Dev Plan Map](#)
[2017-61 RES Jordan Road PUD Subd. with Map.Law Approved](#)
[Jordan Road DP Conditions of Approval 01](#)
[ELEVATIONS_JordanRoad](#)
[LAYOUT_JordanRoad](#)
[Jordan Road PUD Development Plan 8.3.2017](#)

Legislative History

8/24/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
9/12/17	Work Session	deferred

5. [17-0814](#) PUBLIC HEARING: Consideration of Resolution 2017-69 To Be Entitled: "A Resolution Approving A Revised Development Plan For Galleria Commercial Complex PUD Subdivision, Revision 2, With One (1) Modification Of Standard (Parking Reduction) For The Property Located South Of Moores Lane And East Of Galleria Boulevard, 1704 Galleria Boulevard." [McDonald's Restaurant Site] (09/28/17 FMPC 9-0; 10/10/17 WS)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [2017-69 RES McDonalds DP. with Map.Law Approved](#)
[Elevations Pages from NEW_1McDonald's Galleria 09-07-17 COF 6514](#)
[Site Layout Pages from NEW_1McDonald's Galleria 09-07-17 COF 6514-2](#)
[NEW_1McDonald's Galleria 09-07-17 COF 6514](#)

Legislative History

9/28/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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6. [17-0795](#) PUBLIC HEARING: Consideration of Initiating The Annexation Process And Draft Plan Of Services, Resolution 2017-60, For The Annexation Of 4107-4115 Clovercroft Road. (10/10/17 WS)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [MAP RES 2017-60 Hutcheson Property Plan of Service Map](#)
[2017-60 RES Hutcheson Property POS. with Map. Law Approved](#)
[Annexation Request](#)

7. [17-0823](#) Consideration of Ordinance 2017-49, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Add Clinic As A Permitted Use In The Light Industrial Zone."; (09/28/17 FMPC9-0; 10/10/17 WS, 1st BOMA 7-0, 11-14-17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [2017-49 ORD Txt Amend Clinic in LI District.Law Approved FORJCW_ClinicLIZone.pdf](#)
- Legislative History**
- | | | |
|---------|--|--|
| 9/28/17 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|
8. [17-0884](#) *Consideration of Resolution 2017-77, "A Resolution to Authorize the City of Franklin to Submit an application to the Tennessee Department of Transportation for the FY2018 Transportation Alternatives Program".
- Sponsors:** Paul Holzen
- Attachments:** [17-0884 Res 2017-77 Harlinsdale Multi-use Trail TAP Grant.Law Approved.pdf](#)
[FY2018 TAP Application Williamson Co City of Franklin Harlinsdale Farm Mul](#)
9. [17-0885](#) Status Update for Hunters Bend Elementary Safe Routes to School Project (TDOT PIN 118151.00)
- Sponsors:** Engineering
- Attachments:** [HuntersBendSRTS Pictures](#)
10. [17-0793](#) Consideration of Resolution 2017-68, a Resolution Authorizing the City Administrator to Terminate the Off-Street Parking Lease Agreement COF Contract No. 2013-0104 with Mr. John M. Green for the Parking Area located Behind 118-4th Avenue N, Franklin, TN, 37014; (10/10/17 WS)
- Sponsors:** Eric Stuckey, Vernon Gerth and Shauna Billingsley
- Attachments:** [Res. 2017-68 Green - Parking Lease Termination 8-17 with Exhibit A.Law Appr](#)
11. [17-0855](#) Consideration of Resolution 2017-76, a Resolution Approving the Master Plan Summary Report for the Franklin Special School District (FSSD); (10/10/17 WS)
- Sponsors:** Lisa Clayton
- Attachments:** [RESOLUTION 2017-76 COF FSSD Parks Master Plan with Exhibit A.Law Appr](#)
[Freedom Middle-PG Draft 9-20-17 low-res](#)
[Freedom Intermediate Draft 09-20-17](#)

Other Business**Adjournment**

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

DEVELOPMENT ACTIVITY SUMMARY
PERMITS ISSUED & FEES RECEIVED
Including Construction Valuation

From: 1/1/2017-9/30/2017



PERMIT FEES RECEIVED - Includes Building, Electrical, Mechanical, Plumbing, Demolition, Swimming Pool Permit Fees, & Technology Fees

of PERMITS ISSUED*
*Permits without associated fees are not included.

FEES RECEIVED

January - March 2017

Residential (inc Townhomes/ Duplexes)

1,579

\$573,371

Non-Residential (inc Multi-Family)

374

\$170,406

April - June 2017

Residential (inc Townhomes/ Duplexes)

1,390

\$343,278

Non-Residential (inc Multi-Family)

825

\$203,764

July - September 2017

Residential (inc Townhomes/ Duplexes)

1,446

\$432,028

Non-Residential (inc Multi-Family)

427

\$358,177

TOTAL PERMITS ISSUED

6,041

\$2,081,024

ADDITIONAL FEES RECEIVED - Includes Plan Review Fees, Reinspection Fees, Road Impact Fees, Facilities Taxes, & Garbage Container Fees

January - March 2017

Residential (inc Townhomes/ Duplexes)

\$1,898,466

Non-Residential (inc Multi-Family)

\$1,299,704

April - June 2017

Residential (inc Townhomes/ Duplexes)

\$1,060,024

Non-Residential (inc Multi-Family)

\$1,239,004

July - September 2017

Residential (inc Townhomes/ Duplexes)

\$1,347,721

Non-Residential (inc Multi-Family)

\$3,433,598

TOTAL ADDITIONAL FEES

\$10,278,517

NEW DWELLING UNITS**# of UNITS**

Building Permits Issued - Number of Units by Type

January - March 2017

<u>Single Family (Detached) Dwellings</u>	<u>191</u>
<u>Townhomes</u>	<u>57</u>

April - June 2017

<u>Single Family (Detached) Dwellings</u>	<u>121</u>
<u>Multi-Family (Attached) Dwellings</u>	<u>30</u>
<u>Townhomes</u>	<u>14</u>

July - September 2017

<u>Single Family (Detached) Dwellings</u>	<u>151</u>
<u>Multi-Family (Attached) Dwellings</u>	<u>429</u>
<u>Townhomes</u>	<u>20</u>

TOTAL DWELLING UNITS1,013**WATER & SEWER FEES RECEIVED****FEES
RECEIVED**January - March 2017

<u>Residential (inc Townhomes/ Duplexes)</u>	<u>\$516,562</u>
<u>Non-Residential (inc Multi-Family)</u>	<u>\$761,462</u>

April - June 2017

<u>Residential (inc Townhomes/ Duplexes)</u>	<u>\$267,630</u>
<u>Non-Residential (inc Multi-Family)</u>	<u>\$215,091</u>

July - September 2017

<u>Residential (inc Townhomes/ Duplexes)</u>	<u>\$338,724</u>
<u>Non-Residential (inc Multi-Family)</u>	<u>\$987,597</u>

TOTAL WATER & SEWER\$3,087,066**STORMWATER, GRADING, & UTILITY
PERMITS ISSUED****# of PERMITS
ISSUED****FEES
RECEIVED**STORMWATER & GRADING PERMITS

<u>January - March 2017</u>	<u>14</u>	<u>\$10,200</u>
<u>April - June 2017</u>	<u>9</u>	<u>\$6,300</u>
<u>July - September 2017</u>	<u>13</u>	<u>\$9,100</u>

TOTAL STORMWATER &
GRADING PERMITS ISSUED:36\$25,600GRADING ONLY PERMITS

<u>April - June 2017</u>	<u>2</u>	<u>\$1,400</u>
<u>July - September 2017</u>	<u>2</u>	<u>\$1,400</u>

TOTAL GRADING ONLY
PERMITS ISSUED:4\$2,800

UTILITY CONSTRUCTION/ INFRASTRUCTURE PERMITS

<u>January - March 2017</u>	<u>11</u>	<u>\$4,600</u>
<u>April - June 2017</u>	<u>6</u>	<u>\$3,000</u>
<u>July - September 2017</u>	<u>7</u>	<u>\$3,300</u>

<u>TOTAL UTILITY CONSTRUCTION/ INFRASTRUCTURE PERMITS ISSUED:</u>	<u>24</u>	<u>\$10,900</u>
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**ESTIMATED VALUATION
OF BUILDING PERMITS*****# of BUILDING
PERMITS ISSUED****VALUATION****January - March 2017**

<u>Residential Valuation of Construction</u>	<u>342</u>	<u>\$88,084,528</u>
<u>Non-Residential Valuation of Construction</u>	<u>82</u>	<u>\$82,289,855</u>

April - June 2017

<u>Residential Valuation of Construction</u>	<u>219</u>	<u>\$49,973,466</u>
<u>Non-Residential Valuation of Construction</u>	<u>96</u>	<u>\$60,499,955</u>

July - September 2017

<u>Residential Valuation of Construction</u>	<u>260</u>	<u>\$63,263,523</u>
<u>Non-Residential Valuation of Construction</u>	<u>99</u>	<u>\$202,459,079</u>

<u>TOTAL ESTIMATED VALUATION OF BUILDING PERMITS*</u>		<u>\$546,570,406</u>
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*Includes all new residential construction (single family detached dwellings and townhomes), new non-residential construction (including multi-family dwellings), accessory buildings, additions, tenant build-out, renovations, and miscellaneous construction. Estimated Valuations (Construction Costs) are provided by Applicants on **Building** Permit Applications only.

Permit values transacted during the month do not necessarily equal dollars collected because of the timing of the payment and actual issuance of the permits. Permit values are rounded up to the nearest dollar; therefore, totals may not match.

BNS COMPLETED INSPECTIONS
Passed - Partial

From: 1/1/2017 - 9/30/2017



Inspection Pass Rate

<u>PERMIT TYPE</u>	<u>TOTAL # OF INSPECTIONS COMPLETED</u>	<u>% OF INSPECTIONS PASSED***</u>	<u>% OF INSPECTIONS FAILED</u>
Building	7,473	68%	32%
Electrical	7,126	81%	19%
Mechanical	3,822	72%	28%
Plumbing	4,580	77%	23%
Pool	28	79%	21%
Demolition	15	87%	13%
Floodplain	7	86%	14%

Total Number of Residential* Inspections	15,887
Total Number of Non Residential** Inspections	<u>7,164</u>
Total Inspections Completed	23,051
Total Inspections Failed	<u>5,819</u>

*Residential Inspections including Townhomes/ Duplexes

**Non Residential Inspections including Multi-Family

***Includes all inspections with the result of passed and partial.

Inspection Types include building, plumbing, electrical, mechanical, pool, demolition, floodplain.

HUB



REVIEW OF SURVEYS FOR HEALTH PLAN COSTS

Comparison of Plan Costs to National Averages*

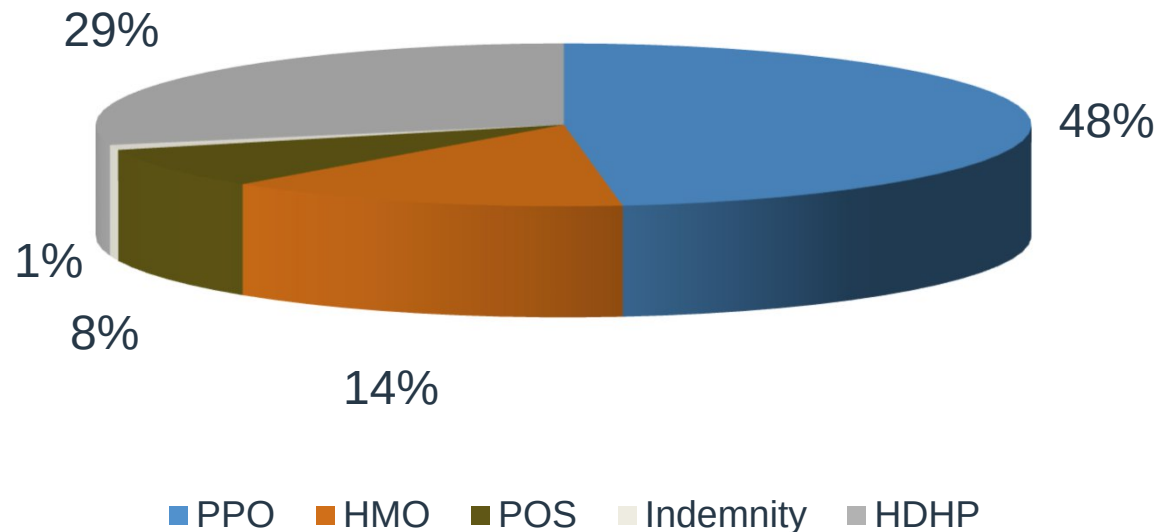
**Data taken from the 2016 Kaiser Family Foundation & HRET Employer Health Benefits Survey & the 2016 Mercer Survey of Employer Sponsored Health Plans.*

KEY FINDINGS, CONTINUED



- The average monthly premium for single PPO coverage in 2016 was \$567 and the average monthly family PPO premium was \$1,584. The average monthly premium for HDHP coverage was \$480 and the average monthly family premium was \$1,395.
- Average PPO premiums are lowest in the South for both Single and Family coverage than in any other region. That is not the case for HDHPs.
- The average family premium for PPO plans in small firms (3-199 workers) is \$1,511 and in large firms (200+ workers) is \$1,607.

ENROLLMENT BY PLAN TYPE



48% of covered workers are enrolled in PPO plans, followed by 29% in HDHPs, 14% in HMOs, 8% in POS plans, and <1 in Indemnity plans.

Over the last 2 years enrollment in PPOs has fallen 10% while enrollment in HDHPs has increased 8%.

AVERAGE MONTHLY HEALTH & PHARMACY PREMIUM COSTS



Plans		Individual	Family
500+ Employees	PPO	\$572	\$1,511
	HDHP	\$466	\$1,392
Government	PPO	\$604	\$1,702
	HDHP	\$552	\$1,498
South	PPO	\$540	\$1,474
	HDHP	\$490	\$1,410
COF Option 1		\$669	\$2,024
COF Option 2		\$549	\$1,656

AVERAGE MONTHLY EMPLOYEE PREMIUM CONTRIBUTIONS (In Dollars)



Plans		Individual	Family
500+ Employees	PPO	\$133	\$477
	HDHP	\$91	\$349
Government	PPO	\$121	\$458
	HDHP	\$77	\$290
South	PPO	\$129	\$497
	HDHP	\$82	\$341
COF Option 1		\$100	\$405
COF Option 2		\$82	\$331

Please note: Data provided by the 2016 Mercer Survey of Employer Sponsored Health Plans.

AVERAGE EMPLOYER HSA CONTRIBUTIONS



HDHP/HSA Plans	Individual	Family
500+ Employees	\$500	\$1,000
Government	\$750	\$1,500
South	\$500	\$1,000
COF	\$0	\$0

Please note: Data provided by the 2016 Mercer Survey of Employer Sponsored Health Plans.

DEDUCTIBLE BY PLAN TYPE



HDHP & PPO Plans		Deductible (In-network/Out-of-network)	
		Individual	Family
500+ Employees Median Deductible	PPO HDHP	\$750/\$1,300 \$2,000/\$3,000	\$1,500/\$3,000 \$4,000/\$6,000
Government Median Deductible	PPO HDHP	\$600/\$1,200 \$2,000/\$3,000	\$1,200/\$2,400 \$4,000/\$6,000
South Median Deductible	PPO HDHP	\$600/\$1,250 \$2,000/\$3,968	\$1,500/\$3,000 \$4,000/\$7,800
COF Option 1		\$500/\$1,000	\$1,000/\$2,000
COF Option 2		\$1,000/\$2,000	\$3,000/\$6,000

Please note: Data provided by the 2016 Mercer Survey of Employer Sponsored Health Plans.

Determine Type of HDHP to Offer



- HSA (Health Savings Account) -
 - Employer and employee money put into an account owned by the employee
 - IRS sets limits each year – 2017 is \$3,400 for employee only coverage and \$6,750 for employee + coverage
 - Example \$500 employee / \$1,000 employee +
 - Only money in the account is available to spend
 - Money always rolls over
 - Money is the employees once it goes into the account
- HRA (Health Reimbursement Arrangement) –
 - Employer money put into an account owned by the employer
 - Example \$500 employee / \$1,000 employee +
 - Full amount available from day 1 to spend
 - Money can rollover to a max
 - Usually about 40% spent each year

Choose a Vendor



- HSA –
 - Several banks and vendors to choose from
 - BCBST has a relationship with Health Equity, allows for integration
 - Review Health Equity
- HRA-
 - Many HRA vendors to choose from, tend to also do FSAs
 - BCBST can do HRA administration in house

Choose an HDHP Plan Design



- Currently plans are a \$500 deductible and \$1,000 deductible; we could have BCBST turn the \$1,000 deductible plan into an HDHP
- Sample Quote 1 – HSA qualified
 - \$2,000 Individual deductible / \$4,000 Family deductible
 - \$5,000 Individual OOP / \$10,000 Family OOP
 - BCBST funding rates could be as much as ~15% below the current option 2
- Sample Quote 2 – HSA qualified
 - \$3,000 Individual deductible / \$6,000 Family deductible
 - \$5,000 Individual OOP / \$10,000 Family OOP
 - BCBST funding rates could be as much as ~25% below the current option 2

Determine the Amount of City Funding in Account



- Several different ways to structure the contribution
- Most common - estimate how many will enroll and budget that amount annually
 - Example \$500 for employee (assume 30 enrolled) and \$1,000 for employee + (assume 10 enrolled)
 - COF funding would be \$25,000 annually

Determine Best Way to Communicate the HDHP



- Discuss before annual open enrollment
- BCBST to help with communication pieces
- Have a question and answer session
- Review HDHP Fact Sheet

HUB



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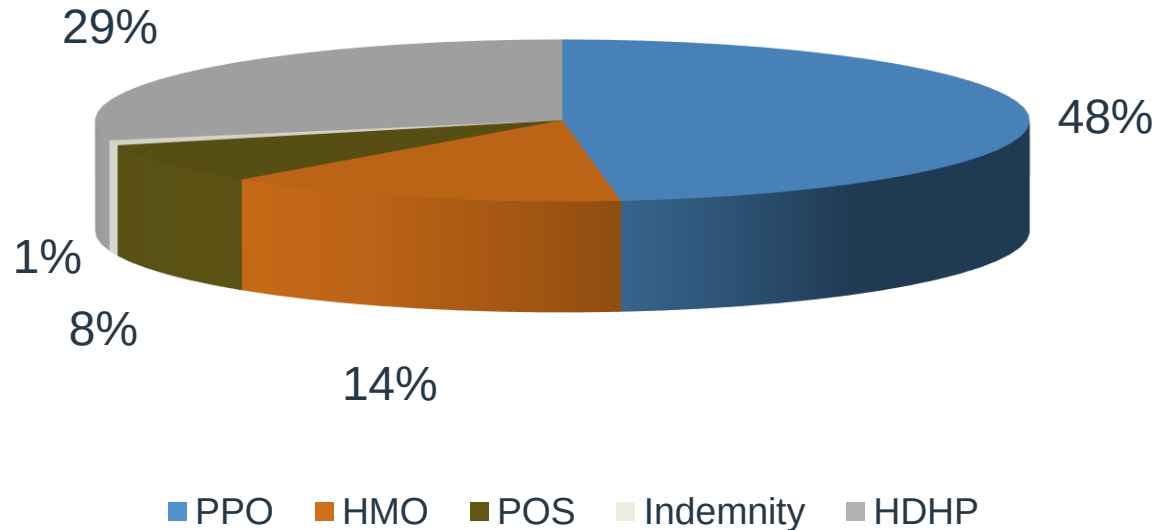
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HISTORIC
FRANKLIN
TENNESSEE

RETAILER'S CERTIFICATE

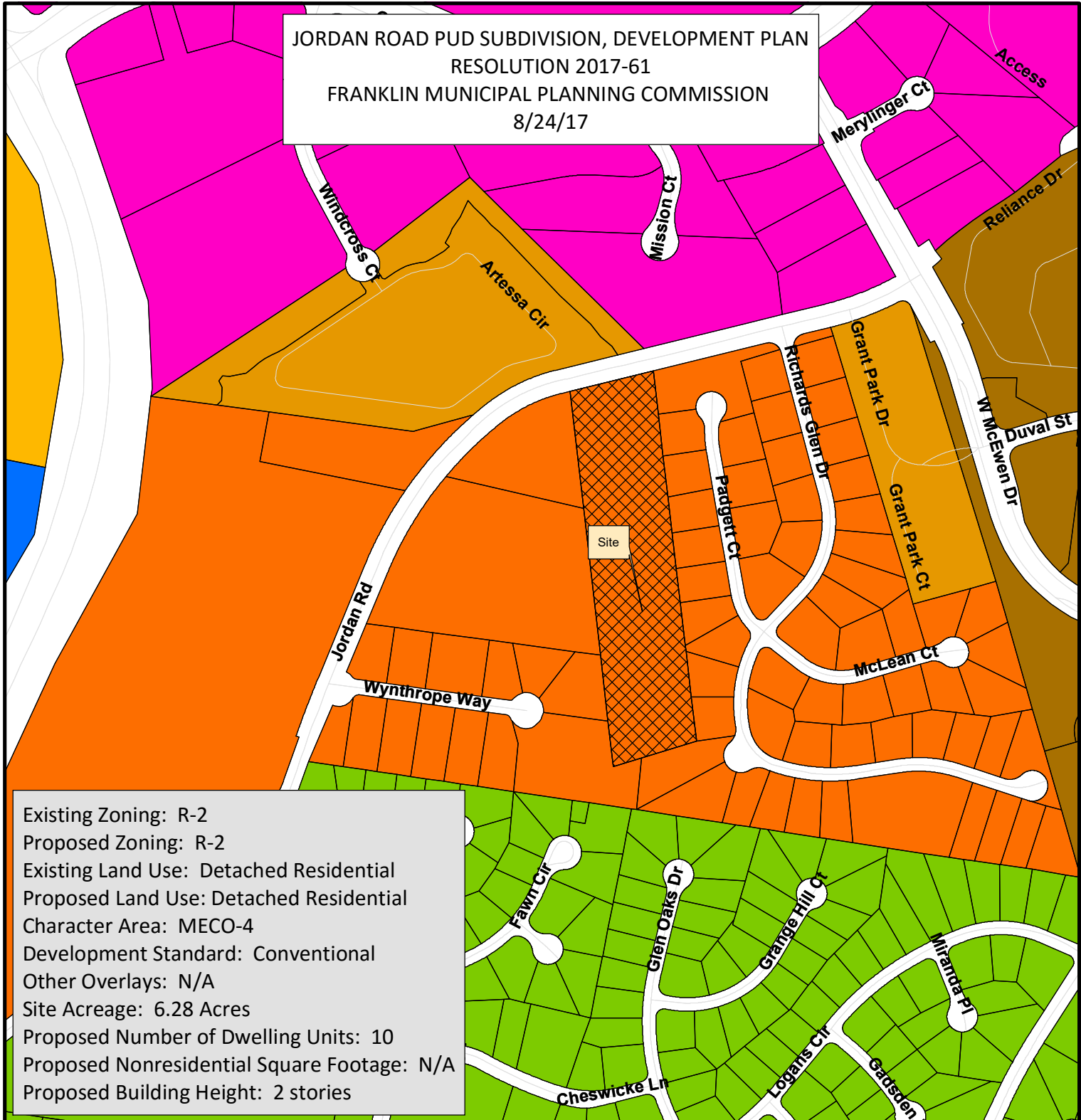
Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning application in the name of Gino Wine & Spirits, LLC d/b/a Franklin Wine & Spirits, owned by the managing agent, Harry Gino Desalvatore who has made application for a retailer's license to handle alcoholic beverages at 1400 Liberty Pike, Suite 300, Franklin, TN 37067 (Franklin Wine & Spirits), which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owner(s) 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 shall 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 14th Day of November, 2017

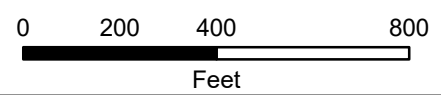
Dr. Ken Moore
Mayor

JORDAN ROAD PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-61
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/17



Existing Zoning: R-2
 Proposed Zoning: R-2
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 6.28 Acres
 Proposed Number of Dwelling Units: 10
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Jordan Road PUD Subdivision | 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 |



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 herein. All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2017-61

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR JORDAN ROAD PUD SUBDIVISION WITH 1 MODIFICATION OF STANDARDS FOR CUL-DE-SAC LENGTH GREATER THAN 500', FOR THE PROPERTY LOCATED EAST OF MACK HATCHER PARKWAY AND NORTH OF LIBERTY PIKE 622 JORDAN ROAD."

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

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
062 02700	6.28
Total	6.28

Land Description of Map 062, Parcel 027.00 of the Turnberry Homes property.

Land in Williamson County, Tennessee, being Tax Map 062, Parcel 027.00, owned by Turnberry Homes, recorded in Deed Book 1101, Pages 534, Register's Office for Williamson County, Tennessee, the same being generally bounded on the north by Jordan Road, on the east by lots 41-49, Map 62J, Group C, of

Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, on the south by lot 40 of Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, and lot 7, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 56, Page 55, and on the west by Lot 6, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 40, Page 80, R.O.W.C, Lot 1 and 2 Map 62J, Gant Subdivision as referenced in Plat Book 40, Page 80, R.O.W.C., as recorded in the Register's Office of Williamson County, and being more fully described as follows;

Beginning at a pin (the point of beginning) located along the south right-of-way of Jordan Road, the same being the northeast corner of Map 62, Parcel 29.01, Gant Subdivision, Lot 1, Plat Book 46, page 54, the same also being the northwest corner of the property herein described;

Thence with the south right-of-way Jordan Road the following calls;

N75°22'31"E, a distance of 250.46 feet to a pin;

Thence with a line common to Lot 50, Map 62J, Group C, of Richards Glen, Plat Book 31, Page 109, R.O.W.C., and lots 41-49, Map 62J, Group C, of Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, the same being the southeast property corner herein described.

S06°30'26"E, a distance of 1106.72 feet to a pin;

Thence with a line common to Lot 40, Map 62J, Group B, of Richards Glen, Section 2, Plat Book 31, Page 108, R.O.W.C. the same being the northwest corner of Lot 50, also being the northeast corner of property herein described.

S74°37'17"W, a distance of 168.38 feet to a pin;

Thence continuing with said line, S74°37'17"W, a distance of 79.43 feet to a pin;

Thence with a line common with Lots 6 & 7, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 56, Page 55, the same being the southeast corner of property described, the following;

N06°51'30"W, a distance of 293.79 feet to a pin;

Thence continuing with said line, and common with Lot 1 and 2 Map 62J, Gant Subdivision as referenced in Plat Book 40, Page 80, the following;

N06°36'00"W, a distance of 815.93 feet to a pin. said pin being the (point of beginning);

The portion of land herein described contains 273,643 square feet or 6.28 acres +/- more or less.

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

SECTION III. That the overall entitlements for the Jordan Road PUD Subdivision are as follows:

Entitlements	Jordan Road PUD
Base Zone District	R-2
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	10
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.5
Open Space Requirements	Required – 0.0 Acres Provided – 1.01 Acres
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Cul-de-sac Length of over 500 feet Approved: _____ Denied: _____	Request to extend the cul-de-sac longer than 500 feet. Section 5.10.8 (1) (d) <i>Staff recommended Disapproval.</i>
--	--

Attest:

Eric S. Stuckey
 City Administrator

City of Franklin, Tennessee:

Dr. Ken Moore
 Mayor

Approved as to form by:

Shauna R. Billingsley
 City Attorney

PREAPPLICATION CONFERENCE: _____ 6/15/2017 _____

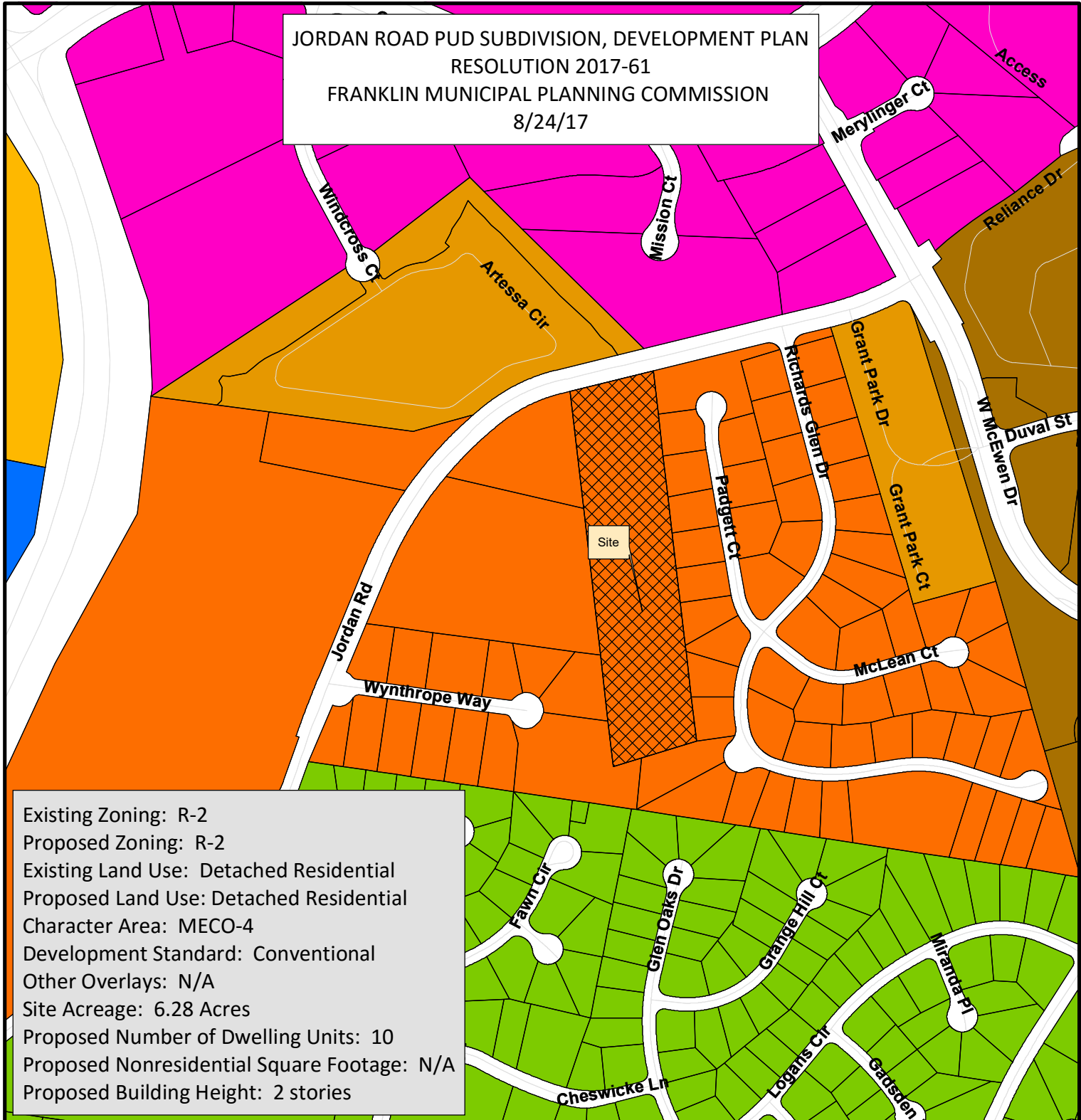
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 6/22/2017 _____

NEIGHBORHOOD MEETING: _____ 6/15/2017 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

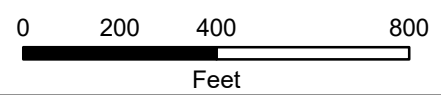
PUBLIC HEARING AND BOMA APPROVAL: _____

JORDAN ROAD PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-61
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/17



Existing Zoning: R-2
 Proposed Zoning: R-2
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 6.28 Acres
 Proposed Number of Dwelling Units: 10
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Jordan Road PUD Subdivision | 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 |



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 herein. All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

2. H. Stormwater Management Plan

tomi@franklin.tn.gov

The Previous comment "Applicant shall comply and show all Stormwater BMPs in compliance with the City's Best Management Practices Stormwater Management Manual. Stormwater BMP's must be located in open space lots. Access and access easements must be provided to Stormwater BMP's." ... was not completely addressed. The stormwater runoff from **all** impervious areas must flow to bioretention. This includes all buildings, patios, sidewalks and driveways. Provide a grading and drainage plan, that show how the drainage from all of the impervious surfaces will flow to the bioretention areas. This can be addressed with the site plan submittal but this comment must remain open until the site plan is approved. The stormwater runoff from this development must not adversely affect any adjoining properties.

30. G. Grading Plan

joe.marlo@franklin.tn.gov

*The following is an Advisory Comment and **does not hinder approval of the Development Plan.***

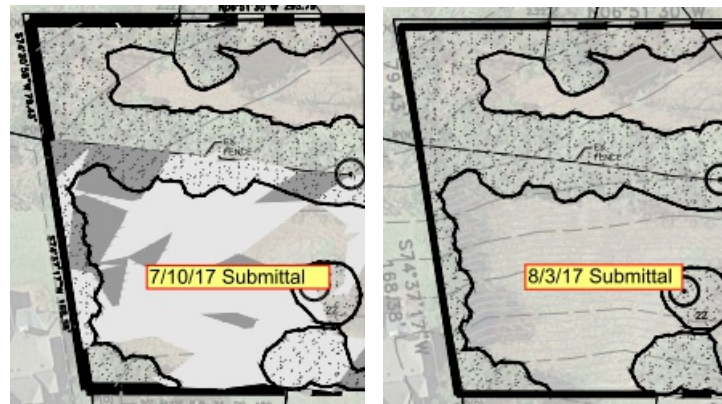
The storm infrastructure added in Jordan Road does not appear to be positioned to accept offsite flow from the ditch section in the northwest corner of the site. When detailed grading is determined at the Site Plan stage, the storm infrastructure shall be designed and located to accept flow from the upstream ditch section. The headwall shown at the outlet shall be located a minimum of 10 feet from the sanitary sewer manhole, and no portion of the infrastructure shall be located in a stream buffer.

39. E. Existing Conditions Plan

joe.marlo@franklin.tn.gov

This is a newcomment based on newinformation shown on the drawings.

Applicant to indicate slopes 14%-19% and 20% and greater on the Existing Conditions Plan C1.1. This information was shown on the 7/10/17 submittal, but was removed on the 8/3/17 submittal.



40. Critical Lot

joe.marlo@franklintn.gov The following is a newcomment.

Lot 9 is to be designated as a critical lot due to the steep slopes (exceeding 14%) across the majority of the lot.

With the building permit submittal, this lot will require submittal of a Critical Lot Site Plan. The Critical Lot Site Plan is to be sealed, signed and dated by a professionally licensed engineer in the State of Tennessee in accordance with state law and City of Franklin requirements. All information listed on the Critical Lot Site Plan Checklist shall be included on the plan sheet(s). The checklist and additional required documentation for the Critical Lot Site Plan submittal can be found on the Engineering Development Services website at:

<http://www.franklin-gov.com/government/engineering/development>

Planning (Landscape)

General Issues

37. Trees along Property Line

larry.mizell@franklintn.gov The tree along the property line where the street ROW is on the property line shall be preserved.
Either move the ROW back to preserve the tree or gain written approval of the adjacent property owner to remove them.
This shall be accomplished before site plan approval.

Stormwater

General Issues

33. Drainage

ellen.moore@franklintn.gov *Comment was addressed. Comment to remain open as an advisory comment, but **does not** hinder development plan approval.*

Advisory comment for site plan submittal: Based on the proposed grades shown, it appears that it will be difficult to drain the proposed bioretention area adjacent to Jordan Road. Applicant shall be aware that if bioretention areas are to be utilized as detention areas, the draw down time for bioretention areas is typically between 48 and 72 hours. Be advised that stormwater shall not remain ponded for more than 72 hours in any design storm. Also, if bioretention is to be utilized as detention, the surface area may be increased, but in no case shall the ponding depth be greater than 12 inches.



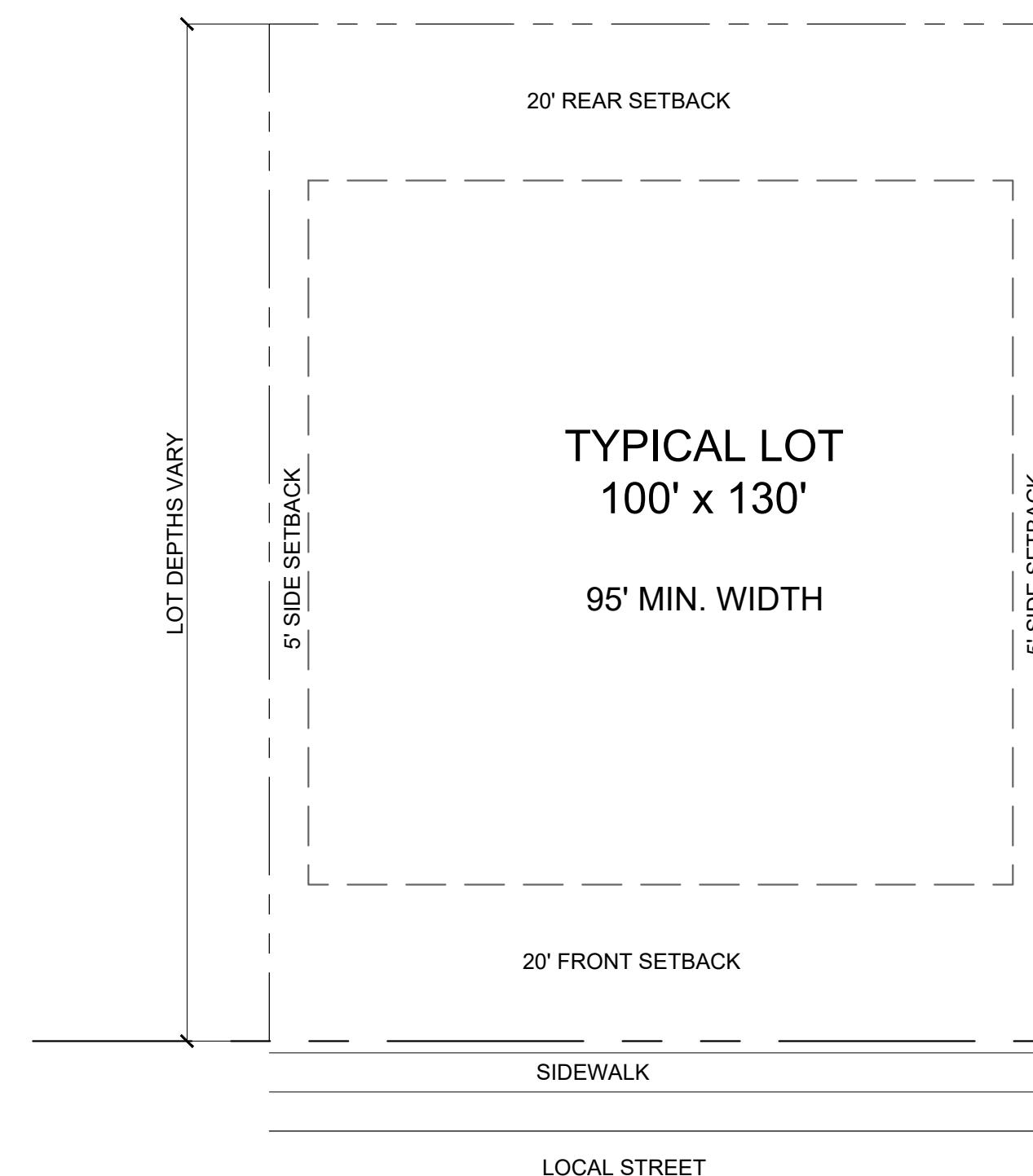
TYPICAL HOME ELEVATION



TYPICAL HOME ELEVATION



TYPICAL STREETScape



TYPICAL LOT DIAGRAM

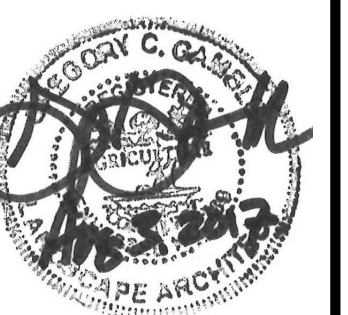
PARTNERS IN BUILDING PROVIDED ELEVATIONS SHOWN BASED ON CUSTOM HOMES THEY HAVE BUILT IN THE PAST, AND ARE TYPICAL TO THE HOMES TO BE CONSTRUCTED IN THIS DEVELOPMENT.

ALL HOMES WILL BE CUSTOM HOMES. TYPICAL SIZE RANGE IS 3,500 SF TO 5,000 SF WITH AT LEAST 4 BEDROOMS. HOMES WILL HAVE OPTIONS FOR 2 OR 4 CAR GARAGES.

FRONT SETBACK: 20'
REAR SETBACK: 20'
SIDE SETBACK: 5'

The home elevations shown here are representative of the homes planned for Jordan Road PUD. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date: _____

△ _____
△ _____
△ _____
△ _____
△ _____

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	7,730 SF	2,087 SF	5,643 SF
TREE B	23,155 SF	23,155 SF	0 SF
TREE C	40,945 SF	25,355 SF	15,590 SF
TREE D	31,202 SF	1,255 SF	29,947 SF
TOTAL SF	103,032 SF	51,851 SF	51,181 SF
TOTAL ACRES	2.37 AC	1.20 AC	1.17 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 48%
48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,858 SF
PROVIDED TREE CANOPY PRESERVATION: 1.17 AC / 51,181 SF
(49% OF EXISTING CANOPY)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: NONE PER ZO 5.5.2 (2) PROVIDED OPEN SPACE: 43,983 SF / 1.01 AC, 16% OF TOTAL SITE			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
100	LOT IN RESERVE	TREE PRESERVATION	10,440
101	INFORMAL	WATER QUALITY & TREE PRESERVATION	33,543

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
10 UNITS * 725 GPD = 7,250 GPD

SEWER FACILITIES
SEWERAGE SERVICES PROVIDED BY CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
WE ARE PROPOSING A SINGLE-PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

DRAINAGE FACILITIES
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTP), AND CITY OF FRANKLIN BMP'S

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.7 MI (STATION NO. 3)
NEAREST RECREATIONAL FACILITY: 1.9 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
10 * 0.62 = 7 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR SINGLE-FAMILY RESIDENTIAL SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

RESTRICTIVE COVENANTS
AN HOA WILL BE FORMED FOR THIS DEVELOPMENT.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: MECO-4
ENVISION FRANKLIN: SINGLE-FAMILY RESIDENTIAL

THIS DEVELOPMENT PLAN IS IN THE SINGLE FAMILY DESIGN CONCEPT AREA AND HAS BEEN DESIGNED WITHIN THESE GUIDELINES. ALL HOMES ARE SINGLE-FAMILY DETACHED HOMES AND WILL BE CUSTOM HOMES WITH ARCHITECTURAL VARIETY AND SIDE/REAR LOADED GARAGES. LOT SIZES VARY WITHIN A RANGE COMPATIBLE WITH ADJACENT NEIGHBORHOODS. AN EXISTING TREE ROW HAS BEEN PLACED IN OPEN SPACE TO ENSURE PRESERVATION, AND A SIDEWALK WILL BE EXTENDED ALONG THE JORDAN ROAD FRONTAGE TO CONNECT TO AN EXISTING SIDEWALK.

LOCAL COMPATIBILITY

THIS DEVELOPMENT IS ZONED R-2, AND THE APPLICANT IS NOT SEEKING A REZONING. LOTS ARE DESIGNED TO BE SIMILAR IN SIZE TO THE EXISTING SURROUNDING NEIGHBORHOODS. A TREE ROW HAS BEEN PRESERVED BETWEEN THE EXISTING HOMES AND THIS PROPOSED DEVELOPMENT.

DESIGN CONCEPT

THE JORDAN ROAD PUD DEVELOPMENT HAS BEEN DESIGNED TO FIT INTO THE EXISTING SURROUNDING NEIGHBORHOODS. LOT SIZES, HOME SIZES AND SCALE ARE COMPATIBLE WITH THE NEIGHBORHOODS. SPECIAL CARE WAS GIVEN TO PRESERVE THE TREE ROW BETWEEN THIS NEW DEVELOPMENT AND THE EXISTING HOMES ON PADGETT COURT.

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	622 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER:	STEVEN COLIER
ADDRESS:	622 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggambles209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	NONE REQUIRED PER ZO 5.5.2 (2)
OPEN SPACE ACREAGE REQUIRED:	
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS

SPECIMEN TREES

NO.	TREE	SIZE	HEALTH	STATUS
1	Hackberry	24"	Fair	Removed, in existing utility easement
2	Hackberry	24"	Fair	Removed, in existing utility easement
3	Hackberry	25"	Fair	Removed, in existing utility easement
4	Hackberry	34"	Fair	Removed, in existing utility easement
5	Hackberry	26"	Fair	
6	Hackberry	24"	Fair	
7	Silver Maple	46"	Fair	Removed, invasive species
8	Maple	36"	Fair	
9	Tree	48"	Dead	Removed
10	Oak	36"	Fair	
11	Tulip Poplar	24"	Fair	
12	Silver Maple	42"	Poor	Removed, invasive species
13	Maple	36"	Fair	Removed
14	Maple	48"	Fair	Removed
15	Hackberry	42"	Fair	Removed
16	Hackberry	48"	Fair	
17	Hackberry	30"	Fair	
18	Hackberry	60"	Fair	
19	Hackberry	36"	Fair	Removed
20	Hackberry	24"	Fair	Removed
21	Walnut	24"	Fair	
22	Hackberry	24"	Fair	
23	Hackberry	28"	Fair	

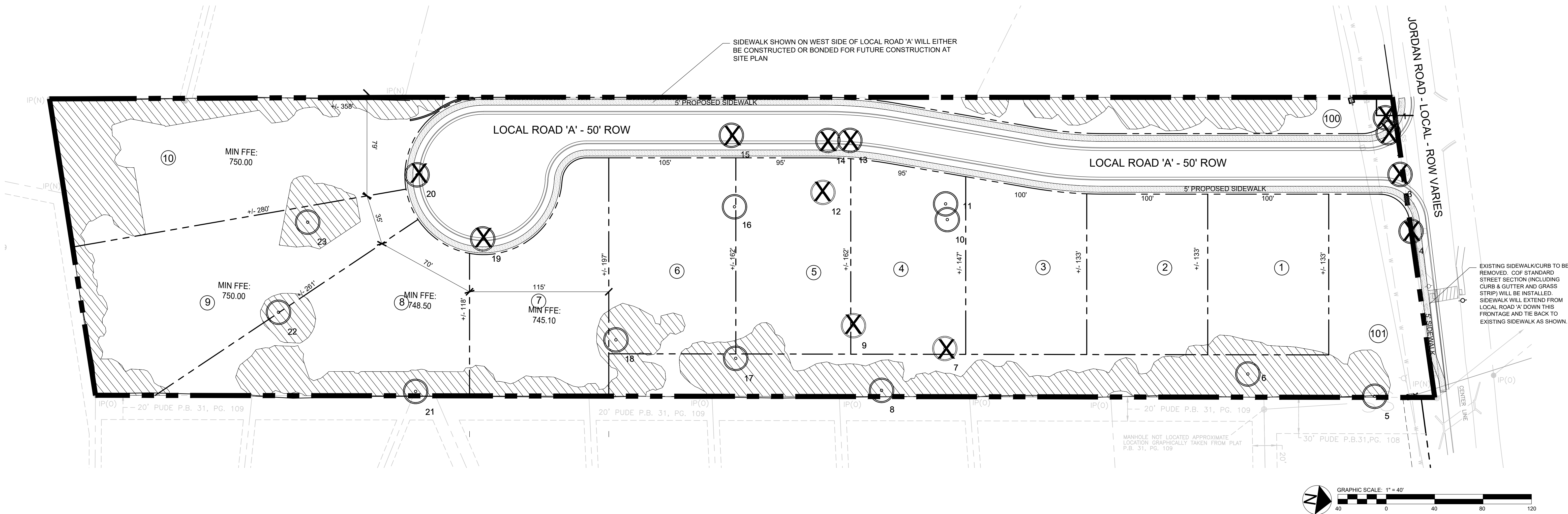
TOTAL SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 186"
REPLACEMENT REQUIRED: 2:1
REPLACEMENT INCHES REQUIRED WITH SITE PLAN: 370"

NOTE: SPECIMEN TREES 10, 11 AND 16 ARE NOT CURRENTLY SHOWN AS REMOVED. HOWEVER, THEY ARE NOT SHOWN IN TREE CANOPY PRESERVATION AREAS. IT IS THE INTENT TO PRESERVE THESE TREES IF POSSIBLE. IF THESE TREES ARE REMOVED, REPLACEMENT AT 2:1 WILL BE PROVIDED.

KEY

 PRESERVED TREE CANOPY

 SPECIMEN TREE TO BE REMOVED



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambles209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

 August 3, 2017






SHEET
C2.0
OVERALL
DEVELOPMENT
PLAN

COF# 6495

JORDAN ROAD PUD SUBDIVISION DEVELOPMENT PLAN

TAX MAP 062, PARCEL 027.00

OWNER

STEVEN COLIER
622 JORDAN ROAD
FRANKLIN, TN 37067

DEVELOPER

PARTNERS IN BUILDING
17361 VILLAGE GREEN DRIVE
HOUSTON, TX 77040
CONTACT: CREGG MCGAHA
EMAIL: CREGG.MCGAHA@PARTNERSINBUILDING.COM
PHONE: 832.721.0982

APPLICANT/ LANDSCAPE ARCHITECT

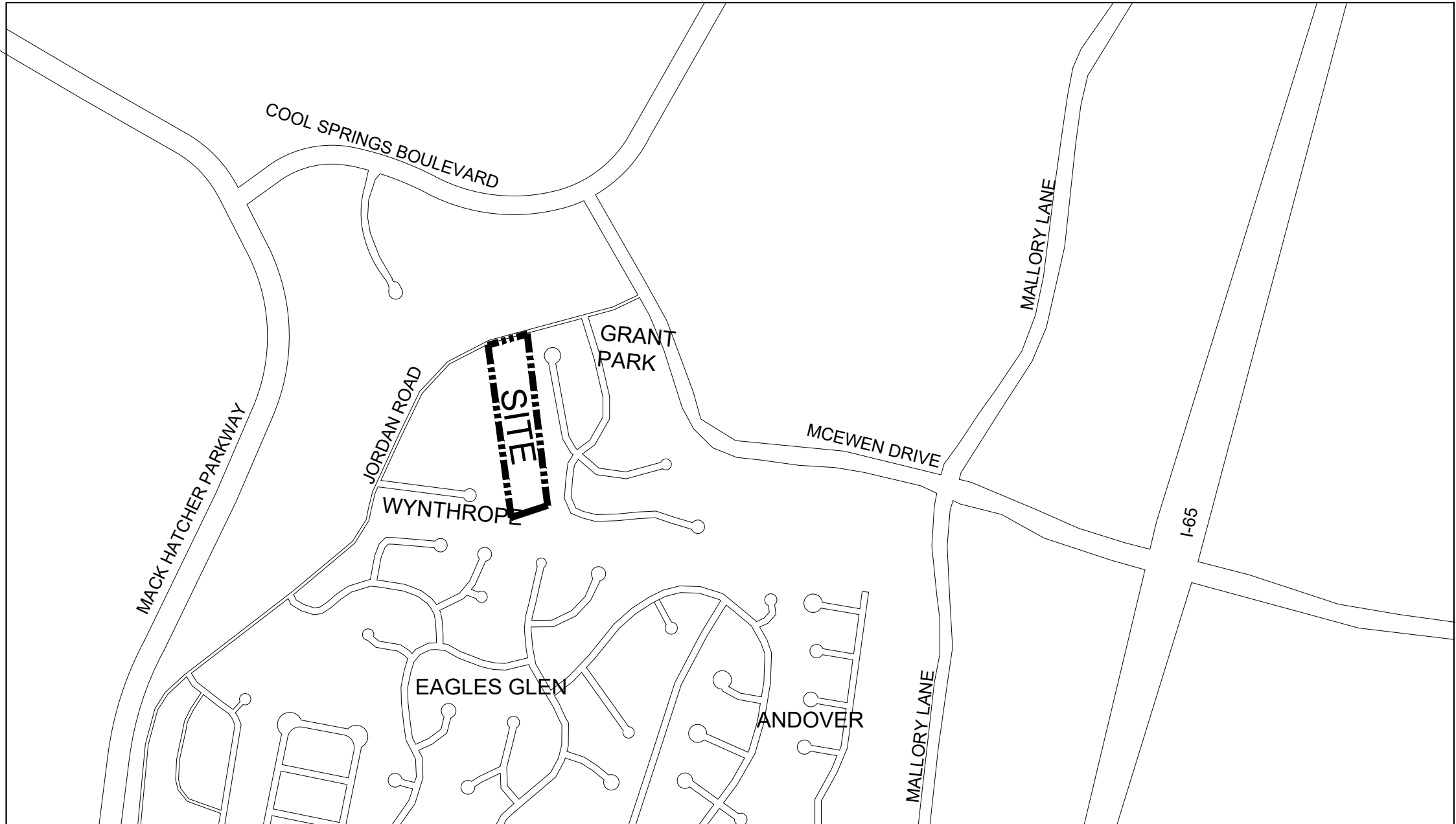
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: 615.975.5765

ENGINEER

LOSE & ASSOCIATES, INC.
2809 FOSTER AVENUE
NASHVILLE, TN 37210
CONTACT: JASON MILES, P.E.
PHONE: 615.242.0040

SURVEYOR

HFR DESIGN
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
PHONE: 615.370.8500



VICINITY MAP



N.T.S.

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING & DRAINAGE
C 4.0	OVERALL ROW & ACCESS
C 4.1	OVERALL ROW & ACCESS
C 4.2	OVERALL ROW AND ACCESS
C 5.0	OVERALL UTILITY PLAN

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



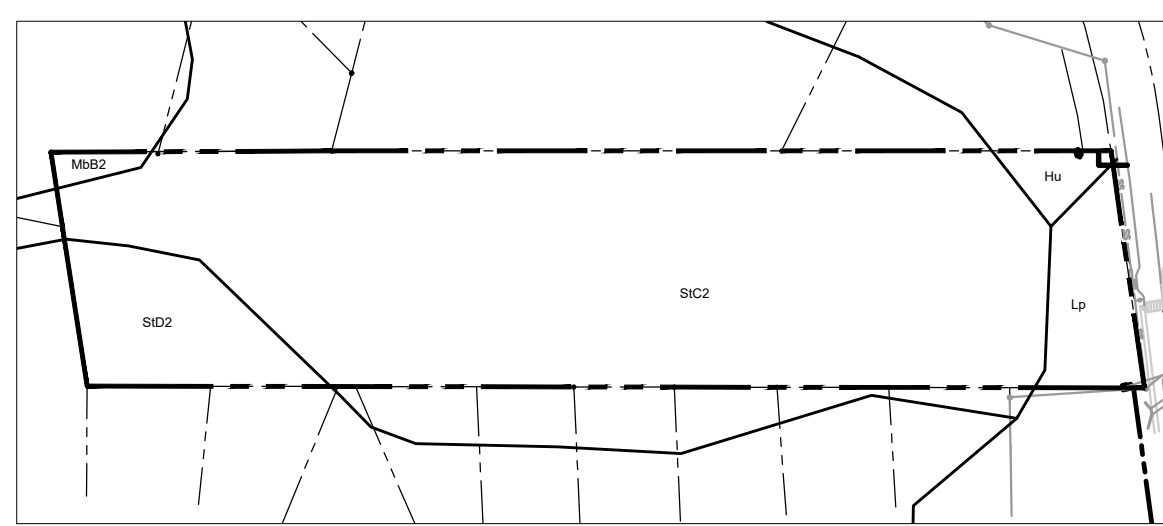
COF# 6495
July 10, 2017

Revisions
1. August 3, 2017

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

SOILS:



SOIL KEY:
Hb: HUNTINGTON SILT LOAM, PHOSPHATIC
Lp: LINDSIE SILT LOAM, PHOSPHATIC
MbB2: MAURY SILT LOAM, 2-5 PERCENT SLOPES, ERODED
S: STIVERSVILLE SILT LOAM, 5-12 PERCENT SLOPES, ERODED
Sb2: STIVERSVILLE SILT LOAM, 12-20 PERCENT SLOPES, ERODED

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF

TREE AREA	EXISTING
TREE A	7,730 SF
TREE B	23,155 SF
TREE C	40,945 SF
TREE D	31,202 SF

TOTAL SF 103,032 SF
TOTAL ACRES 2.37 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 48%
48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,658 SF

KEY:

14%-19% SLOPES

20% AND GREATER SLOPES

EXISTING TREE CANOPY

SPECIMEN TREE

SPECIMEN TREES

NO.	TREE	SIZE	HEALTH
1	Hackberry	24"	Fair
2	Hackberry	24"	Fair
3	Hackberry	25"	Fair
4	Hackberry	34"	Fair
5	Hackberry	26"	Fair
6	Hackberry	24"	Fair
7	Silver Maple	46"	Fair
8	Maple	36"	Fair
9	Tree	48"	Dead
10	Oak	36"	Fair
11	Tulip Poplar	24"	Fair
12	Silver Maple	42"	Poor
13	Maple	36"	Fair
14	Maple	48"	Fair
15	Hackberry	42"	Fair
16	Hackberry	48"	Fair
17	Hackberry	30"	Fair
18	Hackberry	60"	Fair
19	Hackberry	36"	Fair
20	Hackberry	24"	Fair
21	Walnut	24"	Fair
22	Hackberry	24"	Fair
23	Hackberry	28"	Fair

NOTES:

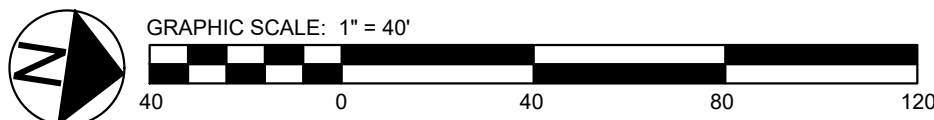
- THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
- PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
- SITE BOUNDARY CALLS PROVIDED BY LOSE & ASSOCIATES.
- NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	N/A
LOT NUMBER:	622 JORDAN ROAD
ADDRESS:	FRANKLIN
CITY:	WILLIAMSON
COUNTY:	TENNESSEE
STATE:	9TH CIVIL DISTRICT
CIVIL DISTRICT:	R-2
EXISTING ZONING:	R-2
PROPOSED ZONING:	MECO-4
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	6.28 AC TOTAL
ACREAGE OF SITE:	FRONT: 20'
MINIMUM REQUIRED SETBACK LINES:	SIDE: 5'
	REAR: 20'
OWNER:	STEVEN COLIER
ADDRESS:	822 JORDAN ROAD
	FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU
	(10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	NONE REQUIRED PER ZO 5.5.2 (2)
OPEN SPACE ACREAGE REQUIRED:	
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE
	1.13 AC ROW
	4.03 AC RESIDENTIAL LOTS



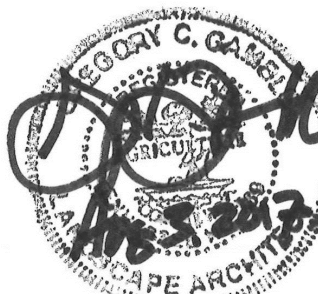
IMAGERY ©2017 GOOGLE, MAP DATA: ©2017 GOOGLE



GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 90, PARCEL 28
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

August 3, 2017

SHEET
C1.1

EXISTING
CONDITIONS

COF# 6495

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	7,730 SF	2,087 SF	5,643 SF
TREE B	23,155 SF	23,155 SF	0 SF
TREE C	40,945 SF	25,355 SF	15,590 SF
TREE D	31,202 SF	1,255 SF	29,947 SF
TOTAL SF	103,032 SF	51,851 SF	51,181 SF
TOTAL ACRES	2.37 AC	1.20 AC	1.17 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 48%
48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,858 SF
PROVIDED TREE CANOPY PRESERVATION: 1.17 AC / 51,181 SF
(49% OF EXISTING CANOPY)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: NONE PER ZO 5.5.2 (2) PROVIDED OPEN SPACE: 43,983 SF / 1.01 AC, 16% OF TOTAL SITE			
OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
100	LOT IN RESERVE	TREE PRESERVATION	10,440
101	INFORMAL	WATER QUALITY & TREE PRESERVATION	33,543

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
10 UNITS * 725 GPD = 7,250 GPD

SEWER FACILITIES
SEWERAGE SERVICES PROVIDED BY CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
WE ARE PROPOSING A SINGLE-PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

DRAINAGE FACILITIES
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTP), AND CITY OF FRANKLIN BMP'S

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.7 MI (STATION NO. 3)
NEAREST RECREATIONAL FACILITY: 1.9 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
10 * 0.62 = 7 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR SINGLE-FAMILY RESIDENTIAL SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

RESTRICTIVE COVENANTS
AN HOA WILL BE FORMED FOR THIS DEVELOPMENT.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: MECO-4
ENVISION FRANKLIN: SINGLE-FAMILY RESIDENTIAL

THIS DEVELOPMENT PLAN IS IN THE SINGLE FAMILY DESIGN CONCEPT AREA AND HAS BEEN DESIGNED WITHIN THESE GUIDELINES. ALL HOMES ARE SINGLE-FAMILY DETACHED HOMES AND WILL BE CUSTOM HOMES WITH ARCHITECTURAL VARIETY AND SIDE/REAR LOADED GARAGES. LOT SIZES VARY WITHIN A RANGE COMPATIBLE WITH ADJACENT NEIGHBORHOODS. AN EXISTING TREE ROW HAS BEEN PLACED IN OPEN SPACE TO ENSURE PRESERVATION, AND A SIDEWALK WILL BE EXTENDED ALONG THE JORDAN ROAD FRONTAGE TO CONNECT TO AN EXISTING SIDEWALK.

LOCAL COMPATIBILITY

THIS DEVELOPMENT IS ZONED R-2, AND THE APPLICANT IS NOT SEEKING A REZONING. LOTS ARE DESIGNED TO BE SIMILAR IN SIZE TO THE EXISTING SURROUNDING NEIGHBORHOODS. A TREE ROW HAS BEEN PRESERVED BETWEEN THE EXISTING HOMES AND THIS PROPOSED DEVELOPMENT.

DESIGN CONCEPT

THE JORDAN ROAD PUD DEVELOPMENT HAS BEEN DESIGNED TO FIT INTO THE EXISTING SURROUNDING NEIGHBORHOODS. LOT SIZES, HOME SIZES AND SCALE ARE COMPATIBLE WITH THE NEIGHBORHOODS. SPECIAL CARE WAS GIVEN TO PRESERVE THE TREE ROW BETWEEN THIS NEW DEVELOPMENT AND THE EXISTING HOMES ON PADGETT COURT.

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	622 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER:	STEVEN COLIER
ADDRESS:	622 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggambles209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	NONE REQUIRED PER ZO 5.5.2 (2)
OPEN SPACE ACREAGE REQUIRED:	
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS

SPECIMEN TREES

NO.	TREE	SIZE	HEALTH	STATUS
1	Hackberry	24"	Fair	Removed, in existing utility easement
2	Hackberry	24"	Fair	Removed, in existing utility easement
3	Hackberry	25"	Fair	Removed, in existing utility easement
4	Hackberry	34"	Fair	Removed, in existing utility easement
5	Hackberry	26"	Fair	
6	Hackberry	24"	Fair	
7	Silver Maple	46"	Fair	Removed, invasive species
8	Maple	36"	Fair	
9	Tree	48"	Dead	Removed
10	Oak	36"	Fair	
11	Tulip Poplar	24"	Fair	
12	Silver Maple	42"	Poor	Removed, invasive species
13	Maple	36"	Fair	Removed
14	Maple	48"	Fair	Removed
15	Hackberry	42"	Fair	Removed
16	Hackberry	48"	Fair	
17	Hackberry	30"	Fair	
18	Hackberry	60"	Fair	
19	Hackberry	36"	Fair	Removed
20	Hackberry	24"	Fair	Removed
21	Walnut	24"	Fair	
22	Hackberry	24"	Fair	
23	Hackberry	28"	Fair	

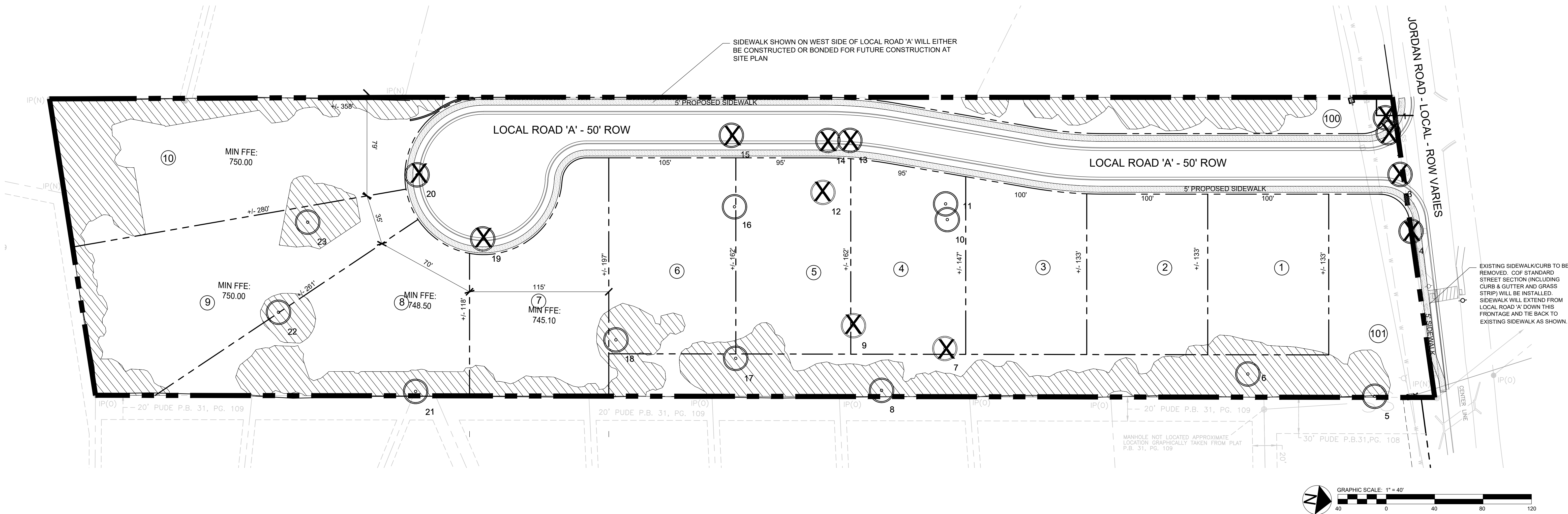
TOTAL SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 186"
REPLACEMENT REQUIRED: 2:1
REPLACEMENT INCHES REQUIRED WITH SITE PLAN: 370"

NOTE: SPECIMEN TREES 10, 11 AND 16 ARE NOT CURRENTLY SHOWN AS REMOVED. HOWEVER, THEY ARE NOT SHOWN IN TREE CANOPY PRESERVATION AREAS. IT IS THE INTENT TO PRESERVE THESE TREES IF POSSIBLE. IF THESE TREES ARE REMOVED, REPLACEMENT AT 2:1 WILL BE PROVIDED.

KEY

 PRESERVED TREE CANOPY

 SPECIMEN TREE TO BE REMOVED



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambles209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

 August 3, 2017






SHEET
C2.0
OVERALL
DEVELOPMENT
PLAN

COF# 6495



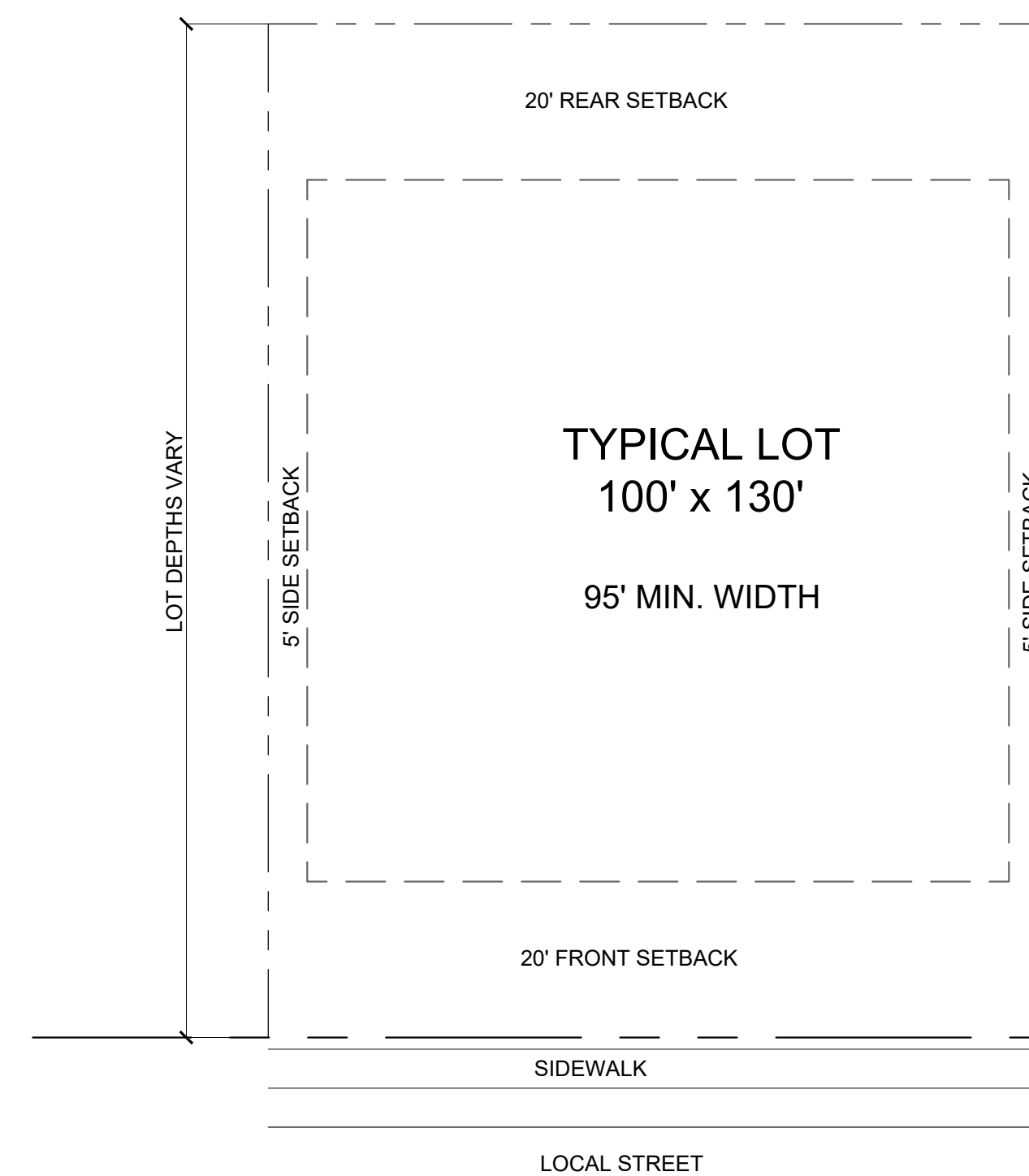
TYPICAL HOME ELEVATION



TYPICAL HOME ELEVATION



TYPICAL STREETScape



TYPICAL LOT DIAGRAM

PARTNERS IN BUILDING PROVIDED ELEVATIONS SHOWN BASED ON CUSTOM HOMES THEY HAVE BUILT IN THE PAST, AND ARE TYPICAL TO THE HOMES TO BE CONSTRUCTED IN THIS DEVELOPMENT.

ALL HOMES WILL BE CUSTOM HOMES. TYPICAL SIZE RANGE IS 3,500 SF TO 5,000 SF WITH AT LEAST 4 BEDROOMS. HOMES WILL HAVE OPTIONS FOR 2 OR 4 CAR GARAGES.

FRONT SETBACK: 20'
REAR SETBACK: 20'
SIDE SETBACK: 5'

The home elevations shown here are representative of the homes planned for Jordan Road PUD. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



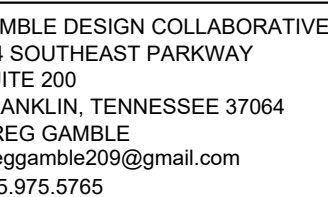
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date: _____

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JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE



ISSUED: July 10, 2017

Revision Date:

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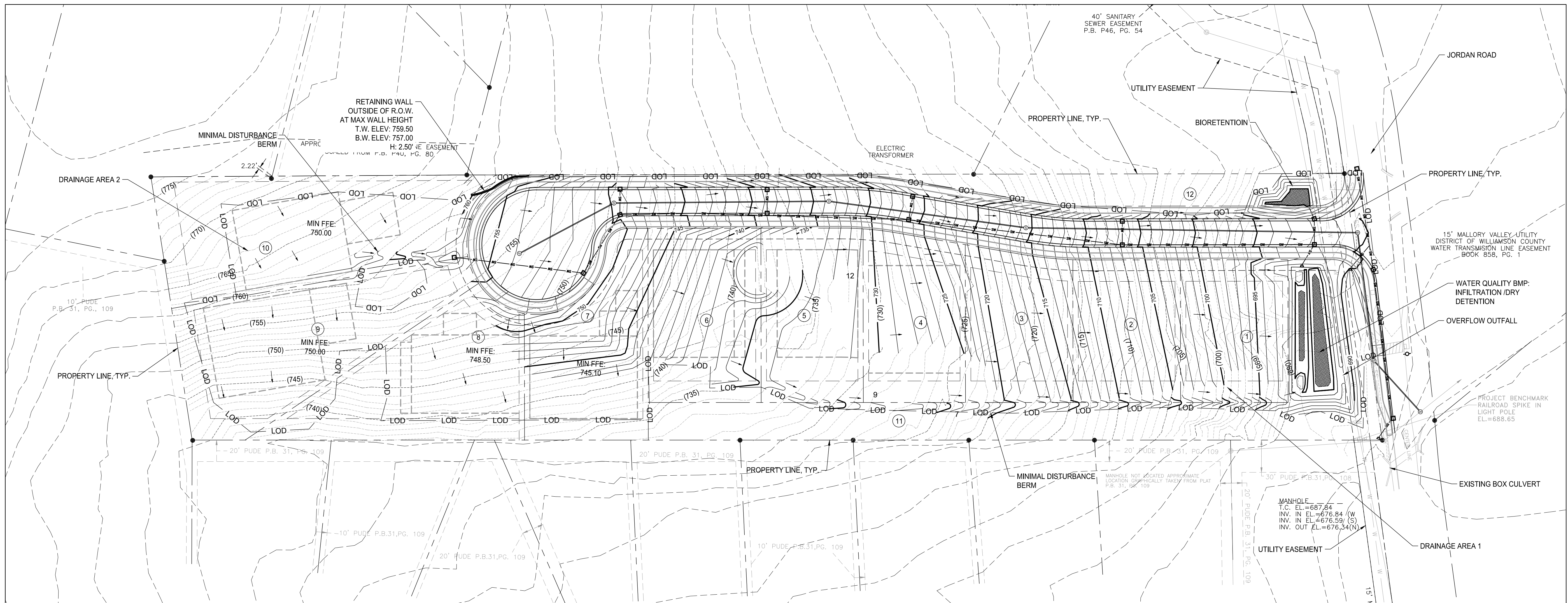
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SHEET

C3.0

OVERALL GRADING AND DRAINAGE

DF# 6495



GRADING AND DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF ANY ARE TO BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL COMPLETION INSPECTION FOR APPROVAL HAS BEEN ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED BY ANY TIME LINES PROJECT.
6. LOTS 11 & 12 ARE OPEN SPACE LOTS TO BE MAINTAINED BY HOA.

STORMWATER NARRATIVE:

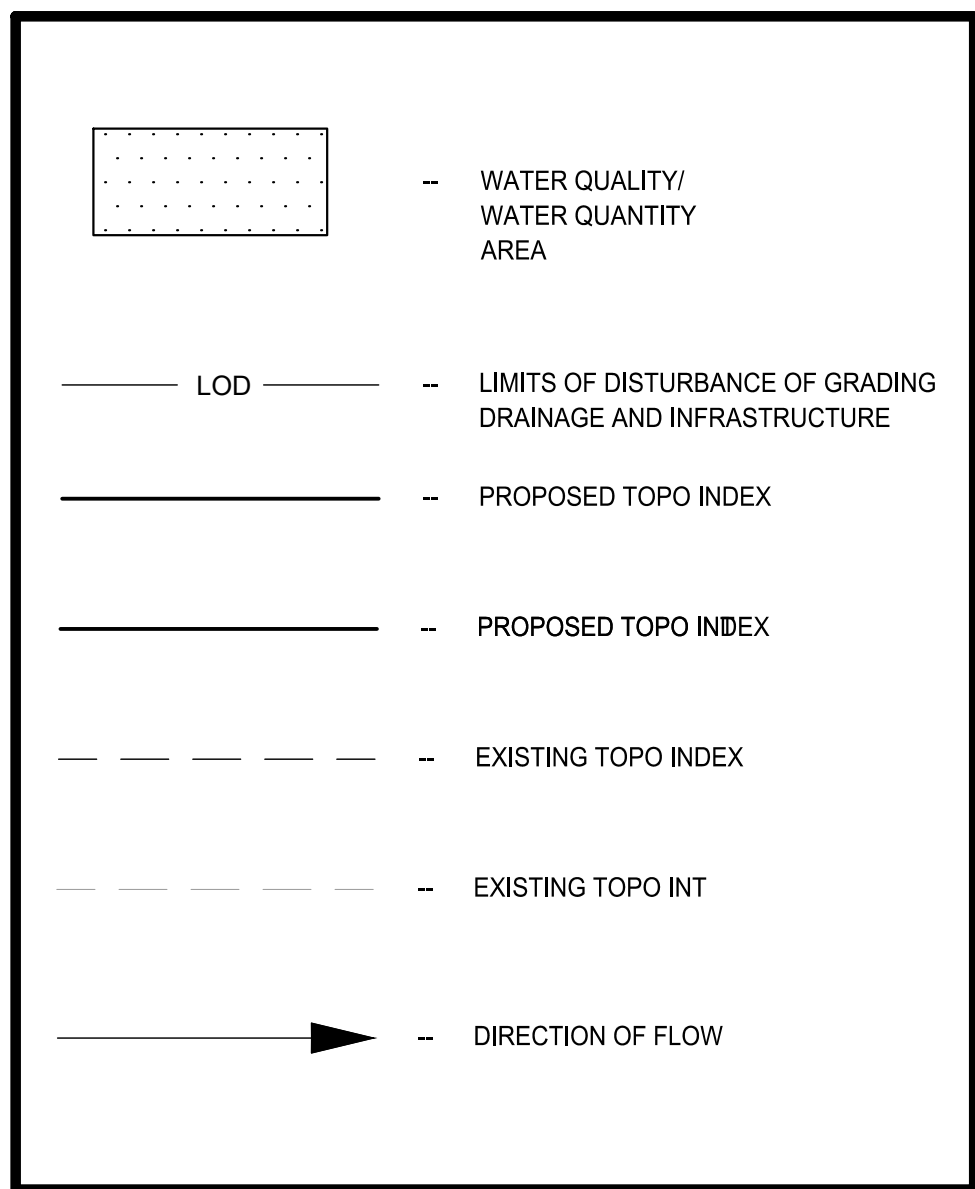
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTPs), AND CITY OF FRANKLIN BMP'S. CITY OF FRANKLIN MAINTENANCE AGREEMENTS WILL BE UTILIZED FOR BMP'S AND THE SUBDIVISION HOA WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE AND UPKEEP.

IMPACT STATEMENT:

THE PROPOSED GRADING AND DRAINAGE DESIGN AS WELL AS THE PROPOSED STORMWATER FACILITIES WILL MEET THE NEED OF EXISTING WATERSHED IN COMPLIANCE WITH STATE AND LOCAL GOVERNMENT GUIDELINES BY UTILIZING STORMWATER MANAGEMENT BMP'S AT THE FUND OF THE SITE TO MITIGATE ANY INCREASES IN STORMWATER PEAK RUNOFF AS WELL AS TREAT THE WATER PRIOR TO EXISTING THE SITE.

GRADING AND DRAINAGE DATA:

A MAJORITY OF THE SITE WILL BE GRADED TO DRAIN NORTH VIA SURFACE RUNOFF CONVEYED THROUGH GRASS CHANNEL ALONG THE WEST AND PIPES RUNNED ALONG ROADWAY ON THE EAST SIDE OF PROPERTY. THE REMAINING RUNOFF FROM THE SITE WILL SURFACE FLOW THROUGH CONSERVATION AND TREE SAVE AREAS ALONG THE WESTERN PROPERTY LINE. MATCHING OF PEAK FLOWS AND WATER QUALITY WILL BE ACHIEVED BY BMPs ALONG THE NORTHERN PORTION OF THE PROPERTY. THE INCREASES IN CURVE NUMBERS WILL BE OFFSET BY TAKING ADDITIONAL AREAS PREVIOUSLY DRAINING OFFSITE TO THE WEST AND DIVERTING TO THE BMPs IN THE NORTH.

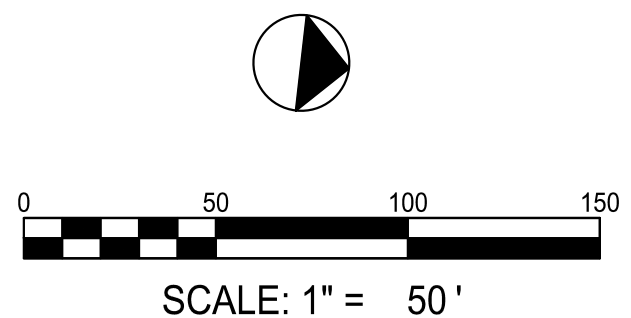


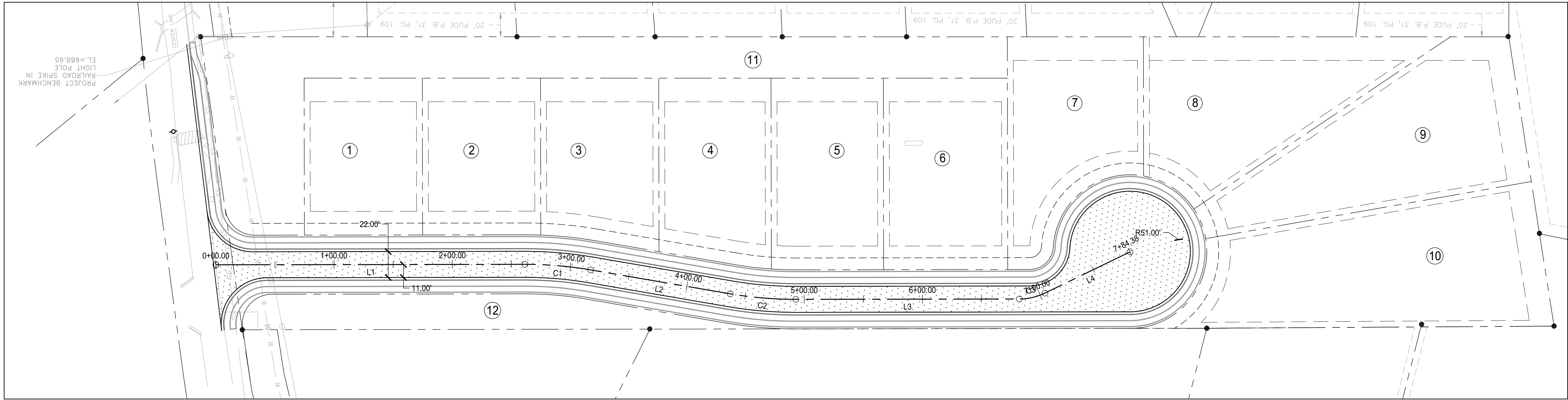
GRADING AND DRAINAGE DATA CHART

EXISTING DRAINAGE AREA 1 (NORTH EAST DRAINAGE
AREA DRAINS TO STORMWATER BMP'S)
EXISTING DRAINAGE AREA 1
DA: 3.13 ACRES
FLOW: 7.74 CFS (50 YEAR)
PROPOSED DRAINAGE AREA 1
DA: 4.55 ACRES
FLOW: 7.24 CFS (50 YEAR)

EXISTING DRAINAGE AREA 2 (SOUTH DRAINAGE AREA
DRAINS OFFSITE)
EXISTING DRAINAGE AREA 2
DA: 3.86 ACRES
FLOW: 11.64 CFS (50 YEAR)
PROPOSED DRAINAGE AREA 2
DA: 2.44 ACRES
FLOW: 8.16 CFS (50 YEAR)

TOTAL SITE:
EFFECTIVE Rv: 0.165
VOLUME: 7854 CU. FT.



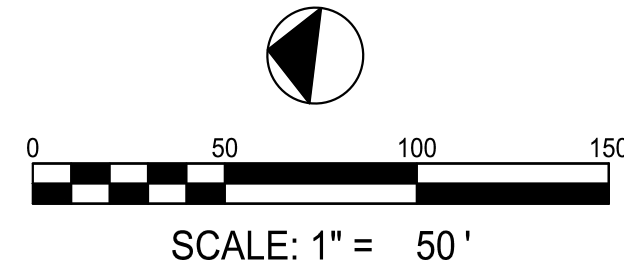


ROW AND ACCESS NARRATIVE:
WE ARE PROPOSING A SINGLE PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC. THE PROPOSED STREET IS ALIGNED ALONG THE PROPERTY LINE TO ALLOW FOR FUTURE CONNECTIONS ALONG THE EASTERN PROPERTY LINE FOR FUTURE CIRCULATION PATTERNS. WE ARE DEDICATING A 50 FT ROW ALONG OUR LOCAL STREET AS WELL AS A 65 FT ROW AROUND THE CUL-DE-SAC. OUR ROAD WILL BE A STOP CONDITION STREET WITH FREE TRAFFIC FLOW, WITH MINIMAL RESTRICTION, AND LITTLE TO NO TRAFFIC DELAYS.

ROW AND ACCESS IMPACT STATEMENT:
OUR LOCAL STREET WITH ACCESS TO JORDAN ROAD, WHICH IS A LOCAL STREET FOR MCEWAN DR. (MAJOR ARTERIAL ROAD) AND LIBERTY PIKE (MINOR ARTERIAL ROAD), JORDAN ROAD TIES INTO A CONSISTENT, B TO E LEVEL OF SERVICE (LOS) FROM A.M TO P.M. ACCORDING TO THE SHORT-TERM IMPROVEMENTS PLAN IN THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.

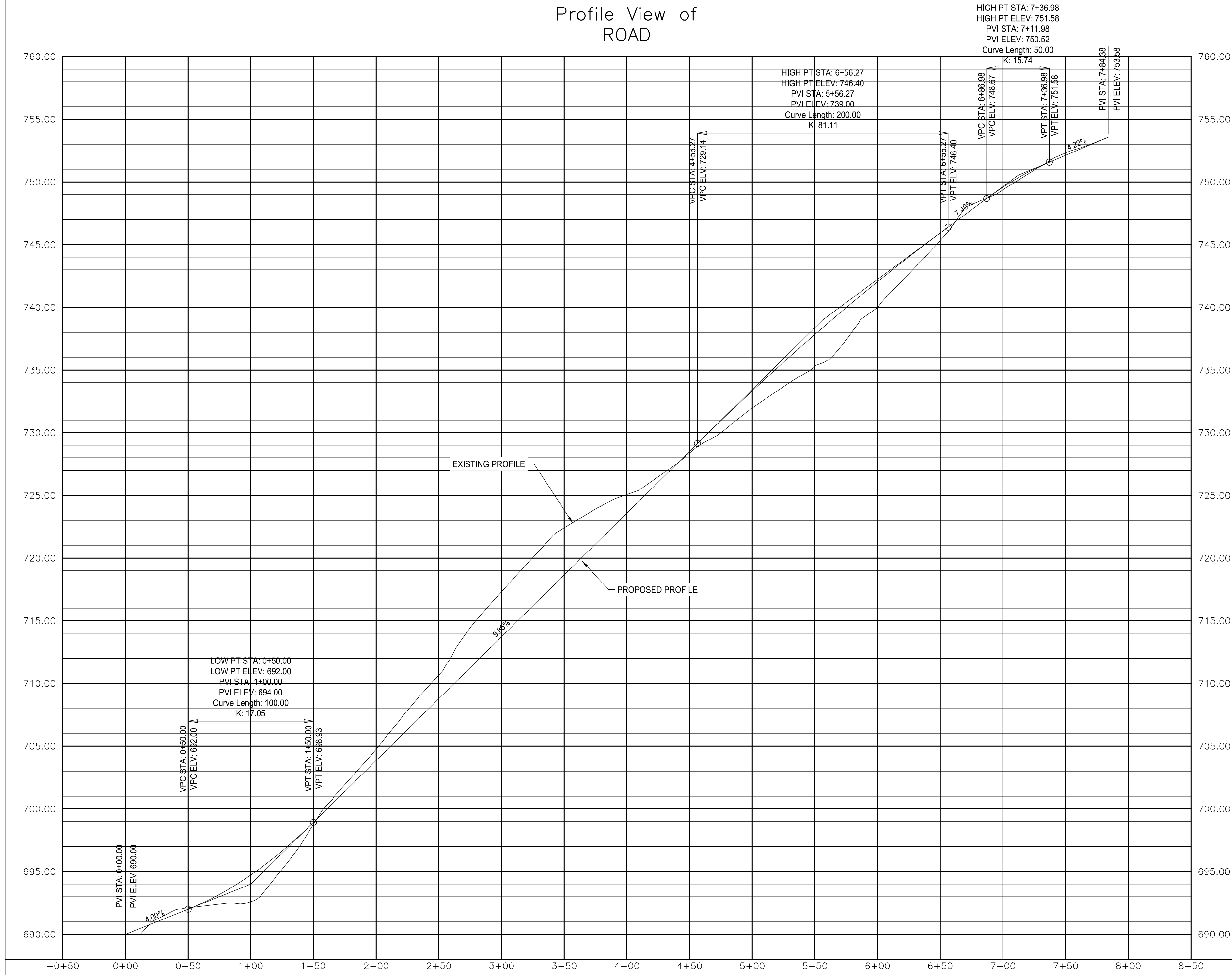
ROADWAY NETWORK LAYOUT:
WE ARE PROPOSING A SINGLE PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

REFUSE COLLECTION AND SERVICE:
REFUSE COLLECTION FOR SINGLE FAMILY RESIDENTIAL. SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.



SCALE: 1" = 50'

Profile View of ROAD

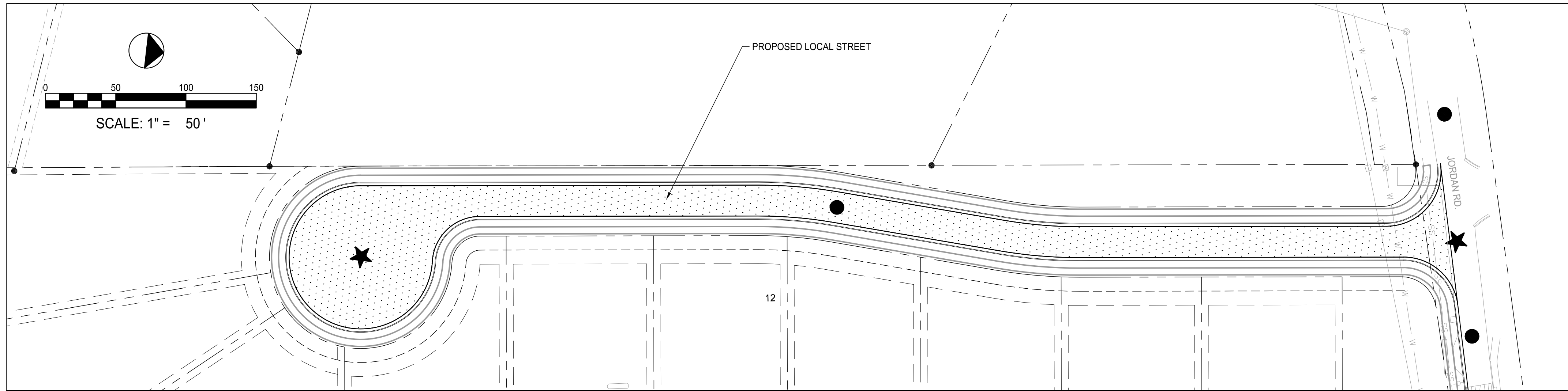


ROW AND ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS. UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



Revision Date:	
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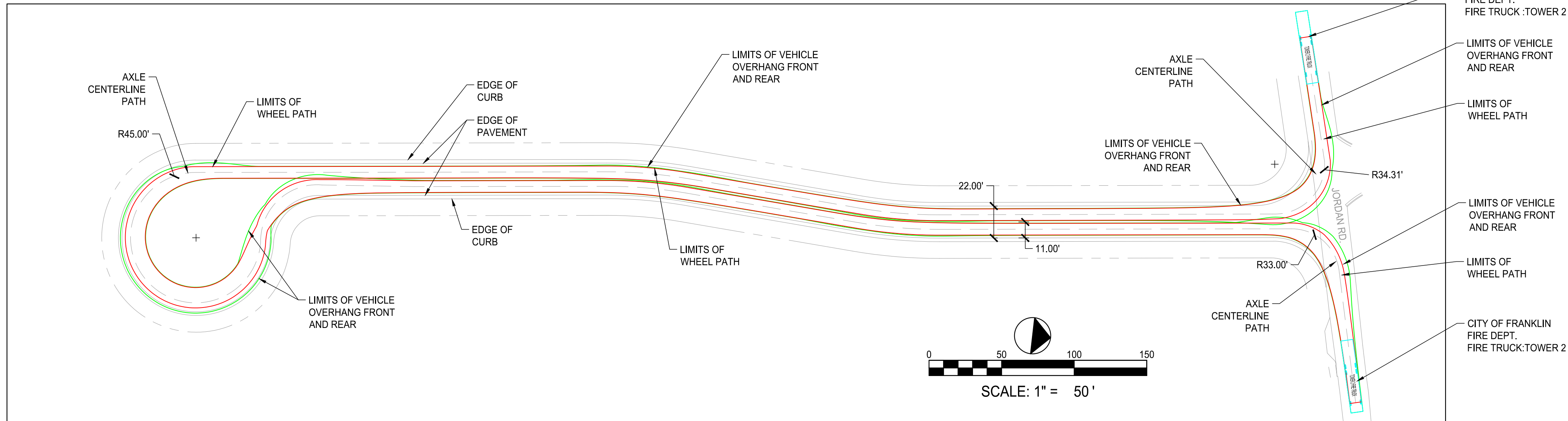


CONNECTIVITY MINI MAP:

CONNECTIVITY MINI MAP:
THE CONNECTIVITY INDEX FOR A DEVELOPMENT IS CALCULATED BY DIVIDING LINKS BY NODES. NODES (STARS) EXIST AT STREET INTERSECTIONS AND CUL-DE-SAC HEADS WITHIN THE DEVELOPMENT. LINKS (CIRCLES) ARE STRETCHES OF ROAD THAT CONNECT NODES. STREET STUB-OUTS ARE CONSIDERED AS LINKS, BUT TEMPORARY DEAD-END STREETS INTERNAL TO A DEVELOPMENT, PRIVATE STREETS IN GATED SECTIONS, OR ALLEYS SHALL NOT BE COUNTED AS LINKS. ONE LINK BEYOND EVERY NODE THAT EXISTS IN THE DEVELOPMENT AND PROVIDES ACCESS TO THE STREET NETWORK SHALL BE INCLUDED IN THE INDEX CALCULATION (CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.10.4)

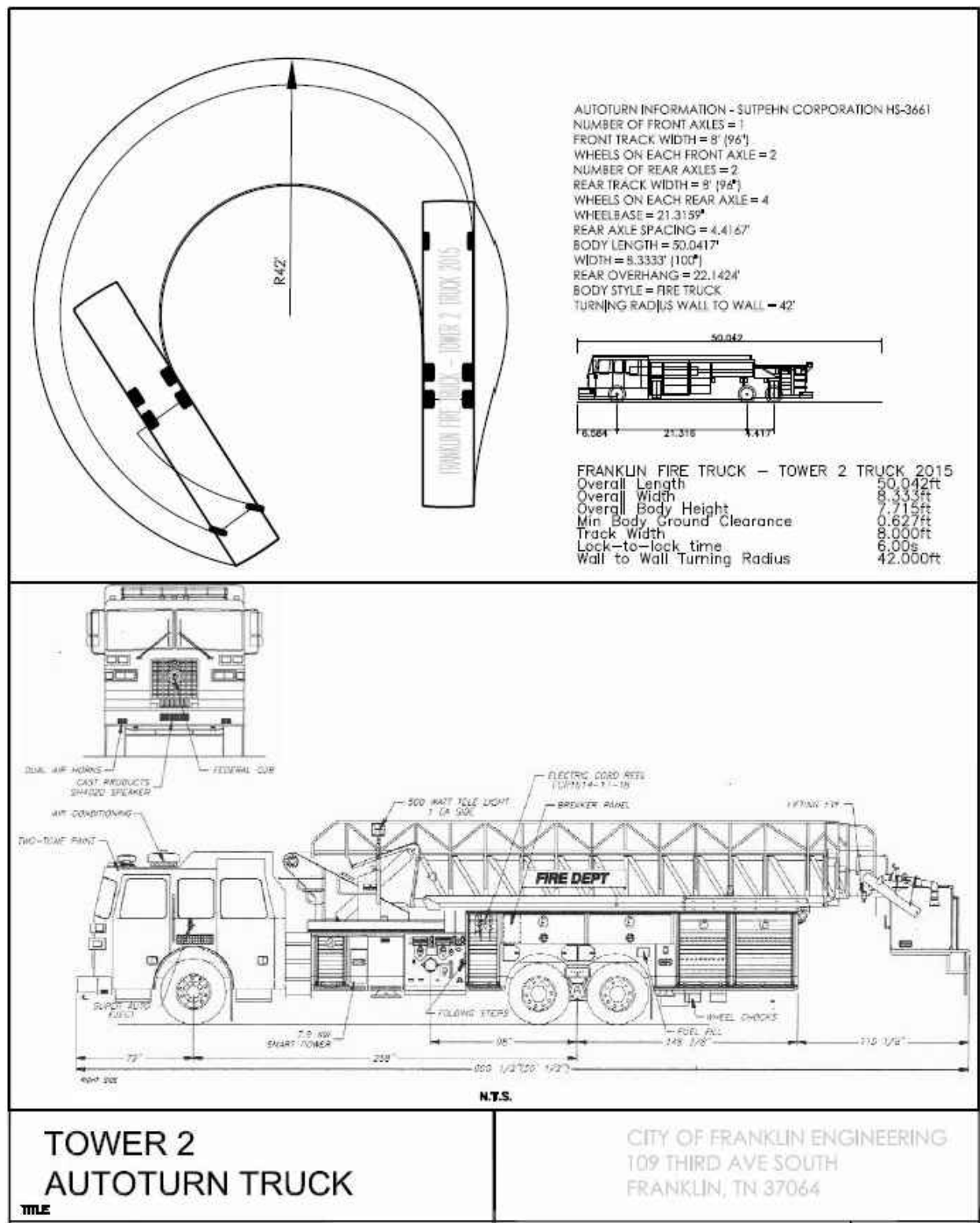
CURRENT CONNECTION PROPOSAL:
CONNECTIVITY INDEX = 3 LINKS / 2 NODES = 1.5

- ★ - NODES
● - LINKS

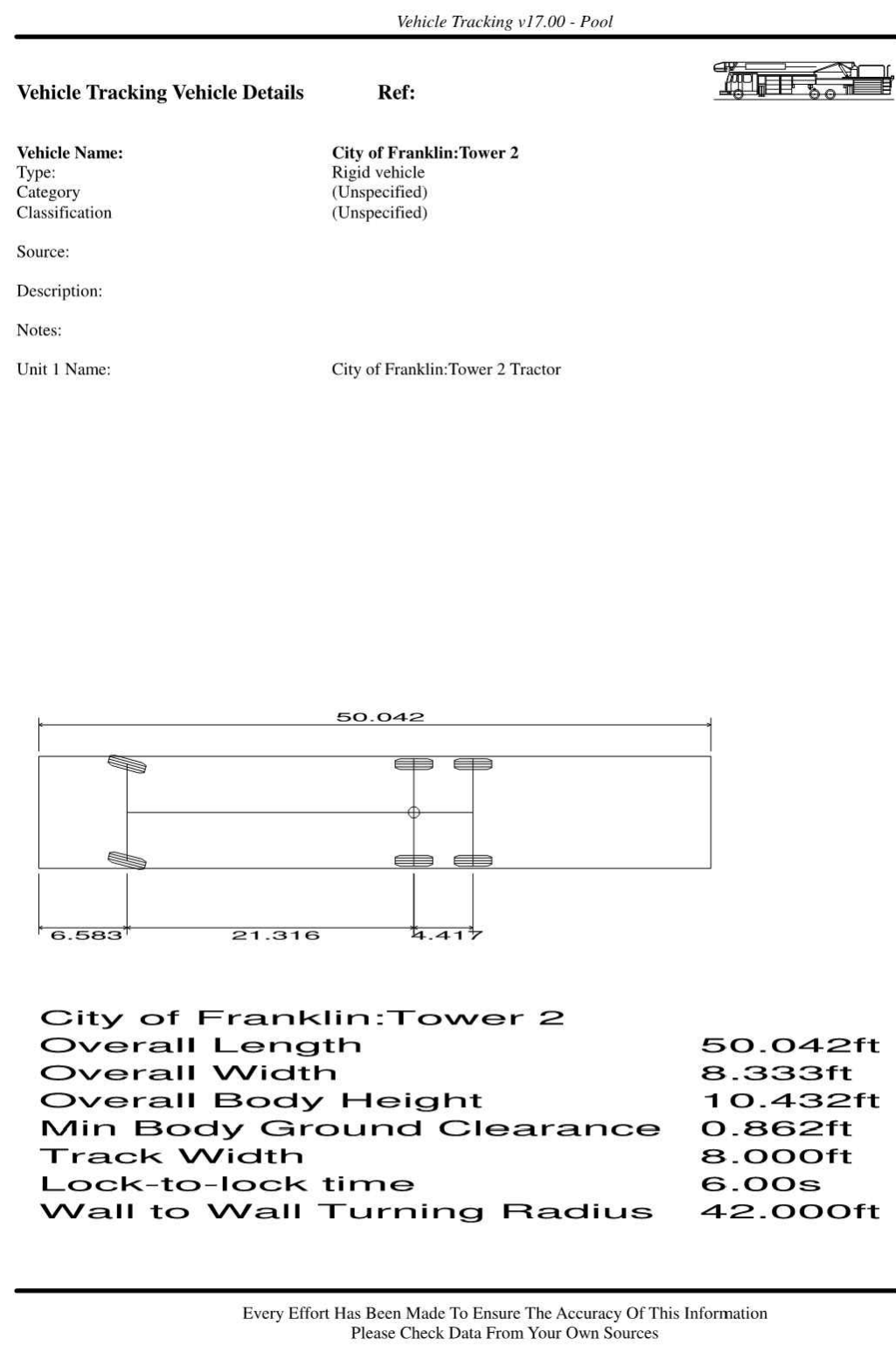


AUTO TURN EXHIBIT:

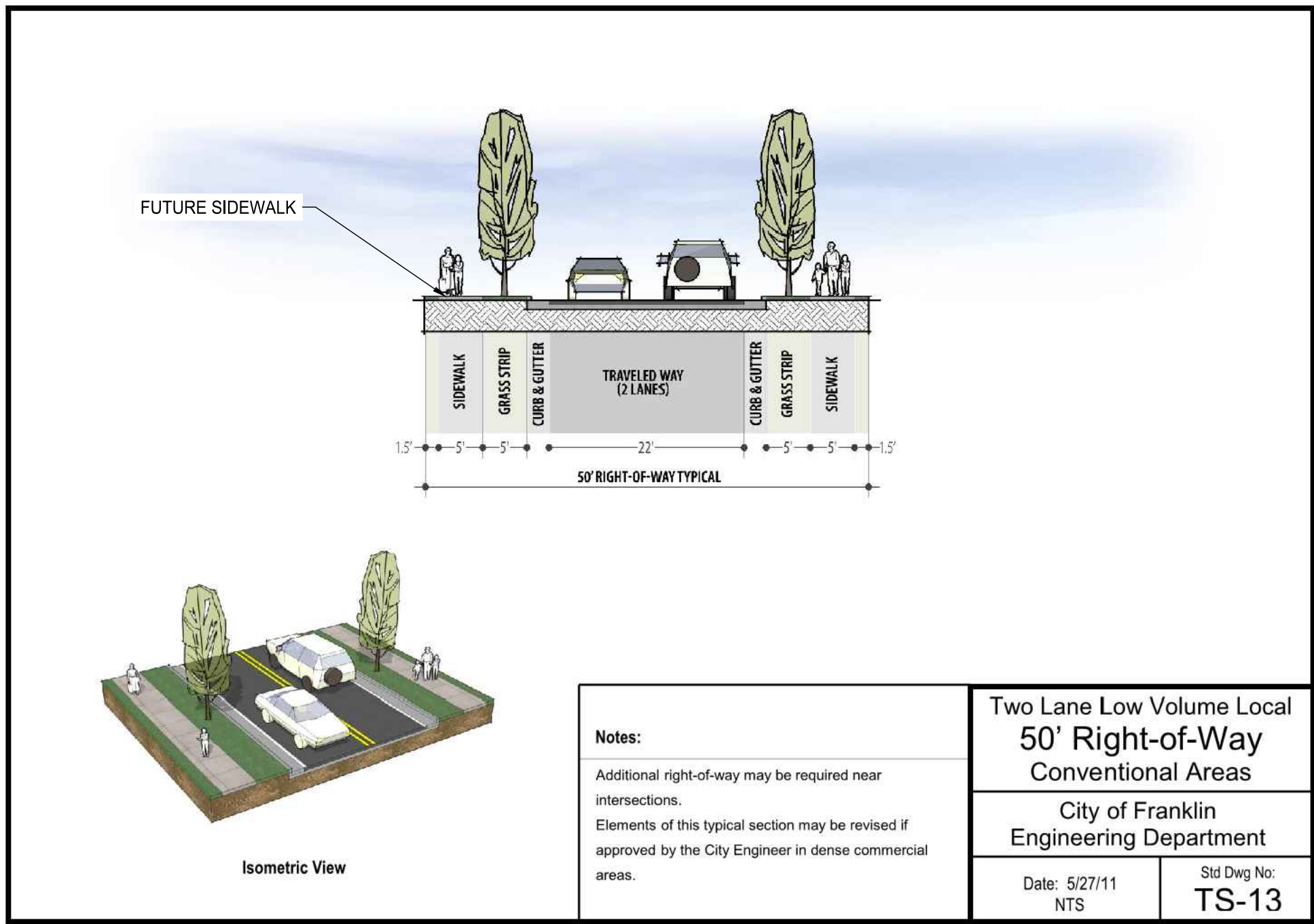
EXHIBIT DISPLAYS THE OUTPUT FROM A VEHICLE TRACKING MODEL. THIS EXHIBIT SHOWS THE TRACKING OF THE TOWER 2 TRUCK AROUND THE CUL-DE-SAC AND SHOWS THE TRACKING OF THE TOWER 2 TRUCK AS IT ENTERS AND LEAVES THE PROPOSED DEVELOPMENT.



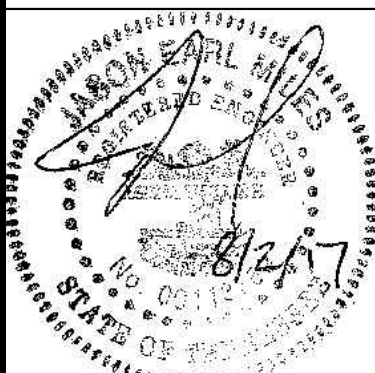
AUTO TURN SPECIFICATIONS:
AUTO TURN EXHIBIT PER STREET STANDARDS FOR CITY OF FRANKLIN FIRE APPARATUS AUTO TURN REQUIREMENTS. SPECIFICATIONS FOR THE APPARATUS AUTO TURN ARE SHOWN ABOVE.



VEHICLE TRACKING:
VEHICLE TRACKING MODEL INPUT DATA SHOWN ABOVE.



PROPOSED TYPICAL CROSS SECTION :



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

- △
△
△
△
△



AERIAL MAP OF EXISTING ROAD CLOSURES:



PROPOSED STRIPING (TRAFFIC CALMING):



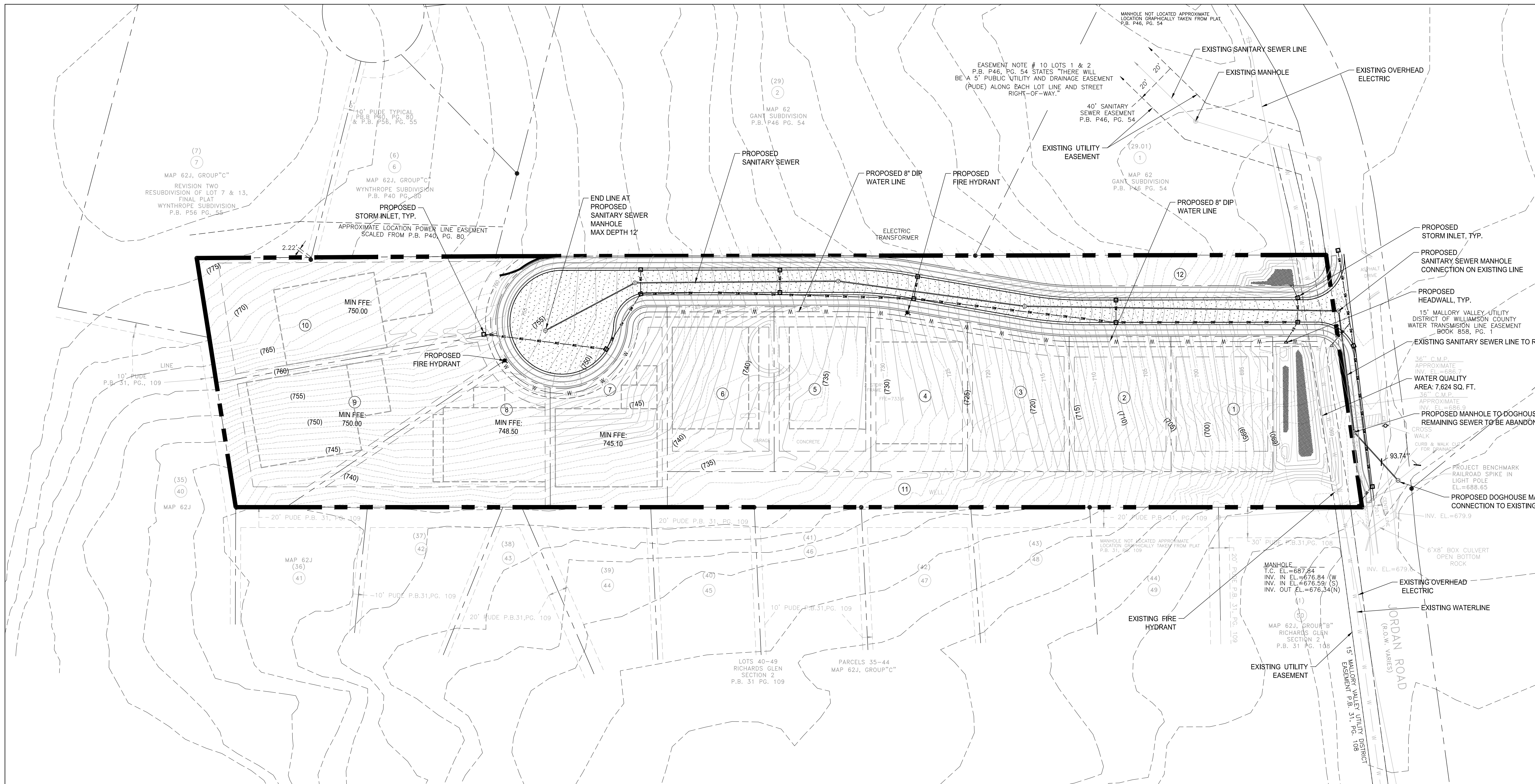
EXISTING BARRICADE:



PROPOSED EMERGENCY ACCESSIBLE GATE:



Revision Date:	
△	
△	
△	
△	
△	



1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CITY OF FRANKLIN SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION: A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES. C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER. D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. WATER LAYOUT SHOWN IS CONCEPTUAL. ACTUAL WATER DESIGN TO BE BY MALLORY VALLEY UTILITY DISTRICT.

UTILITY NARRATIVE:
UTILITIES FOR THE SUBDIVISION WILL BE PROVIDED IN A SINGLE PHASE.

UTILITY IMPACT STATEMENT:
BASED ON EXISTING UTILITY INFORMATION NO IMPACTS ARE
ANTICIPATED DUE TO THE INCREASE IN 9 SINGLE FAMILY UNITS TO
EXISTING UTILITY INFRASTRUCTURE. REFER TO FLOW DATA PROVIDED
ON THIS SHEET.

UTILITY SERVICE PROVIDERS:
CITY OF FRANKLIN WATER MANAGEMENT (SEWER)
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
(615) 794-4554

MALLORY VALLEY UTILITY DISTRICT (WATER)
465 DUKE DRIVE
FRANKLIN TN. 37067
615-628-0237

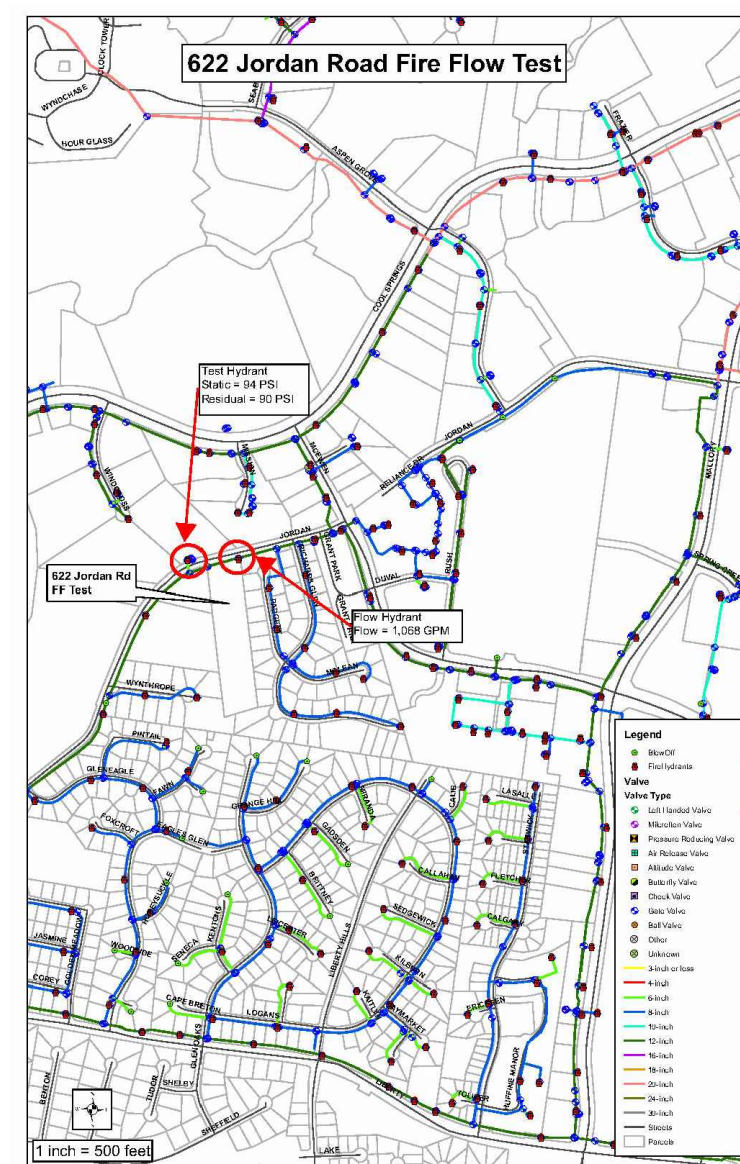
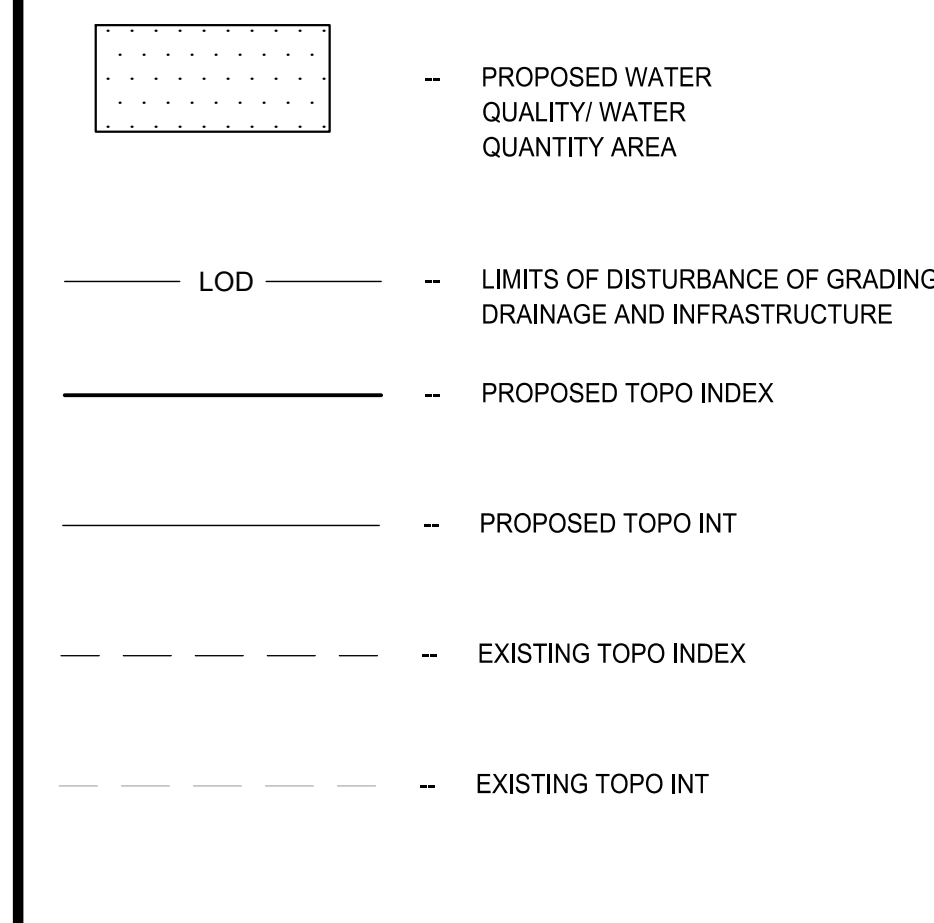
WATER & SEWER DATA CHART PER MALLORY VALLEY UTILITY DISTRICT
WATER USE GUIDE:

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
UNIT FLOW IN GPD: 725 GPD PER [UNIT] ,
NUMBER OF UNITS: 10
TOTAL FLOW IN GPD: 7250 GPD

HYDRANTS
FIRE HYDRANTS SHALL BE PLACED NO MORE THAN FOUR HUNDRED (400) FEET FROM A SINGLE FAMILY LOT AND NO MORE THAN TWO HUNDRED FIFTY (250) FEET FROM A MULTIFAMILY LOT.

PROPOSED HYDRANTS =2
 STATIC: 94 PSI AND RESIDUAL: 90 PSI PRESSURES AT NEAREST FIRE
 HYDRANT AND FLOW OF 1,068 GPM PER RECENT FLOW TEST BY MALLORY
 VALLEY.

RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL HOMES IN ACCORDANCE WITH NFPA 13D TO COMPLY WITH 3.3.7(1)a OF THE FRANKLIN STREET STANDARDS.



HETHCOAT & DAVIS, INC.
275 Franklin Road
Gallatin Building, Suite 200
Brentwood, TN 37027
Phone: (615) 577-4300
Fax: (615) 577-4553

MEMORANDUM

From: Eric Broomfield, PE
To: Jenny Clarke, General Manager, Mallory Valley Utility District
Re: **Water Availability – Jordan Road Subdivision**

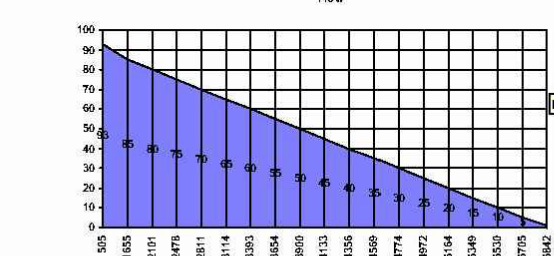
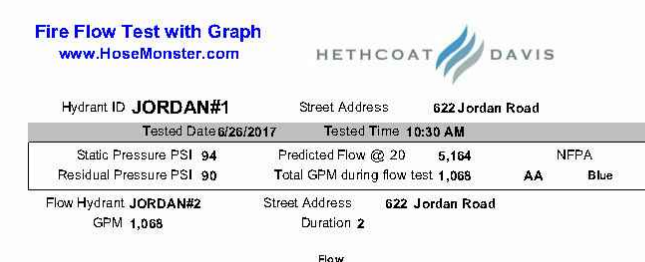
A two hydrant fire flow test was performed on June 28, 2017 near 822 Jordan Road in Franklin, TN. The flow test started at approximately 10:30 A.M., CST. The test was executed by Cory Borum (H&D) and Ben Butler (H&D). The hydrants analyzed in the test are described as follows:

Results were as follows:

Test Hydrate – Static Pressure = 94 psi
Residual Pressure = 60 psi

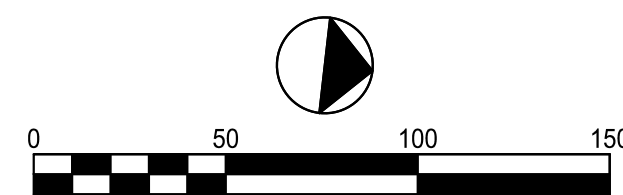
It should be noted that the results provided are instantaneous readings and H&D cautions that it represents actual hydrant flow conditions over any period of time. Again, the data stated above are at the point of connection to the MVUD system and does not include loss that may occur due to metering, backflow prevention, multiple story construction, service line elevation differences between Flow and Test Hydrants.

Please advise if you have questions or require additional information.



Monday, June 26, 2017

Page 1 of 1



SCALE: 1" = 50'

RESOLUTION 2017-69

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR GALLERIA COMMERCIAL COMPLEX PUD SUBDIVISION REVISION 2, WITH ONE (1) MODIFICATION OF STANDARD (PARKING REDUCTION) FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF GALLERIA BOULEVARD, 1704 GALLERIA BOULEVARD."

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

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
053 12702	1.00
Total	1.00

EXHIBIT "A"

BK 1106 PG 887

LEGAL DESCRIPTION

Land located in the City of Franklin, Eighth Civil District of the County of Williamson, State of Tennessee, being Lot Thirty-Two (32) as shown on the plat of Revision Nine (9), Resubdivision of Lot 3, Galleria Commercial Complex Subdivision, recorded in Plat Book 18, Page 101 in the Register's Office of Williamson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southern line of Moores Lane where the same is intersected by the curved eastern line of Galleria Boulevard; run thence south 77 degrees, 08 minutes, 55 seconds east, along the southern line of Moores Lane, 33.19 feet to a point; thence south 77 degrees, 42 minutes, 58 seconds east, continuing along said southern line, 99.39 feet to a point; thence along divisional lines crossing aforesaid Lot Three (3) the following courses and dimensions: south 12 degrees, 24 minutes, 43 seconds west, 261.92 feet; north 77 degrees, 35 minutes, 17 seconds west, 164.26 feet, all to a point in the eastern line of aforesaid Galleria Boulevard; thence along said eastern line the following courses and dimensions: curve to the right having a radius of 683.70 feet, an arc distance of 70.07 feet (said curve being subtended by a chord bearing north 09 degrees, 28 minutes, 33 seconds east, 70.04 feet); north 12 degrees, 24 minutes, 43 seconds east, 157.00 feet; curve to the right having a radius of 35.00 feet, an arc distance of 55.25 feet (said curve being subtended by a chord bearing north 57 degrees, 37 minutes, 54 seconds east, 49.69 feet), all to the point of BEGINNING, containing 43,603, more or less, square feet, or 1.001, more or less, acres, all as shown on a survey prepared by David W. Barnes, Tenn. R.L.S. No. 270, dated March 30, 1993, revised June 9, 1993.

Reference for prior title is made to Deed recorded in Book 624, Page 444 in the Register's Office of Williamson County, Tennessee.

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

SECTION III. That the overall entitlements for the Galleria Commercial Complex PUD Subdivision are as follows:

Entitlements	Galleria Commercial Complex Revision #2
Base Zone District	GC
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	4,652
Number of Hotel Rooms	N/A
Connectivity Index	2
Open Space Requirements	Required – 0.15 Acres Provided – 0.15 Acres
Number of Phases in Development	N/A
Original Approval Date	12/10/2013 COF# 2872

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Off-Street Parking Requirements Approved: _____ Denied: _____	Request to lower the off-street parking standard for Commercial uses of 0.67 spaces per seat to 0.53 per seat as per Section 5.9.4 Table 5-9 <i>Staff recommended approval.</i>
---	--

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____ 7/25/2017 _____

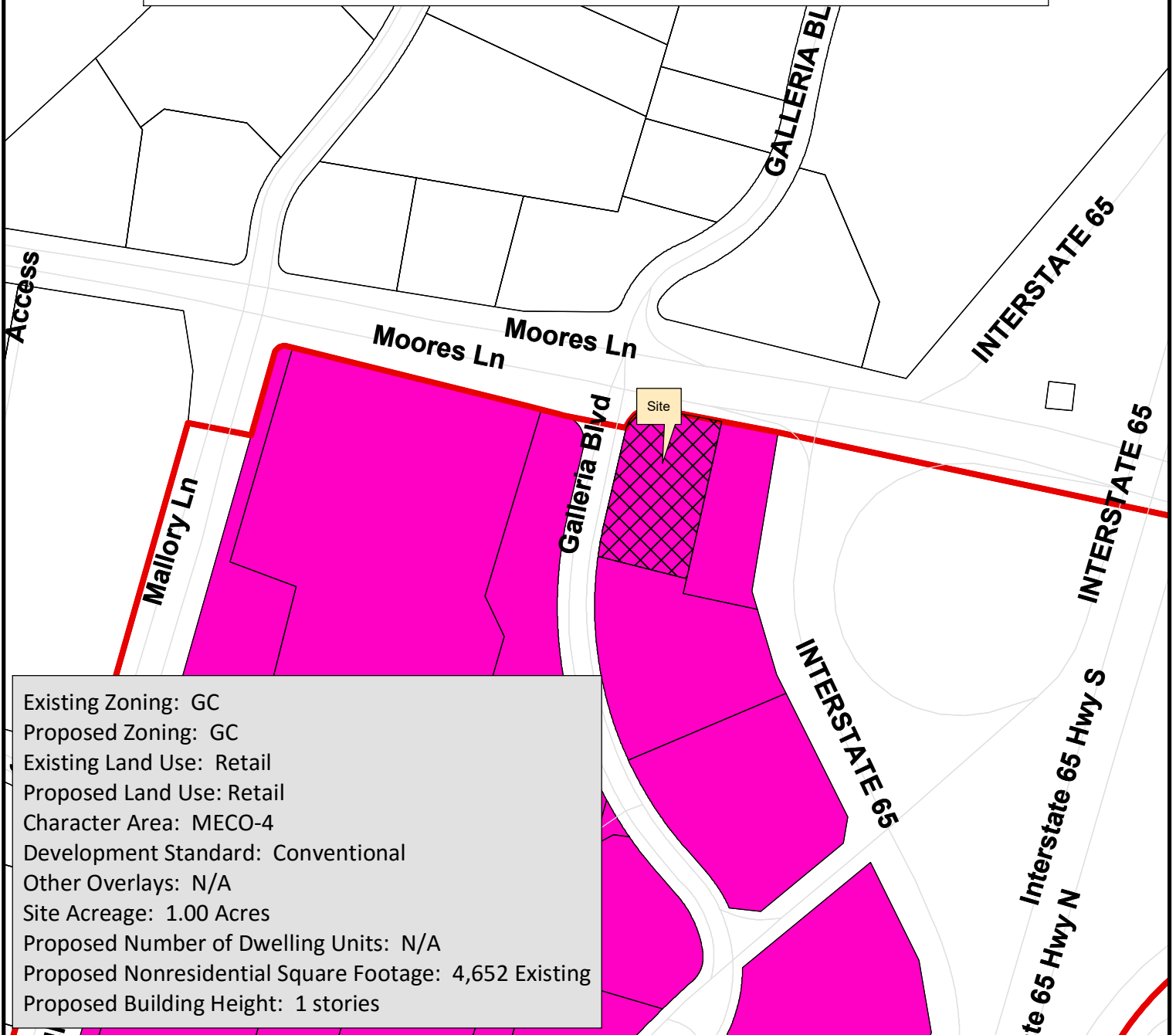
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 7/27/2017 _____

NEIGHBORHOOD MEETING: _____ 7/26/2017 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____ 9/28/17 _____

PUBLIC HEARING AND BOMA APPROVAL: _____

GALLERIA COMMERCIAL COMPLEX PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION 1,
 REVISION 2, LOT 32 (MCDONALDS)
 RESOLUTION 2017-69
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/28/17



- | | |
|--|---------------------------------------|
| McDonald's | 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 |



0 200 400 800
 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 herein.
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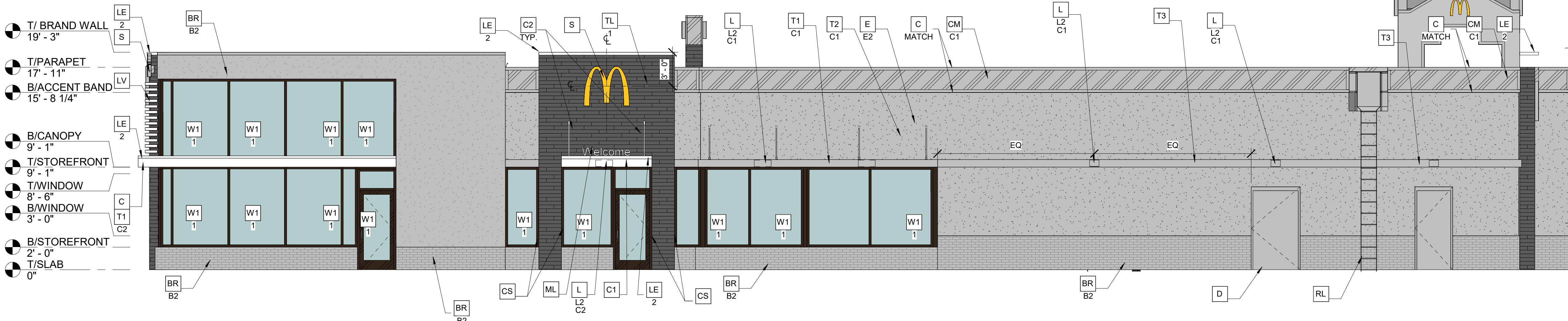
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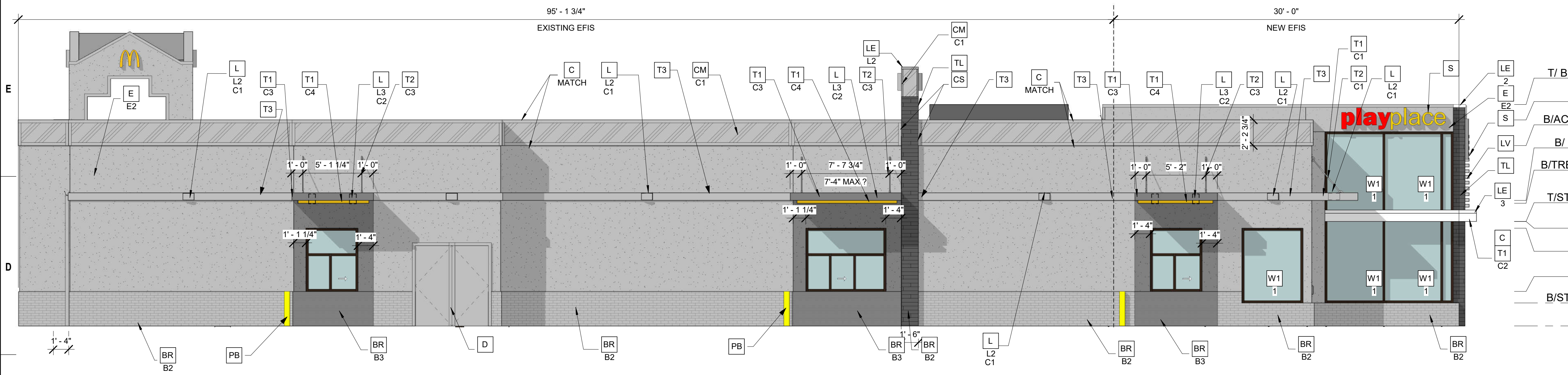
A

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2310.80	NA
GLASS	545.12	23.59%
BRICK	257.05	11.12%
E.I.F.S	992.54	42.95%
MTL	332.51	14.39%
TILE	183.58	7.94%

4629.44 TOTAL BLDG SQFT



2 EAST Elevation
3/16" = 1'-0"



1 WEST Elevation
3/16" = 1'-0"

ELEVATION MATERIAL PERCENTAGES			
	SURFACE AREA	PERCENT	ADD'L INFO
GROSS OF WALL	2362.91	NA	
GLASS	275.10	11.64%	
BRICK	331.45	14.03%	
E.I.F.S	EXISTING 1080.94	45.75%	221.35 9.37%
MTL	407.19	17.23%	
TILE	46.88	1.98%	

4629.44 TOTAL BLDG SQFT

NOTE: EFIS AS EXISTING
EXCEPTION NOTED ABOVE

Elevation Key Notes

- BR** FACE BRICK
XX—TYPE: (COLOR - SEE COLOR LEGEND)
E1 = EXISTING PAINTED MASONRY-COLOR BASE BUILDING
C1 = PAINTED MASONRY-COLOR BASE BUILDING
C2= PAINTED MASONRY-COLOR ACCENT BUILDING
- C** ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ** CONTROL JOINT
- C** METAL COPING -
COLOR TO MATCH SURROUNDING MATERIAL
- CM** CORRUGATED METAL PANEL - SEE
COLOR
XX—C1 = "CITYSCAPE" BY METAL
- D** HOLLOW METAL DOOR - PAINT TO MATCH
COLOR OF SURROUNDING MATERIAL
- E** EXTERIOR INSULATION FINISH SYSTEM
(E.I.F.S.) OUTSULATION PLUS MD' BY DRYBIT
OF EQUAL HIGH IMPACT ZONES: PANZER 20'
ULTRA HIGH IMPACT MESH ASSEMBLY FOR
EFIS AREAS WITH IN 8'-0" OF GRADE FINISH:
HYDROPHOPIC TEXTURE: SANDEBBLE
COLOR: STATOTONE HIGH PERFORMANCE
COLORANT- MATCH TO BENJAMIN MOORE
OR EQUAL
C1 = CHELSEA GRAY HC-168 BY
BENJAMIN MOORE
C2= BM IRON MOUNTAIN 2134-30 BY
BENJAMIN MOORE
- GR** GUARDRAIL
- L** LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
XX—TYPE:
L1 = UP AND DOWN
L2 = DOWN ONLY
L3 = RECESSED DOWN
COLOR
C1= SILVER
C2= WHITE
- LE** ACCENT LIGHTING - SEE ELECTRICAL
XX—LED LIGHT:
L1= UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
- LV** METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CITYSCAPE
- MF** METAL FASCIA (COLOR: CITYSCAPE)
X—TYPE:
1 = PRE-FAB ANCHOR - TILE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML** METAL LETTING - BY OTHERS (COLOR SILVER)
X—TYPE:
1 = "WELCOME" - COLOR: SILVER
2 = 24"H x 3/4" THICK METAL ARCH
COLOR : PANTONE 123C
- MS** EXISTING MECHANICAL SCREEN
- PB** PIPE BOLLARD - PAINTED YELLOW

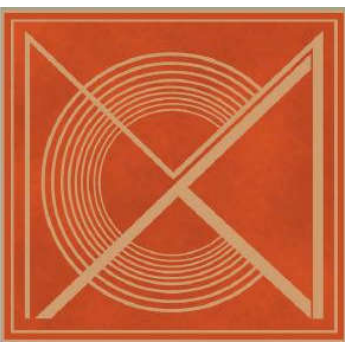
- PT** PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RO** ROOF DRAIN OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER
SEPARATE PERMIT. SEE SIGNAGE SUPPORT
NOTE ON THIS SHEET.
- T1** ALUMINUM TRELLIS SYSTEM
XX—COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
- T2** ALUMINUM TRELLIS TIE-BACK SYSTEM
XX—COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
- T3** ALUMINUM TRELLIS 2x8 WALL FASCIA SYSTEM
COLOR: CITYSCAPE
- TL** TILE OPTIONAL - SEE COLOR LEGEND
CONTACT: JAN DETER, (714) 937 - 7500
- W1** NEW STOREFRONT AND
X—1 = NEW STOREFRONT AND GLAZING -
SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

Color Legend

MODERN SCHEME

All colors are per Benjamin Moore paints.

BASE BUILDING	BM CHELSEA GRAY HC-168
BRAND WALLS	BM IRON MOUNTAIN 2134-30 OPTIONAL SHOWN: EUROWEST aWOOD COLOR: R9 BLACK, SIZE: 6x36 PATTERN: 1/4 RUNNING BOND GROUT: MAPEI-47 CHARCOAL ACCESSORIES: CORNER TRIM- RONDEC RO100RSDA (DARK ANTHRACITE) BY SCHLUTER: MOVEMENT JOINT- DILEX BWB100GS (BLACK) BY SCHLUTER
DT SURROUND	BM IRON MOUNTAIN 2134-30



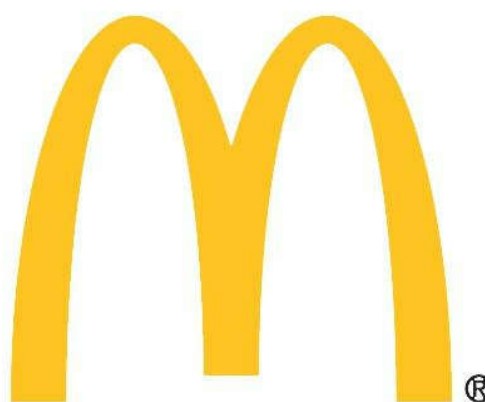
CMArchitectsPLLC

1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE

All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT



PROJECT

McDonald's USA

#041-0369

1704 Galleria BLVD., Franklin TN

No.	Description	Date

DRAWN BY: MCWIII
CHECKED BY: TMC
PROJECT #: #041-0369
ISSUE DATE: 2017 5 -11
DRAWING ISSUE: Project Status



copyright CMArchitects PLLC 2017 5-11

SHEET DESCRIPTION
Elevations

DRAWING NUMBER

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7/26/2017 2:59:24 PM

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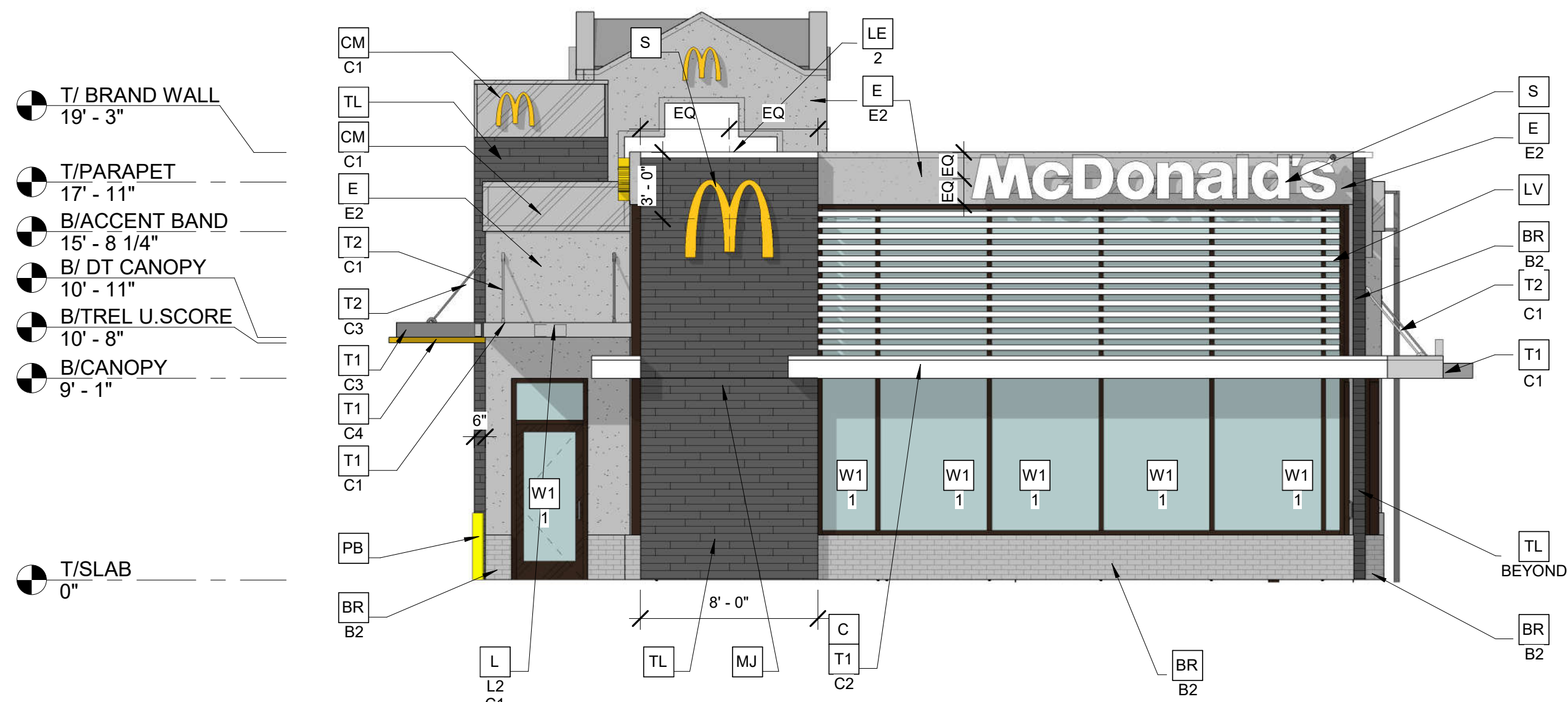
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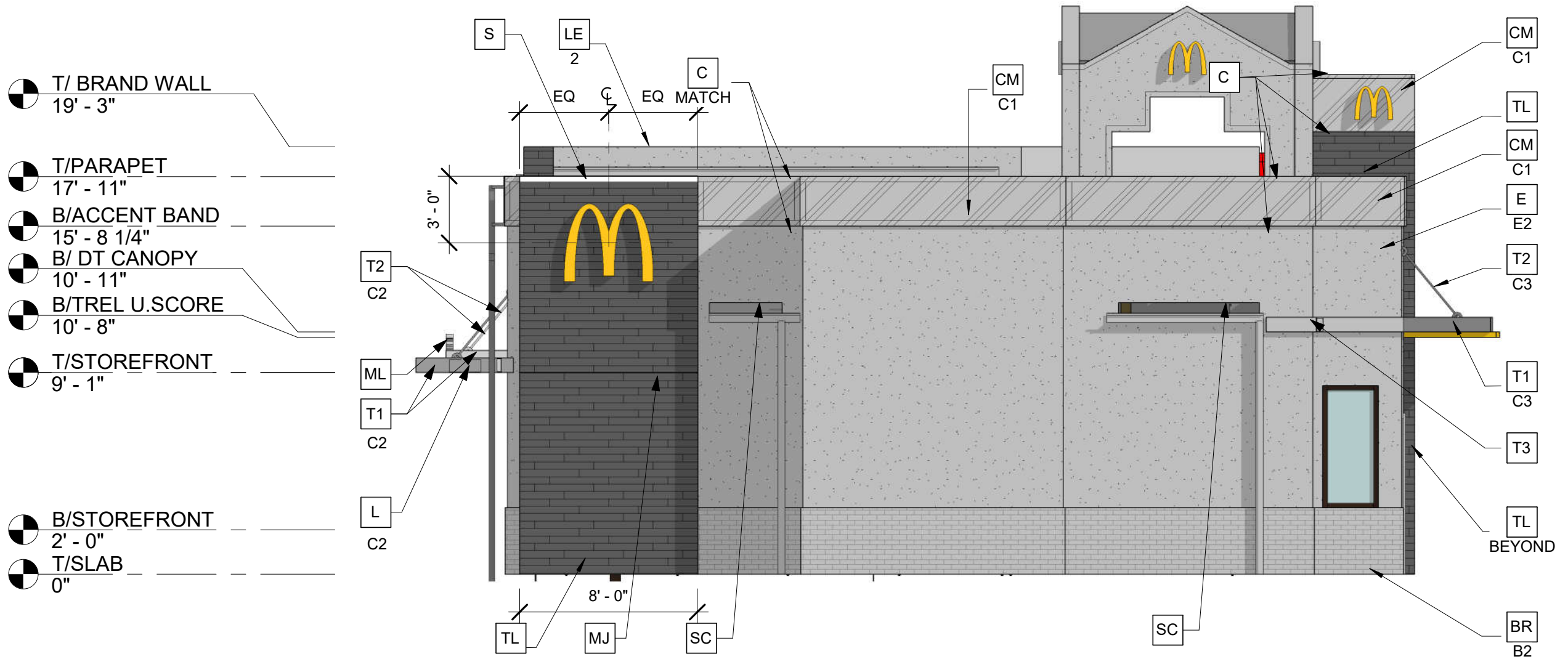
C

B

A



2 Front Elevation
3/16" = 1'-0"



1 Rear Elevation
3/16" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	783.44	NA
GLASS	282.21	36.02%
BRICK	55.38	7.07%
E.I.F.S	105.14	13.42%
MTL	168.43	21.5%
TILE	172.38	22.00%

4629.44 TOTAL BLDG SQFT

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	779.69	NA
GLASS	13.75	1.76%
BRICK	97.35	12.49%
E.I.F.S	431.14	55.3%
MTL	83.45	10.7%
TILE	154.00	19.75%

4629.44 TOTAL BLDG SQFT

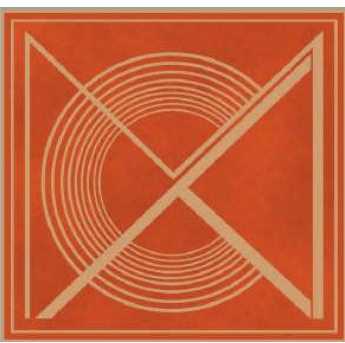
Elevation Key Notes

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- C — ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
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(E.I.F.S.) OUTSULATION PLUS MD BY DRYBIT
OF EQUAL HIGH IMPACT ZONES: PANZER 20"
ULTRA HIGH IMPACT MESH ASSEMBLY FOR
EIFS AREAS WITH IN 8'-0" OF GRADE FINISH:
HYDROPHOPIC TEXTURE: SANDEBBLE
COLOR: STATOTONE HIGH PERFORMANCE
COLORANT- MATCH TO BENJAMIN MOORE
OR EQUAL
C1 = CHELSEA GRAY HC-168 BY
BENJAMIN MOORE
C2= BM IRON MOUNTAIN 2134-30 BY
BENJAMIN MOORE

- GR — GUARDRAIL
- L — LIGHT FIXTURE (WALL SCNCE) - SEE ELECTRICAL
XX — TYPE:
L1 = UP AND DOWN
L2 = DOWN ONLY
L3 = RECESSED DOWN
COLOR
C1= SILVER
C2= WHITE
- LE — ACCENT LIGHTING - SEE ELECTRICAL
XX — LED LIGHT:
L1= UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
- LV — METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CITYSCAPE
- MF — METAL FASCIA (COLOR: CITYSCAPE)
X — TYPE:
1 = PRE-FAB ANCHOR - TILE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML — METAL LETTING - BY OTHERS (COLOR SILVER)
X — TYPE:
1 = "WELCOME" - COLOR: SILVER
2 = 24"H x 3/4" THICK METAL ARCH
COLOR : PANTONE 123C
- MS — EXISTING MECHANICAL SCREEN
- PB — PIPE BOLLARD - PAINTED YELLOW

- PT — PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RO — ROOF DRAIN OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER
SEPARATE PERMIT. SEE SIGNAGE SUPPORT
NOTE ON THIS SHEET.
- T1 — ALUMINUM TRELLIS SYSTEM
XX — COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
- T2 — ALUMINUM TRELLIS TIE-BACK SYSTEM
XX — COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
- T3 — ALUMINUM TRELLIS 2x8 WALL FASCIA SYSTEM
COLOR: CITYSCAPE
- TL — TILE OPTIONAL - SEE COLOR LEGEND
CONTACT: JAN DETER, (714) 937 - 7500
- W1 — NEW STOREFRONT AND
X — 1 = NEW STOREFRONT AND GLAZING -
SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

Color Legend		All colors are per Benjamin Moore paints.
MODERN SCHEME	BASE BUILDING	BM CHELSEA GRAY HC-168
	BRAND WALLS	BM IRON MOUNTAIN 2134-30 OPTIONAL SHOWN: EUROWEST eWOOD COLOR: R9 BLACK, SIZE: 6x36 PATTERN: 1/4 RUNNING BOND GROUT: MAPEI-47 CHARCOAL ACCESSORIES: CORNER TRIM- RONDEC RO100RSDA (DARK ANTHRACITE) BY SCHLUTER: MOVEMENT JOINT- DILEX BWB100GS (BLACK) BY SCHLUTER
	DT SURROUND	BM IRON MOUNTAIN 2134-30



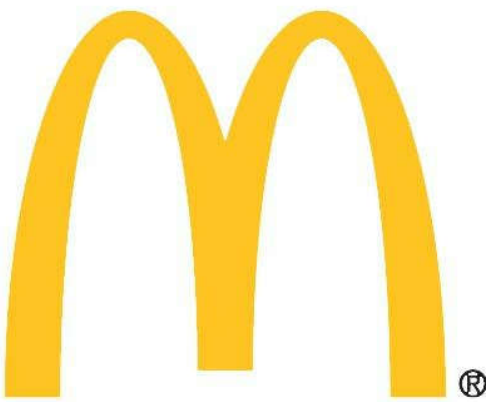
CM Architects PLLC

1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

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CLIENT



PROJECT

McDonald's USA
#041-0369
1704 Galleria BLVD., Franklin TN

No.	Description	Date

DRAWN BY: MCWIII
CHECKED BY: TMC
PROJECT #: #041-0369
ISSUE DATE: 2017 5 -11
DRAWING ISSUE: Project Status

PROFESSIONAL SEAL

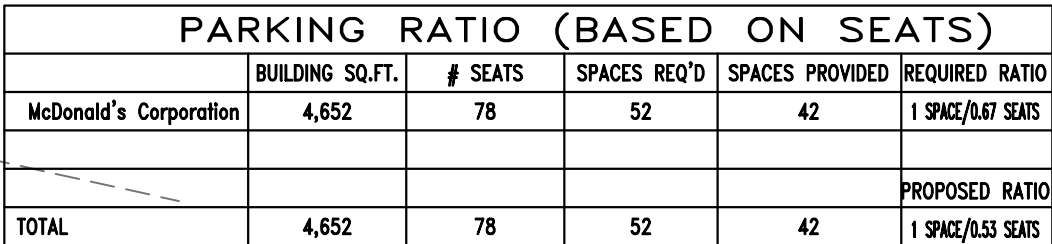


copyright CMARCHITECTS PLLC 2017 5-11

SHEET DESCRIPTION
Elevations

DRAWING NUMBER

A 2.1



		GENERAL NOTES			
1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.		BY		ISSUE REF	
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.					
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4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.					
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.		DESCRIPTION			
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7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.		REV			
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.					
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.					
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.					
11. ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.					
12. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.					
TYPE OF BUILDING : EXISTING BUILDING					
PAVING SPECIFICATION -----					
NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S; OTHERWISE, G.C. WILL BE CHARGED.					
LOT LIGHTING RECOMMENDATION					
PARKING INFORMATION					
TOTAL SPACES 42		THIRTY-FOUR SPACES 9'-0" X 18'-0" @ 60 "			
		SIX SPACES 9'-0" X 18'-0" @ 90 "			
		TWO (H) SPACES 8'-0" X 18'-0" @ 60 "			
		----- SPACES 9'-0" X 18'-0" @ 60 "			
UTILITY INFORMATION					
SIZE TYPE LOCATION					
SANITARY SEWER - GRAVITY ON SITE					
WATER - - AT REAR OF PROPERTY					
STORM SEWER - - ON SITE					
ELECTRIC - - AT REAR OF PROPERTY					
GAS - -					
SURVEY INFORMATION					
PREPARED BY: MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147		DATE: - REV: -			
TELEPHONE: (615) 812-2147					
FAX:					
LEGEND					
- "SAN" - "SAN" - "SAN" - "SAN" - - "W" - "W" - "W" - "W" - - "STORM SEWER" - - "ELECTRIC" - "ELECTRIC" - - "GAS" - "GAS" - - "TELEPHONE" - "TELEPHONE" - - "LOT LIGHT" - - "EXISTING ELEVATION" - - "PROPOSED ELEVATION" -		- "G" - "G" - "G" - - "UGT" - "UGT" - "UGT" - - "LOT LIGHT" - - "EXISTING ELEVATION" - - "PROPOSED ELEVATION" -			
PLAN SCALE: 1" = 20'					
STREET ADDRESS 1704 GALLERIA BLVD					
CITY STATE FRANKLIN TENNESSEE					
COUNTY WILLIAMSON					
REGIONAL DWG. NO 49394		LOCATION CODE NUMBER 041-0369			
		SITE PLAN C 2.0			

McDonald's Corporation

1704 Galleria Blvd
Galleria Commercial Complex

Lot 32 Development Plan
Tax Map 053 Parcel 127.02
Site Code 041-0369

DEVELOPER/OWNER: MCDONALD'S CORPORATION
P.O. BOX 182571
COLUMBUS, OH 43218
(615) 517-0877

SURVEYOR: MARTIN ENGINEERING AND SURVEYING
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37147
(615) 812-2147
DOUG KOONCE, RLS
doug@martinengrg.com

ENGINEER: MARTIN CONSULTING & ENGINEERING, LLC.
5226 MAIN STREET, SUITE 3
SPRING HILL, TN 37174
615-812-2147
GARY MARTIN, P.E.
gary@martinengrg.com

LANDSCAPE ARCHITECT: HEIBERT BALL LAND DESIGN
1894 GENERAL GEORGE PATTON DRIVE
SUITE 400
FRANKLIN, TN 37067
615-376-2438
CONNOR BALL, RLA
connor@hblanddesign.com



VICINITY MAP
N.T.S.

Revision #2 to Coolsprings
Galleria Complex PUD Subdivision
Development Plan

COF#6514

MCDONALD'S CORPORATION IS REQUESTING A DEVELOPMENT PLAN TO ALLOW FOR A REDUCTION IN THE REQUIRED PARKING RATIO FOR THE SITE FROM 0.67 TO 0.53 PER SEAT. THIS REDUCTION WILL ALLOW FOR THE CONSTRUCTION OF THE PROPOSED PLAYPLACE AT THE REAR OF THE BUILDING (SIDE FACING MOORES LANE IS CONSIDERED THE FRONT) WHICH WILL INCLUDE THE ADDITION OF 16 SEATS.

SHEET SCHEDULE

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	SITE PLAN
C-2.1	FIRE TRUCK MOVEMENT PLAN
C-3.0	GRADING PLAN
C-3.1	INITIAL EROSION CONTROL PLAN
C-3.2	INTERIM EROSION CONTROL PLAN
C-3.3	FINAL EROSION CONTROL PLAN
C-4.0	UTILITY PLAN
C-5.0	DETAIL SHEET
C-6.0	DEMOLITION PLAN
DT-1.0	DRIVE THRU LAYOUT
SD-2	DETAIL SHEET
SD-3	DETAIL SHEET
SD-4	DETAIL SHEET
SD-6	DETAIL SHEET

PURPOSE NOTE:
MCDONALD'S CORPORATION IS REQUESTING A REVISION (#2) TO THE COOL SPRINGS GALLERIA COMPLEX PUD SUBDIVISION DEVELOPMENT PLAN ALONG WITH A MODIFICATION OF STANDARDS REQUEST FOR A REDUCTION IN THE PARKING REQUIREMENT AS REQUIRED BY THE CITY OF FRANKLIN ZONING ORDINANCE.

NOTE:

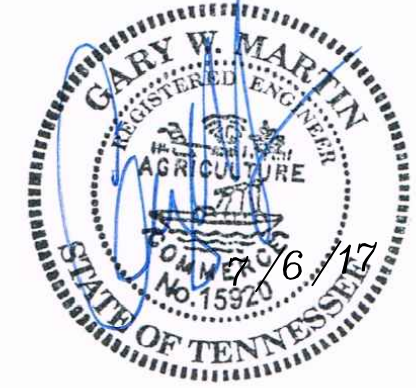
TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

BOUNDARY: MARTIN ENGINEERING AND SURVEYING
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37147
(615) 812-2147
DOUG KOONCE, RLS

TOPOGRAPHY: MARTIN ENGINEERING AND SURVEYING
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37147
(615) 812-2147
DOUG KOONCE, RLS

THIS PROPERTY IS LOCATED WITHIN AN UNSHADED SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47113C0114B, DATED MAY 18, 2009. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SHADED AREA ZONE A WHERE NO BASE FLOOD ELEVATION HAS BEEN DETERMINED AS SHOWN ON EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47113C0114B, DATED MAY 18, 2009.

GENERAL NOTES		BY	ISSUE REF	DESCRIPTION	DATE	REV
1. MCDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.						
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LOT LIGHTING RECOMMENDATION						
PARKING INFORMATION						
TOTAL SPACES	THIRTY-FOUR	SPACES	9'-0" X 18'-0"	60 *		
42	SIX	SPACES	9'-0" X 18'-0"	90 *		
	TWO (H)	SPACES	8'-0" X 18'-0"	60 *		
	-----	SPACES	9'-0" X 18'-0"	60 *		
UTILITY INFORMATION						
	SIZE	TYPE	LOCATION			
SANITARY SEWER	-	GRAVITY	ON SITE			
WATER	-	-	AT REAR OF PROPERTY			
STORM SEWER	-	-	ON SITE			
ELECTRIC	-	-	AT REAR OF PROPERTY			
GAS	-	-	-			
SURVEY INFORMATION						
PREPARED BY:	MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147					
TELEPHONE:	(615) 812-2147	DATE:	-			
FAX:	-	REV:	-			
LEGEND						
-SAN- WATER STORM SEWER ELECTRIC UG-UG-UG-UG-	-SAN- WATER STORM SEWER ELECTRIC UG-UG-UG-UG-	-G- GAS TELEPHONE LOT LIGHT EXISTING ELEVATION PROPOSED ELEVATION	-G- GAS TELEPHONE LOT LIGHT EXISTING ELEVATION PROPOSED ELEVATION			
PLAN SCALE: 1" = 20'						
STREET ADDRESS 1704 GALLERIA BLVD						
CITY FRANKLIN	STATE TENNESSEE	STATUS PRELIMINARY	DATE 08-27-15	BY KAC		
COUNTY WILLIAMSON		PLAN CHECKED				
REGIONAL DWG. NO. 49394	LOCATION CODE NUMBER 041-0369	AS-BUILT				
COVER SHEET C 0.0						

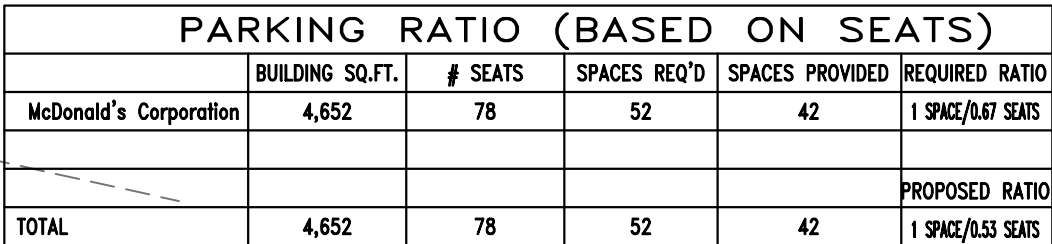


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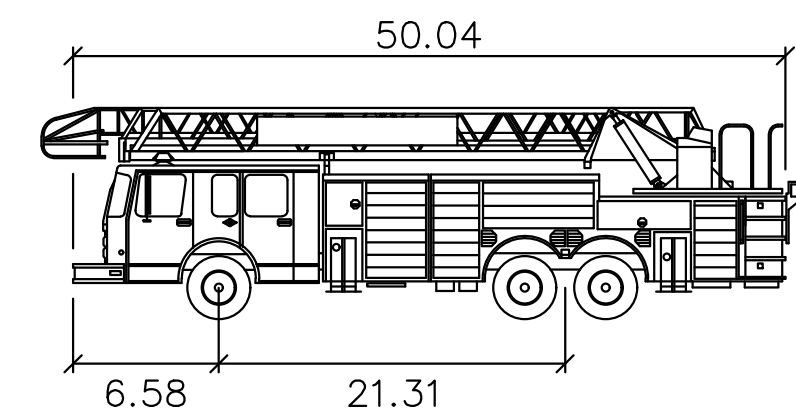
ADDRESS: 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260



COF #6514



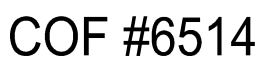
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TYPE OF BUILDING : EXISTING BUILDING		DATE		
PAVING SPECIFICATION -----		REV		
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L.C.T. LIGHTING RECOMMENDATION		McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference on other projects without the express written consent of McDonald's USA, LLC is prohibited. Reproduction of the contract documents for reuse on another project is not authorized.		
PARKING INFORMATION		PLAN APPROVALS		
TOTAL SPACES 42	THIRTY-FOUR			SPACES 9'-0" X 18'-0" @ 60'
	SIX			SPACES 9'-0" X 18'-0" @ 90'
	TWO (H)			SPACES 8'-0" X 18'-0" @ 60'
	-----	SPACES 9'-0" X 18'-0" @ 60'		
UTILITY INFORMATION				
	SIZE	TYPE	LOCATION	
SANITARY SEWER	-	GRAVITY	ON SITE	
WATER	-	-	AT REAR OF PROPERTY	
STORM SEWER	-	-	ON SITE	
ELECTRIC	-	-	AT REAR OF PROPERTY	
GAS	-	-	-	
SURVEY INFORMATION				
PREPARED BY:	MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147			
TELEPHONE: (615) 812-2147	DATE: -			
FAX:	REV: -			
LEGEND				
-SAN- SANITARY SEWER -SAN- SAN- WATER -W- W- -W- STORM SEWER -ELECTRIC -ELECTRIC		GAS TELEPHONE -UGT- UGT- UGT- UGT- LOT LIGHT EXISTING ELEVATION 76.5 PROPOSED ELEVATION 77.0		
PLAN SCALE: 1" = 20'				
STREET ADDRESS 1704 GALLERIA BLVD				
CITY	STATE	STATUS	DATE	
FRANKLIN	TENNESSEE	PRELIMINARY	08-27-15	
COUNTY		PLAN CHECKED		
WILLIAMSON		AS-BUILT		
REGIONAL DWG. NO.	LOCATION CODE NUMBER	SITE PLAN		
49394	041-0369	C 2.0		



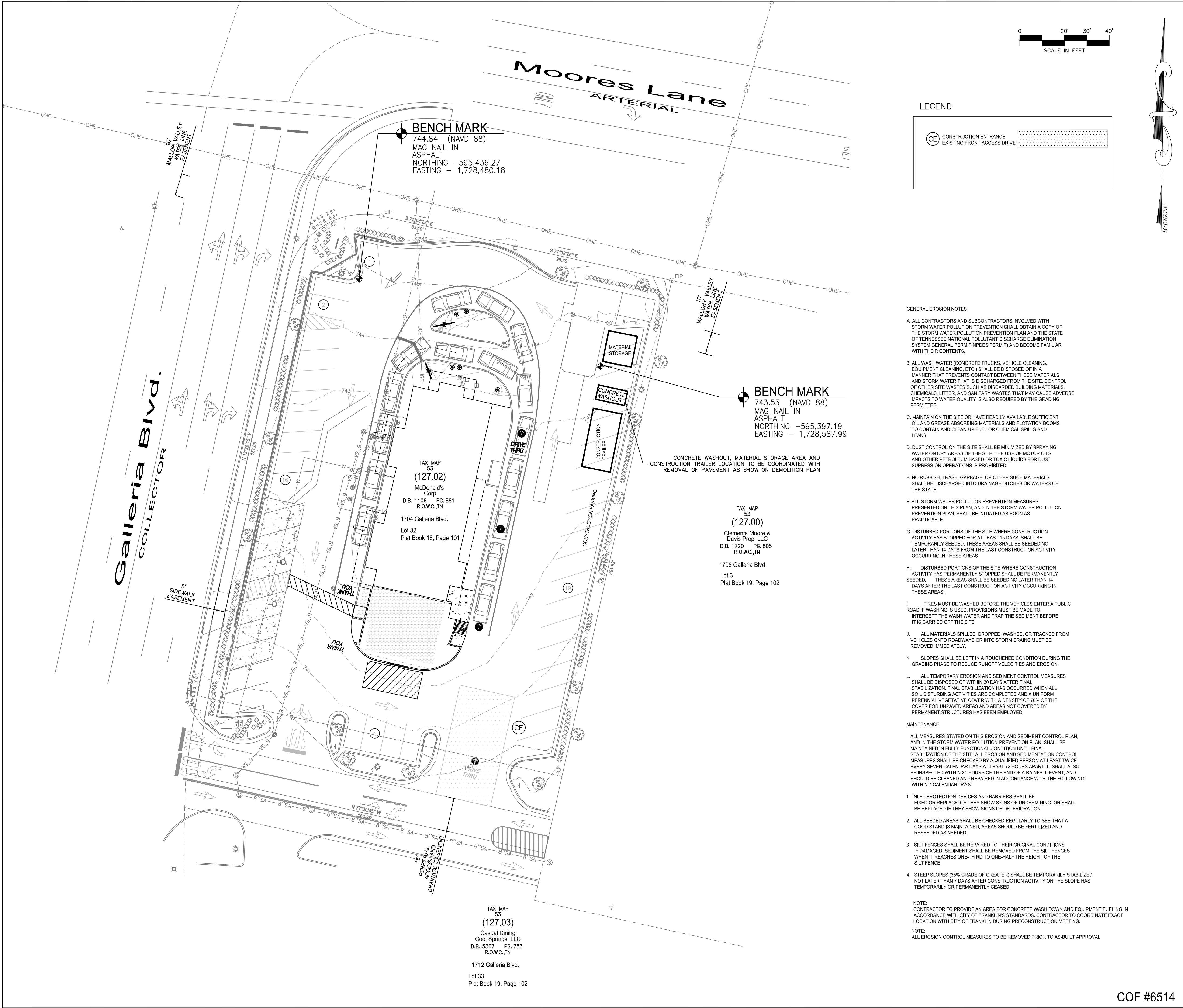
Fire Dept Tower 2	
	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 38.0
Number of Front Axles	: 1
Front Track Width	: 8.00
Wheels on Each Front Axle	: 2
Number of Rear Axles	: 2
Rear Track Width	: 8
Wheel Base	: 21.316
Rear Axle Spacing	: 4.417
Body Length	: 50.0417
Width	: 8.33
Rear Overhang	: 22.1424
Body Style	: Fire Truck
Turning Radius Wall to Wall	: 42
Design Speed	: 5mph

COF #6514

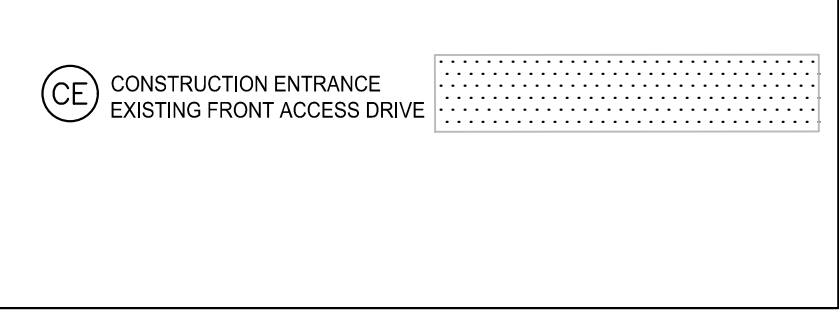
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WATER	-	-	AT REAR OF PROPERTY		
STORM SEWER	-	-	ON SITE		
ELECTRIC	-	-	AT REAR OF PROPERTY		
GAS	-	-	-		
SURVEY INFORMATION					
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TELEPHONE: FAX:	(615) 812-2147	DATE:	-		
LEGEND					
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— GAS — TELEPHONE — — UGT — UGT — UGT — ● LOT LIGHT EXISTING ELEVATION 76.5 PROPOSED ELEVATION 77.0					
PLAN SCALE: 1" = 20'					
STREET ADDRESS 1704 GALLERIA BLVD					
CITY	STATE				
FRANKLIN	TENNESSEE				
COUNTY	WILLIAMSON				
REGIONAL DWG. NO	LOCATION CODE NUMBER				
49394	041-0369				
GRADING PLAN C 3.0					



LEGEND



GENERAL EROSION NOTES

- A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TENNESSEE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- B. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
- C. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 15 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- I. TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- J. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- MAINTENANCE
- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST TWICE EVERY SEVEN CALENDAR DAYS AT LEAST 72 HOURS APART. IT SHALL ALSO BE INSPECTED WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING WITHIN 7 CALENDAR DAYS:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. STEEP SLOPES (35% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.

NOTE:
CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF FRANKLIN'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH CITY OF FRANKLIN DURING PRECONSTRUCTION MEETING.

NOTE:
ALL EROSION CONTROL MEASURES TO BE REMOVED PRIOR TO AS-BUILT APPROVAL.

COF #6514

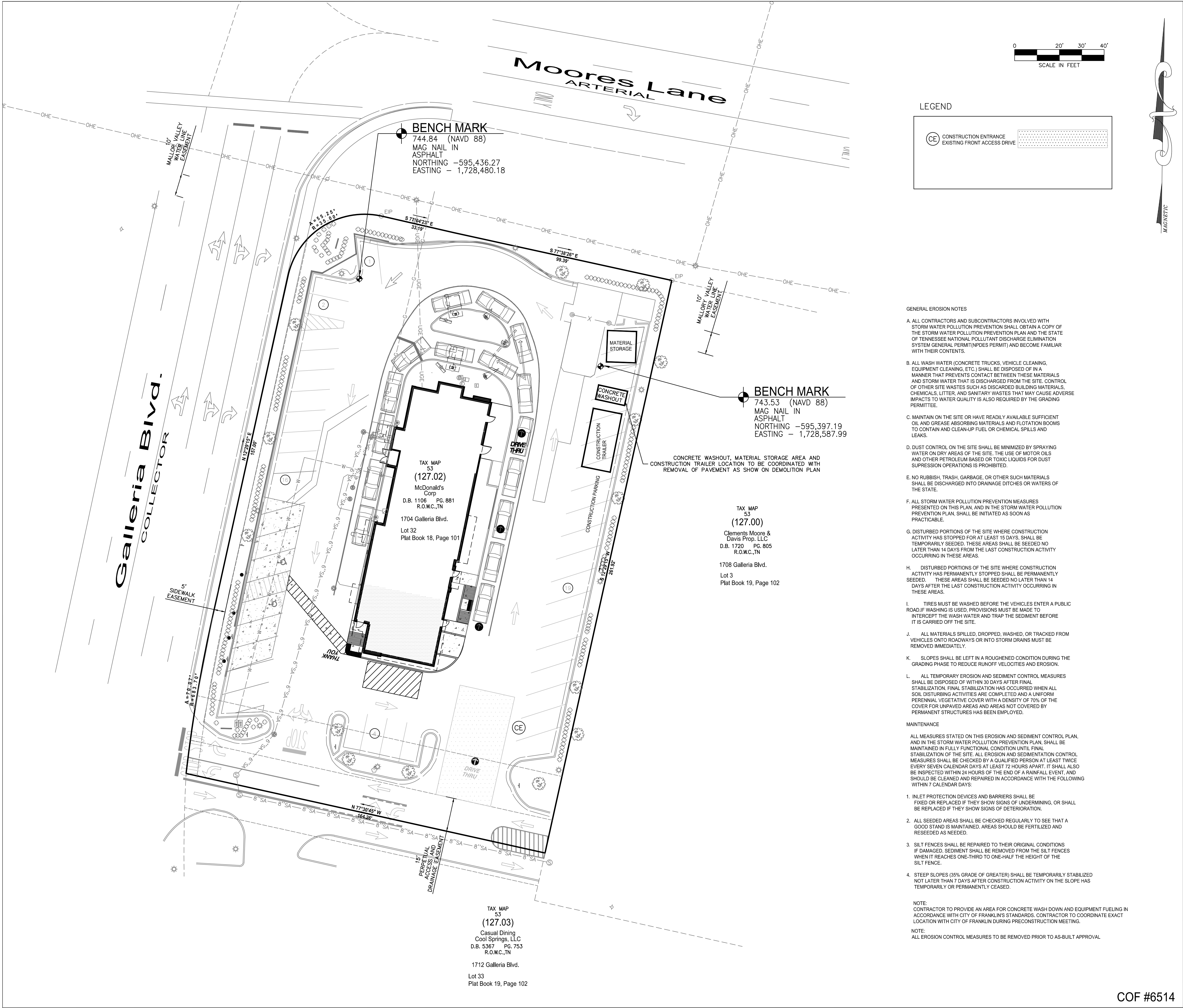
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STATUS DATE BY		
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C 3.1		



McDonald's USA, LLC

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TELEPHONE: (615) 812-2147 DATE: - FAX: REV: -		
LEGEND		
SANITARY SEWER --SAN-- WATER --W-- STORM SEWER --UGE--		
GAS --UGT-- TELEPHONE --UGT-- LOT LIGHT EXISTING ELEVATION PROPOSED ELEVATION		
PLAN SCALE: 1" = 20'		
STREET ADDRESS 1704 GALLERIA BLVD		
CITY	STATE	
FRANKLIN	TENNESSEE	
COUNTY		
WILLIAMSON		
REGIONAL DWG. NO	LOCATION CODE NUMBER	
49394	041-0369	
STATUS		
PRELIMINARY	DATE	BY
08-27-15	KAC	
PLAN CHECKED		
AS-BUILT		
INTERIM EROSION CONTROL PLAN		
C 3.2		



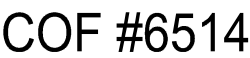
McDonald's USA, LLC

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ADDRESS 250 W. 96TH STREET, SUITE 500, INDIANAPOLIS, IN 46260

PLAN APPROVALS		DATE	
SIGNATURE (2 REQUIRED)			
REGIONAL MGR.			
CONST. MGR.			
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
CO-SIGN SIGNATURES			
CONTRACTOR			
OWNER			

STATUS	DATE	BY
PRELIMINARY	08-27-15	KAC
PLAN CHECKED		
AS-BUILT		



LEGEND

NOTE:
ALL EROSION CONTROL MEASURES TO BE REMOVED PRIOR TO AS-BUILT APPROVAL

PAVING SPECIFICATION

LOT LIGHTING RECOMMENDATION

PARKING INFORMATION

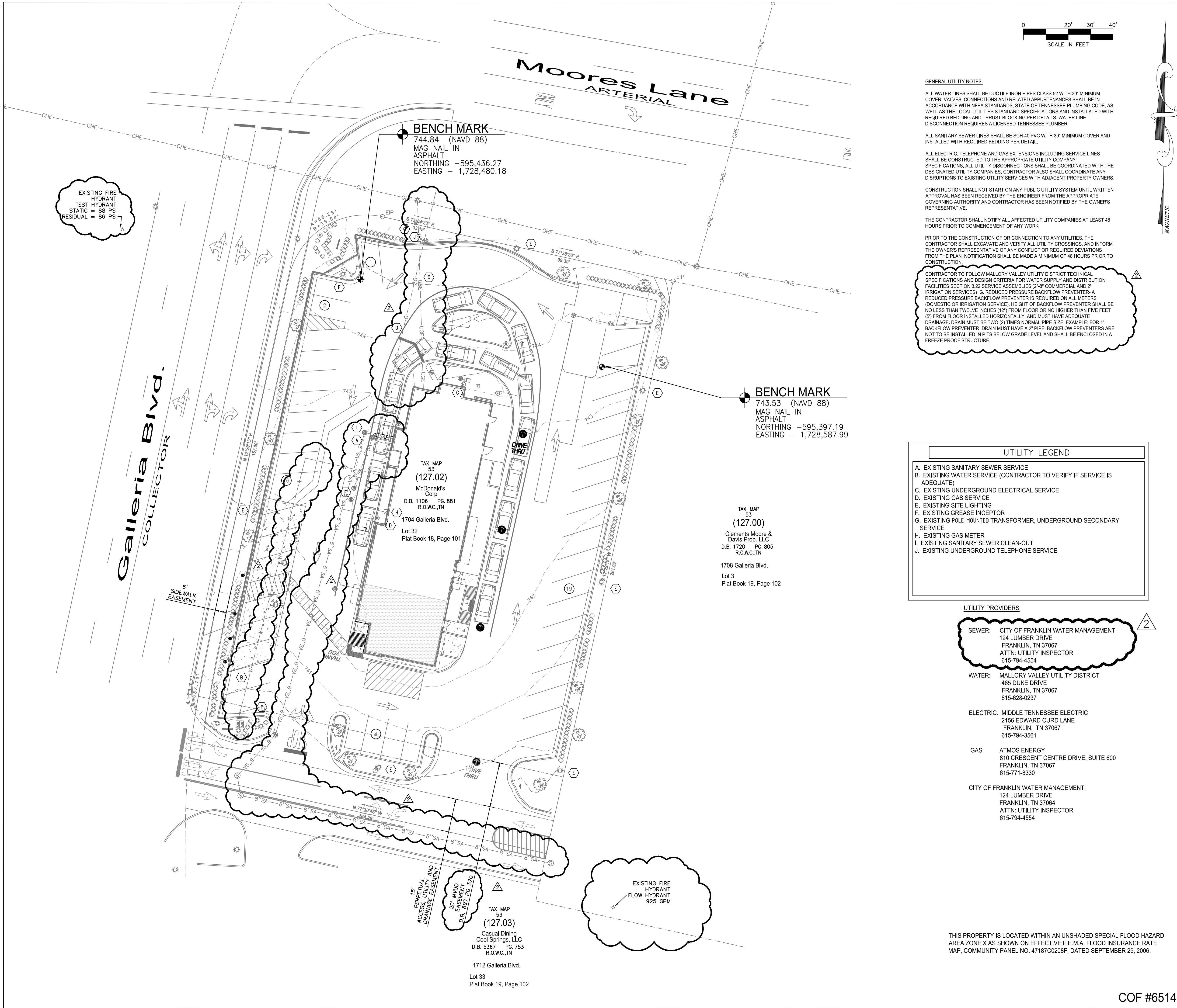
UTILITY INFORMATION

SURVEY INFORMATION

PLAN SCALE: 1" = 20'

ADDRESS	250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260
---------	---

PLAN APPROVALS		DATE
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		
STATUS	DATE	BY
PRELIMINARY	08-27-15	KAC
PLAN CHECKED		
AS-BUILT		
FINAL EROSION CONTROL PLAN		
C 3.3		



GENERAL UTILITY NOTES:

ALL WATER LINES SHALL BE DUCTILE IRON PIPES CLASS 52 WITH 30" MINIMUM COVER, VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, STATE OF TENNESSEE PLUMBING CODE, AS WELL AS THE LOCAL UTILITIES STANDARD SPECIFICATIONS AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING PER DETAILS. WATER LINE DISCONNECTION REQUIRES A LICENSED TENNESSEE PLUMBER.

ALL SANITARY SEWER LINES SHALL BE SCH-40 PVC WITH 30" MINIMUM COVER AND INSTALLED WITH REQUIRED BEDDING PER DETAIL.

ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES. CONTRACTOR ALSO SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE OWNERS REPRESENTATIVE.

THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY UTILITIES, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL UTILITY CROSSINGS, AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

CONTRACTOR TO FOLLOW MALLORY VALLEY UTILITY DISTRICT TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR WATER SUPPLY AND DISTRIBUTION FACILITIES SECTION 3.22 SERVICE ASSEMBLIES (7"-8" COMMERCIAL AND 2" IRRIGATION SERVICES) G. REDUCED PRESSURE BACKFLOW PREVENTER. A REDUCED PRESSURE BACKFLOW PREVENTER IS REQUIRED ON ALL METERS (DOMESTIC OR IRRIGATION SERVICE). HEIGHT OF BACKFLOW PREVENTER SHALL BE NO LESS THAN TWELVE INCHES (12") FROM FLOOR OR NO HIGHER THAN FIVE FEET (5') FROM FLOOR INSTALLED HORIZONTALLY, AND MUST HAVE ADEQUATE DRAINAGE. DRAIN MUST BE TWO (2) TIMES NORMAL PIPE SIZE. EXAMPLE: FOR 1" BACKFLOW PREVENTER, DRAIN MUST HAVE A 2" PIPE. BACKFLOW PREVENTERS ARE NOT TO BE INSTALLED IN PITS BELOW GRADE LEVEL AND SHALL BE ENCLOSED IN A FREEZE PROOF STRUCTURE.

CONTRACTOR TO FOLLOW MALLORY VALLEY UTILITY DISTRICT TECHNICAL SPECIFICATIONS AND DESIGN CRITERIA FOR WATER SUPPLY AND DISTRIBUTION FACILITIES SECTION 3.22 SERVICE ASSEMBLIES (7"-8" COMMERCIAL AND 2" IRRIGATION SERVICES) G. REDUCED PRESSURE BACKFLOW PREVENTER. A REDUCED PRESSURE BACKFLOW PREVENTER IS REQUIRED ON ALL METERS (DOMESTIC OR IRRIGATION SERVICE). HEIGHT OF BACKFLOW PREVENTER SHALL BE NO LESS THAN TWELVE INCHES (12") FROM FLOOR OR NO HIGHER THAN FIVE FEET (5') FROM FLOOR INSTALLED HORIZONTALLY, AND MUST HAVE ADEQUATE DRAINAGE. DRAIN MUST BE TWO (2) TIMES NORMAL PIPE SIZE. EXAMPLE: FOR 1" BACKFLOW PREVENTER, DRAIN MUST HAVE A 2" PIPE. BACKFLOW PREVENTERS ARE NOT TO BE INSTALLED IN PITS BELOW GRADE LEVEL AND SHALL BE ENCLOSED IN A FREEZE PROOF STRUCTURE.

UTILITY LEGEND	
A. EXISTING SANITARY SEWER SERVICE	
B. EXISTING WATER SERVICE (CONTRACTOR TO VERIFY IF SERVICE IS ADEQUATE)	
C. EXISTING UNDERGROUND ELECTRICAL SERVICE	
D. EXISTING GAS SERVICE	
E. EXISTING SITE LIGHTING	
F. EXISTING GREASE INCEPTOR	
G. EXISTING POLE MOUNTED TRANSFORMER, UNDERGROUND SECONDARY SERVICE	
H. EXISTING GAS METER	
I. EXISTING SANITARY SEWER CLEAN-OUT	
J. EXISTING UNDERGROUND TELEPHONE SERVICE	

UTILITY PROVIDERS

SEWER: CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37067
ATTN: UTILITY INSPECTOR
615-794-4554

WATER: MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
615-628-0237

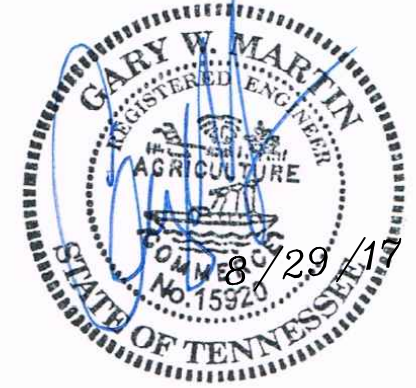
ELECTRIC: MIDDLE TENNESSEE ELECTRIC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
615-794-3561

GAS: ATMOS ENERGY
810 CRESCENT CENTRE DRIVE, SUITE 600
FRANKLIN, TN 37067
615-771-8330

CITY OF FRANKLIN WATER MANAGEMENT:
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554

THIS PROPERTY IS LOCATED WITHIN AN UNSHADED SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0208F, DATED SEPTEMBER 28, 2006.

GENERAL NOTES		BY	ISSUE REF
1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.			
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.			
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR. DIMENSION OF LIGHT POLE BASES BEHIND CURB AT 2'.			
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.			
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.			
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE POINT OF SERVICE CONNECTION OF EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE, ENTRANCE, LOCATIONS, SIZES, AND CIRCUITING. CONSTRUCTION SHALL NOT START UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE UTILITY COMPANY. A MINIMUM OF 48 HOURS IS REQUIRED FOR NOTIFICATION.			
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.			
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.			
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.			
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.			
11. ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.			
12. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.			
TYPE OF BUILDING : EXISTING BUILDING			
PAVING SPECIFICATION -----			
NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.			
LOT LIGHTING RECOMMENDATION			
PARKING INFORMATION			
TOTAL SPACES	THIRTY-FOUR	SPACES 9'-0" X 18'-0" @ 60'	
42	SIX	SPACES 9'-0" X 18'-0" @ 90'	
	TWO (H)	SPACES 8'-0" X 18'-0" @ 60'	
	-----	SPACES 9'-0" X 18'-0" @ 60'	
UTILITY INFORMATION			
	SIZE	TYPE	LOCATION
SANITARY SEWER	-	GRAVITY	ON SITE
WATER	-	-	AT REAR OF PROPERTY
STORM SEWER	-	-	ON SITE
ELECTRIC	-	-	AT REAR OF PROPERTY
GAS	-	-	-
SURVEY INFORMATION			
PREPARED BY:	MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147		
TELEPHONE:	(615) 812-2147	DATE:	-
FAX:	-	REV:	-
LEGEND			
-SAN- SANITARY SEWER -W- WATER -UG- UNDERGROUND -E- ELECTRICAL -G- GAS -T- TELEPHONE -L- LOT LIGHT -E- EXISTING ELEVATION -P- PROPOSED ELEVATION		76.5 77.0	
PLAN SCALE: 1" = 20'			
STREET ADDRESS 1704 GALLERIA BLVD			
CITY FRANKLIN	STATE TENNESSEE	STATUS PRELIMINARY	DATE 08-27-15
COUNTY WILLIAMSON		PLAN CHECKED AS-BUILT	BY KAC
REGIONAL DWG. NO 49394	LOCATION CODE NUMBER 041-0369	UTILITY PLAN C 4.0	



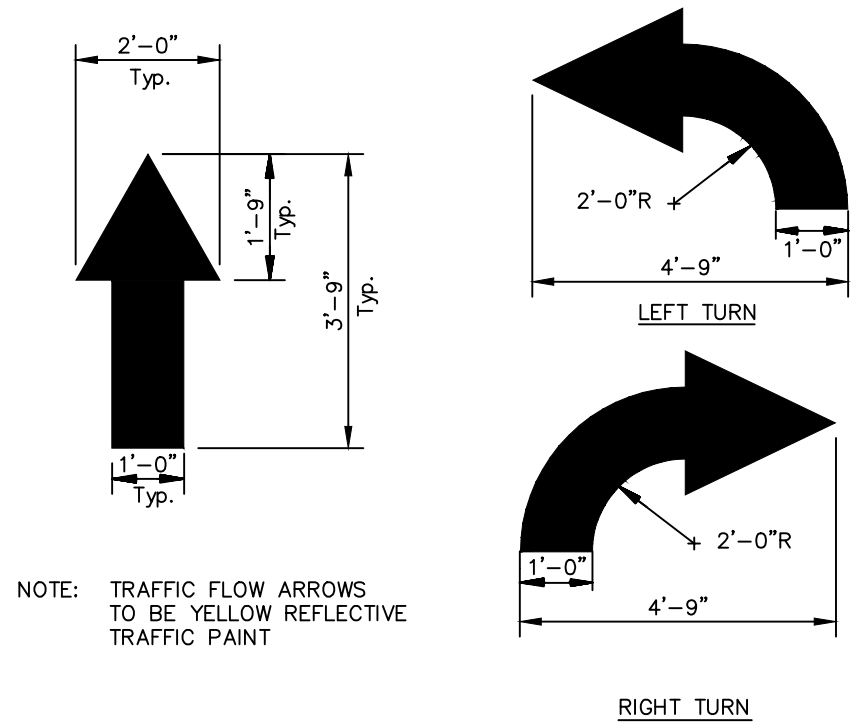
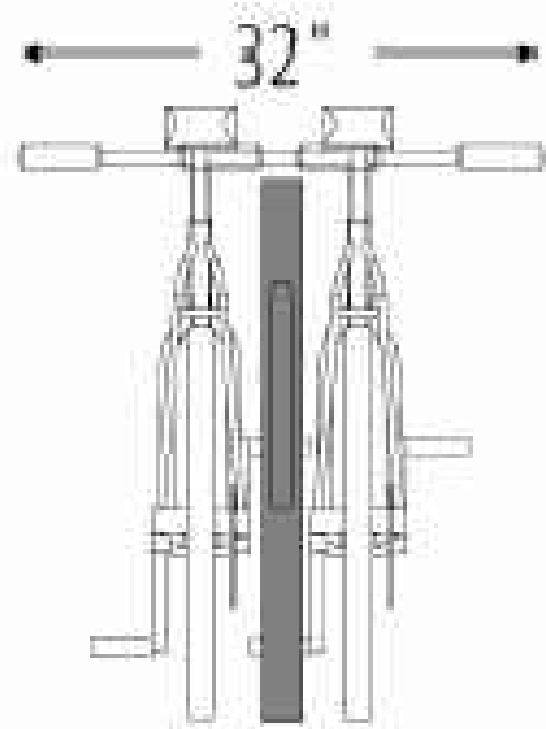
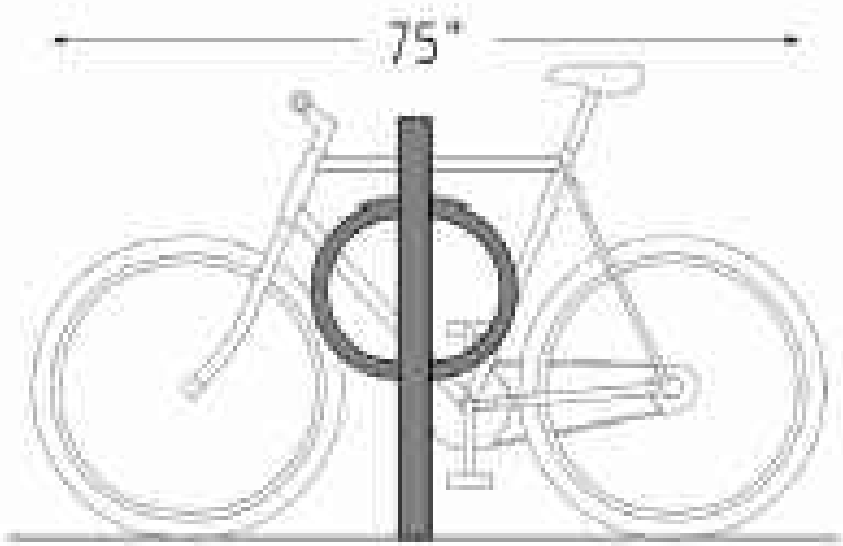
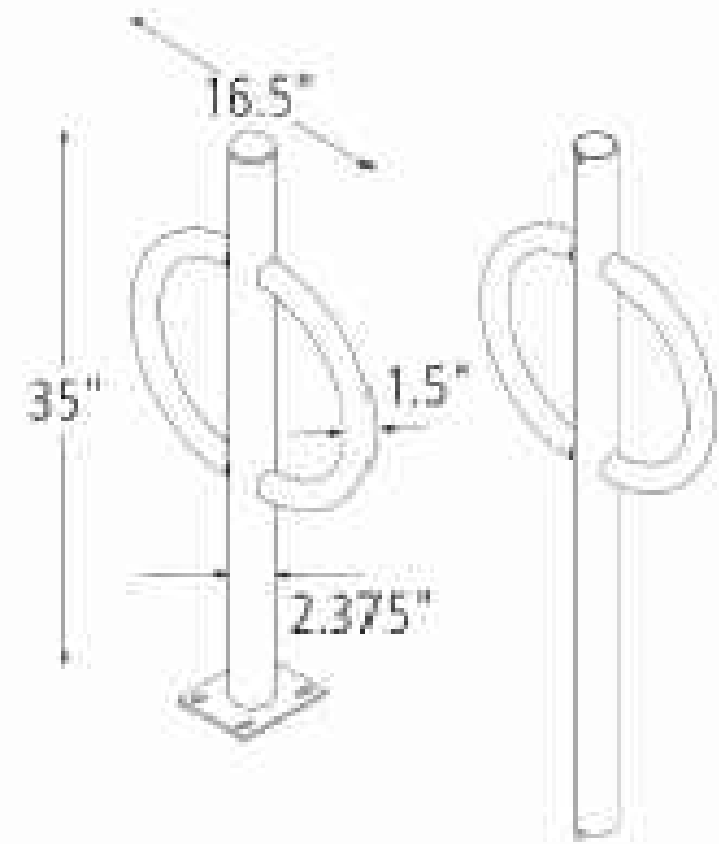
McDonald's USA, LLC

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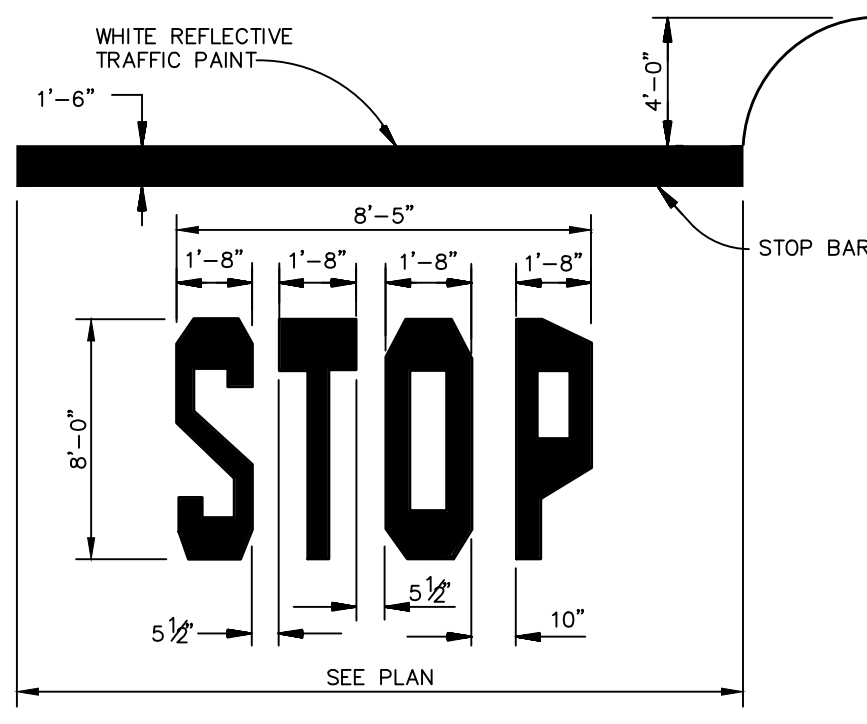
PLAN APPROVALS		DATE
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

ADDRESS 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260

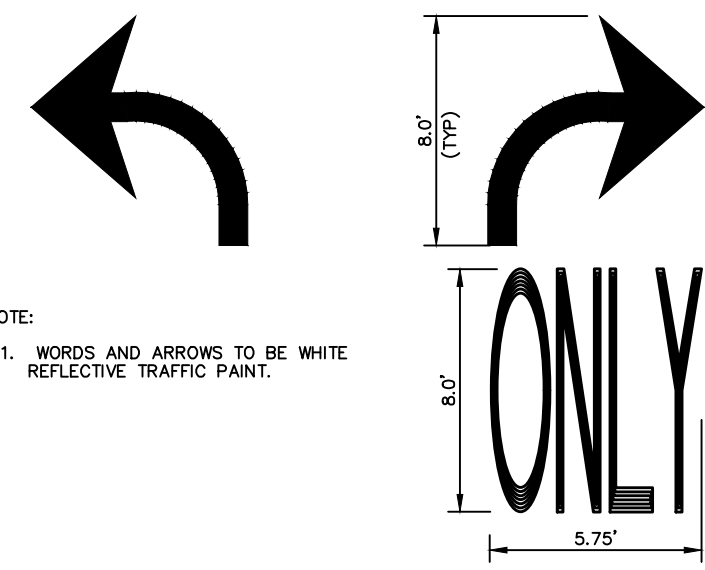
COF #6514



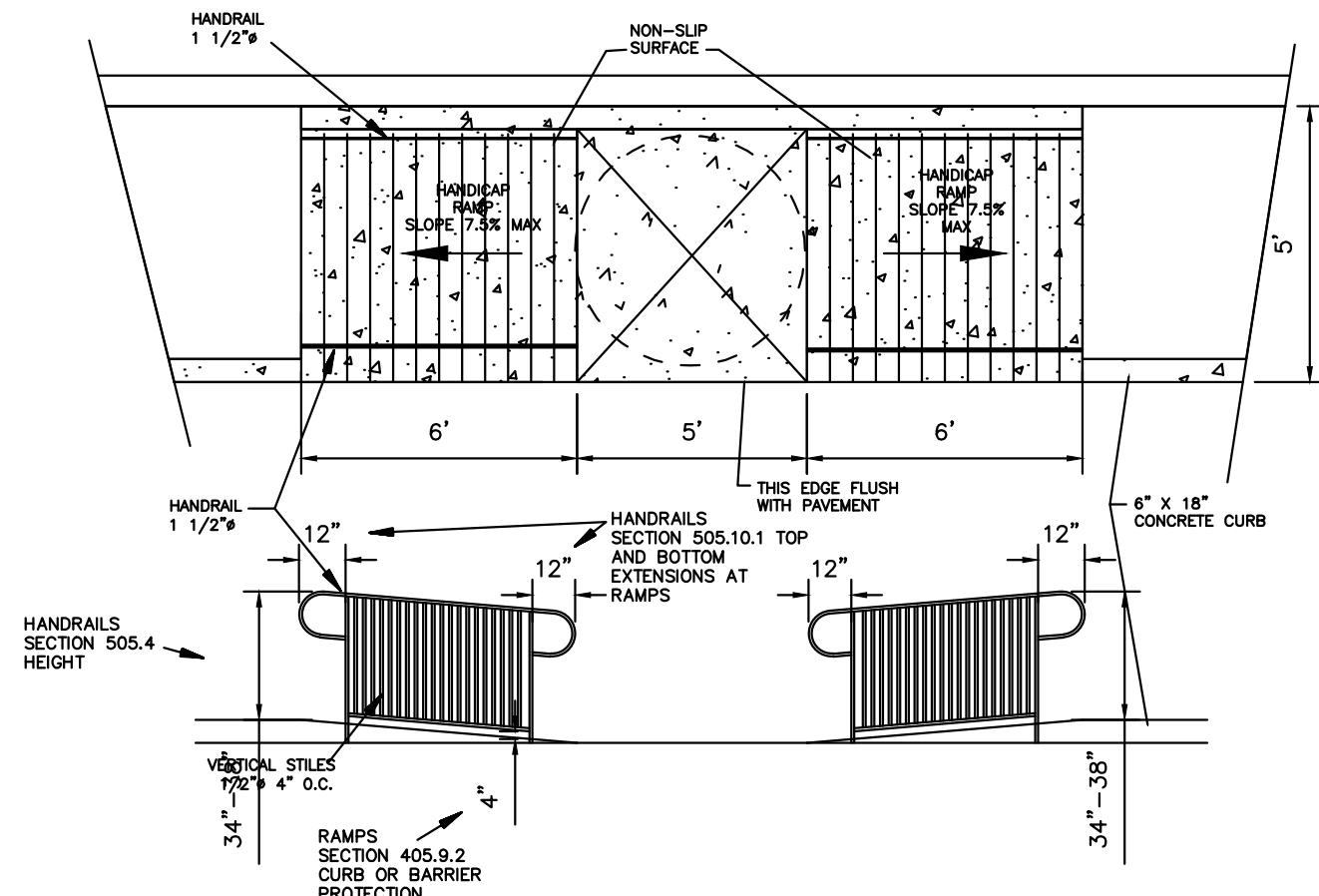
TRAFFIC FLOW ARROW
N.T.S.



STOP BAR
N.T.S.



RIGHT/LEFT TURN ONLY
PAVEMENT MARKINGS
N.T.S.



COF #6514

GENERAL NOTES

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- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

TYPE OF BUILDING :

EXISTING BUILDING

PAVING SPECIFICATION

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

PARKING INFORMATION

TOTAL SPACES	THIRTY-FOUR	SPACES	9'-0" X 18'-0" @ 60'
	SIX	SPACES	9'-0" X 18'-0" @ 90'
	TWO (H)	SPACES	8'-0" X 18'-0" @ 60'
	-----	SPACES	9'-0" X 18'-0" @ 60'

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	-	GRAVITY	ON SITE
WATER	-	-	AT REAR OF PROPERTY
STORM SEWER	-	-	ON SITE
ELECTRIC	-	-	AT REAR OF PROPERTY
GAS	-	-	-

SURVEY INFORMATION

PREPARED BY: MARTIN ENGINEERING AND SURVEYING
5226 MAIN STREET, SUITE C-3
SPRING HILL, TN 37147
TELEPHONE: (615) 812-2147
FAX: DATE: -
REV: -

LEGEND

SANITARY SEWER	GAS
"SAN" "SAN" "SAN"	G "G" "G"
WATER	TELEPHONE
"W" "W" "W"	"UGT" "UGT" "UGT"
STORM SEWER	LOT LIGHT
"UGE" "UGE" "UGE"	EXISTING ELEVATION 76.5
	PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

STREET ADDRESS
1704 GALLERIA BLVD

CITY STATE
FRANKLIN TENNESSEE

COUNTY
WILLIAMSON

REGIONAL DWG. NO

49394

LOCATION CODE NUMBER

041-0369



McDonald's USA, LLC

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ADDRESS 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260

PLAN APPROVALS

SIGNATURE (2 REQUIRED)

DATE

REGIONAL MGR.

CONST. MGR.

OPERATIONS DEPT.

REAL ESTATE DEPT.

CO-SIGN SIGNATURES

CONTRACTOR

OWNER

STATUS

PRELIMINARY

DATE

08-27-15

BY

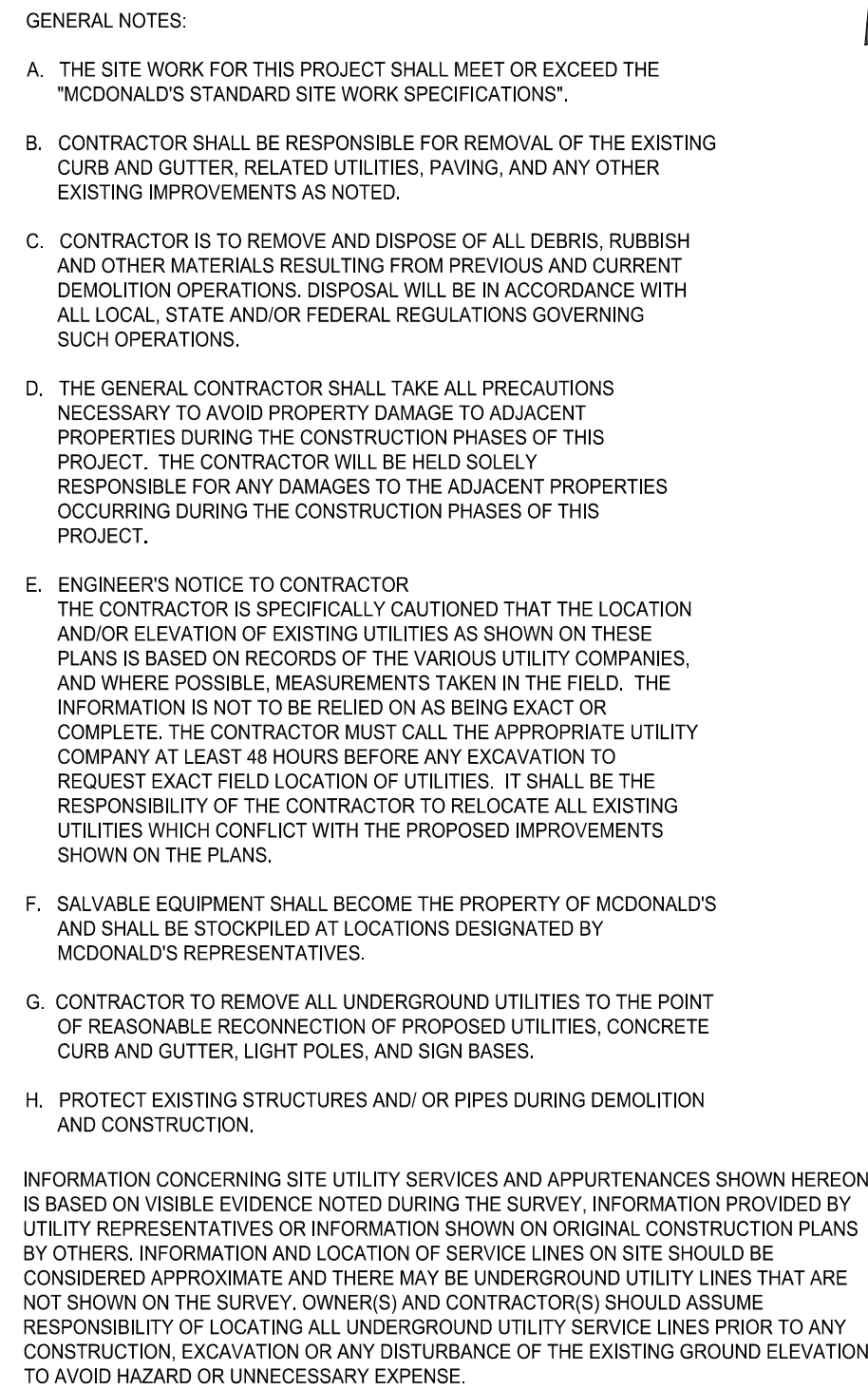
KAC

PLAN CHECKED

AS-BUILT

CONSTRUCTION DETAILS

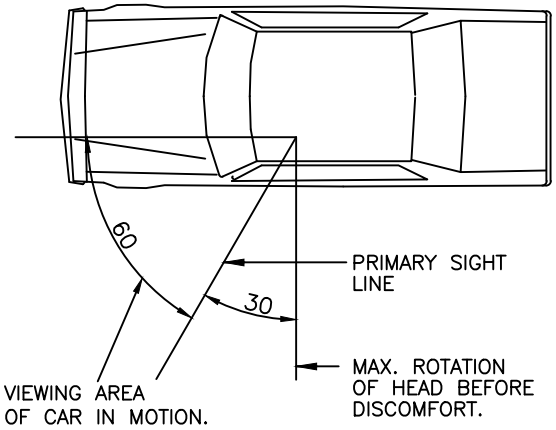
C 5.0



GENERAL NOTES						ISSUE REF										
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11. ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.																
12. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.																
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PARKING INFORMATION																
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42	SIX	SPACES	9'-0" X 18'-0"	@	90'											
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UTILITY INFORMATION																
	SIZE	TYPE	LOCATION													
SANITARY SEWER	-	GRAVITY	ON SITE													
WATER	-	-	AT REAR OF PROPERTY													
STORM SEWER	-	-	ON SITE													
ELECTRIC	-	-	AT REAR OF PROPERTY													
GAS	-	-	-													
SURVEY INFORMATION																
PREPARED BY:	MARTIN ENGINEERING AND SURVEYING															
	5226 MAIN STREET, SUITE C-3															
	SPRING HILL, TN 37147															
TELEPHONE:	(615) 812-2147	DATE:	-													
FAX:		REV:	-													
LEGEND																
--SAN-- SAN--SAN--SAN-- WATER --W--W--W-- STORM SEWER --UGE--UGE--UGE--						G GAS C TELEPHONE UGT UGT UGT UGT LOT LIGHT EXISTING ELEVATION 76.5 PROPOSED ELEVATION 77.0										
PLAN SCALE: 1" = 20'																
STREET ADDRESS 1704 GALLERIA BLVD																
CITY	STATE					STATUS		DATE	BY							
FRANKLIN	TENNESSEE					PRELIMINARY		08-27-15	KAC							
COUNTY WILLIAMSON						PLAN CHECKED										
REGIONAL DWG. NO 49394						LOCATION CODE NUMBER 041-0369		DEMOLITION PLAN C 6.0								

NOTES:

1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
2. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS REQUIRED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
3. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL EQUIPMENT SHOULD BE SUCH THAT IT PREVENTS BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
4. THIS SIDE BY SIDE DRIVE-THRU STANDARD D IS BASED ON THE PROTOTYPICAL McDONALD'S 4587 BUILDING
5. ALL DRIVE THRU EQUIPMENT SUPPLIED BY MCDONALDS APPROVED SUPPLIERS.



GENERAL NOTES:

1. THE LOCATION AND ORIENTATION OF MENU BOARDS AND PRE-SELLS WERE DETERMINED BY THE SIGHT LINES OF THE CARS SHOWN. THE CARS WERE POSITIONED ACCORDING TO THE MAX. AMOUNT OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED UPON PROTOTYPICAL LAYOUTS SHOWN. ACTUAL DIMENSIONS TO BE BASED ON SITE SPECIFIC CONFIGURATIONS AND THE REQUIREMENTS OF NOTE 2.
2. MENU BOARD IS ORIENTATED FOR VIEWING BY CAR 4 (PRIMARY USER) AND CAR 5 (SECONDARY USER).
3. NOT USED
4. NOT USED
5. NOT USED
6. PROVIDE TWO CIRCUITS FOR MENU BOARDS. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH LOCK FOR MOTOR AND AND CONTROLLER. REFER TO SHEET E1 FOR TERMINATION OF CONDUIT RUNS INSIDE BUILDING. MERCHANTSER TO HAVE ONE CIRCUIT FOR LIGHTS.
7. ALL GALVANIZED ANCHOR BOLTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.

NOTE:
THIS SHEET IS FOR CUSTOMER ORDER DISPLAY AND / OR SPEAKER POST INSTALLATIONS ONLY. THESE DETAILS ARE NOT FOR USE WITH THE FACE TO FACE DRIVE THRU OPERATING SYSTEM. VERIFY THE INSTALLATION OF CUSTOMER ORDER DISPLAY AND / OR SPEAKER POST WITH THE PROJECT MANAGER.

GENERAL NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
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11. ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.
12. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

TYPE OF BUILDING :

EXISTING BUILDING

PAVING SPECIFICATION

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LOT LIGHTING RECOMMENDATION

PARKING INFORMATION

TOTAL SPACES 42	THIRTY-FOUR	SPACES	9'-0" X 18'-0"	60 *
	SIX	SPACES	9'-0" X 18'-0"	90 *
	TWO (H)	SPACES	8'-0" X 18'-0"	60 *
	-----	SPACES	9'-0" X 18'-0"	60 *

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	-	GRAVITY	ON SITE
WATER	-	-	AT REAR OF PROPERTY
STORM SEWER	-	-	ON SITE
ELECTRIC	-	-	AT REAR OF PROPERTY
GAS	-	-	-

SURVEY INFORMATION

PREPARED BY: OLEARY AND ASSOCIATES
2558 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

TELEPHONE: (931) 489-2088 DATE: -
FAX: (931) 489-2089 REV: -

LEGEND

-S- SANITARY SEWER	-G- GAS
-W- WATER	-UGT- TELEPHONE
-ST- STORM SEWER	-UGT- LOT
-E- ELECTRIC	-LOT LIGHT
-UG- UGE	EXISTING ELEVATION 76.5
	PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

STREET ADDRESS

1704 GALLERIA BLVD

CITY

FRANKLIN

STATE

TENNESSEE

COUNTY

WILLIAMSON

REGIONAL DWG. NO

49394

LOCATION CODE NUMBER

041-0369

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ADDRESS: 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260



REGIONAL MGR.	CONST. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CO-SIGN SIGNATURES	CONTRACTOR	OWNER

STATUS

PRELIMINARY

DATE

08-27-15

BY

KAC

PLAN CHECKED

AS-BUILT

DRIVE THRU

DT 1.0

COORDINATES			
	X	Y	DESCRIPTION
EQUIPMENT			
△	30.42	14.37	TO CENTER OF FOUNDATION OF ODMB
△	31.26	19.43	TO CENTER OF FOUNDATION OF COD
△	30.53	34.41	TO CENTER OF FOUNDATION OF ODMB
△	51.43	11.88	TO CENTER OF FOUNDATION OF COD
△	54.90	15.65	TO CENTER OF PRE-BROWSE BOARD
△	56.51	29.01	TO CENTER OF PRE-BROWSE BOARD

PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB. THE DISTANCE BETWEEN THE SECONDARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE COD FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD (PREFERRED 35').

PRE-BROWSE BOARD MUST BE 18"-24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE COD FOUNDATION. THE ANGLE (APPROXIMATELY 50') OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD.

CRITICAL START POINT REAR OF BUILDING

THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'-3" (5'-0" MIN. AND 6'-0" MAX.) FROM CENTER OF THE COD FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB.

THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'-3" (5'-0" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE COD FOUNDATION. THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE COD AND WITH 100% VISIBILITY.

NOTE:

THE PLACEMENT OF THE CODs SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.

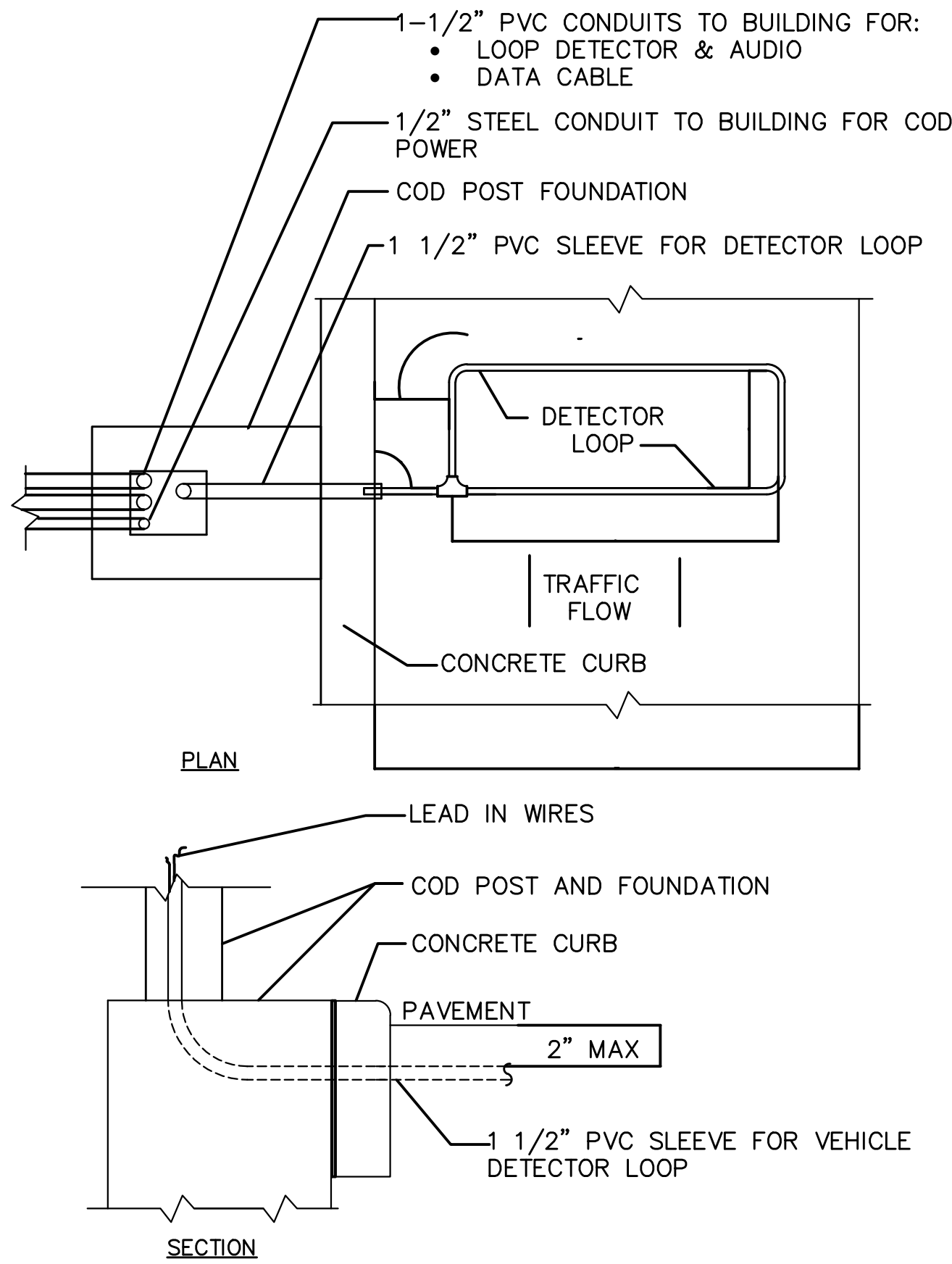
DRIVE THRU APPROACH

1" = 10'

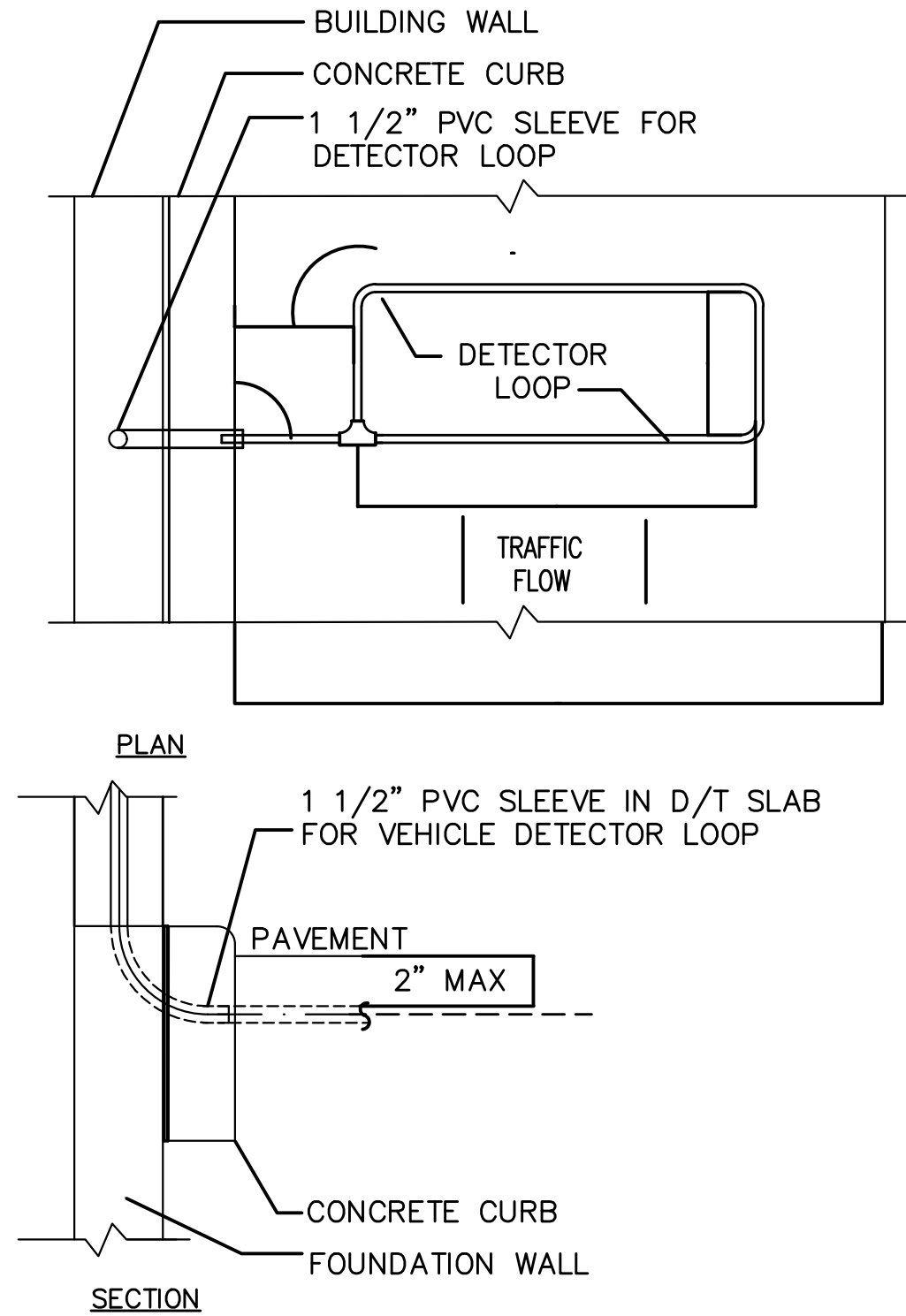
COF #6514

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
3M: 1-800-328-0033
HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL:
PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



A - C.O.D. DETECTOR LOOP



B - DT WINDOW DETECTOR LOOP

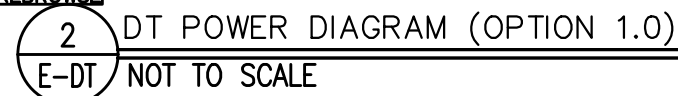
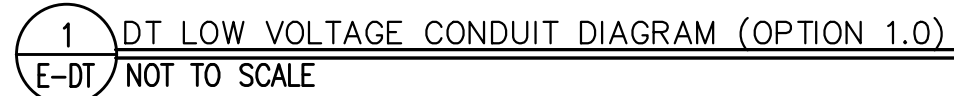
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PAVING SPECIFICATION -----						
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	-----	SPACES	9'-0" X 18'-0"	60 *		
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WATER	-	-	AT REAR OF PROPERTY			
STORM SEWER	-	-	ON SITE			
ELECTRIC	-	-	AT REAR OF PROPERTY			
GAS	-	-	-			
SURVEY INFORMATION						
PREPARED BY: OLEARY AND ASSOCIATES 2558 NASHVILLE HIGHWAY COLUMBIA, TENNESSEE 38401						
TELEPHONE: (931) 489-2088 FAX: (931) 489-2089		DATE: - REV: -				
LEGEND						
-SAN- SANITARY SEWER -W- WATER -ST- STORM SEWER -E- ELECTRIC -G- GAS -T- TELEPHONE -L- LOT LIGHT -E- EXISTING ELEVATION -P- PROPOSED ELEVATION						
PLAN SCALE: N/A						
STREET ADDRESS 1704 GALLERIA BLVD						
CITY FRANKLIN		STATE TENNESSEE				
COUNTY WILLIAMSON		STATUS PRELIMINARY		DATE 08-27-15		BY KAC
REGIONAL DWG. NO. 49394		LOCATION CODE NUMBER 041-0369		PLAN CHECKED		
				AS-BUILT		
				CONTRACTOR OWNER		
				CO-SIGN SIGNATURES		
				REGIONAL MGR. CONST. MGR. OPERATIONS DEPT. REAL ESTATE DEPT.		
				SIGNATURE (2 REQUIRED)		
				DATE		
				OWNER		



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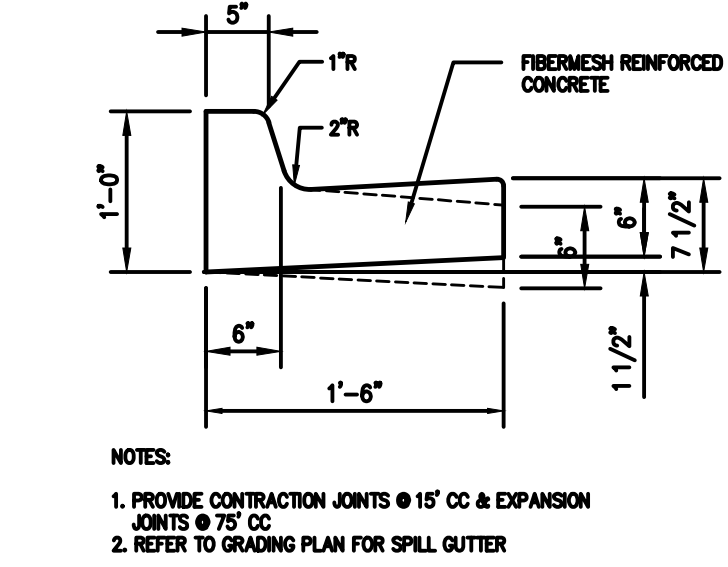
ADDRESS 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260


$$1 \quad 1/2'' = 1' - 0'$$

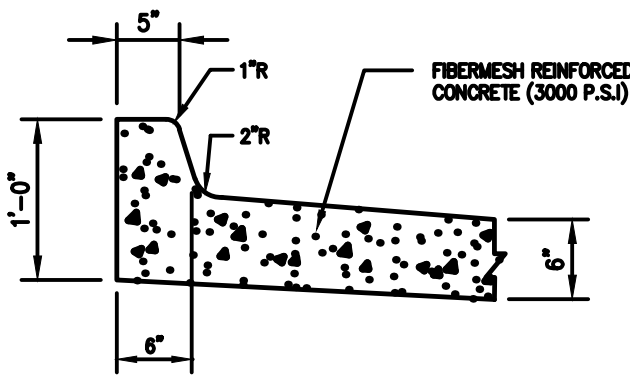
PAVING SPECIFICATION

SD-3

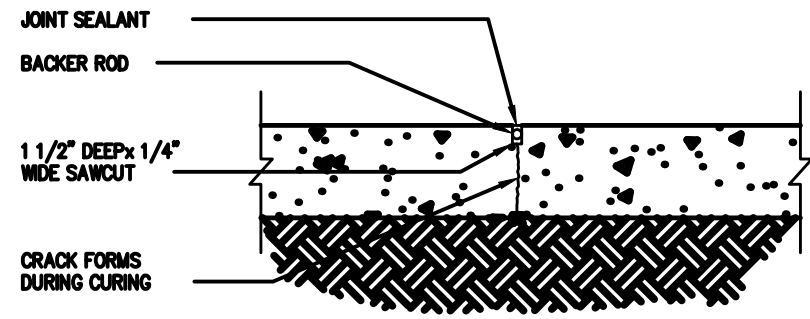
COF #6514



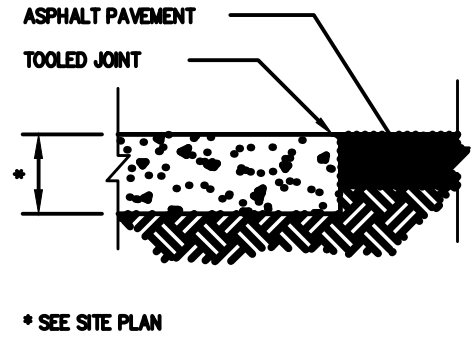
CONCRETE CURB AND GUTTER
NTS



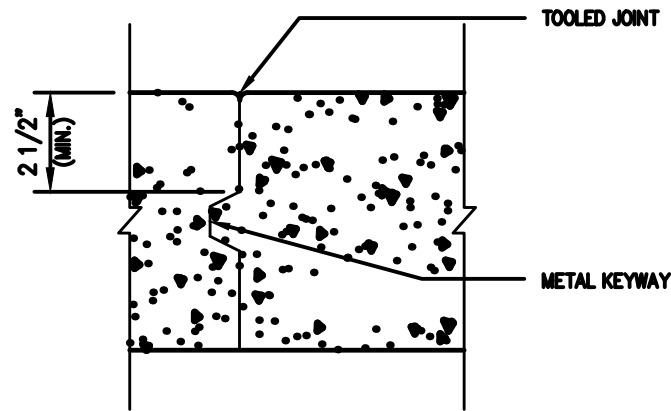
CONCRETE CURB AND GUTTER
NTS



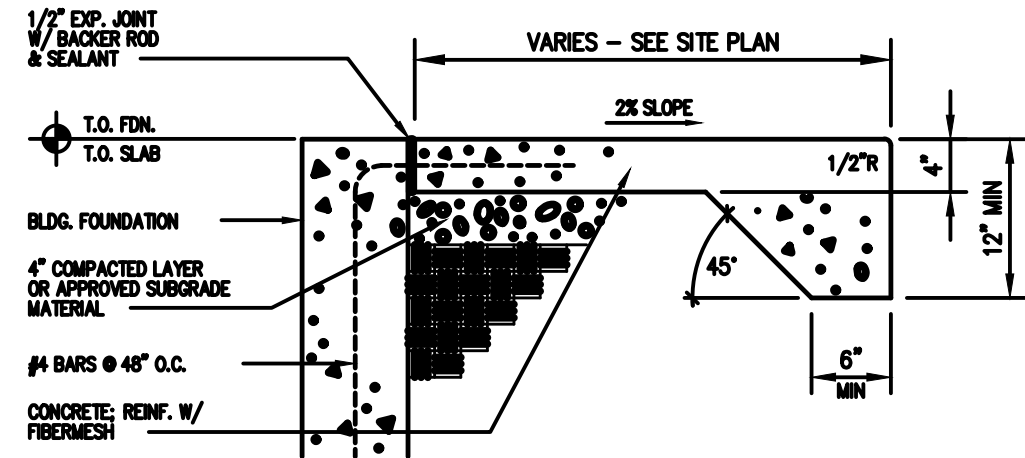
CONTRACTION JOINT
NTS



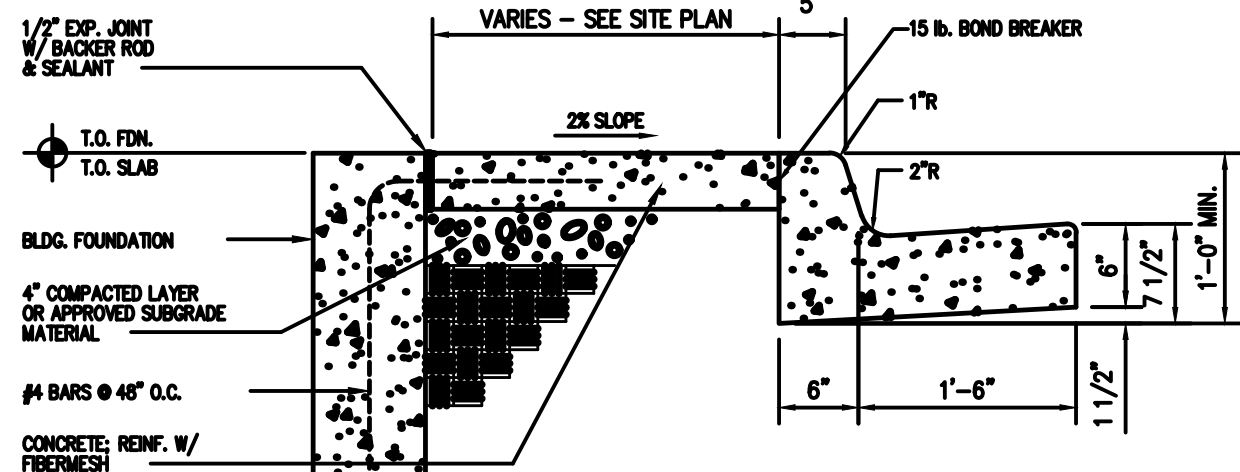
TERMINAL JOINT W/ ASPHALT PAV'T
NTS



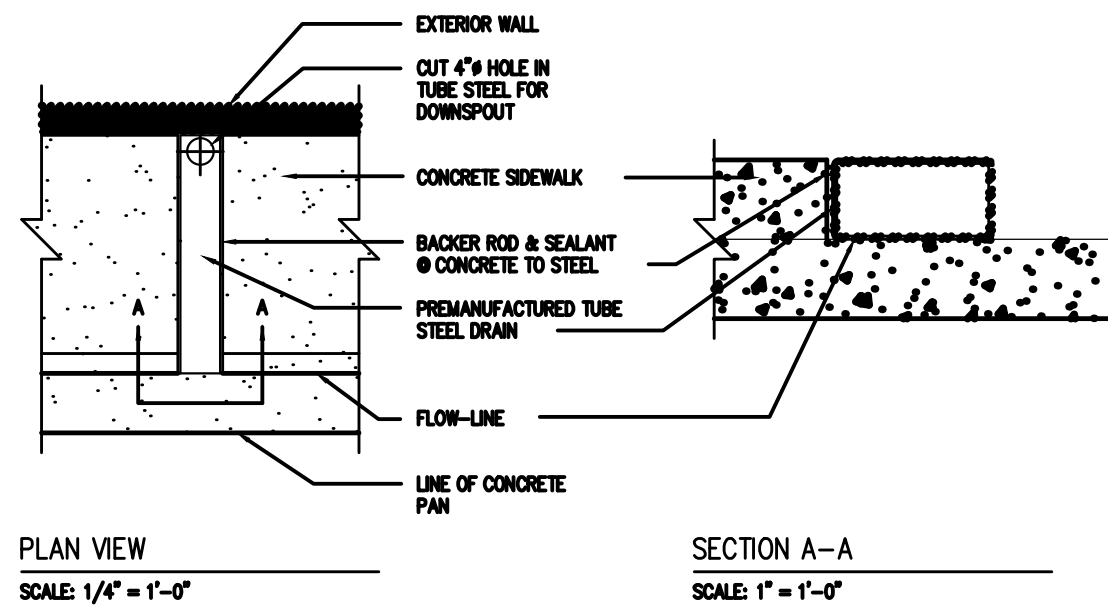
CONSTRUCTION JOINT
NTS



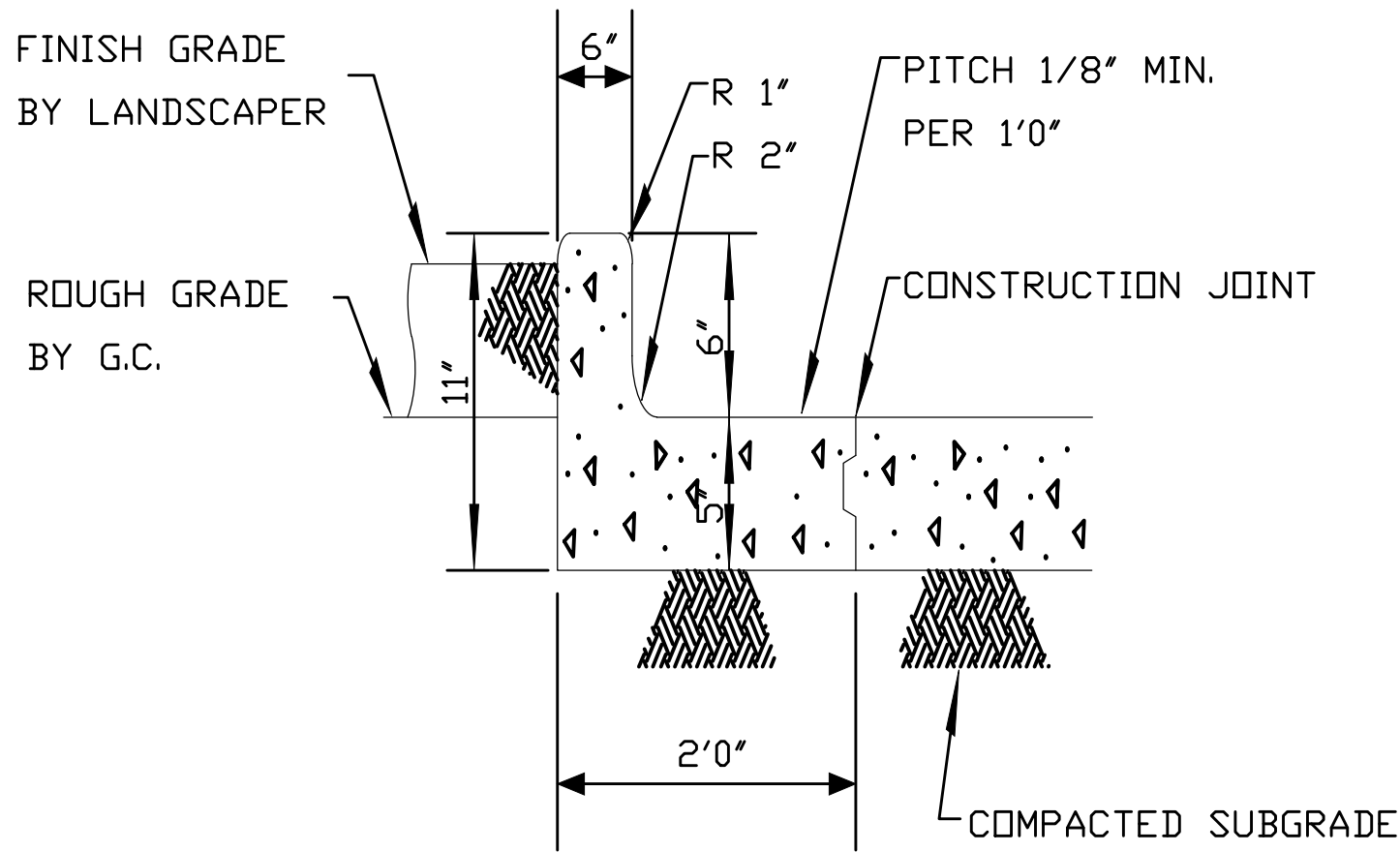
SIDEWALK AT BUILDING
NTS



CONCRETE BUILDING WALK
NTS



DOWNSPOUT THROUGH SIDEWALK
NTS



NOTE: PROVIDE EXPANSION JOINTS
@ 15'0" O.C. (MAX)

INTEGRAL CURB FOR CONCRETE LOTS

NOT TO SCALE

.017 C.Y. CONC. PER L.F. FOR 6\"/>

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SIZE	TYPE	LOCATION
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WATER	--	AT REAR OF PROPERTY
STORM SEWER	--	ON SITE
ELECTRIC	--	AT REAR OF PROPERTY
GAS	--	--
SURVEY INFORMATION		
PREPARED BY:	MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147	
TELEPHONE:	(615) 812-2147	DATE: -- --
FAX:		REV: -- --
LEGEND		
--SAN--"SAN--"SAN--"SAN-- --W--W--W--W-- --STORM SEWER-- --ELECTRIC-- --GAS-- --TELEPHONE-- --LOT LIGHT-- --EXISTING ELEVATION-- --PROPOSED ELEVATION--		--G--G--G--G-- --UGT--UGT--UGT--UGT-- --76.5-- --77.0--
PLAN SCALE: N/A		
STREET ADDRESS 1704 GALLERIA BLVD		
CITY FRANKLIN	STATE TENNESSEE	STATUS PRELIMINARY
COUNTY WILLIAMSON		DATE 08-27-15
REGIONAL DWG. NO 49394	LOCATION CODE NUMBER 041-0369	BY KAC

REVISION	DATE	DESCRIPTION
2	06-29-17	REVISED PER PLANNING COMMENTS
1	06/12/17	REVISED PER PLANNING COMMENTS

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APPROVALS	DATE
SIGNATURE (2 REQUIRED)	
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	
CO-SIGN SIGNATURES	
CONTRACTOR	
OWNER	

STATUS	DATE	BY
PRELIMINARY	08-27-15	KAC
PLAN CHECKED		
AS-BUILT		

SD-5

H

G

F

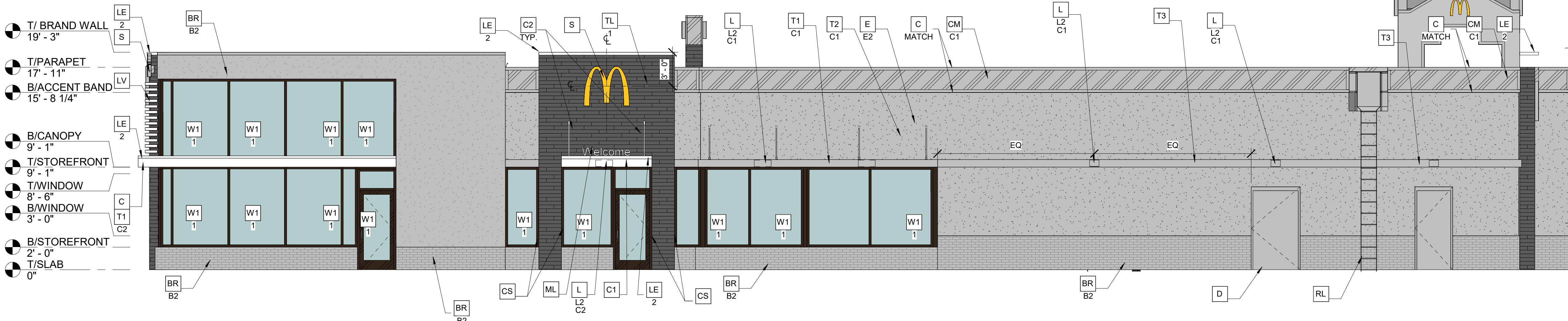
C

B

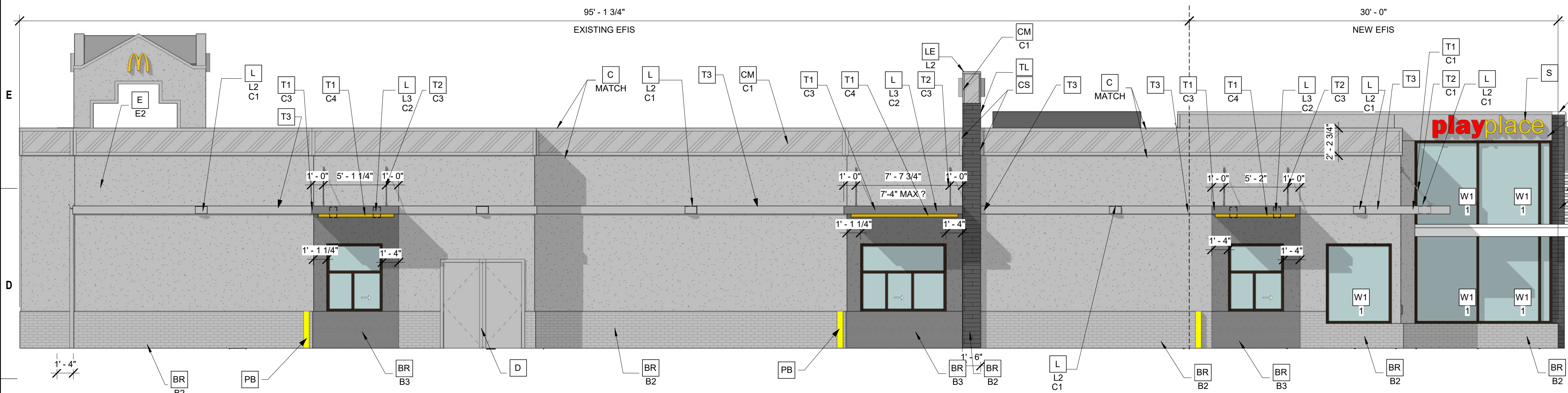
A

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2310.80	NA
GLASS	545.12	23.59%
BRICK	257.05	11.12%
E.I.F.S	992.54	42.95%
MTL	332.51	14.39%
TILE	183.58	7.94%

4629.44 TOTAL BLDG SQFT



2 EAST Elevation
3/16" = 1'-0"



1 WEST Elevation
3/16" = 1'-0"

ELEVATION MATERIAL PERCENTAGES			
	SURFACE AREA	PERCENT	ADD'L INFO
GROSS OF WALL	2362.91	NA	
GLASS	275.10	11.64%	
BRICK	331.45	14.03%	
E.I.F.S	EXISTING 1080.94	45.75%	221.35 9.37%
MTL	407.19	17.23%	
TILE	46.88	1.98%	

4629.44 TOTAL BLDG SQFT

NOTE: EFIS AS EXISTING
EXCEPTION NOTED ABOVE

Elevation Key Notes

- BR** FACE BRICK
XX—TYPE: (COLOR - SEE COLOR LEGEND)
E1 = EXISTING PAINTED MASONRY-COLOR BASE BUILDING
C1 = PAINTED MASONRY-COLOR BASE BUILDING
C2= PAINTED MASONRY-COLOR ACCENT BUILDING
- C** ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ** CONTROL JOINT
- C** METAL COPING -
COLOR TO MATCH SURROUNDING MATERIAL
- CM** CORRUGATED METAL PANEL - SEE
COLOR
XX—C1 = "CITYSCAPE" BY METAL
- D** HOLLOW METAL DOOR - PAINT TO MATCH
COLOR OF SURROUNDING MATERIAL
- E** EXTERIOR INSULATION FINISH SYSTEM
(E.I.F.S.) OUTSULATION PLUS MD' BY DRYBIT
OF EQUAL HIGH IMPACT ZONES: PANZER 20'
ULTRA HIGH IMPACT MESH ASSEMBLY FOR
EFIS AREAS WITH IN 8'-0" OF GRADE FINISH:
HYDROPHOPIC TEXTURE: SANDEBBLE
COLOR: STATOTONE HIGH PERFORMANCE
COLORANT- MATCH TO BENJAMIN MOORE
OR EQUAL
C1 = CHELSEA GRAY HC-168 BY
BENJAMIN MOORE
C2= BM IRON MOUNTAIN 2134-30 BY
BENJAMIN MOORE
- GR** GUARDRAIL
- L** LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
XX—TYPE:
L1 = UP AND DOWN
L2 = DOWN ONLY
L3 = RECESSED DOWN
COLOR
C1= SILVER
C2= WHITE
- LE** ACCENT LIGHTING - SEE ELECTRICAL
XX—LED LIGHT:
L1= UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
- LV** METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CITYSCAPE
- MF** METAL FASCIA (COLOR: CITYSCAPE)
X—TYPE:
1 = PRE-FAB ANCHOR - TILE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML** METAL LETTING - BY OTHERS (COLOR SILVER)
X—TYPE:
1 = "WELCOME" - COLOR: SILVER
2 = 24"H x 3/4" THICK METAL ARCH
COLOR : PANTONE 123C
- MS** EXISTING MECHANICAL SCREEN
- PB** PIPE BOLLARD - PAINTED YELLOW

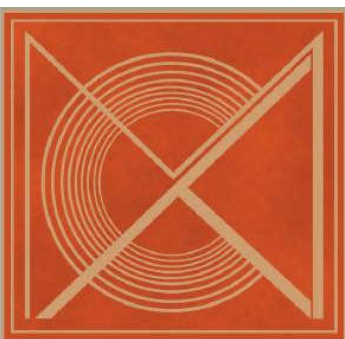
- PT** PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RO** ROOF DRAIN OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER
SEPARATE PERMIT. SEE SIGNAGE SUPPORT
NOTE ON THIS SHEET.
- T1** ALUMINUM TRELLIS SYSTEM
XX—COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
- T2** ALUMINUM TRELLIS TIE-BACK SYSTEM
XX—COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
- T3** ALUMINUM TRELLIS 2x8 WALL FASCIA SYSTEM
COLOR: CITYSCAPE
- TL** TILE OPTIONAL - SEE COLOR LEGEND
CONTACT: JAN DETER, (714) 937 - 7500
- W1** NEW STOREFRONT AND
X—1 = NEW STOREFRONT AND GLAZING -
SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

Color Legend

MODERN SCHEME

All colors are per Benjamin Moore paints.

BASE BUILDING	BM CHELSEA GRAY HC-168
BRAND WALLS	BM IRON MOUNTAIN 2134-30 OPTIONAL SHOWN: EUROWEST aWOOD COLOR: R9 BLACK, SIZE: 6x36 PATTERN: 1/4 RUNNING BOND GROUT: MAPEI-47 CHARCOAL ACCESSORIES: CORNER TRIM- RONDEC RO100RSDA (DARK ANTHRACITE) BY SCHLUTER: MOVEMENT JOINT- DILEX BWB100GS (BLACK) BY SCHLUTER
DT SURROUND	BM IRON MOUNTAIN 2134-30



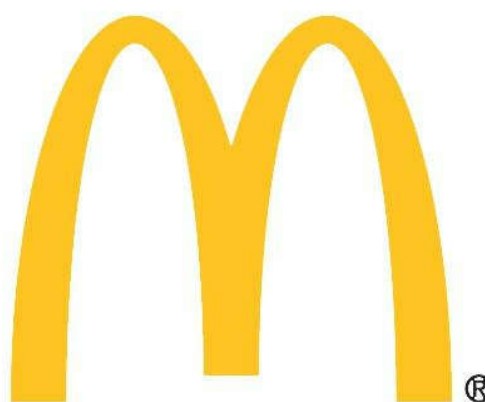
CMArchitectsPLLC

1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE

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CLIENT



PROJECT

McDonald's USA

#041-0369

1704 Galleria BLVD., Franklin TN

No.	Description	Date

DRAWN BY: MCWIII
CHECKED BY: TMC
PROJECT #: #041-0369
ISSUE DATE: 2017 5 -11
DRAWING ISSUE: Project Status

PROFESSIONAL SEAL



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SHEET DESCRIPTION
Elevations

DRAWING NUMBER

A 2.0

7/26/2017 2:59:24 PM

H

G

F

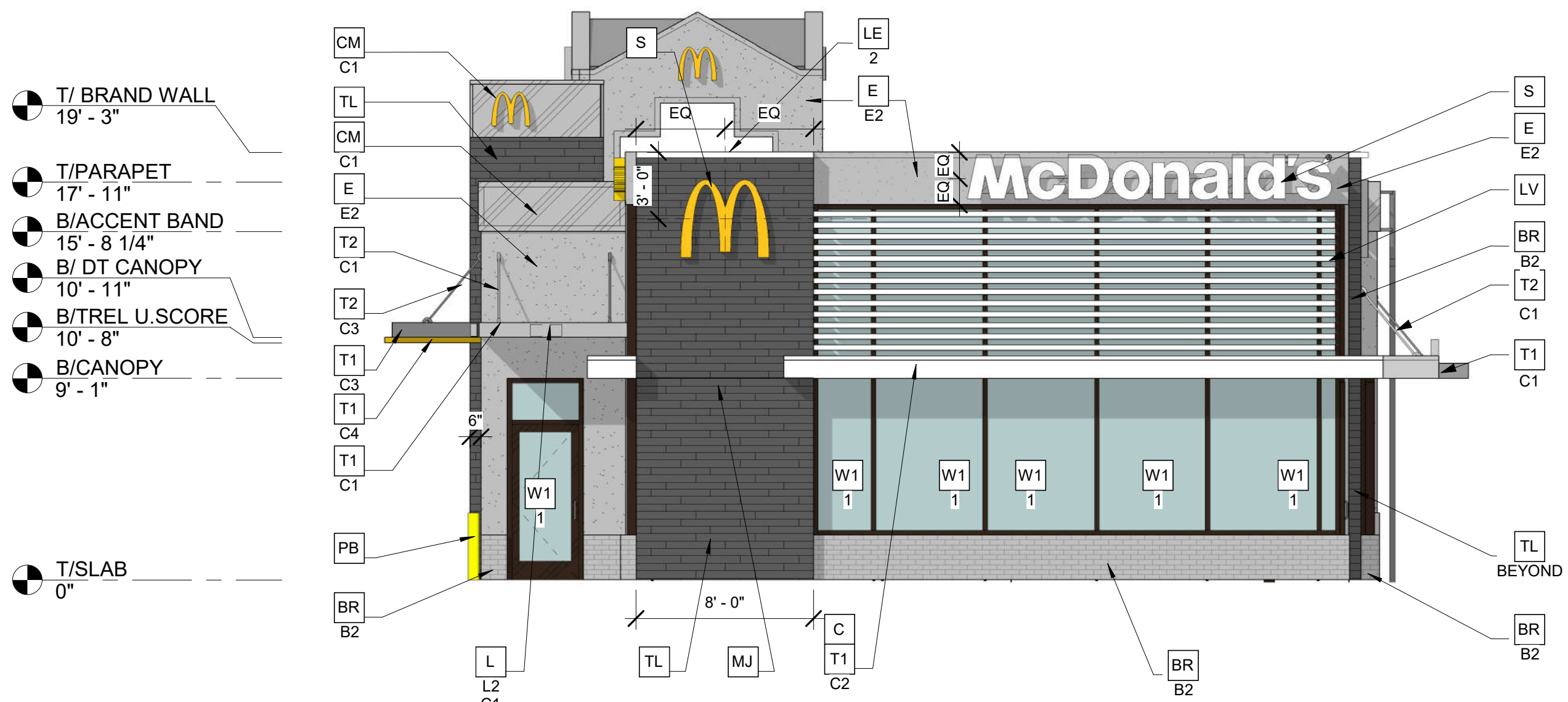
E

D

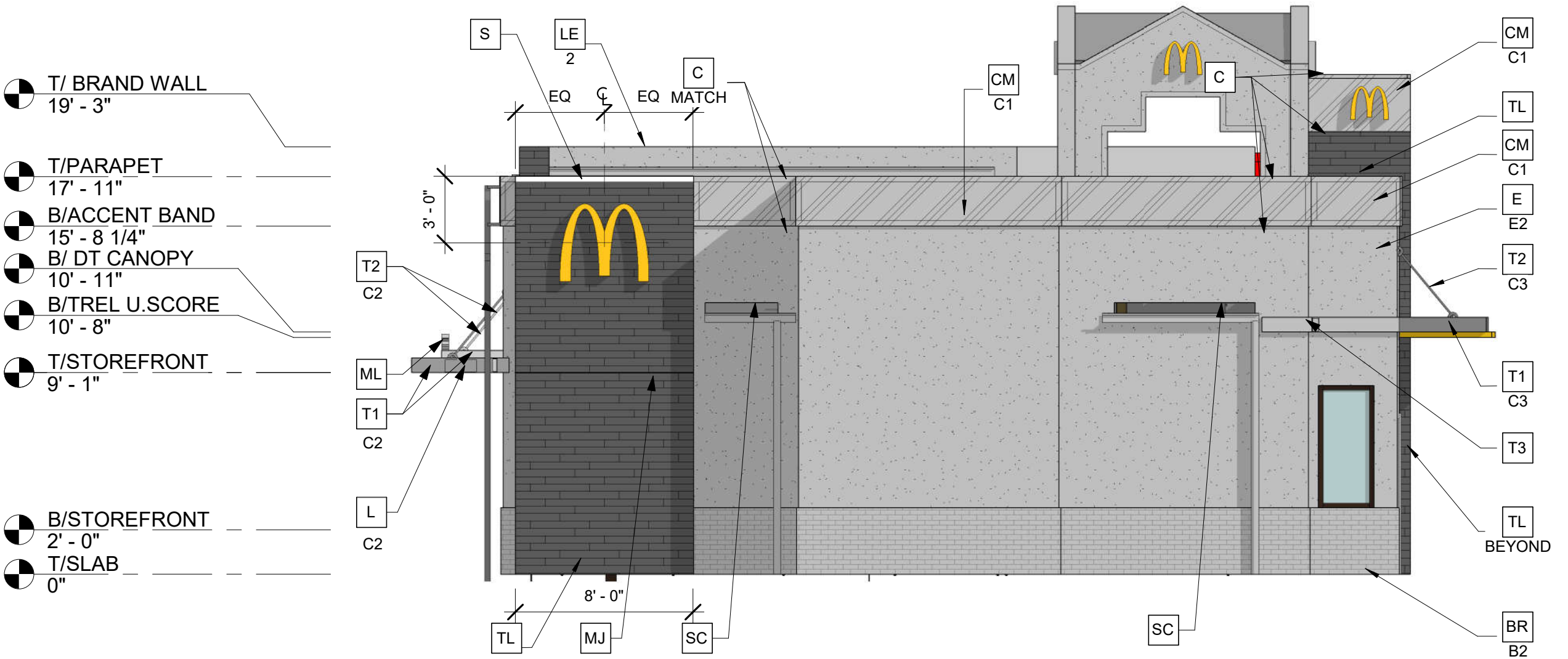
C

B

A



2 Front Elevation
3/16" = 1'-0"



1 Rear Elevation
3/16" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	783.44	NA
GLASS	282.21	36.02%
BRICK	55.38	7.07%
E.I.F.S	105.14	13.42%
MTL	168.43	21.5%
TILE	172.38	22.00%

4629.44 TOTAL BLDG SQFT

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	779.69	NA
GLASS	13.75	1.76%
BRICK	97.35	12.49%
E.I.F.S	431.14	55.3%
MTL	83.45	10.7%
TILE	154.00	19.75%

4629.44 TOTAL BLDG SQFT

Elevation Key Notes

- BR — FACE BRICK
XX — TYPE: (COLOR - SEE COLOR LEGEND)
E1 = EXISTING PAINTED MASONRY-COLOR BASE BUILDING
C1 = PAINTED MASONRY-COLOR BASE BUILDING
C2 = PAINTED MASONRY-COLOR ACCENT BUILDING
- C — ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CJ — CONTROL JOINT
- C — METAL COPING -
COLOR TO MATCH SURROUNDING MATERIAL
- CM — CORRUGATED METAL PANEL - SEE
XX — COLOR
C1 = "CITYSCAPE" BY METAL
- D — HOLLOW METAL DOOR - PAINT TO MATCH
COLOR OF SURROUNDING MATERIAL
- E — EXTERIOR INSULATION FINISH SYSTEM
(E.I.F.S.) OUTSULATION PLUS MD BY DRYBIT
OF EQUAL HIGH IMPACT ZONES: PANZER 20'
ULTRA HIGH IMPACT MESH ASSEMBLY FOR
EIFS AREAS WITH IN 8'-0" OF GRADE FINISH:
HYDROPHOPIC TEXTURE: SANDEBBLE
COLOR: STATOTONE HIGH PERFORMANCE
COLORANT- MATCH TO BENJAMIN MOORE
OR EQUAL
C1 = CHELSEA GRAY HC-168 BY
BENJAMIN MOORE
C2= BM IRON MOUNTAIN 2134-30 BY
BENJAMIN MOORE

- GR — GUARDRAIL
- L — LIGHT FIXTURE (WALL SCNCE) - SEE ELECTRICAL
XX — TYPE:
L1 = UP AND DOWN
L2 = DOWN ONLY
L3 = RECESSED DOWN
COLOR
C1= SILVER
C2= WHITE
- LE — ACCENT LIGHTING - SEE ELECTRICAL
XX — LED LIGHT:
L1= UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
- LV — METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CITYSCAPE
- MF — METAL FASCIA (COLOR: CITYSCAPE)
X — TYPE:
1 = PRE-FAB ANCHOR - TILE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML — METAL LETTING - BY OTHERS (COLOR SILVER)
X — TYPE:
1 = "WELCOME" - COLOR: SILVER
2 = 24"H x 3/4" THICK METAL ARCH
COLOR : PANTONE 123C
- MS — EXISTING MECHANICAL SCREEN
- PB — PIPE BOLLARD - PAINTED YELLOW

- PT — PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RO — ROOF DRAIN OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER
SEPARATE PERMIT. SEE SIGNAGE SUPPORT
NOTE ON THIS SHEET.
- T1 — ALUMINUM TRELLIS SYSTEM
XX — COLOR
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
- T2 — ALUMINUM TRELLIS TIE-BACK SYSTEM
XX — COLOR
C1 = CITYSCAPE
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SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

Color Legend		All colors are per Benjamin Moore paints.
MODERN SCHEME	BASE BUILDING	BM CHELSEA GRAY HC-168
	BRAND WALLS	BM IRON MOUNTAIN 2134-30 OPTIONAL SHOWN: EUROWEST eWOOD COLOR: R9 BLACK, SIZE: 6x36 PATTERN: 1/4 RUNNING BOND GROUT: MAPEI-47 CHARCOAL ACCESSORIES: CORNER TRIM- RONDEC RO100RSDA (DARK ANTHRACITE) BY SCHLUTER: MOVEMENT JOINT- DILEX BWB100GS (BLACK) BY SCHLUTER
	DT SURROUND	BM IRON MOUNTAIN 2134-30



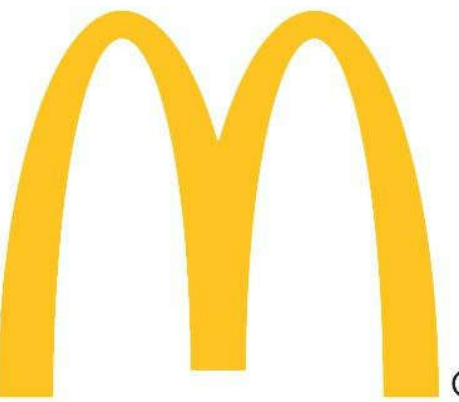
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1500 4TH AVENUE NORTH #101
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CLIENT



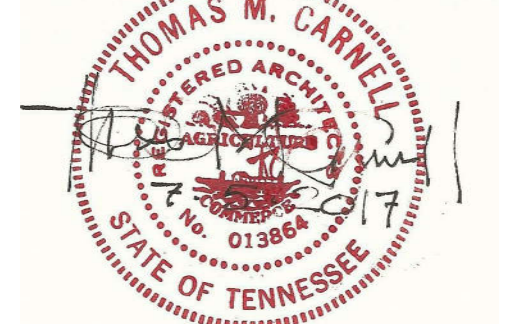
PROJECT

McDonald's USA
#041-0369
1704 Galleria BLVD., Franklin TN

No.	Description	Date

DRAWN BY:	MCWIII
CHECKED BY:	TMC
PROJECT #:	#041-0369
ISSUE DATE:	2017 5 -11
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

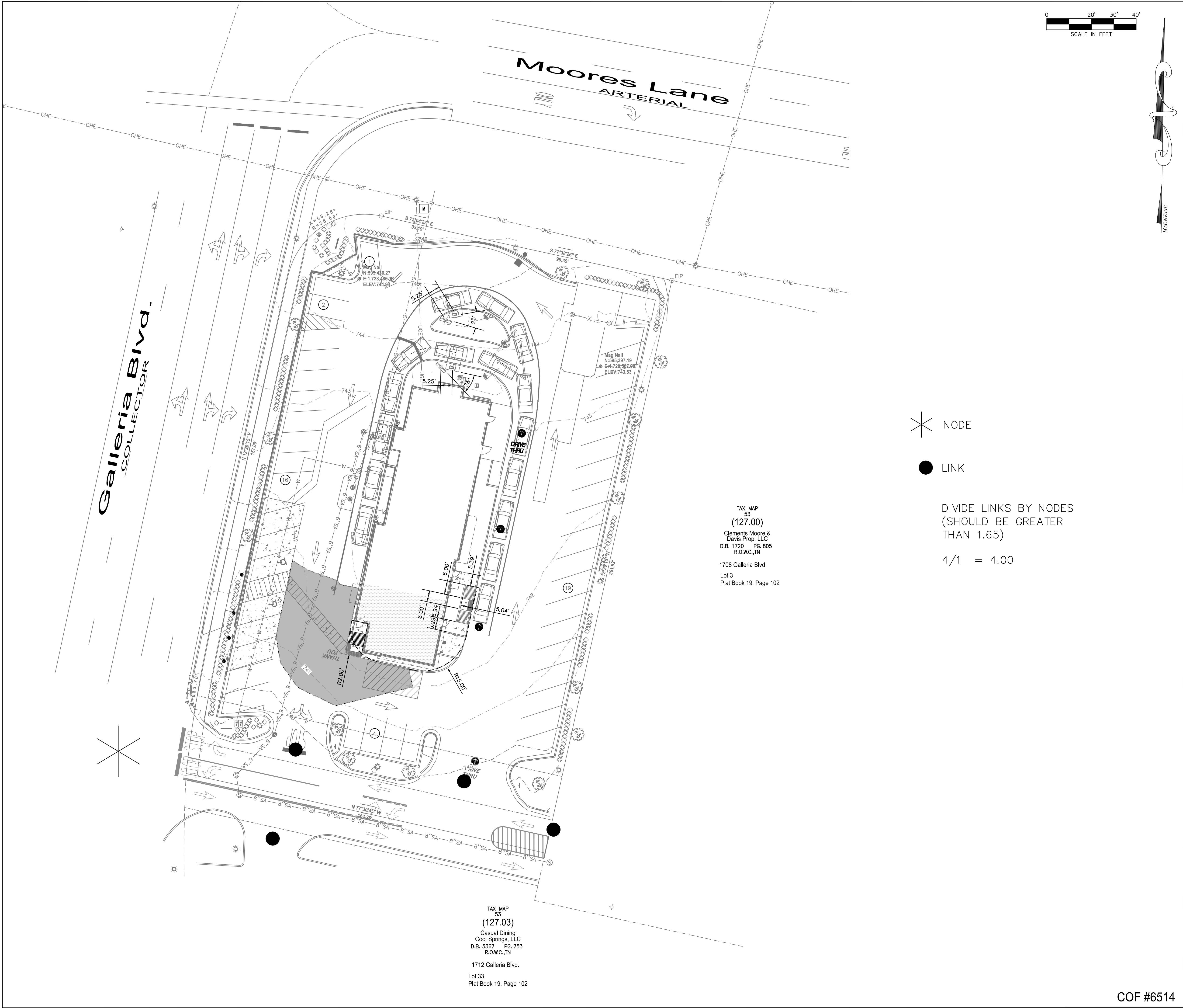


copyright CMARCHITECTS PLLC 2017 5-11

SHEET DESCRIPTION
Elevations

DRAWING NUMBER

A 2.1



GENERAL NOTES			BY	ISSUE REF.
1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.				
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.				
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR. DIMENSION OF LIGHT POLE BASES BEHIND CURB AT 2'.				
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.				
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.				
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE POINT OF SERVICE CONNECTION OF EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. CONSTRUCTION SHALL NOT START UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE UTILITY COMPANY. A MINIMUM OF 48 HOURS IS REQUIRED FOR NOTIFICATION.				
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.				
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.				
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.				
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.				
11. ALL PHASES OF SITE WORK SHALL MEET OR EXCEED McDONALD'S SPECIFICATIONS.				
12. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.				
TYPE OF BUILDING : EXISTING BUILDING				
PAVING SPECIFICATION -----				
NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.				
LOT LIGHTING RECOMMENDATION				
PARKING INFORMATION				
TOTAL SPACES	THIRTY-FOUR	SPACES 9'-0" X 18'-0" @ 60'		
42	SIX	SPACES 9'-0" X 18'-0" @ 90'		
	TWO (H)	SPACES 8'-0" X 18'-0" @ 60'		
	-----	SPACES 9'-0" X 18'-0" @ 60'		
UTILITY INFORMATION				
	SIZE	TYPE	LOCATION	
SANITARY SEWER	-	GRAVITY	ON SITE	
WATER	-	-	AT REAR OF PROPERTY	
STORM SEWER	-	-	ON SITE	
ELECTRIC	-	-	AT REAR OF PROPERTY	
GAS	-	-	-	
SURVEY INFORMATION				
PREPARED BY: MARTIN ENGINEERING AND SURVEYING 5226 MAIN STREET, SUITE C-3 SPRING HILL, TN 37147				
TELEPHONE: (615) 812-2147 DATE: - FAX: REV: -				
LEGEND				
SANITARY SEWER "SAN" WATER "W" STORM SEWER "W" ELECTRIC "UGE" GAS "G" TELEPHONE "UGT" LOT LIGHT EXISTING ELEVATION 76.5 PROPOSED ELEVATION 77.0				
PLAN SCALE: 1" = 20'				
STREET ADDRESS 1704 GALLERIA BLVD				
CITY FRANKLIN	STATE TENNESSEE	STATUS PRELIMINARY	DATE 08-27-15	BY KAC
COUNTY WILLIAMSON		PLAN CHECKED		
REGIONAL DWG. NO 49394		LOCATION CODE NUMBER 041-0369	AS-BUILT	

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written consent of McDonald's USA, LLC. The drawings and specifications are for the site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

ADDRESS 250 W. 96TH STREET, SUITE 500, INDIANAPOLIS, IN 46260

PLAN APPROVALS	SIGNATURE (2 REQUIRED)	DATE	REGIONAL MGR.	CONST. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CO-SIGN SIGNATURES	CONTRACTOR	OWNER

CONNECTIVITY PLAN

1 of 1

DRAFT RESOLUTION 2017-60
HUTCHESON PROPERTY PLAN OF SERVICES
APPROXIMATELY 9.92 ACRES
TBD

Project Information
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Proposed Zoning:
 Character Area: SWCO-2
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 9.92 acres
 Proposed Number of Dwelling Units:
 Proposed Nonresidential Square Footage: N/A

The map shows a residential area with various streets including Players Mill Rd, Flanders Ct, Reunion Ln, Liberty Pike, Market St, and others. A specific area is highlighted with a red outline and labeled 'Site'.

Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Proposed Zoning:
Character Area: SWCO-2
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 9.92 acres
Proposed Number of Dwelling Units:
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-

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It was compiled from the most authentic information available.
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RESOLUTION 2017-60

TO BE ENTITLED: “A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4107, 4111, AND 4115 CLOVERCROFT ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.”

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Philip and Katheryn Hutcheson, (“Owners”) of property located at 4107, 4111, and 4115 Clovercroft (“Property”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex 9.92 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located south of Clovercroft Road and north of Murfreesboro Road as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
00080-31.02	5.40
00080-31.03	2.36
00080-31.04	2.16
Total	9.92

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 9.92 acres in 3 parcels. The Property is used as detached residential.

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended Approval of the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

- A. Water
1. The Property is located within the Milcrofton Water District service area.
 2. Water availability shall be approved by the Milcrofton Water District and the Owners shall provide documentation of water availability prior to annexation of the Properties by the City.
 3. The Owners shall be required to provide adequate fire flow and pressure to the Properties as required by adopted City requirements.
- B. Reclaimed Water
1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
 2. The Properties are not located within 1,000 feet of an existing reclaimed water line and a major extension would be required to serve the Properties. Therefore, the Owners shall not be required to extend reclaimed water lines to the Properties.
- C. Wastewater
1. The Property lies within the Mayes Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
 2. The proposed development of the Property is anticipated to construct 15 dwelling units on the Properties.
 3. The Owner shall be required to extend a sewer main into the Amelia Park subdivision to provide service to the Properties.
 4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8' sanitary sewer main.
 5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
 6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
 7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
- D. Stormwater
1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
 2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.
- E. Streets
1. Emergency maintenance of streets will begin on the effective date of annexation.
 2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
 3. A single access to the Properties shall be provided from Clovercroft Road. Additional street stubs in alternate directions may be required as part of a development plan to meet Zoning Ordinance requirements.
 4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part

of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

5. Right of way dedication shall be required along Clovercroft Road based on the current Comprehensive Transportation Network Plan.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin states that this property should adhere to the Single Family Residential Design Concept.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. If a base zoning district more intense than AG or ER is requested, the Owner shall also be required to submit a Zoning request and a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

- L. Police Protection
1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
 2. Police services will be provided with existing personnel and equipment.
- M. Building and Code Inspection Services
1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
 2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

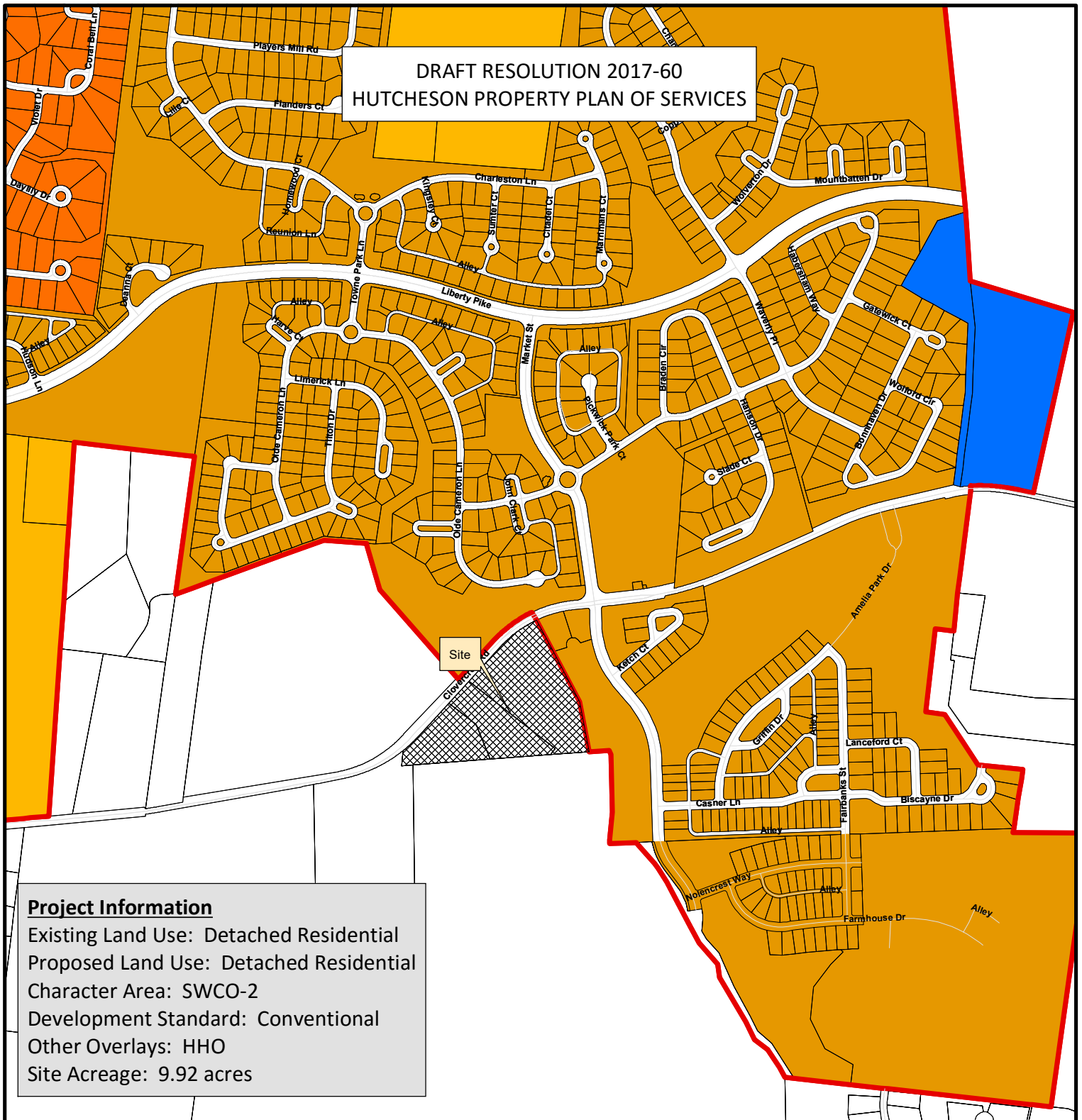
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

DRAFT RESOLUTION 2017-60 HUTCHESON PROPERTY PLAN OF SERVICES



Project Information

Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: SWCO-2
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 9.92 acres

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



0 250 500 1,000
Feet

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March 23, 2017

City of Franklin
Planning Department
Emily Hunter, Planning Director
Franklin, Tennessee

Dear Emily,
Philip and Katheryn Hutcheson own 9.92 acres in three parcels located at 4107-4115 Clovercroft Road. They are requesting annexation of their property into the City of Franklin. Attached is Exhibit showing the location of the property. A legal description of the property will be provided with a boundary survey when the annexation request is filed.

A Development Plan and a Rezoning Request will be filed concurrently with the Annexation Request for single family detached homes. We are assuming 8 to 15 homes at this time.

The property lays within the Seward Hall Character Area 2, and the property is identified in Envision Franklin as Single Family. The guiding principles for this area state that the development of this area is appropriate for Single Family Detached Homes.

The water service provider for this area is Milcrofton Utility District. The sewer service provider is the City of Franklin. A sewer availability request has been filed with the City of Franklin. At this time, we request to start the process for the Plan of Services, and look forward to working with you as we proceed. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble', is written over a light blue horizontal line.

Greg Gamble
Gamble Design Collaborative
615.975.5765
Greggamble209@gmail.com



Owner: Phillip and Katheryn Hutcheson
Address: 4107-4115 Clovercroft Road

Map 80

Parcel 31.02 5.40 acres

Parcel 31.03 2.36 acres

Parcel 31.04 2.16 acres

Total 9.92 acres

ORDINANCE 2017-49

TO BE ENTITLED: “AN ORDINANCE TO AMEND CHAPTER 3 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO ADD CLINIC AS A PERMITTED USE IN THE LIGHT INDUSTRIAL ZONE.”

WHEREAS, the City of Franklin, Tennessee, wishes to promote the orderly development and redevelopment of land within the City; and

WHEREAS, the Franklin Zoning Ordinance contains requirements that regulate land uses and establishes development standards to enhance the quality of developments through superior building and site design standards; and

WHEREAS, the Franklin Zoning Ordinance also contains specific requirements in Chapter 3, Section 3.2, Table 3-2 related to appropriate uses and zoning districts within the City; and

WHEREAS, the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen have reevaluated Chapter 3, Section 3.2, Table 3-2 and have determined that the existing use and development standards specified in the Franklin Zoning Ordinance provide the necessary site development standards needed to ensure that clinic uses shall be permitted within the Light Industrial (LI) Zoning District.

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

SECTION I. That Chapter 3, Section 3.2.3, Table 3-2: Permitted Uses of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold** and is approved to read as follows:

TABLE 3-2: PERMITTED USES																					
Use Types “P” = Permitted	Base Zoning Districts																		Additional Requirements		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-	RM-	RM-	OR	GO	NC	CC	GC	LI	HI		CI	
CIVIC AND INSTITUTIONAL USES																					
Clinics									P					P	P	P	P	P		P	Sec. 3.2.5 (1)

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Eric S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

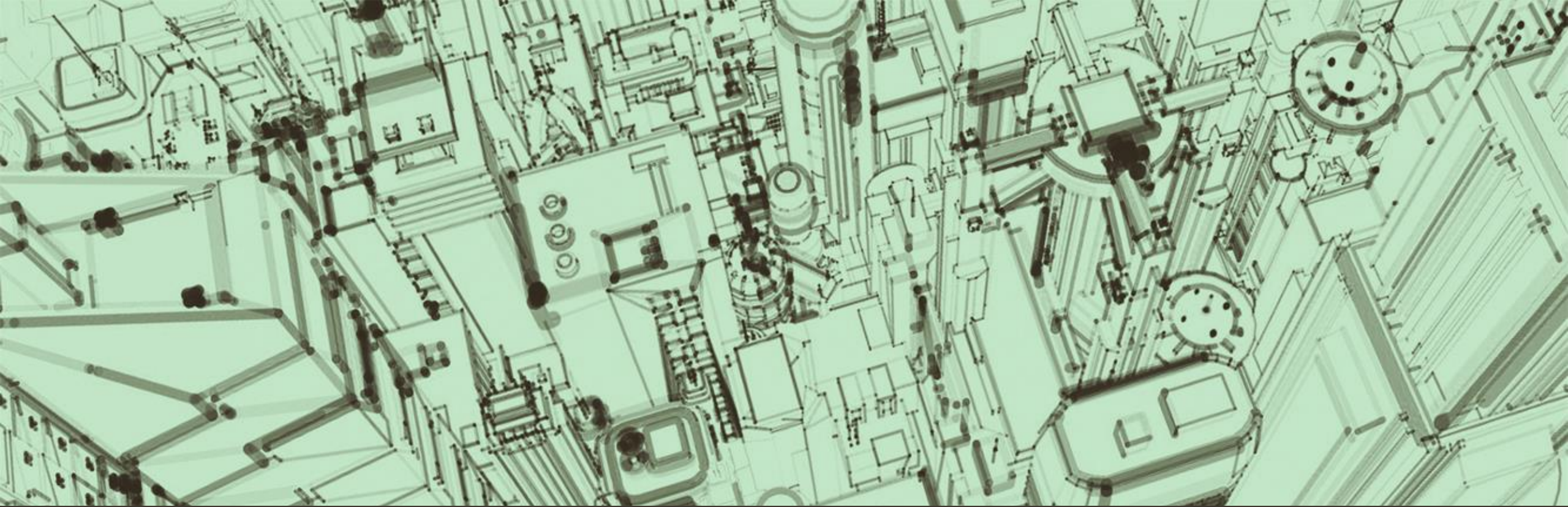
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



Clinic in the LI Zone

Josh King, Planning and Sustainability



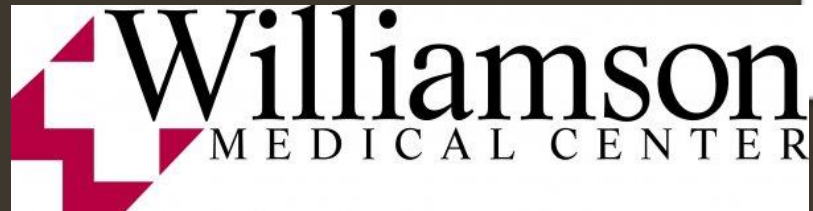
Clinic Definition

Clinic

An establishment providing medical, psychiatric, or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

Clinic Could be:

- Physical Therapy
- Sports Therapy
- Lasik Eye
- “Cool Sculpting”
- Walk in Clinic



Clinic Permitted Zones

TABLE 3-2: PERMITTED USES

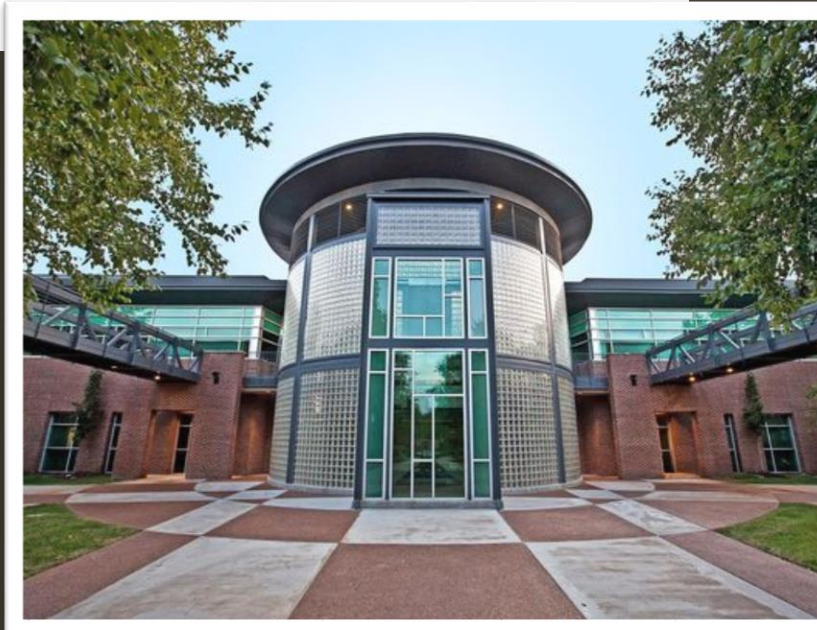
Use Types “P” = Permitted	Base Zoning Districts																			Additional Requirements
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	GO	NC	CC	GC	LI	HI	CI	
AGRICULTURAL USES																				
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	Sec. 3.2.4 (1)
RESIDENTIAL USES																				
Attached Dwellings							P	P	P	P	P	P			P					
Detached Dwellings	P	P	P	P	P	P	P	P				P			P					
Group Homes							P	P				P							P	
CIVIC AND INSTITUTIONAL USES																				
Active Park Facilities							P	P									P		P	Sec. 3.2.5 (1) and (2)
Assisted Living Facility							P	P					P			P			P	Sec. 3.2.5 (1)
Cemeteries																			P	Sec. 3.2.5 (1)
Charitable, Fraternal, or Social Organizations								P				P	P	P	P	P			P	Sec. 3.2.5 (1)
Clinics								P					P	P	P	P			P	Sec. 3.2.5 (1)

Light Industrial (LI) Zone

(17) LI—Light Industrial District

The purpose of the Light Industrial (LI) District, hereinafter referred to as the “LI District”, is to provide for industrial uses that have minimal exterior movement of vehicles and goods. Uses shall be restricted to activities that are safe and not a nuisance because of dust, fumes, noise, odor, refuse matter, smoke, vibration, water-carried waste, or other adverse effects on surrounding uses. The LI District shall provide open space, landscape, and buffering in order to achieve desirable site development.

- Permitted Uses Include:
 - Day Care
 - Offices
 - Funeral Homes
 - Restaurants



**The Dover
Centre
Sold For \$44.5
Million Dollars
Zoned LI**

Envision Franklin

INDUSTRIAL FLEX

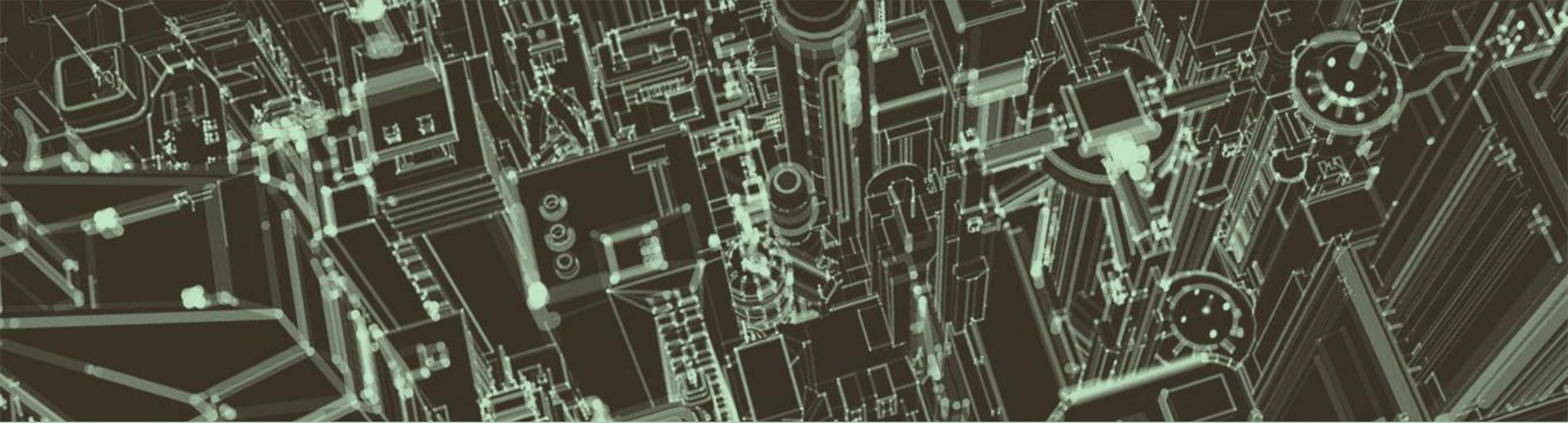
The Industrial Flex design concept provides locations for institutional, light industry, office, and research and development uses, with supporting local commercial uses. Industrial Flex development is characterized by low-scale buildings, some of which may have large footprints. Some of these areas generate less vehicular traffic than regional commerce areas and may be found along more minor thoroughfares. Conversely, some of these uses involve extensive exterior movement of goods and trucks that require measures to control adverse environmental and visual impacts.

The areas and uses within this design concept should be protected to support a diversified economy. However, heavy industrial uses are not encouraged.

- Permitted Uses Include:
 - Day Care
 - Offices
 - Funeral Homes
 - Restaurants

**Where the
Zoning
Ordinance is
heading**





The Future of Medicine



Advanced Prosthetics



- Potential Use Conflicts
 - "Manufacturing"
 - Fitting and Therapy



3D Printing



- Higher demand for power than typical Commercial space



- Considered both “Clinic” use and Manufacturing

Proposal

Add Clinic to the “LI” Zone

TABLE 3-2: PERMITTED USES																				
Use Types “P” = Permitted	Base Zoning Districts																		Additional Requirements	
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	GO	NC	CC	GC	LI	HI		CI
AGRICULTURAL USES																				
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	Sec. 3.2.4 (1)
RESIDENTIAL USES																				
Attached Dwellings							P	P	P	P	P	P			P					
Detached Dwellings	P	P	P	P	P	P	P	P				P			P					
Group Homes							P	P				P							P	
CIVIC AND INSTITUTIONAL USES																				
Active Park Facilities							P	P									P		P	Sec. 3.2.5 (1) and (2)
Assisted Living Facility							P	P					P			P			P	Sec. 3.2.5 (1)
Cemeteries																			P	Sec. 3.2.5 (1)
Charitable, Fraternal, or Social Organizations								P				P	P	P	P	P			P	Sec. 3.2.5 (1)
Clinics								P					P	P	P	P			P	Sec. 3.2.5 (1)

RESOLUTION 2017-77

TO BE ENTITLED: “A RESOLUTION TO AUTHORIZE THE CITY OF FRANKLIN TO SUBMIT AN APPLICATION TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THE FY2018 TRANSPORTATION ALTERNATIVES PROGRAM”

WHEREAS, the Transportation Alternatives Program is a competitive program that funds transportation alternatives-related projects such as pedestrian facilities and safe routes for non-drivers; and

WHEREAS, the City of Franklin seeks to submit an application to apply for FY2018 Transportation Alternatives funding with the Tennessee Department of Transportation (TDOT) in order to help finance the construction of a multi-use path from the Chestnut Bend HOA to Harlinsdale Farm; and

WHEREAS, on September 25, 2017, the City of Franklin held a required design public involvement meeting to provide an overview of the project; and

WHEREAS, the estimated construction cost associated with the Harlinsdale Farm Multi-Use Trail Project is \$2,897,204.00; and

WHEREAS, the twenty percent (20%) non-federal construction share of the proposed project must be provided as a hard cash match, and all preliminary engineering (PE), design, and right-of-way expenditures are solely the responsibility of the City; and

WHEREAS, the Board of Mayor and Aldermen find it in the best interest of the City of Franklin to seek this Transportation Alternative Funding.

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

That Dr. Ken Moore, Mayor, is authorized to sign and submit an application for the FY2018 Transportation Alternatives Program to the Tennessee Department of Transportation to help provide funding for the Harlinsdale Farm Multi-Use Trail Project.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley
City Attorney



HISTORIC
FRANKLIN
TENNESSEE



Harlinsdale Farm Multi-Use Trail

Connecting Downtown Franklin to the Park at Harlinsdale Farm

City of Franklin, TN

October 3rd, 2017

FY2018 Transportation
Alternatives Application



FY2018 TRANSPORTATION ALTERNATIVES APPLICATION



Tennessee Central Heritage Rail Trail *Cookeville, Algood and Putnam County*

*Example of Eligible Transportation Alternatives Program Activity Three (3):
Conversion of Abandoned Railway Corridors to Trail (Rails-with-Trails Project)*

**Deadline for 2018 submittals:
October 3, 2017 @ 3:00PM (Central)**

Submit applications electronically via tdot.enhancements@tn.gov

TDOT - Transportation Alternatives Office
Suite 600 James K. Polk Building
505 Deaderick Street
Nashville, Tennessee 37243-0341
Phone: 615-741-5314

2018 Transportation Alternatives Updates

- 2018 TAP funding must be authorized for construction on or before July 1, 2021 or the funds will be automatically withdrawn by FHWA. No contract extensions can be provided by TDOT to secure the funding.
- Undergrounding utilities outside the public right-of-way cannot be a stand-alone project: it must be a direct component of an eligible on-road or off-road trail facility for pedestrians, bicyclists and other non-motorized forms of transportation only, and is limited to 33% of eligible and reimbursable construction costs. Utilities affected within the public right-of-way must relocate at no cost to the project.
- All applications must include both an appropriate indoor and outdoor location for award announcement if the project is selected for funding.
- All TAP projects, regardless of scope or complexity, must be designed per TDOT Standards for Roadway Design and Bridge Construction and be submitted in the required TDOT format and all detectable warning systems/truncated domes must be universal safety yellow only.
- All bicycle and pedestrian facilities must be hard-surfaced, ADA compliant and provide adequate linear connectivity to existing facilities. Funding may not be used for spot improvements, repairs or maintenance and all new construction for multi-modal (shared use) facilities must be a minimum of 12-feet wide.
- All local governmental agencies, including those within the Chattanooga, Knoxville, Memphis and Nashville MPO/TPO's, may submit an application to the State Competitive Program. Please contact your MPO/TPO for additional information and specific guidelines regarding their regional competitive program schedule.
- Applicants with an outstanding uncommitted STP balance or MPO TAP allocation are advised to utilize such funds in lieu of submitting a TA application through the state competitive program.
- Per the Americans with Disabilities Act (ADA) of 1990, legislation prohibits discrimination on the basis of disability. Other Federal laws which affect the design, construction, alteration, and operation of federally-funded facilities include the Architectural Barriers Act of 1968 (ABA), and the Rehabilitation Act of 1973. Newly constructed and altered facilities covered by Titles II and III of the ADA, including all Transportation Alternatives-type projects, must be readily accessible to and usable by people with disabilities per the Public Rights-of-Way Accessibility Guidelines (PROWAG).
- The 20% non-federal construction share of the proposed project must be provided as a hard cash match, and all preliminary engineering (PE), design and right-of-way expenditures are solely the responsibility of the local governmental agency.
- Prior to submitting a 2018 application, all applicants must hold a design public involvement meeting to notify the local community of the intended project scope. You must include the date(s) and time(s) of public meetings that were held as well as the sign-in sheet, the record of all public comments received and the disposition of said comments with the completed application.
- Costs associated with application preparation and design public involvement meeting are not eligible for federal reimbursement.
- All line items listed in the application budget are subject to TDOT review and eligibility verification. Ineligible items will be excluded from federal reimbursement but may be included at the local agency's expense.
- If the proposed application is selected for project funding, only the specific description and approved budget items will be eligible for construction. The Transportation Alternatives (TA) funding will not be transferable nor will the project be eligible for major project scope changes. All remaining federal funds will revert to TDOT for re-distribution in the next funding cycle.
- Applications and proposed design plans selected for award have not been fully vetted, reviewed or approved by TDOT and may require further modification.

Please access <http://www.tn.gov/tdot/section/local-programs> for *The Local Government Guidelines for the Management of Federal and State Funded Transportation Projects* manual which provides State and Local Governmental Agencies with the procedures that are required by law, regulation, rule, policy and standards for the use of Federal Highway Administration (FHWA) transportation projects.



FY2018 TRANSPORTATION ALTERNATIVES APPLICATION

- ☐ Check box if re-submittal of a previously non-awarded application. Provide the year of last submission: _____
- ☐ Check box if application was also submitted to the Chattanooga, Knoxville, Nashville, or Memphis MPO/TPO TAP Program

FOR TDOT USE ONLY

Do Not Write In This Box

Eligible Applicant: _____ Yes ___ No
Eligible Project: _____ Yes ___ No
Adequate Scope: _____ Yes ___ No
Adequate Map: _____ Yes ___ No
Adequate Funding: _____ Yes ___ No
TDOT Budget Template: _____ Yes ___ No
TDOT Line Item Nos.: _____ Yes ___ No
Public Involvement: _____ Yes ___ No
Signed Application: _____ Yes ___ No

TDOT Approval _____ Date _____

Project Title:

Harlinsdale Farm Multi-Use Path

Priority Ranking (If multiple applications submitted by applicant):

Project County:

Williamson County

Physical Project Address including 9-digit zip (not the address of applicant):

239 Franklin Road, Franklin, TN 37064-2234

Current Applicant Population:

71,374

Applicant DUNS Number:

081460768

1. Total Construction Costs (100%):
(excluding preliminary engineering/design and right-of-way expenses)
2. **FEDERAL CONSTRUCTION FUNDS REQUESTED:**
(Maximum 80% of number 1)
3. Local Cash Match of Construction Funds:
(Minimum 20% of number 1)

\$ **2,897,204.00**

\$ **2,317,763.20**

\$ **579,440.80**

If the application is ultimately selected for funding, please provide both an appropriate outdoor and indoor location from which to formally announce and award the project. These locations must have a physical address and provide suitable parking and accessibility for the public.

Outdoor Location Name & Address: **239 Franklin Road, Franklin, TN 37064**

Indoor Location Name & Address: **109 Third Ave South, Franklin, TN 37064**

Name of City/County or State Agency Applicant:

City of Franklin

Address:

109 Third Ave South, Franklin, TN 37064

Local Government Contact Name, Title, Phone Number and E-mail Address:

Paul Holzen, Engineering Director, 615-791-3218, paul.holzen@franklintn.gov

Other Applicable Contact Name, Title, Company, Phone Number and E-mail Address:

Jonathan Marston, Assistant Director of Engineering, 615-791-3218, jonathan.marston@franklintn.gov

I hereby certify that, to the best of my knowledge, the information submitted with this application is accurate, all rules & regulations contained in TDOT's *Local Government Guidelines for the Management of Federal and State Funded Transportation Projects* will be followed & that **ALL funds**, including the required 20% local cash match, are now available for the completion of the project as described herein.

Signature: _____
City or County Mayor or State Agency Head

Date **10/2/2017**

Printed Name and Title of elected official: **Dr. Ken Moore, Mayor City of Franklin**

THE HIGHEST ELECTED OFFICIAL OF THE LOCAL GOVERNMENTAL AGENCY MUST SIGN THIS APPLICATION

SECTION 1: TRANSPORTATION ALTERNATIVES ACTIVITIES

Check only those that apply. Explanations of each activity can be found on page 4 of the instruction booklet.

☒ Pedestrian and Bicycle Facilities All facilities must be hard-surfaced, ADA compliant and provide adequate linear connectivity. Multi-modal facilities must be a minimum of 12-feet wide. TA funds can be used for sidewalks, walkways or curb ramps; bike lane striping, wide paved shoulders, bike parking and bus racks; pedestrian safety/traffic calming; off-road trails; bike and pedestrian bridges and underpasses and ADA compliance. Funding may not be used for spot improvements, repairs or maintenance	☒ Historic Preservation & Rehab of Historic Transportation Facilities Preservation of buildings and facades in historical districts; restoration of historic buildings for transportation-related purposes; access improvements to historic sites. Restoration of railroad depots, bus stations and lighthouses; rehabilitation of rail trestles, tunnels, bridges and canals All applications are subject to State Historic Preservation Office review and approval
☒ Safe Routes for Non-Drivers Access and accommodation for children, older adults and individuals with disabilities	☒ Vegetation Management Improvement of roadway safety; prevention of invasive species; providing erosion control
☐ Conversion of Abandoned Railway Corridors to Trails Acquisition of railroad rights-of-way; planning, design and construction of multi-use hard-surfaced, ADA accessible trails and rail-with-trail projects	☐ Archaeological Activities Projects related to impacts from implementation of current highway construction projects
☐ Scenic Turnouts and Overlooks Construction of scenic turnouts, overlooks and viewing areas	☒ Stormwater Mitigation Pollution prevention and abatement activities to address stormwater management; water pollution prevention related to highway construction or due to highway runoff
☐ Outdoor Advertising Management Billboard inventories and removal of illegal and nonconforming billboards. Inventory control may include, but not be limited to, data collection, acquisition and maintenance of digital aerial photography, video logging, scanning and imaging of data, developing and maintain an inventory and control database and hiring of outside legal counsel	☐ Wildlife Management Reduction of vehicle-caused wildlife mortality; restoration and maintenance of connectivity among terrestrial and aquatic habitats

SECTION 2: PROJECT DESCRIPTION INCLUDING PURPOSE AND NEED

PROJECT DESCRIPTION:

Include project name, project location, and scope of work. The project location should run from west to east or south to north and must include local road names. You must include a color coded map that clearly delineates the project (with road names, a north arrow and the project location highlighted) and any photographs, plans, drawings and applicable preliminary sketches. You must also provide a photograph of the beginning and ending termini if you are submitting for an Activity 1 project. Please do not submit any documents larger than 11" x 17".

Federal regulations require that a project must have a surface transportation link to be eligible. Please refer to http://trade.railstotrails.org/relate_stp for more information pertaining to surface transportation links.

If this is a continuation of an existing project, include the projects applicable Project Identification Number (PIN) project description, current status and estimated completion date.

If this is a bike/pedestrian facility, you must provide distinct and connecting termini (logical destination points such as federal/county/city offices, historic sites, schools, libraries, vehicular trailheads, etc). Future unbuilt phases do not qualify as eligible destination points. Note that inadequate connectivity may affect the projected costs for construction.

Note that sidewalks must connect to existing sidewalks, bikeways must connect to existing bikeways, greenways must connect to existing greenways or each facility must connect to an approved trailhead with adequate ADA parking or an eligible destination point. All bicycle and pedestrian facilities must be ADA compliant and provide adequate linear connectivity to existing accessible facilities. Pedestrians cannot utilize bike lanes and all pedestrian facilities must provide adequate separation from vehicular traffic, typically accomplished with the installation of a 6-inch non-mountable curb.

Funding may not be used for spot improvements, repairs or maintenance and all new construction for multi-modal (shared use) facilities must be a minimum of 12-feet wide. Address any questions concerning connectivity to the Transportation Alternatives Office at TDOT.Enhancements@tn.gov.

PURPOSE AND NEED:

Briefly specify the underlying purpose and need to which the applicant is responding in proposing the alternatives including the proposed action. FHWA requires a clear statement of identified objectives that the proposed project is intended to achieve for improving transportation conditions. The objectives should be derived from needs and may include, but are not limited to, the following:

- 1: Achieving a transportation objective;
- 2: Supporting land use, economic development or growth objectives established in applicable Federal, State, local plans.

The items listed below may not be applicable to every project, but those that are should be discussed, as appropriate, to help explain and justify the project's purpose and need. For those which do not apply, simply answer "NA".

Project Status: Provide a brief project history, including all actions taken, other state and federal agencies involved, and project schedule. List any existing transportation plans or other relevant studies which include the project.

System Linkage: Is the project a needed connecting link in a transportation system? How does the project fit into both the current and future transportation system? Explain how the proposed improvement would address the needs of the community and the transportation system.

Social or Economic Conditions: Explain how the benefits and adverse impacts to interest groups in the project area were considered during the planning process.

Land Use: Describe projected changes in land use that spur the need for improving the area's transportation capacity. Reference the local area's land use plan and describe how it was considered in the transportation planning process. Explain how the project may impact major existing or planned development.

Safety: Is the project needed to correct an existing safety hazard?

SECTION 3: PROJECT BUDGET

Pending applications will not be selected for funding until the fall of the following year with most projects not proceeding to construction for an additional two or three years: please adjust your budget accordingly and verify your calculations.

The source of the matching funds that will be provided by the Local Government cannot be from another FHWA surface transportation source. ALL COST OVERRUNS IN EXCESS OF THE AWARDED FUNDING AMOUNT ARE THE RESPONSIBILITY OF THE LOCAL GOVERNMENT.

The 20% non-federal construction share of the proposed project must be provided as a hard cash match, and all preliminary engineering (PE), design and right-of-way expenditures are solely the responsibility of the local governmental agency.

No add alternates or deductions will be allowed in the final construction cost estimate or bid documents.

Standardized budget templates are located on our website. Line items can be added or deleted as needed for any stage utilizing TDOT line item numbers when available; however, this is the required format in which all budgets must be submitted. Note: structural template tab is for Historic Preservation and Rehabilitation of Historic Transportation Facilities only.

Access TDOT Line Item Numbers at <https://www.tdot.tn.gov/APPLICATIONS/RoadwayItems>

SECTION 4: INVESTMENT OF PUBLIC FUNDS

The project being developed must be maintained by the applicant and remain open to the public for a sufficient time based upon the federal investment as shown below:

Federal Amount	Lease
\$1.00 - \$199,999	5 years from Federal close-out date
>\$200,000 - \$499,999	10 years from Federal close-out date
>\$500,000 - \$1,000,000	20 years from Federal close-out date

Projects over \$1,000,000 carry a minimum 25 year lease and will be subject to individual review.

SECTION 5: SUPPORT AND PUBLIC INVOLVEMENT

Include the local, statewide, and legislative support for the proposed project and attach any federal, state or local government mandates or resolutions for the project.

Please provide the legislative districts that correspond to the proposed project location, NOT the address of the applicant:

Senate District No. **23** House District No. **61** U.S. Congressional Representative District No. **07**

Prior to submitting an application, all applicants must hold a design public involvement meeting to notify the local community of the intended project scope. In addition, correspondence must be sent to the appropriate Metropolitan Planning Organization (MPO) / Transportation Planning Organization (TPO) or Rural Planning Organization (RPO) describing the proposed activity and inviting input regarding the project. You must include the date(s) and time(s) of public meetings that were held as well as the sign-in sheet, the record of all public comments received and the disposition of said comments with the completed application

METROPOLITAN AREAS

Are you in a Metropolitan Area over 50,000 population? ☒ yes ☐ no

If yes, please provide the MPO/TPO name: **Nashville Area MPO**

NOTE: If the project is selected for funding you must have MPO/TPO project endorsement and amendment into the applicable Transportation Improvement Plan (TIP)

SECTION 6: RIGHT-OF-WAY IMPACT

Is all land necessary for the project publically owned or leased? ☐ yes ☒ no

Is any part of the project to be constructed inside State or Federal highway right-of-way? ☐ yes ☒ no

Is the project along or adjacent to a State or Federal Highway? ☐ yes ☒ no

Will the project impact an existing or eligible National Register Historic Site or District? ☒ yes ☐ no

Does the project include a pedestrian/bike bridge or tunnel or impact an existing TDOT structure? ☒ yes ☐ no

Will any part of your project (including parallel pedestrian facilities) impact a rail or trolley line? ☐ yes ☒ no

TDOT will accept applications electronically via tdot.enhancements@tn.gov. The electronic submission must still include the scanned signature of the applicable Mayor or State Agency Head as well as all necessary detailed maps, photographs, preliminary sketches, plans and support letters. **Please note that only Word, PDF and JPG documents will be accepted for electronic submissions and limit only one application per e-mail.**

All applications must include the County, Applicant and Project Title in the subject line. Limit one application per e-mail. If more than one e-mail is necessary per application submittal, you must label each e-mail accordingly, e.g. County, Applicant, Title of Project, Part 1 of 2. NOTE: TDOT's mailbox limit is 15MB per e-mail.

If you choose not to submit electronically, you must submit one (1) CD containing the complete application. All CD's must be labeled County, Applicant and Title of Project. Submissions are to be mailed to:

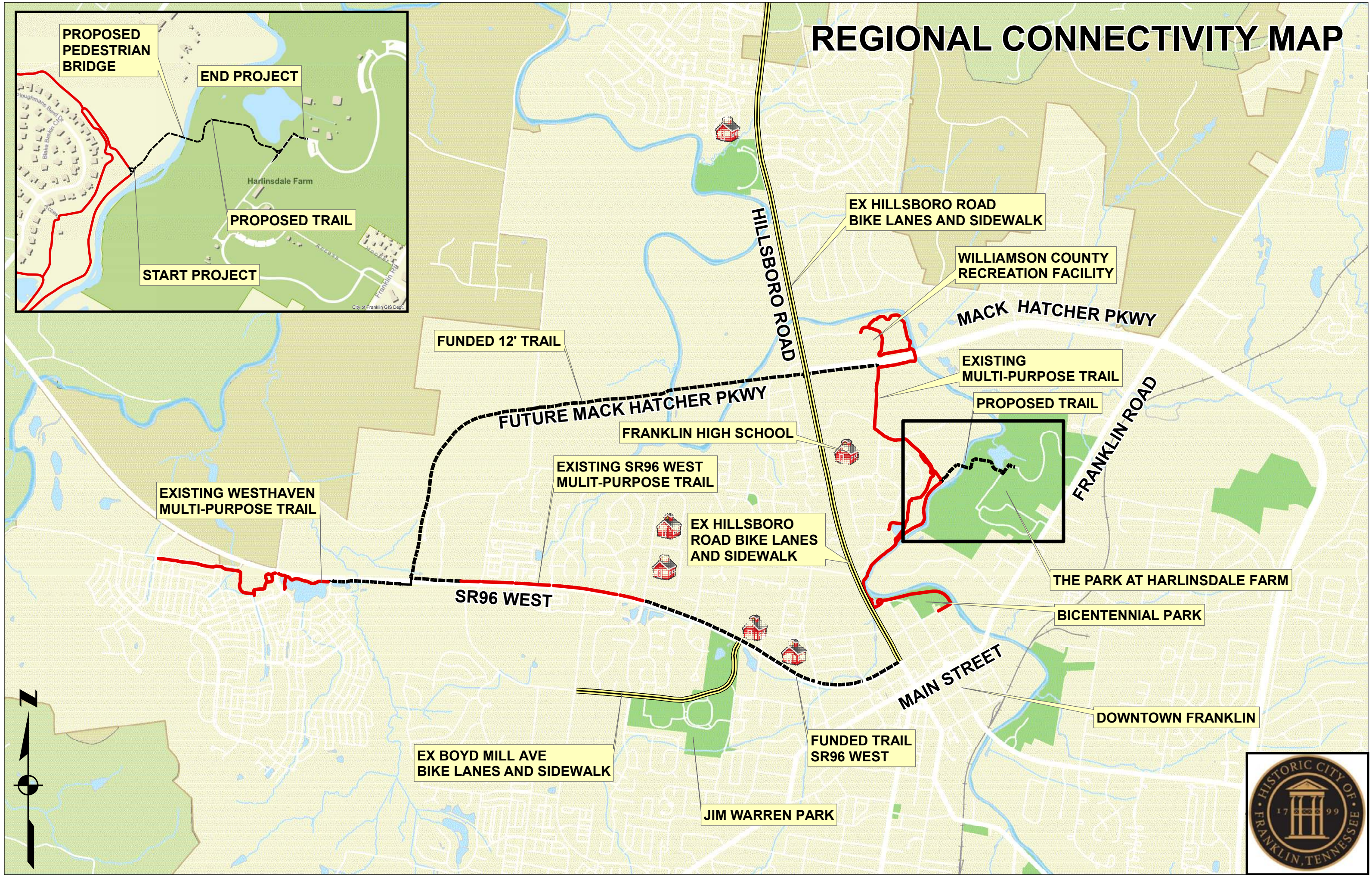
TDOT - Transportation Alternatives Office
Suite 600 James K. Polk Building
505 Deaderick Street
Nashville, Tennessee 37243-0341
Phone: 615-741-5314 Fax: 615-741-9673
<http://www.tn.gov/tdot/topic/tap>

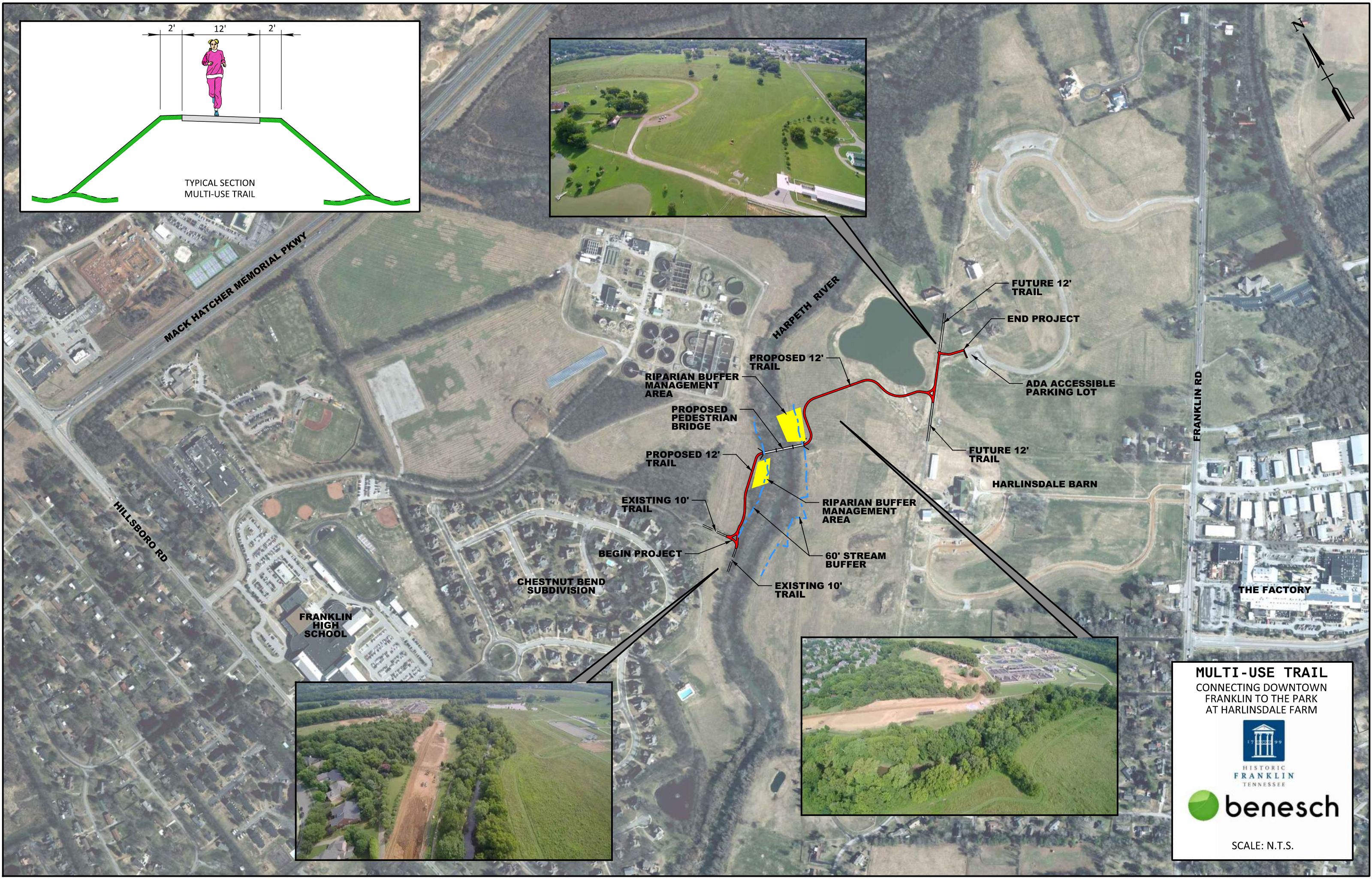
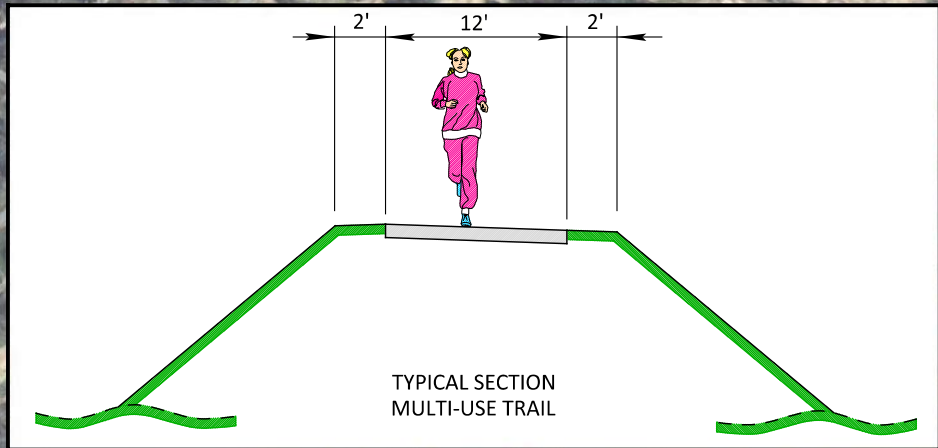


APPENDIX A – LOCATION MAPS



REGIONAL CONNECTIVITY MAP





MULTI-USE TRAIL
CONNECTING DOWNTOWN
FRANKLIN TO THE PARK
AT HARLINSDALE FARM



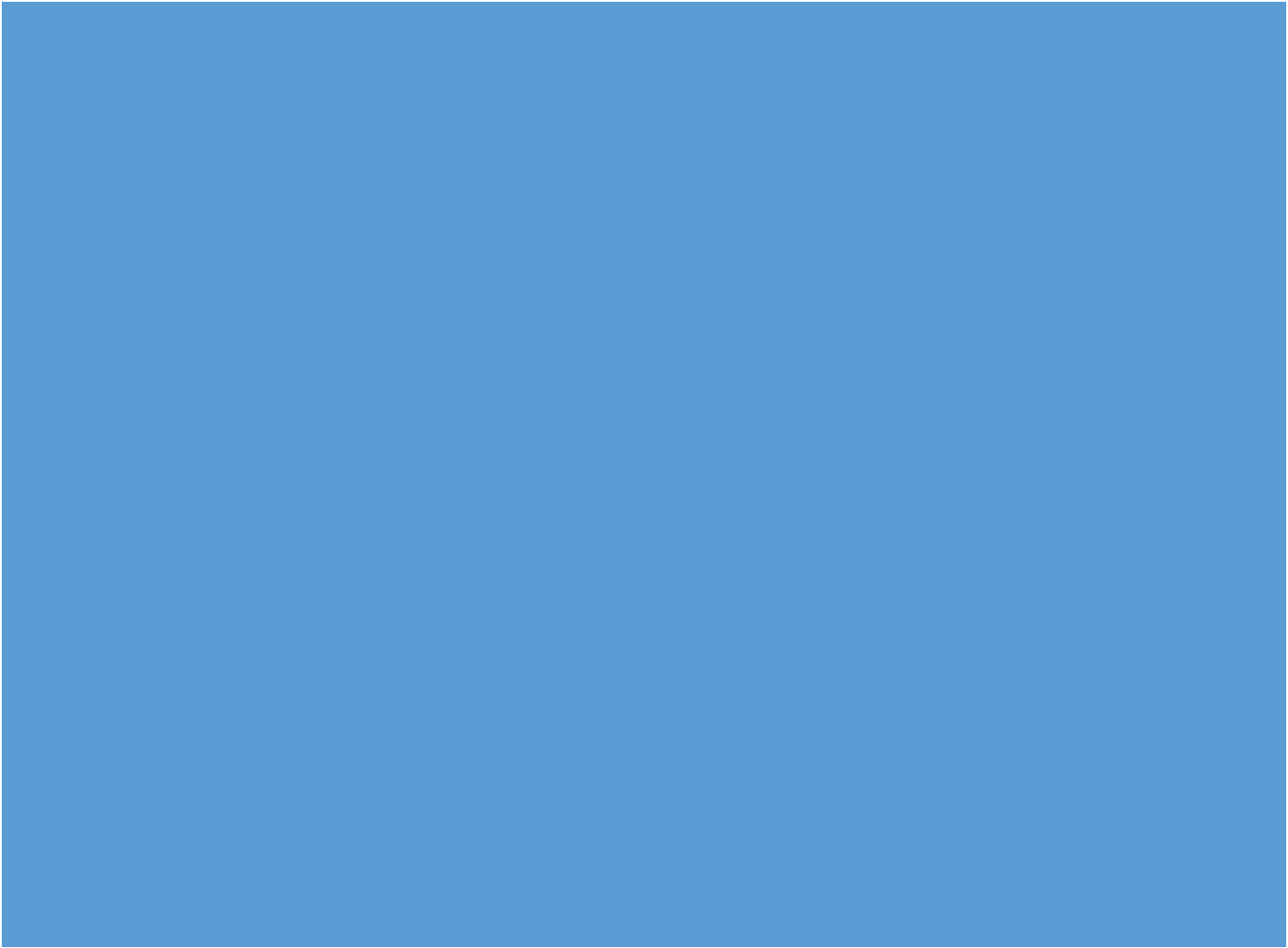
HISTORIC
FRANKLIN
TENNESSEE



SCALE: N.T.S.



APPENDIX B – PROJECT DESCRIPTION AND PURPOSE & NEED





PROJECT DESCRIPTION

The Harlinsdale Farm Multi-Use Path is proposed to begin on the west side of the Harpeth River near the Chestnut Bend Subdivision. The path will connect the existing Ruby F. Lynch trail system to a trailhead parking lot within The Park at Harlinsdale Farm. Beginning at the existing Ruby F. Lynch trail, the project proposes to construct approximately 500 LF of 12' wide, ADA accessible multi-use path to the Harpeth River. The trail will then cross the Harpeth via a proposed 3-span, 260 LF pedestrian bridge. On the east banks of the Harpeth River, the 12' wide multi-use trail will continue approximately 1,530 LF to the designated trailhead location within the park.

PURPOSE AND NEED

The primary purpose of this project is to construct a key portion of an ADA accessible, multi-use trail that will ultimately connect the northeast and northwest sides of the city with the downtown historic district. A secondary purpose of this project is to establish a trail to link the existing trail infrastructure (the Ruby F. Lynch Trail) with The Park at Harlinsdale Farm.

Currently, on the north side of Downtown Franklin there are no safe, non-motorized, ADA accessible transportation alternatives to connect the area northeast of Downtown Franklin with the area to the northwest or to access the National Historic Site of The Park at Harlinsdale Farm. The city is currently pursuing the development of a network of trails that will connect State Route 96W with the Hillsboro Road corridor, Bicentennial Park, and the Downtown Franklin network. However, heading north along Franklin Road after you cross the Harpeth River, sidewalks are non-existent and shoulders along the road are located in limited areas and would be a dangerous route for travelers on bicycle or foot, especially those with disabilities. To date, the aforementioned routes on the northwest side do not connect to routes on the northeast side of downtown (i.e. sidewalks along Liberty Pike and the trail along Mack Hatcher Parkway). This proposed multi-use trail at The Park at Harlinsdale Farm is viewed by the City as the catalyst to that connection.

Improving non-motorized connectivity is part of the City's overall vision to promote community and economic development while providing access for all individuals. As previously mentioned, the immediate outcome of the project will provide connectivity between existing multi-use trails that connect the Williamson County Recreation Center to Franklin High School, the Chestnut Bend Subdivision, Bicentennial Park, and Hillsboro Road with The Park at Harlinsdale



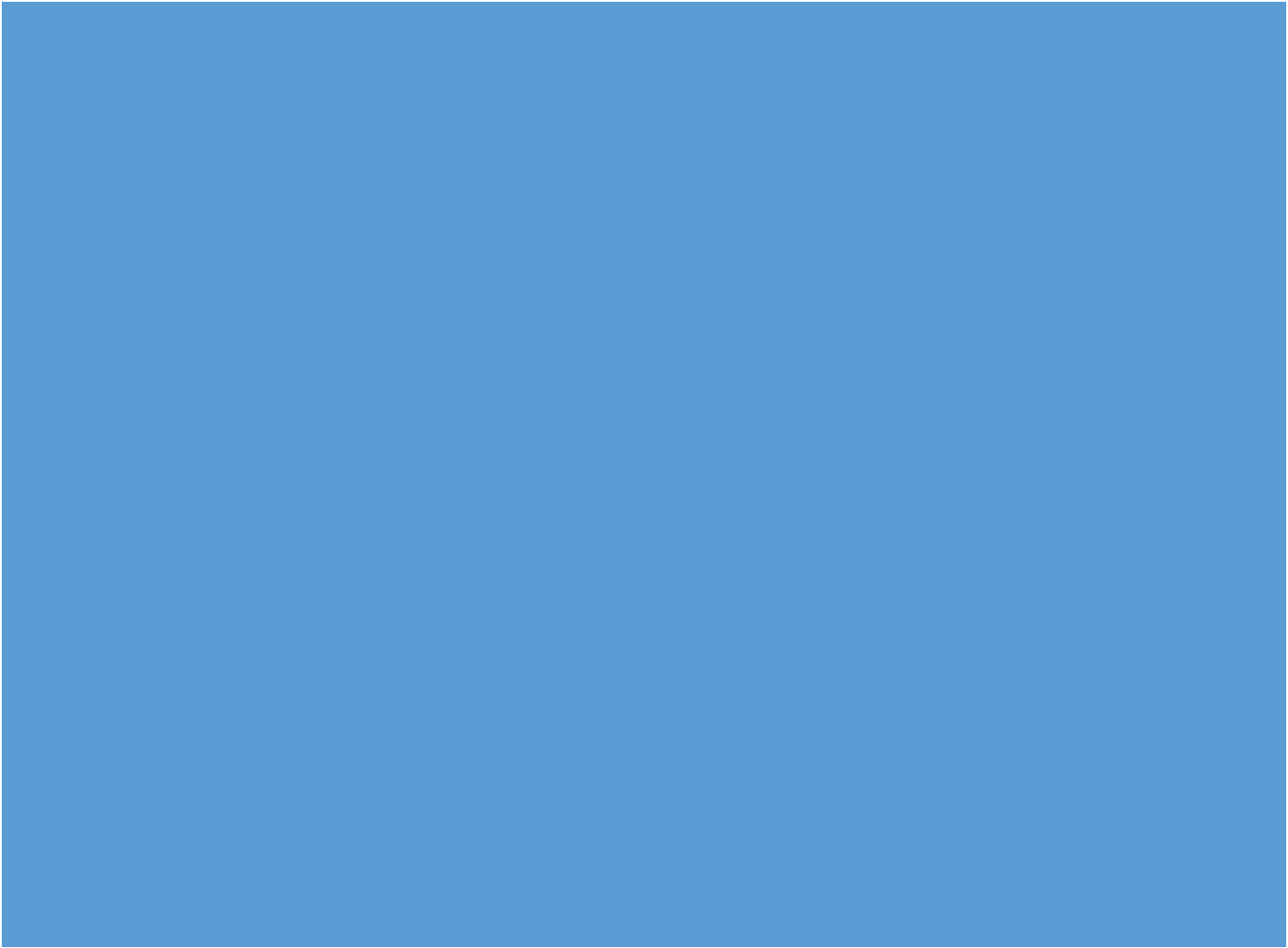
Farm. Not only does the Park provide access to 200 acres of rolling farmland, a dog park, and a catch and release fishing pond, but as part of their master plan the City plans to further develop this historic area by building an Equestrian Center and Museum. This park also serves as host for large festivals such as the Pilgrimage Music and Cultural Fest, and the Great Americana BBQ Festival. This will allow an alternate route for residents to safely walk from Downtown Franklin and established neighborhoods to the Park and back. Currently the City hosts approximately 5-10 large events at the Park and plans to encourage more community events to relocate from the historic downtown area to this facility. The Pilgrimage Music and Cultural Fest has historically attracted crowds as big as 20,000 – 30,000 people.

The City understands that by providing this multimodal, ADA accessible trail, more vehicular traffic will be redistributed and congestion on Hillsboro Road, Franklin Road, and other portions of the City's arterial roadway network will be reduced, especially during large events in Franklin or The Park at Harlinsdale Farm. The City of Franklin is the seventh largest and the fastest growing city in the State of Tennessee with approximately 71,374 people in 2017 up from 66,335 people in 2014. The City is expected to continue this fast-paced growth over the near and long-term future with a projected population of approximately 134,000 people in 2040. Based on these projections, the City is actively working to update all of their transportation facilities and the project location is one area where the City foresees a large benefit.

Ultimately, the City envisions this trail as an integral part of their proposed network to provide uninterrupted and ADA accessible pedestrian and bikeway access that connects the City within the loop of Mack Hatcher Parkway. In 2016 the City of Franklin adopted a Comprehensive Transportation Network Plan and a Greenway and Trails Master Plan. Both plans highlight the need to improve connectivity and incorporate alternative means of transportation throughout the City and with adjoining agencies. The Comprehensive Transportation Network Plan (<http://www.franklin-gov.com/home/showdocument?id=24922>) focuses on providing sidewalks, bike lanes and trails alongside roadways while the Greenway and Trails Master Plan (<http://www.franklin-gov.com/home/showdocument?id=1255>) focuses on providing connectivity in areas outside of the public right-of-way. Both plans are well coordinated to ensure that the City can provide long-term feasible alternative modes of transportation, that are ADA accessible, throughout the City. The City is well aware that alternative transportation modes will be an essential and integral part of Franklin's future transportation system.



APPENDIX C – PROJECT BUDGET



BUDGET TEMPLATE #1

Estimated Project Costs

Line items can be added or deleted as needed for any stage; however this is the format in which the budget must be submitted.

TDOT line item numbers can be found at <https://www.tdot.tn.gov/APPLICATIONS/RoadwayItems>

Note that no add alternates or deductions will be allowed in the final construction cost estimate and bid documents.

INSTRUCTIONS: List all items necessary to develop and construct the project. The applicant is responsible for verifying all costs for accuracy. Construction cost overruns will be solely the responsibility of the Local Government.

LOCAL PROJECTS: Please note that the Stage I and II Costs shown below are to be funded by the Local Government and are not eligible for Federal Reimbursement.

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	0% FED. FUNDS	100% LOCAL EXPENSE (NON-REIMBURSABLE)
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Stage I – Preliminary Engineering/Design (PE)

All costs associated with preliminary engineering/design are not eligible for reimbursement including application preparation fee and design public involvement costs.

Preliminary Design Plans (up to 80%)	LS	1	\$ 154,000.00	\$ 154,000.00		\$ 154,000.00
Local, State and Federal Permits	LS	1	\$ 21,000.00	\$ 21,000.00		\$ 21,000.00
Plans, Specs & Estimates (PS&E) Document Completion	LS	1	\$ 22,000.00	\$ 22,000.00		\$ 22,000.00
SUBTOTAL of non-reimbursable PE expenses						\$ 197,000.00

Stage II – Right-of-Way/Utilities

All costs associated with right-of-way are not eligible for reimbursement

ROW Design Plans	LS	1	\$ 26,000.00	\$ 26,000.00		\$ 26,000.00
ROW Acquisition	LS	1	\$ 25,000.00	\$ 25,000.00		\$ 25,000.00
License Agreements, Easements, Recording Fees	LS	1	\$ 1,000.00	\$ 1,000.00		\$ 1,000.00
Utility Relocation and Certifications (Only if not affected as a direct result of the TA project)	LS	1	NA	-		\$ -
SUBTOTAL of non-reimbursable ROW Expenses						\$ 52,000.00

All costs associated with preliminary engineering/design and right-of-way are not eligible for reimbursement nor applicable toward the 20% local construction match.

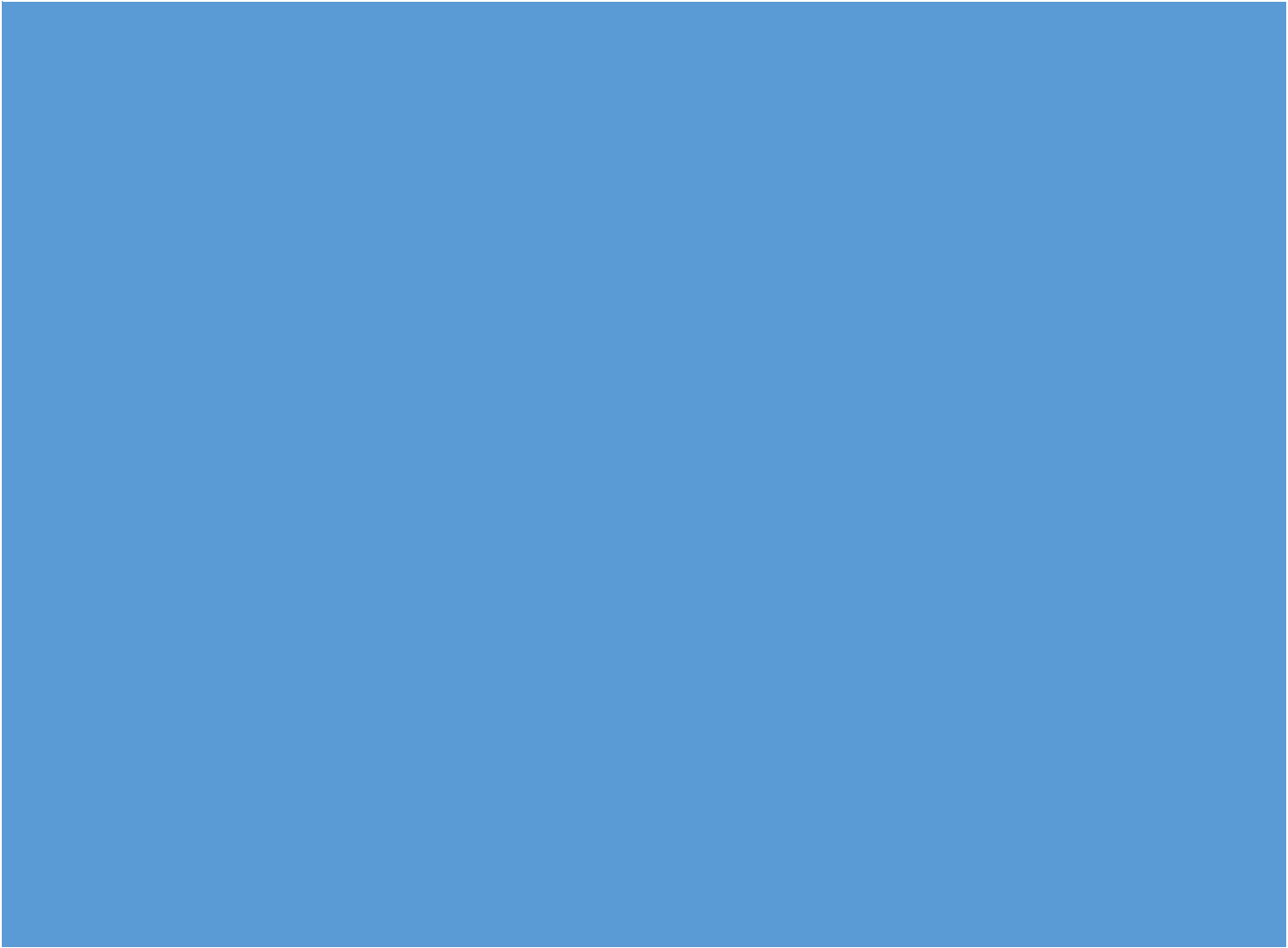
TDOT LINE ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	80% FED. FUNDS	20% LOCAL MATCH
Stage III – Construction (CNST.) All projects must be competitively bid and awarded to the lowest responsive bidder							
	Site Preparation & Demolition:						
201-01	Clearing and Grubbing	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 32,000.00	\$ 8,000.00
	Construction Items:						
203-01	Road and Drainage Excavation (Unclassified)	CY	3000	\$ 15.00	\$ 45,000.00	\$ 36,000.00	\$ 9,000.00
203-03	Borrow Excavation (Unclassified)	CY	7200	\$ 20.00	\$ 144,000.00	\$ 115,200.00	\$ 28,800.00
203-12.30	Wetland Materials Excavation and Relocation	CY	1000	\$ 40.00	\$ 40,000.00	\$ 32,000.00	\$ 8,000.00
303-01	Mineral Aggregate, Type A Base, Grading D	TON	1100	\$ 30.00	\$ 33,000.00	\$ 26,400.00	\$ 6,600.00
701-01.01	Concrete Sidewalk (4")	S.F.	28910	\$ 5.00	\$ 144,550.00	\$ 115,640.00	\$ 28,910.00
	Pedestrian Bridges	LS	1	\$ 1,400,000.00	\$ 1,400,000.00	\$ 1,120,000.00	\$ 280,000.00
701-02.03	Concrete Curb Ramp	S.F.	60	\$ 15.00	\$ 900.00	\$ 720.00	\$ 180.00
	**Landscaping:						
203-07	Furnishing & Spreading Topsoil	CY	320	\$ 20.00	\$ 6,400.00	\$ 5,120.00	\$ 1,280.00
803-01	Sodding (New Sod)	SY	2810	\$ 7.00	\$ 19,670.00	\$ 15,736.00	\$ 3,934.00
	Pedestrian Amenities:						
	Pedestrian Lighting on Bridge	EA	5	\$ 5,000.00	\$ 25,000.00	\$ 20,000.00	\$ 5,000.00
	Bike Racks	EA	2	\$ 1,500.00	\$ 3,000.00	\$ 2,400.00	\$ 600.00
	SUBTOTAL of Itemized Quantities above				\$ 1,901,520.00	\$ 1,521,216.00	\$ 380,304.00
	Mobilization and Engineering Services:						
	Contractor Mobilization	LS	1	\$ 80,000.00	\$ 80,000.00	\$ 64,000.00	\$ 16,000.00
	CNST. Survey & Layout	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 32,000.00	\$ 8,000.00
	TDOT Materials & Test	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 16,000.00	\$ 4,000.00
	Construction Contingency	20%	of construction		\$ 380,304.00	\$ 304,243.20	\$ 76,060.80
	TDOT Engineering Services	5%	of construction		\$ 95,076.00	\$ 76,060.80	\$ 19,015.20
	Construction Engineering Inspection (CEI)	20%	of construction		\$ 380,304.00	\$ 304,243.20	\$ 76,060.80
	TOTAL of reimbursable construction expenses				\$ 2,897,204.00	\$ 2,317,763.20	\$ 579,440.80

* Undergrounding utilities outside the public right-of-way cannot be a stand alone project: it must be a direct component of an eligible on-road or off-road trail facility for pedestrians, bicyclists and other non-motorized forms of transportation only, and is limited to 33% of eligible and reimbursable construction costs. Utilities affected within the public right-of-way must relocate at no cost to the project.

**Landscaping activities must be a direct component of an eligible on-road or off-road trail facility for pedestrians, bicyclists and other non-motorized forms of transportation only, and is limited to 25% of eligible and reimbursable construction costs.



APPENDIX D – SUPPORT AND PUBLIC INVOLVEMENT





Letters of Support

Tennessee State Representative Charles M. Sargent, Jr.

Tennessee State Representative Glen Casada

Tennessee State Representative Sam Whitson

Williamson County Mayor Rogers C. Anderson

Friends of Franklin Park, Inc. Executive Director Torrey Barnhill

Williamson County Schools Deputy Superintendent Jason A. Golden

Franklin High School Principal Willie Dickerson

CHARLES M. SARGENT, JR.
STATE REPRESENTATIVE
61ST DISTRICT

117 ASHTON PARK BLVD.
FRANKLIN, TENNESSEE 37067
(615) 771-7222

LEGISLATIVE OFFICE
206 WAR MEMORIAL BUILDING
NASHVILLE, TENNESSEE 37243-0194
(615) 741-6808
FAX (615) 253-0217



House of Representatives State of Tennessee

NASHVILLE

MEMBER OF COMMITTEES:

CHAIRMAN FINANCE, WAYS &
MEANS
INSURANCE AND BANKING
CHAIRMAN INSURANCE AND
PENSIONS
CALENDAR AND RULES

SUBCOMMITTEES
GENERAL SUB OF FINANCE

E-MAIL:
rep.charles.sargent@capitol.tn.gov

September 25, 2017

Commissioner John Schroer
Tennessee Department of Transportation James K. Polk Building, Suite 700
505 Deaderick Street
Nashville, TN 37243

Dear Commissioner Schroer:

It is my pleasure to write on behalf of the City of Franklin regarding their TDOT FY 2018 Transportation Alternatives application. As the elected legislative officials representing Franklin, please accept this letter indicating our strong support for the installation of a multi-use trail from the Chestnut Bend HOA to The Park at Harlinsdale Farm.

Improving non-motorized connectivity is part of the City's overall vision to promote community and economic development while providing access for all individuals. The immediate outcome of the project will provide connectivity between existing multi-use trails that connect the Williamson County Recreation Center, Franklin High School, the Chestnut Bend Subdivision, and Hillsboro Road with The Park at Harlinsdale Farm. The Park at Harlinsdale Farm provides access to 200 acres of rolling farmland, a dog park, a catch and release fishing pond and Equestrian Center. This park also serves as host for large festivals such as the Pilgrimage Music and Cultural Fest, and the Great Americana BBQ Festival and the City has plans to move other large events from the downtown area to this park. This will allow an alternate route for residents to safely walk from Downtown Franklin, Franklin High School and established neighborhoods to the park and back. Currently the City hosts approximately 5-10 large events at the Park. Ultimately, the City envisions this trail as an integral part of their proposed transportation network to provide uninterrupted and ADA accessible pedestrian and bikeway access that connects the City.

In 2016 the City of Franklin adopted a Comprehensive Transportation Network Plan and a Greenway and Trails Master Plan. Both plans highlight the need to improve connectivity and incorporate alternative means of transportation throughout the City and with adjoining agencies. The Comprehensive Transportation Network Plan focuses on providing sidewalks, bike lanes and trails alongside roadways while the Greenway and Trails Master Plan focuses on providing connectivity in areas outside of the public right-of-way. Both plans are well coordinated to ensure that the City can provide long-term feasible alternative modes of transportation, that are ADA accessible, throughout the City. The City understands alternative transportation modes will be an essential and integral part of Franklin's future transportation system.

Please give this project your full consideration. Do not hesitate to contact me to discuss this matter further.

Sincerely,

A handwritten signature in cursive script that reads "Charles M. Sargent, Jr.".

Charles M. Sargent, Jr.
State Representative
61st Legislative District
206 War Memorial Building
Nashville, TN 37243
(615) 741-6808



GLEN CASADA
STATE REPRESENTATIVE
63RD LEGISLATIVE DISTRICT

House of Representatives State of Tennessee

LEADER
HOUSE REPUBLICAN CAUCUS

HOME ADDRESS:

3144 NATOMA CIRCLE
THOMPSON STATION,
TENNESSEE 37046
(615) 943 7396

25 LEGISLATIVE PLAZA
NASHVILLE, TN 37243-0163
(615) 741-4389 OFFICE
(615) 253-0229 FAX
Rep.Glen.Casada@capitol.tn.gov

MEMBER OF COMMITTEES

CALENDAR & RULES
CIVIL JUSTICE
GOVERNMENT OPERATIONS
CONSUMER AND HUMAN RESOURCES

September 25, 2017

Commissioner John Schroer
Tennessee Department of Transportation James K. Polk Building, Suite 700
505 Deaderick Street
Nashville, TN 37243

Dear Commissioner Schroer:

It is my pleasure to write on behalf of the City of Franklin regarding their TDOT FY 2018 Transportation Alternatives application. As the elected legislative officials representing Franklin, please accept this letter indicating our strong support for the installation of a multi-use trail from the Chestnut Bend HOA to The Park at Harlinsdale Farm.

Improving non-motorized connectivity is part of the City's overall vision to promote community and economic development while providing access for all individuals. The immediate outcome of the project will provide connectivity between existing multi-use trails that connect the Williamson County Recreation Center, Franklin High School, the Chestnut Bend Subdivision, and Hillsboro Road with The Park at Harlinsdale Farm. The Park at Harlinsdale Farm provides access to 200 acres of rolling farmland, a dog park, a catch and release fishing pond and Equestrian Center. This park also serves as host for large festivals such as the Pilgrimage Music and Cultural Fest, and the Great Americana BBQ Festival and the City has plans to move other large events from the downtown area to this park. This will allow an alternate route for residents to safely walk from Downtown Franklin, Franklin High School and established neighborhoods to the park and back. Currently the City hosts approximately 5-10 large events at the Park. Ultimately, the City envisions this trail as an integral part of their proposed transportation network to provide uninterrupted and ADA accessible pedestrian and bikeway access that connects the City.

In 2016 the City of Franklin adopted a Comprehensive Transportation Network Plan and a Greenway and Trails Master Plan. Both plans highlight the need to improve connectivity and incorporate alternative means of transportation throughout the City and with adjoining agencies. The Comprehensive Transportation Network Plan focuses on providing sidewalks, bike lanes and trails alongside roadways while the Greenway and Trails Master Plan focuses on providing connectivity in areas outside of the public right-of-way. Both plans are well coordinated to ensure that the City can provide long-term feasible alternative modes of transportation that are ADA accessible, throughout the City. The City understands alternative transportation modes will be an essential and integral part of Franklin's future transportation system.

Please give this project your full consideration. Do not hesitate to contact me to discuss this matter further.

Sincerely,

Glen Casada

Sam Whitson
STATE REPRESENTATIVE
65th LEGISLATIVE DISTRICT

301 6th Avenue North
209 War Memorial Building
Nashville, TN 37243
(615) 741-1864
rep.sam.whitson@capitol.tn.gov

House of Representatives State of Tennessee

NASHVILLE

September 25, 2017

Commissioner John Schroer
Tennessee Department of Transportation
James K. Polk Building, Suite 700
505 Deaderick Street
Nashville, TN 37243

Dear Commissioner Schroer:

It is my pleasure to write on behalf of the City of Franklin regarding their TDOT FY 2018 Transportation Alternatives application. As one of the elected legislative officials representing Franklin, please accept this letter indicating my strong support for the installation of a multi-use trail from the Chestnut Bend HOA to The Park at Harlinsdale Farm.

Improving non-motorized connectivity is part of the City's overall vision to promote community and economic development while providing access for all individuals. The immediate outcome of the project will provide connectivity between existing multi-use trails that connect the Williamson County Recreation Center, Franklin High School, the Chestnut Bend Subdivision, and Hillsboro Road with The Park at Harlinsdale Farm. The Park at Harlinsdale Farm provides a home for a dog park, a fishing pond, an Equestrian Center as well multiple festivals, including the Pilgrimage Music and Cultural Festival that took place this past weekend.

This new multi-use trail will allow an alternate route for residents to safely walk from Downtown Franklin, Franklin High School and established neighborhoods to the park and back. Currently the City hosts approximately 5-10 large events at the Park, with hopes to add more events in the future. Ultimately, the City envisions this trail as an integral part of their proposed transportation network to provide uninterrupted and ADA accessible pedestrian and bikeway access that connects the City.

In 2016 the City of Franklin adopted a Comprehensive Transportation Network Plan and a Greenway and Trails Master Plan. Both plans highlight the need to improve connectivity and

incorporate alternative means of transportation throughout the City and with adjoining agencies. The Comprehensive Transportation Network Plan focuses on providing sidewalks, bike lanes and trails alongside roadways while the Greenway and Trails Master Plan focuses on providing connectivity in areas outside of the public right-of-way. Both plans are well coordinated to ensure that the City can provide long-term feasible alternative modes of transportation that are ADA accessible throughout the City. The City understands alternative transportation modes will be an essential and integral part of Franklin's future transportation system.

Please give this project your full consideration. Do not hesitate to contact me to discuss this matter further.

Sincerely,

A handwritten signature in black ink that reads "Samuel A. Whitson". The signature is written in a cursive, flowing style.

Representative Sam Whitson
House District 65

Rogers C. Anderson
Williamson County Mayor



WILLIAMSON COUNTY GOVERNMENT

September 26, 2017

Commissioner John Schroer
Tennessee Department of Transportation
James K. Polk Building, Suite 700
505 Deaderick Street
Nashville, TN 37243

Dear Commissioner Schroer:

It is my pleasure to write on behalf of the City of Franklin regarding their TDOT FY 2018 Transportation Alternatives grant application. As the elected legislative officials representing Franklin, please accept this letter indicating our strong support for the installation of a multi-use trail from the Chestnut Bend HOA to The Park at Harlinsdale Farm.

Improving non-motorized connectivity is part of the City's overall vision to promote community and economic development while providing access for all individuals. The immediate outcome of the project will provide connectivity between existing multi-use trails that connect the Williamson County Recreation Center, Franklin High School, the Chestnut Bend Subdivision, and Hillsboro Road with The Park at Harlinsdale Farm. The Park at Harlinsdale Farm provides access to 200 acres of rolling farmland, a dog park, a catch and release fishing pond and Equestrian Center. This park also serves as host for large festivals such as the Pilgrimage Music and Cultural Fest, and the Great Americana BBQ Festival and the City has plans to move other large events from the downtown area to this park. This will allow an alternate route for residents to safely walk from Downtown Franklin, Franklin High School and established neighborhoods to the park and back. Currently the City hosts approximately 5-10 large events at the Park. Ultimately, the City envisions this trail as an integral part of their proposed transportation network to provide uninterrupted and ADA accessible pedestrian and bikeway access that connects the City.

In 2016, the City of Franklin adopted a Comprehensive Transportation Network Plan and a Greenway and Trails Master Plan. Both plans highlight the need to improve connectivity and incorporate alternative means of transportation throughout the City and with adjoining agencies. The Comprehensive Transportation Network Plan focuses on providing sidewalks, bike lanes and trails alongside roadways while the Greenway and Trails Master Plan focuses on providing connectivity in areas outside of the public right-of-way. Both plans are well coordinated to ensure that the City can provide long-term feasible alternative modes of transportation that are ADA accessible, throughout the City. The City understands alternative transportation modes will be an essential and integral part of Franklin's future transportation system.

Please give this project your full consideration. Do not hesitate to contact me to discuss this matter further.

Sincerely,

Rogers C. Anderson
Williamson County Mayor

RCA/dg

xc: Gordon Hampton, W. C. Parks & Recreation Director
Paul Holzen, Director of Engineering-City of Franklin





September 26, 2017

Commissioner John Schroer
Tennessee Department of Transportation James K. Polk Building, Suite 700
505 Deaderick Street
Nashville, TN 37243

Dear Commissioner Schroer:

It is my pleasure to write on behalf of Friends of Franklin Parks regarding the City of Franklin's TDOT FY 2018 Transportation Alternatives application. Please accept this letter indicating our strong support for the installation of a multi-use trail from the Chestnut Bend neighborhood to The Park at Harlinsdale Farm.

Improving non-motorized connectivity is part of the City's overall vision to promote community and economic development while providing access for all individuals. The immediate outcome of the project will provide connectivity between existing multi-use trails that connect the Williamson County Recreation Center, Franklin High School, the Chestnut Bend Subdivision, and Hillsboro Road with The Park at Harlinsdale Farm. The Park at Harlinsdale Farm provides access to 200 acres of rolling farmland, a dog park, a catch and release fishing pond and Equestrian Center. This park also serves as host for large festivals such as the Pilgrimage Music and Cultural Fest, and the Great Americana BBQ Festival and the City has plans to move other large events from the downtown area to this park. This will allow an alternate route for residents to safely walk from Downtown Franklin, Franklin High School and established neighborhoods to the park and back. Currently the City hosts approximately 5-10 large events at the Park. Ultimately, the City envisions this trail as an integral part of their proposed transportation network to provide uninterrupted and ADA accessible pedestrian and bikeway access that connects the City.

In 2016 the City of Franklin adopted a Comprehensive Transportation Network Plan and a Greenway and Trails Master Plan. Both plans highlight the need to improve connectivity and incorporate alternative means of transportation throughout the City and with adjoining agencies. The Comprehensive Transportation Network Plan focuses on providing sidewalks, bike lanes and trails alongside roadways while the Greenway and

Friends of Franklin Parks, Inc./ P. O. Box 549 / Franklin, TN 37065 /
615.674.5388

www.FriendsOfFranklinParks.org

Commissioner John Schroer

September 26, 2017

Page 2

Trails Master Plan focuses on providing connectivity in areas outside of the public right-of-way. Both plans are well coordinated to ensure that the City can provide long-term feasible alternative modes of transportation, that are ADA accessible, throughout the City. The City understands alternative transportation modes will be an essential and integral part of Franklin's future transportation system.

Please give this project your full consideration. Do not hesitate to contact me to discuss this matter further.

Sincerely,

A handwritten signature in blue ink, reading "Torrey Barnhill". The signature is fluid and cursive, with the first name "Torrey" and last name "Barnhill" clearly distinguishable.

Torrey Barnhill, Executive Director
Friends of Franklin Parks, Inc.

Friends of Franklin Parks, Inc./ P. O. Box 549 / Franklin, TN 37065 /
615.674.5388

www.FriendsOfFranklinParks.org

1320 West Main Street, Suite 202
Franklin, Tennessee 37064-3700
(615) 472-4000
fax (615) 472-4190



September 29, 2017

Mr. Neil Hansen, Transportation Enhancement Coordinator
TDOT Local Programs Development Office
505 Deaderick Street, Suite 600
Nashville, TN 37243-0341

RE: City of Franklin TDOT Transportation Alternative Program "TAP" Grant Application

This letter is to strongly support the City of Franklin's 2018 Transportation Alternatives grant application being submitted to your office. As you may know, both the City of Franklin and much of Williamson County are experiencing substantial growth disproportionately compared to the State of Tennessee and the nation. Additionally, WCS has noticed a recent trend in the Franklin High School zone of student growth disproportionately higher than is justified by housing starts. We projected a total of 1769 students at Franklin but currently have an enrollment of 1806. It appears to us that the older homes in that area are currently in the process of "turning over" from families without children to families with children.

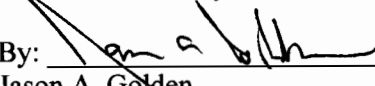
The City of Franklin has described their plan to us as an installation of a multi-use trail from the Chestnut Bend HOA to The Park at Harlinsdale Farm. Improving non-motorized connectivity is part of the City's overall vision to promote community and economic development while providing access for all individuals. The immediate outcome of the project will provide connectivity between existing multi-use trails that connect the Williamson County Recreation Center (WCRC), Franklin High School, the Chestnut Bend Subdivision, and Hillsboro Road with The Park at Harlinsdale Farm (Harlinsdale). This will allow an alternate route for residents to safely walk from Downtown Franklin, Franklin High School and established neighborhoods to the park and back. Currently the City hosts approximately 5-10 large events at the Park. Ultimately, the City envisions this trail as an integral part of their proposed transportation network to provide uninterrupted and ADA accessible pedestrian and bikeway access that connects the City. In addition to the City uses above, Franklin High School uses the WCRC tennis courts as its home courts and Harlinsdale as its home cross country course. Connectivity to the school will make school travel to the sites simpler, avoiding some bus transportation during a time where buses are difficult to schedule.

In 2016 the City of Franklin adopted a Comprehensive Transportation Network Plan and a Greenway and Trails Master Plan. Both plans highlight the need to improve connectivity and incorporate alternative means of transportation throughout the City and with adjoining agencies. The Comprehensive Transportation Network Plan focuses on providing sidewalks, bike lanes and trails alongside roadways while the Greenway and Trails Master Plan focuses on providing connectivity in areas outside of the public right-of-way. The City understands alternative transportation modes will be an essential and integral part of Franklin's future transportation system.

WCS supports the City of Franklin's request for this Transportation Alternatives funding and request your favorable consideration of their grant application.

Sincerely,

Williamson County Schools

By: 
Jason A. Golden
Deputy Superintendent & Gen. Counsel

Franklin High School

810 Hillsboro Road,
Phone: (615) 472-4450

Principal: Willie Dickerson

Assistant Principals:
Dr. Lauren Bauer, Jason Eubanks,
Marlon Ruck, Toby Ruth



An International Baccalaureate School

Franklin, TN 37064
Fax: (615) 472-4478

Counseling Center:
Jenna Amman, Linda Carlson
Angela Sawyers, Carol Smith,
Leticia Varela, Susan Womack
Counseling Fax: (615) 472-4479

September 25, 2017

Commissioner John Schroer
Tennessee Department of Transportation James K. Polk Building, Suite 700
505 Deaderick Street
Nashville, TN 37243

Dear Commissioner Schroer:

It is my pleasure to write on behalf of the City of Franklin regarding their TDOT FY 2018 Transportation Alternatives application. As the elected legislative officials representing Franklin, please accept this letter indicating our strong support for the installation of a multi-use trail from the Chestnut Bend HOA to The Park at Harlinsdale Farm.

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In 2016 the City of Franklin adopted a Comprehensive Transportation Network Plan and a Greenway and Trails Master Plan. Both plans highlight the need to improve connectivity and incorporate alternative means of transportation throughout the City and with adjoining agencies. The Comprehensive Transportation Network Plan focuses on providing sidewalks, bike lanes and trails alongside roadways while the Greenway and Trails Master Plan focuses on providing connectivity in areas outside of the public right-

of-way. Both plans are well coordinated to ensure that the City can provide long-term feasible alternative modes of transportation, that are ADA accessible, throughout the City. The City understands alternative transportation modes will be an essential and integral part of Franklin's future transportation system.

Please give this project your full consideration. Do not hesitate to contact me to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read "Willie Dickerson". The signature is fluid and cursive, with the first name "Willie" written in a larger, more prominent script than the last name "Dickerson".

Willie Dickerson
Principal - Franklin High School



Public Meeting Notice

The Public Meeting was held on September 25th, 2017 at 6PM in the City of Franklin's City Hall Board Room. The meeting was advertised in the newspaper and by road signs.



Figure 1: Meeting Notice at Chestnut Bend Subdivision



Figure 2: Meeting Notice at The Park at Harlinsdale Farm



Public Meeting Comments



HARLINSDALE FARM TRAIL AND BRIDGE

Public Meeting

MONDAY SEPTEMBER 25, 2017 6:00PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
ROBERT & ANITA JENNINGS	320 LIBERTY PIKE #211	RJENNINGS6363@GMAIL.COM
Linda and Bryan McCarty	320 Liberty Pike Apt. 209	lmccarty@comcast.net husker10@comcast.net
Harald and Denair Melson	725 Harrow Lane 37064	harald3135@att.net
Katie Spence		Katie.spence@jackson.com
BRIAN WALKER	705 BOYD MILL AVE	brian.walker@franklin.tn.gov
Ken Moore	230 3rd Ave S, 37004	ken.moore@franklin.tn.gov
Brooke Wanser	3054 General Martin Ln	brookewanser@homepagemedia.org
S. Chris Getman	608 Cornelia Ct. 37064	schris_getman@yahoo.com
Jason Collins	1100 Sharon Green Dr 37064	Jason12870@yahoo.com
CARL PHILLIPS	305 Megan Ct., Franklin 37064	CARLVONPHILLIPS@GMAIL.COM
Aaron Kirchner (Elisa)	636 Bonnie Place 37064	akirchner@athleticclubs.org
Tom Curl	111 HAMPSTEAD LANE 37064	twcurl@comcast.net
Torrey Barnhill	1228 Buckingham Ct. Franklin	torrey@friendsoffranklinparks.org
Marion Dannenfels	315 4th Ave South	



HARLINSDALE FARM TRAIL AND BRIDGE

Public Meeting

MONDAY SEPTEMBER 25, 2017 6:00PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
EMILY HUNTER	1513 Liberty Pl	
Sally Bullock	106 Farrier Lane	sally.bullock27@gmail
Jay Shenda	1006 Fair St	jay@sheridanpr.com
Ellen Clark	581 Ploughman's Bend	ERCClark@aol.com
SCOTT ZEHNER	920 Joel Creek Blvd	scottzehner@mindspring.com
Greg Young	1111 Holly Hill Drive	gyoung@burr.com
Marianne De Meyers	123 South Margin & Franklin	marianne@finccottage.com
Adam Ballash	202 Adams Ct, Franklin, TN	aballash@baylor.com
Josh Wingstrom	209 Jaclyn Ct, Franklin, TN	wingstro@hawaii.edu
Mindy Tate	1115 Carnton Ln A4 37064	mgTate@gmail.com
Dorie Bolze	Harperth Couserwaney	clorcbolze@harperthinner.org
Kelly Darnenfelser	315 4th Ave S	Kellyd@franklinth.gov
Nancy Smith	212 Emily Ct. Franklin	Nancysmith.fliether@gmail.com
Margaret Martin	238 Third Ave So	Cor

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HARLINSDALE FARM TRAIL AND BRIDGE

Public Meeting

MONDAY SEPTEMBER 25, 2017 6:00PM

Sign-In Sheet

[illegible]

9/25/2017 - Public Meeting Comment Disposition		
Name	Support the Project	Comment
Linda McCarty	YES	Supports project
S. Chris Getman	YES	Supports walkable cities
Greg Young	YES	Supports project
Andrew Orr	YES	Supports connectivity and additional benefits to school
Jason Collins	YES	Supports connectivity within the City
Carl Phillips	YES	Supports trail addition
Aaron Kirchner	YES	Supports project
Monty McInturff	YES	Supports project
Mindy Tate	YES	Supports connectivity within the City
Sally Bullich	YES	Supports project, but has concerns about construction in floodway
Tom Curl	YES	Supports connectivity within the City
Josh & Laura Wingstrom	YES	Supports safety benefits
Katie Spence	YES	Supports trail addition
Marion	YES	
Nancy Smith	YES	Supports bike connectivity within the City
Anita Jennings	YES	Supports project
Ellen Clark	YES	Supports project if no additional parking is added to subdivision side of the project
Jay Sheridan	YES	Supports project
Bryan K. McCarty	YES	Supports ADA accessibility within the City
Robert Jennings	YES	Supports accessibility to Harlinsdale Park
Kathie Moore	YES	
Mike Alexander	YES	Supports accessibility to Harlinsdale Park
Carmen Stanek	YES	
Patrick Bassett	YES	
Allena Bell	YES	Supports added walkability of City
Maryhee Bennett	YES	Supports connectivity to Harlinsdale Park
Scott Black	YES	Supports expanding pedestrian circulation through the City
Kelly Dannenfelser	YES	Supports and commits to use of project
Kurtis Winstead	YES	Supports the project



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Linda McGarty

Address: 320 Liberty Pike Apt. 209
Jamison Station

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

And, sidewalks will be awesome!



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: S. Chris Getman

Address: 608 Cornelia Ct.

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

Walkable cities = Healthy cities = Productive
Cities



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name:

Greg Young

Address:

1111 Holly Hall Drive

Do You Support This Project:

YES



NO



COMMENTS:

Look for opportunities to work with Friends of Franklin Parks on the path, THANK YOU!



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name:

Andrew ORR

Address:

341 Passage Lane Franklin, TN 37064

Do You Support This Project:

YES



NO



COMMENTS:

As a Franklin resident and volunteer cross-country/track coach at Franklin High School, this bridge connection could have an immensely positive impact and provide convenient access to Harlinsdale Park. We would use the park very often if this connection was made. This project will ^{make} ~~have~~ a wonderful addition to the greenway network and is a needed connection.



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Jason Collins

Address: 1100 Shadow Green Dr Franklin, TN 37064

Do You Support This Project:

YES



NO



COMMENTS:

ALL CONNECTED to BST for an
walking, Biking, Run
PLEASE CONNECT
ALL PARKS WITH PROPER SIDEWALKS? ☺



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: CARL PHILLIPS

Address: 305 MEGAN COURT

Do You Support This Project:

YES



NO



COMMENTS:

I believe the additional investment in the trail system will be
a great investment in the quality of life for our community. Also,
as a former Chestnut Bend HOA member, I solicited feedback from
our neighbors and can say that many supported the bridge.



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Aaron Kirchner

Address: 107 Virginia Ct.

Do You Support This Project:

YES



NO



COMMENTS:

"Build It!"



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Marty Mc Intosh

Address: _____

Do You Support This Project:

YES



NO



COMMENTS:

This will be a wonderful addition to our Andrew Park!



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Mindy Tate

Address: 1115 Carnton Ln Apt
Franklin 37064

Do You Support This Project: YES ☒ NO ☐

COMMENTS:

This is integral to the connectivity of Franklin as a key crossing point from Fieldstone + north Franklin to east Franklin + downtown. PLEASE make the Franklin Roads de walks a priority!



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Sally Bullock

Address: 106 Farrier Farrier Ln

Do You Support This Project: YES ☒ NO ☐

COMMENTS:

I share concerns about spending money on projects in flood plains; however, I have lived in Chestnut Bend since 1999 & the existing trails have survived repeated flooding. I have waded ~~across~~ across the river to Harlinsdale & it would be great



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Tam Corl

Address: 111 HAMPSHIRE LANE 37069

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

THIS IS A GREAT PROJECT THAT WILL PROVIDE BETTER
CONNECTIVITY AS WELL AS TRAILS FOR PEOPLE TO WALK.
CONNECTING THE CBD OF FRANKLIN WITH ONE OF OUR
CHERISHED PARKS
WHAT ISN'T TO LIKE!



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Josh & Lora Wingstrom

Address: 209 Jaclyn Ct, Franklin, TN 37064

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

Right now biking & walking between downtown
and Harlinsdale is a safety hazard,



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Katie Spence

Address: 1807A 5th Ave N

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

This trail will be a wonderful addition to the community!



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Marion

Address: 315 4th Ave South

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name:

Nancy Smith

Address:

212 Emily Ct.

Do You Support This Project:

YES



NO



COMMENTS:

Connectivity will provide us all with a better lifestyle! Bike paths will be especially enjoyed by our family



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name:

Anta Jennings

Address:

320 Liberty Pike

Do You Support This Project:

YES



NO



COMMENTS:

I think this is a great idea!



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Ellen Clark

Address: 581 Ploughman Bend Dr

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

Only if there is no parking
on the waste water side of the
river. The new trail would need
to have trees planted along it.



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Jay Sheridan

Address: 1006 Fair St

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

Critically important project - about more than recreation.
Helps move people around -



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name:

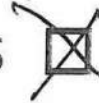
Bryan K. McCarty

Address:

320 Liberty Pke Apt 209

Do You Support This Project:

YES



NO



COMMENTS:

ADA access issues should be addressed early and often.



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name:

ROBERT JENNINGS

Address:

320 LIBERTY PIKE #211

Do You Support This Project:

YES



NO



COMMENTS:

MORE ACCESS TO HARLINSDALE AND THE RIVER TRAILS
WOULD BE A WONDERFUL ADDITION.



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: KATHIE MOORE

Address: 1100 WEST MAIN E-8 FRANKLIN TN

Do You Support This Project:

YES



NO



COMMENTS:



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Mike Alexander

Address: 478 Royal Crossing

Do You Support This Project:

YES



NO



COMMENTS:

Making Harlinsdale Park more accessible is
an absolute must!



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Carmen Stanek

Address: 318 Highland Ave

Do You Support This Project:

YES



NO



COMMENTS:



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Patrick Bassett

Address: 619 Finnhorse Ln Frankl 37064

Do You Support This Project:

YES



NO



COMMENTS:



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE

Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Allena Bell

Address: 732 Meeting Street Franklin, TN
37064

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

I appreciate the far sighted vision on ~~improving~~ (improving)
our walkability for residents



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE

Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Mayhee Bennett

Address: 4098 New Highway 96 W

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

Connectivity to Harlinsdale Park will
only help to further activate the park
and allow for more community wide
events.



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: SCOTT BLACK

Address: 117 BROMLEY PARK LN.

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

I THINK THIS IS A GREAT STEP IN EXPANDING OUR
PEDESTRIAN CIRCULATION THROUGH THE CITY



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE Public Meeting

Monday, September 25, 2017 at 6:00 P.M.

Name: Kelly Dannenfelser

Address: 315 4th Ave S

Do You Support This Project:

YES ☒

NO ☐

COMMENTS:

my family will use this bridge as part of
our bike riding loop. We support the bridge!!

~~scribble~~



HISTORIC
FRANKLIN
TENNESSEE

HARLINSDALE FARM TRAIL AND BRIDGE
Public Meeting
Monday, September 25, 2017 at 6:00 P.M.

Name: KURTIS WINSTEAD

Address: FRANKLIN, TN 37069 1 DOPEBUSH BEACH DR.

Do You Support This Project:

YES



NO



COMMENTS:

IN SUPPORT



News Articles Regarding the Public Meeting

-City holds meeting to discuss construction of Harlinsdale Park multi-use trail and bridge
Franklin Home Page, By: Brooke Wanser, Dated: 9/26/2017

-Franklin seeks funds for bridge across Harpeth River to Harlinsdale Farm
Tennessean, By: Emily West, Dated: 9/26/2017

-Franklin vies for state trails grant, steps closer to better pedestrian connectivity
Williamson Herald, By: Kerri Bartlett, Dated: 9/26/2017

The first step is to apply for a federal grant, which the city will receive notice of by June of 2018. Then, the city will need to find a design consultant and do preliminary engineering.

The total cost of the project is estimated at \$3 million. City engineer, Jonathan Marston said he expects no more than \$1 million in grants if the city were to receive federal funding.

The trail, Ralstin said, will go behind the Chestnut Bend neighborhood, along the river running north, and will connect with the Harlinsdale Park parking lot.

"Because everybody is so tied to the automobile, it makes it hard to get around," Franklin Parks Director, Lisa Clayton said. "But if you are wanting to visit or go to an event and traffic's an issue on a day to day basis, you want to be able to walk to it."

Clayton said the city had trail systems within subdivisions and parks, but had yet to connect the dots.

"The Harpeth River is really that spine that connects us all," she said.

Linda McCarty, who lives in a neighborhood across from The Factory, clapped when she heard that there were plans to create a walkway to Downtown Franklin.

"To be able to hook up the west side to the east side is pretty remarkable," she said. "The one thing we wanted to do when we came down town was we wanted to be able to be able to walk everywhere."

McCarty said the idea that the path would be ADA-friendly especially appealed to her after she broke her femur several months ago; she traveled from her home to the Pilgrimage Music Festival the past weekend in a motor scooter.

"That was not gonna stop me!" she laughed. "For it to be ADA accessible, I really respect that and appreciate that."

"Creating those accesses and becoming more vocal, that's one of the things that I see as a very positive sign," echoed Clayton of creating a handicap accessible pathway.

Clayton said the project has been in the parks master plan for a while, but not at the top of the list.

"It's not just about connecting parks to parks, it's about connecting people to destinations. That's what this bridge project will do."

Thomas Ellis, President of the Chestnut Bend Board, expressed his support for the project in an email. Clayton said she had heard, "nothing negative toward this project as of yet."

McCarty said she might have some concerns as officials continue with the project, but was confident city officials would listen to their constituents as the project gets underway.

"It seems that we have so many good leaders in Franklin that make sure things are done right," she said. "I'm not as concerned as I would be in some places."

Brooke Wanser is the associate editor for the Franklin Home Page, and can be reached at brooke.wanser@homepagemediagroup.com (<mailto:brooke.wanser@homepagemediagroup.com>). Follow her on Twitter at [@BWanser_writes](https://twitter.com/bwanser_writes) (https://twitter.com/bwanser_writes?lang=en) or [@FranklinHomepg](https://twitter.com/FranklinHomepg) (<https://twitter.com/franklinhomepg?lang=en>).

Tennessean photographer Shelley Mays strapped a GoPro on and biked 5 miles on the new part and existing trail along the Harpeth River in Franklin.



(Photo: Shelley Mays / The Tennessean)



With a grant application in the pipeline, the City of Franklin is working toward a new bridge that would connect the Park at Harlinsdale Farm with trails behind the Chestnut Bend neighborhood.

At a public meeting on Monday night, city engineering staff and consultants announced the move to apply for the grant that would help pay for the project from the Tennessee Department of Transportation.

More: [Point Park major milestone in Franklin's 17-year Bicentennial Park plan](#)

"There's not a safe way or ADA compliant way to connect the northwest and northeast sides of the community," project consultant Brian Ralstin said. "There are number of projects funded for trails on Highway 96, along with the trails on the future Mack Hatcher. We want to connect these projects with the other part of the community."

The connection would happen at the back of Harlinsdale Farm with new trails on either side to provide new access to existing paths. According to Ralstin, the project could total up to \$3 million.

Both the engineers and consultant team said they will file the application by the Oct. 3 deadline. At this point in the project planning, there is no design for exactly where the trail will go.

"The city knows that to get people connected you have to have more than vehicular traffic," Ralstin said. "It's important to this community, and why we are going out for the project. This is an essential connection point here at the farm."

If awarded, the City of Franklin could move forward with more concrete plans as soon as June 2018.

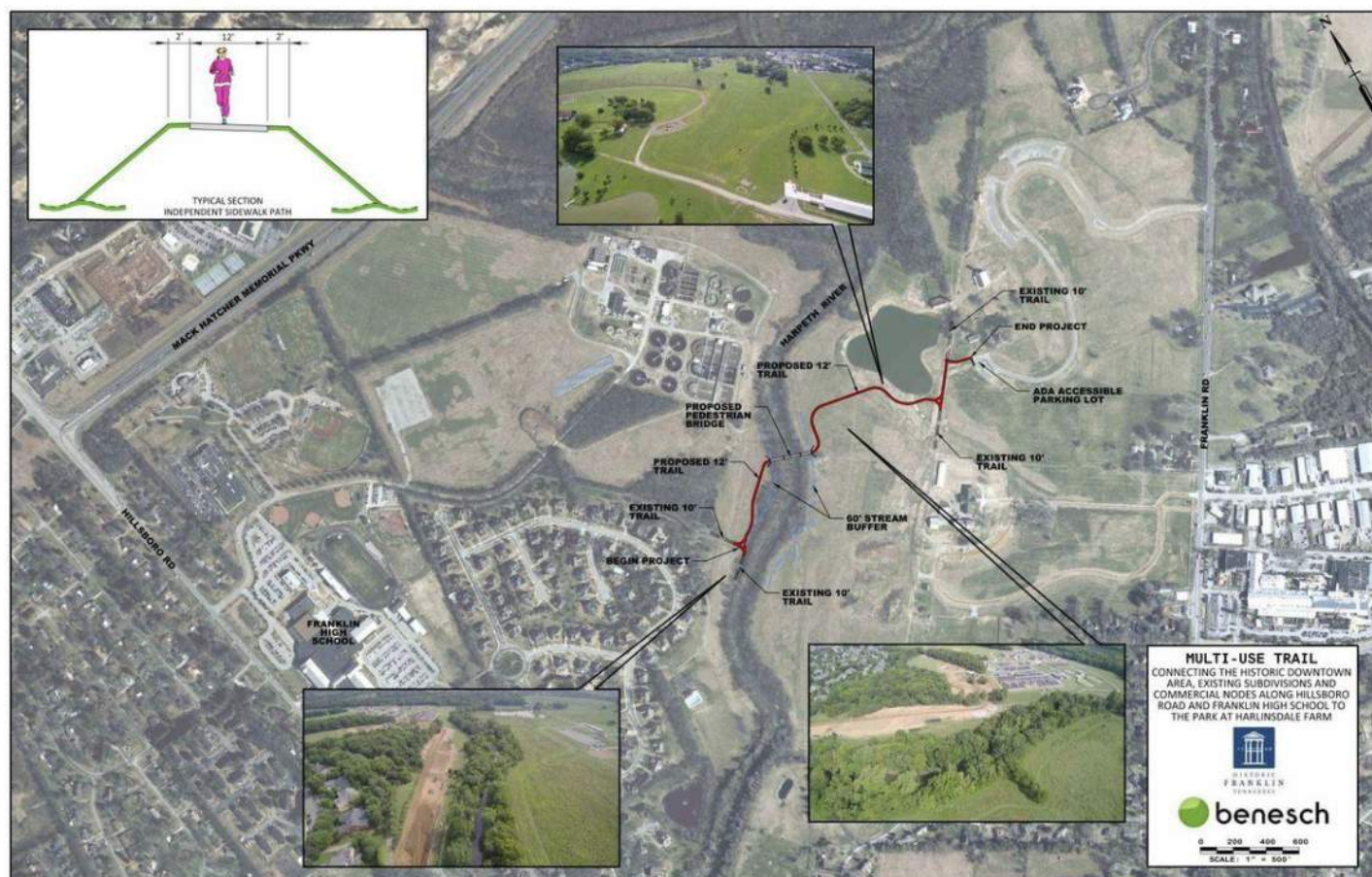
Reach Emily West at erwest@tennessean.com; at 615-613-1380; or on Twitter at [@emwest22](https://twitter.com/emwest22).

http://www.williamsonherald.com/news/article_f712b078-a2f0-11e7-b762-3b2e86bf652b.html

featured

Franklin vies for state trails grant, steps closer to better pedestrian connectivity

By Kerri Bartlett • Managing Editor Sep 26, 2017 Updated 14 hrs ago



Proposed Harlinsdale Trail System
Submitted

A new connectivity project, which is part of the city's Parks Master Plan, could make The Park at Harlinsdale Farm a bit more accessible for walkers and bikers in Franklin.

"How do you eat an elephant? One bite at a time," Brian Ralstin, a project engineer with the firm Alfred Benesch & Company said at a recent community meeting this week about the downtown connectivity project.

The city of Franklin is in the running to secure a Tennessee Department of Transportation grant, possibly up to \$1 million, that would bring a multi-use paved trail to connect downtown Franklin from the Chestnut Bend neighborhood to Harlinsdale Farm. The trail would also provide access from Harlinsdale to Bicentennial Park for better downtown pedestrian access.

Friends of Franklin Parks Executive Director Torrey Barnhill was among the dozen spectators at the community meeting Monday at Franklin City Hall.

"This project will connect two parks and a school, and this is the first step in connecting Bicentennial Park to Harlinsdale," Barnhill said. "Our goal is to connect parks, and we are very excited about this step."

The 12-foot trail would meet the requirements of accessibility under the American Disabilities Act (ADA), which is required in order for the city to qualify for the Transportation Alternatives Program (TAP) state grant.

The 12-foot trail would stretch from an existing 10-foot paved path in the Chestnut Bend subdivision to a parking lot near the recently constructed dog park at Harlinsdale Farm. The project would include an ADA-approved bridge over the Harpeth River, connecting both properties along the path.

The community meeting comes on the heels of the third annual Pilgrimage Music & Cultural Festival last weekend in which many walked, biked and even canoed to the two-day festival at Harlinsdale Farm.

"[The advent of the Pilgrimage Festival in Franklin] is another big purpose is to make that connection," Ralstin said.

"There is currently not a way to access the south and northwest part of the community. This is another way to get to Harlinsdale."

The project is part of the long-term city Parks connectivity plan that includes incorporating more opportunities for more connectivity for pedestrians and walkers by connecting parks and green spaces in Franklin.

Pilgrimage Music & Cultural Festival co-founder Kevin Griffin was inspired using the trail system at Harlinsdale Farm a few years ago when he got a burst of inspiration for a music festival while running and seeing the beauty of the sun shining down on Harlinsdale Farm. The festival just completed its third successful year of bringing musical talent to Franklin.

However, the proposed trail project would take about six months to design before construction begins, said city engineer Jonathan Marston.

If the city of Franklin is not awarded the grant, however, Marston assured attendees that the project will go on.

Hunters Bend Elementary Safe Routes to School (SRTS) Project (TDOT PIN 118151.00)



Looking Southeast at Steep Slope between Hillsboro Road Tunnel and Pump Manhole

Hunters Bend Elementary Safe Routes to School (SRTS) Project (TDOT PIN 118151.00)



Looking Southeast at Recently Completed Hillsboro Road Tunnel Surround and Small Retaining/Sitting Walls

Hunters Bend Elementary Safe Routes to School (SRTS) Project (TDOT PIN 118151.00)



Looking Southeast at Steep Slope to North of Hillsboro Road Tunnel

Hunters Bend Elementary Safe Routes to School (SRTS) Project (TDOT PIN 118151.00)



Looking Southeast at Recently Completed Retaining/Sitting Walls and Hillsboro Road Tunnel Surround

Hunters Bend Elementary Safe Routes to School (SRTS) Project (TDOT PIN 118151.00)



Looking South at Base Stone for ADA-Compliant Ramp Connecting Tunnels and Hunters Bend Elementary School

Hunters Bend Elementary Safe Routes to School (SRTS) Project (TDOT PIN 118151.00)



Existing, Private Property (Daycare) Retaining Wall Directly Adjacent to West Side of Proposed ADA-Compliant Ramp

Hunters Bend Elementary Safe Routes to School (SRTS) Project (TDOT PIN 118151.00)



Close-Up View of Base of Existing Retaining Wall

RESOLUTION 2017-68

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO TERMINATE THE OFF-STREET PARKING LEASE AGREEMENT COF CONTRACT NO. 2013-0104 WITH MR. JOHN M. GREEN FOR THE PARKING AREA LOCATED BEHIND 118 4TH AVENUE N, FRANKLIN, TN 37064.

MADE THIS _____ day of _____, 2017, to be effective (The "Effective Date"), by and among JOHN M. GREEN ("Lessor") and the City of Franklin, Tennessee ("Lessee").

RECITALS:

WHEREAS, Lessee and Lessor are parties to a certain Agreement, dated July 11, 2013, and known as COF Contract No. 2013-0104, (the "Agreement"), relating to operation and maintenance of a certain off-street parking lot located within the Lessee's corporate limits as more fully described therein Exhibit A; and

WHEREAS, Lessee and Lessor are parties to a certain Agreement where the Lessor desired to make the off-street parking lot available to Lessee for the benefit of the citizens of the City of Franklin; and

WHEREAS, the Term of the Agreement was ten (10) years, unless the Lessor exercised his right to terminate the Agreement, stipulated in Article 6 of Agreement, relating to the Termination clause; and

WHEREAS, the Lessor wishes to terminate their lease agreement with the City of Franklin, Tennessee, and has reimbursed the pro-rated share of the expense the Lessee incurred for improving the off-street parking lot which included asphalt paving, striping, and maintenance as stipulated in Article 6 of the Agreement; and

WHEREAS, the Lessor made payment to the City of Franklin, TN, in the amount of FIVE THOUSAND SIX HUNDRED and NO/DOLLARS (\$5,600.00) on July 12, 2017, effectively satisfying the Termination Clause of said Agreement.

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

THAT in consideration of the mutual promises and covenants hereinafter set forth, other good and valuable consideration, the receipt of FIVE THOUSAND SIX HUNDRED and NO/DOLLARS (\$5,600.00) on July 12, 2017, and adequacy of which is acknowledged and legally bound, the parties agree as follows:

Section 1. Termination of Lease Agreement. The Lessor and Lessee as of the Effective Date, mutually promise, agree, and release each other from the Lease Agreement known as COF Contract No. 2013-0104, henceforth.

Section 2. The City Administrator is authorized to execute any documents effectuating the termination of Contract No. 2013-0104

Section 3. That this Resolution shall be effective upon adoption.

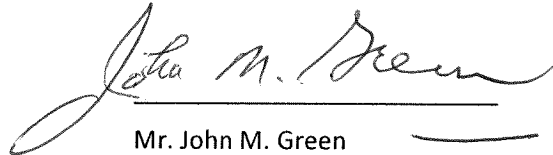
ADOPTED THIS _____ DAY OF _____, 2017

CITY OF FRANKLIN, TENNESSEE

Dr. Ken Moore, Mayor

Lessor:

MR. JOHN M. GREEN



Mr. John M. Green

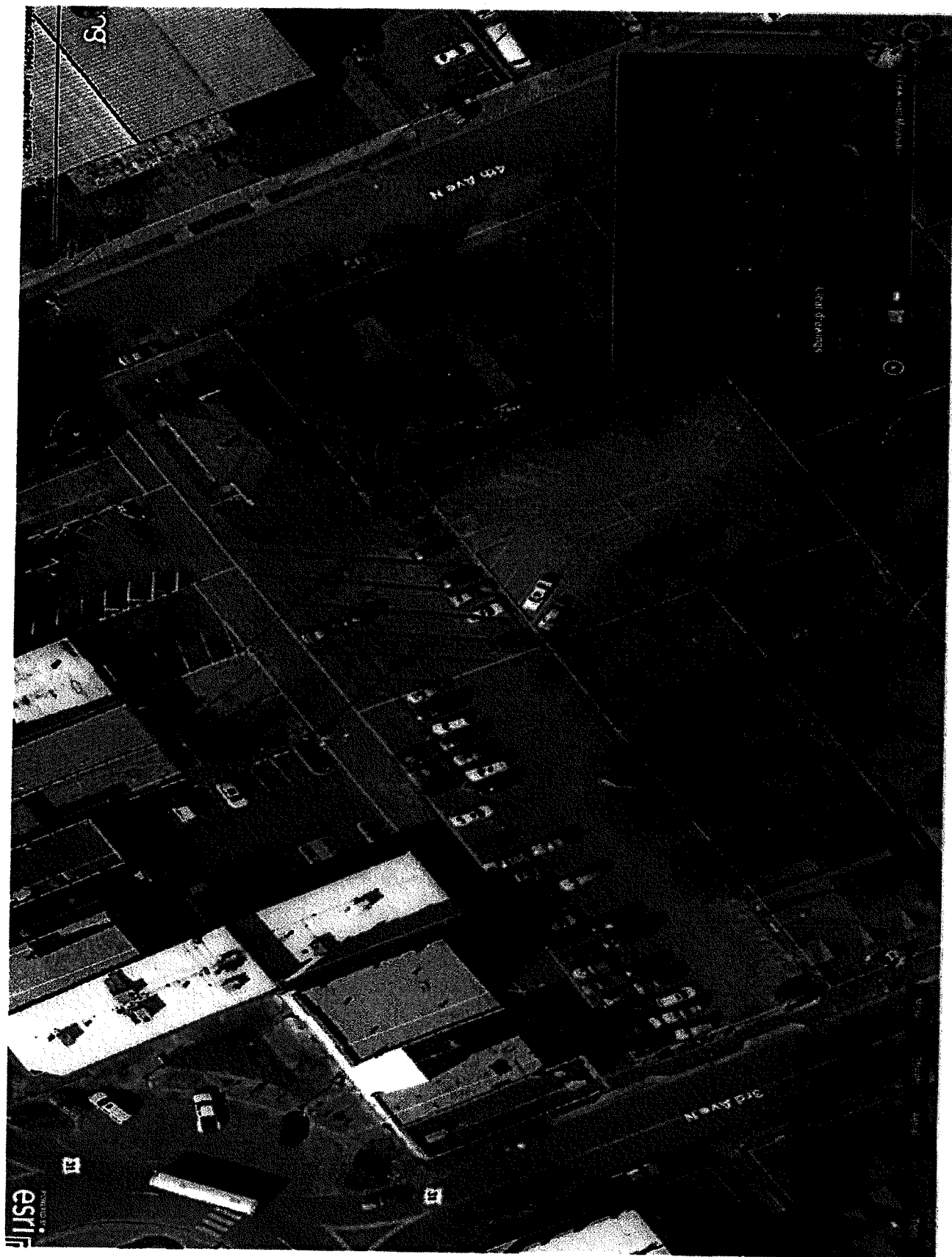
ATTEST:

Eric S. Stuckey, City Administrator

Approved as to form by:

Shauna R. Billingsley, City Attorney

Exhibit A



RESOLUTION NO. 2017-76

A RESOLUTION APPROVING THE MASTER PLAN SUMMARY REPORT FOR FRANKLIN SPECIAL SCHOOL DISTRICT, IN COOPERATION WITH THE CITY OF FRANKLIN, PROVIDING RECOMMENDATIONS FOR FRANKLIN SPECIAL SCHOOL DISTRICT (FSSD) PARKS IMPROVEMENTS

WHEREAS, the Board of Mayor and Aldermen approved Resolution 2016-05, adopting the Comprehensive Parks and Recreation Master Plan; and

WHEREAS, the City of Franklin's 2015 Comprehensive Parks and Recreation Master Plan recommended exploring a joint use agreement with the FSSD regarding parks programming and facilities; and

WHEREAS, the programming and facilities with FSSD were evaluated and documented in the Master Plan Summary Report in partnership with the FSSD, incorporating public input from parents, students, and teachers of FSSD, and the broader community; and

WHEREAS, the City of Franklin desires to provide for facilities and programming to the community.

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

1. The City of Franklin approves the recommendations of the Master Plan Summary Report attached as Exhibit A for FSSD to expand recreational opportunities for City residents.
2. This resolution shall take effect from and after its adoption, the welfare of the Municipality requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2017.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

Approved as to Form

By: _____
Sauna R. Billingsley, City Attorney

Master Plan Summary Report for Franklin Special School District

JOHNSON ELEMENTARY SCHOOL, FREEDOM INTERMEDIATE
SCHOOL, FREEDOM MIDDLE SCHOOL, AND POPLAR GROVE SCHOOL

PREPARED BY:



FOR:



FINAL DRAFT OCTOBER 12, 2017

Project Overview

BWSC was engaged by the City of Franklin and the Franklin Special School District (FSSD) to prepare a concept plan for new recreational facilities at four FSSD school sites – Johnson Elementary School, Freedom Intermediate School, Freedom Middle School, and Poplar Grove School. The partnership between the City of Franklin and FSSD will expand recreational programming available to students at the four campuses and will provide more recreational opportunities for city residents on nights and weekends, when not being used by the schools.

Throughout the process, the BWSC team met regularly with FSSD and the City of Franklin to review work products and access agreement for moving forward. Two open community meetings were held. The first was a visioning meeting on April 27, 2017, to assess the community's desire for different types of facilities and programming on the sites. The second meeting was a priority-setting meeting to assess the most desired improvements to be included in the first phase of improvements at the sites. At both meetings, attendees expressed a desire for facilities with maximum flexibility and the ability to accommodate a wide range of users – multipurpose recreation fields and restroom buildings were a frequently expressed request throughout the community meetings.

Within this report are summaries of the two community meetings, final concept plans including recommendations for the layout of recreational facilities to be included on each site, general recommendations for design and operations, and preliminary estimates of probable cost for those facilities.



Figure 1: Location Map

Summary Report of the Interactive Public Input Meeting – Mapping the Ideal Park



BWSC facilitated an interactive public meeting on April 27, 2017, to gather input from teachers, parents, parks users, and others on their programming ideas. The meeting was held at the Freedom Middle School gym. At the meeting, input was gathered from the approximately 40 attendees through several exercises.

Participants provided input through voting on top priorities for future facilities and programming from a predetermined list assembled by the project team. Attendees were given three dot stickers to vote for their top three choices for each of the two different categories.

Participants were then asked to design their ideal park. This activity involved placing scaled templates of various facilities, such as soccer fields and track, as well as gardens, pavilions, and public art, on a large aerial photo of the schools.



Finally, participants were asked to share any additional thoughts they had on a large sticky note as they left the meeting. Many additional ideas were captured in this area that helped the team to further understand the prioritization.

The comments and information gathered during this public meeting will help the planning team determine community priorities, and it will guide the development of the conceptual plans.



Meeting Input Summary

Facilities

Takeaway: Make the facilities easily accessible, flexible, and student-oriented.

1. **Walking trails and sidewalks were the highest-ranked priority for new facilities (18 votes).** At the meeting, both verbal and written input were received that the track needs to be improved and that major investments in sidewalks are needed to connect the facilities at the four schools. Additionally, commentary was received that the cross-country team is at a disadvantage because of inadequate practice facilities. Investments in sidewalks to connect the schools could not only provide the facilities to improve the cross-country program, but also allow for a more efficient sharing of resources among the four schools and connect to Jim Warren Park.
2. **Multipurpose fields for sports such as soccer or lacrosse (13 votes) was second.** Attendees at the meeting reported that the facilities at the schools have been “loved to death,” the grass needs to be rehabbed, and nets and other fixtures need to be replaced. Overall, attendees wanted flexibility for the fields to easily accommodate different sports and different age groups.
3. **Youth softball/baseball and tennis tied for third place (12 votes).** Comments were received in writing and verbally at the meeting that it is a problem for softball to be located offsite. Children with working parents who do not have transportation to other locations cannot participate in the sport, so it would be preferable to have it on-site. Many comments were received about problems with the current baseball field and the need for more and improved facilities.
4. **In fourth and fifth place were amenities to add to the comfort and usability of the facilities, like a trees and shade structures (7 votes) and a pavilion (6 votes).**

Programming

Takeaway: Programs geared toward outdoor learning and nature are as important as team sports.

1. **Outdoor classrooms (13 votes) was the highest-ranked priority for programming, followed by Nature Interpretive Displays and Summer Day Camps (11 votes).** Concern was expressed in written and verbal comments that there are a high number of children who are possibly unsupervised after school and over summer break and that there was a need at the school to provide programming.
2. **Soccer (11 votes) was the highest-ranked team sport, followed by softball (6 votes) and baseball (6 votes).** Much of the input at the table exercise focused on improving fields for group athletic sports, and it was noted that these fields are in high demand for those activities.
3. **Art lessons (6 votes) and garden clubs (6 votes).** At the table exercise, attendees suggested that students could construct and maintain gardens as service projects, or it could be built into school curriculum.

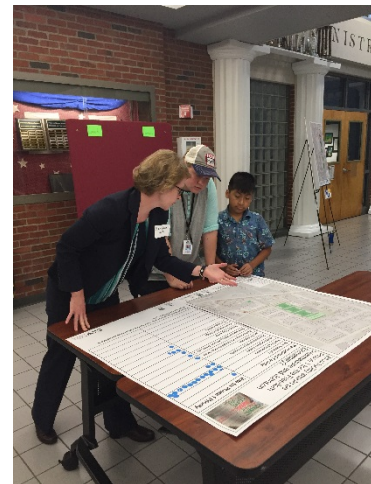


Interactive Public Input Meeting – Priority Phasing of Recreational Improvements



BWSC facilitated an interactive public meeting on September 5, 2017, to gather input from teachers, parents, parks users, and others on their ideas for prioritizing the phasing of recreational improvements at the FSSD campuses. This was the second broad community engagement meeting in the process and built upon information received at the previous meeting where attendees shared their top priorities for future facilities on the school campuses.

At the September 5 meeting, input was gathered from the approximately 30 attendees through several exercises to determine top priorities for phasing of the construction of the new facilities. Attendees were given two dot stickers to vote for their top priority at each campus.



Meeting Input Summary

Priority for Phase 1 at the Freedom Intermediate and Johnson Elementary Site

Multipurpose Fields (15.5 votes) and Restroom Buildings (4.5 votes) were the highest-ranked priorities for the first phases of improvements. This outcome is consistent with the views expressed at the April community meeting.

Following were Playground Improvements and Performing Arts Amphitheater Area, each receiving two votes. New Sidewalks, Landscaping, Nature Play Area, and Storage Facilities each received one vote. These facilities would all be welcome improvements at the schools, but are not considered as high a priority as new fields and restrooms.

Parking Area Expansion and Art Sculptures did not receive votes.

Priority for Phase 1 at the Freedom Middle/Poplar Grove Site

Multipurpose fields (12 votes) and restroom buildings (4 votes) were the highest- ranked priorities, along with Tennis Courts (5 votes) and Improve Baseball Field (5 votes) for the first phases of improvements. This outcome is also consistent with the views expressed at the April community meeting of students eager to engage in extracurricular sports.

Following were Softball Fields (4 votes), New sidewalks (3 votes) and Landscaping (2 votes). The desire for softball on the site was expressed by several dedicated attendees at both meetings, with reports of children unable to participate currently because they did not have transportation to get to offsite practice locations.

Storage, Basketball, and Parking Expansion were the lowest priorities of those participating, receiving one vote each.

General Comments Received:

- *Regarding the softball fields – I would love to see TWO fields, since there are TWO middle schools. More opportunities for girls! Thanks!*
- *Having children in the school district I am thrilled to see this partnership. Thanks!*
- *Safety concerns about public usage during school hours. New parking located by the school playground. New sidewalk proposed by the playground fence.*
- *Traffic survey needed*

After gathering site data and community input, the BWSC team recommends the following improvements, as outlined on the subsequent pages.

General Recommendations

The following are general recommendations for the improvements proposed at the school sites. Careful planning and thoughtful implementation are critical to successful outcomes of the partnership between the Franklin Special School District and the City of Franklin Parks Department. Given the heavy use of the equipment at these sites, all furnishings should be high-quality for long-lasting results. These guidelines are suggestions and not intended to restrict innovation.

Landscaping

New trees should be planted to provide shade along sidewalks, trails, playgrounds, and on the south side of buildings for passive solarization. New trees and plant material in and around parking lots should be planted in accordance with City of Franklin code requirements.

Signage

Signage is needed to address several items. Most notably, signage is necessary to address closure to public use during school hours. Signs restricting the use of recreational facilities by the general public to hours when they are not in use by the schools, such as nights, weekends, and summer break. This signage will alleviate some of the concerns for security during school hours as mentioned by several attendees at the September 5, 2017, community meeting.

Furnishings

Using the same type of furnishings throughout the Franklin Special School District will help provide a cohesive appearance throughout the campuses. All furnishings should be high-quality to endure the heavy use of the equipment at these sites.

Lighting

Use only fixtures that reduce the potential for light pollution and glare. Reduce the source intensity levels with lighting at the edges of campuses, adjacent to residential areas. Ensure that lighting is turned off by 10 PM. Consider LED lighting options to reduce costs of operation and maintenance. Note: Lighting can be solar, which eliminates the need for underground wiring.

Playgrounds

All playgrounds should be inspected by a Certified Playground Safety Inspector (CPSI). Inspectors check many elements, including the safety surface. Loose surfacing such as wood chips should be maintained at a depth of 12 inches and be freestanding of water and debris within all fall zones. Inspectors will also check the temperature of equipment, which can become hot in direct sunlight and cause injuries to unsuspecting children at play and other hazards.

NRPA has created “The Dirty Dozen,” a comprehensive 12-point inspection guide for playground safety. A free copy is available for download on the NRPA website at www.nrpa.org/playgroundsafety..

Sports Field Fencing

Sports field fencing should be specified at the appropriate height and setbacks from the field of play to provide a safe separation between the field and spectators without creating a safety hazard for players or impeding spectator visibility. The type of fence selected is an important consideration. Galvanized chain link fencing is the most common fence type. Vinyl-coated chain link provides more aesthetically pleasing appearance than standard galvanized fencing, but is more expensive. Sports field netting can be utilized in appropriate areas to provide better visibility and less wind resistance than chain link fencing.

Maintenance and Field Use Schedule

School-park partnerships have the potential benefits of sharing equipment, supplies, and personnel between both organizations. The partnership between FSSD and Franklin Parks Department should include a shared schedule for maintenance, as well as use of the fields.

Recommendations for Freedom Intermediate School and Johnson Elementary Concept Plan

See 11x17 foldout plan for conceptual plan outlined below.

Freedom Intermediate School

Freedom Intermediate School has a track with bleachers and an existing concession/restroom building. The field inside the track is currently used for football. There is also a newly installed playground on the southern and northern ends of the school. To the east of the track is a large grassy area that is currently not programmed. This area is large enough to accommodate a large multipurpose/lacrosse field, and three multipurpose/U4 soccer fields. Recommended improvements also include an additional restroom building and parking area (approximately 120 spaces) between the track and new fields to accommodate recreational facility users. Additional restriping and reorganizing of the existing parking areas is recommended to achieve maximum efficiency.

Additionally, a nature play area between the track and fields, which could be a Kid's Adventure Course, and additional tree plantings would be of added value to the campus to accommodate children who are not participating in organized sports. Placing a piece of public art or a sculpture prominently at the entrance on Highway 96 is also recommended. A series of themed public art sculptures at the four campuses would be an eye-catching way to provide unity among the campuses.

Johnson Elementary School

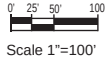
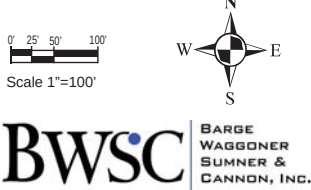
Johnson Elementary School has existing playgrounds and a track that are adequate for their needs; however, a small soccer/multipurpose field could be added by the southwest corner of the school. The planned sidewalk improvements along Highway 96 will be a welcome improvement for the community to provide better pedestrian access to the site. Public art sculptures could be located in prominent locations along Highway 96 or at the corner of Glass Lane and 11th Avenue North to accentuate the entrances to the school. Tree groves and other landscaping improvements would beautify the grounds.



Franklin Special School District

Freedom Intermediate and Johnson Elementary Concept Plan

October 12, 2017



Recommendations for Freedom Middle School and Poplar Grove Middle School Concept Plan

See 11x17 foldout plan for conceptual plan outlined below.

Freedom Middle and Poplar Grove Middle School

The Freedom Middle and Poplar Grove Middle School recommendations are treated as a single campus because of their close proximity and students of the same grade levels. The campus currently has a network of sidewalks within it, but the plan recommends new sidewalks to fill gaps to allow for efficient pedestrian movement around the site, and also to connect with offsite sidewalks. As was recommended at the other campuses, public art sculptures placed at the entrances to the schools and the recreational area would create a theme of unity among the campuses. It is recommended that all parking areas be analyzed and redesigned so that maximum efficiency can be achieved. Additional parking areas are recommended throughout the site to supplement the available parking. Improvements have recently been made to the playgrounds behind Poplar Grove Middle School, so this concept plan does not indicate additional playground facilities on the campus.

There is a strong need and desire on the part of the community for new recreational facilities at this campus, including restroom/concession buildings to support the recreational programs. In the northwest corner of the site, a large outdoor amphitheater for performing arts is proposed. Four new tennis courts and a restroom/concession building have been sited at the north end of the side adjacent to the detention area. A multipurpose field is proposed on top of the existing geothermal field. Care will need to be taken that nothing is sited in this location that would disturb the underground geothermal equipment. A newly improved baseball field, batting cages, and a new softball field are located in the center of the site. An additional restroom/concession building is proposed in this area to support these programs. The existing long-jump and discus areas are to remain. An additional multipurpose/lacrosse field and storage building are located at the southeastern corner of the site. Two basketball courts are proposed along the entrance drive adjacent to Highway 96 behind the existing fence row. Additional landscaping between this area and the entrance drive is recommended.



Overall School Connectivity

During this design process, the community expressed a desire to connect the two campuses. The new sidewalk that the City of Franklin is planning to build will be of great benefit to improving the campus connections, as well as connecting them to Jim Warren.

In addition, the BWSC team determined that completing the sidewalk network around and through the campuses could create an opportunity for a 5K route (See Figure 2 below). With improvements to the infrastructure and safety crossings, this route could be utilized for cross-country practice or community-sponsored race events. Mile markers could be placed every 0.25 miles to help identify the distance and define the route of the trail.

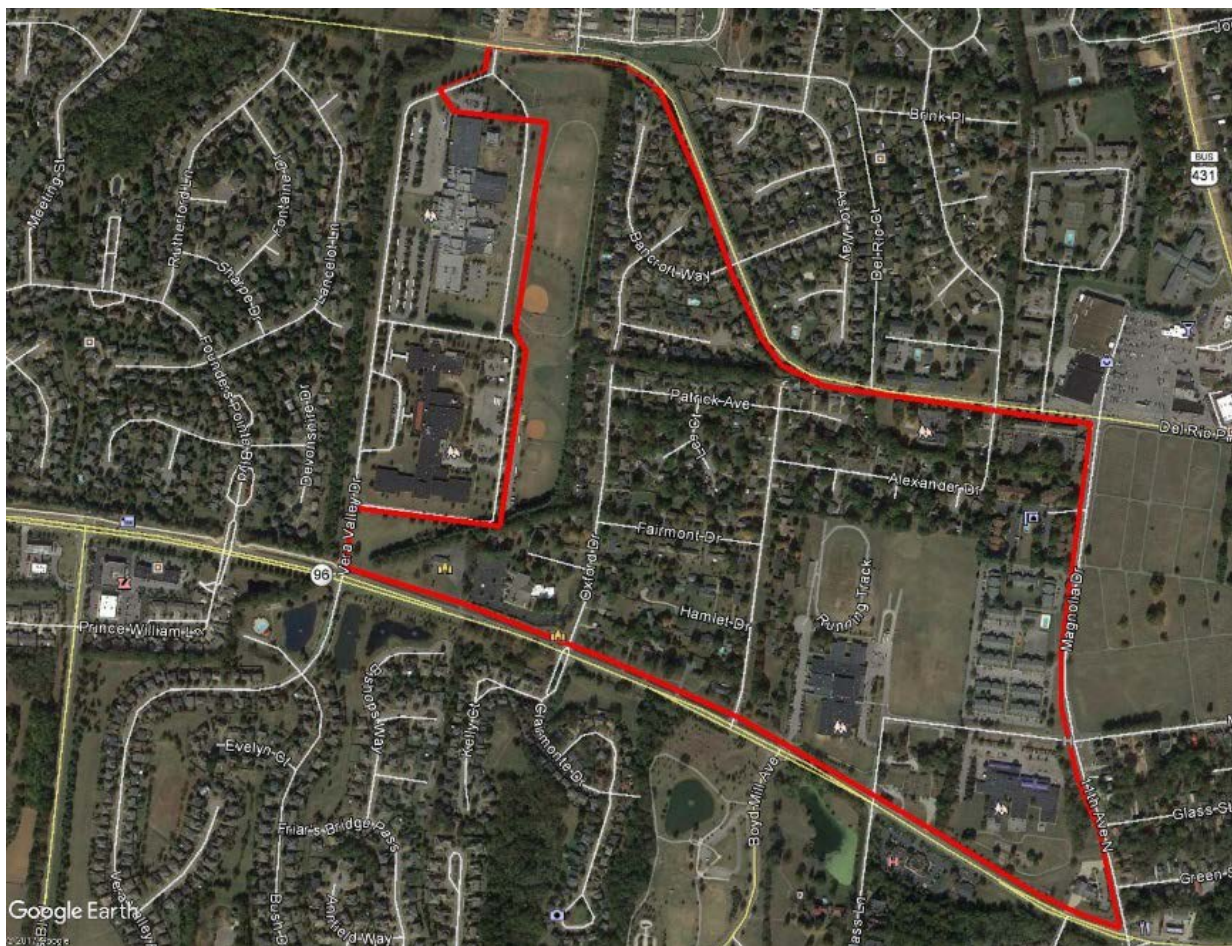


Figure 2: Potential 5K Route

Cost Estimates - Freedom Intermediate and Johnson Elementary
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
1	New Concrete Sidewalk (6' wide)	3,400	LF	\$50	\$170,000
2	Crosswalk Markings	6	Each	\$1,000	\$6,000
3	New Parking Lot (+/- 120 spaces)	52,500	SF	\$4	\$210,000
4	Reconfigure Bus Parking for efficiency	1	LS	\$20,000	\$20,000
5	Restroom/Concession Building	1	LS	\$500,000	\$500,000
6	Large Multipurpose Fields (63,000 sf)	4	LS	\$750,000	\$3,000,000
7	Small Multipurpose Fields (10,000 sf)	1	LS	\$150,000	\$150,000
8	Landscape at Entry	1	LS	\$10,000	\$10,000
9	Storage Facility (location to be determined)	1	LS	\$350,000	\$350,000
10	Playground Safety Improvements	1	LS	\$150,000	\$150,000
11	Nature Play Area	1	LS	\$100,000	\$100,000
12	Art Sculptures Platforms (art donated by others)	3	Each	\$50,000	\$150,000
13	Landscaping (throughout the campuses)	1	LS	\$50,000	\$50,000
Subtotal:					
					\$4,866,000
	General Site Work	6%			\$292,000
	GC General Conditions OH & P	8%			\$389,000
	Contingency including design fees, mobilization, etc.	25%			\$1,216,500
	GRAND TOTAL:				\$6,763,500

Items needed that may impact the opinion:

- Utility Relocation(s)
- Geotechnical Engineer Testing & Analysis
- Environmental issues and mitigation requirements

Cost Estimates - Freedom Middle and Poplar Grove Middle
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
1	New Concrete Sidewalk (6' wide)	4,300	LF	\$50	\$215,000
2	New Asphalt Trail (8' wide)	500	LF	\$30	\$15,000
3	Crosswalk Markings	12	Each	\$1,000	\$12,000
4	Tennis Courts (8 new courts, lighting, bleachers and walkways)	8	Each	\$150,000	\$1,200,000
5	Baseball Field (enlarge, regrade, new fencing, new dugouts)	1	LS	\$250,000	\$250,000
6	New Parking Lot (+/- 190 spaces)	46,000	SF	\$4	\$184,000
7	Parking Lot (Future Expansion +/- 100 spaces)	30,000	SF	\$4	\$120,000
8	Reconfigure Bus Parking for Efficiency	1	LS	\$20,000	\$20,000
9	Restroom/Concession Building (north)	1	LS	\$500,000	\$500,000
10	Restroom/Concession Building (south)	1	LS	\$500,000	\$500,000
11	Softball Field	1	LS	\$400,000	\$400,000
12	Multipurpose Fields	2	Each	\$1,000,000	\$2,000,000
13	Batting Cages	2	Each	\$15,000	\$30,000
14	Basketball Courts	2	Each	\$40,000	\$80,000
15	Storage Facility	1	LS	\$350,000	\$350,000
16	Landscape at Entry	1	LS	\$10,000	\$10,000
17	Larger Outdoor Amphitheatre	1	LS	\$250,000	\$250,000
18	Playground Safety Improvements	5	Each	\$10,000	\$50,000
19	Art Sculptures Platforms (art donated by others)	3	LS	\$50,000	\$150,000
20	Landscaping (throughout the campuses)	1	LS	\$50,000	\$50,000
Subtotal:					\$6,386,000
	General Site Work	6%			\$383,000
	GC General Conditions OH & P	8%			\$511,000
	Contingency, including design fees, mobilization, etc.	25%			\$1,596,500
	GRAND TOTAL:				\$8,876,500

Items needed that may impact the opinion:

- Utility Relocation(s)
- Geotechnical Engineer Testing & Analysis
- Environmental issues and mitigation requirements
- Existing Geothermal Wells

Public Meeting Attendance Sheets – April 27, 2017

Franklin Special School District **Interactive Public Input Meeting**

NAME	E-MAIL	PARENT	TEACHER	STUDENT	OTHER
Peggy Chase	paige	☐	☐	☐	Packs-COF
Mindy Tate	mindy	☐	☐	☐	Franklin Tomorrow
Gay Marks	may	☐	☒	☐	
Kristina Lewis	ange	☒	☐	☐	
Theresa Osteen	holli	☒	☒	☒	
Randy Steekens	ste	☐	☒	☐	
Ellen Moore	ellen	☐	☐	☐	Engineering-COF
Kristen Stanfill	krista	☐	☐	☐	Engineering-COF
Rebecca Eaton	mossi	☐	☐	☐	Community Member
Lisa Chatman	che	☐	☐	☐	School Health (PSSD)
Jenny Benhill	torrey	☐	☐	☐	Friends of Franklin Park
Kathy Glader	Katie	☒	☐	☐	
Kim Stinson	gary	☐	☒	☐	
Alisha Erickson	er	☐	☐	☐	Poplar Grove Principal
Janey Parker	ja	☒	☐	☐	Friends of Franklin Park
Lori Uehling	jl	☒	☐	☐	
Hee Young Loo	ma	☒	☐	☐	
Shirley Watson	sta	☐	☐	☐	Volunteer - Friends of Franklin Park
Ari Foster	ari	☒	☐	☐	
Kelly Selte	self	☐	☒	☐	

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Franklin Special School District **Interactive Public Input Meeting**

NAME	E-MAIL	PARENT	TEACHER	STUDENT	OTHER
Allison Bell	allisonbell@fssd.org	☒	☐	☐	School Board Member FSSD
Jamie Zeller	jamie.zeller@fssd.org	☒	☐	☐	
Kevin Townsend	kevin.townsend@fssd.org	☒	☐	☐	School Bd Member FSSD
Shari Spears	shari.spears@fssd.org	☒	☐	☐	
Brittani Perez	brittani.perez@fssd.org	☐	☐	☐	City of Franklin
Robert Blair	robert.blair@fssd.org	☐	☐	☐	School Bd Member
Dana McLendon	dana.mclendon@fssd.org	☐	☐	☐	CITY OF FRANKLIN
Karen Menneke	karen.menneke@fssd.org	☒	☒	☐	Poplar Grove
Eric Stuckey	eric.stuckey@fssd.org	☒	☐	☐	City of Franklin
Brandy Buford	brandy.buford@fssd.org	☐	☐	☐	CITY OF FRANKLIN
Washam Gao	washam.gao@fssd.org	☐	☐	☐	VISIT FRANKLIN
Amanda Miller	amanda.miller@fssd.org	☒	☐	☐	
Adrian Voth	adrian.voth@fssd.org	☒	☐	☐	
Tosha R. Baugh	tosha.baugh@fssd.org	☐	☐	☐	Principal of Johnson
Ella Wehling	ella.wehling@fssd.org	☐	☐	☒	
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Public Meeting Attendance Sheets – September 5, 2017

Franklin Special School District **Open House**

NAME	E-MAIL	PARENT	TEACHER	STUDENT	OTHER
Randy Stevens	stevr	☐	☒	☐	Cocul
Celia Coarney	cear	☒	☐	☐	
Karen Menne	menne	☐	☒	☐	
Allena Bell	allen	☐	☐	☐	School Board Member
Ann Petersen	annpet	☐	☐	☐	ALDERMAN
Ken Moore	kenmoore	☐	☐	☐	Mayor
Mark Hilly	mark	☐	☐	☐	COF Staff
Robert O'Leary	robert	☐	☐	☐	Board Member
Margaret Martin	martin	☐	☐	☐	Alderman
Michelle Smith	smith	☐	☒	☐	
M.P. Solomon	margueta	☒	☐	☐	
Dana McEnton	danamc	☐	☐	☐	Alderman
Chip Stenhouse	sthouse	☐	☐	☐	FSPD Staff
Michael Skinner	michs	☐	☐	☐	COF
Kerri Husson	KerriHu	☒	☐	☐	
Kristi Jeffers	jeffers	☐	☐	☐	Principal
Susan Gentry	gentry	☐	☒	☐	
Nikki Synger	nikki	☒	☐	☐	
Gregory Bell	bellbell	☐	☐	☒	
Avery Bell	bellbell	☐	☐	☒	

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