



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, October 8, 2019

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [19-0987](#) Presentation on Stormwater Control Measures Maintenance Program

Sponsors: Paul Holzen
Attachments: [Stormwater Maintenance Program1.1.pdf](#)

2. [19-0941](#) Presentation on the Street Department's Pavement Preservation Program

Sponsors: Steve Grubb
Attachments: [Protect Roads and Budget Article Link](#)
[Why Pavement Preservation Article Link](#)
[Pavement Preservation Presentation BOMA 10-08-2019](#)
[Pavement Preservation Presentation BOMA Work Session10-08-2019](#)

3. [19-0898](#) Consideration Of Ordinance 2019-34, An Ordinance To Rezone 22.07 Acres From Detached Residential District 1 (R-1) To Specific Development Residential (SD-R 2.03) For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road (Carothers Glen PUD). (FMPC 9/26/19, 6-1; WS 10/8/19; BOMA 11/12/19, 7-1, 12/10/19, 7-1) THIRD AND FINAL READING

Sponsors: Emily Hunter and Dianna Tomlin
Attachments: [ORD 2019-34 Carothers Glen PUD Rez_with Map and Survey_Law Approved](#)
[MAP COF 7069 Carothers Glen RZ](#)
[SURVEY--Carothers Glen PUD](#)

Legislative History

9/26/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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4. [19-0920](#) PUBLIC HEARING: Consideration Of Resolution 2019-88, A Resolution Approving A Development Plan For Carothers Glen PUD Subdivision For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road. (FPMC 9/26/19 6-1; WS 10/8/19)

Sponsors: Emily Hunter and Dianna Tomlin

Attachments: [Map COF 7070 Carothers Glen DP](#)
[RES 2019 -88 Carothers Glen PUD _with Exhibits _as amended.Law Approved 2](#)
[7070 Conditions of Approval](#)
[Site Plan 7070 Carothers Glen DP](#)
[Carothers Glen - Development Plan \(9-5-19\)](#)
[Carothers Glen - Architectural Elevations \(9-5-19\)](#)
[citizen letter 01 Carothers Glen](#)

Legislative History

9/26/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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5. [19-0942](#) Consideration Of COF Contract No. 2019-0285 Parkland Impact Fee (Payment Of Fee Only) Agreement For Carothers Glen PUD Between The City Of Franklin And Sunnybrook Investment Co. LLC For The Payment Of One Hundred Ninety-Three Thousand Six Hundred Eighty Dollars (\$193,680.00) In Parkland Impact Fees. (WS 10/8/19)

Sponsors: Lisa Clayton

Attachments: [2019-0285 Carothers Glen PUD Parkland Impact Fee Agreement.Law Approver](#)

6. [19-0815](#)

Sponsors: Michelle Hatcher

Attachments: [3631 E McEwen - Sewer Availability - Form.pdf](#)
[map.pdf](#)
[20191008_PPT_Worksession - Sewer Availability \(3631 E McEwen\).pdf](#)

Legislative History

8/22/19	Capital Investment Committee	referred to the Capital Investment Committee
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7. [19-0557](#) *Consideration of recommendation to reject all proposals for electronic and paper bill presentment services and payment processing services for the Revenue Management Department. (Purchasing Office Procurement Solicitation No. 2019-002) (10/8/19 WS; 10/8/19 BOMA 8-0)

Sponsors: Lawrence Sullivan

Attachments: [2019-002 Tabulation of proposals 2019.09.18.1605](#)

Legislative History

6/13/19 Budget & Finance referred to the Board of Mayor & Aldermen
Committee

8. [19-0973](#) *Consideration of a Resolution 2019-106, A Resolution Authorizing the City of Franklin to Provide Sanitary Sewer Services to 2369 Henpeck Lane (Map 105, Parcel 03100), Contingent Upon All Conditions Presented Herein. (9/26/19 CIC 4-0; 10/8/19 WS; 10/8/19 BOMA 8-0)

Sponsors: Michelle Hatcher

Attachments: [Resolution 2019-106 2369 Henpeck Lane.Law Approved.pdf](#)

[Map.pdf](#)

[2369 Henpeck - Sewer Availability - Form.pdf](#)

[2369 Henpeck - Sewer Availability - Email.pdf](#)

Legislative History

9/26/19 Capital Investment referred to the Work Session
Committee

9. [19-0830](#) Consideration of Ordinance 2019-32, An Ordinance to Amend Title 8, Chapter 1 - Alcoholic Beverages, of the Franklin Municipal Code for the Purpose of Incorporating Tennessee Alcohol and Beverage Commission (TABC) Changes and Other General Housekeeping. (WS 10/8/19; BOMA 11/12/19, 8-0) SECOND AND FINAL READING

Sponsors: Lanaii Benne and Angie Johnson

Attachments: [Ordinance 2019-32 Title 8 Chapter 1 - 2 Amendments.Law Approved.pdf](#)

10. [19-0983](#) Consideration of Ordinance 2019-42: An Ordinance to Reduce the Speed Limit on Natchez Street, from West Main Street to 9th Avenue South, to Twenty-Five Miles Per Hour (25 MPH). (WS 10/8/19; BOMA 11/12/19, 8-0) SECOND AND FINAL READING

Sponsors: Engineering

Attachments: [ORDINANCE 2019-42 SpeedLimit Natchez.Law Approved.pdf](#)

11. [19-0982](#) Consideration of Ordinance 2019-31: An Ordinance to Prohibit On-Street Parking Along Both Sides of the Entire Length of Benelli Park Court. (WS 10/8/19; BOMA 11/12/19, 8-0) SECOND AND FINAL READING

Sponsors: Engineering

Attachments: [ORDINANCE 2019 31 NoParking BenelliParkCt.Law Approved.pdf](#)

[Benelli Park Ct petition and request.pdf](#)

[petition area.pdf](#)

12. [19-0984](#) Consideration Of COF Contract 2019-0292, An Updated Water Service Area Agreement, Entered Into By And Between Milcrofton Utility District Of Williamson County, Tennessee, And The City Of Franklin, Tennessee. (WS 10/8/19)

Sponsors: Michelle Hatcher and Vernon Gerth

Attachments: [2019-0292 Milcrofton-Franklin Service Area Agreement_with Exhibits.Law Appr](#)

Other Business

Adjournment

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

CITY OF FRANKLIN, TN

STORMWATER CONTROL MEASURES (SCMS) MAINTENANCE PROGRAM

ELLEN MOORE

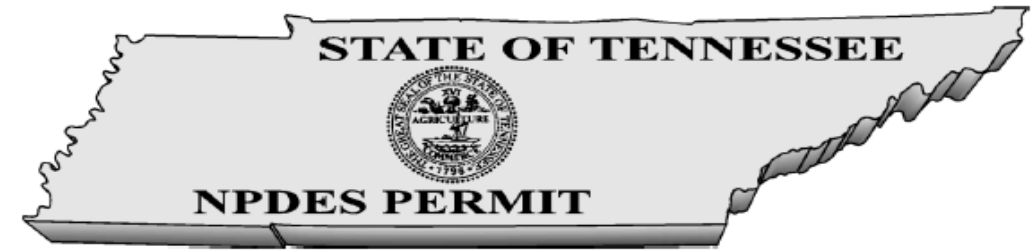
STORMWATER MANAGEMENT DEPARTMENT



Photo credits: Mark Newsom

WHY INSPECT THESE?

- Public and Private SCMs such as Detention Ponds, Bioretention Ponds, Water Quality Units, Permeable Pavers, Etc, are required to be inspected every 5 years for compliance per our MS4 permit.
- SCMs should be maintained regularly to prevent localized flooding, poor water quality, and stream bank erosion.
- City owned SCMs were inspected over the summer.
- Privately owned SCMs with Long Term Maintenance Agreements will start being inspected late fall.



NOTICE OF COVERAGE UNDER THE NPDES GENERAL PERMIT
FOR DISCHARGES FROM
**SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEM
(MS4)**

Tracking No. TNS075311

DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
William R. Snodgrass - Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243-1102

Under authority of the Tennessee Water Quality Control Act of 1977 (T.C.A. 69-3-101 et seq.) and approval from the United States Environmental Protection Agency under the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977 (33 U.S.C. 1251, et seq.) and the Water Quality Act of 1987, P.L. 100-4, the following operator of a small municipal separate storm sewer system is authorized to discharge stormwater runoff into the waters of the State of Tennessee in accordance with the various eligibility criteria, administrative procedures, program requirements, reporting requirements, etc. set forth in parts 1 through 7 of Tennessee small municipal separate storm sewer system NPDES general permit, issued September 30, 2016:

discharger: **City of Franklin**

is authorized to discharge: **stormwater runoff**

from the Franklin separate storm sewer system located in: **Williamson County**

to waters of the state, in accordance with the required program elements and other conditions set forth in the Tennessee small MS4 general permit.

Coverage under this general permit shall become effective on: **May 1, 2017**

and shall expire on: **September 30, 2021**

Notice of Coverage issued: **April 3, 2017**

NPDES General MS4 Permit is located at <http://www.tn.gov/environment/article/permit-water-stormwater-discharges-permitting>

CITY OWNED SCMS

Range from minor landscape to not functioning



Bicentennial Park: Minor landscaping
maintenance



Fire Station #8: Clean water quality unit

CITY OWNED SCMS

Range from minor landscape to not functioning



Eastern Flank: Fix erosion draining to stream



Jim Warren Park: Clean storm infrastructure

CITY OWNED SCMS

Range from minor landscape to not functioning



First Bank @ Five Points: Reinstall
permeable pavers

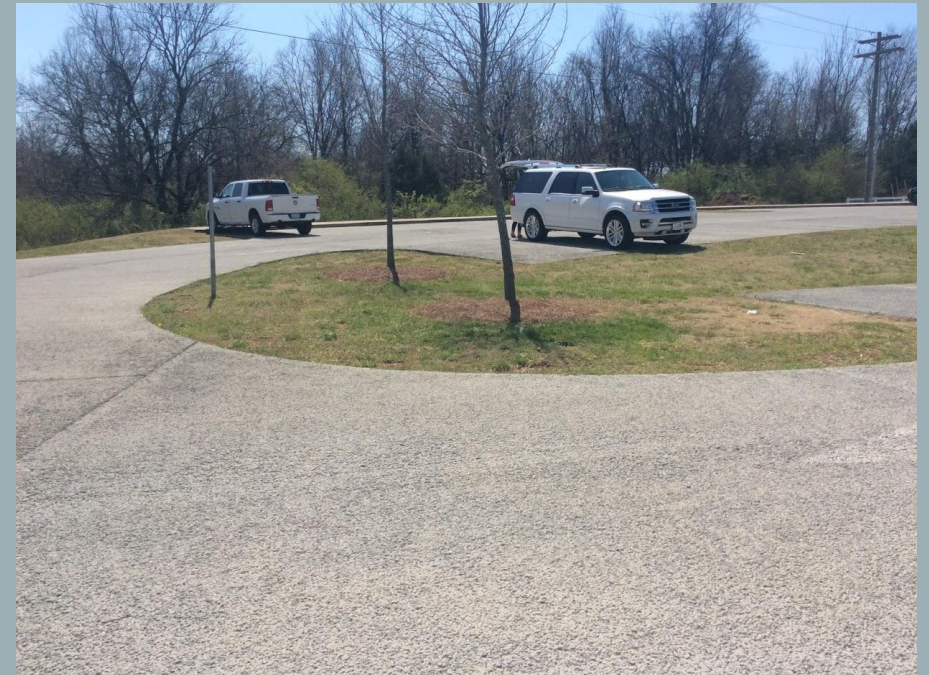


Public Works: Sand filter bed not installed

WHAT TO ACHIEVE

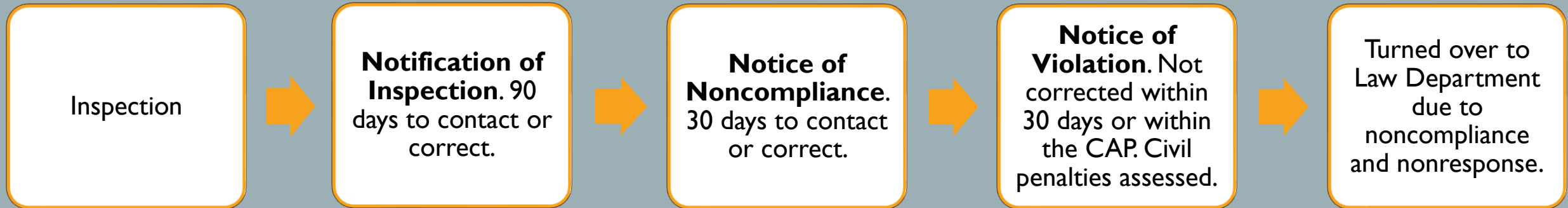


Green roof at Police Headquarters



Eastern Flank pervious concrete

WHAT TO EXPECT



- ▶ A corrective action plan (CAP) can be submitted anytime during the process. Both the City and the property owners shall agree in writing to the terms within the CAP.
- ▶ If a site is currently working toward compliance and is cooperating, enforcement will more than likely not be issued unless they stop cooperating.
- ▶ Although enforcement may be necessary in severe cases, our ultimate goal is for minimum permit compliance through education NOT enforcement.

QUESTIONS?



Robin's eggs on green roof!

PAVEMENT PRESERVATION PROGRAM

BOMA WORK SESSION

OCTOBER 08, 2019



Meeting Overview

- What is Pavement Preservation
- City's Paving Program History and Overview
- Roadway Analysis
- Report / Methodology
- Example Project
- Considerations and Challenges
- Q&A



What is Pavement Preservation?

- Pavement Preservation represents a proactive approach in maintaining our existing roads.
- <https://savemyroad.com/pavement-preservation/>



Paving History / Overview

- Annual Paving Contracts for Mill and Fill/Overlay are EXPENSIVE!
- Worst First! – Roads are touched/paved once or twice in their useful life span.
- Recent Years – Street Dept. began looking in to ways to stretch their paving budget (Capital bonding helped immensely). HA-5 mineral bond (fog seal) for last 3 years.
- Spring 2019 – Streets and Engineering met with pavement professionals to discuss ways to extend the life of our roadway network.
- Civil-Link, LLC – Roadway Analysis, Pavement Preservation Program Plan, and Website Hosting

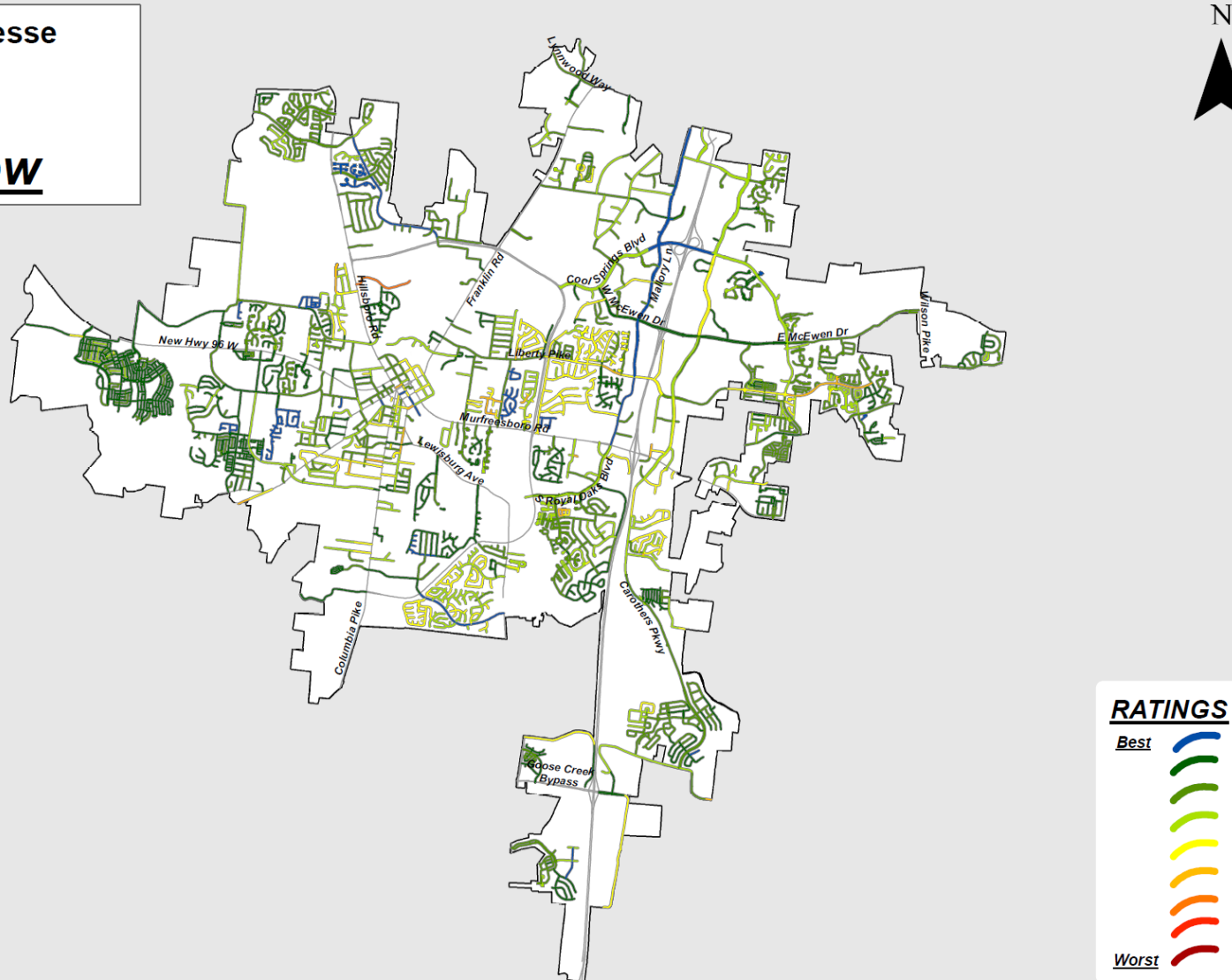


Roadway Analysis

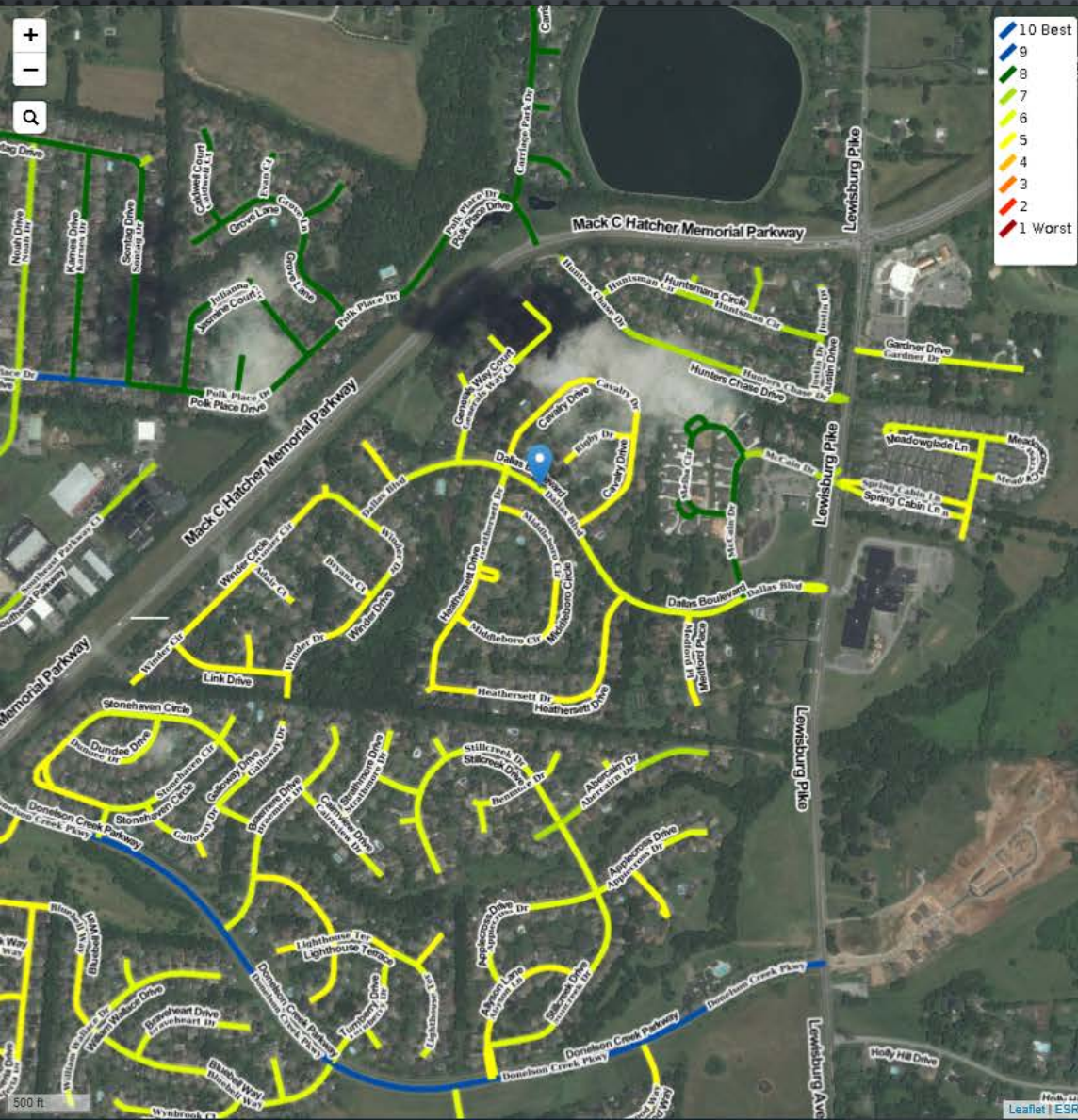
- <https://app.civil-link.com/franklin/streets>

City of Franklin, Tennessee
Road Surface Ratings

Overall View



Roadway Analysis – Web Hosting



Report / Methodology



Road Maintenance and Improvements Plan

City of Franklin, TN

July 2019

Civil-Link, LLC
5779 Getwell Road, Building B, Southaven, MS 38672
(662) 510-2169 www.civil-link.com

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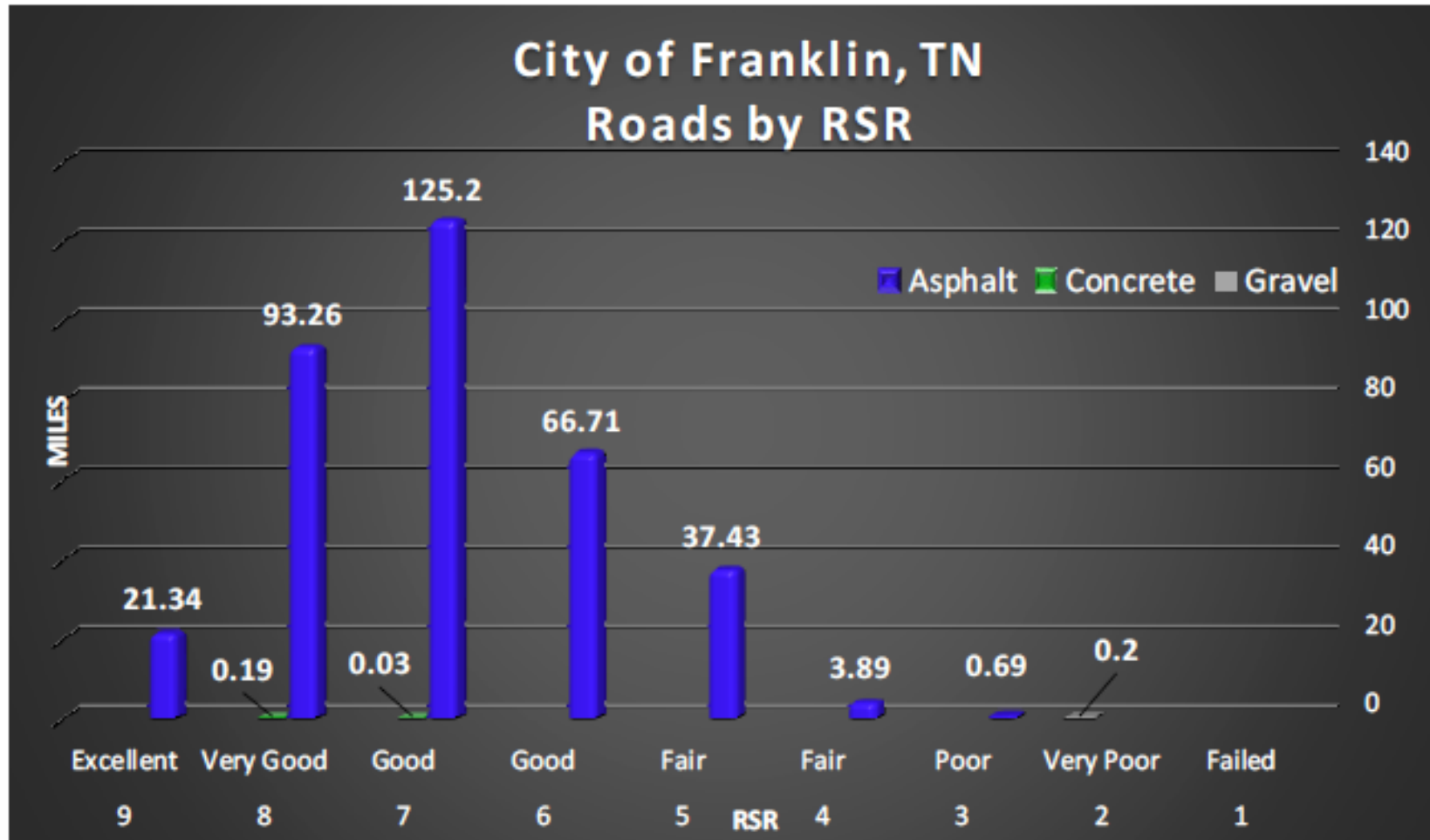
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Methodology	Page 4
Treatment & Estimated Repair Costs	Page 6
Project Selection	Page 10
System Budget Scenarios	Page 11

APPENDICES

Appendix A - PASER Scale
Appendix B - Treatment Descriptions
Appendix C - Priority Lists



Report / Methodology



A "pavement could last indefinitely without deterioration in the structural elements provided it is not overlooked and the appropriate maintenance is carried out." Ferne 2006



Example Project

- https://roadresource.org/network/lc_calc

Inflation/CPI

5

%

Interest Rate

2.5

%

Total Paved Area

63330

SY

CONVENTIONAL PLAN				
Year ?	Treatment Type	Cost in Constant Dollars ?	Future Cost ?	Present Value ?
20	▼ Minor Mill & Fill	12	31.84	19.43
40	▼ Full Depth Remove & Replac	39.01	274.63	102.28
	▼ Select...	0.00	0.00	0.00
	▼ Select...		0.00	0.00
	▼ Select...		0.00	0.00
ADD ROW		\$51.01	\$306.47	\$121.71

Net Present Value: **\$121.71 / SY**

Total Life Cycle Cost: **\$7,707,894**

OPTIMIZED PLAN				
Year ?	Treatment Type	Cost in Constant Dollars ?	Future Cost ?	Present Value ?
4	▼ Crack Seal	0.48	0.58	0.53
4	▼ Fog Seal	0.57	0.69	0.63
10	▼ Scrub Seal	2.26	3.68	2.88
10	▼ Slurry Seal	2.12	3.45	2.70
17	▼ Cape Seal	5.20	11.92	7.83
25	▼ Micro Surfacing- Single Lift	2.77	9.38	5.06
32	▼ Micro Surfacing- Single Lift	2.77	13.20	5.99
40	▼ Base Stabilization + 4" HMA	25.09	176.63	65.78
ADD ROW		\$41.26	\$219.53	\$91.40

Net Present Value: **\$91.40 / SY**

Total Life Cycle Cost: **\$5,788,362**



Future Pavement Preservation Considerations

- It will be a learning lesson for all of us.
- Weather impacts or unexpected subgrade issues
- Utility Upgrade Work/Coordination
- Future annual paving contracts vs “projects”
- History of HA-5 fog seal
- Church Street thin lift
- Funding history – State Aid Fund and CIP Bonding
- ADA upgrades – Older neighborhoods coming up for paving have non compliant ADA ramps
- CIP funding for neighborhoods with multitude of ADA upgrades?



QUESTIONS?

THANK YOU FOR YOUR TIME, ATTENTION, AND PARTICIPATION!



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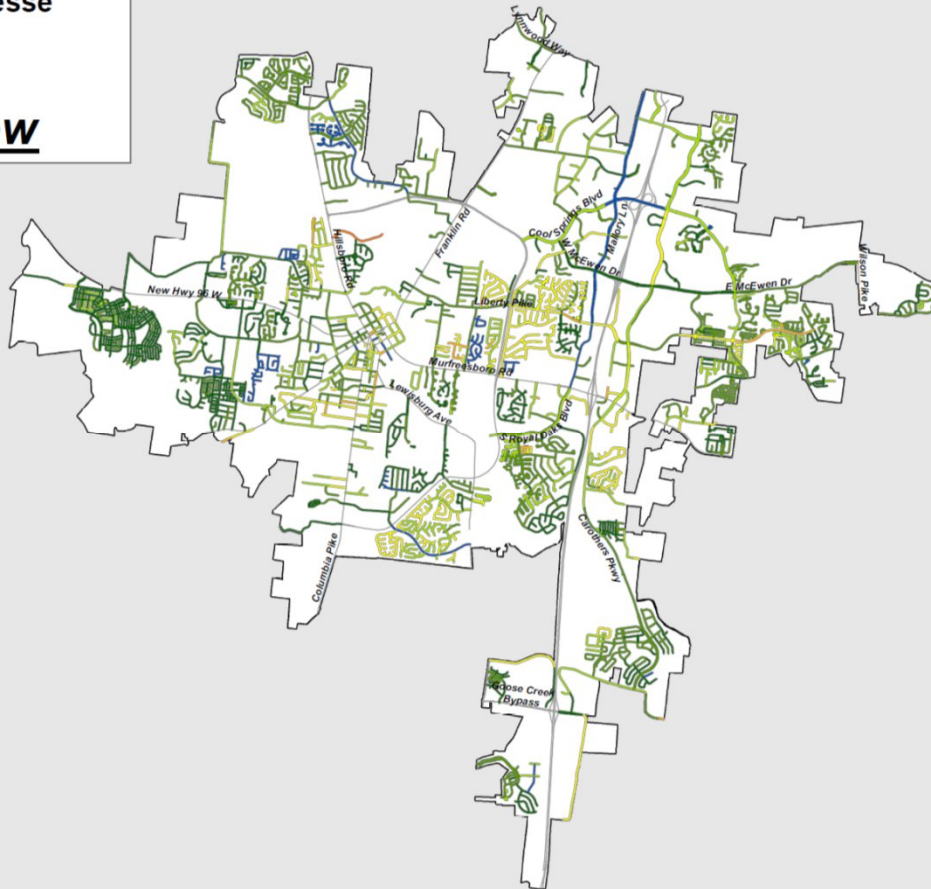


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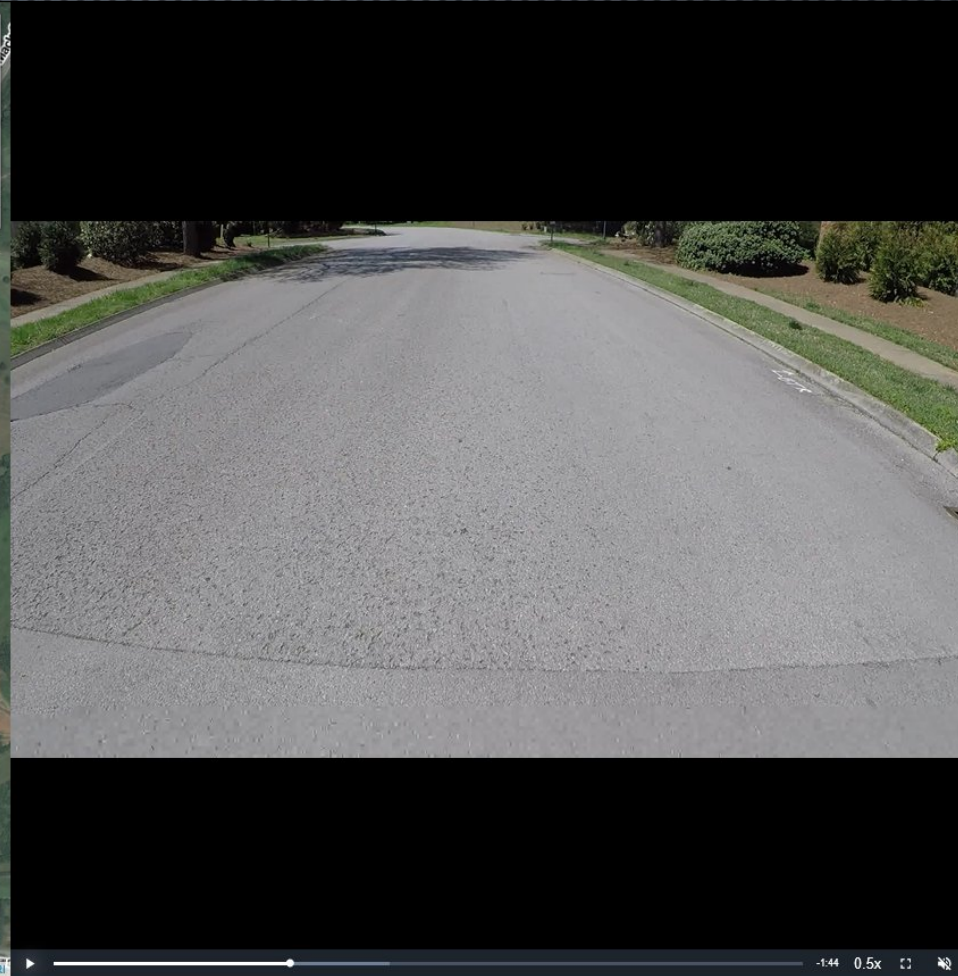
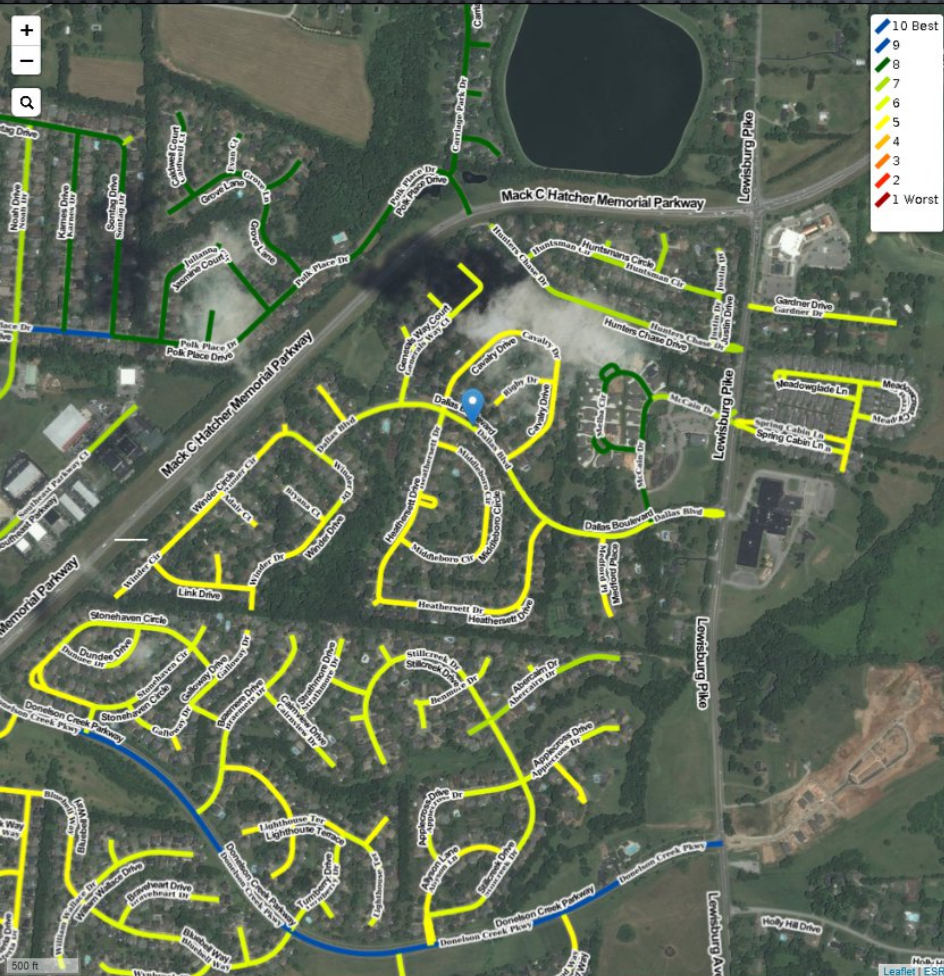
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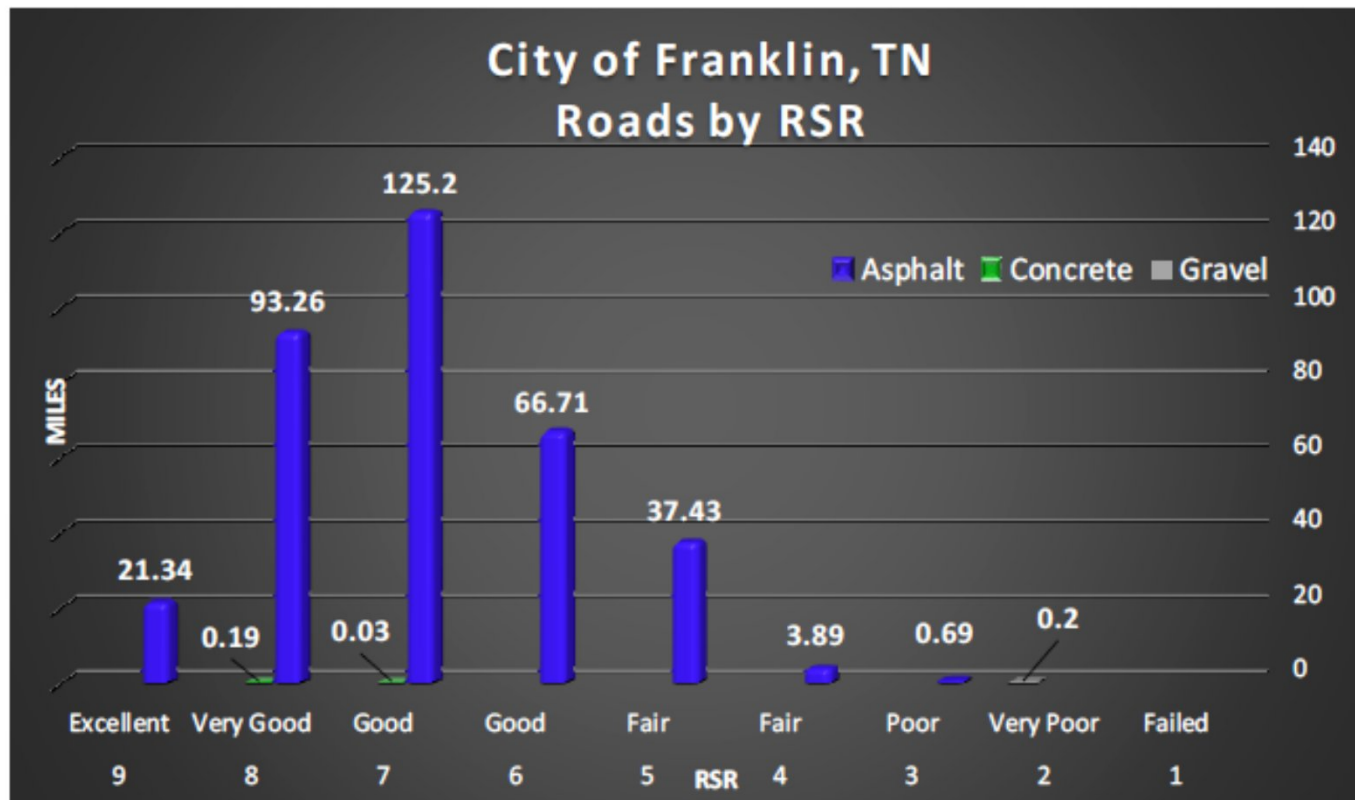
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- CIP funding for neighborhoods with multitude of ADA upgrades?



QUESTIONS?

THANK YOU FOR YOUR TIME, ATTENTION, AND PARTICIPATION!



CAROTHERS GLEN PUD SUBDIVISION, REZONING
ORDINANCE 2019-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/26/2019

Site

Project Information

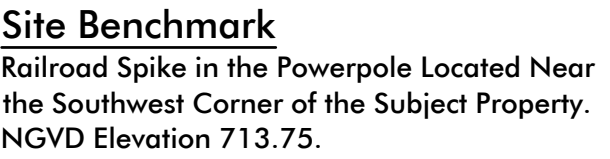
Existing Zoning: Detached Residential District 1(R-1)
Proposed Zoning: SD-R 2.03
Existing Land Use: Vacant, Single Family Home
Proposed Land Use: Detached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 22.07 acres

- | | |
|---|---|
|  7069 Carothers Glen PUD RZ |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



0 250 500 1,000
Feet

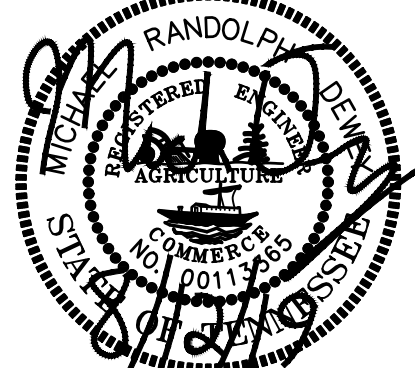
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.



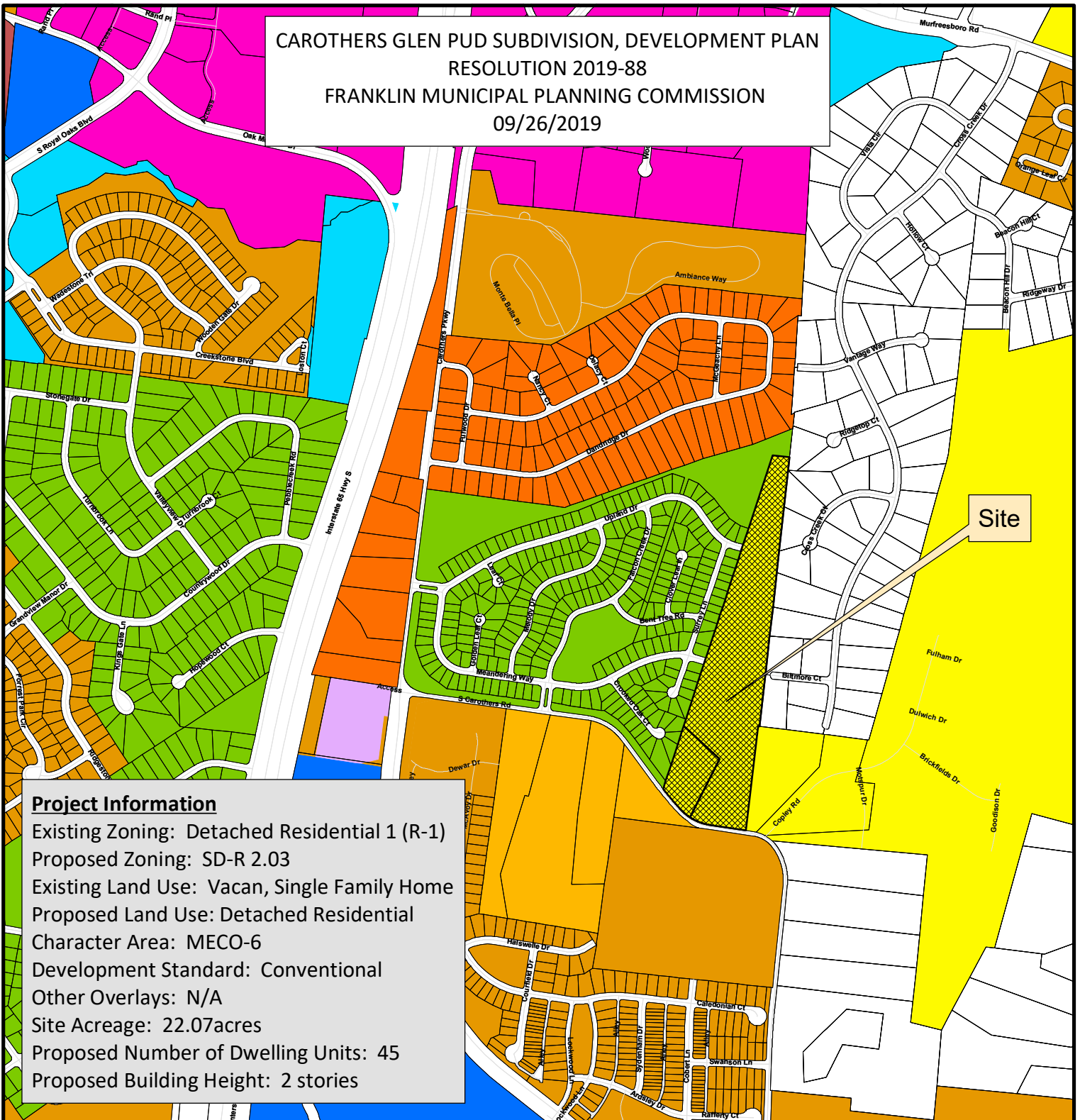
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Note:
No Mineral Rights are Held by
Parties Outside of the Owner.



CAROTHERS GLEN PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2019-88
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 09/26/2019



Project Information

Existing Zoning: Detached Residential 1 (R-1)
 Proposed Zoning: SD-R 2.03
 Existing Land Use: Vacan, Single Family Home
 Proposed Land Use: Detached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 22.07 acres
 Proposed Number of Dwelling Units: 45
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| MAP COF 7070 Carothers Glen DP | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

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

Open Issues: 10 These issues are currently being filtered

Addressing

General Issues

43. Address

lori.jarosz@franklintn.gov Please change Giles lane to Giles Court. This change can occur at site plan submittal.
[Edited By Lori Jarosz]

Engineering - PUD Plan Checklist

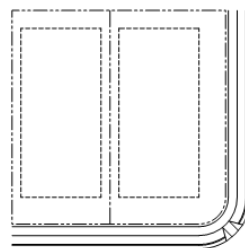
General Issues

26. H. Stormwater Management Plan

lance.fittro@franklintn.gov Applicant shall revise the note added on C2.0 to specifically reference Lots 2, 3, 19, 22, 23, 41 and 42, all of which are shown to have PUDAE's on the residential lot. Additionally, applicant shall identify these lots as Critical Lots for Public Infrastructure on the Development Plan, Site Plan and Final Plat.

At Site Plan stage, the applicant shall provide clear access to all stormwater BMP's. Any access easement provided to these areas which cannot be traversed by maintenance equipment shall not be acceptable.

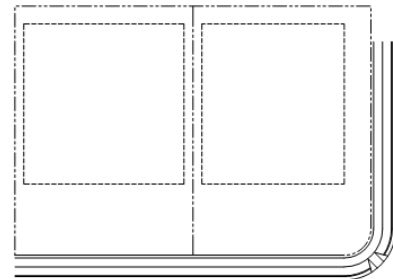
Building permit submittals for these lots shall indicate that there is no encroachment with structures, walls, fences, utility or other appurtenances, or steep slopes which would limit access to the stormwater management features for the development via the access easement across the residential lot. Applicant shall verify that the remaining building envelope is adequate for the proposed home construction on each of these lots.



55' Lot (Nominal) - Single-Family Detached
15' Front Yard
15' Corner Yard
5' Side yard
10' Rear Yard

Lot Standards (Lots 2-39 & 41-45)

Typical House Square Footage - 2,200 - 3,000 sf



100' Lot (Nominal) - Single-Family Detached
40' Front Yard
15' Corner Yard
5' Side yard
10' Rear Yard

Lot Standards (Lots 1 & 40)

Typical House Square Footage - 2,200 - 3,000 sf

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above.

[Edited By Lance Fittro]

Parks

General Issues

37. fees in lieu

kevinl@franklintn.gov The Parkland invoice has been attached in IDT.

Planning

General Issues

32. lot transition

dianna.tomlin@franklintn.gov Please show on the site plan that the 75% rule is being met. Staff suggest that in any future presentations that applicant mention the 75% requirement is being met and showing the calculations in a clearly understandable format/graphic
[Edited By Dianna Tomlin]

33. Architecture

dianna.tomlin@franklintn.gov Lots less than 65' in width may not have homes with front loaded garages per Envision Franklin. Please provide conceptual elevations that adhere with the guidelines of Envision Franklin .
[Edited By Dianna Tomlin]

34. Mail Kiosks

dianna.tomlin@franklintn.gov Please provide pull out for car in front of mail kiosk or provide smaller kiosks distributed throughout the neighborhood.
[Edited By Dianna Tomlin]

38. Envision Franklin Compliance

dianna.tomlin@franklintn.gov Plan submitted states lots will be 65' wide however, applicant stated at Joint Conceptual meeting that the proposed lot widths would be below the guiding principle established in Envision Franklin. Staff recommends changing lot widths to meet the standards established by Envision Franklin. Staff cannot support front-loaded attached garage homes on lots less than 65', per Envision Franklin. Please provide elevations at resubmittal that show exactly what type of houses are proposed. Without elevations in the resubmittal, the project will be deemed incomplete and removed from the agenda.
[Edited By Dianna Tomlin]

dianna.tomlin@franklintn.gov Staff will continue to support the guidelines established in Envision Franklin

Stormwater

General Issues

40. Riparian Buffer

jeff.willoughby@franklintn.gov Buffer management plan is under review and working with the applicant for approval

Water/Sewer

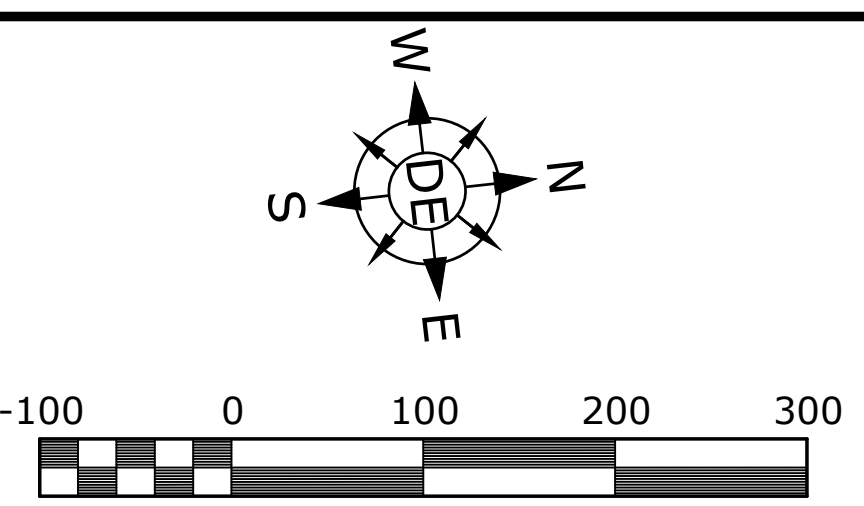
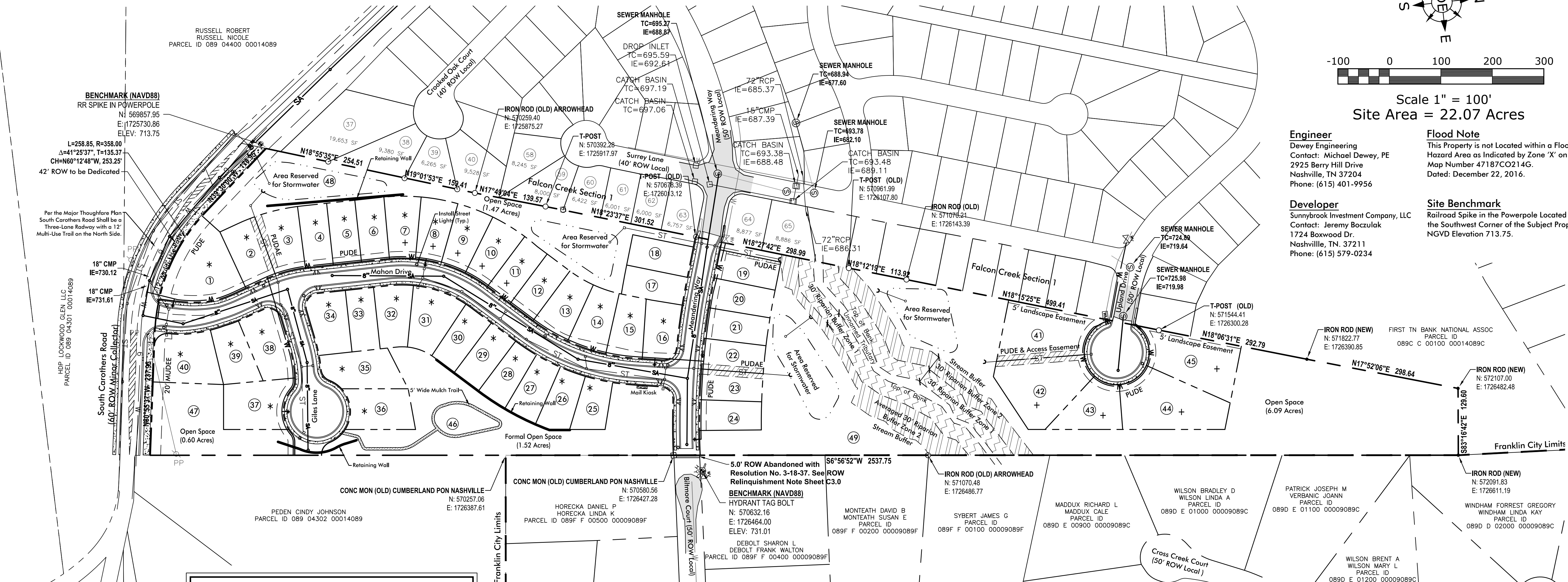
General Issues

16. Sanitary sewer

ben.mcneil@franklintn.gov With the revision of the grading plan, the applicant shall ensure that the finished floor elevation is greater than a 722.00 elevation. This is to ensure that the sanitary sewer service at the proposed lots is gravity.

44. Sanitary sewer

ben.mcneil@franklintn.gov This is a new comment due to the sanitary sewer and grading plan being changed. The lots 41- 44 shall be labeled as critical lots for Water Management to approve building permits. This shall be done and submitted for One Stop.



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Lot Table	
Lot #	Area (sf)
1	16944
2	8181
3	8724
4	6682
5	6600
6	6679
7	7391
8	7413
9	7433
10	7452
11	6646
12	6626
13	7864
14	7864
15	7415
16	7373
17	6791
18	7200
19	6677
20	6807
21	6862
22	6862
23	6862
24	6862
25	6022

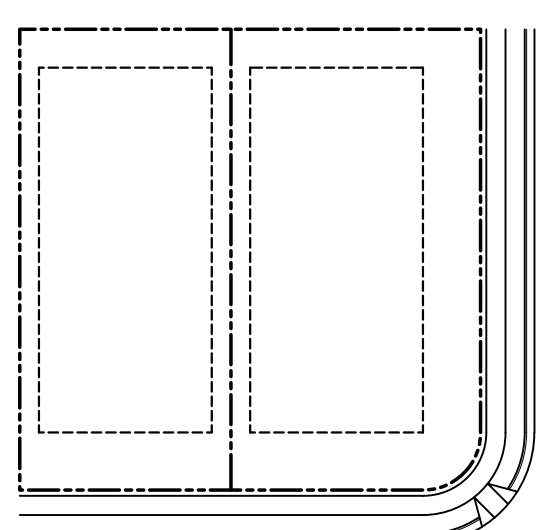
Lot Table	
Lot #	Area (sf)
26	6876
27	7117
28	6585
29	7080
30	6942
31	9589
32	7853
33	6600
34	8623
35	10310
36	9767
37	11519
38	9872
39	7704
40	11798
41	16675
42	18223
43	9636
44	18892
45	16491
46	66285
47	26310
48	64021
49	265326

Site Data	
PROJECT NAME:	Carothers Glen
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDs:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr. Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr. Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	44% Proposed (15% Required for SD-R Zoning)
FORMAL OPEN SPACE:	1.52 Acres Proposed (1.16 Acres Required)
INFORMAL OPEN SPACE:	8.16 Acres Proposed (2.18 Acres Required)

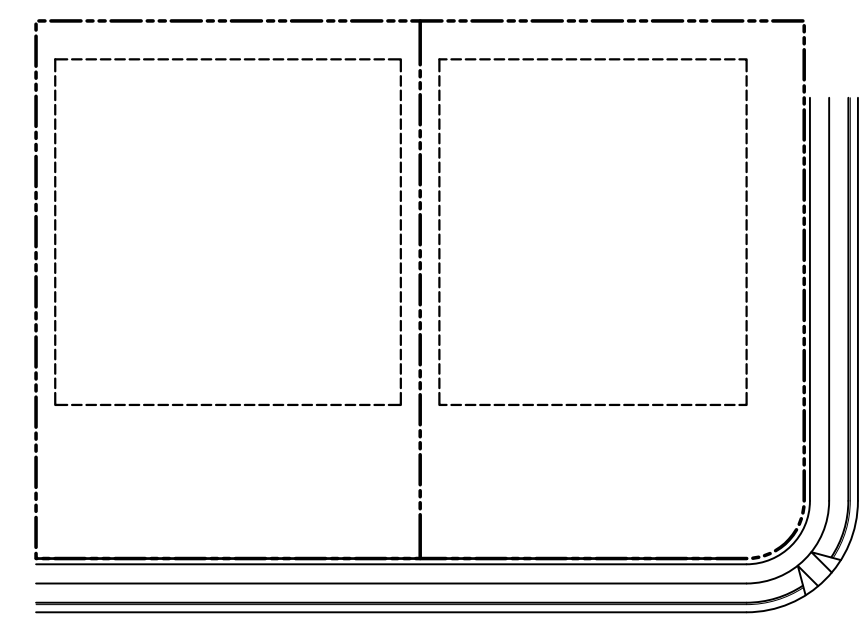
There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.

Parkland Calculations
45 Residential Units Requested
35 Residential Units x 1,200 sf = 42,000 sf
10 Residential Units x 600 sf = 6,000 sf
6,000 sf + 42,000 sf = 48,000 sf Required per Zoning Ordinance. Fees Shall be Due at Final Plat.

- Notes:**
- ✱ Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
 - + Denotes Critical Tree Lots.
 - All Street Lights Shall have a LED Light Source



Lot Standards (Lots 2-39 & 41-45)
Typical House Square Footage - 2,200 - 3,000 sf



Lot Standards (Lots 1 & 40)
Typical House Square Footage - 2,200 - 3,000 sf

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above.

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.
45 SFUE * 350 GPD = 15,750 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL BE UPGRADED TO CITY STANDARDS.

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE SITE AND ULTIMATELY FLOWS TO THE HARPETH RIVER. THE SECOND OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

POLICE AND FIRE
FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
45 X .64 = 28.80 STUDENTS

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
THE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE

COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES AND OPEN SPACE.
1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

TRIP GENERATION CALCULATIONS	
5 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 61	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 61	DAILY ENTER: 448
DAILY EXIT: 61	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16

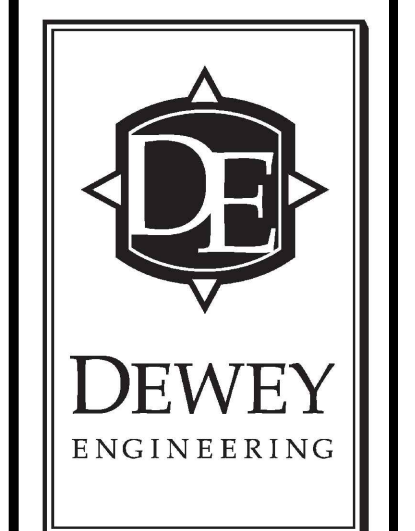


Revisions:

Drawing Notes:
COF Project #7070 (Development Plan)
COF Project #7069 (Rezoning Request)

Date: September 5, 2019

Carothers Glen
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



Overall
Development
Plan

C2.0
4 of 10

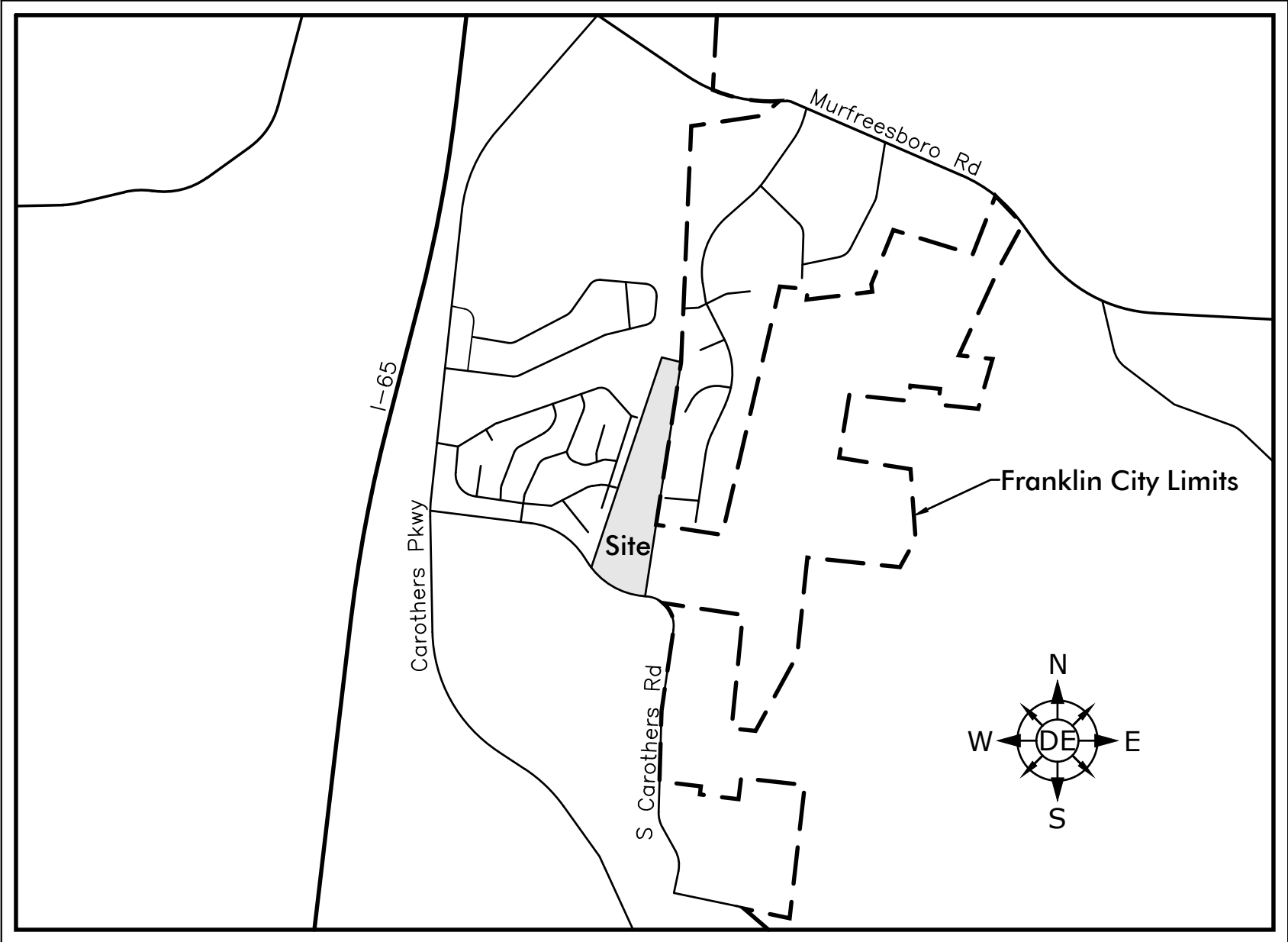
Carothers Glen

A Planned Unit Development Subdivision

Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
4338 & 4340 South Carothers Road
Franklin, Williamson County, Tennessee
COF Project #7070

Site Data	
PROJECT NAME:	Carothers Glen
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	44% Proposed (15% Required for SD-R Zoning)
FORMAL OPEN SPACE:	1.52 Acres Proposed (1.16 Acres Required)
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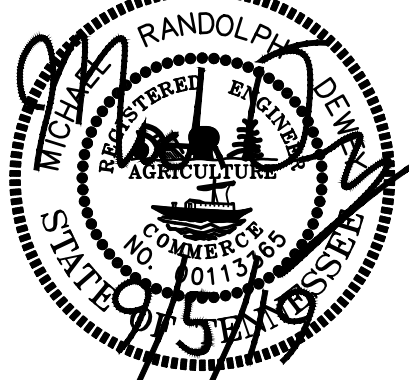
Vicinity Map
NTS

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Overall Tree Preservation Plan
4	C2.0	Overall Development Plan
5	C3.0	Overall Grading and Drainage Plan
6	C4.0	Overall ROW & Access Plan
7	C5.0	Overall Utility Plan
8	C5.1	Offsite Utility Plan
9	L1.0	Overall Landscape Plan
10	L1.1	Buffer Averaging Plan

OWNER GREG GLASS 4338 SOUTH CAROTHERS ROAD FRANKLIN, TENNESSEE 37064 CONTACT: GREG GLASS EMAIL: GGLASS@MAC.COM
DEVELOPER SUNNYBROOK INVESTMENT COMPANY, LLC 1724 BOXWOOD DR. NASHVILLE, TN. 37211 CONTACT: JEREMY BOCZULAK PHONE: (615) 579-0234 EMAIL: J-BOZ@LIVE.COM
CIVIL ENGINEER DEWEY ENGINEERING 2925 BERRY HILL DRIVE NASHVILLE, TENNESSEE 37204 CONTACT: MICHAEL DEWEY, PE PHONE: (615) 401-9956 EMAIL: MDEWEY@DEWEY-ENGINEERING.COM
LANDSCAPE ARCHITECT CUMBERLAND LANDESIGN INC. 104 LEEWARD POINT HENDERSONVILLE, TN 37075 CONTACT: BRIAN WRAY PHONE: (615) 333-4636 EMAIL: CUMBERLANDESIGN@BELLSOUTH.NET
FLOODNOTE THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED BY ZONE 'X' ON FEMA MAP NUMBER 47187C0214G. DATED: DECEMBER 22, 2016.

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

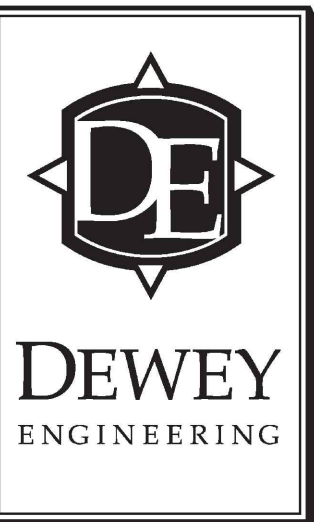


Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

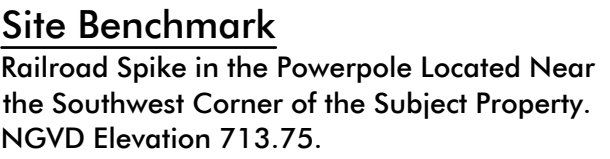
Date: September 5, 2019

Carothers Glen
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

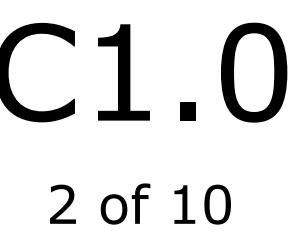


Cover Sheet

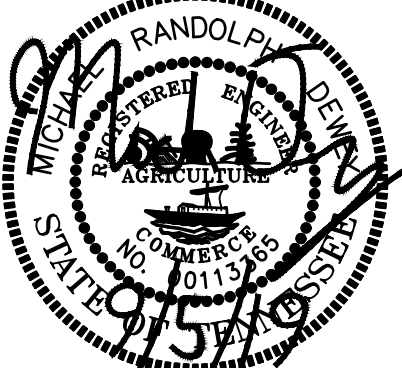
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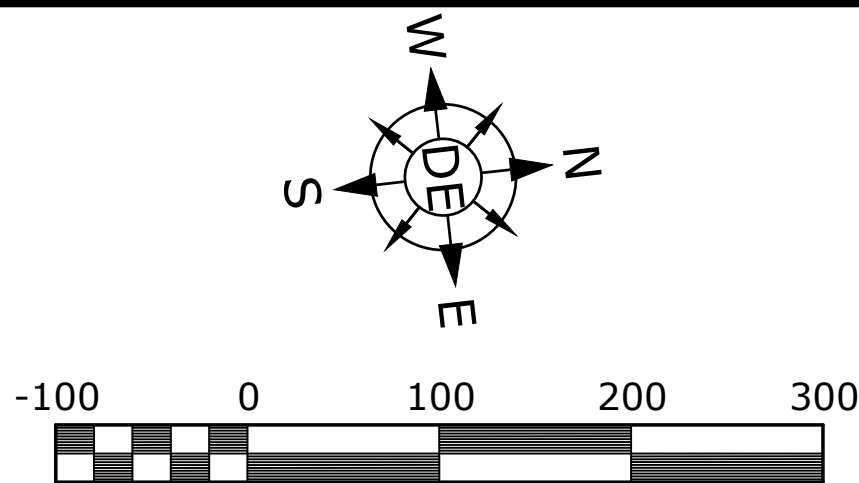


Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Note:
No Mineral Rights are Held by
Parties Outside of the Owner.





Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

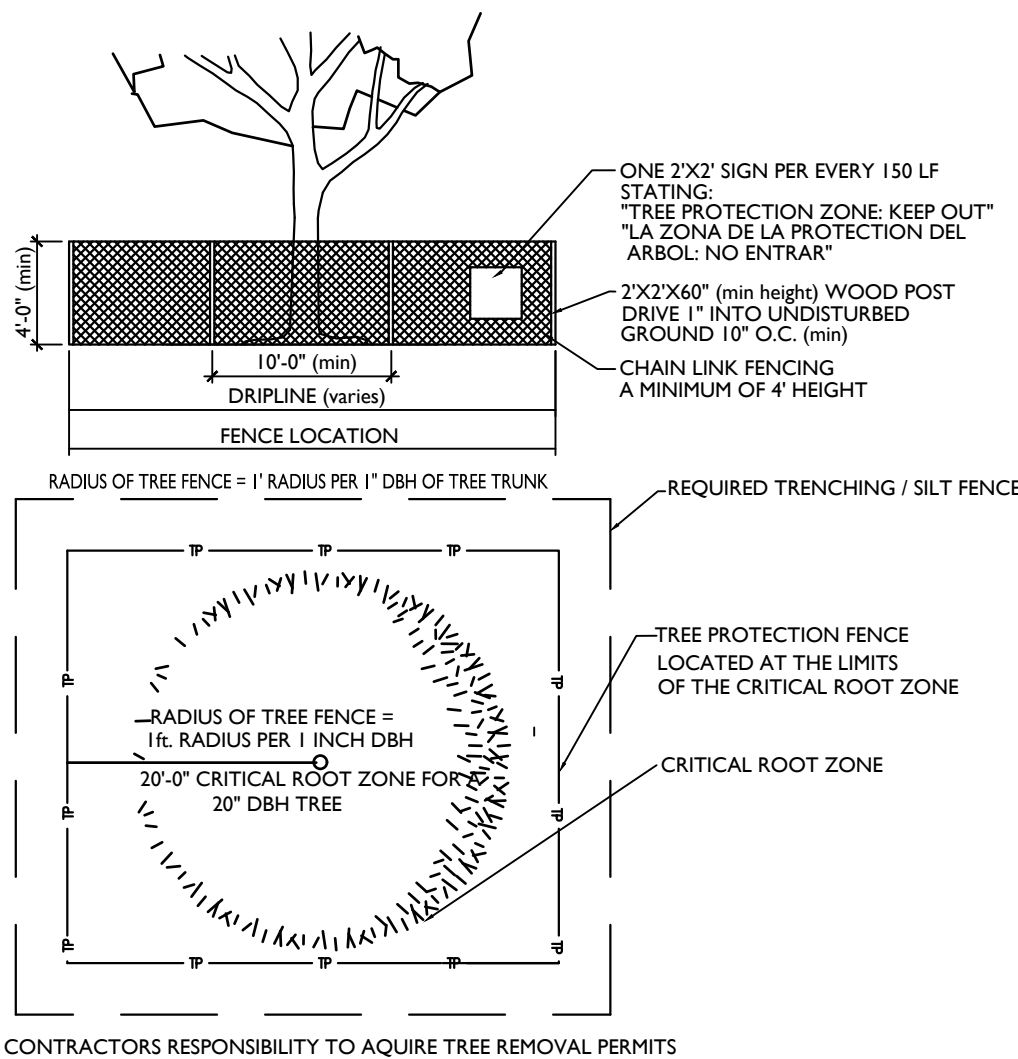
Date: September 5, 2019

Carothers Glen
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

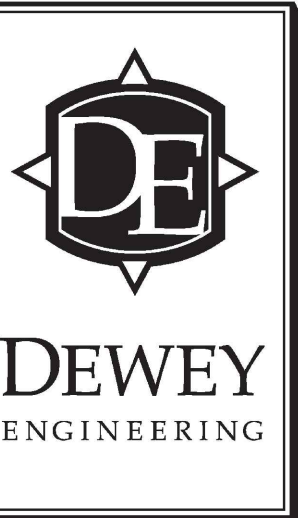
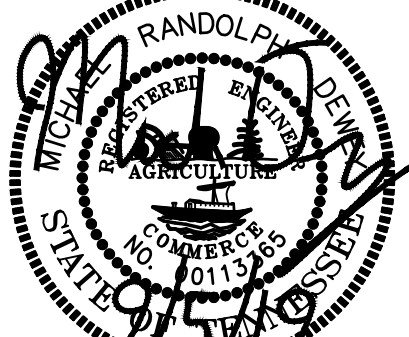
- Existing Tree Canopy
- Area of Tree Canopy Retention

Tree Protection Zone
Existing Tree Canopy - 12.35 Acres (56% of Total Site)
Tree Canopy Required - 5.56 Acres (45% of Existing Tree Canopy)
Proposed Area of Tree Canopy Retention - 5.64 Acres (46% of Existing Tree Canopy)

- TREE PROTECTION NOTES:**
- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
 - The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
 - Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
 - The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
 - Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

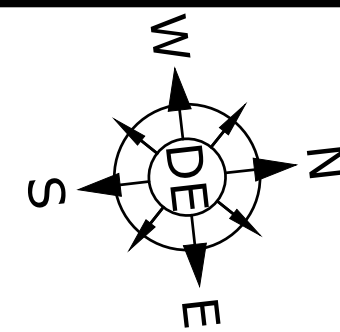


TREE PROTECTION FENCING DETAIL



Overall Tree
Preservation
Plan

C1.1
3 of 10



Scale 1" = 100'
Site Area = 22.07 Acres
Limits of Disturbance = 16.96 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
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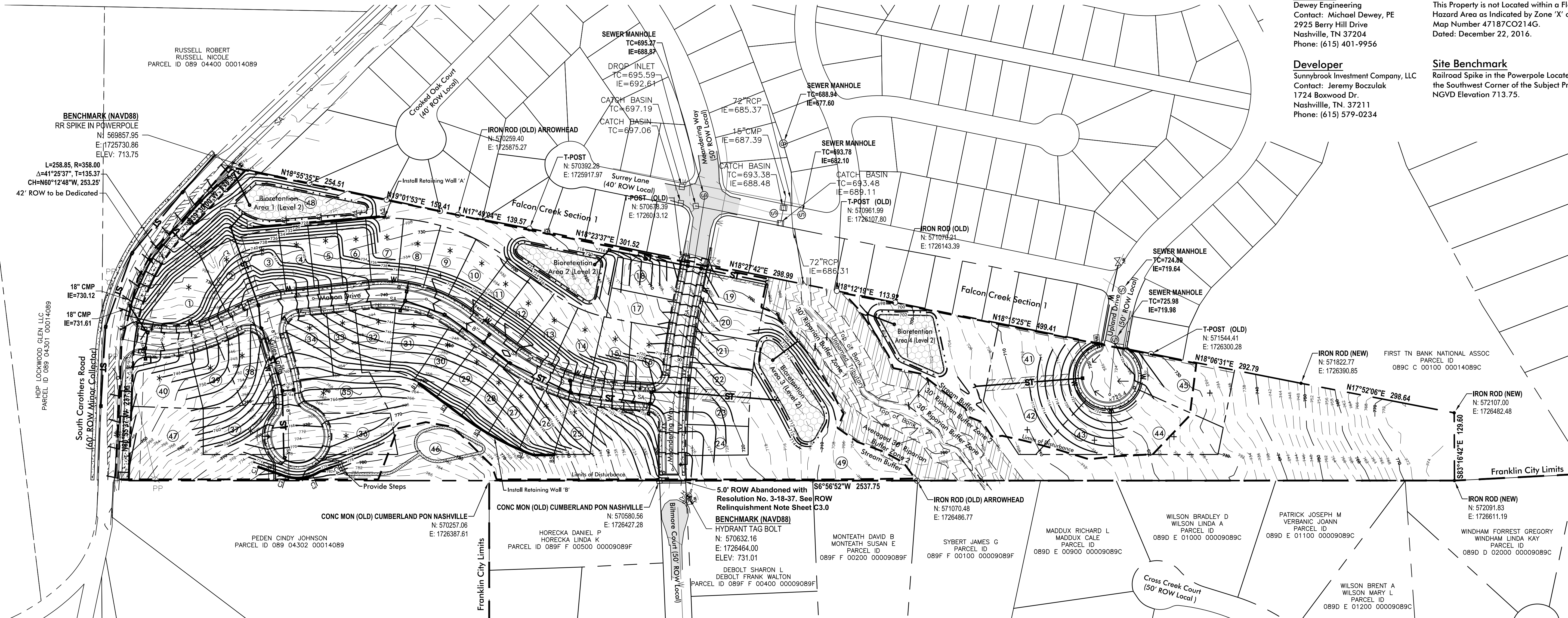
Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

Date: September 5, 2019



Retaining Wall 'A' Table

Section	T.O.W.	B.O.W.	Height
A1	728.0	728.0	0.0
A2	728.0	722.0	6.0
A3	728.0	722.0	6.0
A4	728.0	722.0	6.0
A5	725.5	725.5	0.0

Retaining Wall 'B' Table

Section	T.O.W.	B.O.W.	Height
B1	761.2	761.2	0.0
B2	766.8	762.3	4.5
B3	768.1	762.4	5.7
B4	762.2	760.3	1.9
B5	754.8	754.8	0.0

Retaining Wall 'C' Table

Section	T.O.W.	B.O.W.	Height
C1	778.0	778.0	0.0
C2	782.5	778.0	4.5
C3	783.2	778.0	5.2
C4	778.0	778.0	0.0

Notes:

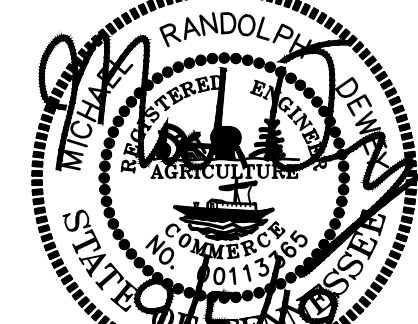
- Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plat.
- There Shall be No Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.
- 5.0' of ROW was Relinquished by Williamson County with Resolution No. 3-18-37 of Record in Bk 7371 Page 635; Bk 7371, Page 656; Bk 7373, Page 44; Bk 7373, Page 52 - All in the Register's Office for Williamson County, TN
- If blasting is necessary, the developer shall obtain all necessary permits and comply with all applicable laws. Developer shall send notices to all property owners within 1,000 feet of the property line where the blasting is to take place at least two weeks prior to the commencement of blasting, notices shall include the anticipated dates and times of blasting. At the request of any property owner within 1,000 feet of the property line where the blasting is to take place, conduct a pre-blasting survey for any buildings located on the requesting owner's property.

Utility Plan Legend

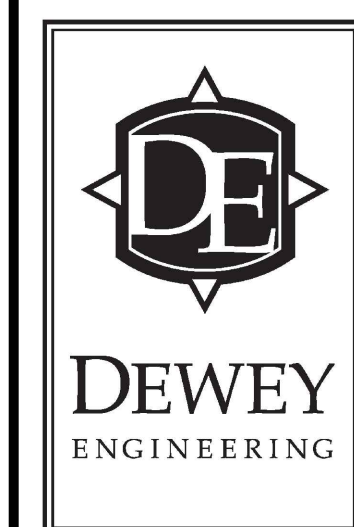
- PROP. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX

Notes:

- * Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
- + Denotes Critical Tree Lots.
- All Street Lights Shall Have a LED Light Source

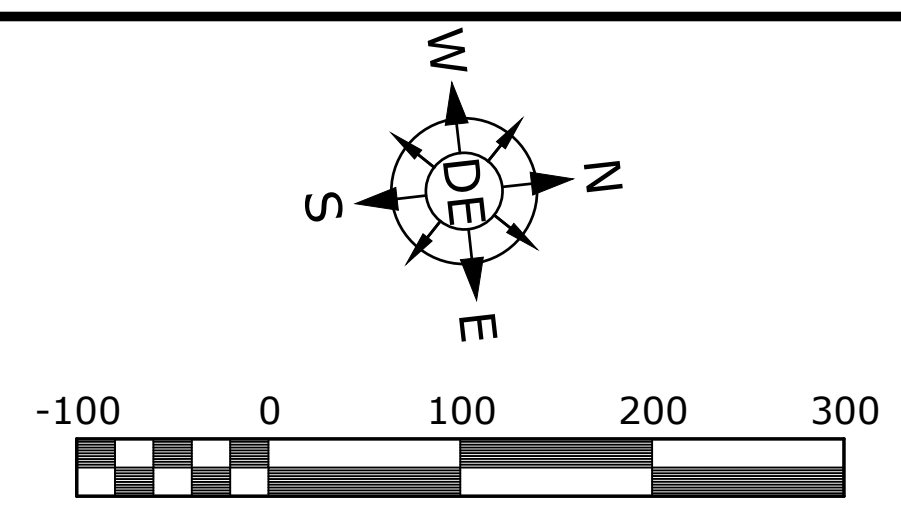
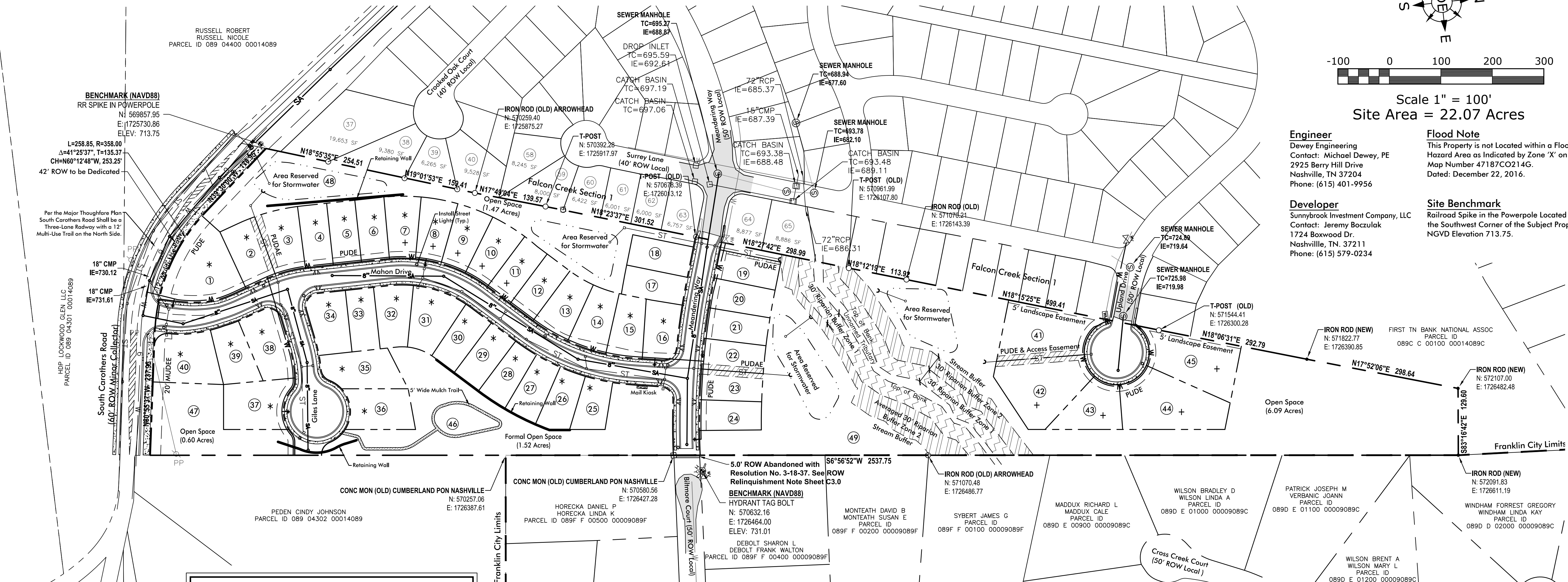


Carothers Glen
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Overall
Grading and
Drainage Plan

C3.0



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
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Phone: (615) 579-0234

Flood Note
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Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

BENCHMARK (NAVD88)
RR SPIKE IN POWERPOLE
N: 569857.95
E: 1725730.86
ELEV: 713.75

Per the Major Thoroughfare Plan
South Carothers Road Shall be a
Three-Lane Roadway with a 12'
Multi-Use Trail on the North Side.

HDP LOCKWOOD GLEN, LLC
PARCEL ID 089 04301 00014089

RUSSELL ROBERT
RUSSELL NICOLE
PARCEL ID 089 04400 00014089

PEDEN CINDY JOHNSON
PARCEL ID 089 04302 00014089

HORECKA DANIEL P
HORECKA LINDA K
PARCEL ID 089F F 00500 00009089F

DEBOLT SHARON L
DEBOLT FRANK WALTON
PARCEL ID 089F F 00400 00009089F

SYBERT JAMES G
PARCEL ID 089F F 00100 00009089F

MADDUX RICHARD L
MADDUX CALE
PARCEL ID 089D E 00900 00009089C

WILSON BRADLEY D
WILSON LINDA A
PARCEL ID 089D E 01000 00009089C

PATRICK JOSEPH M
VERBANIC JOANN
PARCEL ID 089D E 01100 00009089C

WILSON BRENT A
WILSON MARY L
PARCEL ID 089D E 01200 00009089C

WINDHAM FORREST GREGORY
WINDHAM LINDA KAY
PARCEL ID 089D D 02000 00009089C

Lot Table	
Lot #	Area (sf)
1	16944
2	8181
3	8724
4	6682
5	6600
6	6679
7	7391
8	7413
9	7433
10	7452
11	6646
12	6626
13	7864
14	7864
15	7415
16	7373
17	6791
18	7200
19	6677
20	6807
21	6862
22	6862
23	6862
24	6862
25	6022

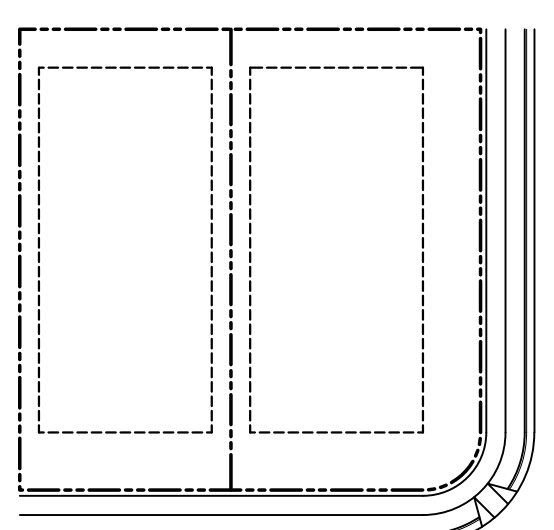
Lot Table	
Lot #	Area (sf)
26	6876
27	7117
28	6585
29	7080
30	6942
31	9589
32	7853
33	6600
34	8623
35	10310
36	9767
37	11519
38	9872
39	7704
40	11798
41	16675
42	18223
43	9636
44	18892
45	16491
46	66285
47	26310
48	64021
49	265326

Site Data	
PROJECT NAME:	Carothers Glen
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDs:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr. Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boc@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr. Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	44% Proposed (15% Required for SD-R Zoning)
FORMAL OPEN SPACE:	1.52 Acres Proposed (1.16 Acres Required)
INFORMAL OPEN SPACE:	8.16 Acres Proposed (2.18 Acres Required)

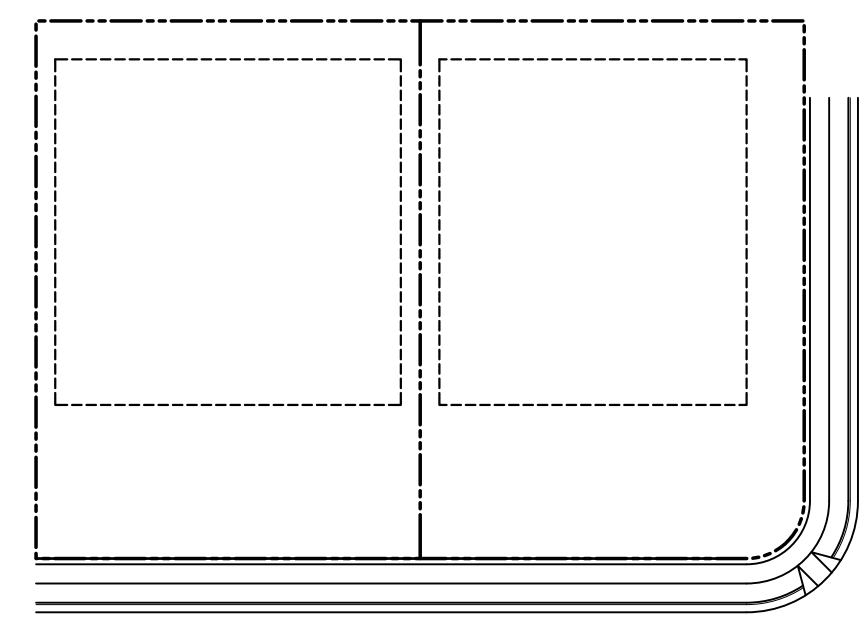
There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.

Parkland Calculations
45 Residential Units Requested
35 Residential Units x 1,200 sf = 42,000 sf
10 Residential Units x 600 sf = 6,000 sf
6,000 sf + 42,000 sf = 48,000 sf Required per Zoning Ordinance. Fees Shall be Due at Final Plat.

- Notes:**
- ✳ Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
 - + Denotes Critical Tree Lots.
 - All Street Lights Shall have a LED Light Source



55' Lot (Nominal) - Single-Family Detached
15' Front Yard
15' Corner Yard
5' Side Yard
10' Rear Yard



100' Lot (Nominal) - Single-Family Detached
15' Front Yard
15' Corner Yard
5' Side Yard
10' Rear Yard

Lot Standards (Lots 2-39 & 41-45)
Typical House Square Footage - 2,200 - 3,000 sf

Lot Standards (Lots 1 & 40)
Typical House Square Footage - 2,200 - 3,000 sf

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above.

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.
45 SFUE * 350 GPD = 15,750 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL BE UPGRADED TO CITY STANDARDS.

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE SITE AND ULTIMATELY FLOWS TO THE HARPETH RIVER. THE SECOND OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

POLICE AND FIRE
FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
45 X .64 = 28.80 STUDENTS

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
THE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE

COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES AND OPEN SPACE.
1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

TRIP GENERATION CALCULATIONS	
5 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 61	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 61	DAILY ENTER: 448
DAILY EXIT: 61	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16

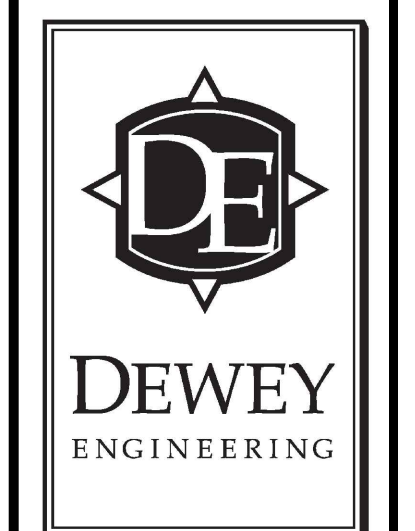


Revisions:

Drawing Notes:
COF Project #7070 (Development Plan)
COF Project #7069 (Rezoning Request)

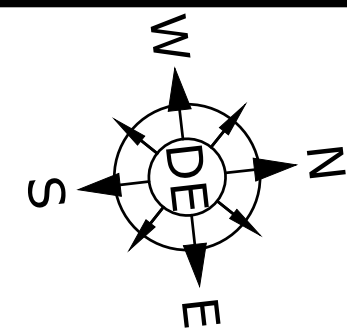
Date: September 5, 2019

Carothers Glen
Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



Overall Development Plan

C2.0
4 of 10



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187C0214G.
Dated: December 22, 2016.

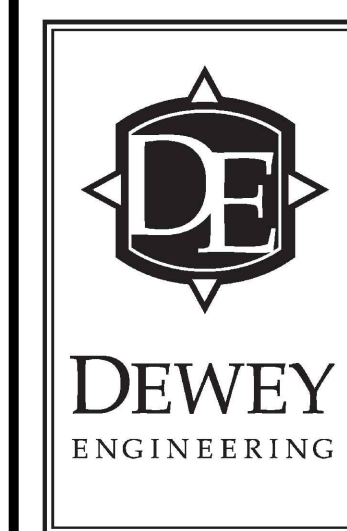
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:

Drawing Notes:
COF Project # 7070
(Development Plan)
COF Project # 7069
(Rezoning Request)

Date: September 5, 2019

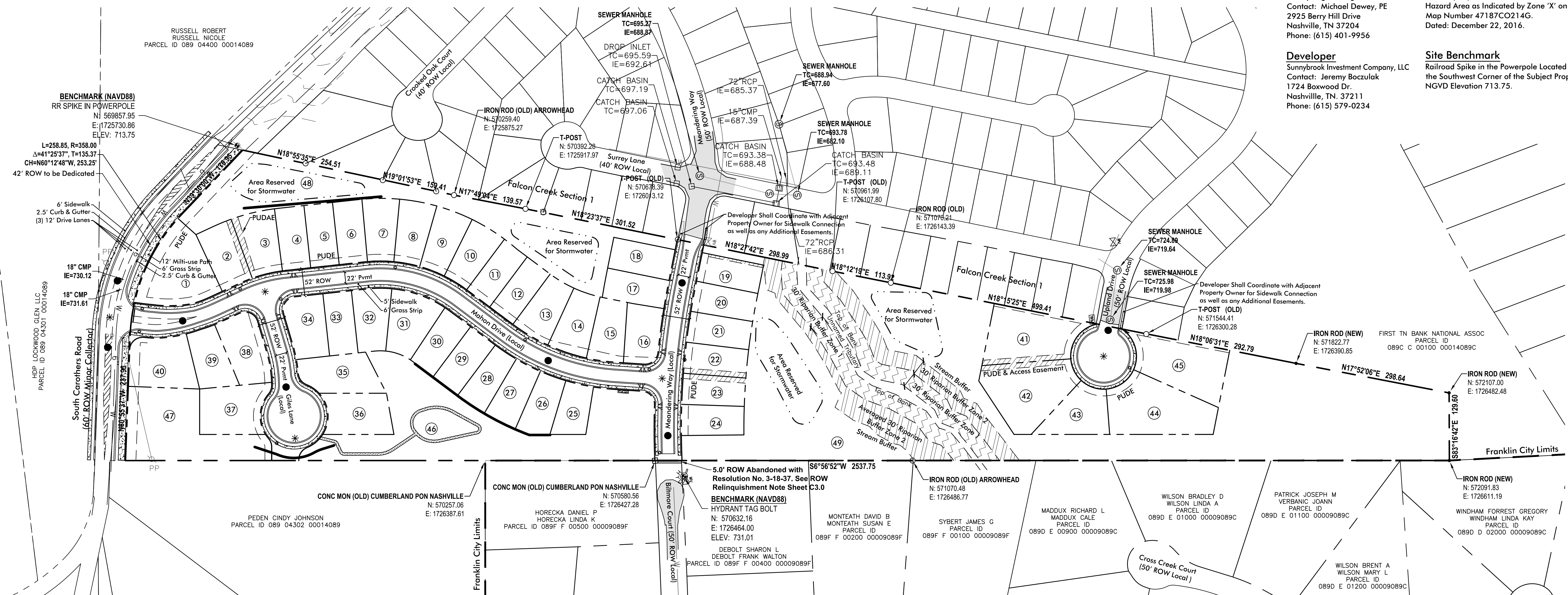
Carothers Glen
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



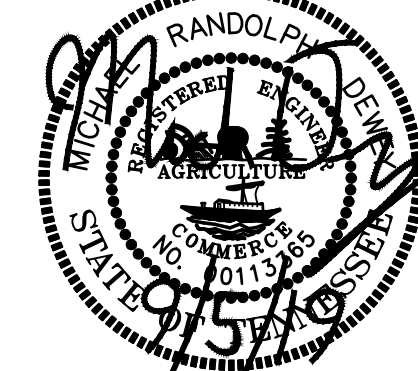
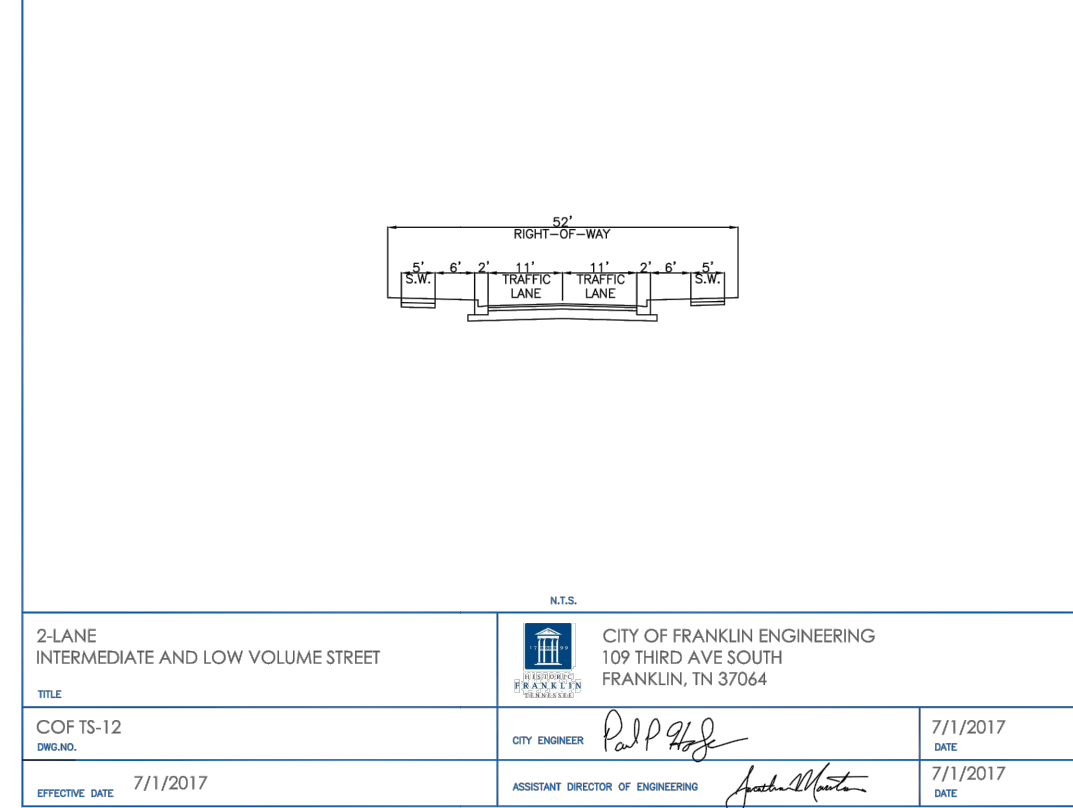
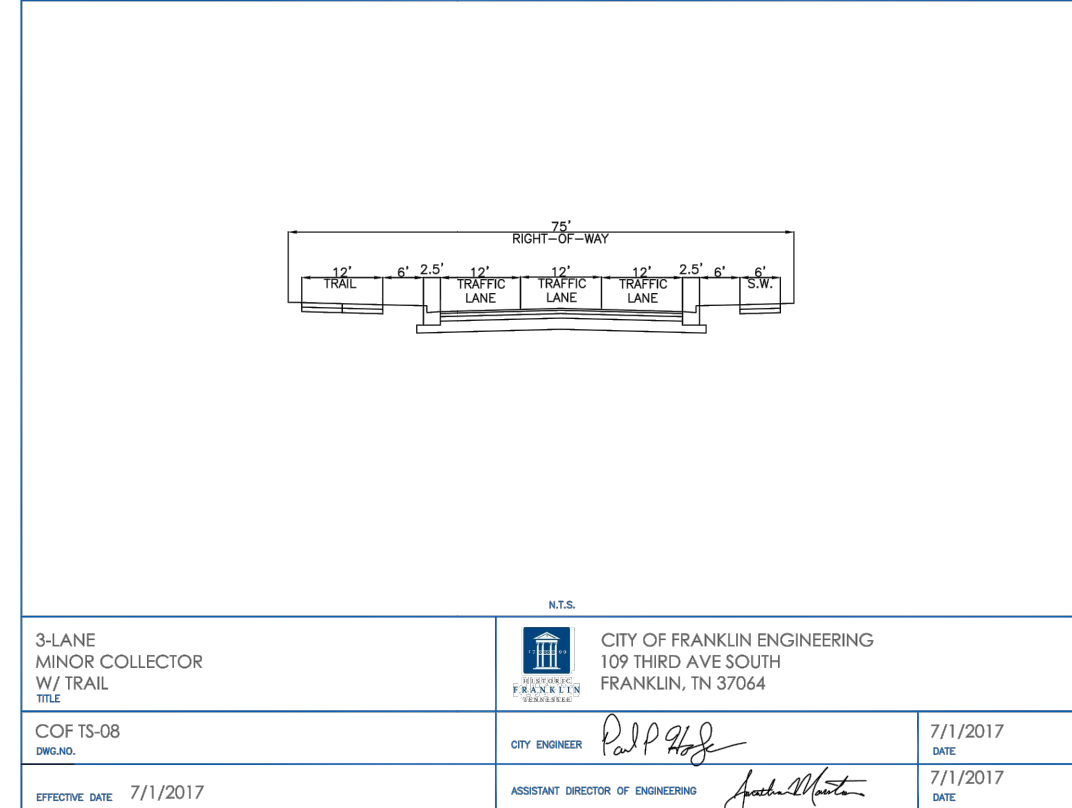
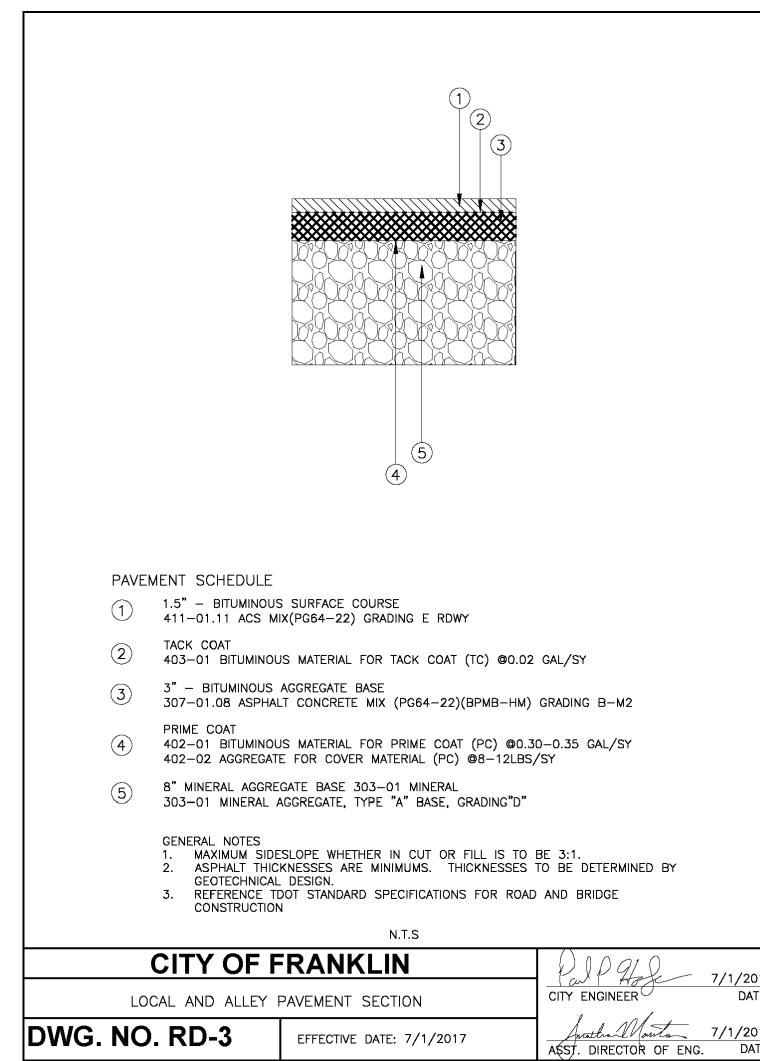
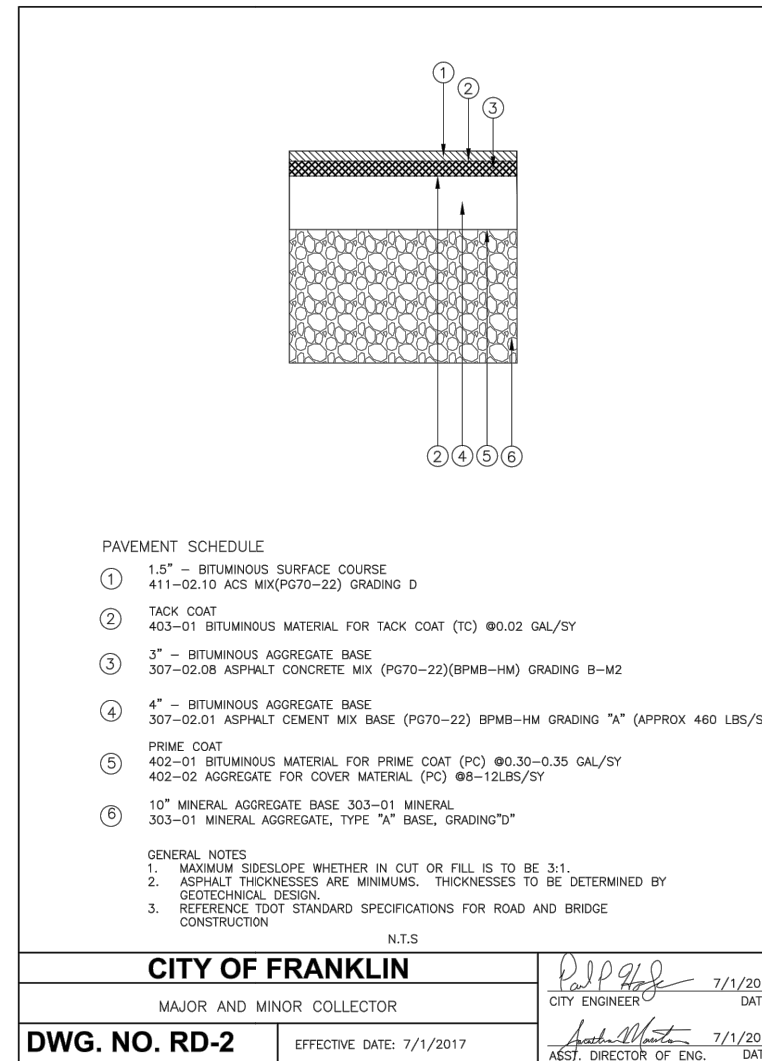
Overall ROW
& Access Plan

C4.0
6 of 10

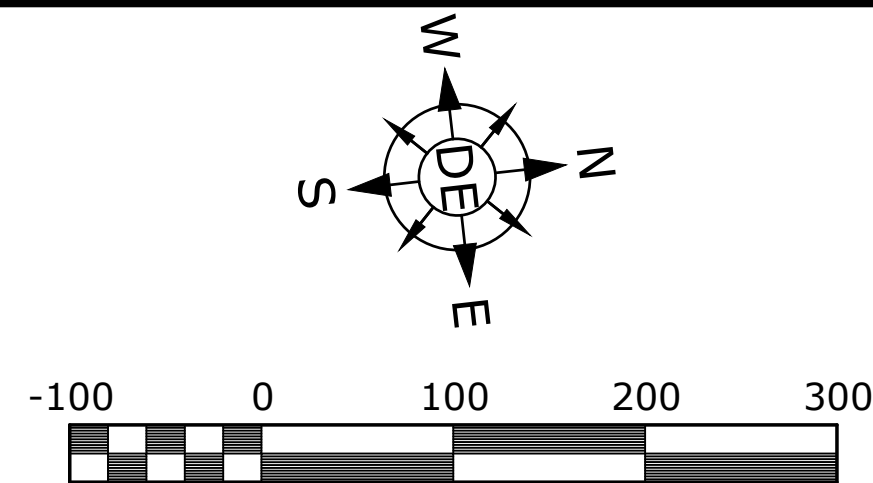
Connectivity Index:
Links: 7
Nodes: 4
 $\frac{7}{4} = 1.75$ Index



- ROW & Access General Notes**
- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
 - All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
 - Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
 - An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
 - All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
 - Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.



- Note:**
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 2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.
 3. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMER), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND
 5. ALL PROPOSED LOTS SHALL BE SERVED BY GRAVITY SEWER.



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

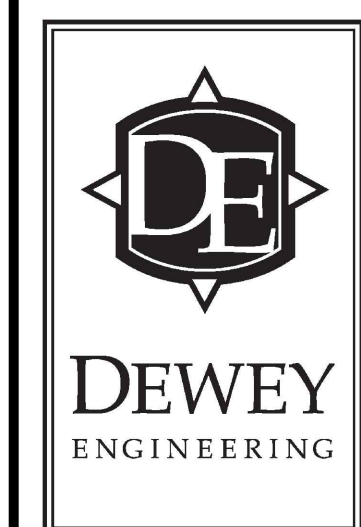
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property. NGVD Elevation 713.75.

Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

Date: September 5, 2019

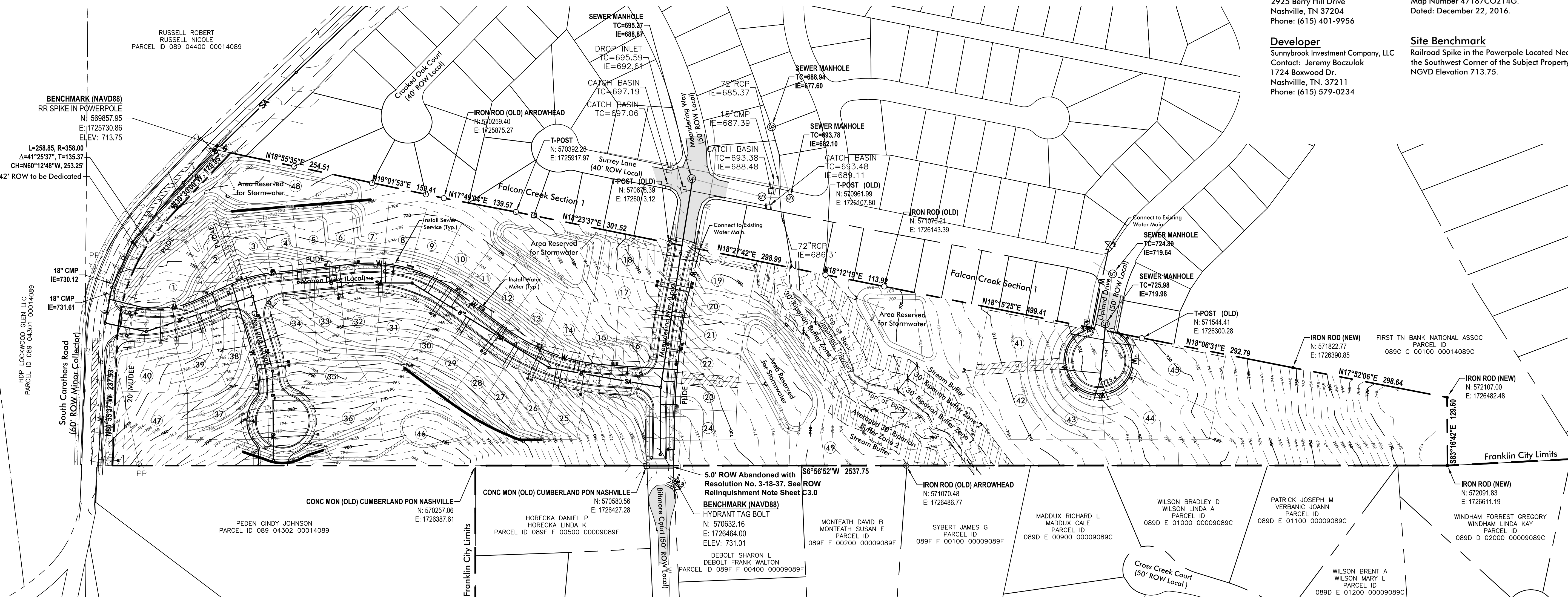
Carothers Glen
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Overall Utility
Plan

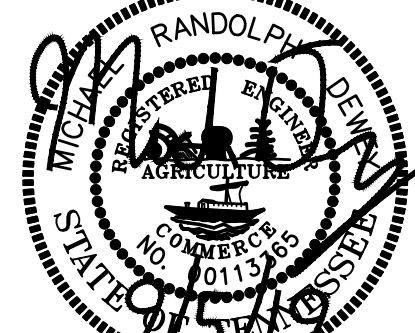
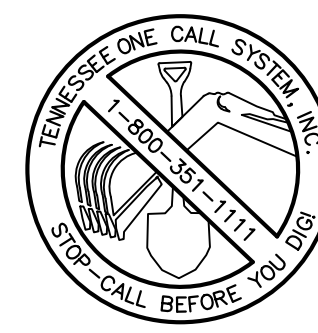
C5.0

7 of 10



Utility Plan Legend

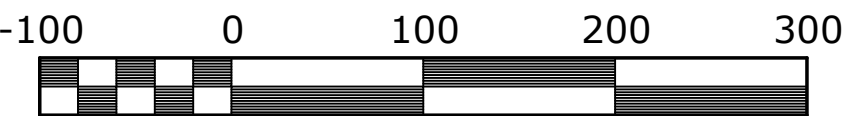
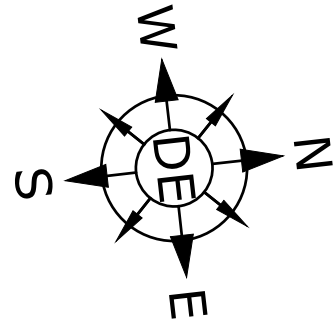
- PROP. STORM CULVERT
- W—W— PROP. WATER MAIN
- 8"—SA— PROP. 8" GRAVITY SEWER MAIN
- 6"—W— EX. 6" WATER MAIN (S CAROTHERS RD)
- W—W— EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- ▤ PROP. HEADWALL
- ▣ PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- ⊙ EX. SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- ▣ PROP. 3/4" RESIDENTIAL WATER METER
- ◆ PROP. FIRE HYDRANT & ASSEMBLY
- ⊠ PROP. GATE VALVE & BOX



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Utility Plan Legend

- PROF. STORM CULVERT
- PROP. WATER MAIN
- PROP. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
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- PROP. GATE VALVE & BOX



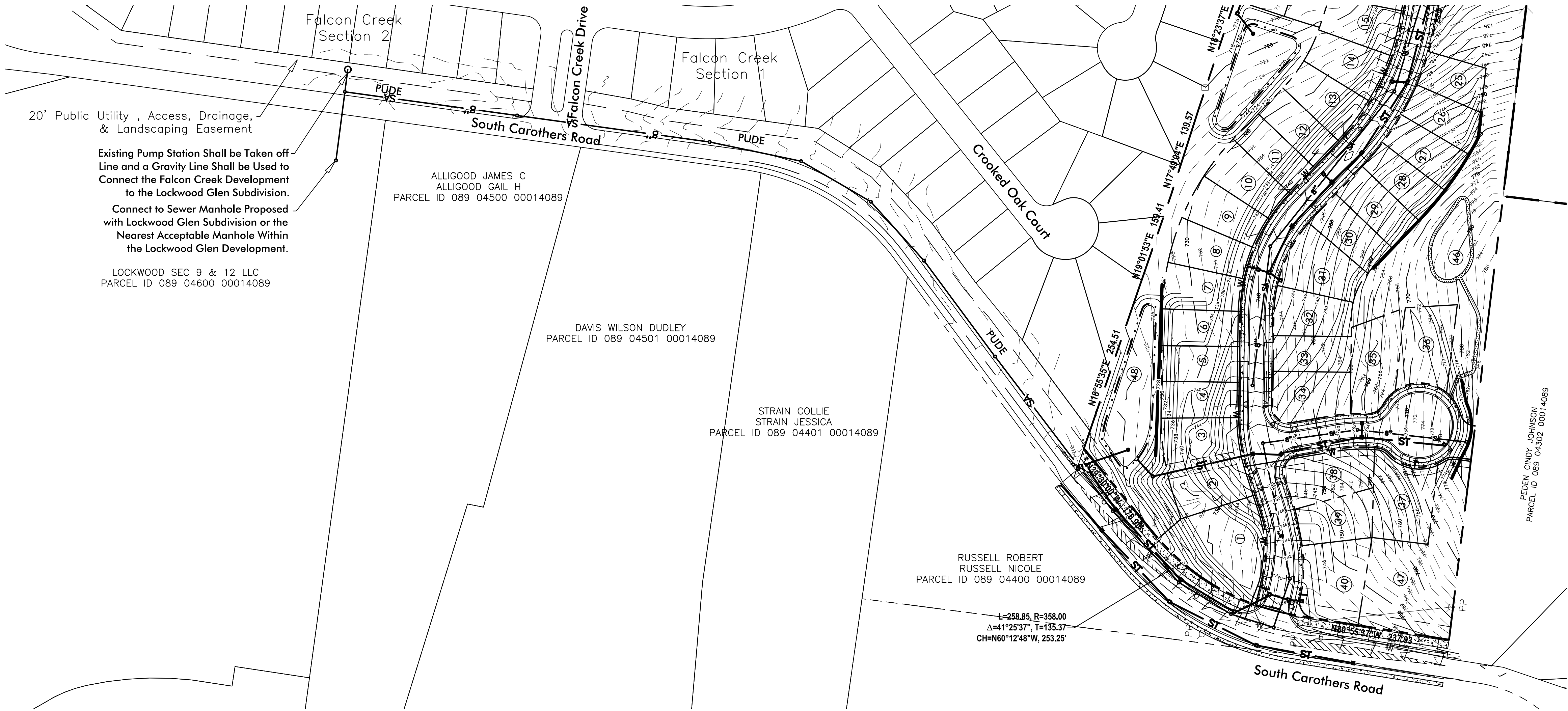
Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.



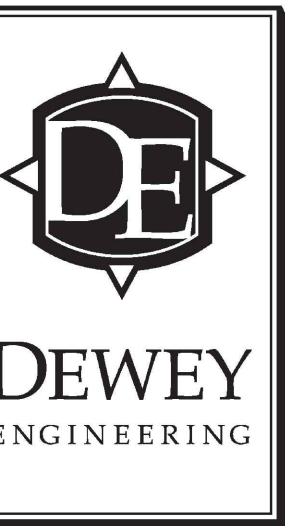
Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

Date: September 5, 2019

Carothers Glen

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Offsite Sewer
Plan

C5.1

8 of 10



Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

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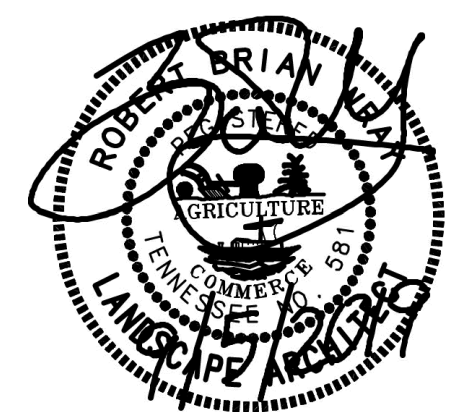
Developer
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Contact: Jeremy Boczulak
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Drawing Notes:
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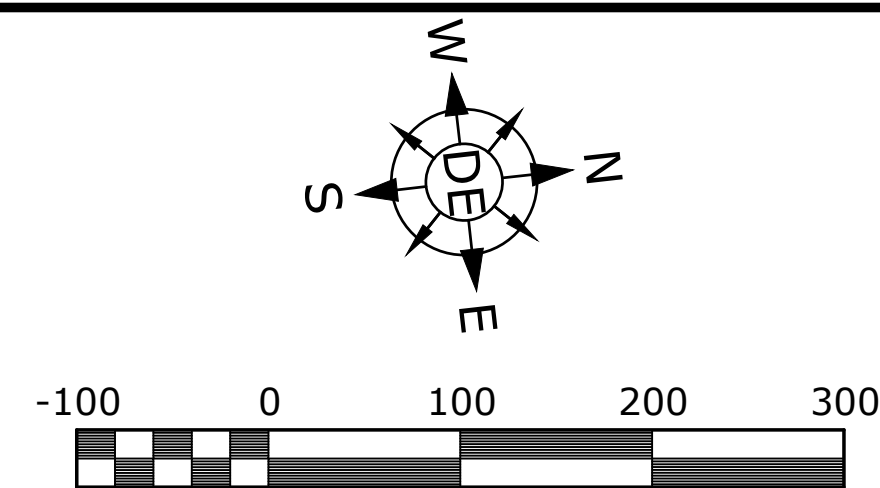
Date: September 5, 2019

Carothers Glen



L1.0

9 of 10



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

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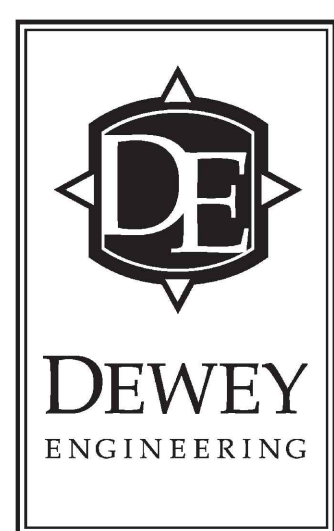
Site Benchmark
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Revisions:

Drawing Notes:
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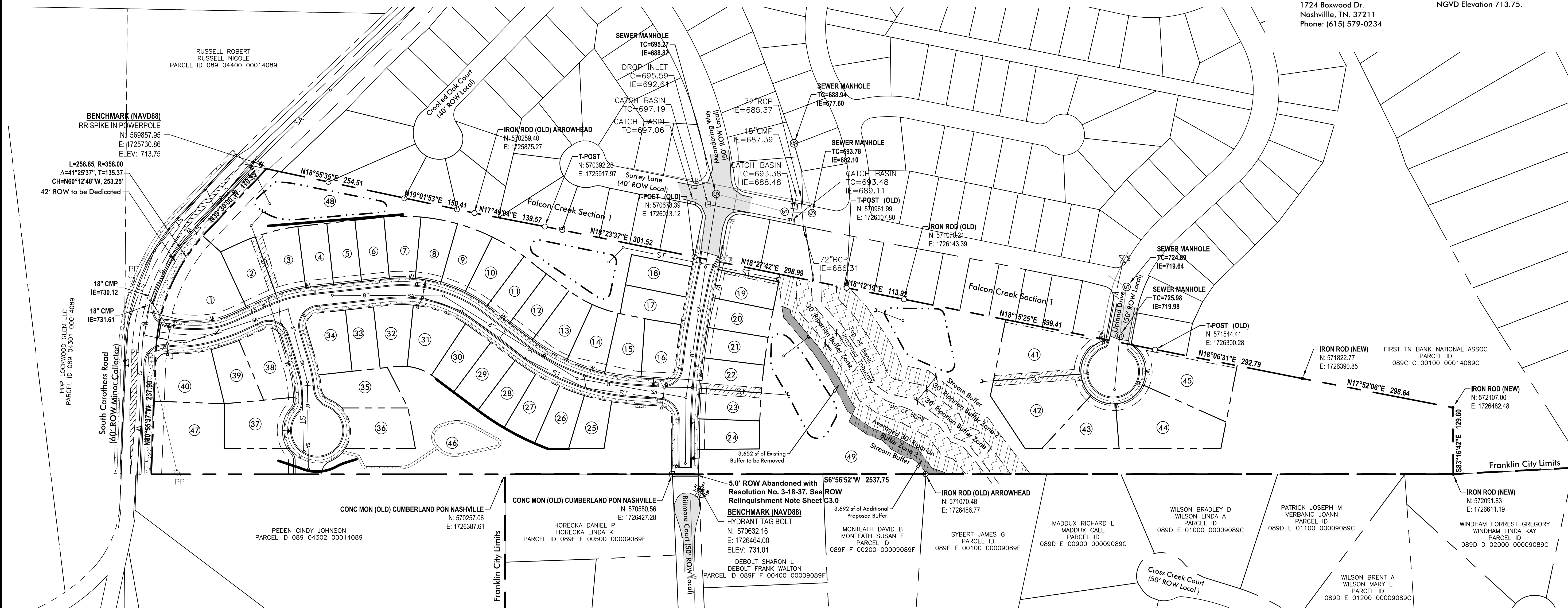
Carothers Glen
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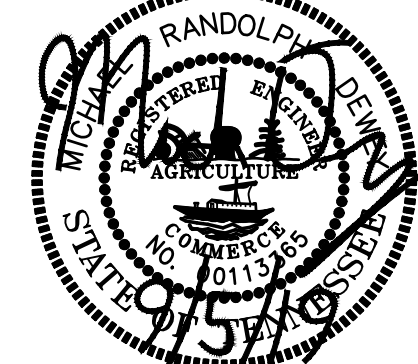
Buffer
Averaging
Plan

L1.1

10 of 10



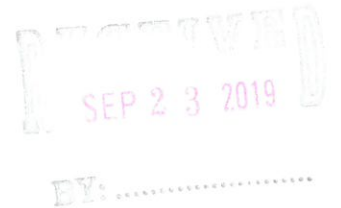
Buffer Averaging Table
Total Existing Buffer to be Removed: 3,652 sf
Total Additional Proposed Buffer: 3,692 sf





FRONT ELEVATION - Chelsey
(Standard Plan)
1/8" = 1'-0"

City of Franklin Planning and Sustainability Dept.
109 3rd Avenue South
Franklin, TN 37064



To whom it may concern,

There is a famous quote that states, in essence..doing the same thing over and over and expecting a different result is the definition of insanity. So here we are again, Falcon Creek and Cross Creek vs Dewey Engineering, wasting your time arguing over what one of your own panel members described as a 'narrow slip of property with a creek bed running through the middle that doesn't lend itself to development'. The miniscule changes to the previously submitted plan do not in any way negate any of the arguments already posed regarding the negative impact this project would have on the existing subdivisions. Our sleepy community of Falcon Creek would be completely ruined with large trucks running up and down our streets with construction debris and huge construction vehicles lumbering back and forth. Once construction was finished many months or years later, local traffic would be horrendous. Not even considering the increased over taxing of our water and sewer systems.

As I drive around the area near my home all the beautiful fields and forested areas that caused us to fall in love with and settle down here are gone. All I see are metal fences and construction signs, earth stripped of green, dug up turned over and blasted. There are huge piles of dirt, stones and other construction debris every where I look. But most of those aren't in somebody's back yard. I'm sure someone thought they had made a great investment when they bought the narrow slip of land with a creek running through the middle of it, that they could plop a bunch of homes, with no yards, on and walk away with a fat wallet. Not every square mile of Franklin needs to have pavement, concrete and buildings in it.

Please, could the insanity end.

Patricia D'Alessandro
2317 Surrey Lane
Franklin, TN 37067



HISTORIC
FRANKLIN
TENNESSEE

Request for Water and/or Sewer Availability & Associated Costs

Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

Type of Availability Requested:		CHECK ALL THAT APPLY: ☐ Water ☐ Sewer	
Project Name & Subdivision, Section, Lot #		Judith L (Sutton) Wollas	
Map & Parcel(s) #			
Property Address:		WAS 1936 LIBERTY PIKE (NOW 3631 E. Mc EVVEN DR.)	
City Project # (If Applicable)			
# of Dwelling Units (If Residential)		ONE	
Applicant's Name & Company			
Applicant's Address			
Applicant's Email & Phone #			
Anticipated Water Meter Size(s) (see chart on pg. 3).			
Water District:		MICROFTON	
Sewage Flow Calculations: Use the City of Franklin projected flow examples sheet -pg.4			
350 GPD			
use additional sheets as necessary			
Anticipated sewage flows: Information Required for Sewer Service			
If County is requiring this request please indicate if you are requesting an approval or denial:		☒ DENY my Request ☐ APPROVE my request *approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial*	

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

Email Application to: availability@franklintn.gov

For additional information or questions please call: 615-794-4554

Date Submitted: _____



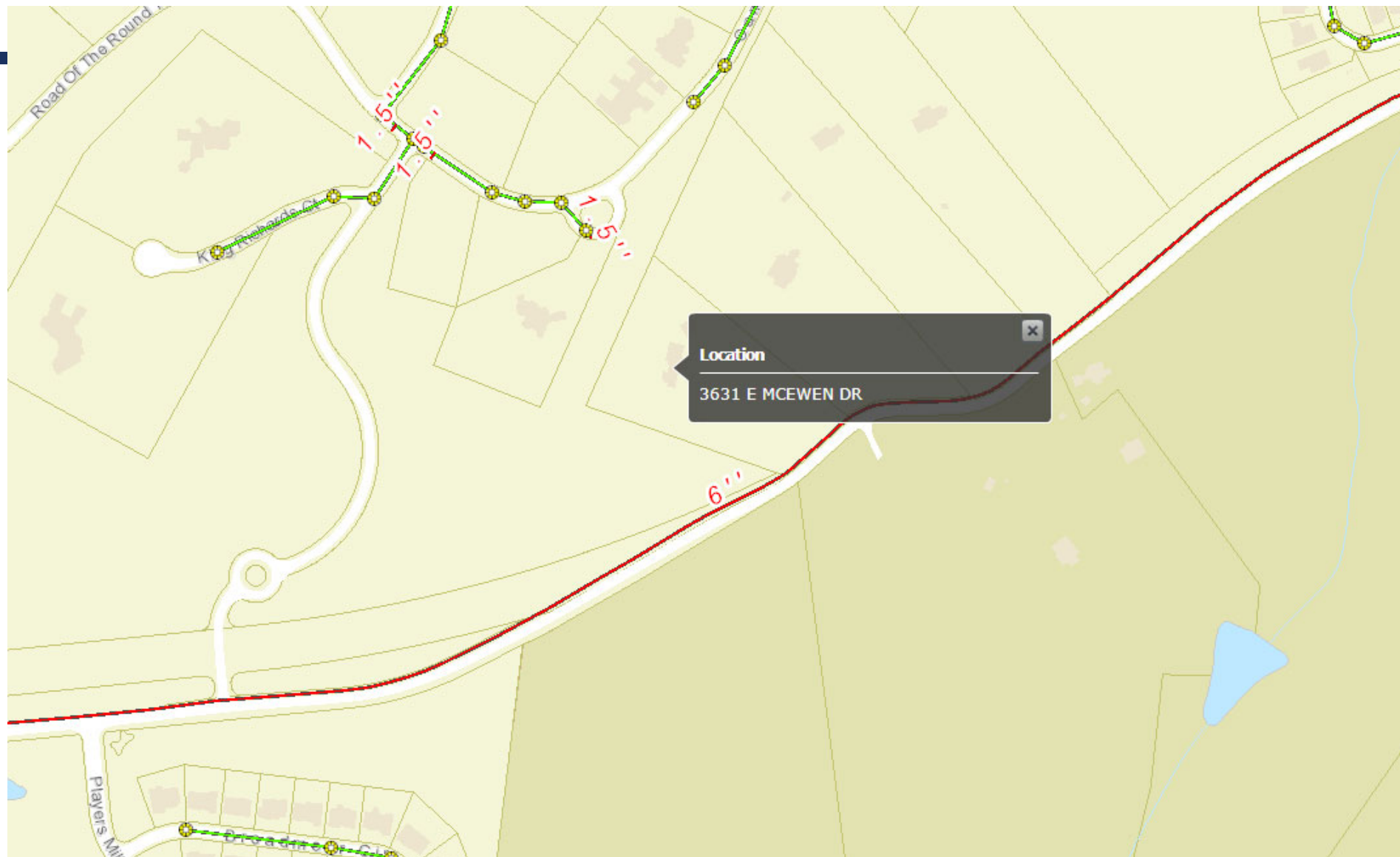
AVAILABILITY REQUEST –
3631 EAST MCEWEN DR

OCTOBER 8, 2019

MICHELLE HATCHER, PE,
DIRECTOR WATER
MANAGEMENT

DISCUSSION OUTLINE

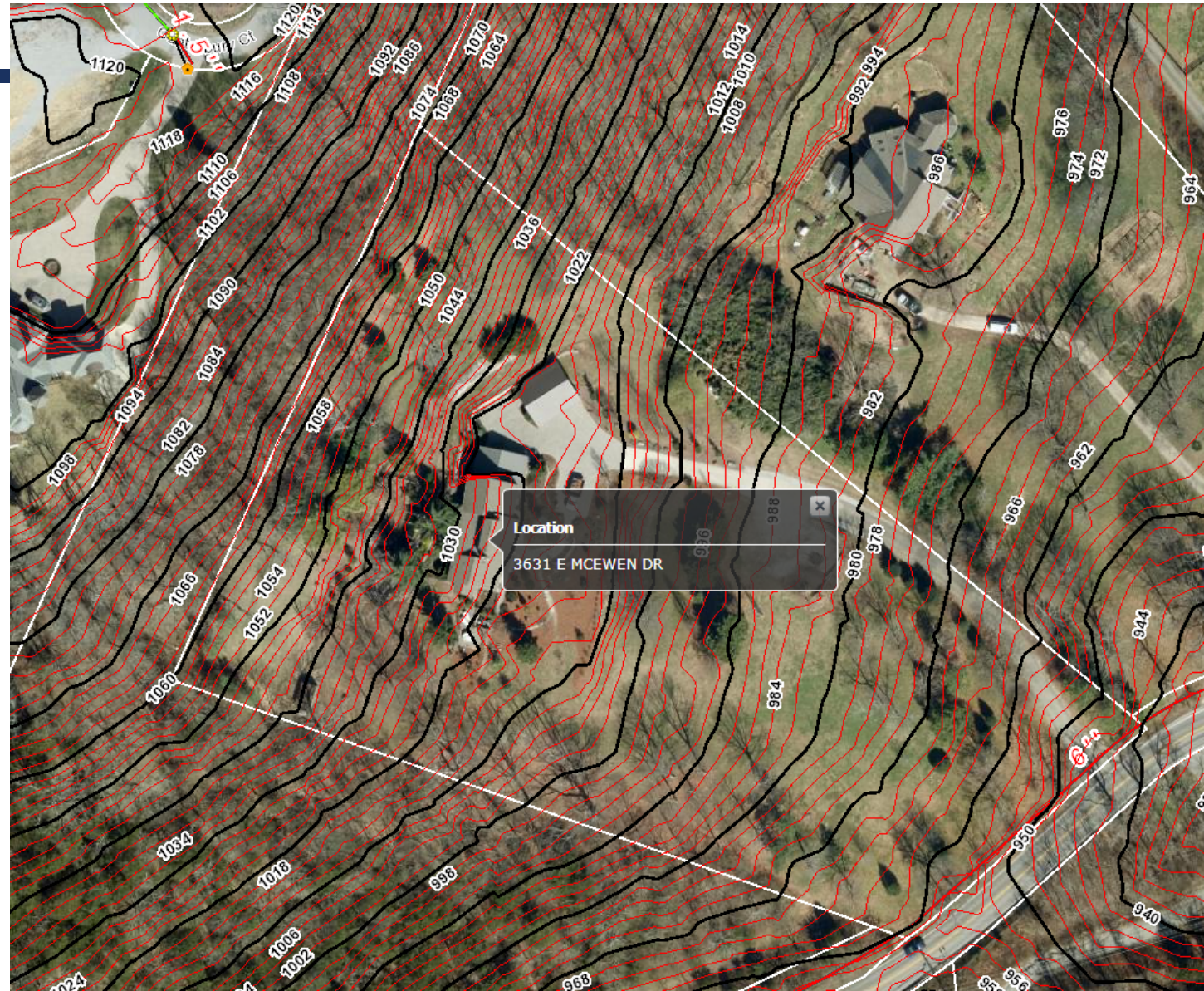
- Overview of properties (four East McEwen Drive houses)
- Legislative history
- Construction/installation impacts
- Discussion



LEGISLATIVE HISTORY

- Sewer availability request received July 29, 2019
 - Original request asking for denial
- Capital Investment Committee – August 22, 2019 (referred to Worksession)
 - Committee indicated annexed property required approval and further research needed

CONSTRUCTION & INSTALLATION ISSUES



CONSTRUCTION / INSTALLATION ISSUES

- Two options:
 - Connection northward into Canterbury Court (Avalon subdivision)
 - Low pressure system uphill (approximately 200 ft to property line) at a 45% slope
 - Anticipate large amounts of rock, uneven terrain, safety concerns
 - Easement needed at 416 Canterbury Court & Avalon HOA
 - Connection southward into East McEwen Drive
 - Gravity flow cannot combine into a pressurized main, redesign of East McEwen plans to incorporate gravity main
 - Tie into McKay's Mill subdivision (approximately 2,000 LF)
 - Easement needed between 1244 and 1242 Broadmoor Circle



DISCUSSION



Option 2 – southward
to East McEwen Drive

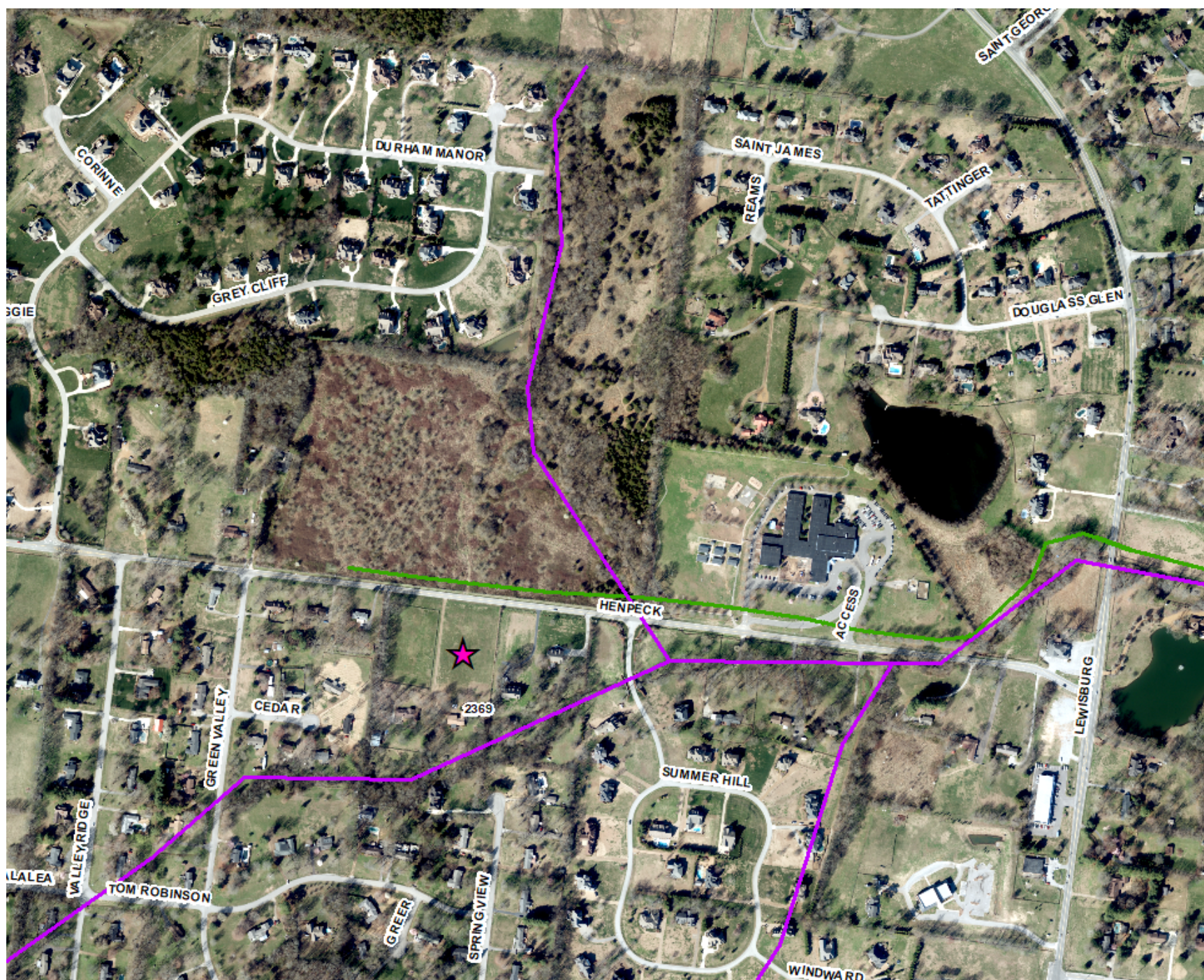


City of Franklin, Tennessee
Tabulation of Submittals*

Purchasing Office Solicitation No.:		2019-002 (electronic bill presentment services, payment processing services and coordinated paper bill presentment services)								
Notice to proposers published in the <i>Williamson Herald</i> on:		2/21/19								
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals:		17 / 10								
Date and time proposal due and publicly opened:		4/2/19 2:00 PM								
Present at opening of proposals:		Kim Pendergrass of Divco Data - Invoice Cloud; Brian Cooper of DNI Corp.; Wayne Parr of LexisNexis Vitalchek; Deann Kraft and Lawrence Sullivan of the City of Franklin Revenue Management Department; Mike Lowe of the City of Franklin Finance Department; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office								
Target meeting of BOMA at which recommendation is scheduled to be considered:		10/8/19								
Proposals received from:		For which services does the proposal apply?	Does the proposal include all required documents?	Does the proposal take any exceptions to the City's procurement solicitation? / If so, how many?	Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Average points allocated by interview panel (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Estimated annualized total quoted proposal pricing for years 1-3 payable by: City / City's customers / total	Payment terms:	Estimated time of completion of implementation after receipt of order:	Proposal is valid and may be accepted through:
Bill2Pay, LLC		Complete bundle of services	Yes	Proposer takes no exceptions	86.72	71.07		net 30 days	120 days	9/2/2019
9428 Baymeadows Road, Suite 500 Jacksonville, FL 32256 Darren Mace Business Sector Executive 904-421-7133 darren.mace@bill2pay.com							\$50,400			
							\$73,453			
							\$123,853			
DNI Corp		Complete bundle of services	Yes (and includes a proposed service agreement)	Proposer takes no exceptions	83.18	63.38		net 30 days	90 - 120 days	8/30/2019
711 Spence Lane Nashville, TN 37217 Brian Cooper Account Executive, Business Development 615-948-0020 bcooper@dnicorp.com							\$47,692			
							\$118,780			
							\$166,472			
EPI-USE America, Inc.		Electronic bill presentment and payment processing services only (but combined with bill printing services by Presto Service, Inc. for allocating fee-based points)	No (missing contact information for listed references (available upon request))	Proposer takes no exceptions	64.31	not interviewed		net 30 days	80 days	9/30/2019
2002 Summit Blvd., #825 Atlanta, GA 30319 Allan Zoutendyk Associate Partner 919-995-4135 allan.zoutendyk@us.epiuse.com							\$149,619			
							\$110,364			
							\$259,983			
Fidelity National Information Services (FIS)		Complete bundle of services	Yes	Yes (to City's Standard Procurement Terms and Conditions)	67.85	not interviewed		net 30 days	90 - 150 days	120 days from proposal date
113 Seaboard Ln, Suite A250 Franklin, TN 37067 Tammi Mathews Senior Sales Executive Government EBPP Solutions 480-238-7398 tammi.mathews@fisglobal.com							\$79,200			
							\$110,364			
							\$189,564			
Invoice Cloud		Complete bundle of services	Yes (and includes a proposed biller agreement)	Proposer takes no exceptions	80.38	84.93		net 30 days	120 days	6/30/2019
30 Braintree Hill Office Park, Suite 101 Braintree, MA 02184 Chuck Layman Regional Sales Director 317-670-7845 clayman@invoicecloud.com							\$57,960			
							\$108,887			
							\$166,847			

City of Franklin, Tennessee
Tabulation of Submittals*

Purchasing Office Solicitation No.:		2019-002 (electronic bill presentment services, payment processing services and coordinated paper bill presentment services)												
Notice to proposers published in the <i>Williamson Herald</i> on:		2/21/19												
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals:		17 / 10												
Date and time proposal due and publicly opened:		4/2/19 2:00 PM												
Present at opening of proposals:		Kim Pendergrass of Divco Data - Invoice Cloud; Brian Cooper of DNI Corp.; Wayne Parr of LexisNexis Vitalchek; Deann Kraft and Lawrence Sullivan of the City of Franklin Revenue Management Department; Mike Lowe of the City of Franklin Finance Department; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office												
Target meeting of BOMA at which recommendation is scheduled to be considered:		10/8/19												
Proposals received from:		For which services does the proposal apply?	Does the proposal include all required documents?	Does the proposal take any exceptions to the City's procurement solicitation? / If so, how many?	Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Average points allocated by interview panel (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Estimated annualized total quoted proposal pricing for years 1-3 payable by: City / City's customers / total	Payment terms:	Estimated time of completion of implementation after receipt of order:	Proposal is valid and may be accepted through:				
Gila, LLC d/b/a Municipal Services Bureau 8325 Tuscany Way, Bldg. 4 Austin, TX 78754 Ken Duncan Sr. Account Executive 615-238-1582 Ken.Duncan@Gilacorp.com		Complete bundle of services	Yes (and includes a proposed Service Level Agreement)	Proposer takes no exceptions	84.25	76.00		net 30 days	45-90 days	90 days after submit date				
\$8,640														
\$108,887														
\$117,527														
PayIt, LLC 1812 Broadway Blvd Kansas City, MO 64108 Michael Plunkett Co-Founder, COO/CFO 913-314-3825 mike@payitgov.com		Complete bundle of services	Yes	Proposer takes no exceptions	70.39	not interviewed		net 30 days	90 days	3/26/2020				
\$115,632														
\$152,738														
\$268,370														
Paymentus Corporation 13024 Ballantyne Corporate Place, Suite 450 Charlotte, NC 28277 Jerry Portocalis Senior Vice President 980-255-3000 JPortocalis@paymentus.com		Complete bundle of services	No (Paymentus Standard Agreement referenced but not provided)	Proposer takes no exceptions but requests to negotiate City's Standard Procurement Terms and Conditions	81.08	94.63		net 30 days	90 days	6/30/2019				
\$54,022														
\$68,285														
\$122,307														
Presto Service, Inc. 186 East Old Trenton Rd. Clarksville, tN 37042 Henry "Vega" Albaro, III Operations Manager 931-647-5660 PSI@PrestoServices.com		Bill printing services only (but combined with EBPP services by EPI-USE America, Inc. for allocating fee-based points)	Yes	Proposer takes no exceptions	58.56	not interviewed		net 30 days	0 days	6/30/2019				
\$149,619														
\$110,364														
\$259,983														
Smart Energy Systems Inc. DBA Smart Energy Water (SEW) 19900 MacArthur Blvd., Suite #370 Irvine, CA 92612 Aman Singha Director - Operations 909-217-3344 aman.singha@smartenergywater.com		Complete bundle of services	Yes	Proposer takes no exceptions	76.86	not interviewed		net 30 days	140 days	180 days from date of submitted offer				
\$38,972														
\$110,364														
\$149,336														





Type of Availability Requested: **CHECK ALL THAT APPLY:** ☐ Water ☒ Sewer

Sewage Flow Calculations: *Use the City of Franklin projected flow examples sheet –pg.4*

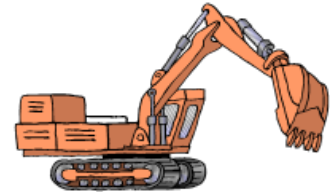
Anticipated sewage flows: *Information Required for Sewer Service* 350 GPM

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

For additional information or questions please call: 615-794-4554 **Date Submitted:** _____

MEMO

TO: Applicant
FROM: Water Management Department
DATE: May 2018
RE: Request for Water and/or Sewer Availability & Associated Costs



When considering development of a tract of land, one of the first steps a developer (or their design professional) should complete is the application for water and sewer availability. **Planned Unit Developments MUST have approved availability to be approved.**

The following items **SHALL** be included with a water and/or sewer availability request:

- Completed Application (ALL sections must be filled in)
- Project location map & Utility Plan (if available)
- Sewage Calculations (For Development projects only; Individual Single Family Homes are not required to submit these calculations).

Email Application to: availability@franklinton.gov

For additional information or questions please call: 615-794-4554

There is a 30 day maximum turnaround time for the requests. Unless your request requires Board of Mayor & Aldermen (BOMA) approval then applicant will be notified of the date of the BOMA meeting at which your request will be brought up.

THE AVAILABILITY IS GRANTED BASED ON THE FOLLOWING TIME PERIODS:

- Construction plans are to be prepared and **submitted within one year from the granting of availability.**
- Construction of the water and sanitary sewer **improvements shall begin within one and one-half (1 ½) years from the granting of availability.**

OTHER RELATED INFORMATION:

- Pump stations and force mains are not allowed if the development can be served by extension of gravity sewer.
 - Any necessary Pump Station or Force Main shall be subject to approval by Water Dept. Director.
- **No customer shall supply water service to more than one dwelling or premise from a single service line.**

PROPERTIES OUTSIDE OF CITY LIMITS:

Per **Resolution 2015-32**: Annexation shall be required as a condition of approval for all properties outside the City Limits whether within the City's Urban Growth Boundary, or not, in order to be granted sanitary sewer availability. Annexation shall occur at such time the property becomes contiguous to the City's corporate limits or as determined by the Board of Mayor and Alderman.

- Applicant shall be required to sign the Annexation Agreement **after** Availability Request is approved by BOMA, and **before** the approved letter is issued.

SINGLE FAMILY APPLICANTS:

- Not all portions of the application will apply, please mark NA to those sections.
- If a main line extension is necessary you will be required to submit a plan & profile set for review and approval.

MAIN LINE EXTENSION REQUIRED FOR SERVICE:

Plans shall be submitted for approval:

- Plans shall include: Site Layout & Location, Existing Utilities, Grading & EPSC, Plan & Profile, and Applicable Details.
- Include Final hydraulic analysis of the line/s. Use the City's standards for flow calculations.
- Water and Sewer Specifications are available on-line (in pdf form) for the convenience of the developer's engineer:
<http://www.franklinton.gov/government/engineering/development>

CURRENT SEPTIC SYSTEMS/APPLICANTS WITHIN THE COUNTY:

- Williamson County requires residents wishing to modify the septic system to first request availability with the City. You are required to complete the application and indicate whether you are requesting a denial or approval. (Indication does not guarantee final decision. BOMA must approve or deny your request).
- Septic System must be decommissioned per County standards:
<http://www.williamsoncounty-tn.gov/index.aspx?NID=126>

If you have any questions concerning this request, contact the City of Franklin Water Department at (615) 794-4554.

Tap Related Fees* *Does not include \$25 New Account Set up Fee*

Fee Description:	Applicable Utility	Fee Amount:
System Development Fee (SDF)	Water & Sewer	See Charts Below (based on meter size)
Access Fee	Water & Sewer	See Charts Below (based on meter size)
Effluent Disposal Fee (EDF)	Sewer	See Charts Below (based on meter size)
Tap Fee	Water & Sewer	See Charts Below (based on meter size)
Irrigation Fee	Water & Reclaim Water	See Charts Below (based on meter size)
Fire Sprinkler Fee (SDF)	Water (fire)	\$500 per diameter inch of connection line

Effective March 1, 2008, the fees and installation costs are as follows and are paid to the Building & Neighborhood Services Dept. 615-794-7012

WATER * City of Franklin Wat							
Meter Size	SFUE	GPM	SDF	Access Fees	Irrigation Meter ¹	Tap Existing ²	City making Tap ³
¾"	1	12.5	\$903	\$1,186	\$3,150	\$315	\$756
1"	13	50	\$3,612	\$4,746	\$4,725	\$374	\$897
1 ½"	30	120	\$8,619	\$11,390	\$6,300	\$656	\$1,444
2"	40	160	\$11,558	\$15,187	\$7,875	\$1,362	\$2,223
3"	88	350	\$25,284	\$33,222	\$9,450	\$1,581	\$3,654
4"	125	500	\$36,120	\$47,460	\$11,025	\$2,668	\$5,492
6"	300	1200	\$86,688	\$113,904	\$12,600	\$4,723	\$7,387
8"	375	1500	\$108,360	\$142,380	\$14,175	\$10,293	\$14,110

SEWER (Fees are based on water meter size regardless of water district)							
Meter Size	SFUE	GPM	SDF	Access Fee	Effluent Disposal ⁴	Tap Existing ²	City Making Tap ³
¾"	1	12.5	\$1,444	\$2,100	\$450	\$263	\$1,240
1"	13	50	\$5,775	\$8,400	\$1,800	\$263	\$1,240
1 ½"	30	120	\$13,860	\$20,160	\$4,320	\$263	\$1,240
2"	40	160	\$18,480	\$26,880	\$5,760	\$263	\$1,240
3"	88	350	\$40,425	\$58,800	\$12,600	\$263	\$1,240
4"	125	500	\$57,750	\$84,000	\$18,000	\$263	\$1,240
6"	300	1200	\$138,600	\$201,600	\$43,200	\$263	\$1,240
8"	375	1500	\$173,250	\$252,000	\$54,000	\$263	\$1,240

1- Irrigation Fees Include Meter Fee & \$25 Application Fee Only

3- City Installs Tap & Meter

2- Contractor Installs Tap & Meter – Subject to Addnl' Inspections

4- Fee Goes to Establishing Effluent Water System; paid with all Sewer Services

*** All Fees shall be paid prior to the issuance of a Building Permit or Utility Inspection, whichever occurs first. ***

Private Fire Hydrant and Sprinkler Systems – The SDF for connection of private fire hydrants and sprinkler system lines to the City of Franklin's (COF) lines shall be **\$500 per inch diameter of connection** to the City's lines. Radio-read meters will be required on all private fire hydrant and sprinkler systems.

UTILITY PERMIT RELATED FEES: PAID WITH PERMIT, NOT WITH AVAILABILITY REQUEST:

Only applicable if extending the water, sewer or reclaim water main lines.

Fee Description	Applicable Utility	Fee Amount
Plan Review Fee	Water, Sewer & Reclaim Water	\$300 Water; \$300 Sewer & \$300 reclaim Water
Inspection fees:	Fee Rate	
Water Main Line	\$1.25/LF Water (minimum \$ 1,000)	
Sewer Gravity Main Line	\$2.00/LF (minimum \$1,000)	
Sewer Force Main Line	\$1.50/LF (minimum \$1,000)	
Reclaim Water	\$1.25/LF (minimum \$1,000)	

Checks are made payable to the City of Franklin. Please indicate what the payment is for on the check.

3

Projected Flow Examples

Drainage Facility	Flow in GPD	Design Units
Apartments -One Bedroom	250	per unit
Apartment -Two Bedroom	300	per unit
Apartment -Three Bedroom	350	per unit
Mobile Home Parks	300	per mobile home space
Single Family Dwelling	350	per unit
Assembly Hall (No Food Service)	2	per seat
Beauty Shop, Styling Salon	200	per station
Bowling Alleys (no food service)	75	per lane
Car Wash -(stand alone)	500	Per bay
Child Care Center	10	Per child and adult
Churches (small)	5	per sanctuary seat
Churches (large with kitchen)	7	per sanctuary seat
Country Clubs	50	per member
Dance Halls (No Food Service)	2	per person
Doctors/Dentists	75 20 10	per doctor per employee per patient
Drive-In Theaters	5	per car space
Factories (no showers)	25	per employee per 8-hour shift
Factories (with showers)	35	per employee -per 8-hour shift
Hospitals (no residents) (with food service)	300	per bed
Hotels	130	per unit
Institutions (residents) (with food service)	100	per person
Laundries (coin-operated)	400	per standard size machine
Nursing and Rest Homes (with food service)	200 100 50	per patient per resident employee per non-resident employee
Office Buildings	25	per employee
Office/warehouse space	0.1	per square foot
Retail Store	20	per employee
Restaurant -Ordinary (not 24-hour)	35	per seat
Restaurant -24-Hour	50	per seat
Restaurant -Banquet Rooms	5	per seat
Restaurant -Along Freeway	100	per seat
Restaurant -Tavern (very little food service)	35	per seat
Restaurant -Curb Service (drive-in)	50	per car space
Service Stations	1000	Per fuel island
Schools -Elementary (with food service)	15	per pupil
Schools -High and Junior High (with food service)	20	per pupil
Shopping Centers (no food service or laundries)	0.2	per sq. ft of floor space
Swimming Pool	10	per swimmer
Theaters, auditorium type	5	per seat
Youth and Recreation Camps (w/food service)	50	per person

Scott Andrews

From: jsouder@villagetn.com
Sent: Friday, September 13, 2019 9:10 AM
To: Water/Sewer availability
Subject: Sewer Request
Attachments: WaterSewerAvailabilityRequ.pdf.pdf

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

Hello Wonderful Sewer Department,

Attached is our application for sewer access to the new Henpeck main sewer line and here is a little bit about our situation -

We recently purchased 2369 Henpeck lane with the intention of remodeling it and it being our forever family home. It's a wonderful property, with amazing potential, but definitely needs a lot of love. We are more than willing to take on this fixer upper challenge because having this house means that our kids can stay at Oak View Elementary (which we were just zoned out of) and it means that we will have room for my wife's handicapped sister and her caretaker who will eventually be living with our family.

Unfortunately, quickly after closing, when applying for a permit to renovate we learned that the realtor that listed and sold this property mislead first marketing it as a 4 bedroom/3bath even going as far as having us sign a septic disclosure form stating the house was on a 4 bedroom system system- come to find out, the existing septic tank is actually limited to a 3bedroom/2 bath (and is also a 45 years old system on its last legs). So, as of now, our renovation plans were denied by septic.

So, here we are, in a very hard position because we cannot move in to this property as is (due to its current condition and mold) and we are not in a financial position to be able to float \$30K on this mortgage while we wait 10+months to be approved (or maybe even not approved if our soil turns out not to be adequate) for a new septic system big enough for our family.

At this point, our only last hope is to be able to connect to the sewer that is being installed on Henpeck (it is literally at the end of our driveway, we are the closest house to the new middle school being built). We understand that many neighboring households have inquired about connecting, but we are begging. If we aren't able to connect to the sewer, not only will we not be able to build our family home - we will inevitably have to put the house back on the market at a loss, lose the money that we have saved for this project and our daughter will have to switch schools.

We understand that there is a lot of hard work, energy and planning that goes in to the sewer. We really appreciate your time and consideration. If there's any more information you need from us or if we could come in sometime soon to the office to further plead our case, please let us know - we would love to buy everyone lunch!

Thank you,
Josh and Meg Souder, The Souder Family
615-426-0089

ORDINANCE 2019-32

AN ORDINANCE TO AMEND TITLE 8, CHAPTER 1 and 2 OF THE FRANKLIN MUNICIPAL CODE REGARDING ALCOHOLIC BEVERAGE RESIDENCY REQUIREMENTS AND BEER ALCOHOL CONTENT.

WHEREAS, for the purpose of promoting the public health, safety, comfort, convenience, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to regulate the business of selling, storing, transporting, distributing, purchase or possess alcoholic beverages within the corporate limits of the City of Franklin except in accordance with the provisions of Tennessee Code Annotated, title 57, chapter 3, and rules and regulations promulgated thereunder; and

WHEREAS, on March 7, 2019, the Tennessee General Assembly Adopted Amendment #1 to Tennessee Code Annotated § 57-3-213(d), effective August 1, 2019, which removes the requirement of licensees from presenting certificates of compliance to local government for annual renewal; and

WHEREAS, on March 18, 2019, the Tennessee General Assembly Adopted HB 683 which removes the requirement of licensees from residing within the county and the certificate remains valid unless there is a change of ownership or location; and

WHEREAS, on May 1, 2014, the Tennessee General Assembly passed Public Chapter 0861, which revised Tennessee Code Annotated § 57-5-101(b) and changed the definition of “beer” from beverages having an alcoholic content of not more than 5% to beverages having an alcoholic content of not more than 8%, and such change was effective January 1, 2017.

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

SECTION I. That Title 8, Chapter 1, Section 102 (2) of the Franklin Municipal Code is hereby amended to read as follows:

(2) *Certificate or certificate of compliance* means the certificate required pursuant to Tennessee Code Annotated, §§ 57-3-208 or 57-3-806, as the same may be amended, supplemented or replaced, and subject to the provisions set forth in this article for issuance of such a certificate. Once signed by the City, must be submitted by the applicant to the Tennessee Alcoholic Beverage Commission. Once signed by the City, must be submitted by the applicant to the Tennessee Alcoholic Beverage Commission.

SECTION II. That Title 8, Chapter 1, Section 105 (1) of the Franklin Municipal Code is hereby amended to read as follows:

(1) Retail liquor stores. Any person intending to apply for a state license for a retail liquor store shall first apply for a certificate of compliance from the city, pursuant to Tennessee Code Annotated, § 57-3-803. The application for a certificate shall be in writing on a form furnished by the city recorder. The application shall identify the name and address of the owner of the property for which the certificate is sought and shall be accompanied by evidence that the owner has agreed to allow the proposed retail store to be operated on the property upon issuance of a license. Applications will be considered in the chronological order in which they are received, and no consideration will be given to the fact that other applications have subsequently been received. The certificate shall be granted or denied by the board of

mayor and aldermen within 60 days after the application for the certificate is submitted to the city recorder and, if granted, shall be signed by the mayor or a majority of the board of mayor and aldermen. A certificate of compliance for a retail liquor store shall expire and become void if the applicant to whom the certificate was granted fails to apply for a license from the alcoholic beverage commission within six months of the date of the certificate, or if the retail liquor store for which a certificate was granted is not in operation within 12 months following the issuance of the certificate; provided, however, that the board of mayor and aldermen may, upon written request of the applicant, extend the expiration date of a certificate for up to three additional months in the event of circumstances beyond the applicant's control. If a certificate becomes void, no new certificate may be issued to the same applicant unless a new application is submitted, and all applicable requirements of this article are met at the time the new application is received.

SECTION III. That Title 8, Chapter 1, Section 110 of the Franklin Municipal Code is hereby amended to read as follows:

Sec. 8-110. - Residency requirement for managing agents and licensees. (Deleted, reference US Supreme Court No. 18-96 and Tenn. Code Ann. § 57-3-204)

SECTION IV. That Title 8, Chapter 1, Section 112 of the Franklin Municipal Code is hereby amended to read as follows:

Sec. 8-112. - Transfer of licenses restricted.

The holder of a license may not sell, assign, or transfer such license to any other person. Licensees who are serving in the military forces of the United States in the time of war may appoint an agent to operate under the license of the licensee during the absence of the licensee. In such instances, the license shall continue to be carried in the name of the owner. The agent of the licensee shall conform to all the requirements of a licensee. No person who is ineligible to obtain a license shall be eligible to serve as the agent of a licensee under this section.

SECTION V. That Title 8, Chapter 1, Section 118 of the Franklin Municipal Code is hereby amended to read as follows:

(1) No retailer shall hold more than 50 percent of the licenses authorized for issuance by the City of Franklin, Tennessee.

(2) No retailer shall sell, lend, or give away any alcoholic beverages to any person who is drunk, nor shall any retailer selling alcoholic beverages sell, lend, or give away such beverage to any person accompanied by a person who is drunk.

(3) No retailer shall sell, lend, or give away any alcoholic beverages to a person under 21 years of age.

(4) No retail store shall sell, give away, or otherwise dispense alcoholic beverages except between the hours of eight o'clock a.m. (8:00 a.m.) and eleven o'clock p.m. (11:00 p.m.) on Monday through Saturday and between ten o'clock a.m. (10:00 a.m.) and eleven o'clock p.m. (11:00 p.m.) on Sunday.

(5) No retailer shall sell, lend, or give away any alcoholic beverages on Christmas Day, Thanksgiving Day, or Easter.

(6) No retailer of alcoholic beverages shall keep or permit to be kept upon the licensed premises any alcoholic beverages in any unsealed bottles or other unsealed containers.

SECTION VI. That Title 8, Chapter 2, Section 202 (1) of the Franklin Municipal Code is hereby amended to read as follows:

(1) *Beer* shall mean beer, ale, or other malt beverages, or any other beverages having an alcoholic content of not more than eight percent by weight, except wine as defined in Tenn. Code Ann., § 57-3-101.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING
PASSED SECOND READING:

DAVID G. ROGERS

ATTORNEY AT LAW

P.O. Box 1227
Franklin, TN 37065-1227

TELEPHONE: (615) 472-8570

EMAIL: dgrtrustee@comcast.net

August 6, 2019

City of Franklin
Attn. Adam Moser
103 3rd Avenue South
Franklin, TN 37064

RE: Benelli Park HOA (Franklin, TN)

Dear Mr. Moser:

I represent the above HOA as it relates to a new ordinance prohibiting parking on both sides of the road leading into Benelli Park Court. The roadway leading into Benelli Park Court is only 22 feet wide and a fire engine or other large vehicle would not be able to get into our neighborhood with vehicles parked at the entrance. There are vehicles parked close to the entrance almost every day. They are using our street as a parking lot.

I spoke with you about submission of a plan to the City of Franklin for parking on our street. I have attached a petition (as you suggested) wherein all families on our street have agreed that no parking signs should be placed on both sides of the road next to the entrance. If the City approves a no parking sign on only one side of the street, people will still park on the other side which prohibits large vehicles currently from entering our neighborhood and also makes it difficult for all of us to get into and out of the neighborhood.

We want to be good neighbors to all but both of these signs are necessary because the free parking on our street is not going to stop until the signs go up. Please let me know what else you need from us to make this decision.

Thanks for your help.

Sincerely,


David G. Rogers

NEIGHBORHOOD NO PARKING PETITION FORM

Name of neighborhood and requesting organization: Benelli Park HOA

Contact person: David Rogers, Attorney Telephone: 615-472-8570

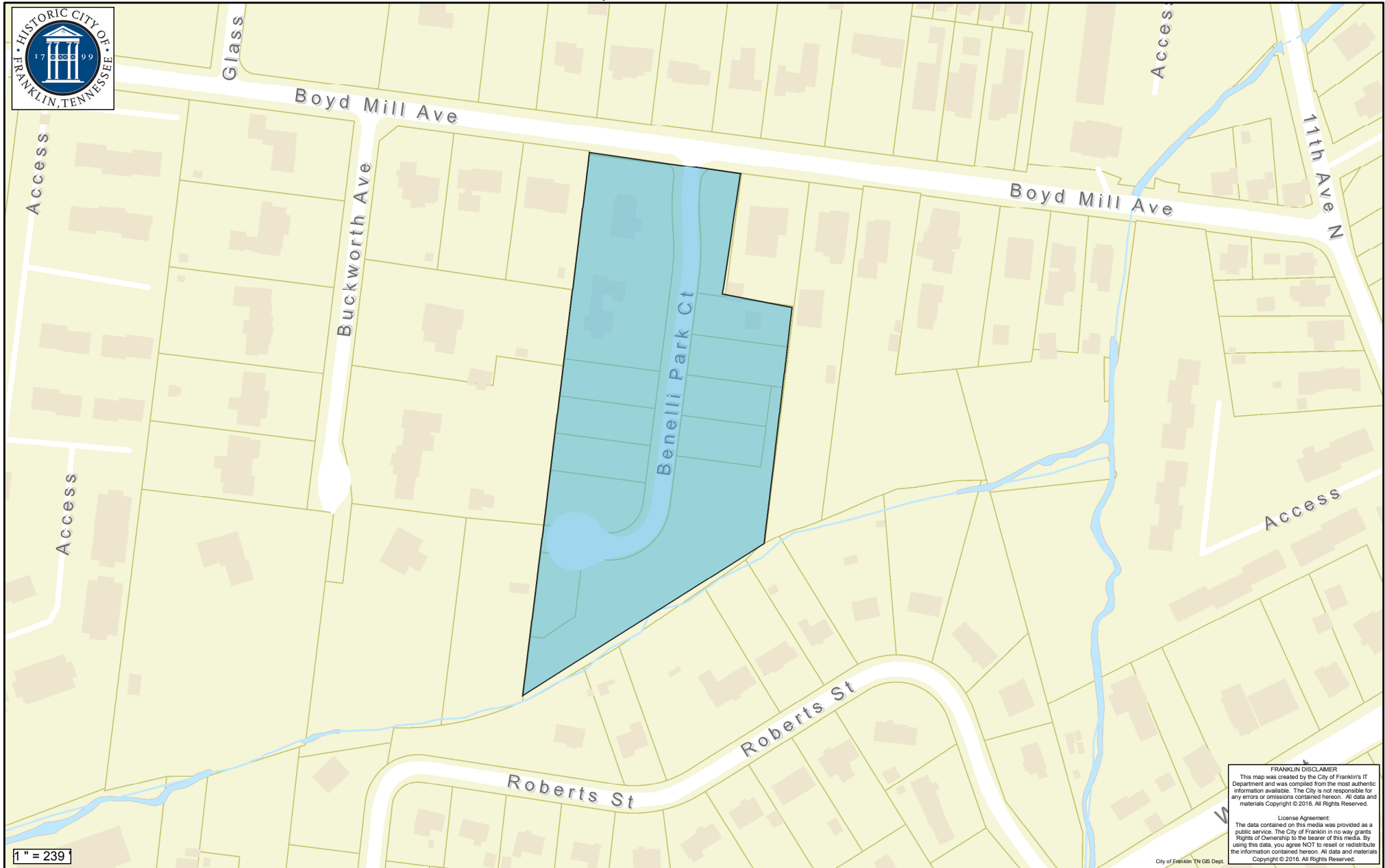
Street for No Parking: Benelli Park Ct, Franklin, TN

Request Statement: Install NO PARKING ANYTIME signs

Side of Roadway: Both sides

SIGNATURES:

Property Owner Name	Address	Telephone No.
1. <u>Yvonne Noel</u>	<u>1035 Benelli Park</u>	<u>239-225-5252</u>
2. <u>W Adams</u>	<u>1022 Benelli Park Ct</u>	<u>210-288-0046</u>
3. <u>David S. S. S. S.</u>	<u>1023 Benelli Park</u>	<u>615-604-0016</u>
4. <u>Mike Kuntz</u>	<u>1028 Benelli Park Ct</u>	<u>615-973-8088</u>
5. <u>Karen Brown</u>	<u>1011 Benelli Park</u>	<u>615-210-9732</u>
6. <u>[Signature]</u>	<u>" " "</u>	<u>615-308-0628</u>
7. <u>Susan Hashim</u>	<u>1017 BENELLI PARK</u>	<u>(615) (331) 625-4316</u>
8. <u>John + Cindi McShain</u>	<u>1005 Benelli Park Ct</u>	<u>615-308-5025</u>
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____



1" = 239'

City of Franklin TN GIS Dept

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