City of Franklin

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

Meeting Agenda

Work Session

Tuesday, October 9, 2018 | **5:00 PM** | **Board Room**

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. 18-0899 "An Ordinance To Amend Title 2, Chapter 5 Of The City Of Franklin Municipal Code Pertaining To The Battlefield Preservation Commission In Order to Amend The Name, Purpose And Membership Structure Of The Commission."

Sponsors: Ald. Scott Speedy and Amanda Rose

Attachments: BPC Update 9.11.18

2. 18-1004 Consideration of Event Permit for Pumpkinfest Sponsored by the Heritage Foundation in Downtown Franklin on October 27, 2018. (10/09/18 WS)

Sponsors: Deb Faulkner

Attachments: Pumpkinfest 2018 REVISED APP.pdf

3. 18-0959 Consideration of Ordinance 2018-50 To Be Entitled, "An Ordinance To Rezone 19.83 Acres From General Commercial District (GC) To Specific Development Variety (SD-X 16.79, 67328) District For The Property Located North Of Liberty Pike And West Of Carothers Parkway, (Carothers Crossing West PUD Subdivision)." (9/27/18 FMPC 9-0, 10/09/18 BOMA 1st Reading 7-0, 11/13/18 BOMA 2nd Reading 7-0) THIRD AND FINAL READING

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: 2018-50 ORD_Carothers Crossing West PUD Subdivision_with map.Law Appro

MAP_CCWRezone+DevPlan.pdf

Carothers Crossing West-ALTA SURVEY.pdf

CCW_Rezone.pdf

Legislative History

9/27/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session

4. 18-0958 PUBLIC HEARING: Consideration Of Resolution 2018-81, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing West PUD Subdivision, For The Property Located North Of Liberty Pike And West Of Carothers Parkway." (9/27/18 FMPC9-0; 10/09/18 WS)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments:
- MAP_CCWRezone+DevPlan.pdf
- Res 2018-81 Carothers Crossing West_with exhibit.Law Approved.pdf
- CCW_DevPlan_Conditions of Approval_01.pdf
- FULLSET_CCW.pdf
- ARCH_CCW.pdf
- INTERNALSTREET_CCW.pdf
- LAYOUT_CCW.pdf
- Carothers Crossing West-ALTA SURVEY.pdf
- Carothers Crossing West TIA_Review Memo_9-5-18 CB approved as noted.pdf

Legislative History

9/27/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session

5. 18-0966 *Consideration of City of Franklin Contract No. 2018-0134 For a Professional Services Agreement (PSA) with Town Planning & Urban Design Collaborative LLC (TPUDC) For Planning And Zoning Services For The Franklin Zoning Ordinance In The Amount Of $136,680.

Sponsors: Emily Hunter and Kelly Dannenfelser

Attachments:
- 2018-0134 PSA_Town Planning and Urban Dev_Zoning Ord_with Attachment A

6. 18-0999 *Consideration of Amendment No. 1 to City of Franklin Contract 2016-0265 with the State of Tennessee for the Clean Tennessee Energy Grant to Extend the Contract End Date to August 31, 2020

Sponsors: Mark Hilty and Michelle Hatcher

Attachments:
- COF 2016-0265 AMENDMENT 1 TDEC Clean Energy Grant Extension.pdf

7. 18-1003 Discussion of an Access Management Plan as the Preferred Design Concept for the Columbia Ave Widening & Improvements Project. (Continued from 10/09/18 WS)

Sponsors: Paul Holzen and Jonathan Marston

Attachments:
- 18-1003 Res 2018-87 Columbia Ave Access Management Plan 18-1003_with M
- Street Light.PNG

8. 18-1008 Consideration of Agreement for Dedication of Sanitary Sewer Easement (COF 2017-0316) with Henpeck Village Market, Inc. in the amount of $136,400.00 (10/09/18 WS)

Sponsors: Paul Holzen and Michelle Hatcher

Attachments: Henpeck Village Market Easement for Henpeck Lane Sewer Project.pdf

Tract 15 Appraisal Report 8-2.pdf

9. **18-0980** Consideration of Resolution 2018-___, A Resolution of the Franklin Road Corridor Improvements Project (09/25/18 WS).

Sponsors: Paul Holzen, Jonathan Marston and William Banks

Attachments: Franklin Road Tree Exhibit.pdf

Franklin_Rd-Home_Owner_Concerns_Letter_09-24-2018.pdf

RFunctional - UTILITY - Exhibit.pdf

BOMA Worksession 10-9-2018.pdf

Legislative History

9/25/18	Work Session	referred to the Work Session

Other Business

Adjournment

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

Battlefield Preservation Commission: Visioning Plan Update

September 11, 2018

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Visioning Plan Methodology

- Past Accomplishments and Future Challenges
- Desired Objectives and Strategies for Upcoming Years
- Optimal Commission Role and Membership Structure

Summary of Visioning Plan Actions

- Adoption of Four Subcommittees with their respective Action Items serving as Commission Action Plan
- Adoption of Bi-Monthly Full Commission Meeting Schedule, with Subcommittees meetings regularly
- Upcoming Proposal of Ordinance Amendments as related to commission name, purpose, and membership structure

Proposed Name & Purpose Statement

The **Franklin Civil War Historical Commission** serves as an advisory body to the Board of Mayor and Aldermen and City Administrator in the

- **identification,**
- **preservation,**
- **interpretation,**
- **maintenance, and**
- **recognition**

of battlefields and sites related to all aspects of Civil War history within the City of Franklin in order to protect and maintain the city's irreplaceable historical wealth for this and future generations.

Subcommittee Priority: HISTORIC CEMETERIES

CORRESPONDING ACTION ITEMS

- Assist with Prioritization of Needs
- Assist with Volunteer Group Development for Cleaning Burial Markers
- Work on Additional Signage for Interpretation
- Update Historic Parks Audio Tour for City Cemetery, Rest Haven Cemetery, and Touissant L'Overture Cemetery, as needed

Subcommittee Priority: WAYFINDING SIGNAGE

CORRESPONDING ACTION ITEMS

- Evaluate Condition of Existing Signage
- Evaluate Optimal Placement for Signage – Existing and New
- Work to Create Greater Visual Consistency and Cohesiveness for Directional Signage
- Enhance Wayfinding for Civil War Sites with Strong Links to Downtown (Physical + Digital Formats)

Subcommittee Priority: INTERPRETATION

CORRESPONDING ACTION ITEMS

- Interpret Reconstruction, USCT, Freedman's Bureau, & Third Battle of Franklin themes for Signage Placement
- Assist with Developing Interpretation of Roper's Knob
- Interpret Civil War Sites outside of the Parks System through Signage Placement
- Update Historic Parks Audio Tour, as needed
- Assist with Enhancing Parks Donation Policy, as needed

Subcommittee Priority: PUBLIC OUTREACH & EDUCATION

CORRESPONDING ACTION ITEMS

- Assist with Enhancing Social Media Presence
- Work with Parks to Develop Battlefield Clean-Up Days
- Develop Educational Programs with Schools, Civic Organizations, Scouts, Boys & Girls Club, YMCA, Retirement Communities, TMA Group, Etc.
- Work with City to Offer Civil War Lecture Series & Host Community Conversations

OFFICE USE ONLY
Permit No:
_____

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City of Franklin
Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** 35th Annual Pumpkinfest
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Main Street from 1st to 5th Avenue and portions of 2nd, 3rd, and 4th Avenues
3. **Date or dates of event:** 10/27/2018
4. **Start/End Times of Event:** 10:00am-8:00pm
   What date/time will set-up begin? 10/26/2018 5:00 AM
   What date/time will tear-down be complete? 10/27/2018 10:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable)***:** Set Up: Close 4th Avenue at 5:00am on 10/26; close Public Square parking at 5:00am on 10/26; close Main Street and Public Square to traffic at 8:00pm on 10/26. we would love for "No Parking After 3:00pm" signs to go up the morning of 10/26 on Main Street.

   Tear Down: 6:00pm on 10/27 for all except Public Square Stage. Public Square Stage tear down at 7:45pm/8:00pm on 10/27.
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 65,000 Event Staff/Volunteers:75 Total:65,075
7. **Name of applicant and Organization Requesting Permit:**
   Kaylen Carrick - Heritage Foundation
   a) Address: Po Box 723
   Franklin, TN 37065
   b) Phone: 6155122552 **c) Cell:** **d) Fax:**
   e) E-mail address: kcarrick@williamsonheritage.org
8. **DETAILED description of event** *(use additional sheets)***:**
   The 35th Annual Pumpkinfest is a family-friendly free fall-themed street festival. One big stage fully equipped will be on the Public Square quadrant between Capital Bank and Redo (same place as years past). We will have one 12'x12' stage at 1st and Main for amplified street performances. A beer tent will be set up on 4th Avenue South with another 12'x12' platform for performances with amplified sound. We will have circus performers at the corner of 2nd and Main Street (south) and will be adding a few more vendors to go down 2nd Avenue North that will end before Landmark Bank driveway.

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

   Please detail any restricted parking areas on the event map.

   Event Map: Pumpkinfest 17 Street Map.pdf

10. **Person in charge on day of event:** Kaylen Carrick
    Cell: 615-293-7323 **E-mail address:** kcarrick@williamsonheritage.org

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

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

    Administrative Contact List:

13. **Where is your organization based?** Williamson County

14. **Is your organization authorized to do business in Tennessee?** Yes

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: sales tax exemption form.pdf

16. **Will you charge an admission fee?** No
    Average admission fee:

17. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? 200-15,000

18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes

20. **Is this event a fundraiser?** Yes
    What organization will be the benefactor of event? Heritage Foundation of WilliamsonCounty
    What percentage of funds will they receive? 100

21. **Will parking in the area of the event need to be restricted or prohibited?** Yes

22. **Will any sound amplification equipment be used during the event?** Yes

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

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

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

    Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**. Arts and Crafts Vendors, Food Vendors and Sponsor Booth

25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: Clean Up Plan Pumpkinfest 2018.docx

26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations: 4th and Main and at 3rd Avenue South

28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: 2018 Good Neighbor Letter - Pumpkinfest.docx
Good Nieghbor Letter Mailing List:

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Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

2) I/We do swear or affirm that all of the information given in this application is true and complete.

3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

4) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

5) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

6) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

7) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

8) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

9) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

10) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Kaylee Carrick Date: 6/21/18
(Signature and title – must be officer of organization)

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

_____
Dr. Ken Moore, Mayor

_____
Eric S. Stuckey, City Administrator

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

Pumpkinfest 2017 ~~2015~~ Portable Toilets #

DOWNTOWN FRANKLIN

HISTORIC FRANKLIN TENNESSEE

New Hwy 96 W
Bridge St
4th Ave N
3rd Ave N
2nd Ave N
1st Ave N
Fair St
Alley
W Main St
Main St
E Main St
Columbia Ave
Cummins St
5th Ave S
2nd Ave S
1st Ave S
Emily Ct
Church St
4th Ave S
3rd Ave S

Stage/Platform (music)
Food/Kids Zone
Stage
4.
Shuttle Stop
Beer Tent
Food
2.
1.
Arts & Crafts
Potty Trailer
3.

FRANKLIN DISCLAIMER
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HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

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

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

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

All Permit applications are subject to permit fees.

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

Event Name: 35th Annual Pumpkinfest

Signature: _____

HISTORIC FRANKLIN TENNESSEE

FORM 1

Sound Amplification

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

Applicant/Organization: Kaylen Carrick - Heritage Foundation
Event Name: 35th Annual Pumpkinfest
Event Date(s): 10/27/2018

1. **Time amplification equipment will be used:** From: 09:00:00 AM To: 07:00:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   One big stage fully equipped will be on the Public Square quadrant between Capital Bank and Redo. We will have one 12'x12' platform at 1st and Main for amplified street performances. A beer tent will be set up on 4th Avenue South with another 12'x'12 platform for performances and amplified sound. We will have performers at the corner of 2nd and Main Street (South).
   Sound Amplification Map: Pumpkinfest 17 Street Map.pdf
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Announcements/Speeches
   - Band/Singers
   - Sound System
4. **Type of Amplifier:**
   - Fixed
   - PA System
5. **Number of Amplifiers:** 3 **Number of Speakers:** 6 **Number of Performers:** 20
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Kaylen Carrick **Cell:** 615-293-7323 **E-Mail:** kcarrick@williamsonheritage.org
   Name: Jo Ellen McDowell **Cell:** 615-973-1002 **E-Mail:** jmcdowell@williamsonheriage.org

Authorized Signature: Kaylen Carrick **Date:** 06/21/2018

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

October 14, 2018

Dear Neighbor,

Autumn is upon us in downtown Franklin, and with it comes Pumpkinfest, our 35th annual celebration of all things fall. This year's Pumpkinfest, once again produced by the Heritage Foundation of Williamson County, will run from 10 a.m. – 6 p.m. on Saturday, October 27th.

As the event grows, the complexity of putting it together grows, too, and in order to facilitate a more efficient set up for the event, Main Street between 1st and 5th Avenues will be closed to on-street parking beginning at 5 p.m. on Friday, October 26th. Cars will still be allowed to drive on Main Street until 8 p.m., when the street will close to all vehicle traffic. Also closing will be:

- Third Avenue South from the Public Square to S. Margin Street, and Third Avenue North from the Public Square toward Bridge Street.

- Portions of Fourth Avenue in the first block each direction off Main Street.

The parking garages on Second and Fourth Avenues will remain open the entire time.

Other activities and details in this year's Pumpkinfest schedule include:

- Third Avenue North will be transformed with bouncy houses, pony rides, face painting, kids carnival rides, games and much more from 10 a.m. – 3 p.m.

- **Center Stage** located on the Public Square will feature full lineups of **music and dance performances**. Giveaways will happen at the Center Stage throughout the day.

- A **beer tent** will be located on **Fourth Avenue South** from the hours of Noon – 5:00pm. Located inside the beer tent featuring great local acoustic artists. A full artist schedule will be available on our website soon. This is an all age's area.

- The **Costume Contest** will take place on the Guitar Center Stage at the Public Square at 1:30 p.m.

- More than **125 independent artisan booths** with handmade wares will line Main Street from First to Fifth Avenue.

- Festival fare like **hot dogs, funnel cakes, kettle corn, fried catfish, hamburgers and fried Oreos, along with a variety of food trucks** will join fresh offerings throughout the festival.

The event map will be available shortly on our website at https://williamsonheritage.org/events.

Please don't hesitate to call or email Kaylen Carrick at 615-591-8500 ext. 112
or kcarrick@williamsonheritage.org you have any questions.

My best,

Kaylen Carrick
Special Events Manager
The Heritage Foundation of Williamson County

Clean Up Plan – The City of Franklin Department of Sanitation

Staff Conditions:

Staff recommends approval with the following conditions:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

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

Streets Department:

- Fourth Avenue North & South will close at 5 a.m. on Friday, October 26th.
- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, October 26th.
- "No parking" signs placed along Fourth Avenue South on Saturday, October 27th. This area will be used for City vehicles only.
- "No parking" signs placed along Church Street on Friday, October 26th.
- Church Street Parking Lot will be closed for official vehicles.
- Food vendors must have mats under tents that sufficiently keep grease and other food waste off of the street.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.
- The requested pedestrian walkway from the Park at Harlinsdale Farm to First Avenue will not be constructed.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.

- Applicant has requested amplification on stages at the following locations for the permitted area:
    - Fourth Ave N and Main Street
    - Off the Square in front of F&M Bank

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

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at:
    - Fourth & Main
    - Third Ave S at City Hall
    - Third Ave N at the Square

ORDINANCE 2018-50

TO BE ENTITLED: "AN ORDINANCE TO REZONE 19.83 ACRES FROM GENERAL COMMERCIAL DISTRICT (GC) TO SPECIFIC DEVELOPMENT VARIETY 16.79, 67,328 (SD-X 16.79, 67328) DISTRICT FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND WEST OF CAROTHERS PARKWAY (CAROTHERS CROSSING WEST PUD SUBDIVISION)."

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

WHEREAS, the Specific Development Variety (16.79, 67,328) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-81, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of General Commercial District to Specific Development Variety 16.79, 67,328 District:

PREMISES CONSIDERED

Map-Parcel	Acres
079---04003	19.83
Total	19.83

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley, City Attorney

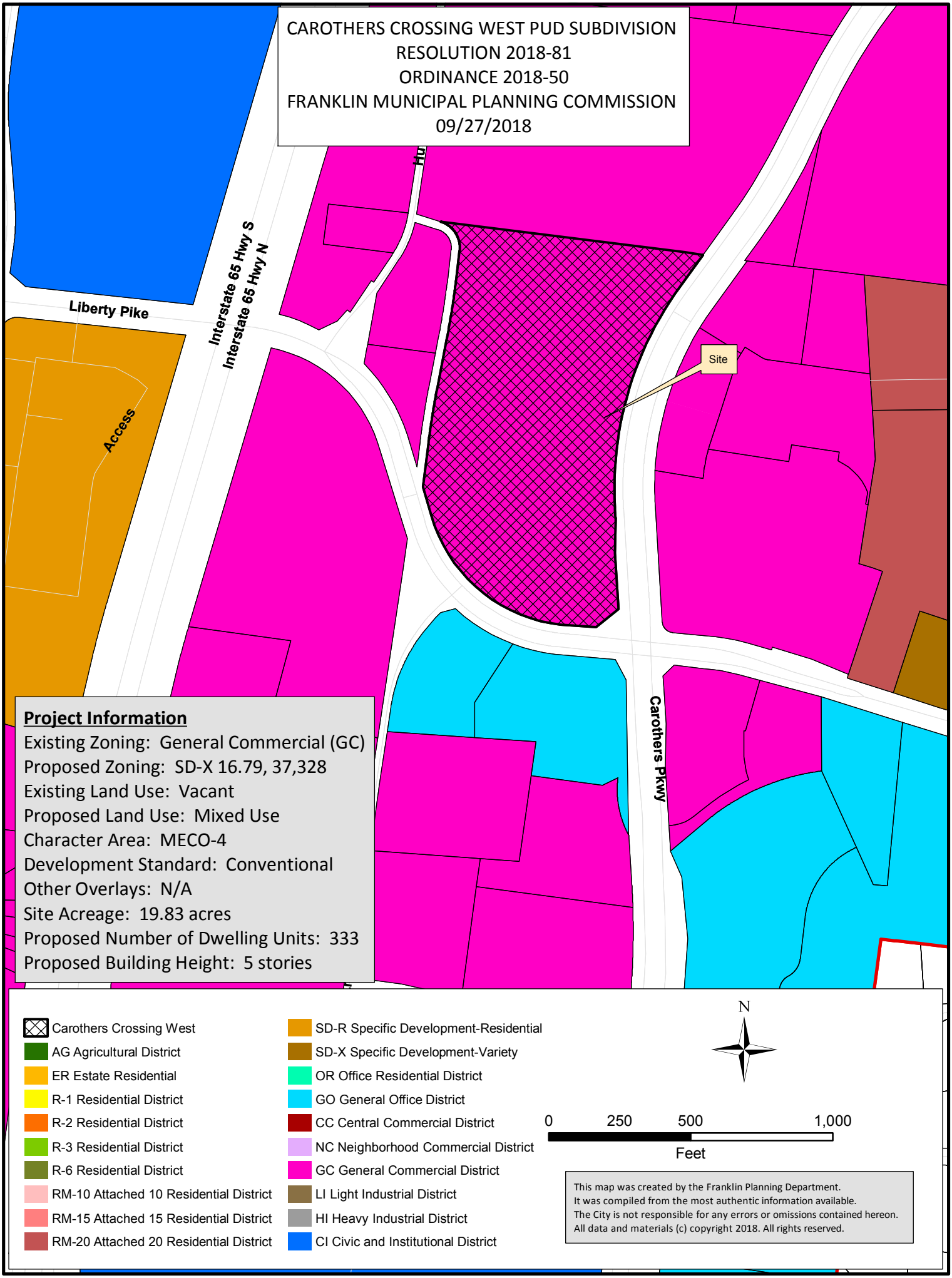
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


CAROTHERS CROSSING WEST PUD SUBDIVISION
RESOLUTION 2018-81
ORDINANCE 2018-50
FRANKLIN MUNICIPAL PLANNING COMMISSION
09/27/2018
Liberty Pike
Interstate 65 Hwy S
Interstate 65 Hwy N
Access
Site
Carothers Pkwy
Project Information
Existing Zoning: General Commercial (GC)
Proposed Zoning: SD-X 16.79, 37,328
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 19.83 acres
Proposed Number of Dwelling Units: 333
Proposed Building Height: 5 stories
Carothers Crossing West
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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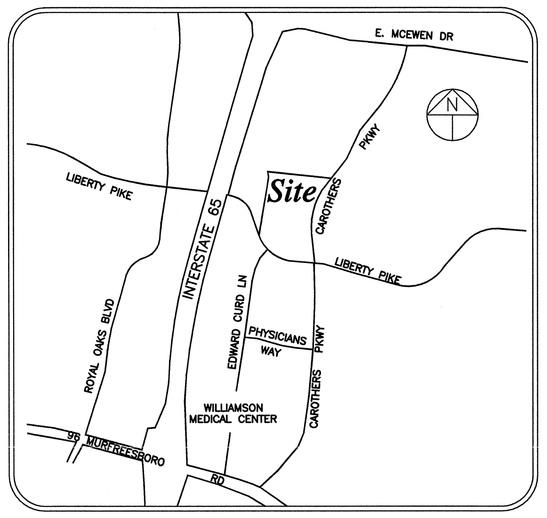
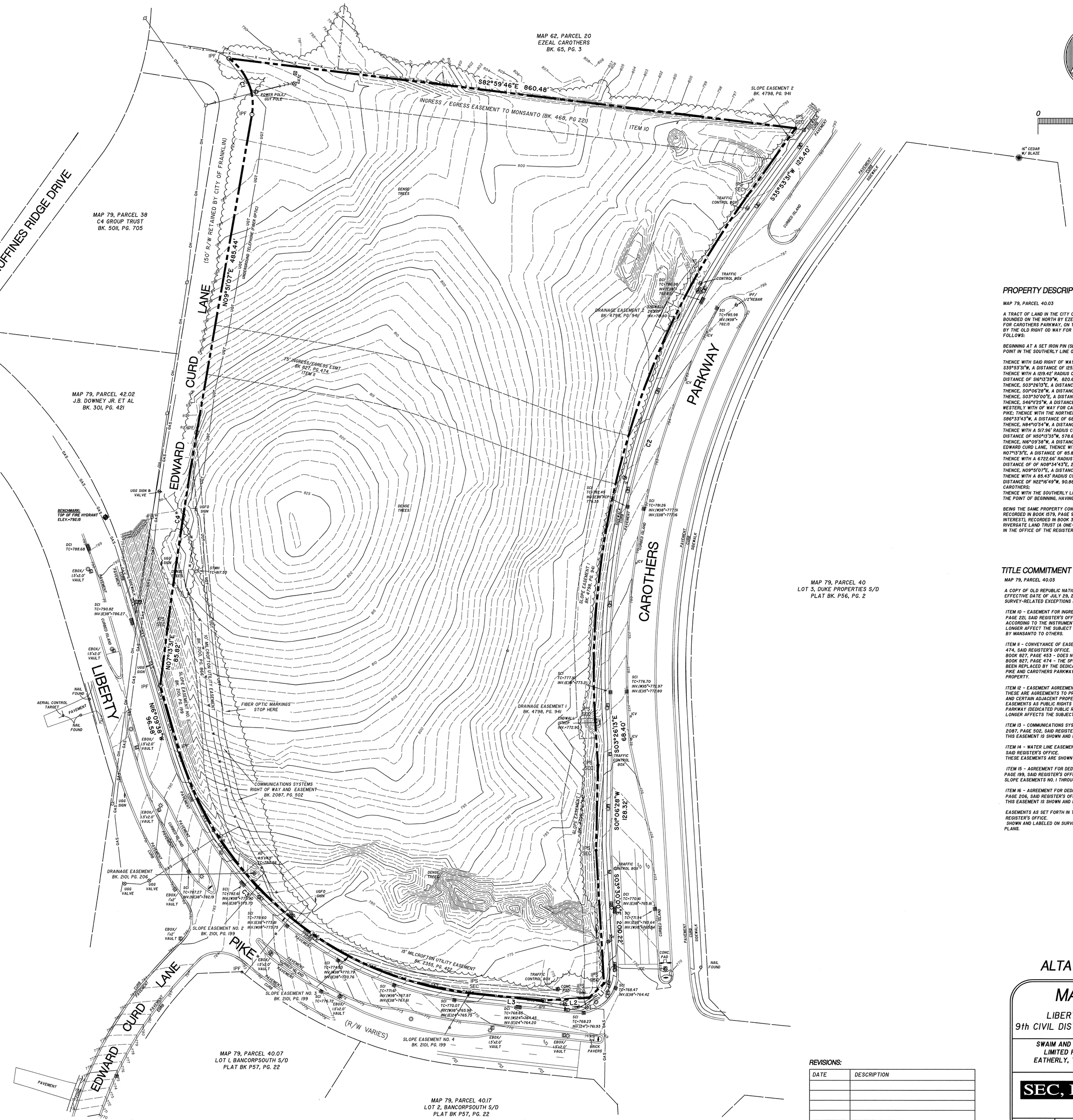


LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S46°11'25"W	31.31'
L2	S86°33'43"W	68.74'
L3	N84°10'54"W	106.77'

CURVE	RADIUS	LENGTH	CH. BRG.	CHORD		
C1	85.43'	95.82'	N22°16'49"W	90.88'		
C2	1219.42'	837.03'	S16°13'39"W	820.69'		
C3	517.96'	613.91'	N50°13'35"W	578.60'		
C4	6722.66	298.83	N08°34'43"E	298.81'		

SURVEYOR'S NOTES:

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, (NAD 83-96), VERTICAL DATUM NAVD88.

2. PROPERTY SHOWN IS ZONED GC- GENERAL COMMERCIAL DISTRICT, WITH A MECO-4 CHARACTER OVERLAY, CONVENTIONAL OR TRADITIONAL DEVELOPMENT STANDARD. MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT = 30 FEET.
SIDE = 15 FEET
REAR = 25 FEET

3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

4. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM INFORMATION SHOWN ON FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 47187C0201F, EFFECTIVE DATE 9-29-2006.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITES. ABOVE GRADE AND UNDERGROUND UTILITES SHOWN WERE TAKEN FROM TENNESSEE ONE CALL MARKINGS, VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

6. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, NOR BUILDING CONSTRUCTION/ADDITIONS ON SITE . SITE IS VACANT LAND.

7. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

8. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY CERTIFICATION

TO:

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12-15-14
THOMAS G. ROSENTHAL, TN R.L.S. NO. 1805 DATE

DATE OF FIELD SURVEY: DECEMBER, 2014

12-15-14

PRELIMINARY
FOR REVIEW & COMMENTS

LEGEND

	EXISTING CONC. MON.		CATCH BASIN/AREA DRAIN
	EXISTING IRON PIN		# PARKING SPACES
	SET IRON PIN		HANDICAP PARKING SPACES
	UTILITY POLE w/GUY		SIGN POST
	LIGHT POLE		DECIDUOUS TREE
	FLOOD LIGHT		CONIFEROUS TREE
	SAN. SEWER MANHOLE		TREE MASS
	SAN. SEWER CLEANOUT	10"W	WATER LINE
	FIRE HYDRANT	8"SS	SANITARY SEWER LINE
	WATER METER	30"RCP	STORM SEWER LINE
	WATER VALVE	G	GAS LINE
	TELEPHONE BOX	OHE	OVERHEAD ELECTRIC
	ELECTRIC TRANSFORMER PAD	UGE	UNDERGROUND ELECTRIC
	GAS METER	UGT	UNDERGROUND TELEPHONE
	HVAC UNIT	X	FENCE (AS NOTED)

PROPERTY DESCRIPTION

MAP 79, PARCEL 40.03

A TRACT OF LAND IN THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY EZEAL CAROTHERS (BOOK 65, PAGE 3, ON THE EAST BY THE RIGHT PF WAY FOR CAROTHERS PARKWAY, ON THE SOUTH BY THE RIGHT OF WAY FOR LIBERTY PIKE AND ON THE WEST BY THE OLD RIGHT OD WAY FOR EDWARD CURD LANE. PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
S35°53'31"W, A DISTANCE OF 125.40' TO A SET IRON PIN;
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THENCE, S03°26'13"E, A DISTANCE OF 68.40' TO AN IRON PIN SET (SEC);
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THENCE, S03°50'00"E, A DISTANCE OF 200.22' TO AN IRON PIN SET (SEC);
THENCE, S46°11'25"W, A DISTANCE OF 31.31' TO AN IRON PIN SET (SEC) AT THE INTERSECTION OF THE WESTERLY WITH OF WAY FOR CAROTHERS PARKWAY AND THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE; THENCE WITH THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE THE FOLLOWING CALLS:
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THENCE WITH A 6722.66' RADIUS CURVE TO THE RIGHT, A DISTANCE OF 298.83', A CHORD BEARING AND DISTANCE OF OF N08°34'43"E, 298.81' TO AN EXISTING IRON PIN;
THENCE, N09°51'07"E, A DISTANCE OF 485.44' TO AN EXISTING IRON PIN;
THENCE WITH A 85.43' RADIUS CURVE TO THE LEFT, A DISTANCE OF 95.82', A CHORD BEARING AND DISTANCE OF N22°16'49"W, 90.88' TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;
THENCE WITH THE SOUTHERLY LINE OF EZEAL CAROTHERS, S82°59'46"E, A DISTANCE OF 860.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 863622 SQUARE FEET OR 19.826 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SWAIM AND SWAIN, LLC (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 1579, PAGE 988, PORTER FAMLY LIMITED PARTNERSHIP (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 6098, PAGE 749, ALL IN THE OFFICE OF THE REGISTER OF DEEDS FOR WILLIAMSON COUNTY, TENNESSEE.

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BOOK 827, PAGE 453 - DOES NOT AFFECT SUBJECT PROPERTY AS DESCRIBED.
BOOK 827, PAGE 474 - THE SPECIFIC EASEMENTS SHOWN AND DESCRIBED IN THIS INSTRUMENT HAVE BEEN REPLACED BY THE DEDICATION AND ACCEPTANCE OF THE PUBLIC RIGHTS OF WAY FOR LIBERTY PIKE AND CAROTHERS PARKWAY BY THE CITY OF FRANKLIN AND SHOULD NO LONGER AFFECT SUBJECT PROPERTY.

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THESE ARE AGREEMENTS TO PROVIDE INGRESS AND EGRESS EASEMENTS TO THE SUBJECT PROPERTIES AND CERTAIN ADJACENT PROPERTIES UNTIL SUCH TIME THAT THE CITY OF FRANKLIN DEDICATES THOSE EASEMENTS AS PUBLIC RIGHTS OF WAY, WHICH ARE NOW KNOWN AS LIBERTY PIKE AND CAROTHERS PARKWAY (DEDICATED PUBLIC RIGHTS OF WAY) IT IS THE OPINION OF THIS SURVEYOR THAT THIS NO LONGER AFFECTS THE SUBJECT PROPERTY.

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THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 14 - WATER LINE EASEMENTS OF RECORD IN BOOK 2100, PAGE 866, AND IN BOOK 2355, PAGE 422, SAID REGISTER'S OFFICE.
THESE EASEMENTS ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 15 - AGREEMENT FOR DEDICATION OF PERMANENT SLOPE EASEMENT OF RECORD IN BOOK 2101, PAGE 199, SAID REGISTER'S OFFICE.
SLOPE EASEMENTS NO. 1 THROUGH NO. 4 ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 16 - AGREEMENT FOR DEDICATION OF PERMANENT DRAINAGE EASEMENT OF RECORD IN BOOK 2101, PAGE 206, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

EASEMENTS AS SET FORTH IN THE FINAL JUDGMENT OF RECORD IN BOOK 4798, PAGE 941, SAID REGISTER'S OFFICE.
SHOWN AND LABELED ON SURVEY AS DESCRIBED AND FROM GRAPHICAL LOCATIONS ON RIGHT OF WAY PLANS.

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

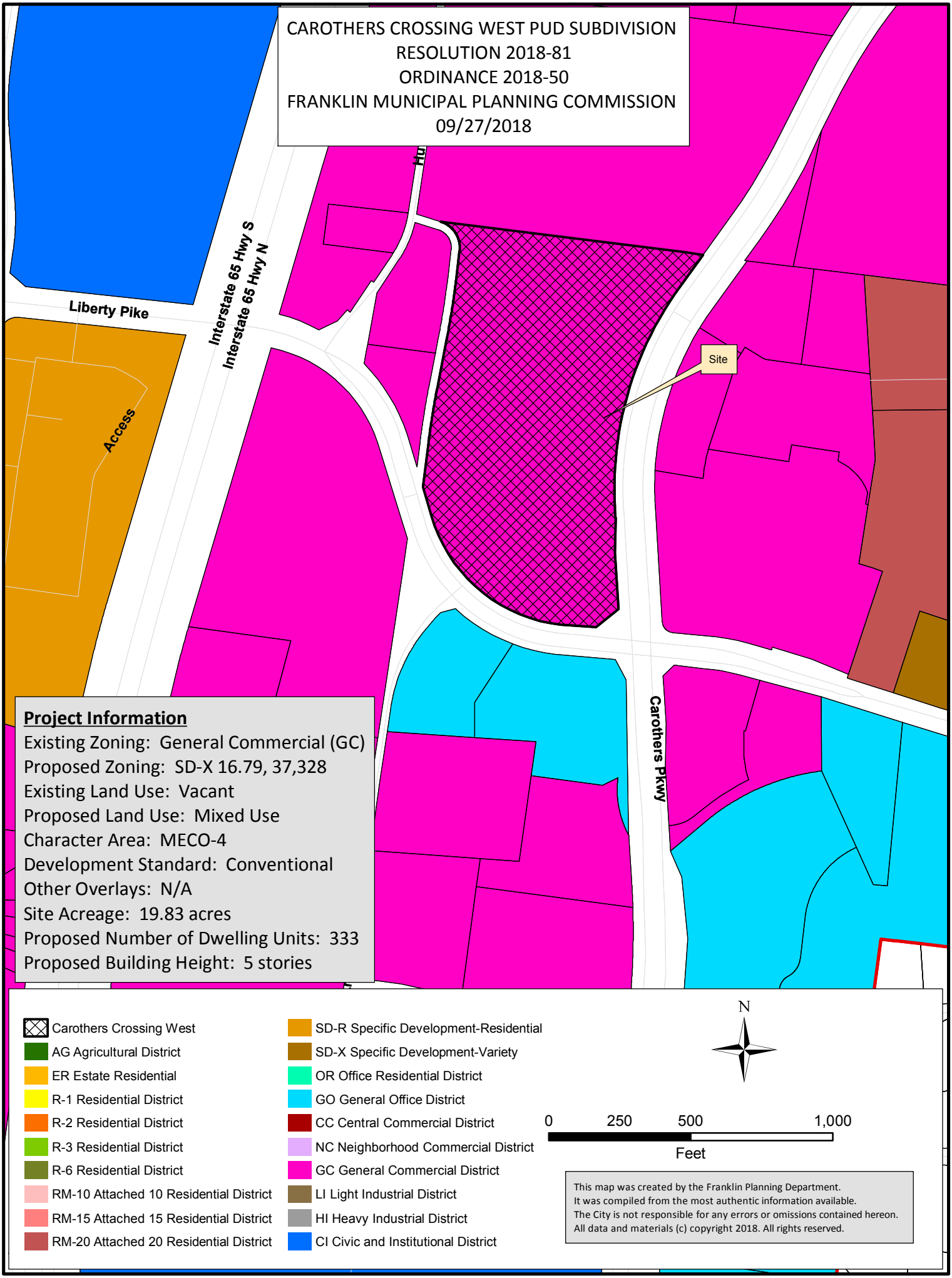
MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

SWAIM AND SWAIM, LLC - BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST - BOOK 6098, PAGE 749, R.O.W.C., TN.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1
14432	12-15-2014	SOUTHSTAR CAROTHERS-ALTA	ACAD/TGR-WSB	1" = 60'	OF 1


CAROTHERS CROSSING WEST PUD SUBDIVISION
RESOLUTION 2018-81
ORDINANCE 2018-50
FRANKLIN MUNICIPAL PLANNING COMMISSION
09/27/2018
Liberty Pike
Interstate 65 Hwy S
Interstate 65 Hwy N
Access
Site
Carothers Pkwy
Project Information
Existing Zoning: General Commercial (GC)
Proposed Zoning: SD-X 16.79, 37,328
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 19.83 acres
Proposed Number of Dwelling Units: 333
Proposed Building Height: 5 stories
Carothers Crossing West
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
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RM-10 Attached 10 Residential District
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N
0 250 500 1,000
Feet
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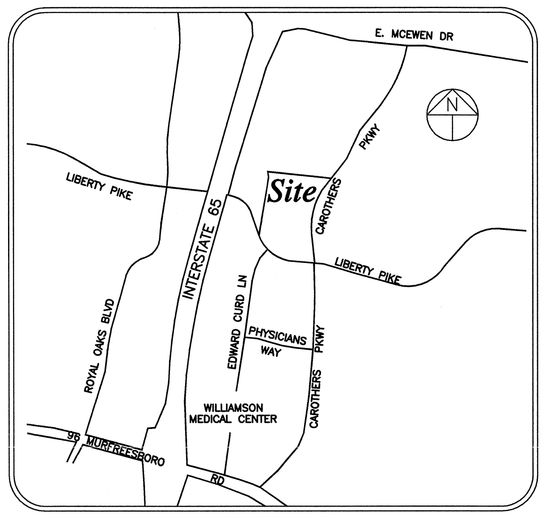
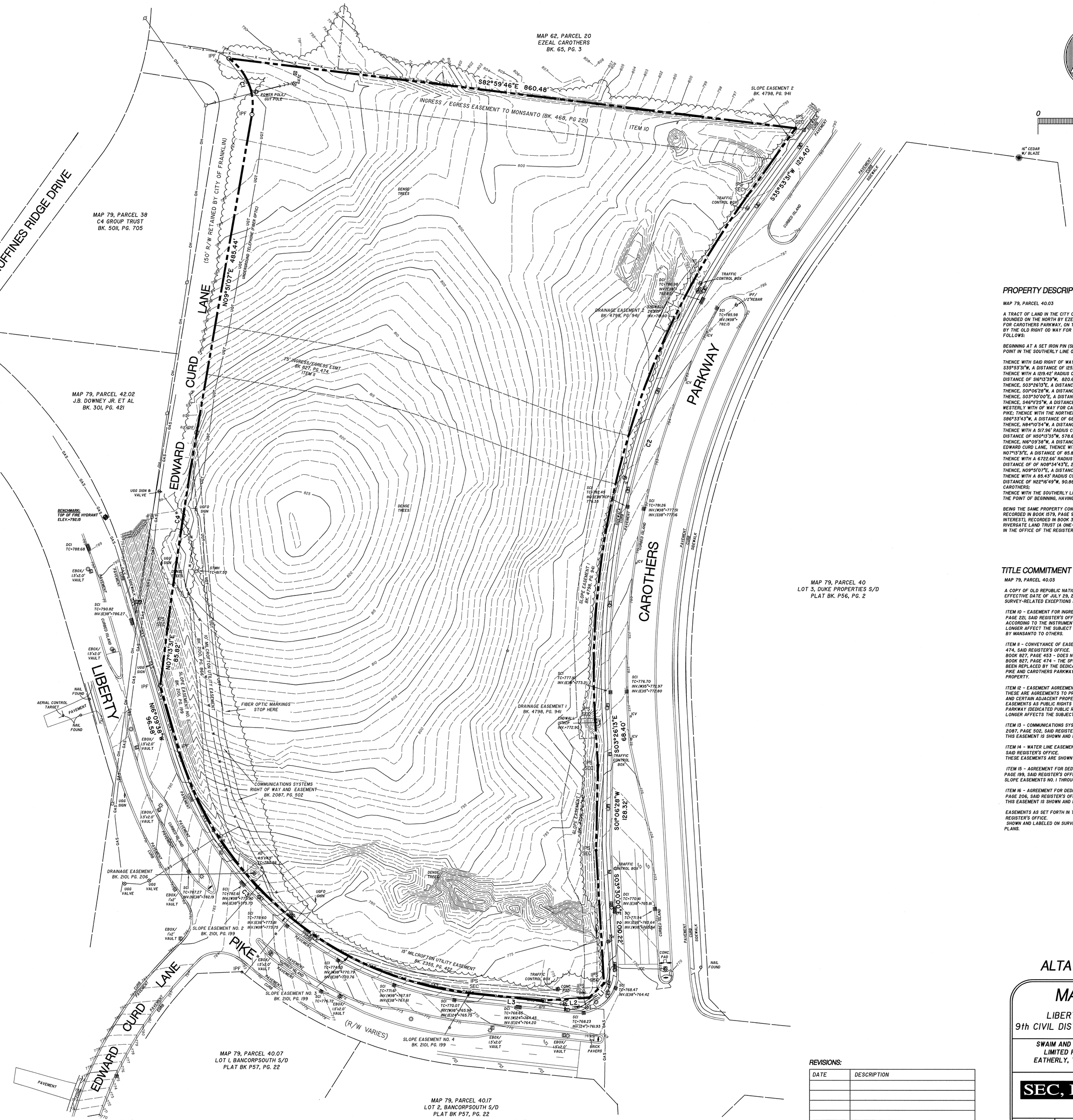


LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
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L2	S86°33'43"W	68.74'
L3	N84°10'54"W	106.77'

CURVE	RADIUS	LENGTH	CH. BRG.	CHORD		
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SURVEYOR'S NOTES:

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, (NAD 83-96), VERTICAL DATUM NAVD88.

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PRELIMINARY
FOR REVIEW & COMMENTS

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	UTILITY POLE w/GUY		SIGN POST
	LIGHT POLE		DECIDUOUS TREE
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	HVAC UNIT	X	FENCE (AS NOTED)

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EASEMENTS AS SET FORTH IN THE FINAL JUDGMENT OF RECORD IN BOOK 4798, PAGE 941, SAID REGISTER'S OFFICE.
SHOWN AND LABELED ON SURVEY AS DESCRIBED AND FROM GRAPHICAL LOCATIONS ON RIGHT OF WAY PLANS.

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

SWAIM AND SWAIM, LLC - BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST - BOOK 6098, PAGE 749, R.O.W.C., TN.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1
14432	12-15-2014	SOUTHSTAR CAROTHERS-ALTA	ACAD/TGR-WSB	1" = 60'	OF 1

CAROTHERS CROSSING WEST
REZONING PLAN

TAX MAP 079, PARCEL 04003

DEVELOPER

EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT:BRAD KNOLLE
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE, LLC
324 LIBERTY PIKE, SUITE 145
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greg.gamble@gdc-tn.com
PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
PHONE: 615.564.2701

VICINITY MAP

N
NTS

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS

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

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

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Kimley»Horn

CAROTHERS CROSSING WEST
REZONING PLAN
EMBREY
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
No. 121370
STATE OF TENNESSEE
9/16/2

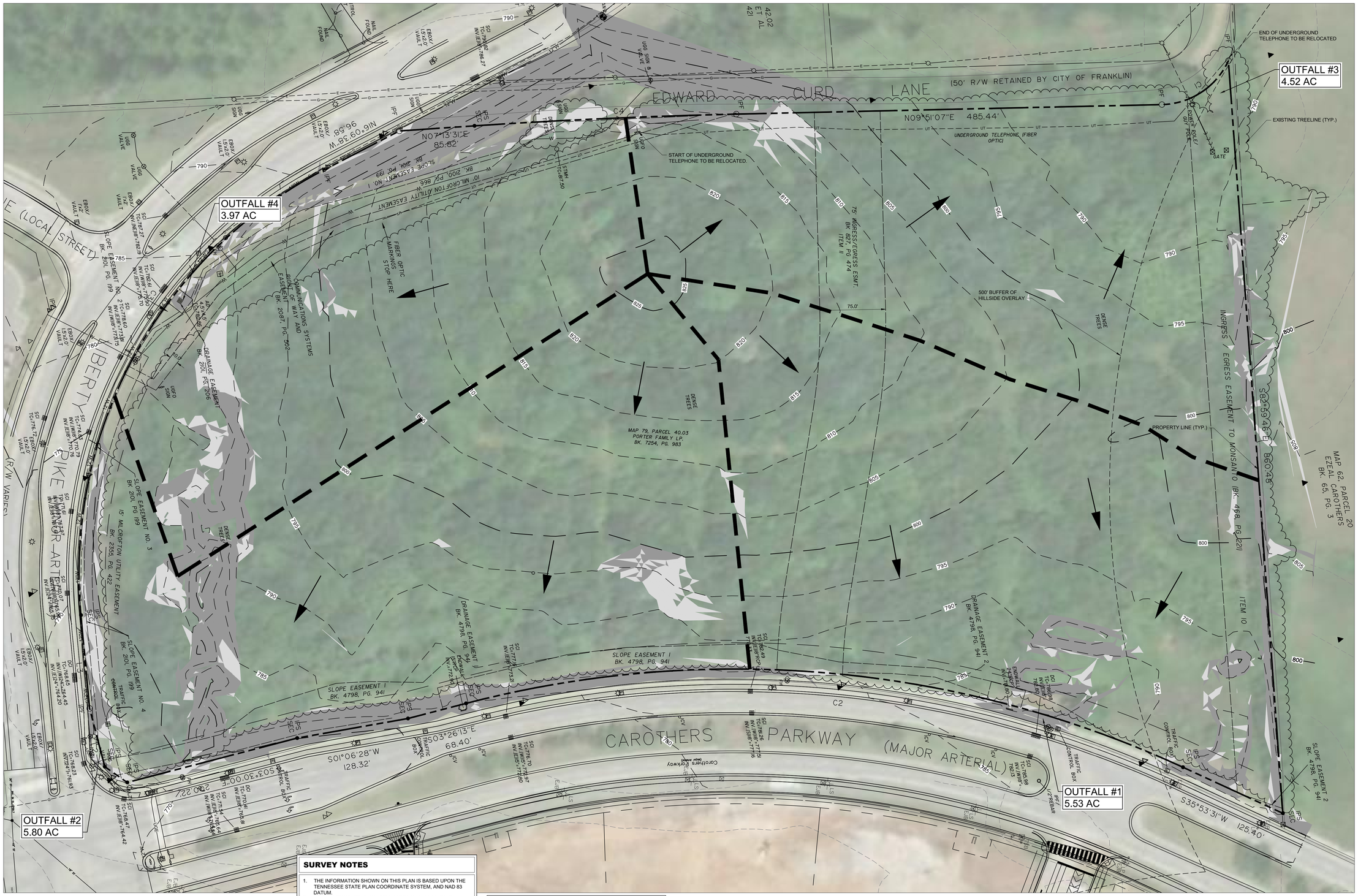
Revision	Date
△	
△	
△	
△	

OVERALL EXISTING CONDITIONS

SHEET

C1.0

COF # 6792



SURVEY NOTES

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2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

SITE LEGEND

W	EXISTING WATER LINE
UGE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS MAIN
E	EXISTING ELECTRIC LINE
UT	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
FH	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

SITE DATA TABLE

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

EXISTING TREE CANOPY NOTE

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±18.2 AC, AND COVERS APPROXIMATELY 92 PERCENT OF THE SITE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

CAROTHERS CROSSING WEST REZONING PLAN
EMBREY
Franklin, Williamson County, Tennessee

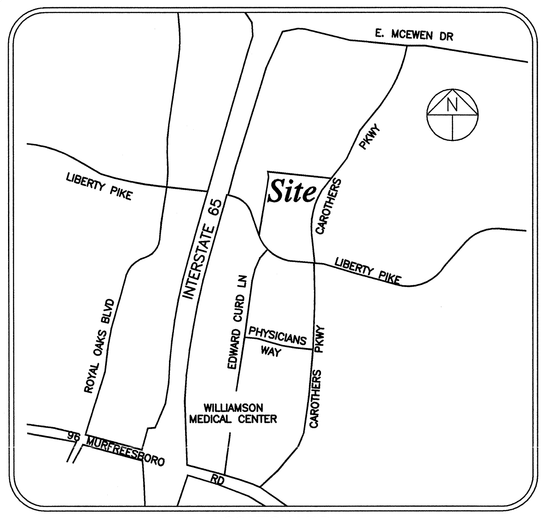
MARY McGOWAN
REGISTERED ENGINEER
No. 121270
STATE OF TENNESSEE
9/16/24

Revision Date
△
△
△
△

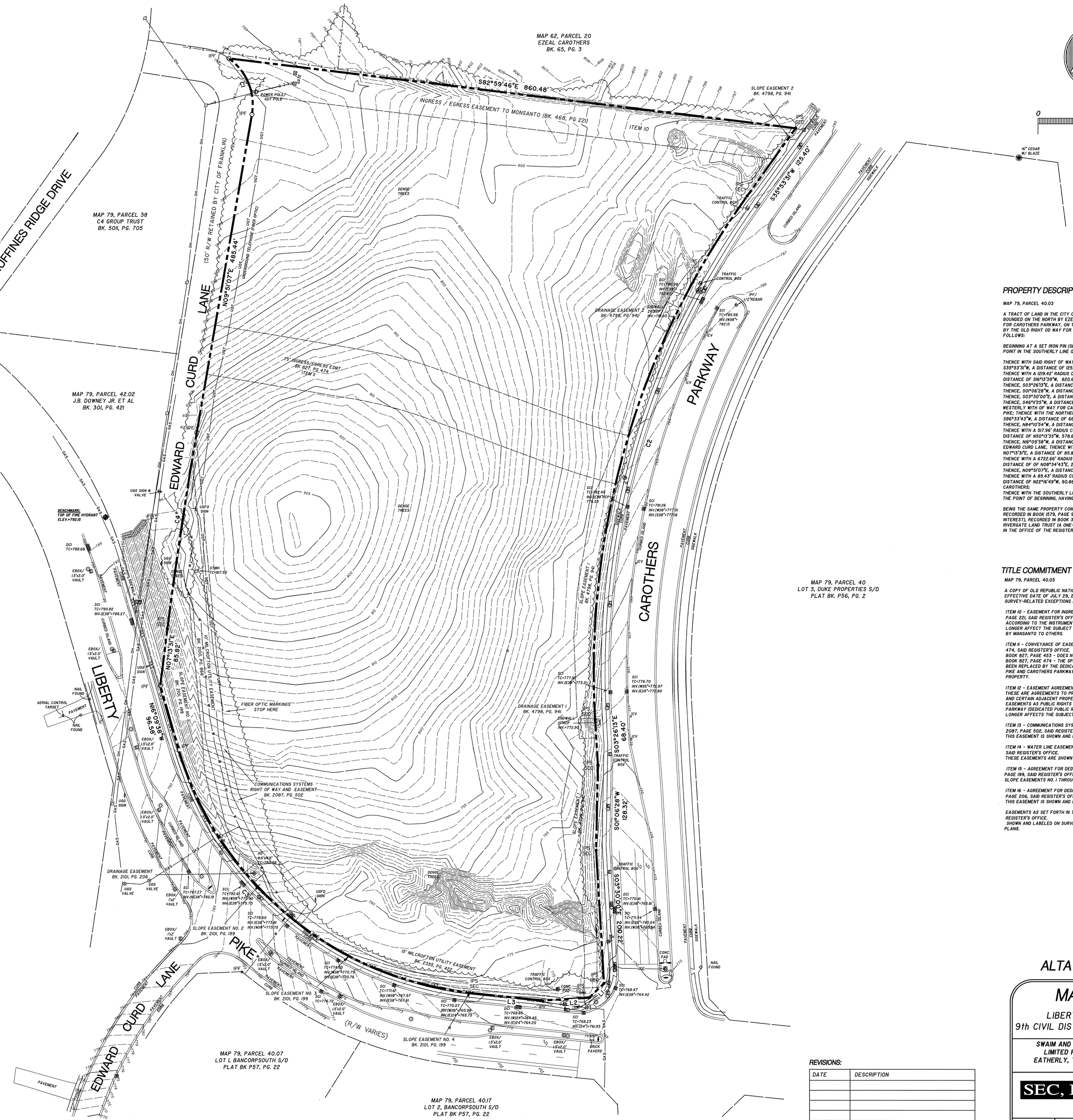
ENLARGED EXISTING CONDITIONS

SHEET
CI.1

COF # 6792



LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S46°11'25"W	31.31'
L2	S86°33'43"W	68.74'
L3	N84°10'54"W	106.77'

CURVE	RADIUS	LENGTH	CH. BRG.	CHORD		
C1	85.43'	95.82'	N22°16'49"W	90.88'		
C2	1219.42'	837.03'	S16°13'39"W	820.69'		
C3	517.96'	613.91'	N50°13'35"W	578.60'		
C4	6722.66	298.83	N08°34'43"E	298.81'		

SURVEYOR'S NOTES:

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, (NAD 83-96), VERTICAL DATUM NAVD88.

2. PROPERTY SHOWN IS ZONED GC- GENERAL COMMERCIAL DISTRICT, WITH A MECO-4 CHARACTER OVERLAY, CONVENTIONAL OR TRADITIONAL DEVELOPMENT STANDARD. MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT = 30 FEET.
SIDE = 15 FEET
REAR = 25 FEET

3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

4. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM INFORMATION SHOWN ON FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 47187C0201F, EFFECTIVE DATE 9-29-2006.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITES. ABOVE GRADE AND UNDERGROUND UTILITES SHOWN WERE TAKEN FROM TENNESSEE ONE CALL MARKINGS, VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

6. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, NOR BUILDING CONSTRUCTION/ADDITIONS ON SITE . SITE IS VACANT LAND.

7. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

8. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY CERTIFICATION

TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/INSURANCE CO.; SOUTHSTAR, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11(A), 13, 16, 17 AND 18 OF TABLE A THEREOF.

12-15-14
THOMAS G. ROSENTHAL, TN R.L.S. NO. 1805 DATE

DATE OF FIELD SURVEY: DECEMBER, 2014

12-15-14

PRELIMINARY
FOR REVIEW & COMMENTS

LEGEND

	EXISTING CONC. MON.		CATCH BASIN/AREA DRAIN
	EXISTING IRON PIN		# PARKING SPACES
	SET IRON PIN		HANDICAP PARKING SPACES
	UTILITY POLE w/GUY		SIGN POST
	LIGHT POLE		DECIDUOUS TREE
	FLOOD LIGHT		CONIFEROUS TREE
	SAN. SEWER MANHOLE		TREE MASS
	SAN. SEWER CLEANOUT	10"W	WATER LINE
	FIRE HYDRANT	8"SS	SANITARY SEWER LINE
	WATER METER	30"RCP	STORM SEWER LINE
	WATER VALVE	G	GAS LINE
	TELEPHONE BOX	OHE	OVERHEAD ELECTRIC
	ELECTRIC TRANSFORMER PAD	UGE	UNDERGROUND ELECTRIC
	GAS METER	UGT	UNDERGROUND TELEPHONE
	HVAC UNIT	X	FENCE (AS NOTED)

PROPERTY DESCRIPTION

MAP 79, PARCEL 40.03

A TRACT OF LAND IN THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY EZEAL CAROTHERS (BOOK 65, PAGE 3, ON THE EAST BY THE RIGHT PF WAY FOR CAROTHERS PARKWAY, ON THE SOUTH BY THE RIGHT OF WAY FOR LIBERTY PIKE AND ON THE WEST BY THE OLD RIGHT OD WAY FOR EDWARD CURD LANE. PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN (SEC) IN THE WESTERLY RIGHT OF WAY FOR CAROTHERS PARKWAY, A POINT IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
S35°53'31"W, A DISTANCE OF 125.40' TO A SET IRON PIN;
THENCE WITH A 1219.42' RADIUS CURVE TO THE LEFT, A DISTANCE OF 837.03', A CHORD BEARING AND DISTANCE OF S16°13'39"W, 820.69' TO A SET IRON PIN;
THENCE, S03°26'13"E, A DISTANCE OF 68.40' TO AN IRON PIN SET (SEC);
THENCE, S00°06'28"W, A DISTANCE OF 128.32' TO AN IRON PIN SET (SEC);
THENCE, S03°50'00"E, A DISTANCE OF 200.22' TO AN IRON PIN SET (SEC);
THENCE, S46°11'25"W, A DISTANCE OF 31.31' TO AN IRON PIN SET (SEC) AT THE INTERSECTION OF THE WESTERLY WITH OF WAY FOR CAROTHERS PARKWAY AND THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE; THENCE WITH THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE THE FOLLOWING CALLS:
S86°33'43"W, A DISTANCE OF 68.74' TO AN EXISTING IRON PIN;
THENCE, N84°10'54"W, A DISTANCE OF 106.77' TO A SET IRON PIN (SEC);
THENCE WITH A 517.96' RADIUS CURVE TO THE RIGHT A DISTANCE OF 613.91', A CHORD BEARING AND DISTANCE OF N50°13'35"W, 578.60' TO AN EXISTING IRON PIN;
THENCE, N87°09'38"W, A DISTANCE OF 96.58' TO AN EXISTING IRON PIN IN THE OLD RIGHT OF WAY FOR EDWARD CURD LANE, THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
N07°13'31"E, A DISTANCE OF 85.82' TO A SET IRON PIN (SEC);
THENCE WITH A 6722.66' RADIUS CURVE TO THE RIGHT, A DISTANCE OF 298.83', A CHORD BEARING AND DISTANCE OF OF N08°34'43"E, 298.81' TO AN EXISTING IRON PIN;
THENCE, N09°51'07"E, A DISTANCE OF 485.44' TO AN EXISTING IRON PIN;
THENCE WITH A 85.43' RADIUS CURVE TO THE LEFT, A DISTANCE OF 95.82', A CHORD BEARING AND DISTANCE OF N22°16'49"W, 90.88' TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;
THENCE WITH THE SOUTHERLY LINE OF EZEAL CAROTHERS, S82°59'46"E, A DISTANCE OF 860.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 863622 SQUARE FEET OR 19.826 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SWAIM AND SWAIN, LLC (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 1579, PAGE 988, PORTER FAMLY LIMITED PARTNERSHIP (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 6098, PAGE 749, ALL IN THE OFFICE OF THE REGISTER OF DEEDS FOR WILLIAMSON COUNTY, TENNESSEE.

TITLE COMMITMENT NOTES

MAP 79, PARCEL 40.03

A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: TL4-335, EFFECTIVE DATE OF JULY 29, 2014 AT 8:00 A.M. WAS PROVIDED TO THIS SURVEYOR FOR REVIEW. SURVEY-RELATED EXCEPTIONS LISTED IN SCHEDULE B - SECTION II ARE LISTED AS FOLLOWS:

ITEM 10 - EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN THE DEED OF RECORD IN BOOK 468, PAGE 221, SAID REGISTER'S OFFICE.
ACCORDING TO THE INSTRUMENT, THIS EXCLUSIVE EASEMENT TO MONSANTO COMPANY APPEARS TO NO LONGER AFFECT THE SUBJECT PROPERTY DUE TO THE SALE OF THE PROPERTIES FORMERLY OWNED BY MANSANTO TO OTHERS.

ITEM 11 - CONVEYANCE OF EASEMENTS OF RECORD IN BOOK 827, PAGE 453, AND IN BOOK 827, PAGE 474, SAID REGISTER'S OFFICE.
BOOK 827, PAGE 453 - DOES NOT AFFECT SUBJECT PROPERTY AS DESCRIBED.
BOOK 827, PAGE 474 - THE SPECIFIC EASEMENTS SHOWN AND DESCRIBED IN THIS INSTRUMENT HAVE BEEN REPLACED BY THE DEDICATION AND ACCEPTANCE OF THE PUBLIC RIGHTS OF WAY FOR LIBERTY PIKE AND CAROTHERS PARKWAY BY THE CITY OF FRANKLIN AND SHOULD NO LONGER AFFECT SUBJECT PROPERTY.

ITEM 12 - EASEMENT AGREEMENT OF RECORD IN BOOK 1579, PAGE 992, SAID REGISTER'S OFFICE.
THESE ARE AGREEMENTS TO PROVIDE INGRESS AND EGRESS EASEMENTS TO THE SUBJECT PROPERTIES AND CERTAIN ADJACENT PROPERTIES UNTIL SUCH TIME THAT THE CITY OF FRANKLIN DEDICATES THOSE EASEMENTS AS PUBLIC RIGHTS OF WAY, WHICH ARE NOW KNOWN AS LIBERTY PIKE AND CAROTHERS PARKWAY (DEDICATED PUBLIC RIGHTS OF WAY) IT IS THE OPINION OF THIS SURVEYOR THAT THIS NO LONGER AFFECTS THE SUBJECT PROPERTY.

ITEM 13 - COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT AGREEMENT OF RECORD IN BOOK 2087, PAGE 502, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 14 - WATER LINE EASEMENTS OF RECORD IN BOOK 2100, PAGE 866, AND IN BOOK 2355, PAGE 422, SAID REGISTER'S OFFICE.
THESE EASEMENTS ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 15 - AGREEMENT FOR DEDICATION OF PERMANENT SLOPE EASEMENT OF RECORD IN BOOK 2101, PAGE 199, SAID REGISTER'S OFFICE.
SLOPE EASEMENTS NO. 1 THROUGH NO. 4 ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 16 - AGREEMENT FOR DEDICATION OF PERMANENT DRAINAGE EASEMENT OF RECORD IN BOOK 2101, PAGE 206, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

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SHOWN AND LABELED ON SURVEY AS DESCRIBED AND FROM GRAPHICAL LOCATIONS ON RIGHT OF WAY PLANS.

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

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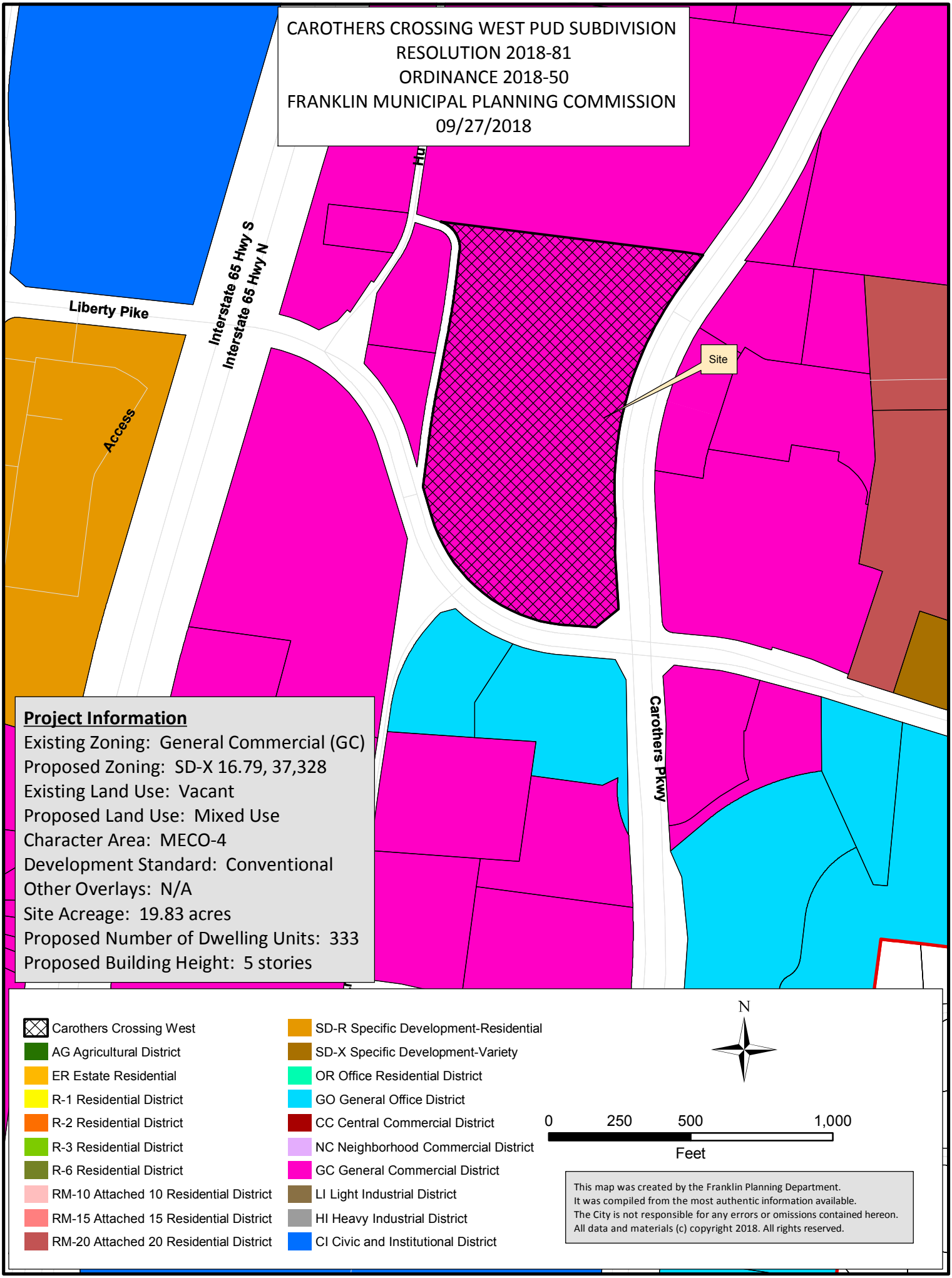
PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1
14432	12-15-2014	SOUTHSTAR CAROTHERS-ALTA	ACAD/TGR-WSB	1" = 60'	OF 1


CAROTHERS CROSSING WEST PUD SUBDIVISION
RESOLUTION 2018-81
ORDINANCE 2018-50
FRANKLIN MUNICIPAL PLANNING COMMISSION
09/27/2018
Liberty Pike
Interstate 65 Hwy S
Interstate 65 Hwy N
Access
Site
Carothers Pkwy
Project Information
Existing Zoning: General Commercial (GC)
Proposed Zoning: SD-X 16.79, 37,328
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 19.83 acres
Proposed Number of Dwelling Units: 333
Proposed Building Height: 5 stories
Carothers Crossing West
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2018-81

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS CROSSING WEST PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND WEST OF CAROTHERS PARKWAY."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2018-51; and

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

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

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

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

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
079---04003	19.83
Total	19.83

Law Dept. approved 09.18.18

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

SECTION III. That the overall entitlements for the Carothers Crossing West PUD Subdivision are as follows:

Entitlements	Carothers Crossing West PUD
Base Zone District	Specific Development Variety (16.79, 67,328)
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	333
Number of Nonresidential Square Footage	67,328 SQFT
Number of Hotel Rooms	0
Open Space Requirements	0.99 Acres
Number of Phases in Development	3

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2018-51, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____
Eric S. Stuckey
City Administrator

_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

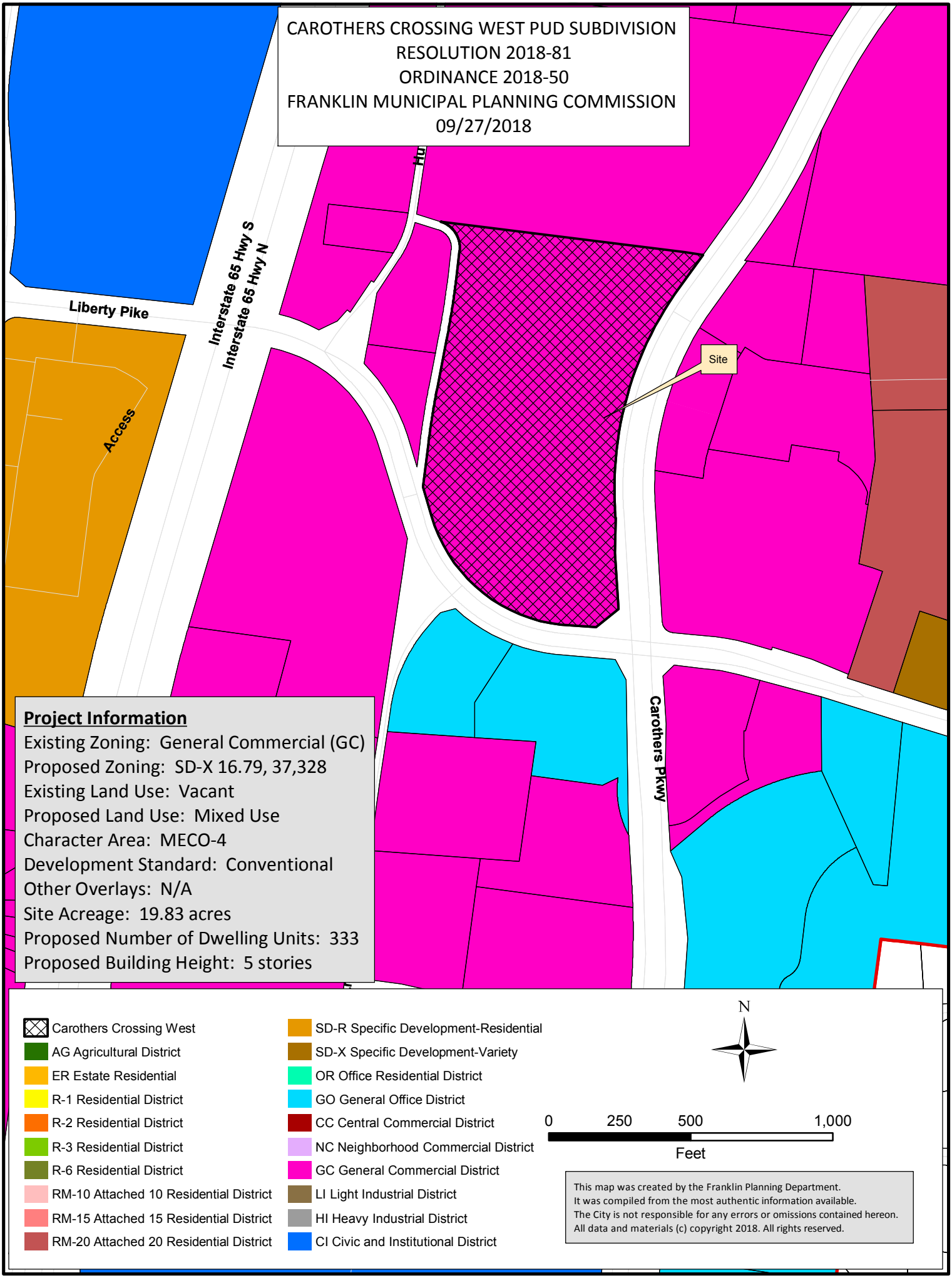
PREAPPLICATION CONFERENCE: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____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ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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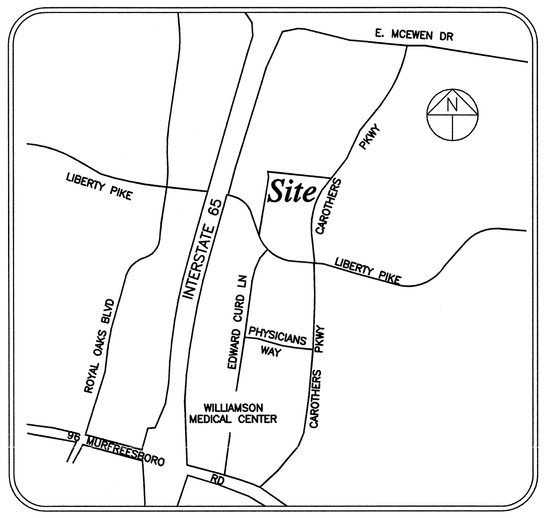
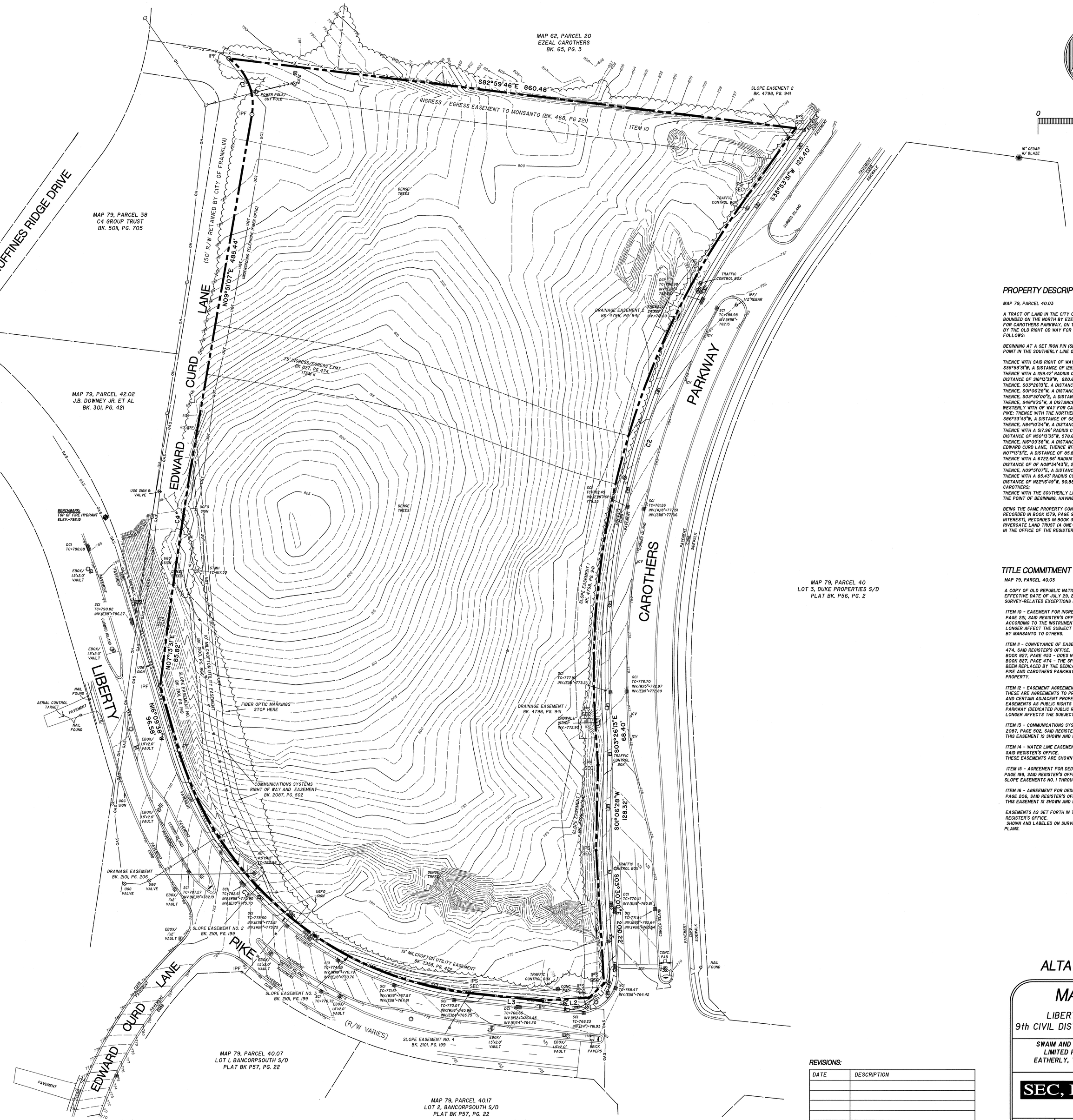


LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S46°11'25"W	31.31'
L2	S86°33'43"W	68.74'
L3	N84°10'54"W	106.77'

CURVE	RADIUS	LENGTH	CH. BRG.	CHORD		
C1	85.43'	95.82'	N22°16'49"W	90.88'		
C2	1219.42'	837.03'	S16°13'39"W	820.69'		
C3	517.96'	613.91'	N50°13'35"W	578.60'		
C4	6722.66	298.83	N08°34'43"E	298.81'		

SURVEYOR'S NOTES:

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, (NAD 83-96), VERTICAL DATUM NAVD88.

2. PROPERTY SHOWN IS ZONED GC- GENERAL COMMERCIAL DISTRICT, WITH A MECO-4 CHARACTER OVERLAY, CONVENTIONAL OR TRADITIONAL DEVELOPMENT STANDARD. MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT = 30 FEET.
SIDE = 15 FEET
REAR = 25 FEET

3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

4. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM INFORMATION SHOWN ON FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 47187C0201F, EFFECTIVE DATE 9-29-2006.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITES. ABOVE GRADE AND UNDERGROUND UTILITES SHOWN WERE TAKEN FROM TENNESSEE ONE CALL MARKINGS, VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

6. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, NOR BUILDING CONSTRUCTION/ADDITIONS ON SITE . SITE IS VACANT LAND.

7. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

8. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY CERTIFICATION

TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/INSURANCE CO.; SOUTHSTAR, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11(A), 13, 16, 17 AND 18 OF TABLE A THEREOF.

12-15-14
THOMAS G. ROSENTHAL, TN R.L.S. NO. 1805 DATE

DATE OF FIELD SURVEY: DECEMBER, 2014

12-15-14

PRELIMINARY
FOR REVIEW & COMMENTS

LEGEND

	EXISTING CONC. MON.		CATCH BASIN/AREA DRAIN
	EXISTING IRON PIN		# PARKING SPACES
	SET IRON PIN		HANDICAP PARKING SPACES
	UTILITY POLE w/GUY		SIGN POST
	LIGHT POLE		DECIDUOUS TREE
	FLOOD LIGHT		CONIFEROUS TREE
	SAN. SEWER MANHOLE		TREE MASS
	SAN. SEWER CLEANOUT	10"W	WATER LINE
	FIRE HYDRANT	8"SS	SANITARY SEWER LINE
	WATER METER	30"RCP	STORM SEWER LINE
	WATER VALVE	G	GAS LINE
	TELEPHONE BOX	OHE	OVERHEAD ELECTRIC
	ELECTRIC TRANSFORMER PAD	UGE	UNDERGROUND ELECTRIC
	GAS METER	UGT	UNDERGROUND TELEPHONE
	HVAC UNIT	X	FENCE (AS NOTED)

PROPERTY DESCRIPTION

MAP 79, PARCEL 40.03

A TRACT OF LAND IN THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY EZEAL CAROTHERS (BOOK 65, PAGE 3, ON THE EAST BY THE RIGHT PF WAY FOR CAROTHERS PARKWAY, ON THE SOUTH BY THE RIGHT OF WAY FOR LIBERTY PIKE AND ON THE WEST BY THE OLD RIGHT OD WAY FOR EDWARD CURD LANE. PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN (SEC) IN THE WESTERLY RIGHT OF WAY FOR CAROTHERS PARKWAY, A POINT IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
S35°53'31"W, A DISTANCE OF 125.40' TO A SET IRON PIN;
THENCE WITH A 1219.42' RADIUS CURVE TO THE LEFT, A DISTANCE OF 837.03', A CHORD BEARING AND DISTANCE OF S16°13'39"W, 820.69' TO A SET IRON PIN;
THENCE, S03°26'13"E, A DISTANCE OF 68.40' TO AN IRON PIN SET (SEC);
THENCE, S00°06'28"W, A DISTANCE OF 128.32' TO AN IRON PIN SET (SEC);
THENCE, S03°50'00"E, A DISTANCE OF 200.22' TO AN IRON PIN SET (SEC);
THENCE, S46°11'25"W, A DISTANCE OF 31.31' TO AN IRON PIN SET (SEC) AT THE INTERSECTION OF THE WESTERLY WITH OF WAY FOR CAROTHERS PARKWAY AND THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE; THENCE WITH THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE THE FOLLOWING CALLS:
S86°33'43"W, A DISTANCE OF 68.74' TO AN EXISTING IRON PIN;
THENCE, N84°10'54"W, A DISTANCE OF 106.77' TO A SET IRON PIN (SEC);
THENCE WITH A 517.96' RADIUS CURVE TO THE RIGHT A DISTANCE OF 613.91', A CHORD BEARING AND DISTANCE OF N50°13'35"W, 578.60' TO AN EXISTING IRON PIN;
THENCE, N87°09'38"W, A DISTANCE OF 96.58' TO AN EXISTING IRON PIN IN THE OLD RIGHT OF WAY FOR EDWARD CURD LANE, THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
N07°13'31"E, A DISTANCE OF 85.82' TO A SET IRON PIN (SEC);
THENCE WITH A 6722.66' RADIUS CURVE TO THE RIGHT, A DISTANCE OF 298.83', A CHORD BEARING AND DISTANCE OF OF N08°34'43"E, 298.81' TO AN EXISTING IRON PIN;
THENCE, N09°51'07"E, A DISTANCE OF 485.44' TO AN EXISTING IRON PIN;
THENCE WITH A 85.43' RADIUS CURVE TO THE LEFT, A DISTANCE OF 95.82', A CHORD BEARING AND DISTANCE OF N22°16'49"W, 90.88' TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;
THENCE WITH THE SOUTHERLY LINE OF EZEAL CAROTHERS, S82°59'46"E, A DISTANCE OF 860.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 863622 SQUARE FEET OR 19.826 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SWAIM AND SWAIN, LLC (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 1579, PAGE 988, PORTER FAMLY LIMITED PARTNERSHIP (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 6098, PAGE 749, ALL IN THE OFFICE OF THE REGISTER OF DEEDS FOR WILLIAMSON COUNTY, TENNESSEE.

TITLE COMMITMENT NOTES

MAP 79, PARCEL 40.03

A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: TL4-335, EFFECTIVE DATE OF JULY 29, 2014 AT 8:00 A.M. WAS PROVIDED TO THIS SURVEYOR FOR REVIEW. SURVEY-RELATED EXCEPTIONS LISTED IN SCHEDULE B - SECTION II ARE LISTED AS FOLLOWS:

ITEM 10 - EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN THE DEED OF RECORD IN BOOK 468, PAGE 221, SAID REGISTER'S OFFICE.
ACCORDING TO THE INSTRUMENT, THIS EXCLUSIVE EASEMENT TO MONSANTO COMPANY APPEARS TO NO LONGER AFFECT THE SUBJECT PROPERTY DUE TO THE SALE OF THE PROPERTIES FORMERLY OWNED BY MANSANTO TO OTHERS.

ITEM 11 - CONVEYANCE OF EASEMENTS OF RECORD IN BOOK 827, PAGE 453, AND IN BOOK 827, PAGE 474, SAID REGISTER'S OFFICE.
BOOK 827, PAGE 453 - DOES NOT AFFECT SUBJECT PROPERTY AS DESCRIBED.
BOOK 827, PAGE 474 - THE SPECIFIC EASEMENTS SHOWN AND DESCRIBED IN THIS INSTRUMENT HAVE BEEN REPLACED BY THE DEDICATION AND ACCEPTANCE OF THE PUBLIC RIGHTS OF WAY FOR LIBERTY PIKE AND CAROTHERS PARKWAY BY THE CITY OF FRANKLIN AND SHOULD NO LONGER AFFECT SUBJECT PROPERTY.

ITEM 12 - EASEMENT AGREEMENT OF RECORD IN BOOK 1579, PAGE 992, SAID REGISTER'S OFFICE.
THESE ARE AGREEMENTS TO PROVIDE INGRESS AND EGRESS EASEMENTS TO THE SUBJECT PROPERTIES AND CERTAIN ADJACENT PROPERTIES UNTIL SUCH TIME THAT THE CITY OF FRANKLIN DEDICATES THOSE EASEMENTS AS PUBLIC RIGHTS OF WAY, WHICH ARE NOW KNOWN AS LIBERTY PIKE AND CAROTHERS PARKWAY (DEDICATED PUBLIC RIGHTS OF WAY) IT IS THE OPINION OF THIS SURVEYOR THAT THIS NO LONGER AFFECTS THE SUBJECT PROPERTY.

ITEM 13 - COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT AGREEMENT OF RECORD IN BOOK 2087, PAGE 502, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 14 - WATER LINE EASEMENTS OF RECORD IN BOOK 2100, PAGE 866, AND IN BOOK 2355, PAGE 422, SAID REGISTER'S OFFICE.
THESE EASEMENTS ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 15 - AGREEMENT FOR DEDICATION OF PERMANENT SLOPE EASEMENT OF RECORD IN BOOK 2101, PAGE 199, SAID REGISTER'S OFFICE.
SLOPE EASEMENTS NO. 1 THROUGH NO. 4 ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 16 - AGREEMENT FOR DEDICATION OF PERMANENT DRAINAGE EASEMENT OF RECORD IN BOOK 2101, PAGE 206, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

EASEMENTS AS SET FORTH IN THE FINAL JUDGMENT OF RECORD IN BOOK 4798, PAGE 941, SAID REGISTER'S OFFICE.
SHOWN AND LABELED ON SURVEY AS DESCRIBED AND FROM GRAPHICAL LOCATIONS ON RIGHT OF WAY PLANS.

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

SWAIM AND SWAIM, LLC - BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST - BOOK 6098, PAGE 749, R.O.W.C., TN.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1
14432	12-15-2014	SOUTHSTAR CAROTHERS-ALTA	ACAD/TGR-WSB	1" = 60'	OF 1

COF no: 6793

CONDITIONS OF APPROVAL:

Open Issues: 23 These issues are currently being filtered

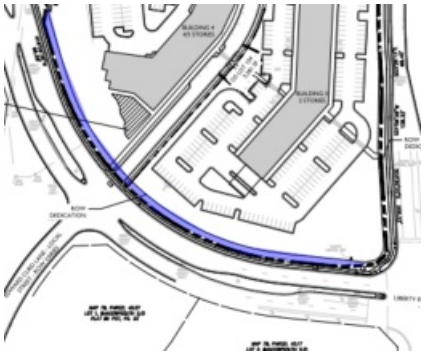
Engineering - PUD Plan Checklist

General Issues

19. B. General Information

joe.marlo@franklintn.gov *Comment not adequately addressed, as more ROW dedication is now shown than requested in the comment.*

Applicant to remove the ROW Dedication now shown along Liberty Pike on all sheets. The only ROW Dedication required is along Carothers Parkway up to the intersection of Liberty Pike, as indicated in previous comments. Revise the square feet of ROW Dedication shown on C4.0.

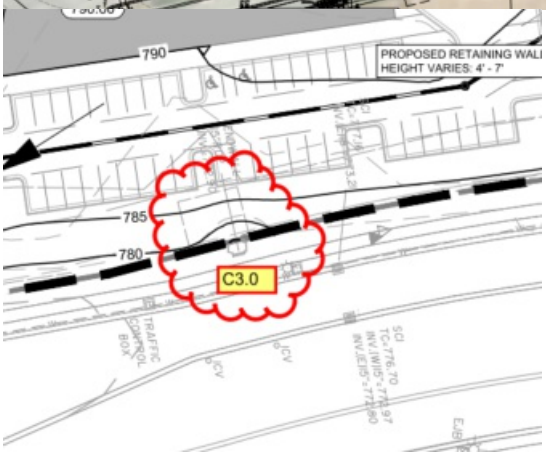


40. Stormwater Outfalls

joe.marlo@franklintn.gov *Comment partially addressed.*

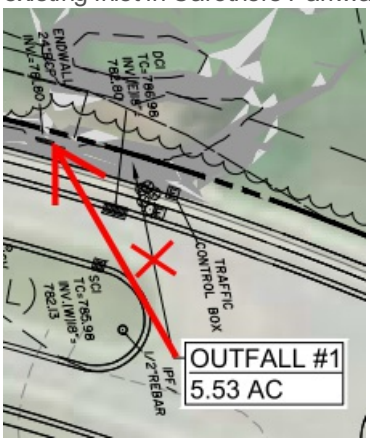
Southeast:

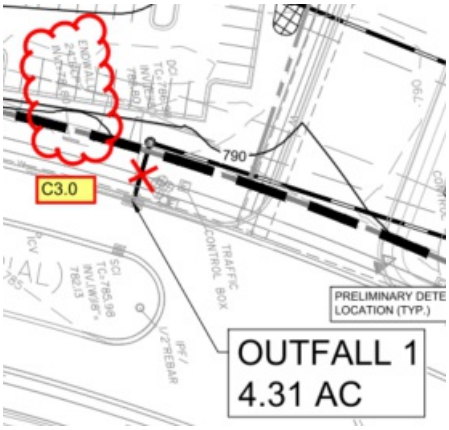
Applicant to revise drawings to reflect the existing outfall along Carothers Parkway clouded below, and modify the area draining to Outfall #2 accordingly.



Northeast:

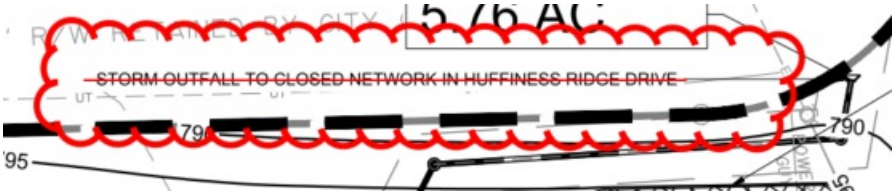
Applicant to revise the outfall to reference the existing endwall noted below, and not the existing inlet in Carothers Parkway.





41. Stormwater Outfall

joe.marlo@franklintn.gov Applicant to remove the note clouded below from C3.0. Huffiness Ridge Drive utilizes a ditch section for drainage.



42. Storm Outfalls

joe.marlo@franklintn.gov *Comment not adequately addressed. While the outfall in the southwest has now been shown, the two outfalls along Carothers Parkway are still incorrect (Comment #40).*

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

Advisory Comment: During detailed engineering design at the Site Plan Stage, the Applicant will be required to provide analysis for off-site downstream structures receiving flow from stormwater outfalls #1 and #2. Should the analysis indicate that the existing storm structures do not have capacity to handle flow from the site, the Applicant will be required to replace the structures with appropriately sized infrastructure.

48. F. Development Plan

kevin.long@franklintn.gov Applicant shall design street entrance/exits with full width travel lanes, with the number of lanes as required by the Traffic Impact Study:

- If sight distance is determined to be adequate, the driveway shall be designed with three (3) lanes for vehicular movement: one (1) lane for vehicle ingress and two (2) southbound approach lanes for vehicle egress: one (1) left turn lane and one (1) shared through / right-turn lane.
- If sight distance is insufficient looking to the west along Liberty Pike, the driveway shall be constructed with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) southbound approach lane for vehicle egress: one (1) right-turn lane, with left and through movements prohibited.

[Edited By Kevin Long]

51. F. Development Plan

kevin.long@franklintn.gov *Comment not adequately addressed.*

With this development plan, Applicant shall show conceptual design for roadway improvements, including graphically showing proposed auxiliary lanes (including proposed median modifications, revised sidewalk layout, etc.), revised entrance/exit configurations (such as to permit R-Out only), etc.

At the site plan stage, Applicant shall provide final design for roadway improvements that meets applicable standards as reflected in the Franklin Transportation Street Technical Standards and the AASHTO Policy on Geometric Design of Highways and Streets. This applies to all requirements identified in the finalized Traffic Impact Study, as well as the geometric design of private streets within the development.
[Edited By Joe Marlo]

52. Exhibit

joe.marlo@franklintn.gov

Comment not adequately addressed. A separate exhibit has not been provided as requested, and information shown on Sheet C4.0 does not accurately reflect future considerations.

Applicant to provide a separate exhibit that shows the future widened Carothers Parkway in relation to the proposed development. Exhibit to include the following:

1. Future extents of additional drive lane, grass strip, and sidewalk. Future extents are to be based on an additional 12-foot drive lane, not 11-foot as shown on C4.0.
2. Site triangles based on future stop conditions (i.e. based on driver location at stop behind future sidewalk) showing adequate site distances, including at proposed retaining wall locations.

55. Drive Connection

joe.marlo@franklintn.gov

Comment partially addressed, as lanes have been widened and Sheet C2.0 shows sidewalk on one side, however no sidewalk at this location is shown on C3.0, C4.0, and C5.0.

Applicant to provide sidewalk on both sides of RI/RO connection to Carothers Parkway, and show sidewalks on all applicable sheets.

60. F. Development Plan

lance.fittro@franklintn.gov

The provided typical section for Cushing Street does not accurately reflect the layout shown on the plans. Applicant shall correct the typical section as needed, including the arrangement of the grass strip and sidewalk on the east side of the street, which do not match that shown on the plans.

61. F. Development Plan

lance.fittro@franklintn.gov

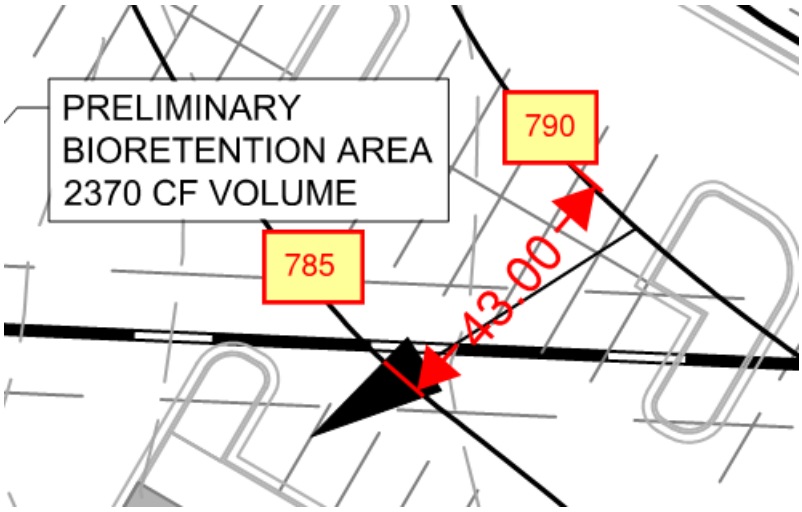
The provided typical section for the extension of Southstar Drive into the development does not accurately reflect the layout shown on the plans. Applicant shall indicate the appropriate striping on the layout view so that it is clear which are turn lanes vs through lanes, and correct the typical section as needed, including the arrangement of the grass strip and sidewalk which do not match that shown on the plans.

70. G. Grading Plan

lance.fittro@franklintn.gov Applicant shall show all off-street parking areas in compliance with section 5.9.3(10) of the Off-Street Parking Standards of the Franklin Zoning Ordinance:

(10) Maximum Slope
(a) Paved off-street parking areas shall not exceed a six percent slope.
(b) Within off-street parking areas on sloping sites (four percent or greater), parking bays shall run parallel to elevation contours.

The proposed grading plan appears to indicate slopes in excess of 10% in some of the parking areas.



This shall be addressed in detail at the Site Plan stage, but the conceptual grading shown on the Development Plan shall generally comply with these requirements. Failure to address site grading constraints in sufficient detail at Development Plan stage shall not dictate acceptance of slopes or retaining wall heights in excess of those allowed by the Zoning Ordinance at Site Plan stage.

[Edited By Lance Fittro]

71. D. Statement of Impacts

carlb@franklintn.gov Applicant has provided a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. Applicant shall revise and update the submitted TIA based on the comments provided in the 3rd-party review as uploaded to IDT.

Applicant is strongly encouraged to apply for a roadway offset agreement for the extension of the eastbound left turn storage lane on Liberty Pike at Carothers Parkway. Such agreement shall be submitted and approved by BOMA no later than their approval of this development plan.

Fire-Planning

General Issues

15. Access

andyk@franklintn.gov Parking lots and private drive lanes cannot have 10% grades.

General Issue

Carothers Crossing West PUD Development Plan Initial Submittal 08.13.2018.pdf

39. MVUD Applicaiton

bnutt@mvud.org

Water line design shown does not follow or reflect MVUD specifications or design criteria.

Parks

General Issues

10. Parkland information

kevinl@franklintn.gov

email from Greg after a meeting 8-29-18

Kevin,

I have begun an evaluation of the Parkland Dedication Ordinance and its application for the Carothers Crossing West development with Embrey and Southstar. Thank you for meeting with me to review the technical aspects of the Ordinance. In this situation, we are pursuing a Development Plan approval for a multifamily/mixed use development. We are proposing 332 apartments.

The Parkland Dedication fee for 332 apartments x $4,304 is $1,428.928.

In Section 25-406, The Developer shall enter into a Contract with the City that states the fees required and the off-sets for Parkland Dedication. The Contract shall be finalized concurrently with the approval of a Development Plan, and shall be approved by BOMA. At this time, it is not possible for us to estimate or evaluate the budgets for the private areas that would be calculated as off-sets. All amenities are only schematic on the Development Plan. Once we are proceeding with Site Plan Documents we would be able to calculate the costs associated with the amenities of the site.

I would recommend a process where BOMA approves a Memorandum of Understanding stating the total fee as listed above, and that the Developer intends to provide certain on-site amenities for the residents. These items can be listed, ie pool, linear park area, dog park, etc. At Site Plan, BOMA can finalize the actual Contract that address the qualifying off-sets and final total fee.

The Fee could be paid up front, and reimbursed by the City. This is a bit more difficult for Single Family Home builders than it is for Apartment Developers, but I think it is still possible.

Another minor issue is that Apartment Developments do not have an HOA. They have an ownership. I'm not sure how this affects the language of the ordinance or if it is relevant.

Sincerely,

Greg Gamble

9-12-18

Greg we did meet internally about the issues you presented to Lisa, Mark and myself. In attendance were City Administration, Law, Planning and Parks to weigh in. The decision was made to keep the ordinance as approved by the board with no further recommendation to amend at this time. This means that if a development wants to gain offsets from the new ordinance they will need to have a contract and show on the development plan where these offsets are planned and show what the amenities or improvements will be. Reminder, that for this to be approved for offsets the space has to be meaningful to the development, a true place of attraction for owners/tenants. Example, a bench outside by a bicycle station will not be accepted but a pergola with two or more benches with a water feature or a fire pit would be considered. The contact must be sent to BOMA for approval and all fees will be received before the final plat can be recorded. Once the offsets are approved and construction takes place then it will be up the developer to submit invoices back to City for reimbursement after inspections have been completed.
[Edited By Kevin Lindsey]

Planning

General Issues

36. Cross Sections

josh.king@franklintn.gov Applicant shall at site plan, provide detail breakouts of the plaza space between the multi family and retail buildings as how the space is activated.

66. Architecture

josh.king@franklintn.gov Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process. Elevations are expected to remain consistent throughout the permitting process.

67. Post PC Development Plans

josh.king@franklintn.gov The Post PC Development Plan shall be submitted and approved prior to approval of site plans. A copy of the Development Plan Sheet shall be included with the site plan submittal.

Planning (Landscape)

General Issues

4. Tree Canopy Retention

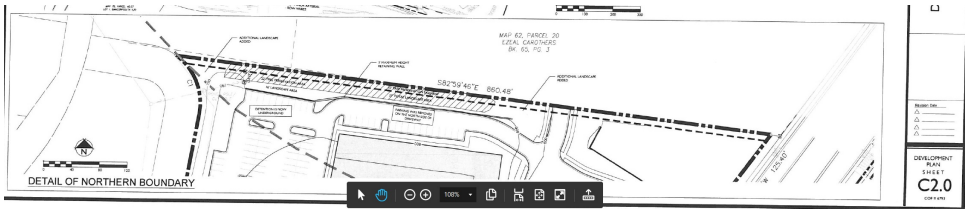
jason.arnold@franklintn.gov In order for DRT to support the applicant's request for payment in-lieu of tree canopy retention, the applicant shall maintain 50% of the required (15%) tree canopy retention.

Preservation/HZC

General Issues

50. Proposed Historic Preservation Buffer Reduction

amanda.rose@franklintn.gov The Historic Zoning Commission approved the request based on the Exhibit C2.0 that was presented directly to it at its September 10, 2018 meeting. The exhibit, below, indicates a 10' naturalistic historic preservation buffer along the entirety of the northern property line, along with additional landscape easements areas along the western side of the northern property line. A mixture of evergreen and deciduous trees are required to be placed within the buffer to create a year-long visual screen, as indicated by Section 5.7 of the Zoning Ordinance. The entire area indicated for landscaping along the property line will be required to be placed within an easement.

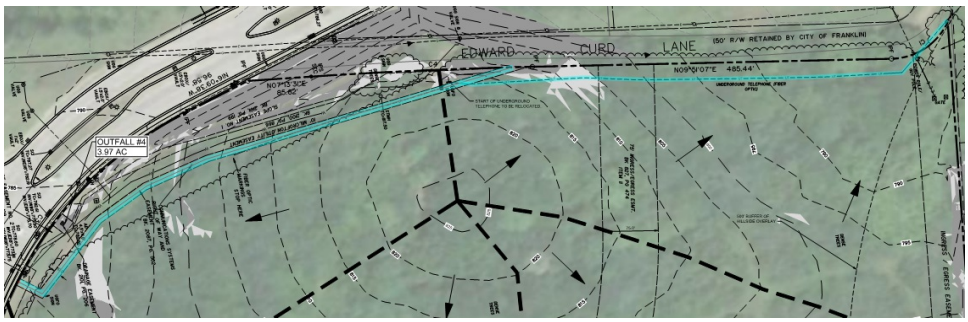


Stormwater

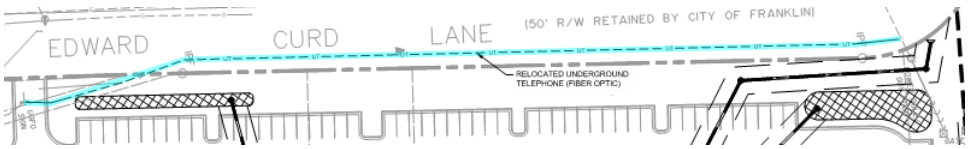
General Issues

8. Bioretention

lance.fittro@franklintn.gov The existing "underground telephone line" crossing the site that is shown to be relocated appears to be THE critical fiber optic infrastructure owned by AT&T which has been avoided at all costs by previous projects in the vicinity. Applicant shall provide verification that the line will be permitted to be relocated by the utility provider.



Pending this verification, show the line on all plan sheets so that it is clear what the impact to the development will be if it is not permissible to relocate the line as shown on the plans. If it is permissible to relocate the line, it should be relocated such that it does not interfere with the development of the neighboring properties or the roadway that will need to be installed to serve them. **The line shall not be relocated into public ROW as depicted on the current submittal.** Should an inability to relocate the line as shown on the plans necessitate significant changes to the layout of the development, including the external access to the old Edward Curd Lane ROW shown on the plans, the Development Plan must be revised accordingly.



68. Drainage	
ellen.moore@franklintn.gov	Applicant shall show the conceptual storm infrastructure layout for the entire site. No storm infrastructure is shown on roads and parking lots onsite.

69. Drainage	
ellen.moore@franklintn.gov	Applicant shall show the where double inlet on Liberty will be replaced.

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN

TAX MAP 079, PARCEL 04003
COF 6793

DEVELOPER

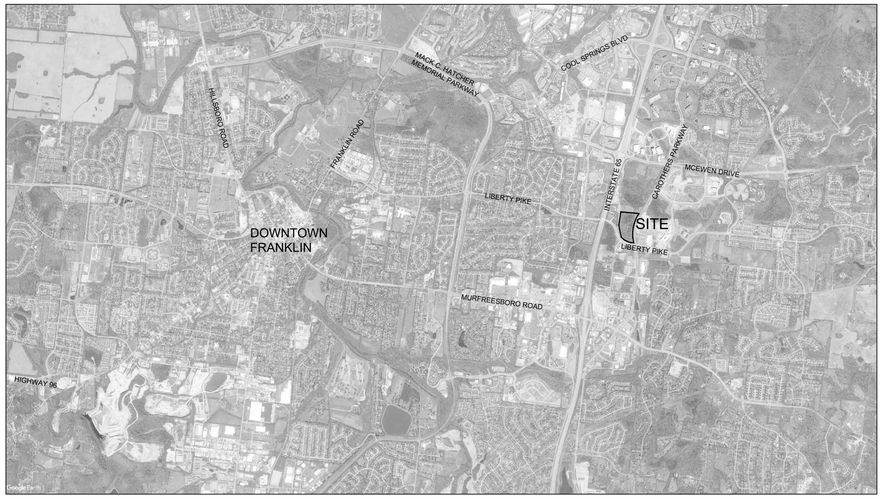
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT:BRAD KNOLLE
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE, LLC
324 LIBERTY PIKE, SUITE 145
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greg@gdc-tn.com
PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
PHONE: 615.564.2701



VICINITY MAP

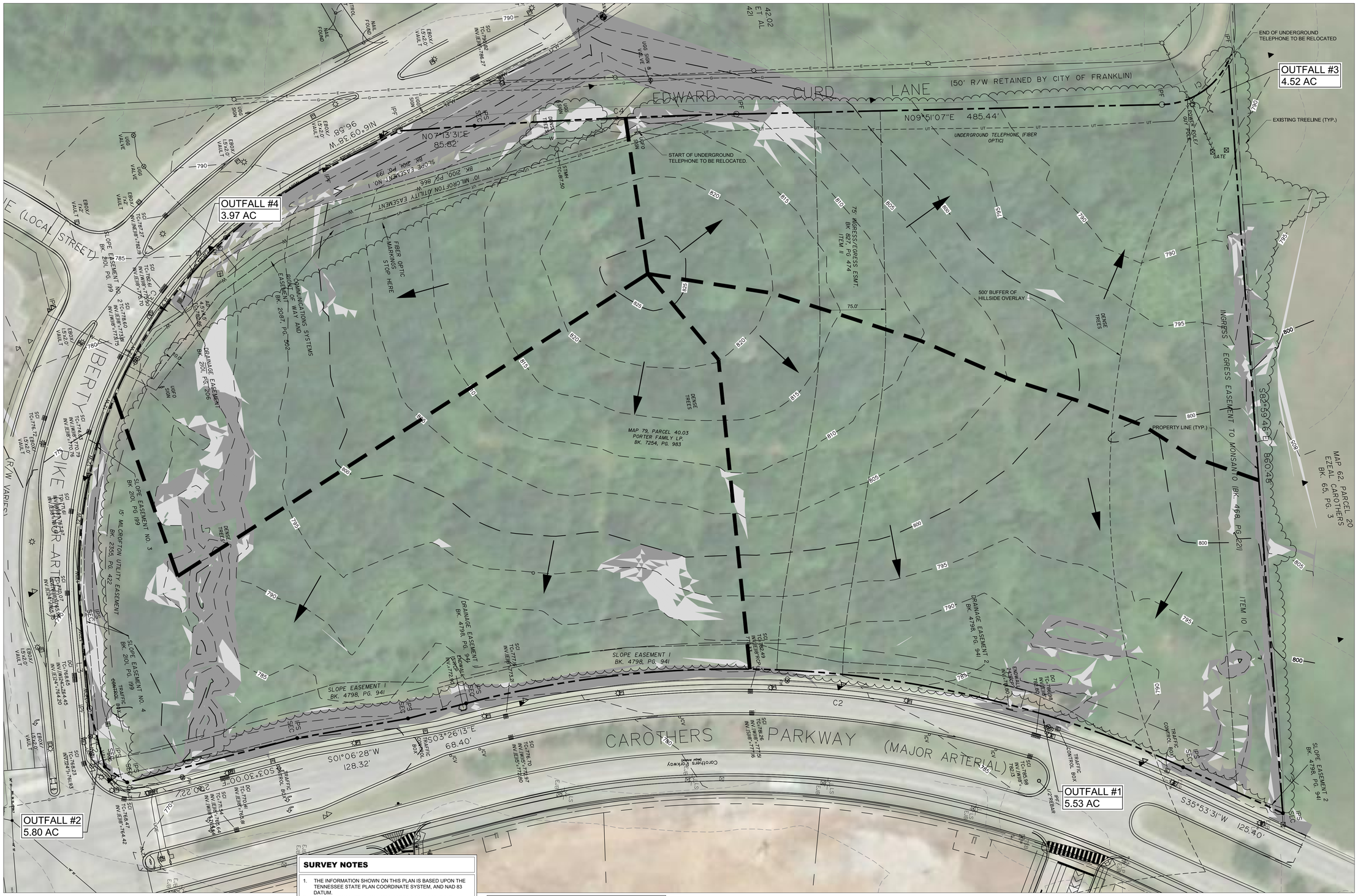
N
NTS

SHEET INDEX

C 0.0	COVER SHEET
C 1.1	ENLARGED EXISTING CONDITIONS
C 2.0	DEVELOPMENT PLAN
C 2.1	SITE CROSS SECTIONS
C 2.2	TYPICAL STREET SECTION
C 3.0	ENLARGED GRADING AND DRAINAGE PLAN
C 4.0	ROW AND ACCESS PLAN
C 5.0	ENLARGED UTILITY PLAN
A 1.0	TYPICAL ARCHITECTURE

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

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



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

SITE LEGEND

W	EXISTING WATER LINE
UGE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING GAS MAIN
E	EXISTING ELECTRIC LINE
UT	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
FH	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

SITE DATA TABLE

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

EXISTING TREE CANOPY NOTE

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±18.2 AC, AND COVERS APPROXIMATELY 92 PERCENT OF THE SITE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

CAROTHERS CROSSING WEST REZONING PLAN
EMBREY
Franklin, Williamson County, Tennessee

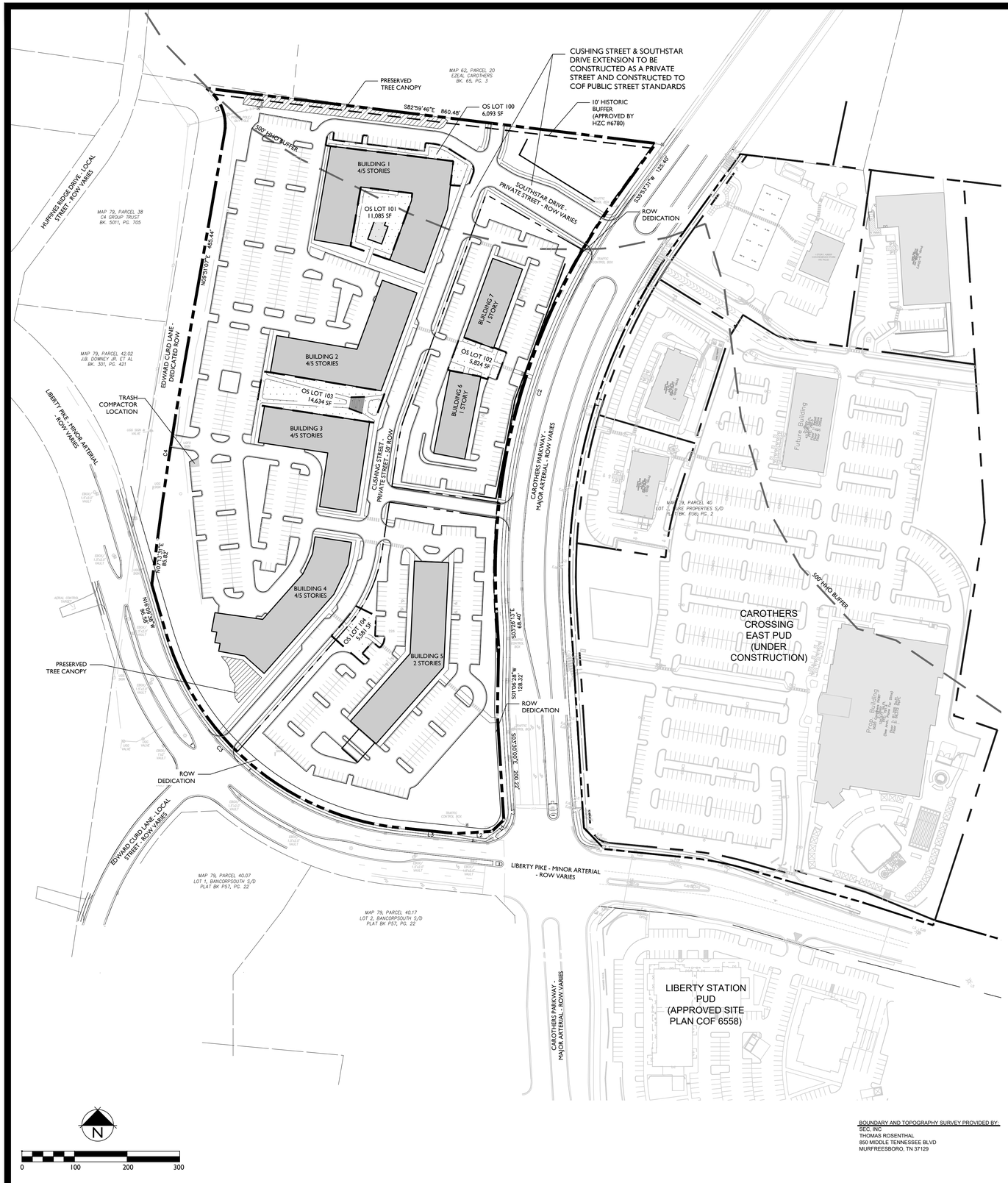
MARY McGOWAN
REGISTERED ENGINEER
No. 121320
STATE OF TENNESSEE

Revision Date
△
△
△
△

ENLARGED EXISTING CONDITIONS

SHEET
CI.1

COF # 6792



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING
A	792,792 SF
TOTAL SF	792,792 SF
TOTAL ACRES	18.2 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	18.2 AC (92% OF SITE)
REQUIRED CANOPY PRESERVATION:	15%
15% X 18.2 AC TOTAL CANOPY:	118,919 SF, 2.73 AC
PROVIDED CANOPY PRESERVATION:	11,793 SF, 0.27 AC (10% OF REQUIRED)

TREE CANOPY NOTE:

ENVISION FRANKLIN HAS IDENTIFIED THE CAROTHERS CROSSING WEST SITE AS AN IMPORTANT AND HIGHLY VISIBLE PIECE OF CAROTHERS PARKWAY REGIONAL COMMERCIAL DESIGN CONCEPT CORRIDOR. IN ORDER TO CREATE AN ATTRACTIVE URBAN VIEWSHED AND PROMOTE ECONOMIC DEVELOPMENT, THIS DESIGN CONCEPT ENCOURAGES BUILDINGS TO BE GREATER THAN ONE-STORY AND THAT THEY BE ARRANGED TO FRAME AND DEFINE THE STREETS. BUILDING SETBACKS SHOULD BE MINIMAL, AND THE MAJORITY OF ANY OFF-STREET PARKING SHOULD BE LOCATED TO THE SIDE OR IN THE REAR OF THE BUILDING.

GIVEN THESE CURRENT CONDITIONS, THIS TREE CANOPY DOES NOT FALL INTO ONE OF THE CATEGORIES LISTED IN THE CITY OF FRANKLIN'S ZONING ORDINANCE 5.2.4(5) FOR HIGHER QUALITY NATURAL AND CULTURAL RESOURCES.

THE COMBINATION OF DESIGN EXPECTATIONS SET FORTH BY ENVISION FRANKLIN AND EXISTING ON-SITE CONDITIONS, LEAVE LITTLE OPPORTUNITY TO PROVIDE MEANINGFUL TREE CANOPY PRESERVATION AND FULFILL THE INTENT OF THE ZONING ORDINANCE.

FOR THIS REASON, THE APPLICANT WOULD LIKE TO REQUEST THE USE OF REPLACEMENT TREES AND/OR FEE IN-LIEU PER COF ZONING ORDINANCE SECTION 5.2.4(7)(A) AT THE RATE TO BE COORDINATED WITH CITY STAFF AT THE SITE PLAN STAGE.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% * 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 0.99 AC (43,217 SF)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,581

PARKING

BUILDING		UNIT		REQUIRED PARKING PER COF	
				RATIO	TOTAL
APARTMENTS	1 BEDROOM	220	UNIT	1.5 / UNIT	330
	2 BEDROOM	113	UNIT	2.5 / UNIT	283
RESTAURANT		4,800	SF	10 / 1,000 SF	48
		7	EMPLOYEES	1 / EMPLOYEE	7
BANK		3,900	SF	5 / 1,000 SF	20
RETAIL		34,565	SF	3.33 / 1,000 SF	116
OFFICE		24,065	SF	4 / 1,000 SF	97
				TOTAL REQUIRED PER COF	892
				TOTAL REQUIRED PER SHARED PARKING STUDY	803
				TOTAL PROVIDED	847

SHARED PARKING ANALYSIS

#1 City of Franklin Rates (with 10% internal capture reduction)	803 parking spaces

BUILDING DATA

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,727
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST
PROJECT #:	6793
SUBDIVISION:	
LOT NUMBER:	079---04003
ADDRESS:	LIBERTY PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (17.04)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
FRONT YARD:	
SIDE YARD:	
REAR YARD:	
OWNER:	
ADDRESS:	
PHONE NUMBER:	
EMAIL:	
CONTACT NAME:	
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	7 BULDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	.2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.79 D.U.A.
TREE CANOPY:	792,792 SF (18.2 AC)
PARKLAND:	332 UNITS X $4,304 = $1,428,928
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
338 UNITS * 350 GPD = 118,300 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: MI (2.1 MI FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
338 * 0.64 = 217 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

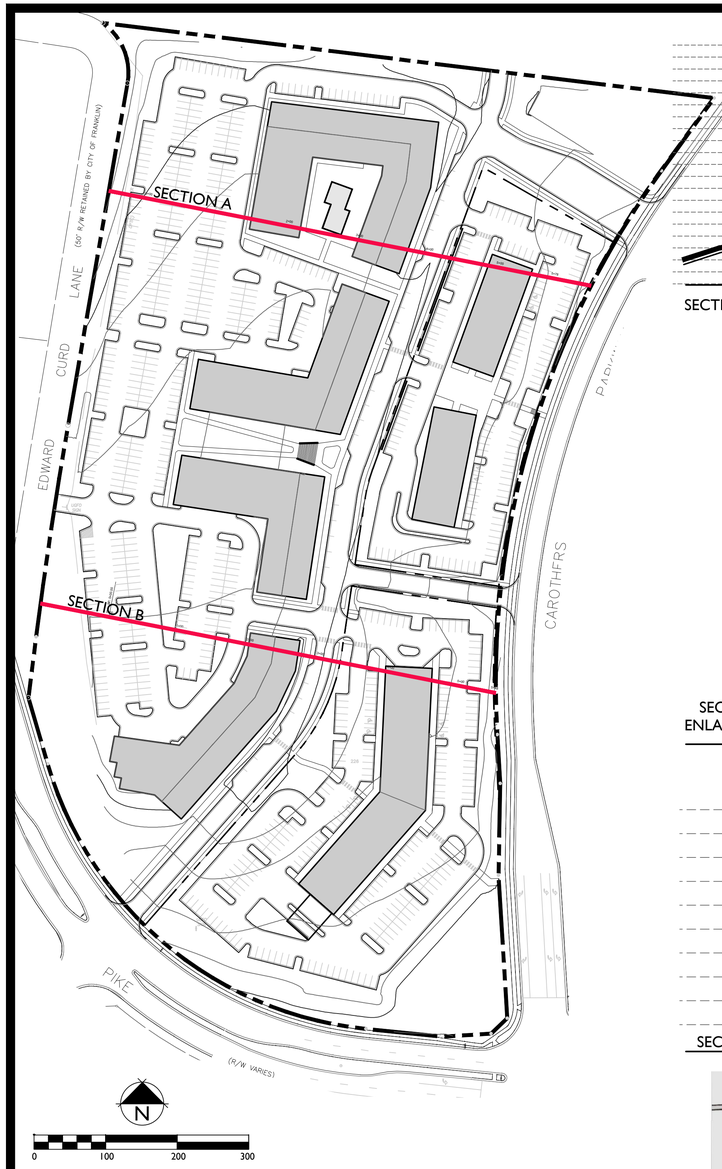
CAROTHERS CROSSING WEST DEVELOPMENT PLAN

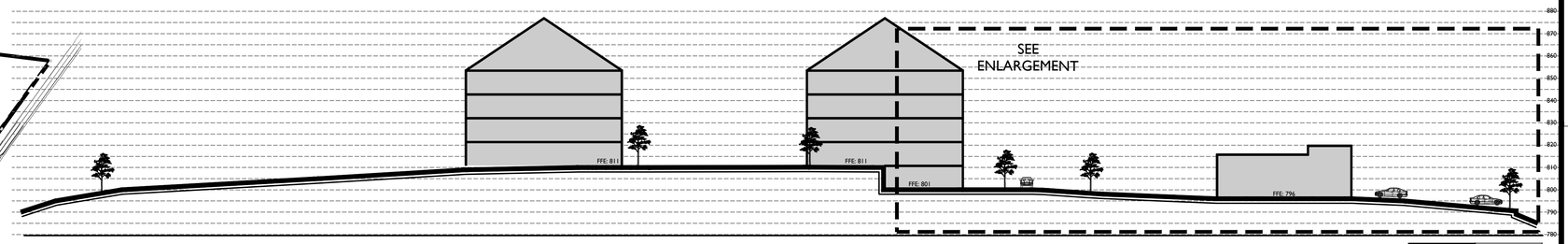
EMBREY

Franklin, Williamson County, Tennessee

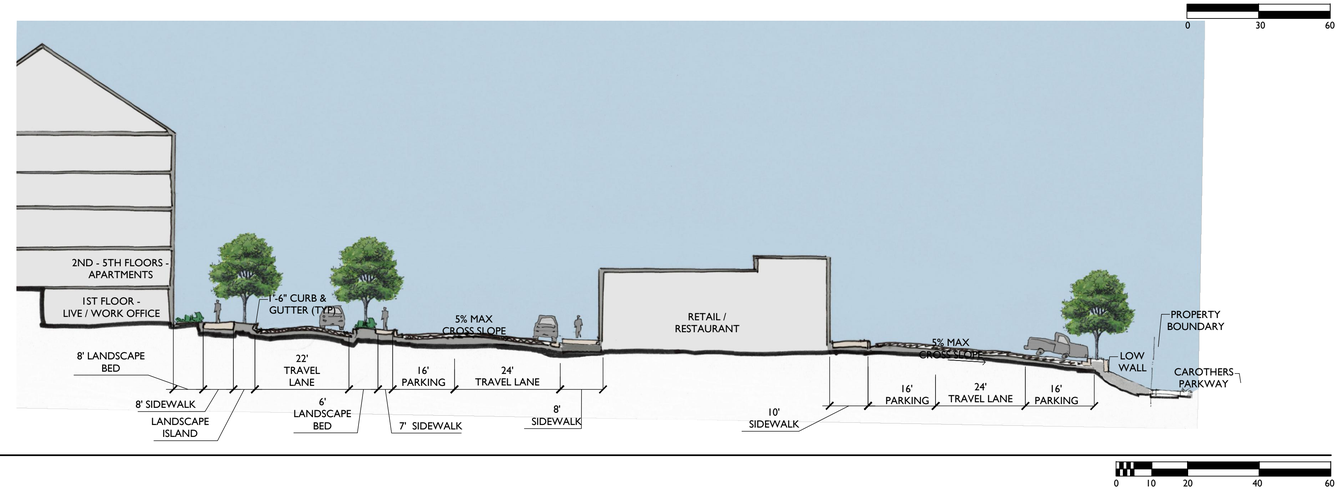
Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF # 6793

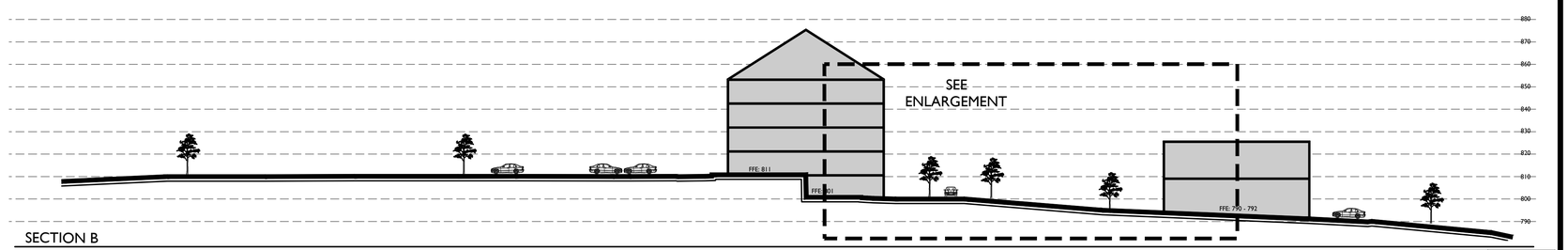




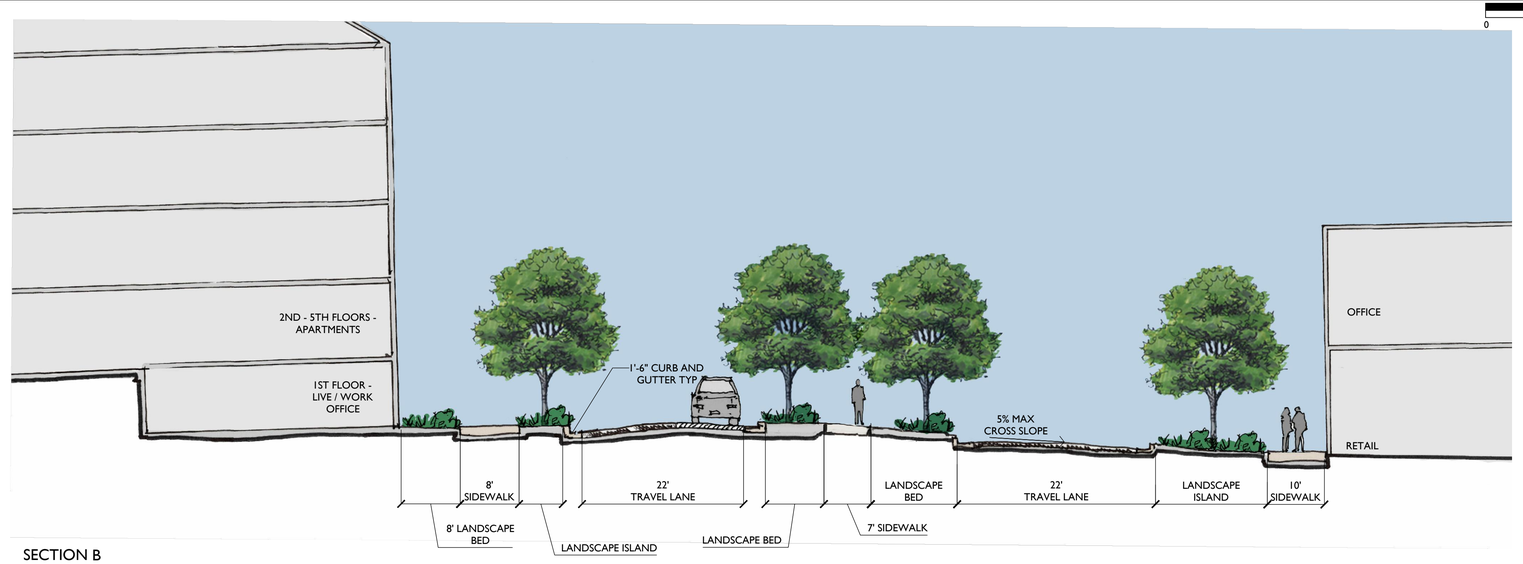
SECTION A



SECTION A ENLARGEMENT



SECTION B



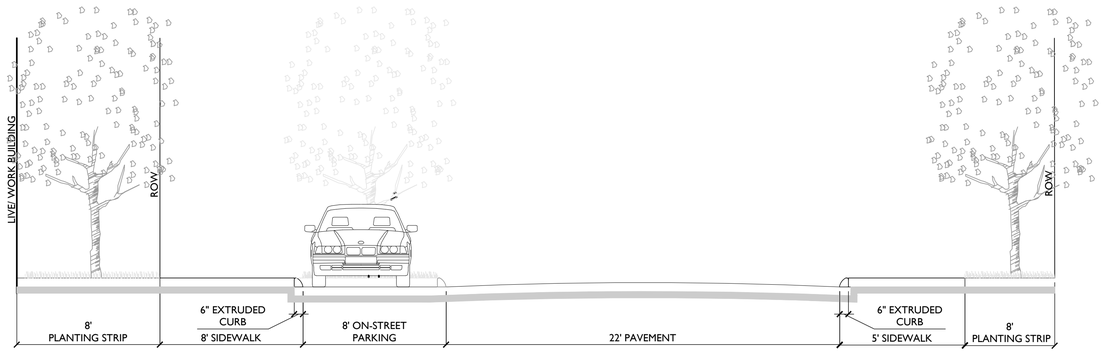
SECTION B ENLARGEMENT

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
EMBREY
Franklin, Williamson County, Tennessee

Revision Date

CROSS SECTIONS EXHIBIT
SHEET
C2.1
COF # 6793



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C2.2

PRIVATE STREET

TYPICAL SECTION

0' 4' 8'

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN

EMBREY

Franklin, Williamson County, Tennessee

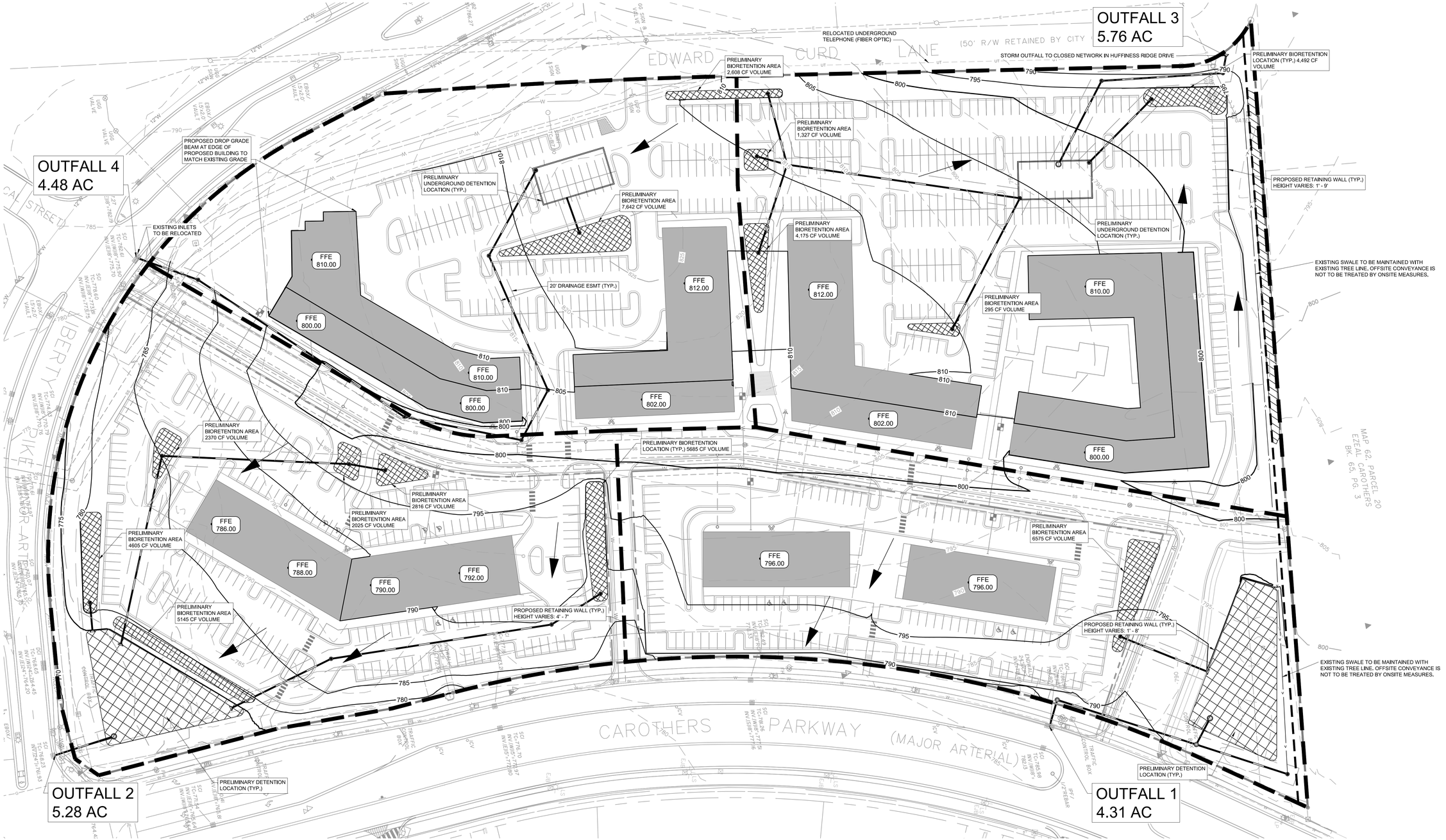
Revision Date

STREET SECTION

SHEET

C2.2

COF # 6793



IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABLY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.
SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.
RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.
STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.
DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.
STREET NETWORK
ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.
OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS. SEE SHEET C4.0 FOR PROJECTED TRIPS FROM THIS SITE.

STORMWATER MANAGEMENT PLAN:

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

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

COF GRADING & DRAINAGE GENERAL NOTES

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

SITE AREA TABLE

TOTAL SITE AREA =	19.83 ACRES
SITE IMPERVIOUS AREA =	13.3 ACRES

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN
EMBREY
Franklin, Williamson County, Tennessee

REGISTERED ENGINEER MARY McGOWAN 121320 STATE OF TENNESSEE 9/16/2019

Revision Date
△
△
△
△

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF # 6793

UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

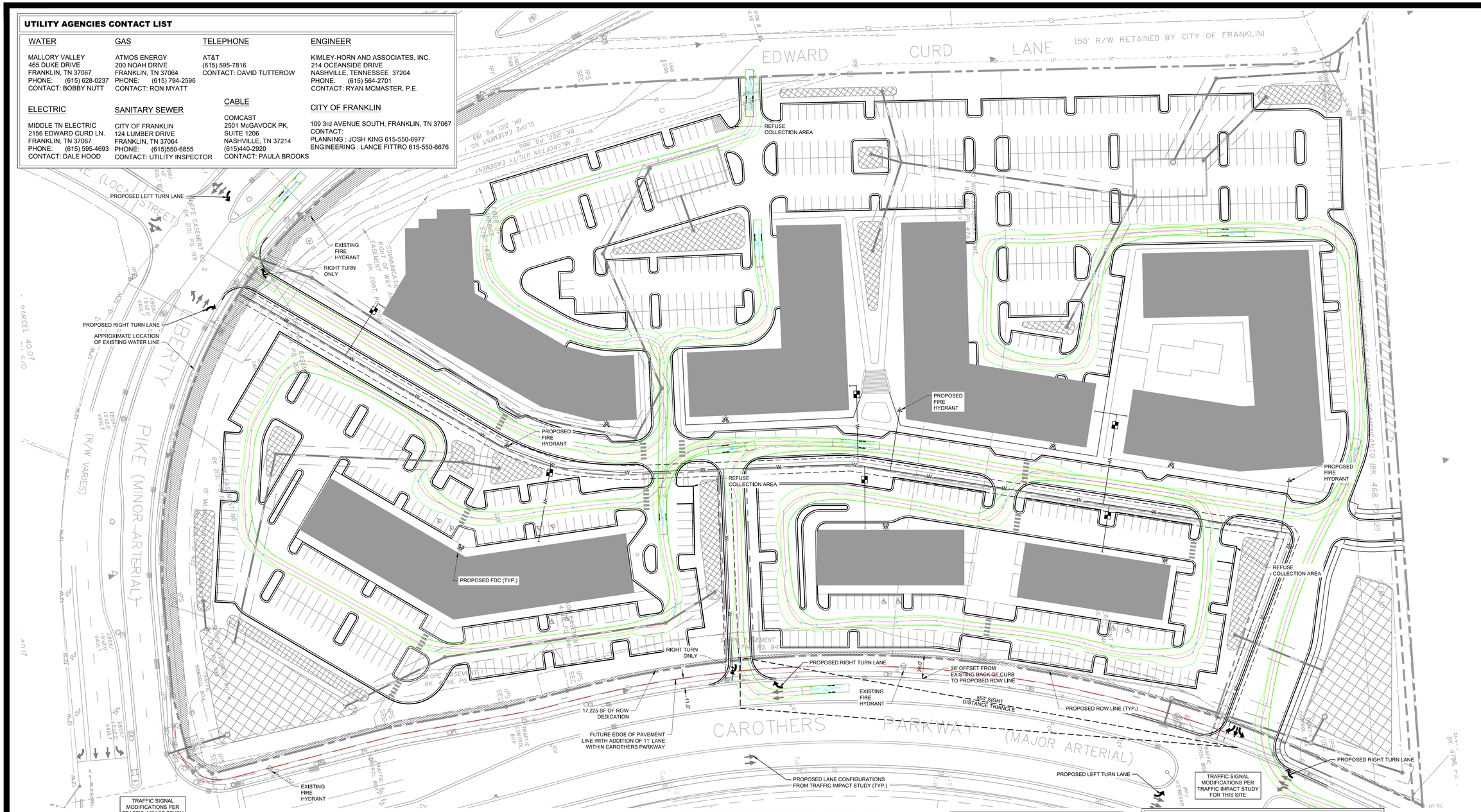
ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER, P.E.

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676



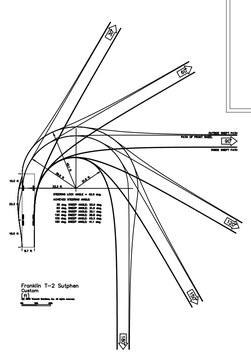
COF STANDARD FIRE APPARATUS TURNING TEMPLATE

ROW & ACCESS GENERAL NOTES

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

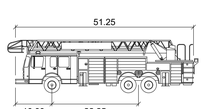
Trip Generation - Carothers Crossing West

ITE Code	Land Use	Setting/Location	Density		Daily	AM Peak Hour Total	AM Peak Hour Enter	AM Peak Hour Exit	PM Peak Hour Total	PM Peak Hour Enter	PM Peak Hour Exit
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	338	d.u.	1,840	113	29	84	143	87	56
710	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129
912	Drive-in Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18
	GROSS TRIPS				**6,003**	**415**	**223**	**192**	**548**	**280**	**268**
	Gross Trips - Before Reductions				6,003	415	223	192	548	280	268
	Residential				1,840	113	29	84	143	87	56
	Office				266	49	42	7	30	5	25
	Retail				3,359	206	126	80	328	159	169
	Restaurant				538	47	26	21	47	29	18
	Reduction - Internal Capture				-784	-72	-36	-36	-180	-90	-90
	Residential				-96	-9	-2	-7	-66	-44	-22
	Office				-127	-15	-9	-6	-12	-5	-7
	Retail				-242	-19	-6	-13	-78	-28	-50
	Restaurant				-319	-29	-19	-10	-24	-13	-11
	Reduction - Pass-By		AM	PM	-1,158	-72	-36	-36	-96	-48	-48
820	Shopping Center	General Urban/Suburban	34%	34%	-921	-52	-26	-26	-64	-32	-32
912	Drive-in Bank	General Urban/Suburban	29%	35%	-143	-12	-6	-6	-22	-11	-11
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	43%	43%	-94	-8	-4	-4	-10	-5	-5
	NEW TRIPS				**4,061**	**271**	**151**	**120**	**272**	**142**	**130**
	DRIVEWAY VOLUMES				**5,219**	**343**	**187**	**156**	**368**	**190**	**178**



CONNECTIVITY INDEX

6 LINKS / 3 NODE = 2.00 CONNECTIVITY INDEX



Franklin T-2 Sutphen

Width	:	8.66 feet
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	42.0

NOTE: MINIMUM 5 MPH DESIGN SPEED

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1,194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

CAROTHERS CROSSING WEST DEVELOPMENT PLAN
EMBREY
Franklin, Williamson County, Tennessee

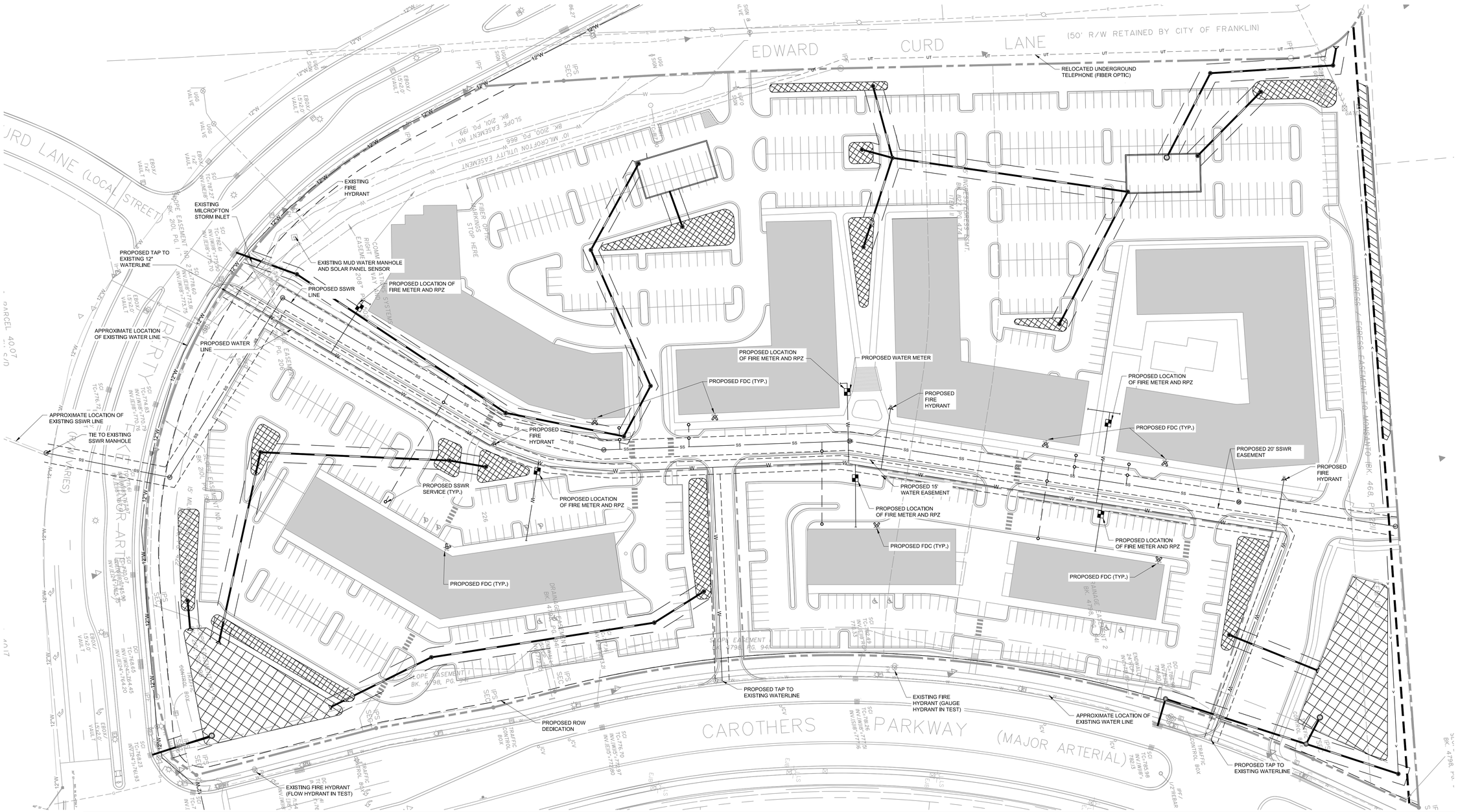
MARY McGOWAN REGISTERED ENGINEER NO. 121350 STATE OF TENNESSEE 2/14/2019

Revision Date
△
△
△
△

ENLARGED ROW AND ACCESS

SHEET
C4.0

COF # 6793



UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER, P.E.

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

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

UTILITY PLAN DATA CHART

FACILITY TYPE	UNIT FLOW (GPD)	UNIT QUANTITY	TOTAL FLOW (GPD)
APARTMENTS (ONE BED)	250/APARTMENT	206 APARTMENTS	51,500
APARTMENTS (TWO BED)	300/APARTMENT	132 APARTMENTS	39,600
RESTURANT	35/SEAT	160 SEATS	5,600
BANK	0.2/SF	3,900 SF	780
RETAIL	0.2/SF	34,565 SF	6,913
OFFICE	0.1/SF	24,065 SF	2,407
		TOTAL	106,800 GPD
			306 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

UTILITY NOTES

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

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABLY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.
SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.
RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.
STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.
DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE-CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1,194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
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W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

CAROTHERS CROSSING WEST DEVELOPMENT PLAN
EMBREY
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER NO. 121390 STATE OF TENNESSEE
Mary McGowan 9/18/2018

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

SHEET
C5.0

COF # 6793

1 / A1.0 RESIDENTIAL - BUILDINGS 1-4
ELEVATION
N.T.S.

2 / A1.0 COMMERCIAL - BUILDING 5
ELEVATION
N.T.S.

ELEVATIONS - RETAIL BUILDING #1

ELEVATIONS - RETAIL BUILDING #2

3 / A1.0 COMMERCIAL - BUILDINGS 6 & 7
ELEVATION
N.T.S.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN
EMBREY
Franklin, Williamson County, Tennessee

Revision Date

ARCHITECTURE

SHEET
A1.0

COF # 6793

1 / A1.0 RESIDENTIAL - BUILDINGS 1-4
ELEVATION
N.T.S.

2 / A1.0 COMMERCIAL - BUILDING 5
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N.T.S.

ELEVATIONS - RETAIL BUILDING #1

ELEVATIONS - RETAIL BUILDING #2

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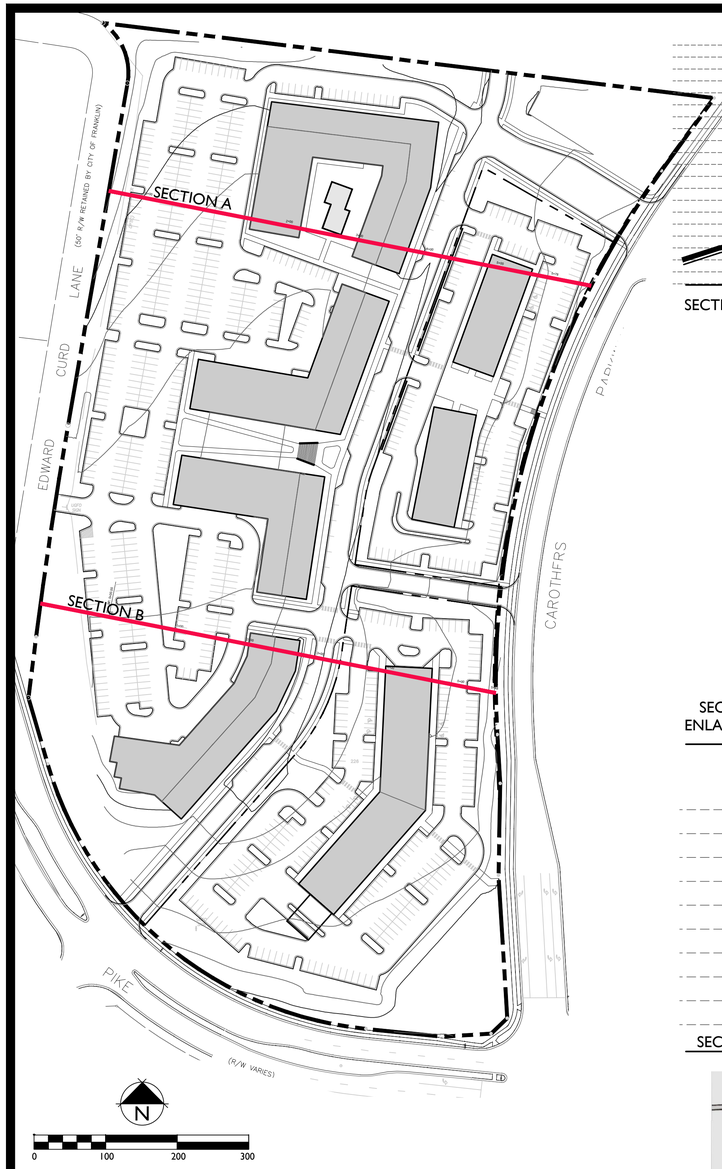
EMBREY
Franklin, Williamson County, Tennessee

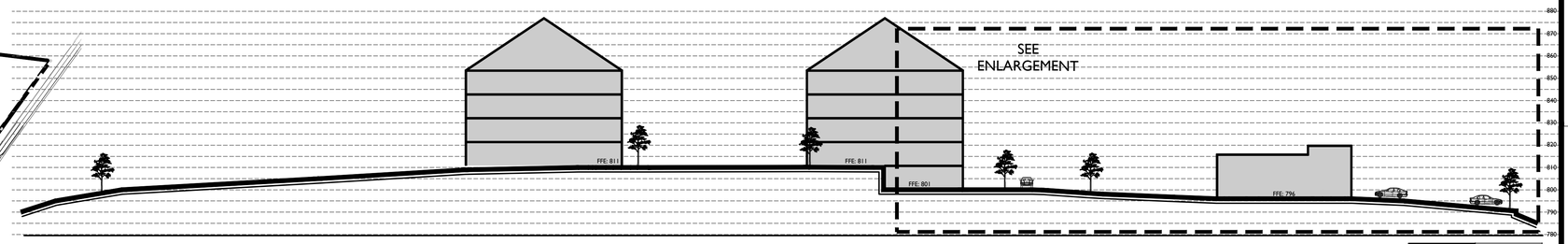
Revision Date

ARCHITECTURE

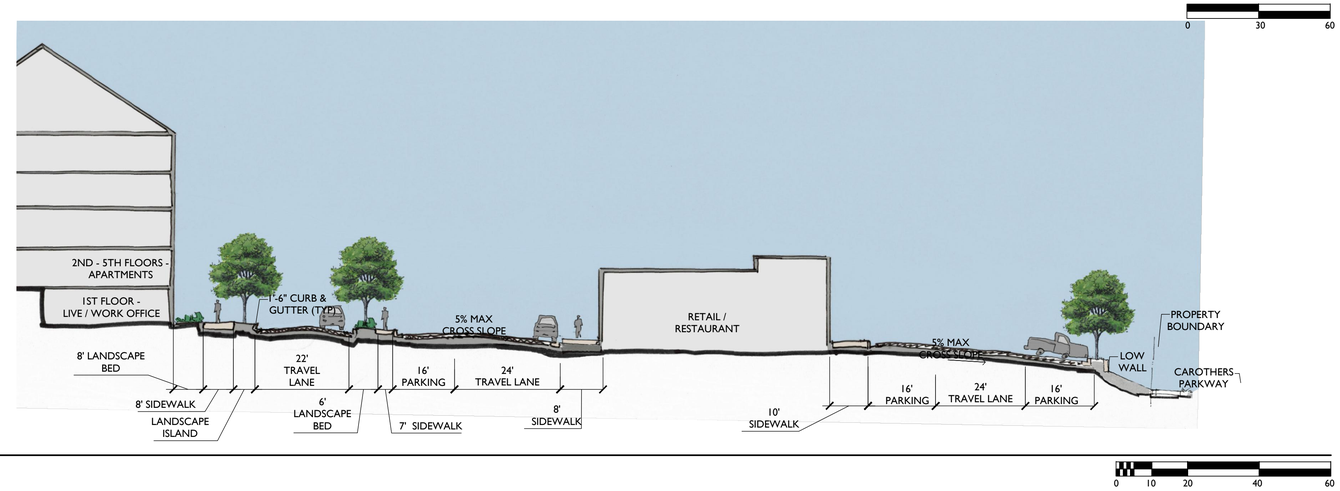
SHEET
A1.0

COF # 6793





SECTION A



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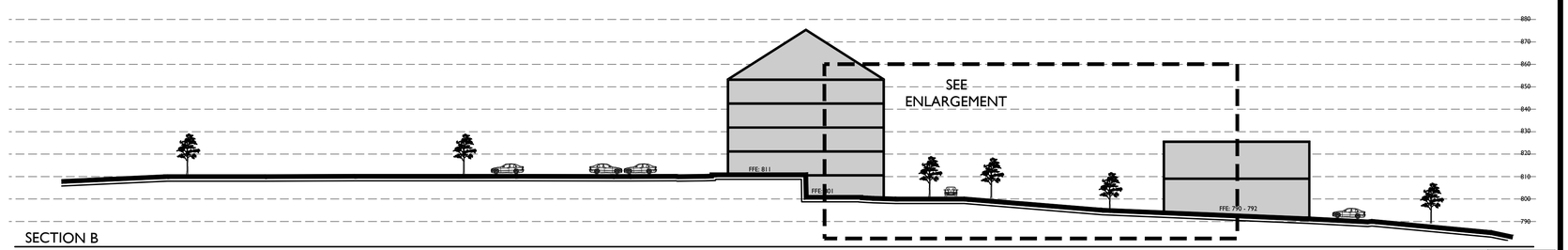

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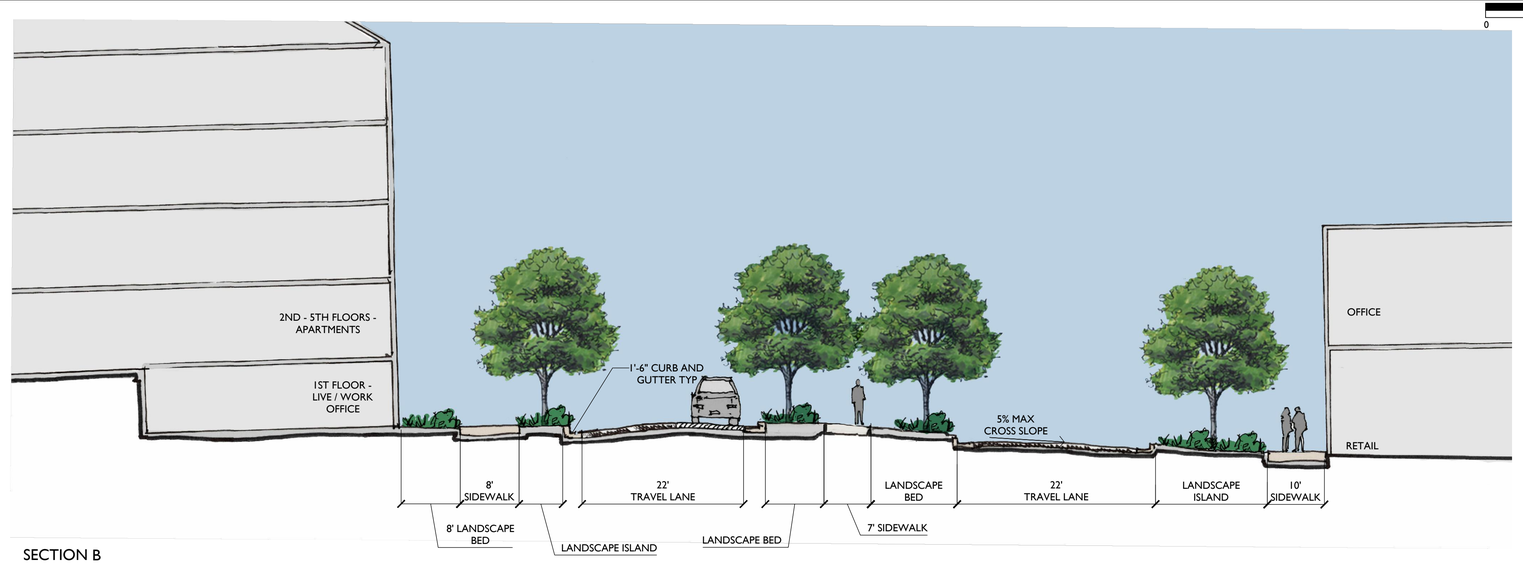


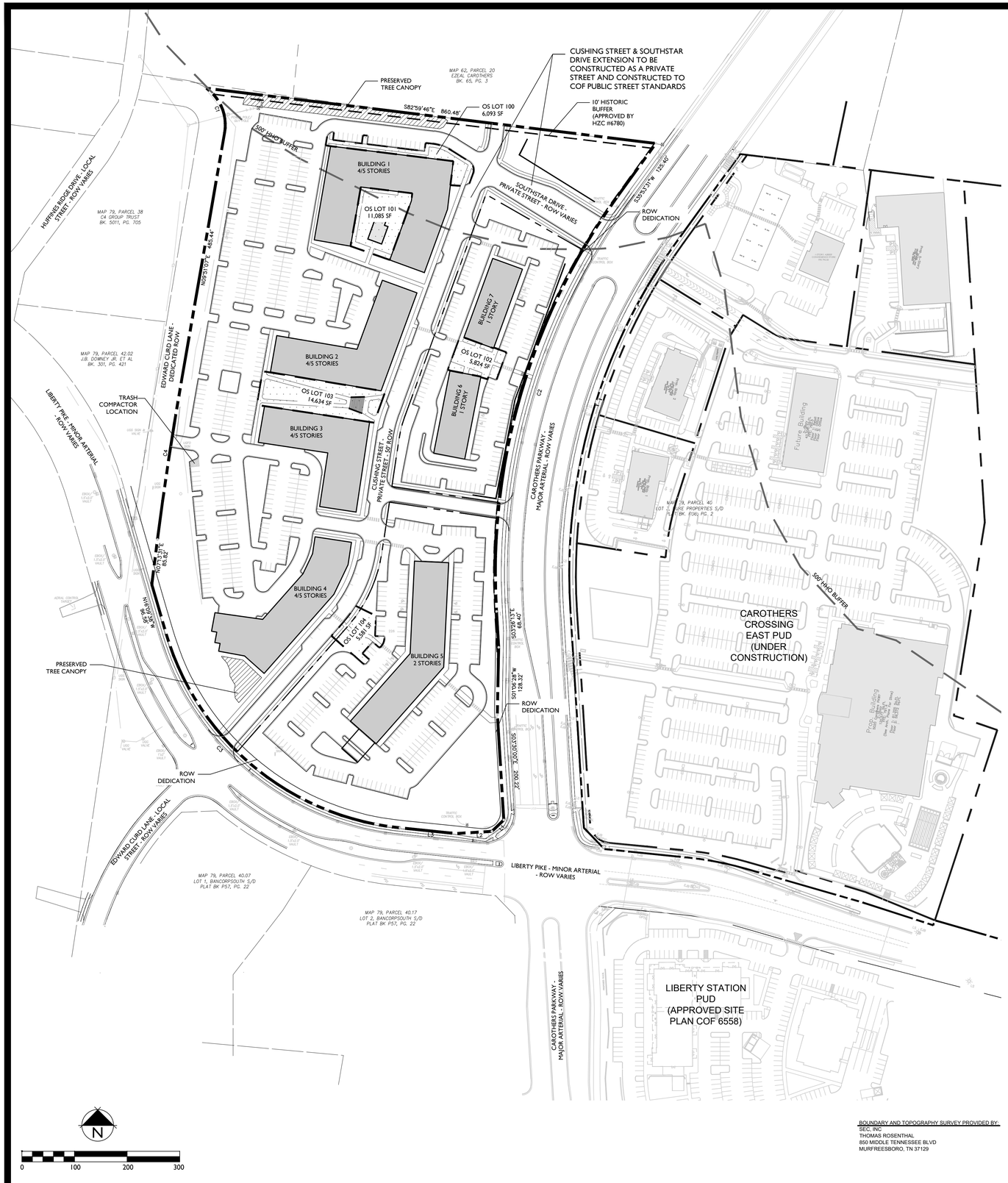
SECTION B ENLARGEMENT

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
EMBREY
Franklin, Williamson County, Tennessee

Revision Date

CROSS SECTIONS EXHIBIT
SHEET
C2.1
COF # 6793



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING
A	792,792 SF
TOTAL SF	792,792 SF
TOTAL ACRES	18.2 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	18.2 AC (92% OF SITE)
REQUIRED CANOPY PRESERVATION:	15%
15% X 18.2 AC TOTAL CANOPY:	118,919 SF, 2.73 AC
PROVIDED CANOPY PRESERVATION:	11,793 SF, 0.27 AC (10% OF REQUIRED)

TREE CANOPY NOTE:

ENVISION FRANKLIN HAS IDENTIFIED THE CAROTHERS CROSSING WEST SITE AS AN IMPORTANT AND HIGHLY VISIBLE PIECE OF CAROTHERS PARKWAY REGIONAL COMMERCIAL DESIGN CONCEPT CORRIDOR. IN ORDER TO CREATE AN ATTRACTIVE URBAN VIEWSHED AND PROMOTE ECONOMIC DEVELOPMENT, THIS DESIGN CONCEPT ENCOURAGES BUILDINGS TO BE GREATER THAN ONE-STORY AND THAT THEY BE ARRANGED TO FRAME AND DEFINE THE STREETS. BUILDING SETBACKS SHOULD BE MINIMAL, AND THE MAJORITY OF ANY OFF-STREET PARKING SHOULD BE LOCATED TO THE SIDE OR IN THE REAR OF THE BUILDING.

GIVEN THESE CURRENT CONDITIONS, THIS TREE CANOPY DOES NOT FALL INTO ONE OF THE CATEGORIES LISTED IN THE CITY OF FRANKLIN'S ZONING ORDINANCE 5.2.4(5) FOR HIGHER QUALITY NATURAL AND CULTURAL RESOURCES.

THE COMBINATION OF DESIGN EXPECTATIONS SET FORTH BY ENVISION FRANKLIN AND EXISTING ON-SITE CONDITIONS, LEAVE LITTLE OPPORTUNITY TO PROVIDE MEANINGFUL TREE CANOPY PRESERVATION AND FULFILL THE INTENT OF THE ZONING ORDINANCE.

FOR THIS REASON, THE APPLICANT WOULD LIKE TO REQUEST THE USE OF REPLACEMENT TREES AND/OR FEE IN-LIEU PER COF ZONING ORDINANCE SECTION 5.2.4(7)(A) AT THE RATE TO BE COORDINATED WITH CITY STAFF AT THE SITE PLAN STAGE.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% * 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 0.99 AC (43,217 SF)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,581

PARKING

BUILDING		UNIT		REQUIRED PARKING PER COF	
				RATIO	TOTAL
APARTMENTS	1 BEDROOM	220	UNIT	1.5 / UNIT	330
	2 BEDROOM	113	UNIT	2.5 / UNIT	283
RESTAURANT		4,800	SF	10 / 1,000 SF	48
		7	EMPLOYEES	1 / EMPLOYEE	7
BANK		3,900	SF	5 / 1,000 SF	20
RETAIL		34,565	SF	3.33 / 1,000 SF	116
OFFICE		24,065	SF	4 / 1,000 SF	97
				TOTAL REQUIRED PER COF	892
				TOTAL REQUIRED PER SHARED PARKING STUDY	803
				TOTAL PROVIDED	847

SHARED PARKING ANALYSIS

#1 City of Franklin Rates (with 10% internal capture reduction)	803 parking spaces

BUILDING DATA

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,727
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST
PROJECT #:	6793
SUBDIVISION:	
LOT NUMBER:	079---04003
ADDRESS:	LIBERTY PIKE
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (17.04)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
FRONT YARD:	
SIDE YARD:	
REAR YARD:	
OWNER:	
ADDRESS:	
PHONE NUMBER:	
EMAIL:	
CONTACT NAME:	
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	7 BULDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	.2
PROVIDED LSR:	.33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.79 D.U.A.
TREE CANOPY:	792,792 SF (18.2 AC)
PARKLAND:	332 UNITS X $4,304 = $1,428,928
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
338 UNITS * 350 GPD = 118,300 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: MI (2.1 MI FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
338 * 0.64 = 217 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

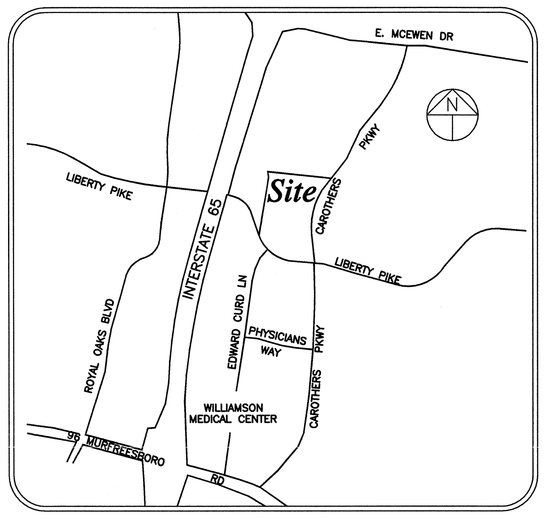
CAROTHERS CROSSING WEST DEVELOPMENT PLAN

EMBREY

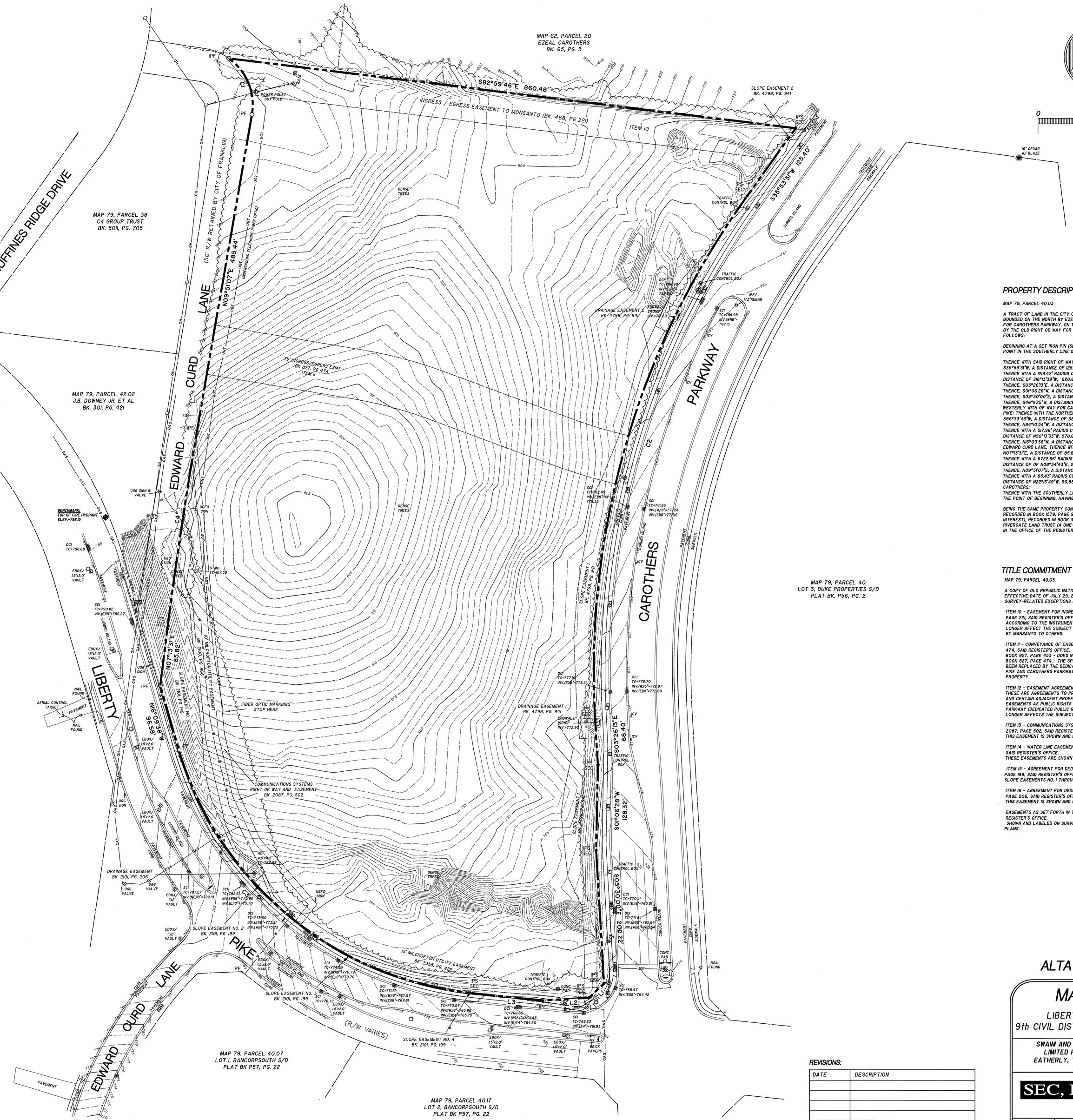
Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF # 6793



LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S46°11'25"W	31.31'
L2	S86°33'43"W	68.74'
L3	N84°10'54"W	106.77'

CURVE	RADIUS	LENGTH	CH. BRG.	CHORD		
C1	85.43'	95.82'	N22°16'49"W	90.88'		
C2	1219.42'	837.03'	S16°13'39"W	820.69'		
C3	517.96'	613.91'	N50°13'35"W	578.60'		
C4	6722.66	298.83	N08°34'43"E	298.81'		

SURVEYOR'S NOTES:

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, (NAD 83-96), VERTICAL DATUM NAVD88.

2. PROPERTY SHOWN IS ZONED GC- GENERAL COMMERCIAL DISTRICT, WITH A MECO-4 CHARACTER OVERLAY, CONVENTIONAL OR TRADITIONAL DEVELOPMENT STANDARD. MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT = 30 FEET.
SIDE = 15 FEET
REAR = 25 FEET

3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

4. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM INFORMATION SHOWN ON FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 47187C0201F, EFFECTIVE DATE 9-29-2006.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITES. ABOVE GRADE AND UNDERGROUND UTILITES SHOWN WERE TAKEN FROM TENNESSEE ONE CALL MARKINGS, VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

6. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, NOR BUILDING CONSTRUCTION/ADDITIONS ON SITE . SITE IS VACANT LAND.

7. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

8. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY CERTIFICATION

TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/INSURANCE CO.; SOUTHSTAR, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11(A), 13, 16, 17 AND 18 OF TABLE A THEREOF.

12-15-14
THOMAS G. ROSENTHAL, TN R.L.S. NO. 1805 DATE

DATE OF FIELD SURVEY: DECEMBER, 2014

12-15-14

PRELIMINARY
FOR REVIEW & COMMENTS

LEGEND

	EXISTING CONC. MON.		CATCH BASIN/AREA DRAIN
	EXISTING IRON PIN		# PARKING SPACES
	SET IRON PIN		HANDICAP PARKING SPACES
	UTILITY POLE w/GUY		SIGN POST
	LIGHT POLE		DECIDUOUS TREE
	FLOOD LIGHT		CONIFEROUS TREE
	SAN. SEWER MANHOLE		TREE MASS
	SAN. SEWER CLEANOUT	10"W	WATER LINE
	FIRE HYDRANT	8"SS	SANITARY SEWER LINE
	WATER METER	30"RCP	STORM SEWER LINE
	WATER VALVE	G	GAS LINE
	TELEPHONE BOX	OHE	OVERHEAD ELECTRIC
	ELECTRIC TRANSFORMER PAD	UGE	UNDERGROUND ELECTRIC
	GAS METER	UGT	UNDERGROUND TELEPHONE
	HVAC UNIT	X	FENCE (AS NOTED)

PROPERTY DESCRIPTION

MAP 79, PARCEL 40.03

A TRACT OF LAND IN THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY EZEAL CAROTHERS (BOOK 65, PAGE 3, ON THE EAST BY THE RIGHT PF WAY FOR CAROTHERS PARKWAY, ON THE SOUTH BY THE RIGHT OF WAY FOR LIBERTY PIKE AND ON THE WEST BY THE OLD RIGHT OD WAY FOR EDWARD CURD LANE. PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN (SEC) IN THE WESTERLY RIGHT OF WAY FOR CAROTHERS PARKWAY, A POINT IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
S35°53'31"W, A DISTANCE OF 125.40' TO A SET IRON PIN;
THENCE WITH A 1219.42' RADIUS CURVE TO THE LEFT, A DISTANCE OF 837.03', A CHORD BEARING AND DISTANCE OF S16°13'39"W, 820.69' TO A SET IRON PIN;
THENCE, S03°26'13"E, A DISTANCE OF 68.40' TO AN IRON PIN SET (SEC);
THENCE, S00°06'28"W, A DISTANCE OF 128.32' TO AN IRON PIN SET (SEC);
THENCE, S03°50'00"E, A DISTANCE OF 200.22' TO AN IRON PIN SET (SEC);
THENCE, S46°11'25"W, A DISTANCE OF 31.31' TO AN IRON PIN SET (SEC) AT THE INTERSECTION OF THE WESTERLY WITH OF WAY FOR CAROTHERS PARKWAY AND THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE; THENCE WITH THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE THE FOLLOWING CALLS:
S86°33'43"W, A DISTANCE OF 68.74' TO AN EXISTING IRON PIN;
THENCE, N84°10'54"W, A DISTANCE OF 106.77' TO A SET IRON PIN (SEC);
THENCE WITH A 517.96' RADIUS CURVE TO THE RIGHT A DISTANCE OF 613.91', A CHORD BEARING AND DISTANCE OF N50°13'35"W, 578.60' TO AN EXISTING IRON PIN;
THENCE, N87°09'38"W, A DISTANCE OF 96.58' TO AN EXISTING IRON PIN IN THE OLD RIGHT OF WAY FOR EDWARD CURD LANE, THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
N07°13'31"E, A DISTANCE OF 85.82' TO A SET IRON PIN (SEC);
THENCE WITH A 6722.66' RADIUS CURVE TO THE RIGHT, A DISTANCE OF 298.83', A CHORD BEARING AND DISTANCE OF OF N08°34'43"E, 298.81' TO AN EXISTING IRON PIN;
THENCE, N09°51'07"E, A DISTANCE OF 485.44' TO AN EXISTING IRON PIN;
THENCE WITH A 85.43' RADIUS CURVE TO THE LEFT, A DISTANCE OF 95.82', A CHORD BEARING AND DISTANCE OF N22°16'49"W, 90.88' TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;
THENCE WITH THE SOUTHERLY LINE OF EZEAL CAROTHERS, S82°59'46"E, A DISTANCE OF 860.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 863622 SQUARE FEET OR 19.826 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SWAIM AND SWAIN, LLC (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 1579, PAGE 988, PORTER FAMLY LIMITED PARTNERSHIP (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 6098, PAGE 749, ALL IN THE OFFICE OF THE REGISTER OF DEEDS FOR WILLIAMSON COUNTY, TENNESSEE.

TITLE COMMITMENT NOTES

MAP 79, PARCEL 40.03

A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: TL4-335, EFFECTIVE DATE OF JULY 29, 2014 AT 8:00 A.M. WAS PROVIDED TO THIS SURVEYOR FOR REVIEW. SURVEY-RELATED EXCEPTIONS LISTED IN SCHEDULE B - SECTION II ARE LISTED AS FOLLOWS:

ITEM 10 - EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN THE DEED OF RECORD IN BOOK 468, PAGE 221, SAID REGISTER'S OFFICE.
ACCORDING TO THE INSTRUMENT, THIS EXCLUSIVE EASEMENT TO MONSANTO COMPANY APPEARS TO NO LONGER AFFECT THE SUBJECT PROPERTY DUE TO THE SALE OF THE PROPERTIES FORMERLY OWNED BY MANSANTO TO OTHERS.

ITEM 11 - CONVEYANCE OF EASEMENTS OF RECORD IN BOOK 827, PAGE 453, AND IN BOOK 827, PAGE 474, SAID REGISTER'S OFFICE.
BOOK 827, PAGE 453 - DOES NOT AFFECT SUBJECT PROPERTY AS DESCRIBED.
BOOK 827, PAGE 474 - THE SPECIFIC EASEMENTS SHOWN AND DESCRIBED IN THIS INSTRUMENT HAVE BEEN REPLACED BY THE DEDICATION AND ACCEPTANCE OF THE PUBLIC RIGHTS OF WAY FOR LIBERTY PIKE AND CAROTHERS PARKWAY BY THE CITY OF FRANKLIN AND SHOULD NO LONGER AFFECT SUBJECT PROPERTY.

ITEM 12 - EASEMENT AGREEMENT OF RECORD IN BOOK 1579, PAGE 992, SAID REGISTER'S OFFICE.
THESE ARE AGREEMENTS TO PROVIDE INGRESS AND EGRESS EASEMENTS TO THE SUBJECT PROPERTIES AND CERTAIN ADJACENT PROPERTIES UNTIL SUCH TIME THAT THE CITY OF FRANKLIN DEDICATES THOSE EASEMENTS AS PUBLIC RIGHTS OF WAY, WHICH ARE NOW KNOWN AS LIBERTY PIKE AND CAROTHERS PARKWAY (DEDICATED PUBLIC RIGHTS OF WAY) IT IS THE OPINION OF THIS SURVEYOR THAT THIS NO LONGER AFFECTS THE SUBJECT PROPERTY.

ITEM 13 - COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT AGREEMENT OF RECORD IN BOOK 2087, PAGE 502, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 14 - WATER LINE EASEMENTS OF RECORD IN BOOK 2100, PAGE 866, AND IN BOOK 2355, PAGE 422, SAID REGISTER'S OFFICE.
THESE EASEMENTS ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 15 - AGREEMENT FOR DEDICATION OF PERMANENT SLOPE EASEMENT OF RECORD IN BOOK 2101, PAGE 199, SAID REGISTER'S OFFICE.
SLOPE EASEMENTS NO. 1 THROUGH NO. 4 ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 16 - AGREEMENT FOR DEDICATION OF PERMANENT DRAINAGE EASEMENT OF RECORD IN BOOK 2101, PAGE 206, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

EASEMENTS AS SET FORTH IN THE FINAL JUDGMENT OF RECORD IN BOOK 4798, PAGE 941, SAID REGISTER'S OFFICE.
SHOWN AND LABELED ON SURVEY AS DESCRIBED AND FROM GRAPHICAL LOCATIONS ON RIGHT OF WAY PLANS.

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

SWAIM AND SWAIM, LLC - BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST - BOOK 6098, PAGE 749, R.O.W.C., TN.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1
14432	12-15-2014	SOUTHSTAR CAROTHERS-ALTA	ACAD/TGR-WSB	1" = 60'	OF 1

VOLKERT
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Franklin, Tennessee 37067
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www.volkert.com

September 5, 2018

Carl Baughman
Traffic/Transportation Engineer
City of Franklin
109 3rd Avenue South
P.O. Box 305
Franklin, TN 37065-0305

APPROVED AS NOTED
By Carl Baughman at 1:02 pm, Sep 17, 2018

Re: Carothers Crossing West
Traffic Impact Analysis
Review Comments

Dear Carl:

This memorandum provides the findings of the independent review of the Carothers Crossing West Traffic Impact Analysis (TIA). Our review includes the traffic projections and the operational analyses; evaluation of the proposed roadway network; review and evaluation of the recommended infrastructure improvements; and identification of any recommended modifications or additions to the recommended infrastructure improvements identified in the TIA.

General Project Information

The Carothers Crossing West TIA, dated August 2018, was completed by Kimley Horn for Embrey Partners, Ltd. The proposed development is a mixed-use development that is proposed to be constructed on the northwest corner of Liberty Pike and Carothers Parkway, in Franklin, Tennessee. Access will be provided by a new driveway on Carothers Parkway across from Southstar Drive and another new driveway on Carothers Parkway between Southstar Drive and Liberty Pike. Also, a new driveway will be provided on Liberty Pike across from Edward Curd Lane. The proposed development is expected to be constructed and completed by 2021.

Trip Generation and Trip Distribution

Future trips generated by Carothers Crossing West were calculated using ITE's *Trip Generation*, 10th Edition based on the future land use. The land use used to determine the project-generated trips was 338 dwelling units of Multifamily Housing (Mid-Rise), 24,065 s.f. of General Office Building, 34,565 s.f. of Shopping Center, a 3,900 s.f. Drive-In Bank, and a 4,800 s.f. High-Turnover (Sit-Down) Restaurant. The total development is expected to produce 4,061 new trips per day with 271 new trips in the AM peak hour and 272 new trips in the PM peak hour. The new trips below reflect the reductions made for internal trips and pass-by trips.

	Total Entering Trips	Total Exiting Trips
AM	151	120
PM	142	130

These trips were distributed throughout the study area based on proposed accesses and existing travel patterns. Approximately 20% of the project-generated traffic was determined to come from Liberty Pike to the west and 15% from Liberty Pike to the east. Approximately 30% of the new traffic will come from Carothers Parkway to the north and 30% from the south along Carothers Parkway. The remaining 5% will come from Edward Curd Lane south of Liberty Pike.

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Capacity/Level of Service Analyses

The operational analyses for the intersections within the study area were all completed utilizing HCS7 software, which uses the methods from the Highway Capacity Manual 2010 (HCM2010). Each intersection was evaluated for the weekday AM and PM existing, background, and projected traffic conditions.

Intersection Capacity Analysis

In the projected 2021 conditions, the analyses indicate that the signalized intersections will operate at LOS D or better during both the AM and PM peak hour. At the unsignalized intersection of Liberty Pike at Edward Curd Lane/Driveway 3, the northbound and southbound approaches will operate at LOS E or F during both peak hours.

Turn Lane Warrant Analysis

The total projected peak hour traffic volumes were analyzed to determine the need for the following dedicated turn lanes:

- Eastbound left turn lane at Liberty Pike and Edward Curd Lane/Driveway 3
- Westbound right turn lane at Liberty Pike and Edward Curd Lane/Driveway 3
- Southbound right turn lane at Carothers Parkway and Driveway 2

These analyses were based on the methods outlined in *NCHRP Report 457: Engineering Study Guide for Evaluating Intersection Improvements*. The analyses indicate that the total projected traffic volumes warrant an eastbound left turn lane at Driveway 3 and a southbound right turn lane at Driveway 2.

> **Staff Comment:** An NCHRP warrant analysis was not performed for a northbound left turn lane or southbound right turn lane on Carothers Parkway at Driveway 1. However, this intersection was included in the evaluations using the Franklin Transportation & Street Technical Standards. Also, the report states, "A left-turn lane is warranted at Driveway 2 and Driveway 3 for the Future 2021 scenario." This statement is not accurate based on Tables 6 and 7. Per Table 8, left turn lane warranted finding appears intended for Driveway 1. Also per Table 9, right turn lanes are found to be warranted at all three Driveways.

Traffic Signal Warrant Analysis

A traffic signal warrant was evaluated for the intersection of Liberty Pike at Edward Curd Lane/Driveway 3. For the traffic signal warrant analysis, available data was limited to the AM and PM peak hours. No warrants are met, not even the peak hour warrant. It is possible that additional hours would satisfy traffic signal warrants; however, additional data collection and analysis would be required to evaluate this possibility.

> **Staff Comment:** A traffic signal warrant analysis can only reasonably be evaluated for Warrant 3 (Peak Hour) based on peak hour volumes. There is no way to determine if the remaining volume warrants are met with such limited data. Insufficient spacing for signalization, do not pursue warrant analysis.

Queue Analysis

A queue analysis was performed for using the Synchro software to evaluate and determine the forecasted 50th percentile queue lengths and 95th percentile queue lengths. The queue lengths are summarized in Tables 15 and 16 of the report. The queue analyses demonstrate significant queuing for vehicles making an eastbound left turn during both the AM and PM peak hours at Carothers Parkway at Liberty Pike. These queues are mainly the result of existing and background conditions as queue lengths increase by less than one car between the Background 2021 and Future 2021 conditions. Westbound left turn queues at Carothers Parkway at Liberty Pike also exceed existing storage lengths in both the AM and PM peak hours. However, these queues are also mainly attributed to background volumes, as queue lengths increase by less than one car between Background 2021 and Future 2021 conditions. Additionally, in the PM peak hour, future southbound right turn queues exceed existing storage lengths.

Analysis with Improvements

An alternate traffic analysis was performed for the intersections of Liberty Pike at Edward Curd Lane/Driveway 3. These improvements were identified due to the expected Level of Service (LOS) F during the Background 2021 and Future 2021 scenarios. "Improved" scenario is to convert the existing two-way stop-controlled intersection into a signalized intersection. NOTE: The distance along Liberty Pike between Carothers Parkway and Edward Curd Lane is approximately 650 feet. Traffic signal spacing of 650 feet is considered less desirable.

Concur

Staff Comment: A stop-controlled intersection cannot be "converted" into a signalized intersection without satisfying the required traffic signal warrants. A traffic signal is not expected to be warranted at this intersection. Furthermore, the proximity of the signalized intersection of Liberty Pike and Carothers Parkway is not adequate for spacing between signals.

Sight Distance Analysis

Field measurements were obtained for intersection sight distance at Driveway 2 and Driveway 3. Sight distance is available at Driveway 2. To improve the intersection sight distance for Driveway 3, looking to the left (east), existing grass and vegetation along the north side of Liberty Pike (between Driveway 3 and Carothers Parkway) should be trimmed or removed. Looking to the right (west), the existing earth along the north side of Liberty Pike (between Driveway 3 and Huffines Ridge Drive) should be lowered. However, the existing vertical crest along Liberty Pike may obstruct the minimum intersection sight distance.

Concur

Staff Comment: Since Liberty Pike is median divided, drivers will have a refuge area to split the left turn movements into two stages. It is not clear in the report if the sight distance was measured from the driveway or from the median divide.

Recommendations Identified in the TIS

The following are the infrastructure improvements recommended in the study and our response to each.

Carothers Parkway at Liberty Pike

- Unrelated to the proposed development, the following mitigation improvements will improve traffic operations under the Background 2021 scenario. Extend the eastbound left-turn lane along Liberty Pike to have a storage length of 250 feet. The queue lengths for the Existing 2018 and Background 2021 scenarios exceed the existing storage length; however, the increase in queue length from Background 2021 to Future 2021 is minimal.

Concur

Staff Response: *This is a beneficial improvement to the existing left turn lane which has approximately 100 feet of storage. This would require reconstructing the existing grass median. Unless it has been previously identified by an approved development in the area, this improvement should be constructed as part of the Carothers Crossing West development. It should be designed according to the Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Highway and Transportation Officials (AASHTO), Tennessee Department of Transportation (TDOT), and City of Franklin standards.*

Liberty Pike at Edward Curd Lane/Driveway 3

- NOTE: If this intersection remains unsignalized, the minimum intersection sight distance may not be achievable for motorists along Driveway 3, looking right (to the west). Furthermore, the Edward Curd Lane (northbound) approach and Driveway 3 (southbound) approach are forecasted to operate at Level of Service (LOS) F during the Background 2021 scenario and will continue to operate at LOS F during the Future 2021 scenario. The installation of a traffic signal would alleviate the insufficient intersection sight

distance – however, a traffic signal may not be warranted at this intersection, and a new traffic signal would result in less desirable spacing between traffic signals along Liberty Pike.

- Recommendations (regardless of whether minimum intersection sight distance CAN or CANNOT be provided looking to the right/west)
  - Construct an eastbound left-turn lane along Liberty Pike with 150 feet of storage.
  - Construct a westbound right-turn lane along Liberty Pike with 125 feet of storage.
  - Convert the existing northbound right-turn lane along Edward Curd Lane to a shared northbound through/right turn lane.
  - Provide STOP control along the southbound approach of Driveway 3.
  - Provide adequate intersection sight distance in accordance with the criteria provided in A Policy on Geometric Design of Highways and Streets. Looking to the left (east), trim and/or remove existing grass and vegetation along the north side of Liberty Pike that is located within the site boundary.
- Recommendations (If minimum intersection sight distance CAN be provided looking to the right/west)
  - Construct Driveway 3 with three (3) lanes for vehicular movement: one (1) lane for vehicle ingress and two (2) southbound approach lanes for vehicle egress: one (1) left turn lane and one (1) shared through / right-turn lane.
  - Provide adequate intersection sight distance in accordance with the criteria provided in A Policy on Geometric Design of Highways and Streets. Looking to the right (west), lower the ground elevation along the north side of Liberty Pike that is located within the site boundary. However, the presence of a utility easement in this vicinity may prevent the modification of the ground elevation. Furthermore, the existing vertical crest along Liberty Pike may continue to obstruct the minimum intersection sight distance.
- Recommendations (If minimum intersection sight distance CANNOT be provided looking to the right/west)
  - Construct Driveway 3 with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) southbound approach lane for vehicle egress: one (1) right-turn lane.
  - Left turn and through movements along the Driveway 3 (southbound) approach will be prohibited. Right turn movements along Driveway 3 will be allowed. Eastbound left-turn, northbound through, and westbound right-turn movements will be allowed for vehicles desiring to enter Driveway 3.

Concur

Staff Response: *A traffic signal is not recommended at this intersection. Since Liberty Pike is median divided, drivers will have a refuge area to split the left turn movements into two stages. Sight distance may be available if measured from the median refuge. It is recommended a new sight distance analysis be conducted to determine if sight distance is provided when looking to the west from the median divide. All improvements should be designed according to the MUTCD, AASHTO, TDOT, and City of Franklin standards.*

Carothers Parkway at Southstar Drive/Driveway 1

- Construct a northbound left-turn lane along Carothers Parkway with 200 feet of storage.
- Construct a southbound right-turn lane along Carothers Parkway with 125 feet of storage.
- Provide a westbound through lane along Southstar Drive. This can be achieved by removing the existing white chevron markings in the neutral area between the two (2) westbound left-turn lanes and the one (1) westbound right-turn lane.
- Construct Driveway 1 with four (4) lanes for vehicular movement: one (1) lane for vehicle ingress and three (3) eastbound approach lanes for vehicle egress: one (1) left-turn lane, one (1) through lane, and one (1) right-turn lane.
- Modify the existing traffic signal, since Driveway 1 will function as the western leg (i.e. eastbound approach) at the signalized intersection of Carothers Parkway at Southstar Drive/Driveway 1.

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Concur, also left turns occur simultaneously.

Staff Response: *All improvements should be designed according to the MUTCD, AASHTO, TDOT, and City of Franklin standards. Furthermore, Driveway 1 should be constructed so that the through movements to/from Southstar Drive are properly aligned with the intersection.*

Carothers Parkway at Driveway 2

- Construct a southbound right-turn lane along Carothers Parkway with 125 feet of storage.
- Construct Driveway 2 with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) eastbound approach lane for vehicle egress: one (1) right-turn lane.
- Provide STOP control along the eastbound approach of Driveway 2, which shall function as a right-in/right-out intersection.
- Provide adequate intersection sight distance in accordance with the criteria provided in *A Policy on Geometric Design of Highways and Streets*.

Concur

Staff Response: *All improvements should be designed according to the MUTCD, AASHTO, TDOT, and City of Franklin standards.*

Concur

Additional Staff Comments and Recommendations

- The existing and future traffic volumes show northbound U-turn at the intersection of Carothers Parkway and Southstar Drive/Driveway 1. To prevent/reduce conflicts at this proposed four-leg intersection, it is recommended a "No U-turn" sign be provided for the northbound and southbound approaches on Carothers Parkway.
- The TIA recommendations do not include pedestrian accommodations. Pedestrian access and connectivity should be included as part of the development's plans and infrastructure improvements. The accommodations should apply to sidewalks and traffic signals.
- A recommended improvements figure that includes the recommended lane configuration and traffic control for the proposed project should be prepared and submitted to the review team for evaluation. This figure should include conceptual-level improvements, preferably using the latest aerial as a base. This is a figure that should be included in all future traffic studies.

Conclusion

The Carothers Crossing West Traffic Impact Analysis submitted August 2018 covers the typical required traffic impact study components and identifies several feasible and beneficial infrastructure improvements. Additional evaluation and analysis, as identified above, should be completed and submitted for review and approval.

Should you have any questions or need additional information, please contact me.

Sincerely,

Dyan C. Damron, PE, PTP
Traffic Engineering & Planning Manager
Volkert, Inc.

cc: Jimmy Wiseman – City of Franklin
Josh King – City of Franklin
Lance Fritto – City of Franklin
Kevin Long – City of Franklin

GRANT AMENDMENT

Agency Tracking #	Edison ID	Contract #	Amendment #
32701-02803			1

Contractor Legal Entity Name	Edison Vendor ID
City of Franklin	0000001552

Amendment Purpose & Effect(s)

Grantee requests extension to contract term

Amendment Changes Contract End Date: ☒ YES ☐ NO **End Date:** 8/31/2020

TOTAL Contract Amount INCREASE or DECREASE per this Amendment (zero if N/A): **$ 0.00**

Funding —

FY	State	Federal	Interdepartmental	Other	TOTAL Contract Amount
2017			$250,000.00		$250,000.00
TOTAL:			**$250,000.00**		**$250,000.00**

American Recovery and Reinvestment Act (ARRA) Funding: ☐ YES ☒ NO

Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.

Speed Chart (optional)	Account Code (optional)
EN00017611	71302000

OCR USE

Edison ID 49288

327.31

Law Dept. approved 09.10.18

AMENDMENT 1
OF GRANT CONTRACT 49288 PO _____

This Grant Contract Amendment is made and entered by and between the State of Tennessee, Department of Environment and Conservation, hereinafter referred to as the "State" and City of Franklin, hereinafter referred to as the "Grantee." It is mutually understood and agreed by and between said, undersigned contracting parties that the subject Grant Contract is hereby amended as follows:

1. Grant Contract section A.10. is deleted in its entirety and replaced with the following:

   A.10. Incorporation of Additional Documents. Each of the following documents is included as a part of this Grant Contract by reference or attachment. In the event of a discrepancy or ambiguity regarding the Grantee's duties, responsibilities, and performance hereunder, these items shall govern in order of precedence below.

   a. this Grant Contract document with any attachments or exhibits (excluding the items listed at subsections b. and c., below);

   b. the State grant proposal solicitation as may be amended, if any;

   c. the Grantee's proposal (Attachments 1 and 4) incorporated to elaborate supplementary scope of services specifications.

2. Grant Contract section B. is deleted in its entirety and replaced with the following:

   B. TERM OF CONTRACT:

   This Grant Contract shall be effective on September 1, 2016 ("Effective Date") and extend for a period of forty-eight (48) months after the Effective Date ("Term"). The State shall have no obligation to the Grantee for fulfillment of the Scope outside the Term.

3. Grant Contract Attachment 2 is deleted in its entirety and replaced with the new attachment 2 attached hereto.

4. Grant Contract Attachment 4 attached hereto is added as a new attachment.

Required Approvals. The State is not bound by this Amendment until it is signed by the contract parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this contract, said officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

Amendment Effective Date. The revisions set forth herein shall be effective August 31, 2018. All other terms and conditions of this Grant Contract not expressly amended herein shall remain in full force and effect.

IN WITNESS WHEREOF,

CITY OF FRANKLIN:

_____

GRANTEE SIGNATURE DATE

_____

PRINTED NAME AND TITLE OF GRANTEE SIGNATORY (above)

Law Dept. approved 09.10.18

DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

_____

SHARI L. MEGHREBLIAN, Ph.D., COMMISSIONER **DATE**

ATTACHMENT 2

Page 1

GRANT BUDGET

Clean Tennessee Energy Grant Program

The Grant Budget line-item amounts below shall be applicable only to expenses incurred during the following applicable period:

BEGIN: 9/1/2016 **END: 6/31/2020**

POLICY 03 Object Line-Item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY [1]	GRANT CONTRACT	GRANTEE MATCH	TOTAL PROJECT
1. 2	Salaries, Benefits & Taxes	0.00	0.00	0.00
4. 15	Professional Fee, Grant & Award [2]	0.00	$6,000.00	$6,000.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	0.00	0.00	0.00
11. 12	Travel, Conferences & Meetings	0.00	0.00	0.00
13	Interest [2]	0.00	0.00	0.00
14	Insurance	0.00	0.00	0.00
16	Specific Assistance To Individuals	0.00	0.00	0.00
17	Depreciation [2]	0.00	0.00	0.00
18	Other Non-Personnel [2]	0.00	0.00	0.00
20	Capital Purchase [2]	$250,000.00	$1,363,170.00	$1,613,170.00
22	Indirect Cost	0.00	0.00	0.00
24	In-Kind Expense	0.00	0.00	0.00
n/a	Grantee Match Requirement (for any amount of the required Grantee Match that is not specifically delineated by budget line-items above)	0.00	0.00	0.00
25	GRAND TOTAL	$250,000.00	$1,363,170.00	$1,613,170.00

[1] Each expense object line-item shall be defined by the Department of Finance and Administration Policy 03, *Uniform Reporting Requirements and Cost Allocation Plans for Subrecipients of Federal and State Grant Monies, Appendix A.* (posted on the Internet at: http://www.tn.gov/finance/topic/fa-policyinfo).

[2] Applicable detail follows this page if line-item is funded.

[3] A Grantee Match Requirement is detailed by this Grant Budget, and the maximum total amount reimbursable by the State pursuant to this Grant Contract, as detailed by the "Grant Contract" column above, shall be reduced by the amount of any Grantee failure to meet the Match Requirement.

ATTACHMENT 2
Page 2

GRANT BUDGET LINE-ITEM DETAIL:

CAPITAL PURCHASE	AMOUNT
Biogas, Combined Heat and Power system to generate electricity and heat for use with the biosolids management processes.	$1,613,170.00
TOTAL	$1,613,170.00

ATTACHMENT 4

WATER MANAGEMENT DEPARTMENT

Michelle Hatcher, P.E.
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

August 2, 2018

Kathy Glapa
Tennessee Department of Environment & Conservation
Office of Sustainable Practices
Williams R. Snodgrass Tennessee Tower
312 Rosa L. Parks Ave., 2nd Floor
Nashville, TN 37243

Dear Ms. Glapa,

The City of Franklin would like to request a 2-year extension for the approval of the Clean Tennessee Energy Grant that was received in 2016. Due to unforeseen conditions the City of Franklin experienced while working with the Tennessee Department of Environment and Conservation (TDEC) to receive a NPDES permit for the upgrades and expansion to the Water Reclamation Facility (WRF), the project has been delayed approximately two years from initial projected initiation.

The City of Franklin received their NPDES permit July 2017, and subsequently bid the WRF for a project anticipated start date Spring 2018. Bids were received and opened January 2018 and were significantly higher than the projected cost for this project, and it was decided to reevaluate and rebid the project in late Spring 2018. Bids were recently opened and significantly lower than the first bid, and contingent bid award has been provided to a Contractor pending State Revolving Fund (SRF) review and approval. Currently, the City is waiting for SRF approval and is ready to move forward with a Notice to Proceed for the Contractor as quickly as possible.

For this reason, the City has not been able to proceed with the installation of the combined heat and power (CHP) engine as indicated in the Tennessee Clean Energy Grant that has been awarded to the City. The City apologizes for this inconvenience and would like to request a two-year grant extension timeline due to the conditions outlined above.

Please let me know if you have any questions. I can be reached at (615) 794 – 4554 or via email at michelle.hatcher@franklintn.gov.

Very sincerely,

Michelle Hatcher

Michelle Hatcher, P.E.
Director
Water Management Department

This Instrument Was Prepared By:
City of Franklin, Tennessee
P.O. Box 305
Franklin, TN 37065

OWNER: Henpeck Village Market
TAX MAP: 106
PARCEL: 26.00
PROJECT: Henpeck Lane Sanitary Sewer
Tract: 15

AGREEMENT FOR DEDICATION OF SANITARY SEWER EASEMENT
COF Contract No. 2017-0316

That for and in consideration of the sum of One Hundred Thirty-six Thousand Four Hundred Dollars ($136,400.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Henpeck Village Market, Inc.** does hereby grant, bargain, sell, transfer and convey unto the **C**ITY OF FRANKLIN, TENNESSEE, its successors and assigns forever, a permanent easement all of which is more particularly shown by words, figures, signs and symbols on attached **Exhibit A**, which is made a part hereof.

This conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct, operate, maintain, repair, replace and inspect sanitary sewer infastructure and improvements within the limits of the aforedescribed permanent easement.

To have and to hold said easement to the City of Franklin, Tennessee, its successors and assigns forever. I/We do hereby covenant with said City of Franklin, Tennessee, that I/we are lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance.

I/We do further covenant with said City of Franklin, Tennessee, that said portion or parcel of land as aforedescribed is to remain the property of the undersigned and may be used for any lawful purpose or purposes desired after the construction of all the aforedescribed improvements, provided, in the opinion of the City of Franklin, Tennessee, said use or uses do not destroy, weaken or damage the above mentioned improvements or interfere with the operation or maintenance thereof. The City of Franklin, Tennessee hereby covenants that upon completion of construction it will restore the hereinabove described property to its original condition, or near thereto as is reasonably possible. I/We do not waive any claim for damage in any manner for the negligence of any agent, representative or contractor for the City of Franklin, Tennessee, during the construction of any of the aforesaid improvements. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives to warrant and forever defend the right of the grantee to the foregoing easement against the claims of all person whomsoever.

If **Exhibit A** includes a Temporary Construction Easements, then this conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct sanitary sewer infastructure within the limits of the aforedescribed easement. Upon completion of the construction all Temporary Construction Easements shall be abandoned.

Law Dept. approved 12.19.17

WITNESS my/our hand(s), this 7th day of September, 2018.

Cathy Rau
(Signature)

Cathy Rau
(Printed Name)

_____
(Signature)

_____
(Printed Name)

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Cathy Hunter Rau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the Owner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 7th day of September, 2018.

SHEILA GREWING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sheila Grewing
NOTARY PUBLIC
My Commission Expires: 3-31-2020

CITY OF FRANKLIN:

_____

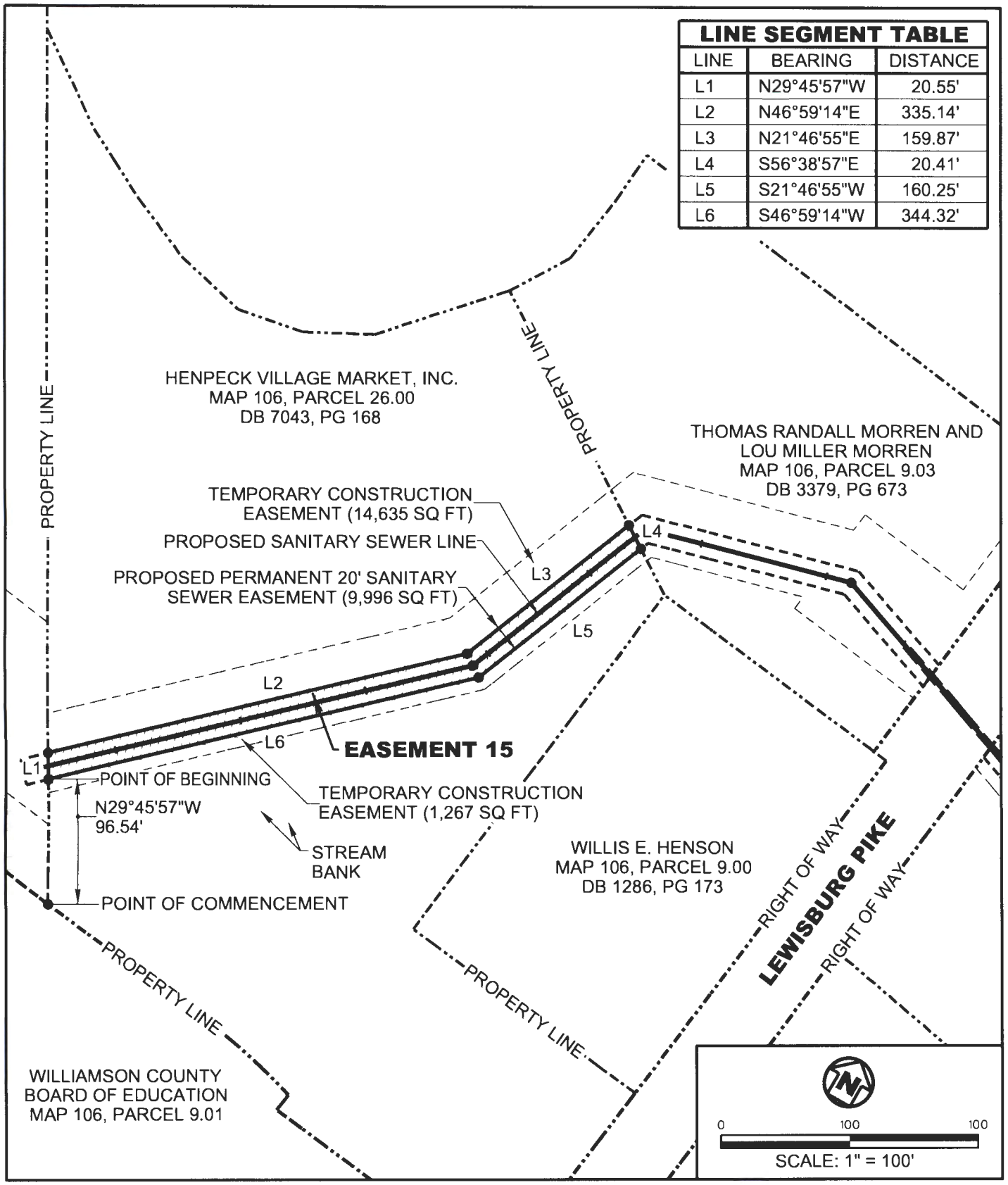
Eric S. Stuckey
City Administrator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, **Eric S. Stuckey**, with whom I am personally acquainted and who acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the City Administrator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal this _____ day of _____, 20___.

_____
NOTARY PUBLIC
My Commission Expires: _____



LINE SEGMENT TABLE

LINE	BEARING	DISTANCE
L1	N29°45'57"W	20.55'
L2	N46°59'14"E	335.14'
L3	N21°46'55"E	159.87'
L4	S56°38'57"E	20.41'
L5	S21°46'55"W	160.25'
L6	S46°59'14"W	344.32'

EXHIBIT 1, PAGE 1 OF 2

REVISION #1 - 5/24/2018

HETHCOAT DAVIS
ENGINEERS PLANNERS

278 FRANKLIN ROAD, SUITE 200
BRENTWOOD, TN 37027

300 VESTAVIA PARKWAY, SUITE 2300
BIRMINGHAM, AL 35216

MAP SHOWING DEDICATION OF EASEMENT

TO: CITY OF FRANKLIN

FROM: HENPECK VILLAGE MARKET

FOR: HENPECK LANE SEWER

HISTORIC FRANKLIN

EASEMENT NO. 15

MAP NO. 106
PARCEL NO. 26.00

H&D PROJECT NO
1082-05

EASEMENT 15

A 20' Permanent Sanitary Sewer Easement and accompanying Temporary Construction Easement granted to the City of Franklin by Henpeck Village Market, said easement lying entirely within Parcel 26.00 of Map 106 as recorded in Deed Book 7043, Page 168 of the Registers Office of Williamson County, Tennessee. Said easement is as depicted on the preceding page and described herein.

Commencing at the southwest corner of said parcel, said point being in the boundary between Henpeck Village Market on the north and Williamson County Board of Education on the south. Thence from the Point of Commencement and with the southwestern boundary of said parcel N29°45'57"W, 96.54' to the Point of Beginning of this easement.

Thence from the Point of Beginning and with the southwestern boundary of said parcel N29°45'57"W, 20.55' (L1) to a point.

Thence along two lines as follows:
N46°59'14"E, 335.14' (L2) to a point, and
N21°46'55"E, 159.87' (L3) to a point in the northeastern boundary of said parcel.

Thence with the northeastern boundary of said parcel S56°38'57"E, 20.41' (L4) to a point.

Thence leaving the northeastern boundary of said parcel along two lines as follows:
S21°46'55"W, 160.25' (L5) to a point, and
S46°59'14"W, 344.32' (L6) to the Point of Beginning and containing 9,996 square feet (0.23 acre) more or less.

The easement herein described is accompanied by a Temporary Construction Easement that is 30' in width (14,635 square feet) on the north side of the permanent easement and 10' in width (1,267 square feet) on the south side of the permanent easement. Said Temporary Construction Easements will be abandoned upon completion of construction of the sanitary sewer line.

Bearings and distances specified herein are based on existing deed references and information provided by others and have not been field verified.

The easements shown herein are not intended to represent full boundary surveys and were prepared under the authority of TCA 62-18-126.

These easements are not general property surveys as defined under rule 0820-03-07.

REVISION #1 - 5/24/2018

HETHCOAT DAVIS
ENGINEERS PLANNERS
278 FRANKLIN ROAD, SUITE 200 BRENTWOOD, TN 37027 • 300 VESTAVIA PARKWAY, SUITE 2300 BIRMINGHAM, AL 35216

MAP SHOWING DEDICATION OF EASEMENT

TO: CITY OF FRANKLIN

FROM: HENPECK VILLAGE MARKET

FOR: HENPECK LANE SEWER

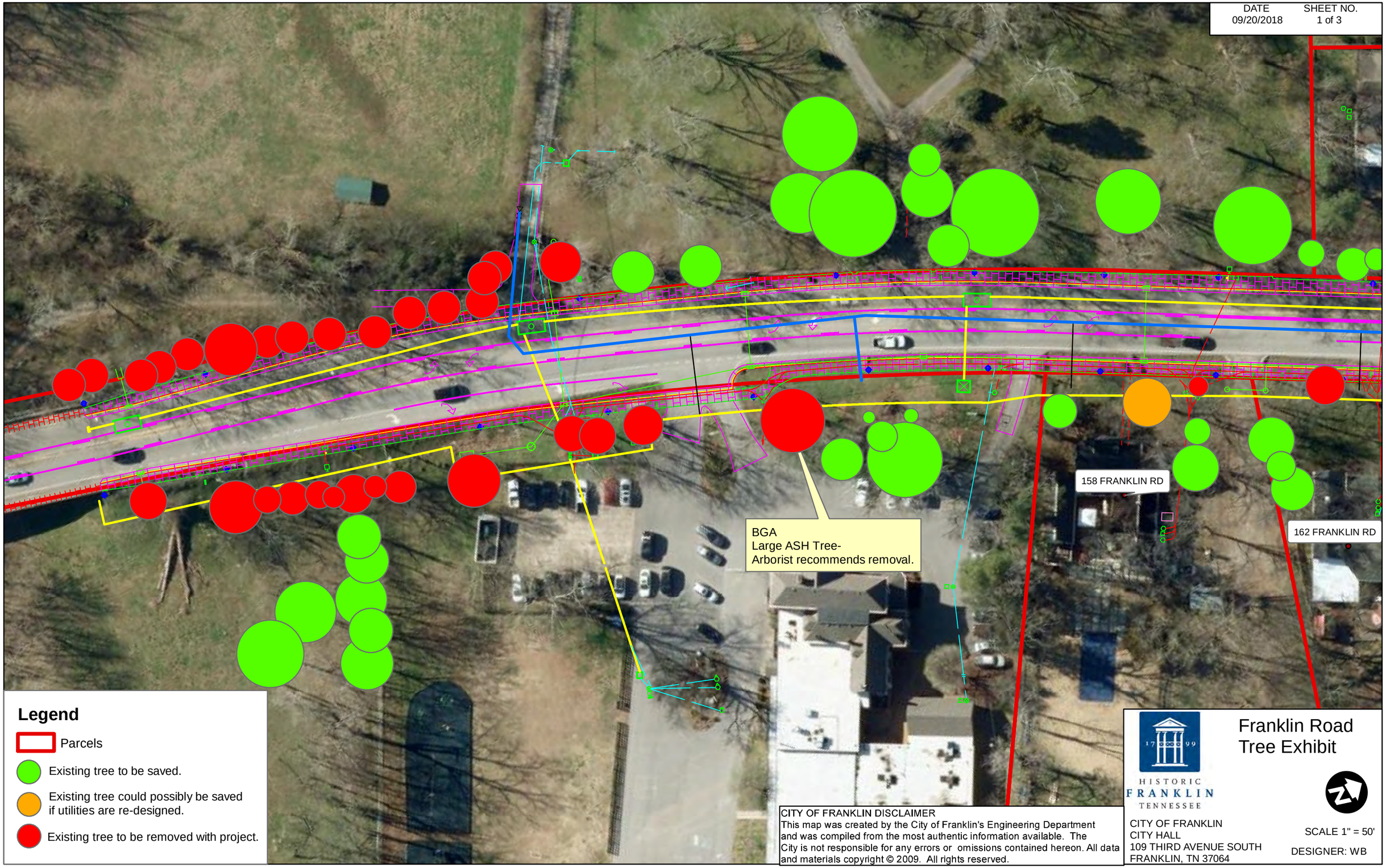
HISTORIC FRANKLIN

EASEMENT NO. 15

MAP NO. 106
PARCEL NO. 26.00

H&D PROJECT NO 1082-05

DATE	SHEET NO.
09/20/2018	1 of 3



CITY OF FRANKLIN DISCLAIMER
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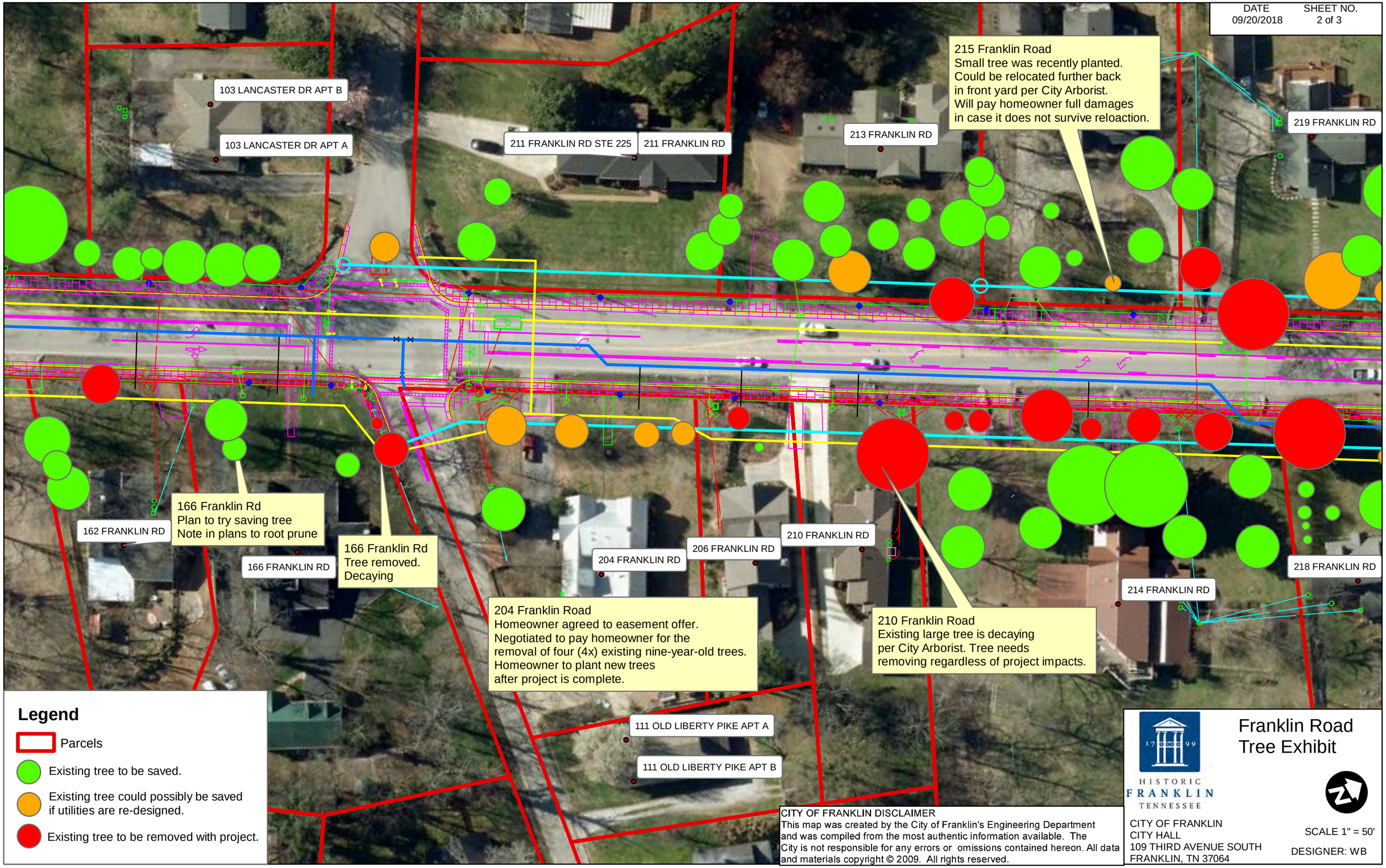
HISTORIC FRANKLIN TENNESSEE

Franklin Road Tree Exhibit

CITY OF FRANKLIN
CITY HALL
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

SCALE 1" = 50'

DESIGNER: WB


DATE
09/20/2018
SHEET NO.
2 of 3
215 Franklin Road
Small tree was recently planted.
Could be relocated further back
in front yard per City Arborist.
Will pay homeowner full damages
in case it does not survive reloaction.
103 LANCASTER DR APT B
103 LANCASTER DR APT A
211 FRANKLIN RD STE 225
211 FRANKLIN RD
213 FRANKLIN RD
219 FRANKLIN RD
162 FRANKLIN RD
166 Franklin Rd
Plan to try saving tree
Note in plans to root prune
166 FRANKLIN RD
166 Franklin Rd
Tree removed.
Decaying
204 FRANKLIN RD
206 FRANKLIN RD
210 FRANKLIN RD
214 FRANKLIN RD
218 FRANKLIN RD
204 Franklin Road
Homeowner agreed to easement offer.
Negotiated to pay homeowner for the
removal of four (4x) existing nine-year-old trees.
Homeowner to plant new trees
after project is complete.
210 Franklin Road
Existing large tree is decaying
per City Arborist. Tree needs
removing regardless of project impacts.
111 OLD LIBERTY PIKE APT A
111 OLD LIBERTY PIKE APT B
Legend
Parcels
Existing tree to be saved.
Existing tree could possibly be saved
if utilities are re-designed.
Existing tree to be removed with project.
CITY OF FRANKLIN DISCLAIMER
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and was compiled from the most authentic information available. The
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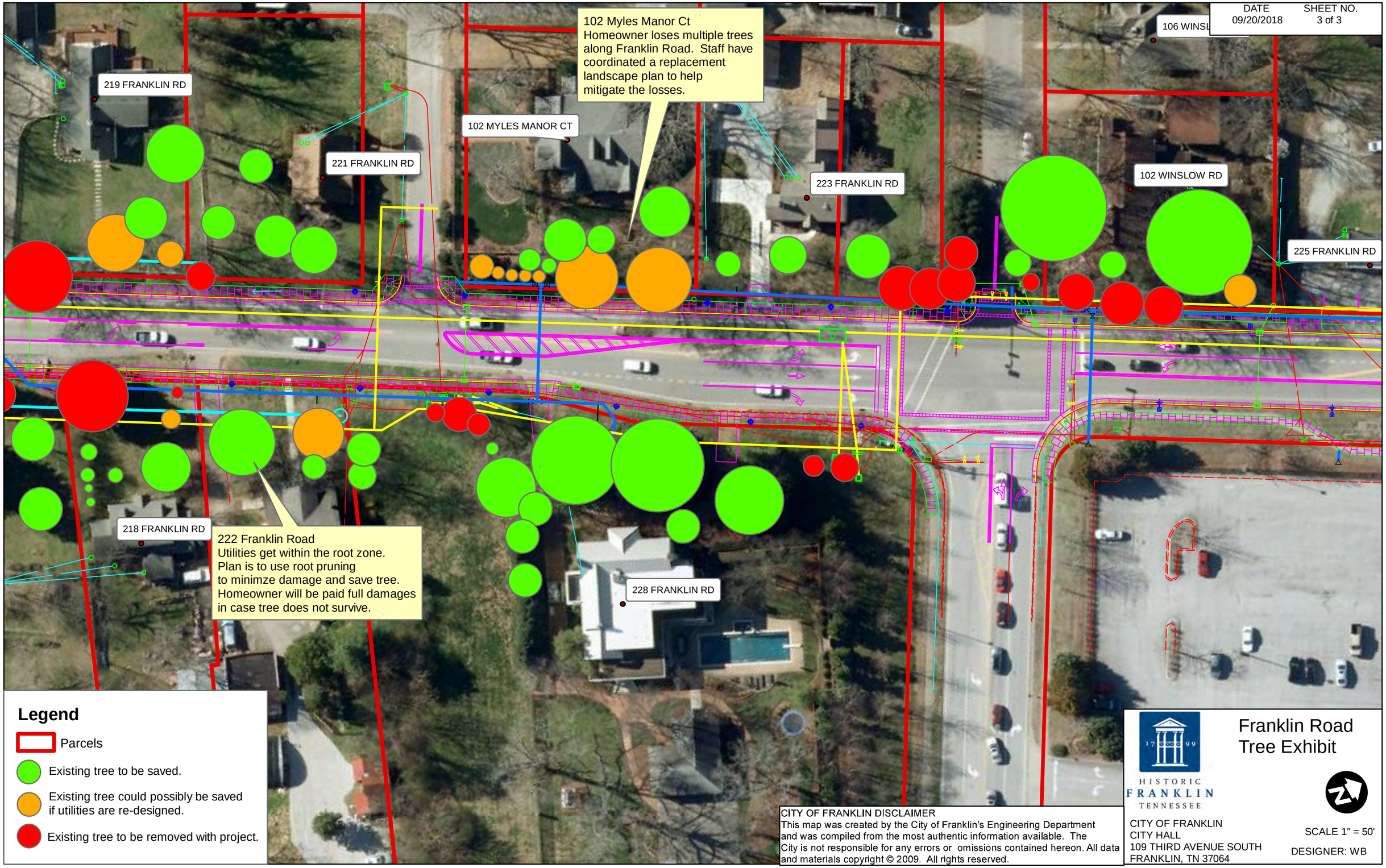
and materials copyright © 2009. All rights reserved.
HISTORIC
FRANKLIN
TENNESSEE
Franklin Road
Tree Exhibit
CITY OF FRANKLIN
CITY HALL
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
SCALE 1" = 50'
DESIGNER: WB

DATE	SHEET NO.
09/20/2018	3 of 3



Legend

- Parcels
- Existing tree to be saved.
- Existing tree could possibly be saved if utilities are re-designed.
- Existing tree to be removed with project.

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HISTORIC FRANKLIN TENNESSEE

Franklin Road Tree Exhibit

CITY OF FRANKLIN
CITY HALL
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

SCALE 1" = 50'

DESIGNER: WB

Franklin Road Home Owners Concerns
9/24/18

1. Overall look and feel

From preliminary renderings, the current plan appears to a similar design to Hillsboro Road, rather than West Main and the other historic districts. Hillsboro Road feels suburban after the streetscape with its identical mailboxes, over-abundant lighting, utility pedestals and, most concernedly, the lack of large trees. We are very concerned that the deep easements will remove almost all the large, mature trees on our street and erase its historical legacy.

2. Underground utilities

To not underground the entire project to the houses is half the job and will still leave us with poles near the road, as well as ugly pedestals. Hillsboro appears to be 100% underground. One neighbor likened it to "the cow producing a nice pail of milk and then kicking it over". Underground utility vaults should be de rigueur in the Franklin Historic Districts (note that Nashville requires underground utility vaults, rather than above-ground pedestals).
https://nespower.com/documents/ElectricServiceGuidelines.pdf
If Franklin will not underground to the houses, the neighborhood would prefer no undergrounding rather than the proposed hybrid with both poles and pedestals.

What are the options with keeping above ground utilities?

3. Road Grading

As per the Historic Overlay, any new house has to fit aesthetically into the neighborhood. The road needs to do the same. The current road bed has about 18 inches of asphalt from repavings over the years, and with proper storm sewers, the elevated road height is no longer needed for drainage to the ditches.

Under current plans, the sidewalks and roads will rise to the current crown of the road, leaving many houses looking up to the road (similar to Hillsboro). This doesn't fit with the aesthetic goals of a grand entrance into historic Franklin.

4. Road Width and Design

The current plan will widen the road significantly, exacerbating traffic speed and hindering safety. There were 97 accidents in 2017 alone (Franklin Police statistics), and the plans call for wider lanes. Wide lanes encourage speeding, and many studies show that traffic calming efforts such as narrowing the road, etc. will discourage speeding and make the road safer for pedestrians, drivers and cyclists. We would like the lanes narrowed and evaluate the needs for the middle turning lane. The consensus of the neighborhood is that a turning lane is not required from Landcaster north. Design elements that are difficult to access are: shoulder combined bike lane, on street parking/delivery, and garbage/recycling/compost pickup.

Ideas to consider: https://www.pps.org/article/livememtraffic #2 with median

5. Process/communication

The neighborhood is in favor of building sidewalks and creating an entrance to Historic Franklin that fits the aesthetic of our city. We do not want to slow the project down, but we do want to partner with the city to meet everyone's needs. We will be forming a small working group that can represent the residents and meet frequently with the city through implementation and meet with the residents quarterly.

FRANKLIN ROAD EXHIBIT
Franklin, TN
10/5/2018

FRANKLIN ROAD CORRIDOR IMPROVEMENTS PROJECT

WORK SESSION AGENDA ITEM

OCTOBER 09, 2018

Meeting Overview

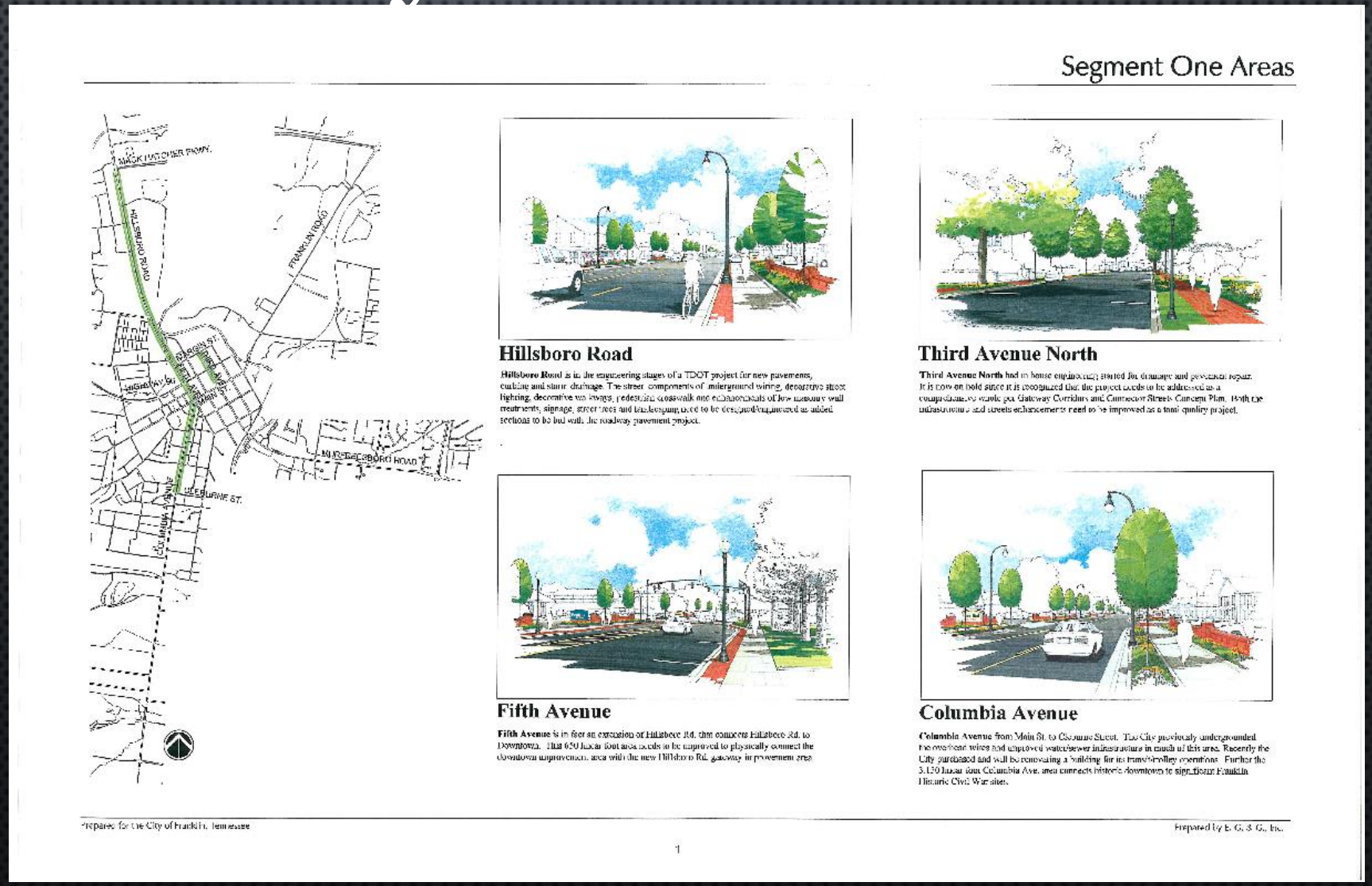
- Project History
- Project Overview
- Schedule
- Recent Homeowner Concerns
- How We Move Forward to Construction

Project History

- 1990
Main Street Revitalization

- 2004 – 2007
Franklin Corridor and Connector Streets Economic Development Project

- 2007 -2010
Franklin Road



Segment One Areas

Hillsboro Road

Hillsboro Road is in the engineering stages of a TDOT project for new pavements, curbing and storm drainage. The street components of underground wiring, decorative street lighting, decorative walkways, pedestrian crosswalk and enhancements of low masonry wall treatments, signage, street trees and landscaping need to be designed/engineered as added sections to be bid with the roadway pavement project.

Third Avenue North

Third Avenue North had in house engineering started for drainage and pavement repair. It is now on hold since it is recognized that the project needs to be addressed as a comprehensive work per Gateway Corridors and Connector Streets Concept Plan. Both the infrastructure and streets enhancements need to be improved as a total quality project.

Fifth Avenue

Fifth Avenue is in fact an extension of Hillsboro Rd. that connects Hillsboro Rd. to Downtown. This 650 linear foot area needs to be improved to physically connect the downtown improvement area with the new Hillsboro Rd. gateway improvement area.

Columbia Avenue

Columbia Avenue from Main St. to Cleveland Street. The City previously undergrounded the overhead wires and improved water/sewer infrastructure in much of this area. Recently the City purchased and will be renovating a building for its trans/trolley operations. Further the 3,150 linear foot Columbia Ave. area connects historic downtown to significant Franklin Historic Civil War sites.

Prepared for the City of Franklin, Tennessee

Prepared by E. G. & G., Inc.

1

Project History

- 1990
Main Street Revitalization

- 2004 – 2007
Franklin Corridor and Connector Streets Economic Development Project

- 2007 -2010
Franklin Road

Overview of Improvement Components

Infrastructure Replacement

- Street, sidewalk, and crosswalk pavement
- Curbs, gutters, drive aprons, handicap accessibility
- Traffic signalization
- Storm drainage, sanitary sewers, and water facilities
- Right-of-way acquisition

Overhead Utilities

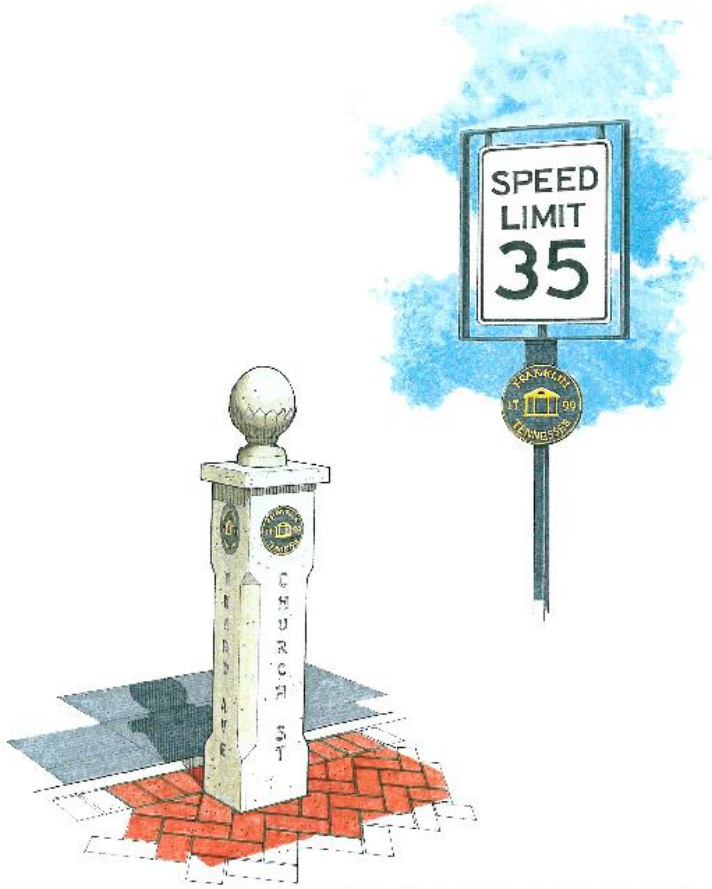
- Burying wires
- Removal of poles and transformers

Street Lighting

- Decorative historic style street lights
- Underground service

Enhancements

- Street trees
- Landscape plantings
- Street furnishings
- Low wall treatments
- Decorative fencing
- Signage
- Gateway entry treatment



Project Overview

Franklin Road (US31/SR6) Corridor Improvements
Project Limits: Harpeth River Bridge to Harpeth Industrial Ct/Hooper Ln

- Roadway widening to 3-lanes with curb and gutter
- Wide 14’ outside roadway travel lanes that accommodate bicycles
- New sidewalks along both sides of the roadway
- Street trees
- New decorative street lighting
- Traffic signal upgrades at both Old Liberty Pike and Liberty Pike
- Relocating overhead utilities into underground duct banks
- Relocating AT&T fiber duct bank system and ATMOS Energy gas lines
- Upgrading older water and sanitary sewer utility lines
- Installing a new stormwater sewer system (catch basins and yard inlets)

Preliminary Design / Environmental

Easement Acquisition

Final Design

Construction

Schedule

PRELIMINARY DESIGN	2007 – 2010 / January 2015 – February 2018
EASEMENT AQUISITION	Spring 2018 – Spring 2019 33 Tracts 14 Offers 8 Agreements of Sale
FINAL DESIGN	April 2018 – Spring 2019 Minor Utility Revisions Landscaping Update TDOT Coordination with Franklin Road Bridge Permits
CONSTRUCTION PHASE	Bidding – Summer 2019 Construction – Late Summer 2019 18-24 Months Construction (Time of Year Dependent)

Recent Homeowner Concerns

(Letter Submitted by 915 and 919 Franklin Road)

Five Areas of Concern:

1. Overall Look and Feel – Too similar to other Streetscape projects with substantial loss of trees.

2. Underground Utilities – All utilities should be underground to include private services.

3. Road Grading – Lower roadway profile to address aesthetic concerns with sidewalk being too high and to also reduce property impacts.

4. Road Width and Design –
   a. Reduce lane widths to slow traffic.
   b. Eliminate proposed middle turn lane between Old Liberty Pk. and Liberty Pk.

5. Process/Communication –Homeowner committee should have input into final design.

Overall Look and Feel

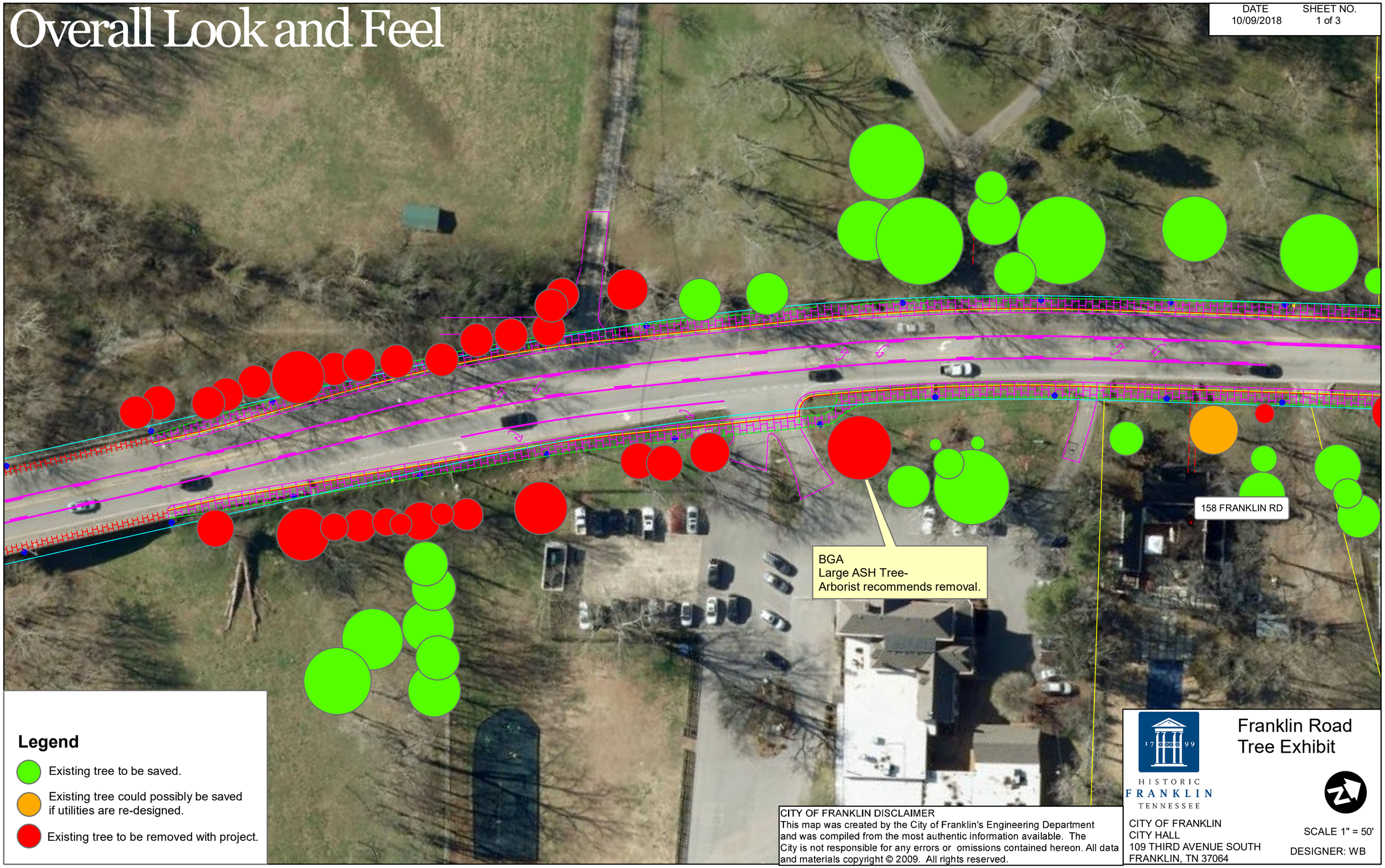
Franklin Road from The Factory to Main Street

Overall Look and Feel

Franklin Road from Mack Hatcher Parkway to The Factory

Overall Look and Feel

DATE	SHEET NO.
10/09/2018	1 of 3



Legend

- Existing tree to be saved.
- Existing tree could possibly be saved if utilities are re-designed.
- Existing tree to be removed with project.

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HISTORIC FRANKLIN TENNESSEE

Franklin Road Tree Exhibit

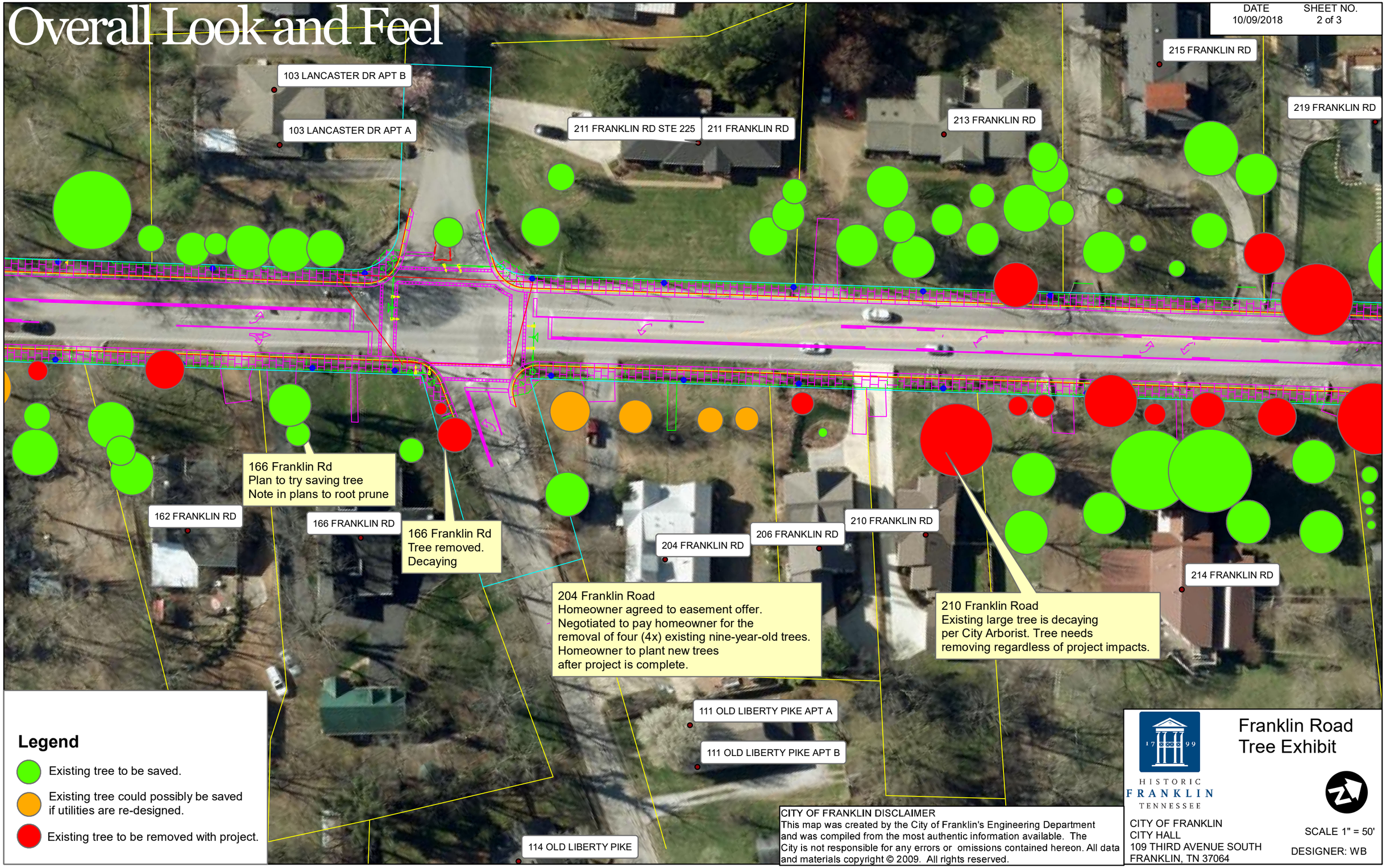
CITY OF FRANKLIN
CITY HALL
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

SCALE 1" = 50'

DESIGNER: WB

Overall Look and Feel

DATE	SHEET NO.
10/09/2018	2 of 3



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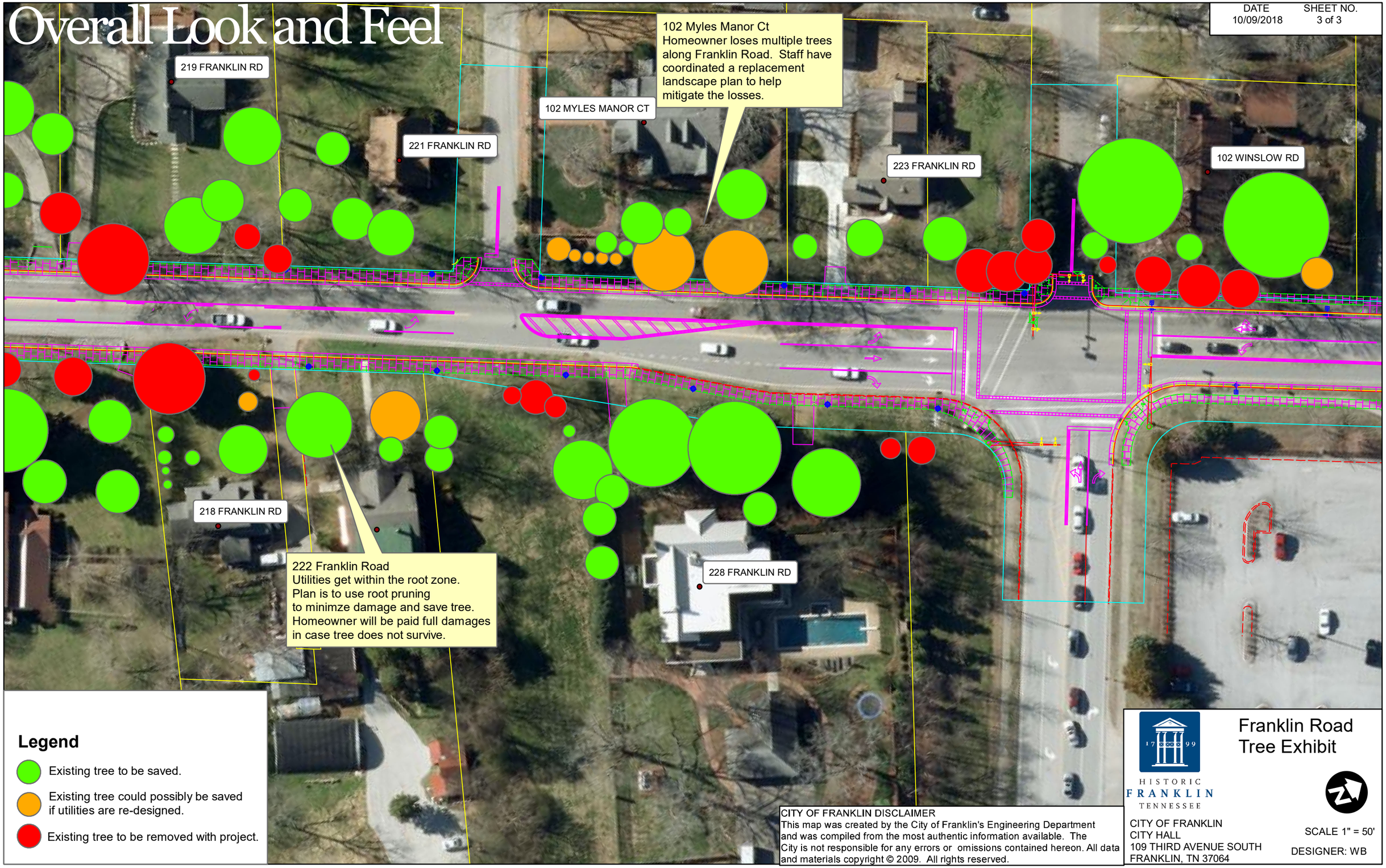
Overall Look and Feel

DATE	SHEET NO.
10/09/2018	3 of 3



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HISTORIC FRANKLIN TENNESSEE

Franklin Road Tree Exhibit

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CITY OF FRANKLIN	DATE	SHEET NO.
	10/09/2018	PG 1 OF 4

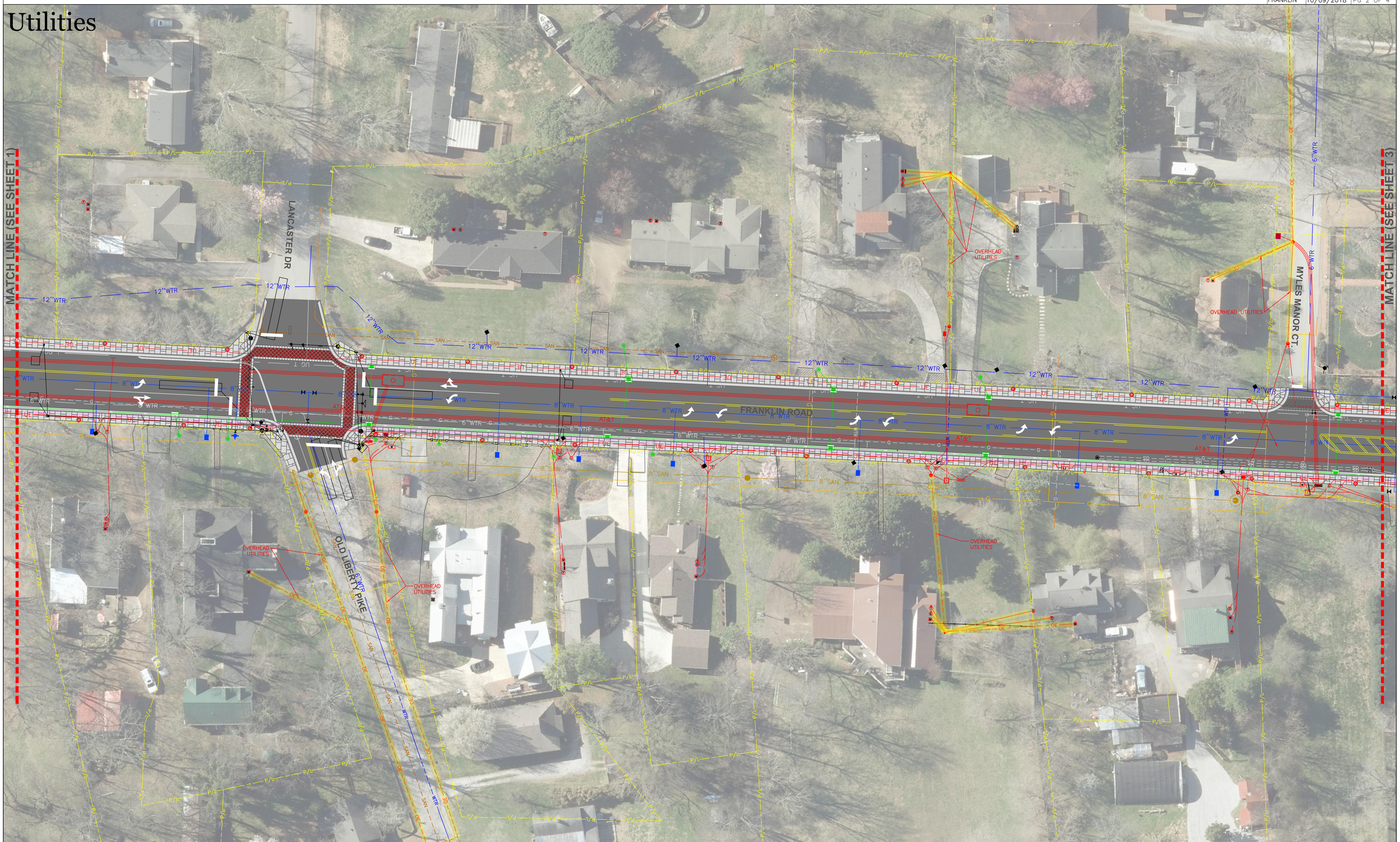
Utilities

CITY OF FRANKLIN
FRANKLIN ROAD

SCALE – 1:30

CITY OF FRANKLIN	DATE	SHEET NO.
	10/09/2018	PG 2 OF 4

Utilities



CITY OF FRANKLIN
FRANKLIN ROAD

SCALE – 1:30

CITY OF FRANKLIN	DATE	SHEET NO.
	10/09/2018	PG 3 OF 4

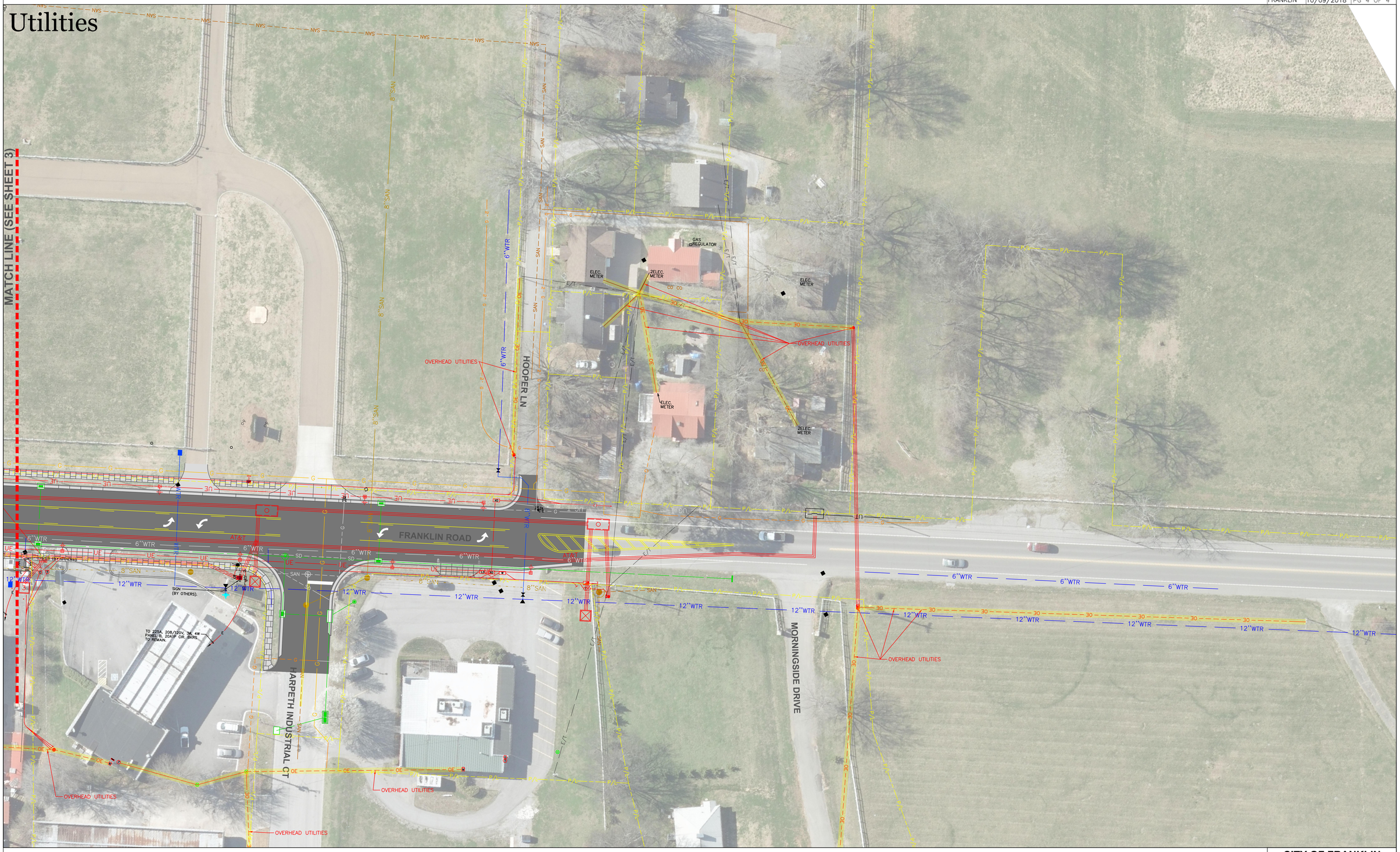
Utilities

CITY OF FRANKLIN
FRANKLIN ROAD

SCALE – 1:30

CITY OF FRANKLIN	DATE 10/09/2018	SHEET NO. PG 4 OF 4

Utilities

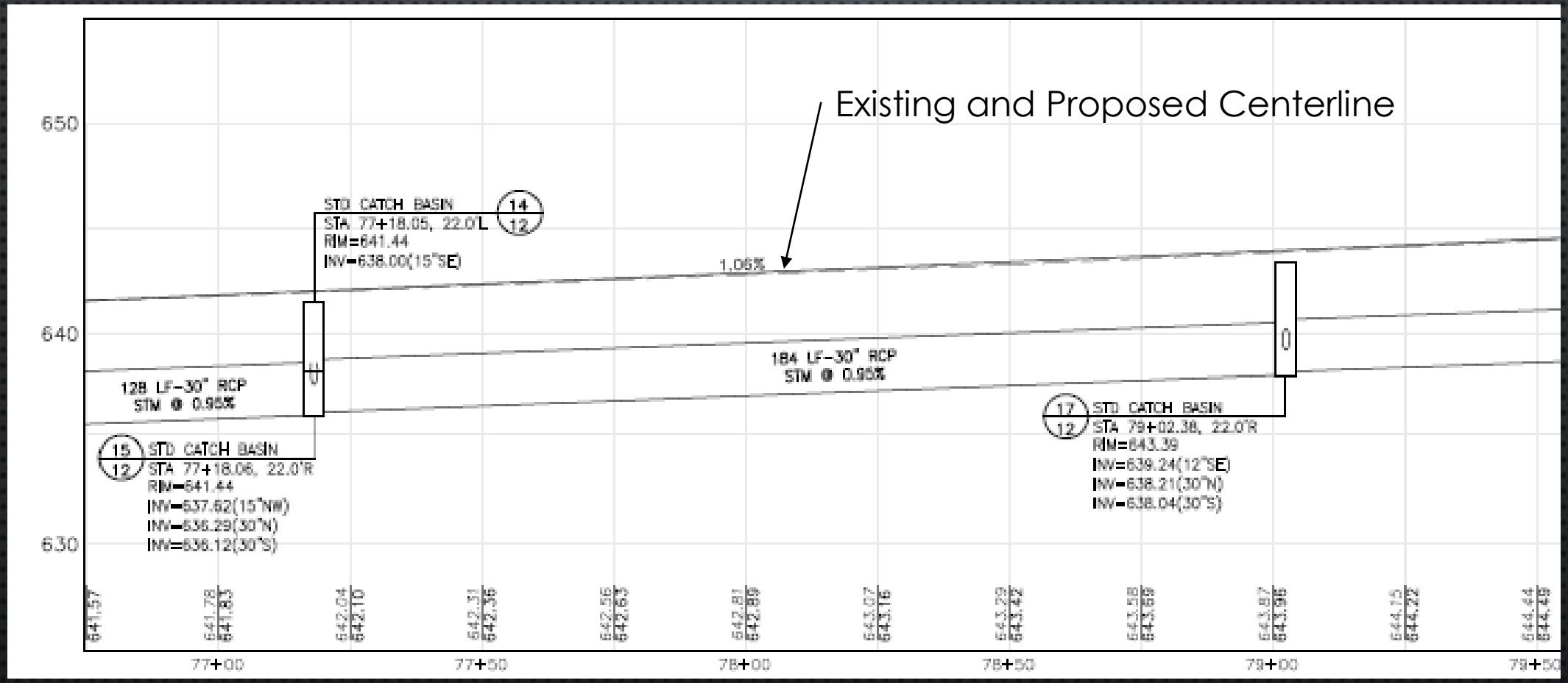


CITY OF FRANKLIN
FRANKLIN ROAD

N

SCALE – 1:30

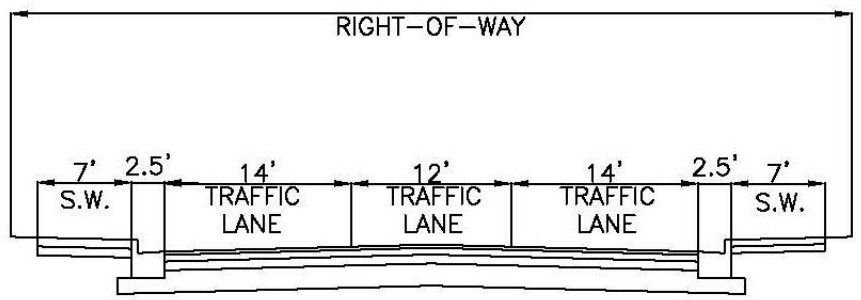
Roadway Grading



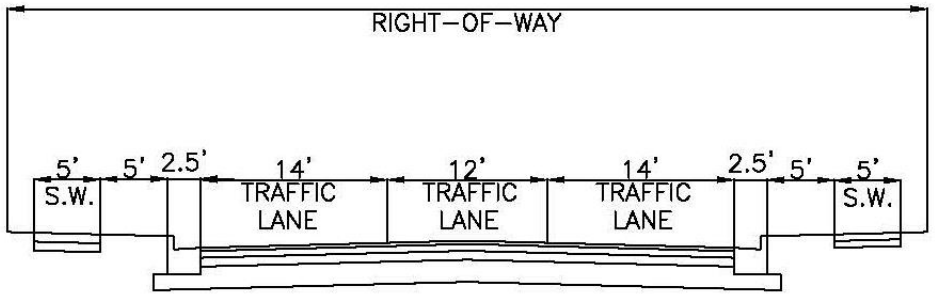
Roadway Width and Design

One (1) Year Crash Data (2017)

- 45 total crashes
- 24 Rear end crashes located in the existing 2 lane sections
- 17 Rear end crashes at intersections and within 3 lane sections
- 3 Roadway departure crashes
- 1 Right angle crash



HARPETH RIVER BRIDGE – LIBERTY PIKE



LIBERTY PIKE – HARPETH INDUSTRIAL COURT

DESIGN AND CONSTRUCTION QUESTIONS?

THANK YOU FOR YOUR TIME, ATTENTION, AND PARTICIPATION!

Project Contacts	Phone Number
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Jonathan Marston, Assistant Director of Engineering	(615)-550-6675