



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, June 11, 2019

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [19-0433](#) Consideration of Resolution 2019-35, a Resolution Approving the Adoption of the America Supporting Americans Agreement (COF Contract No. 2019-0130) to support the 4th BN 5th Special Forces Group (A) at Fort Campbell. (04/23/19 WS, 06/11/19 WS)

Sponsors: Eric Stuckey

Attachments: [2019-35 RES to adopt 2019-0130 with attachment America Supporting Ameri](#)

Legislative History

4/23/19 Work Session referred to the Work Session

2. [19-0291](#) Presentation of the Joint Conceptional Master Plan for the Franklin Special School District (FSSD) Ballfield Renovation Masterplan completed by Lose and Associates, Inc. as part of COF Contract No. 2018-0085.

Sponsors: Lisa Clayton and Paige Cruse

Attachments: [2019_Franklin_Presentation - School Board - May 20.pdf](#)

3. [19-0600](#) *Consideration of COF Contract No. 2019-0180 with Cornucopia Consulting Group For Leadership Development Training in an amount of \$39,150.

Sponsors: Kevin Townsel

Attachments: [2019-0180 Cornucopia Consulting Leadership Development Training with Atta](#)

4. [19-0249](#) Consideration of Ordinance 2019-11, An Ordinance Regarding the Disposition of Surplus Real Property (03/26/19 WS, 06/11/19 WS; 1st BOMA Reading 06/25/19 7-0) SECOND AND FINAL READING

Sponsors: Eric Stuckey and Shauna Billingsley

Attachments: [2019-11 ORD Ordinance to Amend FMC Relative to the Disposal of Real Prop](#)
[2019-11 ORD Ordinance to Amend FMC Relative to the Disposal of Real Prop](#)

Legislative History

3/12/19 Work Session referred to the Work Session

3/26/19 Work Session referred to the Work Session

4/23/19 Work Session referred to the Work Session

5. [19-0425](#) PUBLIC HEARING: Consideration Of Resolution 2019-37: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision With 1 Modification Of Development Standards (Tree Canopy), For The Property Located North Of Liberty Pike And West Of Carothers Parkway. (05/23/19 FMPC 5-3, 06/11/19 WS)

Sponsors: Franklin Municipal Planning Commission and Emily Hunter

Attachments: [RES 2019-37 Carothers Crossing West with exhibits.Law Approved.pdf](#)
[MAP Carothers Xing West DP rev](#)
[CCW Conditions of Approval 01.pdf](#)
[Development Plan Revision 1 Resubmittal](#)

Legislative History

4/25/19 Franklin Municipal Planning Commission referred to the Franklin Municipal Planning Commission
 5/23/19 Franklin Municipal Planning Commission recommended favorably to the Board of Alderman and to the Work Session

6. [19-0579](#) Consideration of A Professional Services Agreement With Collier Engineering Co, Inc, For Construction Materials And Testing Services For City Of Franklin Fire Station 7 Under Contract Number 2019-0136. (\$28,067.84) (06/11/19 WS)

Sponsors: Brad Wilson

Attachments: [2019-0136 Collier Testing for COF with Attachment.Law Approved Signed by \](#)

7. [19-0522](#) PUBLIC HEARING: Consideration Of Initiating The Annexation Process And Draft Plan Of Services, Resolution 2019-34, For The Annexation Of 4331 Long Lane. (06/11/19 WS)

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [RES 2019-34 Annex Initiation 4331 Long Lane_with Map and Draft Plan of Serv](#)
[Exhibit A MAP Planofservice Sunset farms](#)
[19-0522 Major Thoroughfare Plan Map Carothers and Peytonsville.pdf](#)

8. [19-0597](#) *PUBLIC HEARING: Consideration of Resolution 2019-72: "A Resolution Requesting A Referendum For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee." (06-11-19, 08-13-19 WS)

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [RES 2019-72 REFERENDUM SE ANNEXATION _with Exhibits.Law Approved](#)
 [Annexation Request 19-05-23](#)
 [Annexation Parcels](#)
 [24 Signed Affidavits 5-24-19](#)
 [Owner Affidavits 5-30-19](#)
 [Owner Affidavit 061119](#)
 [061119 Staff Report](#)
 [Growth Priorities Special BOMA Work Session May 1 2018](#)
 [citizen comment 01 planning for Parcel at end of Carothers on Long Lane](#)

Other Business

Adjournment

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

RESOLUTION 2019-35

A RESOLUTION APPROVING THE ADOPTION OF THE AMERICA SUPPORTING AMERICANS AGREEMENT (COF CONTRACT NO. 2019-0130) TO SUPPORT THE 4th BN 5th SPECIAL FORCES GROUP A AT FORT CAMPBELL

WHEREAS, American military forces are either engaged in defending or are prepared to defend and support American interests and principles; and

WHEREAS, the Adopt-a-Unit program created by America Supporting Americans on March 4, 1968, provides a mechanism whereby all branches of the United States Armed Services can be "adopted" by American communities; and

WHEREAS, the purpose of this adoption program is to create a bond between American communities and the military men and women who bravely serve their country; and

WHEREAS, this bond is intended to support the morale of said service and men and women without regard to individual political ties or affiliations; and

WHEREAS, in recognition of the challenges confronting American service men and service women, it is appropriate and fitting that the City of Franklin, Tennessee show its support by adopting the 4th BN 5th Special Forces Group A.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen for the City of Franklin as follows:

1. The City of Franklin hereby supports the execution of the America Supporting Americans Agreement (COF Contract No. 2019-0130, which is attached as Exhibit A to this Resolution).
2. The City of Franklin hereby designates Tom Miller and Monique McCullough as the official liaisons between the City of Franklin and 4th BN 5th Special Forces Group A.
3. The City of Franklin does hereby adopt and offer its ongoing respect and support to 4th BN 5th Special Forces Group A, in time of war and in time of peace, to said service men and service women.
4. The City of Franklin hereby encourages all City employees, businesses, service clubs, charitable organizations, and private citizens to become involved in supporting this adoption.

IT IS SO RESOLVED AND DONE on this ___ day of _____, 2019.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



AMERICA SUPPORTING AMERICANS: ADOPTION AGREEMENT FORM FOR CITIES

Congratulations on your community's decision to adopt a unit through the ASA program! We are delighted you have chosen to join the ASA adoptive family. Of course, we believe you could not have found a more wonderful way to support the men and women of our armed services, and we expect you will find it just as rewarding to your community as it will be to the members of the unit, ship, or squadron you have adopted.

In order to finalize this process, we ask that you fill out, sign, and return this form, together with your community's Adoption Resolution, to ASA's office in California:

Linda Patterson
America Supporting Americans
P.O. Box 574
Pacific Palisades, CA 90272

If you have any questions, please direct them to Linda Patterson at (310) 459-5625. Linda's email address is artavia101@earthlink.net. Fax number (818) 851-851-9016 Thank you!

It is hereby agreed that (city/state): the City of Franklin, Tennessee is adopting the following unit, 4th BN 5th Special Forces Group A, through the AMERICA SUPPORTING AMERICANS (ASA) Adopt-a-Unit Program. It is further agreed that our community will regularly engage in activities designed to support this unit. We have chosen a primary and secondary contact person for this program. We understand that at least one of these people must be a city employee who can receive information, mailings, phone calls, and email through city hall, or a comparable official administrative location for our community.

The primary contact person in our community for this program will be:

Name: Tom Miller
Address: 1328 Carnton Lane, Franklin, Tennessee 37064
tommillerfranklin@gmail.com

Phone: 615-456-3805

☐ This person is a city employee whose contact information, as listed above, corresponds to an administrative office for our municipal government.

Our secondary contact person will be:

Name: Monique McCullough
Address: 109 3rd Avenue South, Franklin, Tennessee 37064
monique.mccullough@franklin.tn.gov

Phone: 615-550-6603

☒ This person is a city employee whose contact information, as listed above, corresponds to an administrative office for our municipal government.

The name(s) of our local newspaper(s) is (are) Williamson Herald and the Tennessean

The name(s) of our local radio stations(s) is (are) WAKM

We agree to remain in contact with ASA, providing ASA with any changes in the above information, and returning to ASA the Adoption Update Forms which will be sent to us by ASA on a semi-annual basis. ASA may include the name of our community in the list of adoptive communities on the ASA website. In promoting or publicizing this adoption or adoption related activities, through whatever media, we will, if possible, include the fact that we adopted this unit through AMERICA SUPPORTING AMERICANS. We also agree that at least one of the two contact people for this adoption will always be a city employee who can be reached as described in the printed paragraph above.
Mayor (or comparable civic official)

Signed: _____ Printed name: _____
Date: _____ Accepted: _____

For AMERICA SUPPORTING AMERICANS

How You Can Help:

- Visit the ASA website, www.asa-usa.org, where you can find more information and adoption forms online.
- Connect ASA with a city, town, or county that may be interested in adopting a military unit.
- Connect ASA with a military unit at home or abroad that may be interested in being adopted.
- Make a donation to support the work of ASA or, if you prefer, to support adoption activities for a particular unit or community.

FILL OUT THE FORM BELOW AND SEND IT TO ASA
FOR MORE INFORMATION
OR TO RECEIVE OUR ONLINE NEWSLETTER:

(We do not share our mailing list with any other organization.)

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE: _____

I AM WITH A _____ CITY _____ UNIT INTERESTED IN THE
ASA ADOPTION PROGRAM. PLEASE CONTACT ME.

OTHER INTEREST: _____

COPYRIGHT: THE CONTENT OF THIS BROCHURE, THE ASA LOGO AND
THE CORPORATE NAME ARE ALL PROPERTY OF AMERICA SUPPORTING
AMERICANS. NO ADDITIONS OR DELETIONS MAY BE MADE TO THIS
BROCHURE, AND NO PART OF IT MAY BE REPRODUCED WITHOUT
PERMISSION FROM ASA.

AMERICA SUPPORTING AMERICANS
P.O. Box 574
Pacific Palisades, CA 90272



AMERICA SUPPORTING AMERICANS

P.O. Box 574
Pacific Palisades, CA 90272
(310) 459-5625
Fax: (818) 851-9016



ADOPT-A-UNIT PROGRAM

VISIT OUR WEBSITE:
WWW.ASA-USA.ORG

WHAT IS AMERICA SUPPORTING AMERICANS?

ASA is a non-profit, 501(c)(3) organization committed to building caring, supportive connections between the young men and women serving in all branches of our armed forces and people living in towns and cities throughout the country.

Working primarily through mayors, city managers, and local chambers of commerce, we facilitate "adoptions" between towns, cities, or counties and individual military units. In many cases, a city is already "home" to a particular unit, and the municipality and unit may want to solidify this relationship in unique, caring, personally meaningful ways. In other cases, a city, town, or county wants to establish a strong, supportive connection with soldiers in a unit, sailors on a ship, or airmen in a squadron not already affiliated with the municipality involved. In either case, ASA facilitates this process and provides the ongoing support needed to help make the adoption a success.

Adoption support services provided by ASA include the following:

- The ability for individuals to make secure, designated donations via the ASA website in support of adoption activities in a specific city, town, or county.
- Guidance in setting up activities and events to support the adopted unit.
- Promotion of local adoption-related events and activities on the ASA website.



Through the Youth Civic Action and Education Program (YCAP), students participate in adoption activities and their teachers are able to integrate materials and resources provided by adopted units into their curriculums. Here, students collect school supplies and donate them to their city's adopted unit for distribution to school children in Iraq.

HOW DID ASA GET STARTED?



Joe Artavia

AMERICA SUPPORTING AMERICANS began its work in 1967 when Linda Patterson, a young woman living in San Mateo, California, convinced her hometown to adopt her brother, Joe's, unit in Vietnam. Believing that the individual soldiers charged with fighting an unpopular war desperately needed to feel the interest and concern of communities back home, San Mateo agreed to Linda's request, and the morale of Joe's fellow infantrymen was, in Joe's words, brought "as high as the clouds." Joe, at age nineteen, was killed in Vietnam trying to rescue a fellow soldier three weeks after the adoption took place, but many of the men who served with him gratefully remember Joe and Linda each time they look at a cherished medal that reads, "City of San Mateo, Adopted Son." Based on the success of this experience, Linda founded ASA.



Linda Patterson at
Camp Eagle in Vietnam (1968)

Having geared up the adoption program again during Desert Storm, and now for a third time in the wake of 9/11, ASA is committed to facilitating these adoptions on an ongoing basis. Through ASA adoptions, both military personnel and civilians are benefiting from the unique and crucial link that exists between the men and women of our armed services and those they are charged to protect.

Visit our website:

www.asa-usa.org

HERE ARE SOME OF THE ACTIVITIES COMMUNITIES HAVE ENGAGED IN WITH THEIR ADOPTED UNITS:

Exchanging letters between school children and the men and women serving in the adopted unit.

Incorporating members of adopted units into 4th of July and/or homecoming parades.



Having members of adopted units speak about their experiences to school and community groups.

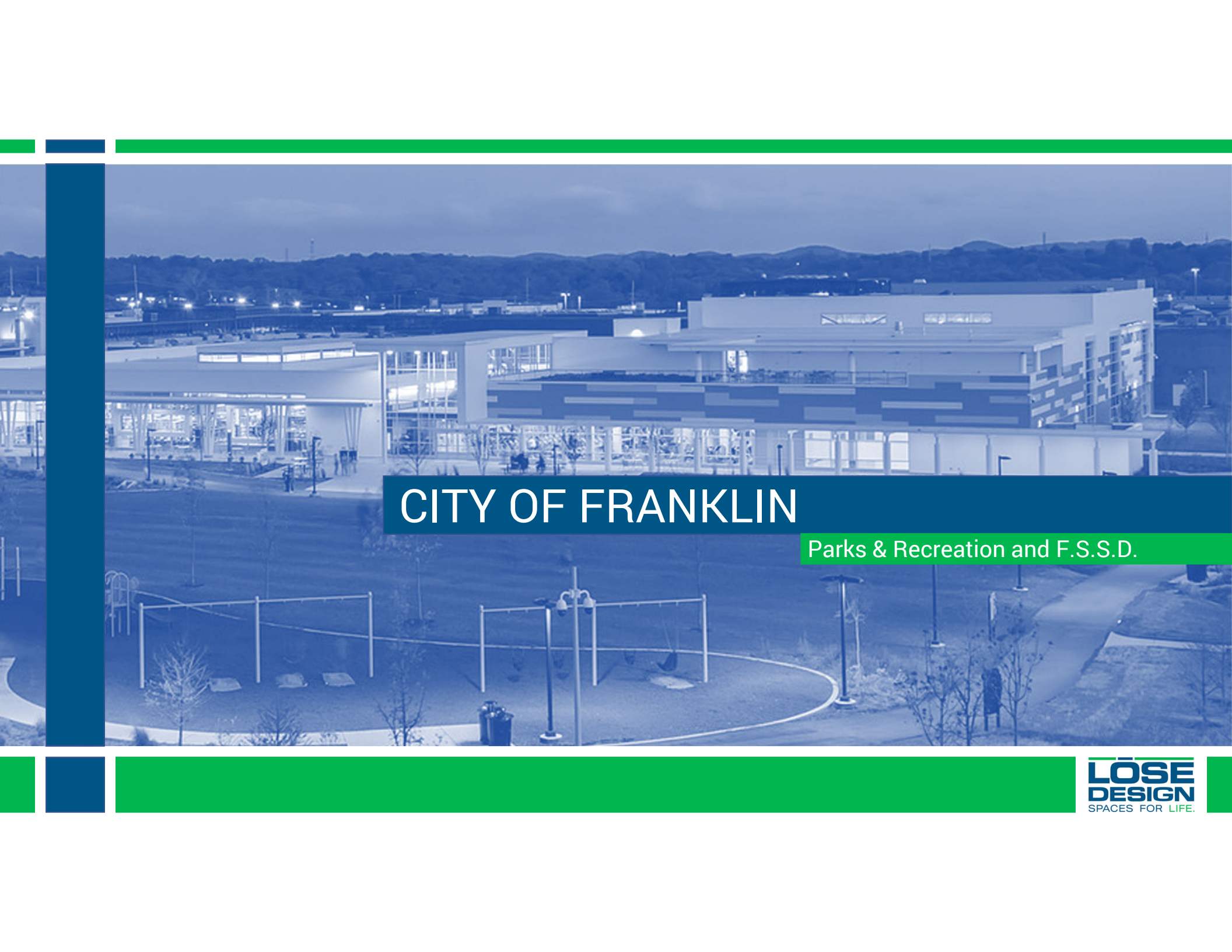
Writing letters of condolence to families of service men and women who have been killed or wounded.

Acknowledging both unit members' military service and community members' support with awards and recognition ceremonies.



Shipping school supplies to be donated to Iraqi school children by units stationed in Iraqi villages.

Shipping surplus law enforcement equipment to be donated to Iraqi policemen by members of the adopted units working with local Iraqi police.

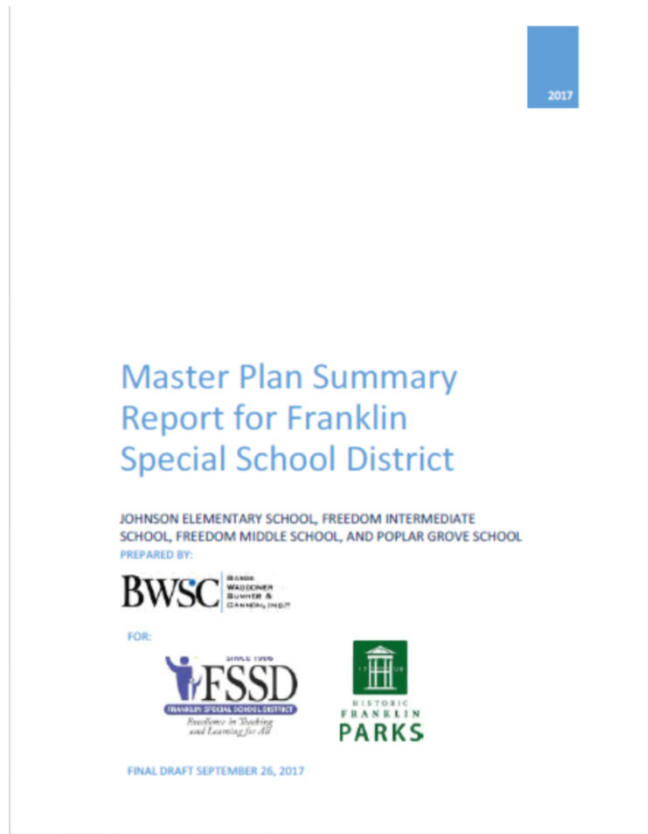
An aerial photograph of a modern, multi-story community center or school building at dusk. The building has large glass windows and a flat roof. In the foreground, there is a playground with a circular path and some equipment. The background shows a line of trees and distant hills under a dark sky. The image is overlaid with a blue gradient and a green bar at the top.

CITY OF FRANKLIN

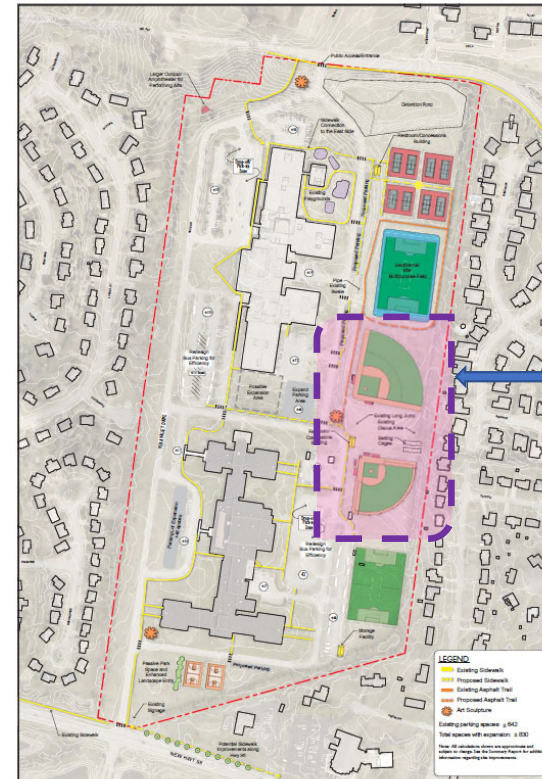
Parks & Recreation and F.S.S.D.

WHERE DID WE START?

Summary Report



Overall Concept Plan



Phase 1

Franklin Special School District
Freedom Middle/Poplar Grove Preliminary Concept Plan
September 20, 2017

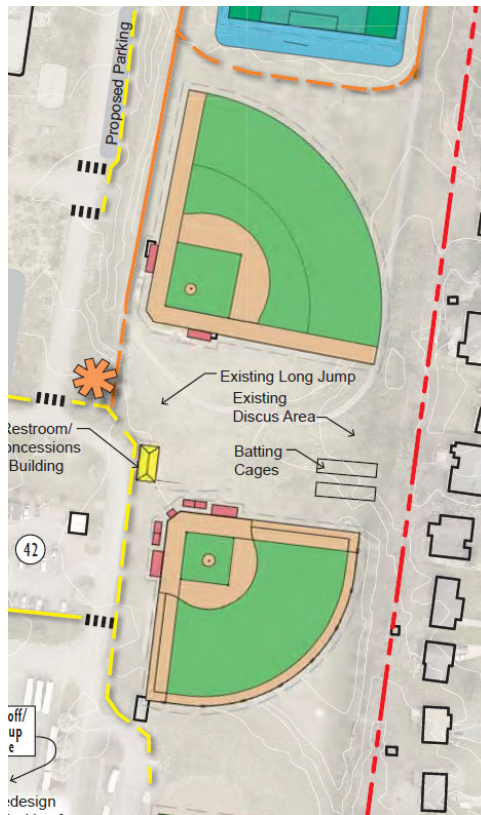


CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools

LOSE
DESIGN
SPACES FOR LIFE.

HOW IS IT DIFFERENT FROM THE ORIGINAL CONCEPT PLAN?

Preliminary Concept Plan from report



- Evaluate program elements
- Create the campus feel
- Regulation sizing of elements
- Location and orientation of elements
- Building location and orientation
- Pedestrian connections to parking
- Walking path and circulation
- Stormwater coordination
- Electrical service
- Water service
- Sewer service

This is more than just a renovation -
Infrastructure upgrades are needed for
both the site and the individual fields.

ANTICIPATED SCHEDULE

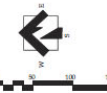
1. PROJECT NUMBER:		8. PROJECT TITLE:													
18062				City of Franklin - Ball Field Renovation											
2. START (NTP) DATE:		9. SUBMITTED BY :													
3. COMPLETION DATE:		DATE SIGNED												SIGNATURE:	
5. CONTRACT NUMBER:		October												<i>Joshua A. Gulick, Project Manager</i>	
6. ACTUAL STARTING DATE															
7. ACTUAL COMPLETION DATE															
LINE #	WORK ELEMENTS	Reporting Period End Date	%	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	
A	B	C		D	E	F	G	H	I	J	K	L	M	N	
1	Kick-off Meeting with Parks and Schools	*	-												
2	Survey	*	-												
3	Master Planning Ball Fields	*	-												
4	Utility Meetings and Coordination	*	-												
5	Stormwater Meetings	*	-												
6	Geotechnical Engineering	*	-												
7	Meeting with Parks and Schools	*	-												
8	Final Presentation	*	-												

Masterplan-Option 1



ALTERNATE 1

F.S.S.D. & C.O.F. PARKS - BALL FIELD MASTER PLAN
FRANKLIN, TENNESSEE



NOVEMBER 2018
#18062



CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools



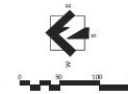
Masterplan-Option 2



LOSE
DESIGN
SPACES FOR LIFE.

ALTERNATE 2

F.S.S.D. & C.O.F. PARKS - BALL FIELD MASTER PLAN
FRANKLIN, TENNESSEE



NOVEMBER 2018
#19402

CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools

LOSE
DESIGN
SPACES FOR LIFE.

Masterplan-Option 3



LOSE
DESIGN
SPACES FOR LIFE.

ALTERNATE 3

F.S.S.D. & C.O.F. PARKS - BALL FIELD MASTER PLAN
FRANKLIN, TENNESSEE



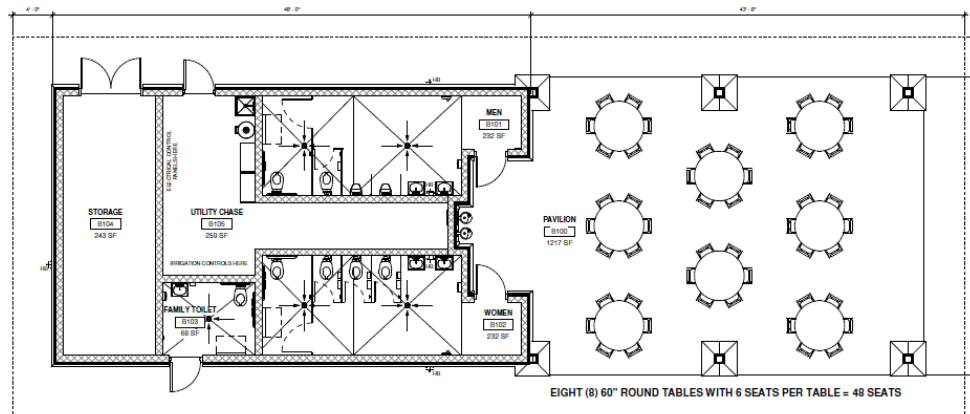
NOVEMBER 2018
#1802



CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools

LOSE
DESIGN
SPACES FOR LIFE.

Restroom Building



PRELIMINARY FLOOR PLAN



EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE

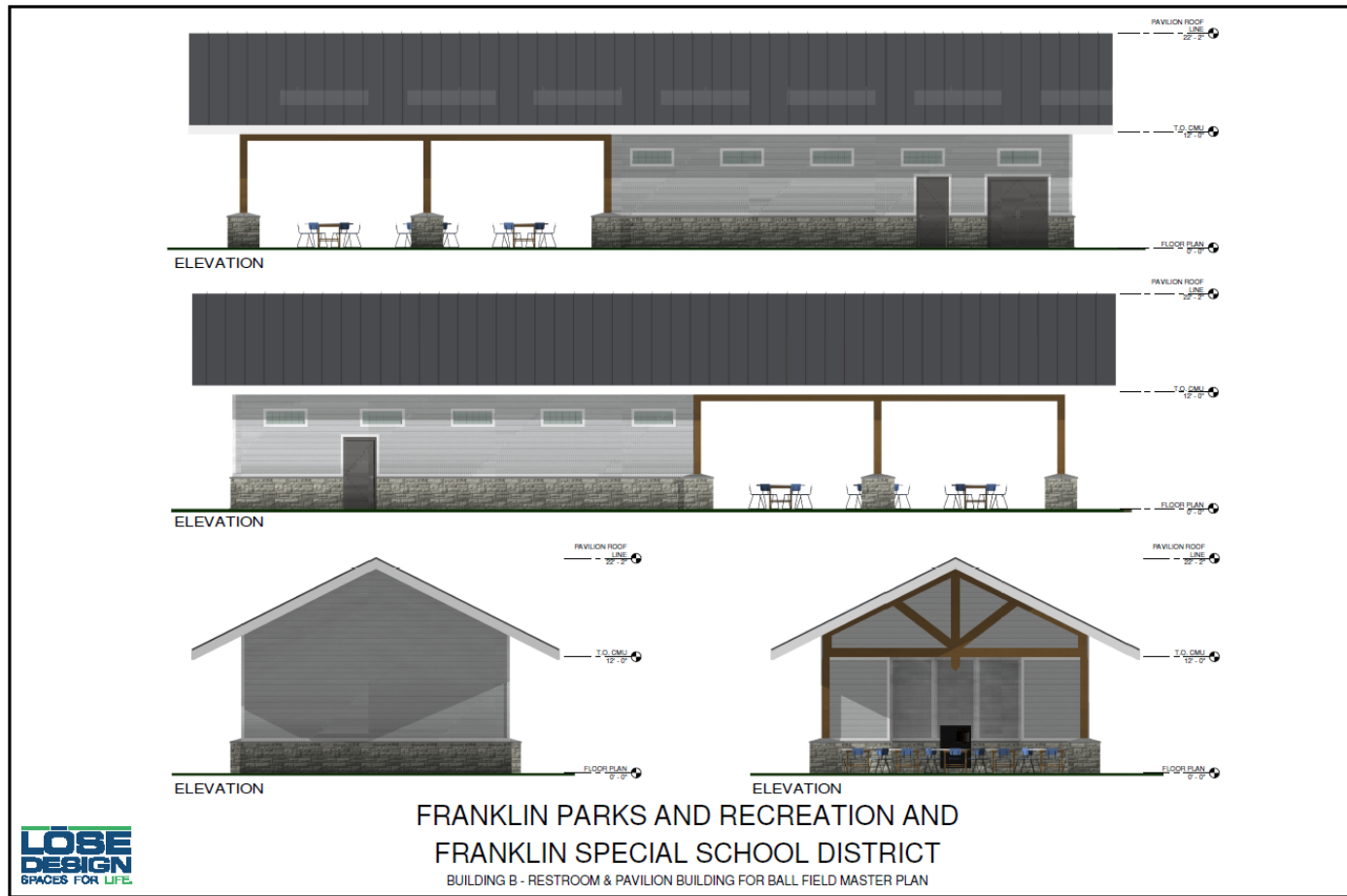


FRANKLIN PARKS AND RECREATION AND
FRANKLIN SPECIAL SCHOOL DISTRICT
BUILDING B - RESTROOM & PAVILION BUILDING FOR BALL FIELD MASTER PLAN

CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools

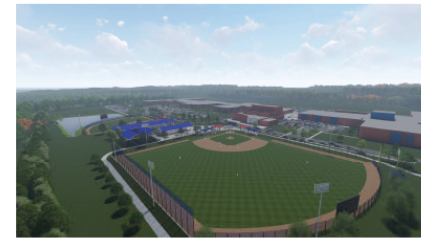
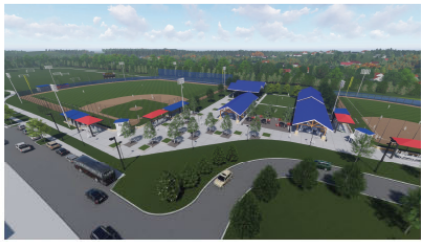
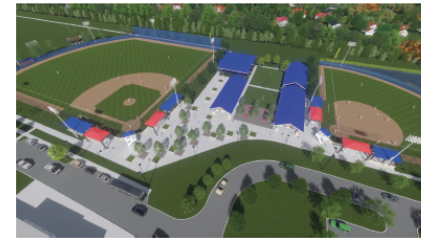
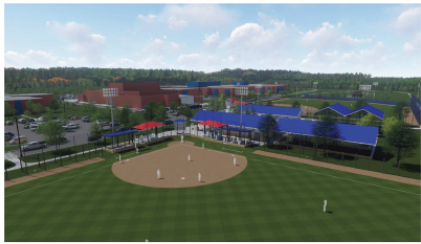


Restroom Building



CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools

Ball Fields during the day

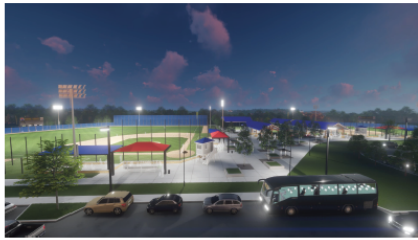


F.S.S.D. & C.O.F. PARKS - BALL FIELD MASTER PLAN
FRANKLIN, TENNESSEE

CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools



Ball Fields in the evening



F.S.S.D. & C.O.F. PARKS - BALL FIELD MASTER PLAN
FRANKLIN, TENNESSEE

CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools



Rendering of Master Plan



CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools

\$5.4m

Opinion of Probable Cost – Phased Plan



F.S.S.D. - BALL FIELD MASTER PLAN
Opinion of Probable Cost
3/13/2019

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
1 - GENERAL						
1.01	MOBILIZATION	1	EA	100,000.00	\$	100,000.00
1.02	CONSTRUCTION SIGN	2	EA	750.00	\$	1,500.00
1.03	CONSTRUCTION ACCESS	1	EA	3,750.00	\$	3,750.00
1.04	CONSTRUCTION LAYOUT	6	AC	350.00	\$	2,100.00
						\$ 107,350.00
2 - DEMOLITION						
2.01	CLEARING & GRUBBING (LARGE TREES VEGETATION/CBERS)	1	JOB	30,000.00	\$	30,000.00
2.02	INFRASTRUCTURE REMOVAL (BAL. FENCE, CURB, FENCE, CONCRETE)	1	JOB	20,000.00	\$	20,000.00
						\$ 50,000.00
3 - UTILITIES						
3.01	ELECTRICAL	1	EA	250,000.00	\$	250,000.00
3.02	SOFTBALL FIELD LIGHTING	0	LF	150,000.00	\$	-
3.04	SERVICE FROM EXISTING TRANSFORMER TO FIELD	1	LF	275,000.00	\$	275,000.00
3.05	PVC WITH WIRE	1500	LF	16.00	\$	24,000.00
3.06						
3.07						
3.08	WATER					
3.09	WATER - METER	1	EA	2,500.00	\$	2,500.00
3.10	WATER - BACKFLOW PREVENTER	1	EA	1,200.00	\$	1,200.00
3.11	WATER - 1/2" PIPE	0	LB	1,500.00	\$	-
3.12	WATER - ACCESS FEE	0	LB	11,500.00	\$	-
3.13	WATER - PIPE (2" PVC)	200	LF	30.00	\$	6,000.00
3.14	WATER					
3.15	ACCESS FEE	0	JOB	11,500.00	\$	-
3.16	EFFLUENT DISPOSAL FEE	0	JOB	4,500.00	\$	-
3.17	TAP EXISTING	1	JOB	300.00	\$	300.00
3.18	PVC	50	JOB	80.00	\$	4,000.00
						\$ 962,000.00
4 - EARTHWORK, EROSION CONTROL, & DRAINAGE						
4.01	ERT FENCE	1000	LF	2.00	\$	2,000.00
4.02	TEMPORARY FILTER RAIN	5	LF	25.00	\$	125.00
4.03	EARTHWORK (DIRECT CUT TO FILL)	2000	CY	5.00	\$	10,000.00
4.04	EARTHWORK (EXPORT)	500	CY	21.00	\$	10,500.00
4.05	UNDERCUTTING	0	CY	20.00	\$	-
4.06	BLASTING AND UNDERCUT	0	CY	30.00	\$	-
4.07	EROSION CONTROL MATTING	1000	SF	2.00	\$	2,000.00
4.08	SP-1000 MAT	20	CY	35.00	\$	700.00
4.09	INLET PROTECTION	2	CY	35.00	\$	70.00
4.10	OUTLET PROTECTION	1	T	25.00	\$	25.00
4.11	SEED (PERMANENT)	5000	SF	0.10	\$	500.00
4.12	CURB INLET	3	EA	1,500.00	\$	4,500.00
4.13	MANHOLE - INLET STRUCTURE	2	EA	2,500.00	\$	5,000.00
4.14	LARGE INLET STRUCTURE	2	EA	5,500.00	\$	11,000.00
4.15	HOPE DRAIN PIPE (P)	900	LF	18.00	\$	16,200.00
4.16	LANDSCAPE INLET AND CATCH BASIN	5	EA	500.00	\$	2,500.00
4.17	CONCRETE DRAIN PIPE (P)	20	LF	45.00	\$	900.00
4.18	CONCRETE DRAIN PIPE (P)	900	LF	600.00	\$	540,000.00
4.19	UNDERGROUND DRAINAGE SYSTEM	3	EA	200,000.00	\$	600,000.00
4.20	CONCRETE HEADWALL	3	EA	2,000.00	\$	6,000.00
4.21	CULVERT PIPE (15')	200	LF	42.00	\$	8,400.00
4.22	WATER QUALITY (BIO-INTEGRATION)	1	JOB	50,000.00	\$	50,000.00
						\$ 428,175.00
5 - STRUCTURES						
5.01	CONCRETE - PAULSON BUILDING	0	LB	380,000.00	\$	-
5.02	RESTROOM - PAULSON BUILDING	0	LB	380,000.00	\$	-
5.03	COVERED BATTING CAGE BUILDING	0	EA	150,000.00	\$	-
5.04	COVERED BATTING CAGE BUILDING	0	EA	85,000.00	\$	-
5.05	SHADE CANOPY	2	EA	25,000.00	\$	50,000.00
5.06	SCOREBOARD STAND	1	EA	40,000.00	\$	40,000.00
5.07	MATERIAL STORAGE ENCLOSURE	1	EA	10,000.00	\$	10,000.00
5.08	DUGOUT ROOF	2	EA	7,000.00	\$	14,000.00
						\$ 114,000.00
6 - SITE / HARDSCAPE						
6.01	CONCRETE (LIGHT DUTY) (P)	20000	SF	6.00	\$	120,000.00
6.02	CONCRETE CURB (PORT)	748	LF	15.00	\$	11,220.00
6.03	CRUSHED GRANITE	0	CY	35.00	\$	-
6.04	ARTIFICIAL TURF (BALL FLDN, BATTING CAGES, AROUND HOME PLATE)	10000	SF	15.00	\$	150,000.00
6.05	ASPHALT (LIGHT DUTY) (TRAIL)	8185	SF	4.50	\$	36,832.50

ITEM NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	SUBTOTAL	TOTAL
7 - AMENITIES						
7.01	LOW BRAT WALLS AT BACK STOP AND DUG OUTS AND OUTFIELD	500	LF	60.00	\$	30,000.00
7.02	PICNIC TABLE	0	EA	1,000.00	\$	-
7.03	BENCHES IN PLAZA	0	EA	1,000.00	\$	-
7.04	BKE BACK	0	EA	800.00	\$	-
7.05	TRAINING RESTROOM	2	EA	750.00	\$	1,500.00
7.06	FENCE (AT BACKSTOP)	100	LF	185.00	\$	18,500.00
7.07	FENCE (AT OUTFIELD) - FOLL (DUGOUT)	1100	LF	36.00	\$	39,600.00
7.08	BACKSTOP NETTING	6000	LF	3.75	\$	22,500.00
7.09	LARGE DOUBLE GATE	4	EA	2,400.00	\$	9,600.00
7.10	SINGLE GATE	4	EA	600.00	\$	2,400.00
7.11	BATTING CAGES/BULLPEN	0	EA	3,750.00	\$	-
7.12	SCOREBOARD	1	EA	8,000.00	\$	8,000.00
7.13	POLL POST	2	EA	750.00	\$	1,500.00
7.14	LONG JUMP PIT	0	EA	22,000.00	\$	-
7.15	LONG JUMP TRACK SURFACE	0	SF	6.15	\$	-
7.16	BULLPEN	2	EA	6,000.00	\$	12,000.00
7.17	TEAM BENCH	4	EA	1,000.00	\$	4,000.00
7.18	WALL SAFETY HITTING (CUSTOM PRINT 2' TALL)	1	LB	7,500.00	\$	7,500.00
7.19	SHAWNS FIELD	13000	SF	4.00	\$	52,000.00
7.20	WARNING TRACK	13000	SF	2.00	\$	26,000.00
7.21	SANDY HOME PLATE SET	1	EA	300.00	\$	300.00
7.22	HITTING MATS	0	EA	375.00	\$	-
7.23	ARTIFICIAL MOUND (IN BULLPEN)	0	EA	3,650.00	\$	-
						\$ 204,480.00
8 - SIGNAGE						
8.01	MAIN ENTRY SIGNAGE	0	ALLOW	15,000.00	\$	-
8.02	SCOREBOARD (REGULATORY)	1	EA	1,000.00	\$	1,000.00
8.03	HANDICAP SIGNAGE	0	EA	300.00	\$	-
						\$ 1,000.00
9 - VEGETATION						
9.01	CANOPY TREE	5	EA	400.00	\$	2,000.00
9.02	ORNAMENTAL	5	EA	300.00	\$	1,500.00
9.03	GRASS, MED	0	SF	5.00	\$	-
9.04	SHUR	10	EA	35.00	\$	350.00
9.05	PERENNIAL (PLUG)	0	EA	8.00	\$	-
9.06	SPROUTING	50000	SF	0.15	\$	7,500.00
9.07	SEED (TURF)	70000	SF	0.03	\$	2,100.00
9.08	HARDWOOD MULCH	10	CY	35.00	\$	350.00
						\$ 15,240.00
10 - IRRIGATION						
10.01	GENERAL	0.5	JOB	30,000.00	\$	15,000.00
10.02	2" PVC DIT. TO GREY WATER	200	LF	30.00	\$	6,000.00
10.03	GREY WATER TAP FEE, METER AND BACKFLOW	1	EA	3,000.00	\$	3,000.00
						\$ 40,000.00
11 - CONTRACTOR OVERHEAD AND PROFIT (O&P)						
						\$ 130,180.24
12 - PERMITS AND MISC. (PM)						
						\$ 36,324.72
13 - DESIGN FEES						
						\$ 276,000.00
14 - DESIGN AND CONSTRUCTION AGREEMENT UPON L.L.						
						\$ 2,362,014.46
						\$ 177,151.08
						\$ 2,539,165.54

ADDITIONAL NOTES
1. Unless otherwise noted, all unit prices reflect the furnishing of all labor, mobilization, materials, supplies, services, etc. and all items of cost, overhead, profit, insurance, taxes, fees, permits, etc.
2. Unless otherwise noted, all unit prices DO NOT include earth moving necessary for installation; earth moving shall be reflected in specified line items (e.g. Earthwork, Undercutting, etc.)
3. All unit prices are current as of the date listed on the document.
4. Estimates of construction quantities and opinion of probable costs provided by us are made on the basis of our experience and the level of design. They represent our best judgment as design professionals. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our quantities and cost estimates. Lose & Associates makes no warranty, expressed or implied, for the accuracy of such figures as compared to bid or actual costs.



Phased Plan

Pros
Smaller initial cost

Cons
Larger overall cost
Utilities
Stormwater

\$2.5m

CITY OF FRANKLIN – Freedom Middle and Poplar Grove Middle Schools

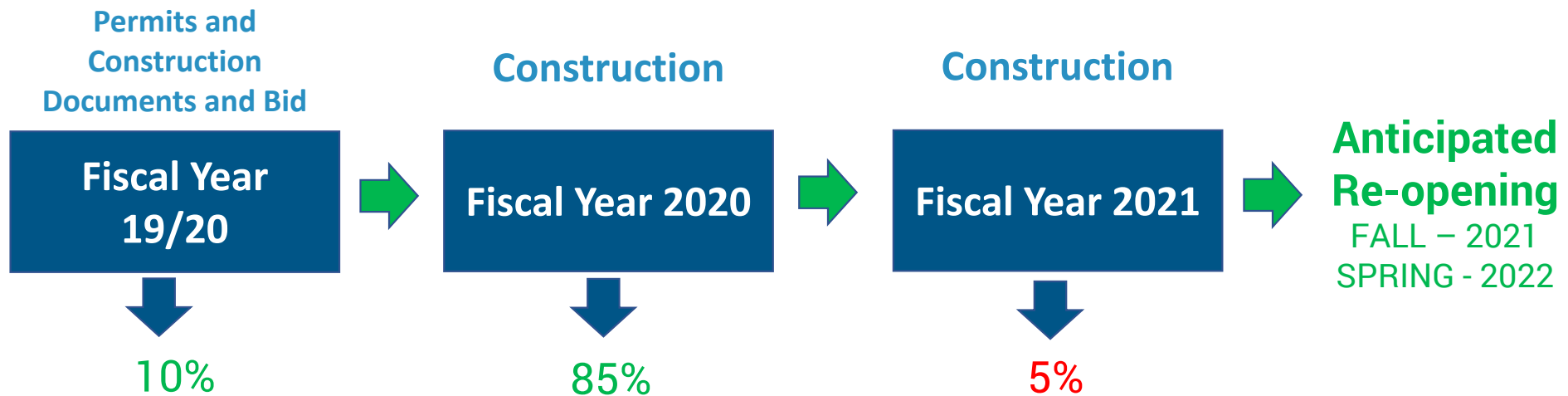


Master Plan to Reality

Next Steps

Rendering of Master Plan

Current Opinion of Probable Cost - \$5.4m
March



WHEN CAN WE PLAY?

Budget approval and timeline to move forward





QUESTIONS?

ORDINANCE 2019-11

**AN ORDINANCE TO AMEND FRANKLIN MUNICIPAL CODE § 5-802
RELATIVE TO THE DISPOSAL OF SURPLUS REAL PROPERTY**

WHEREAS, on March 10, 1998, the Board of Mayor and Aldermen approved Ordinance 98-08 to provide for a procedure for the disposal of real property for the City of Franklin; and

WHEREAS, the ordinance provided that if the property would likely be greater than \$25,000, the property must be sold by sealed bid; and

WHEREAS, this requirement is solely a restriction placed on the City by the Board of Mayor and Aldermen and not a current state law requirement; and

WHEREAS, given the rise of home and land prices in Franklin, \$25,000 has proven to be a low threshold, thus requiring most smaller parcels to be sold by sealed bid; and

WHEREAS, there may be times when the City has property that is no longer of benefit to the City, yet the City feels that the property could be of public benefit and would, therefore, like to choose the project and the new owner rather than dispose of the property by sealed bid; and

WHEREAS, the Board of Mayor and Aldermen wish to amend Franklin Municipal Code § 5-802 to provide for the disposal of real property by sealed bid when the value of the property is deemed to be greater than \$75,000; and

WHEREAS, the Board of Mayor and Aldermen further wish to amend Franklin Municipal Code § 5-802 to allow for a public process for the disposal of real property the Board of Mayor and Aldermen deem to be of public benefit.

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

SECTION I. The Franklin Municipal Code § 5-802 be deleted in its entirety and replaced as follows:

Sec. 5-802. - Disposal of surplus real property.

(1) The mayor and city administrator, with the prior approval of the board of mayor and aldermen, by resolution, may sell, lease, or abandon any real property owned by the City, or any interests or rights therein, when such property is determined to be of no further feasible use to the City.

(2) When the board has determined that the value of the property is reasonably likely to be greater than \$75,000.00, then the property shall be sold by sealed bid after forty-five (45) days public notice in a newspaper of general circulation, provided the City shall have the right to reject and refuse any and all bids. Such notice shall be advertised at least twice during the 45-day notice period. The board's determination shall be based upon tax records, comparable sales, advice from real estate professionals, or other suitable criteria. The board may, in its sole discretion, also employ an independent certified appraiser in connection with any sale of real property.

(3) In the alternative, the board may determine that the property is well-suited to be of public benefit and would like to determine a purpose for the property and/or the future owner. In such case, the board shall, by resolution, state the public purpose for the property and establish a public process by which a new owner or owners will be chosen to facilitate the new purpose.

(4) Upon a reasonable determination that the property does not exceed \$75,000.00 in value, or that there are other unique circumstances making a public advertisement and bid procedure impossible or impracticable, then the board, by resolution, may waive the requirements of public notice and sealed bidding, and may sell or dispose of the property in question by negotiated contract or by other means that will adequately protect the public interest.

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on 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:

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ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

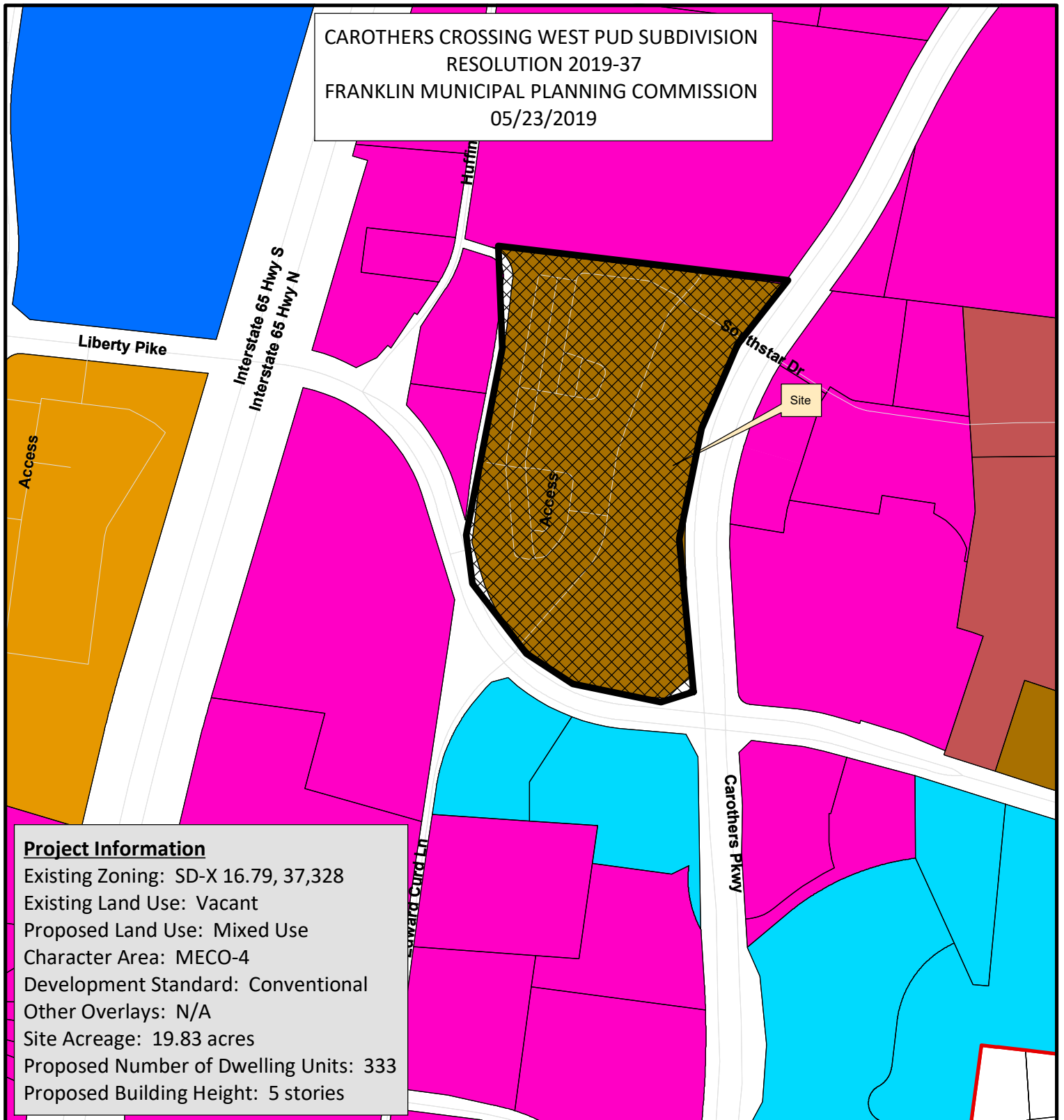
Approved as to form by:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING

PASSED SECOND READING:

CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2019-37
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 05/23/2019



Project Information

Existing Zoning: SD-X 16.79, 37,328
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 19.83 acres
 Proposed Number of Dwelling Units: 333
 Proposed Building Height: 5 stories

- | | |
|--|---------------------------------------|
| Carothers Crossing West | 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 herein. All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

5. Retaining Walls

joe.marlo@franklintn.gov Comment to remain open as a reminder to COF Staff, **but does not hinder approval of the Development Plan.**

The Zoning Ordinance requires evergreen shrubs or evergreen trees be planted at the base of retaining walls to soften their appearance. Detailed drawings at the Site Plan stage will be requested to demonstrate that a 5-foot minimum planting area at the base of walls can be accommodated with the future widening of Carothers Parkway.

Applicant to be made aware that the 5-foot minimum planting area is to be wholly on CCW property (i.e. outside of Dedicated Public ROW), which does not appear to be reflected on the submitted development plan.

11. F. Development Plan

lance.fittro@franklintn.gov In the event that this development plan revision is approved by the BOMA, the applicant shall submit a revised site plan for the development of Section 1, Lot 1 (COF project #6912) to incorporate the changes detailed in this development plan revision and set revised landscape sureties for the reforestation areas proposed. This shall be submitted as a full Site Plan Revision, and is not eligible as a change to be made with a One Stop submittal of the site plan. All sureties associated with the proposed reforestation areas shall be posted prior to the issuance of the first building permit.

Planning

General Issues

6. Modification of Standards

josh.king@franklintn.gov Staff is not recommending this MOS.

Preservation/HZC

General Issues

2. Historic Preservation Buffer Alteration

josh.king@franklintn.gov Applicant shall abide by the approved language from the HZC.

CAROTHERS CROSSING WEST DEVELOPMENT PLAN, REVISION 1

TAX MAP 079, PARCEL 04003
COF# 6939

DEVELOPER

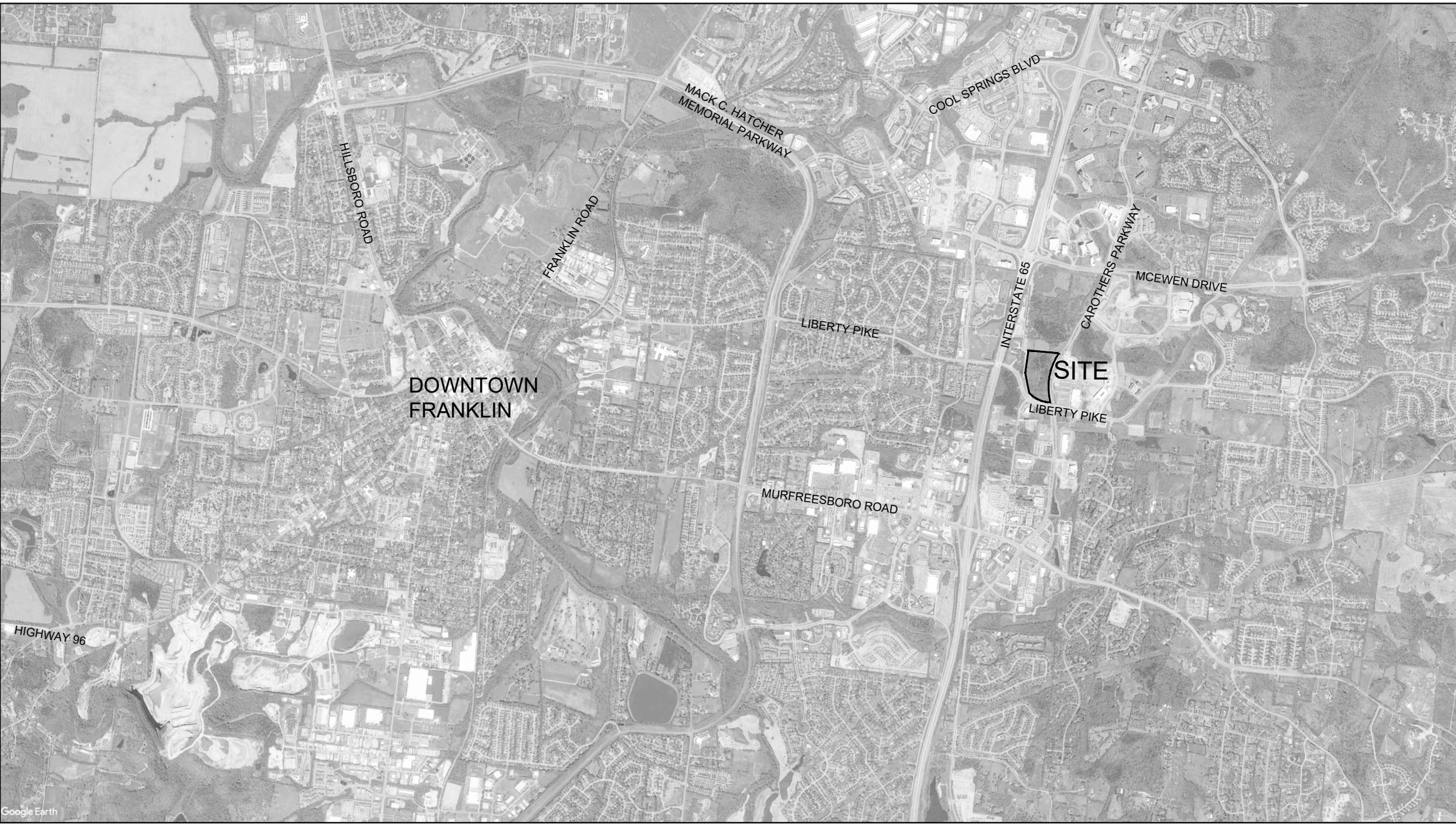
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT:BRAD KNOLLE
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
CONTACT:MARY MCGOWEN
EMAIL: mary.mcgowan@kimley-horn.com
PHONE: 615.564.2701



VICINITY MAP



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

SHEET INDEX

C 0.0	COVER SHEET
C 1.1	ENLARGED EXISTING CONDITIONS
C 2.0	DEVELOPMENT PLAN
C 2.1	SITE CROSS SECTIONS
C 2.2	BUFFER COMPARISON PLAN
C 2.3	BUFFER PLANTING PLAN
C 3.0	ENLARGED GRADING AND DRAINAGE PLAN
C 4.1	ENLARGED ROW AND ACCESS PLAN
C 4.2	ENLARGED ROW AND ACCESS PLAN
C 5.0	ENLARGED UTILITY PLAN
A 1.0	TYPICAL ARCHITECTURE

MODIFICATION OF STANDARDS

The applicant requests a Modification of Standards to the Tree Protection Requirement with this Development Plan Revision 1. This request is based upon several discoveries since the previous approval of the Development Plan.

- First, The master plan for the property to the north, Huffines Property PUD, is proposing a 10 foot retaining wall along the southern property line. This southern property line is currently a tree save area for Carothers Crossing West. Carothers Crossing West also has a proposed retaining wall along this boundary. The resulting design would require retaining walls on both sides of the tree save area, leaving the trees at an elevation approximately 10 feet below the finished grades. The applicant is requesting to remove these trees, grade the area, and establish a new tree line at the finished grade elevation.
- On the previous master plan, the applicant proposed tree preservation near the corner of Liberty Pike and Carothers Parkway. These areas have been flagged in the field by a surveyor. The areas flagged were previously mined for sulfur and consist of mounds of spoils in very irregular topography. The predominant tree species within this area is American Cedar. There are a few hackberry specimen trees that are clustered together amongst the mounds. The applicant proposes to remove these trees, re-grade the property, and replant with hardy Tennessee native hardwoods.
- The applicant is requesting a modification of the tree preservation requirement of section 5.2.4 (3). This ordinance requires the preservation of 15% of the existing tree canopy
 - Total Site Area: 19.83 AC (863,622 SF)
 - Existing Tree Canopy: 15.77 AC (686,811 SF)
 - Required Tree Preservation: 2.37 AC (103,655 SF) (15%)

Requested M.O.S. for tree preservation:

- Preserved Tree Canopy:
- Reforested Tree Canopy:
- Reforested areas to be planted at the rate of twice the requirement of section 5.2.4 (7); (160) 2" caliper trees per acre in lieu of providing 15% tree canopy preservation

Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.



INITIAL SUBMITTAL:
MARCH 11, 2019

Revisions

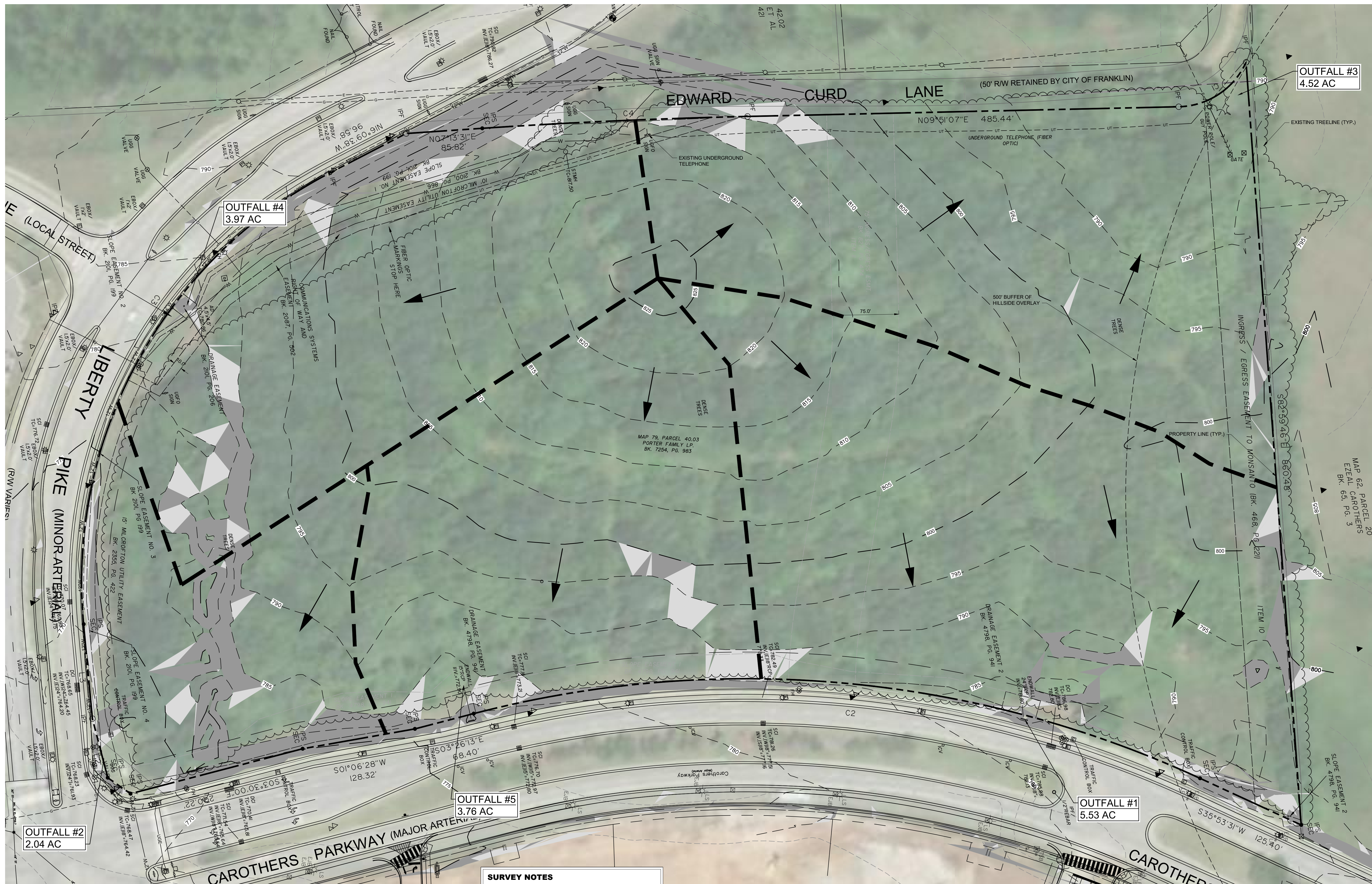
- April 4, 2019
-



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

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN - REVISION I
EMBRY
Franklin, Williamson County, Tennessee

Revision Date	
△	
△	
△	
△	

ENLARGED EXISTING
CONDITIONSSHEET
CI.1
COF # 6939

SURVEY NOTES

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

SITE LEGEND

— W —	EXISTING WATER LINE
--- UG ---	EXISTING UNDERGROUND ELECTRIC
--- G ---	EXISTING GAS MAIN
--- E ---	EXISTING ELECTRIC LINE
--- UT ---	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
⊙ FH	EXISTING FIRE HYDRANT
★	EXISTING LIGHT POLE

STORMWATER NARRATIVE

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

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

EXISTING TREE CANOPY NOTE

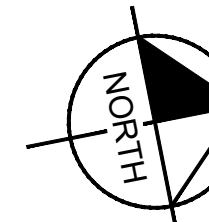
SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±15.77 AC, AND COVERS APPROXIMATELY 80 PERCENT OF THE SITE.

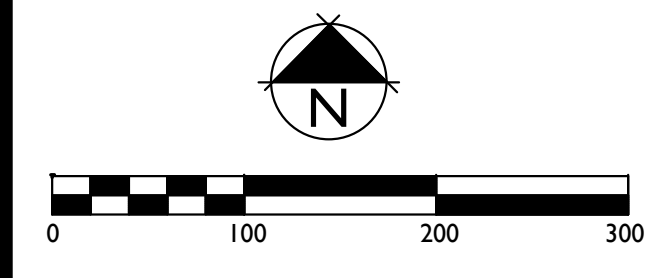
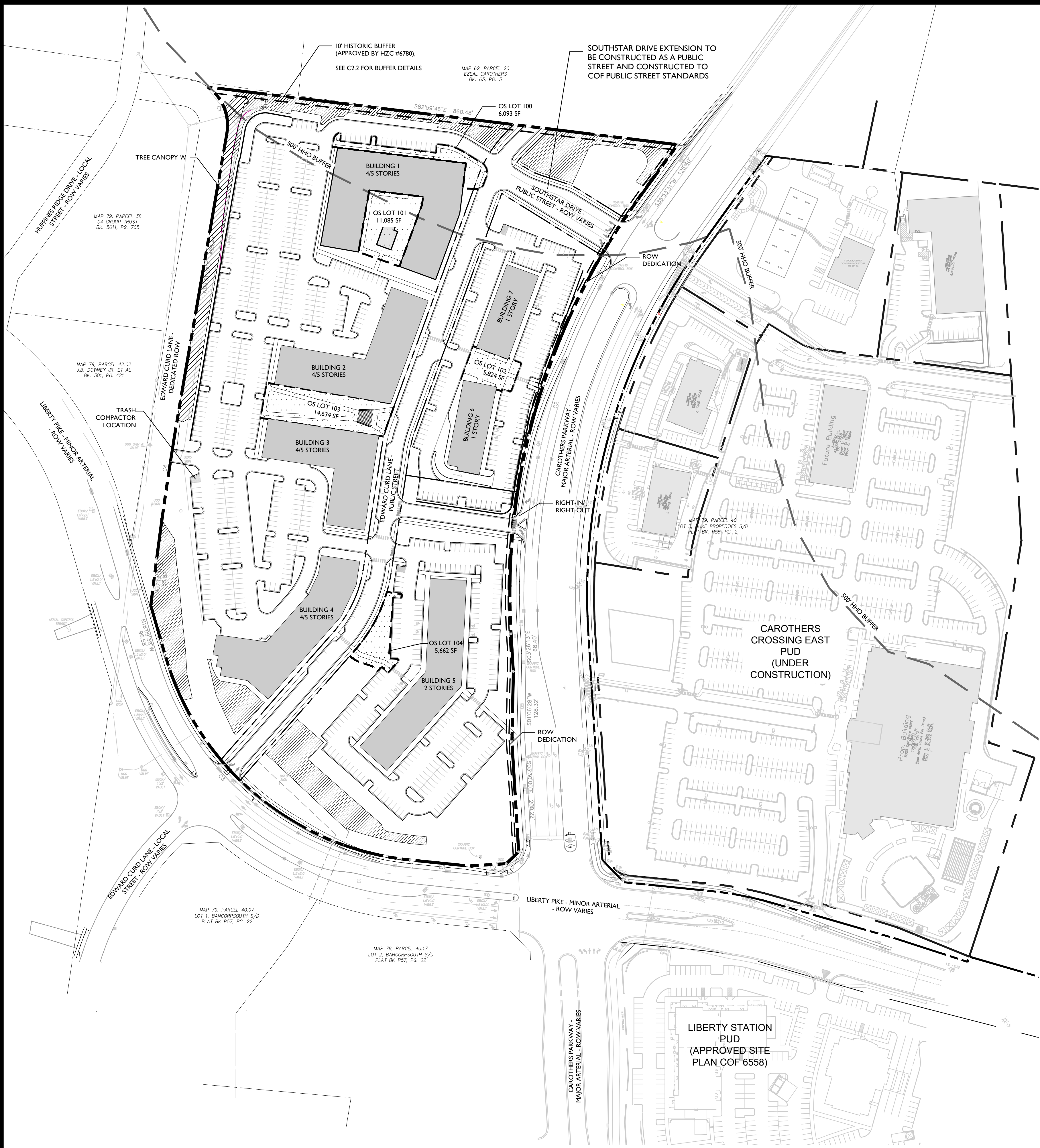
SITE DATA TABLE

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

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100



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

KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL SITE AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING	PRESERVED
A	686,811 SF	13,593 SF
TOTAL SF	686,811 SF	13,593 SF
TOTAL ACRES	15.77 AC	0.31 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 15.77 AC (80% OF SITE)
REQUIRED CANOPY PRESERVATION: 15%
15% X 15.77 AC TOTAL CANOPY: 103,237 SF, 2.37 AC

PROVIDED CANOPY PRESERVATION: 13,593 SF, 0.31 AC (13% OF REQUIRED)

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OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 3%
REQUIRED: 5% x 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 1.00 AC (43,298 SF)

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,662

PARKING

BUILDING	UNIT	REQUIRED PARKING PER COF
		RATIO TOTAL
APARTMENTS	1 BEDROOM	209 UNIT 1.5 / UNIT 314
	2 BEDROOM	121 UNIT 2.5 / UNIT 303
RESTAURANT	4,800 SF	10 / 1,000 SF 48
	3,900 SF	12 / EMPLOYEE 2
BANK	34,565 SF	5 / 1,000 SF 20
RETAIL	24,065 SF	3.33 / 1,000 SF 116
OFFICE		4 / 1,000 SF 97
		TOTAL REQUIRED PER COF 904
		TOTAL REQUIRED PER SHARED PARKING STUDY 803
		TOTAL PROVIDED 857

SHARED PARKING ANALYSIS

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

PROVIDED PARKING

AREA	PARKING PROVIDED
SURFACE: RETAIL / OFFICE / RESIDENTIAL	804
GARAGE	53
TOTAL:	857

BUILDING DATA

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

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079---04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67.330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
PHONE:	
EMAIL:	
CONTACT:	
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
330 UNITS x 350 GPD = 115,550 GPD

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

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

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

PROJECTED STUDENT POPULATION
330 x 0.64 = 212 STUDENTS

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

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN, REVISION 1
EMBRY

Franklin, Williamson County, Tennessee

Revision Date _____

△ _____

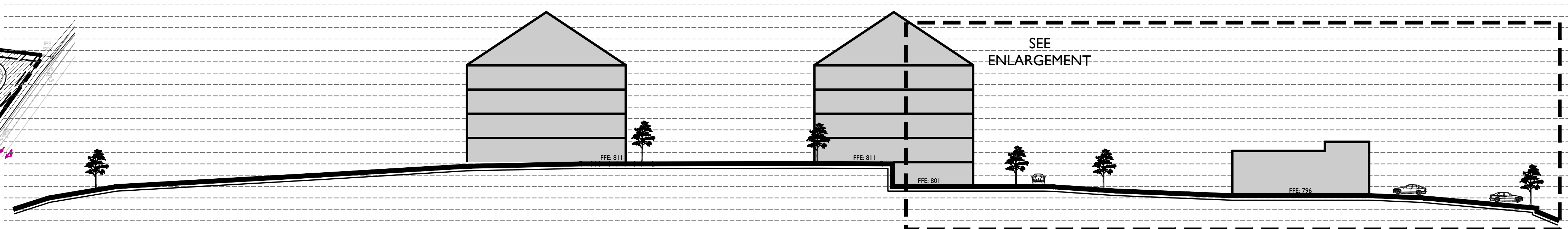
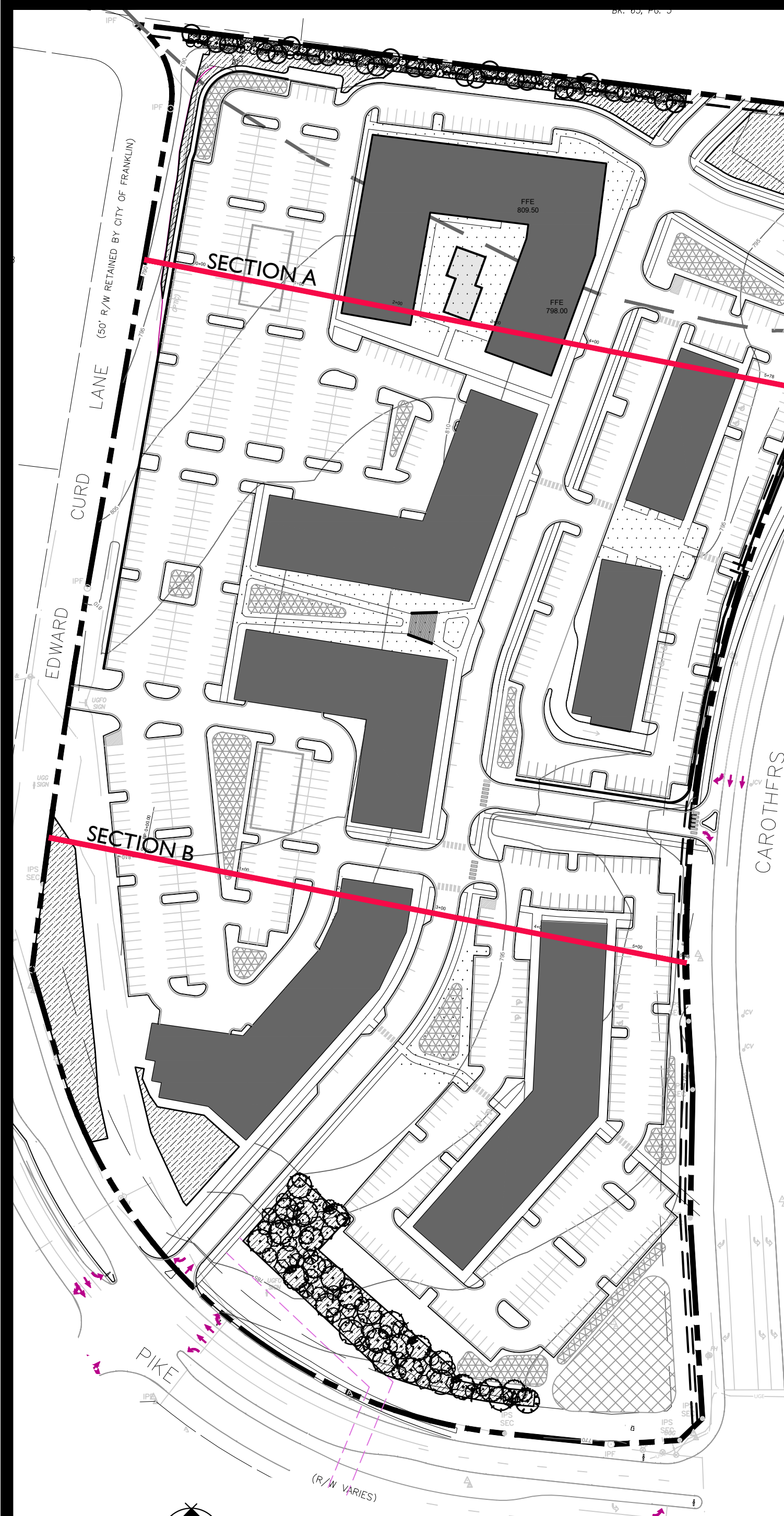
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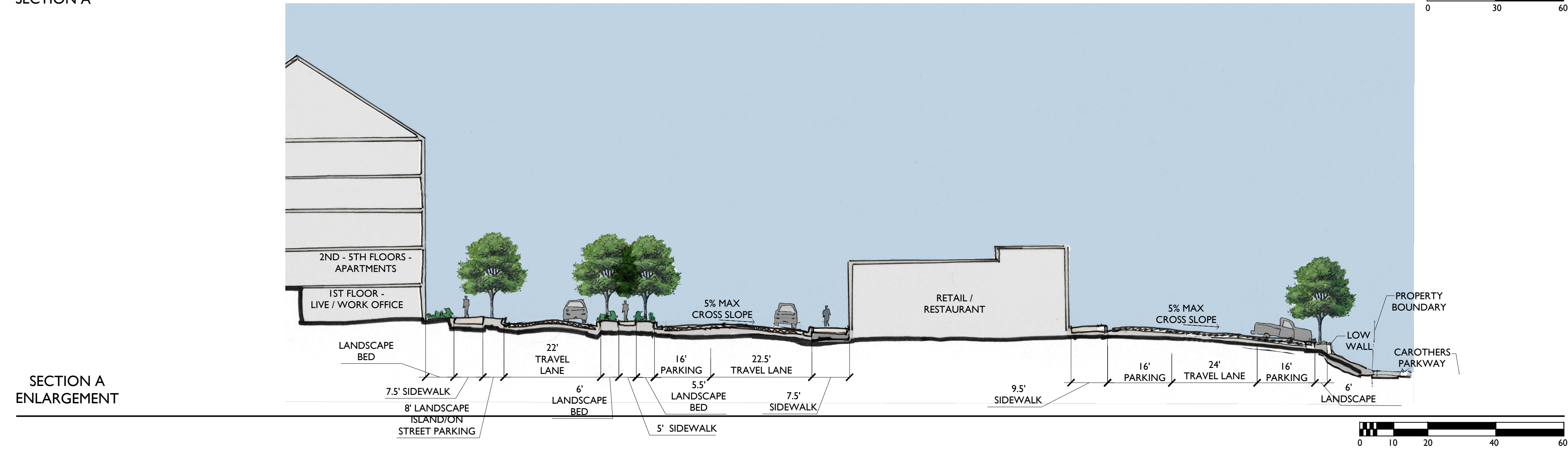
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DEVELOPMENT
PLAN
SHEET
C2.0

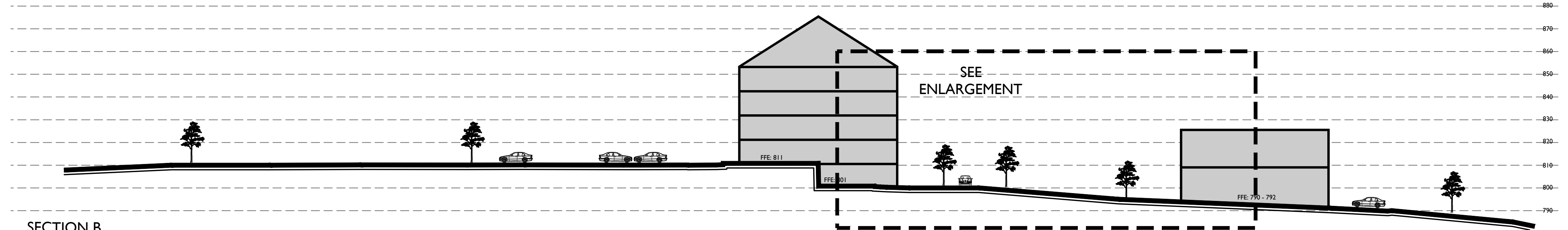
COF # 6939



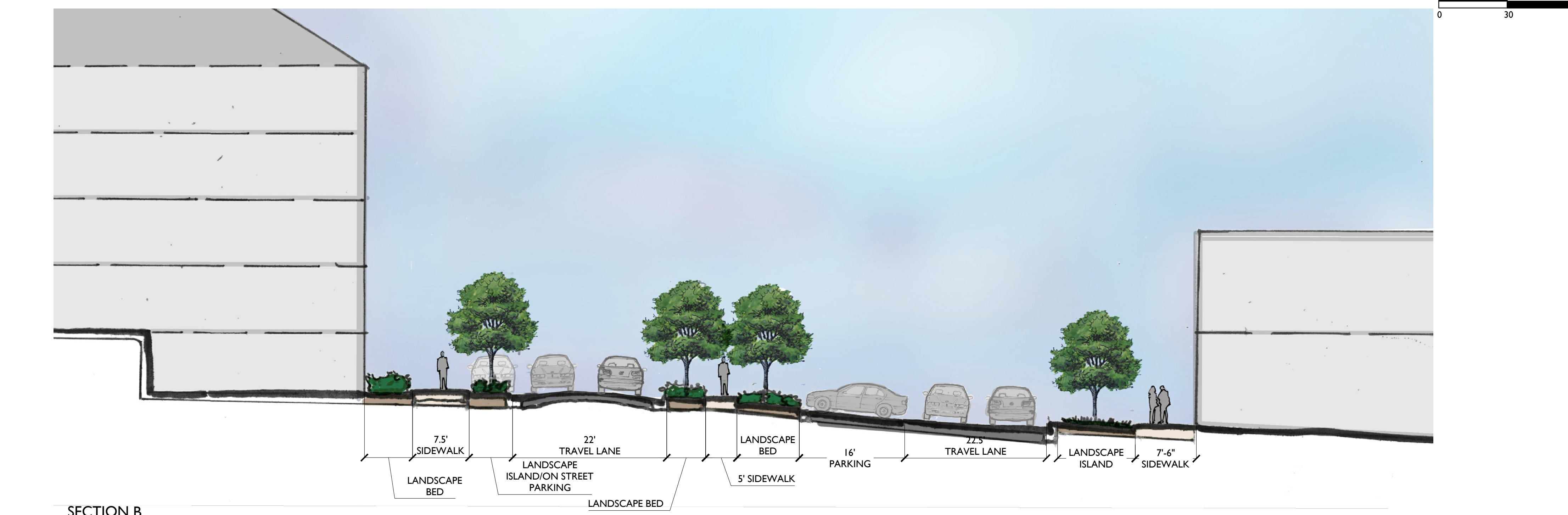
SECTION A



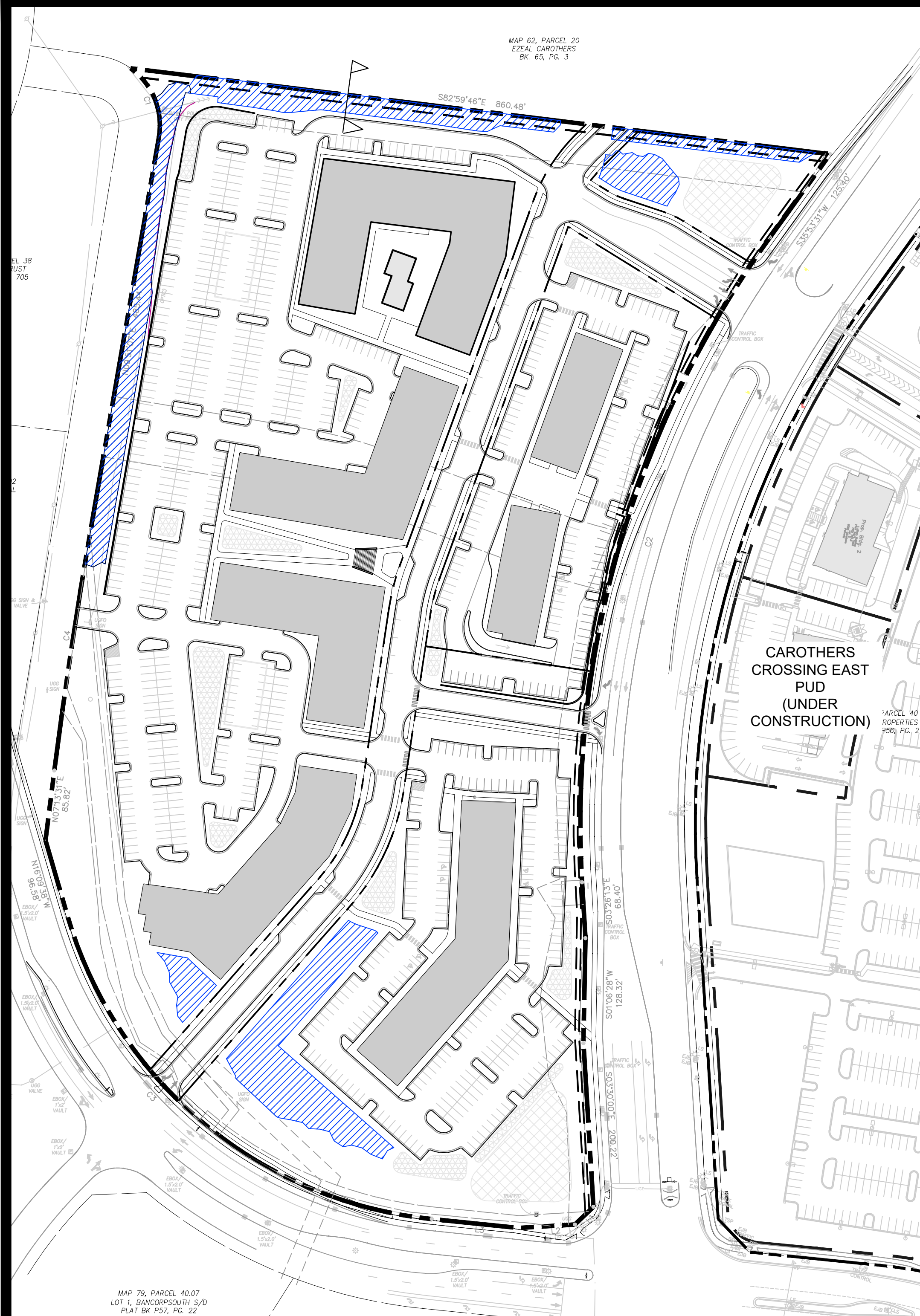
SECTION A ENLARGEMENT



SECTION B



SECTION B ENLARGEMENT



PREVIOUSLY APPROVED DEVELOPMENT PLAN



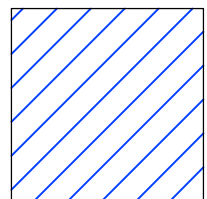
DEVELOPMENT PLAN REVISION 1

SITE DATA CHART

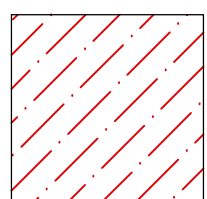
PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079--04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
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ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
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EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

TREE PRESERVATION BREAKDOWN CHART:		
	DEVELOPMENT PLAN	DEVELOPMENT PLAN REVISION I
EXISTING CANOPY:	686,811 SF (15.77 AC)	686,811 SF (15.77 AC)
PRESERVED TREE CANOPY:	52,597 (1.2 AC)	13,593 SF (0.31 AC)
REFORESTATION AREA:	0.0 SF (0.0 AC)	53,390 SF (1.23 AC)
TREE CANOPY AREA:	52,597 SF (1.2 AC)	66,983 SF (1.54 AC)
PERCENT OF REQUIRED TREE PRESERVATION:	51%	65%

TREE PRESERVATION KEY:



PRESERVED TREE CANOPY

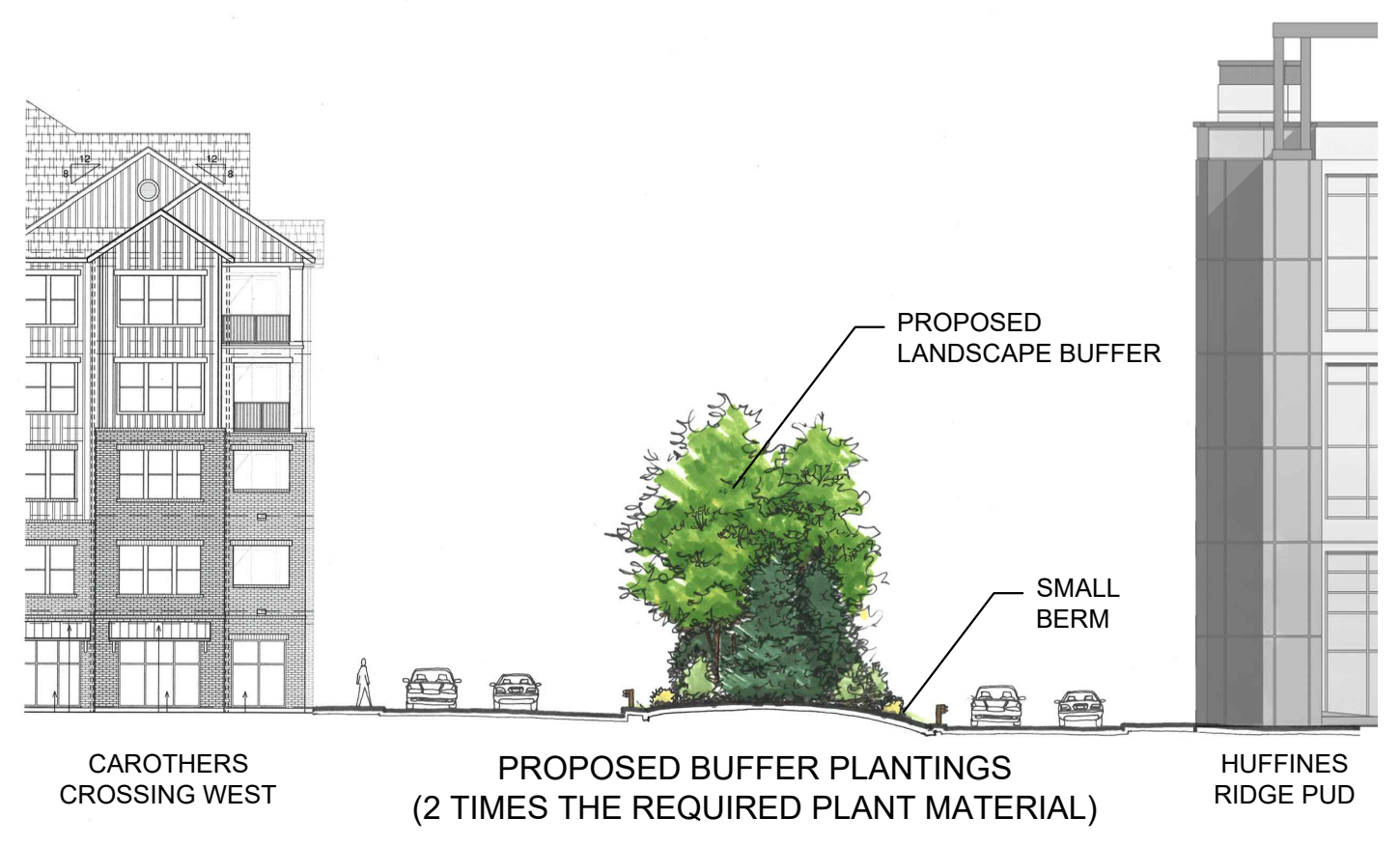
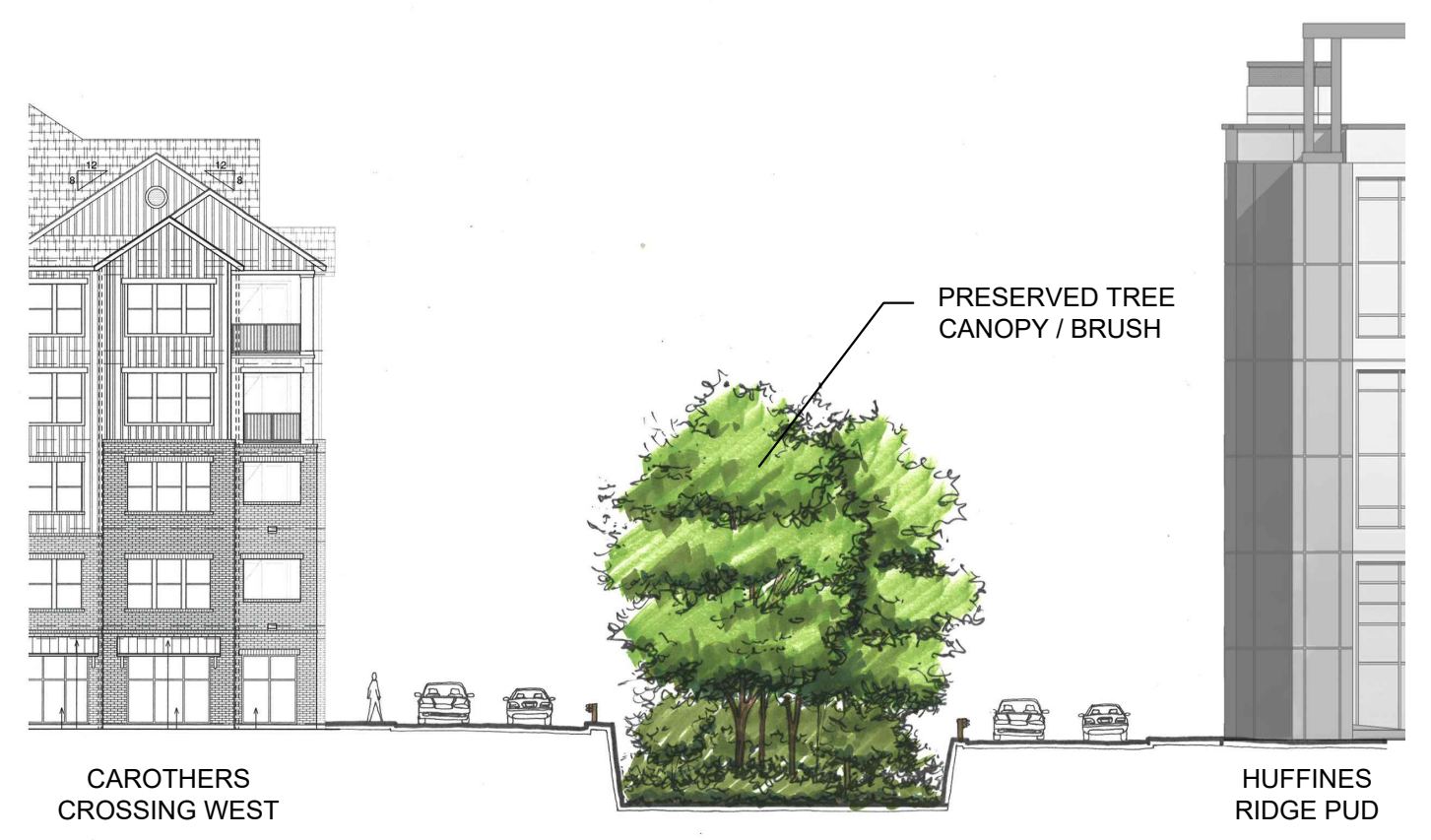


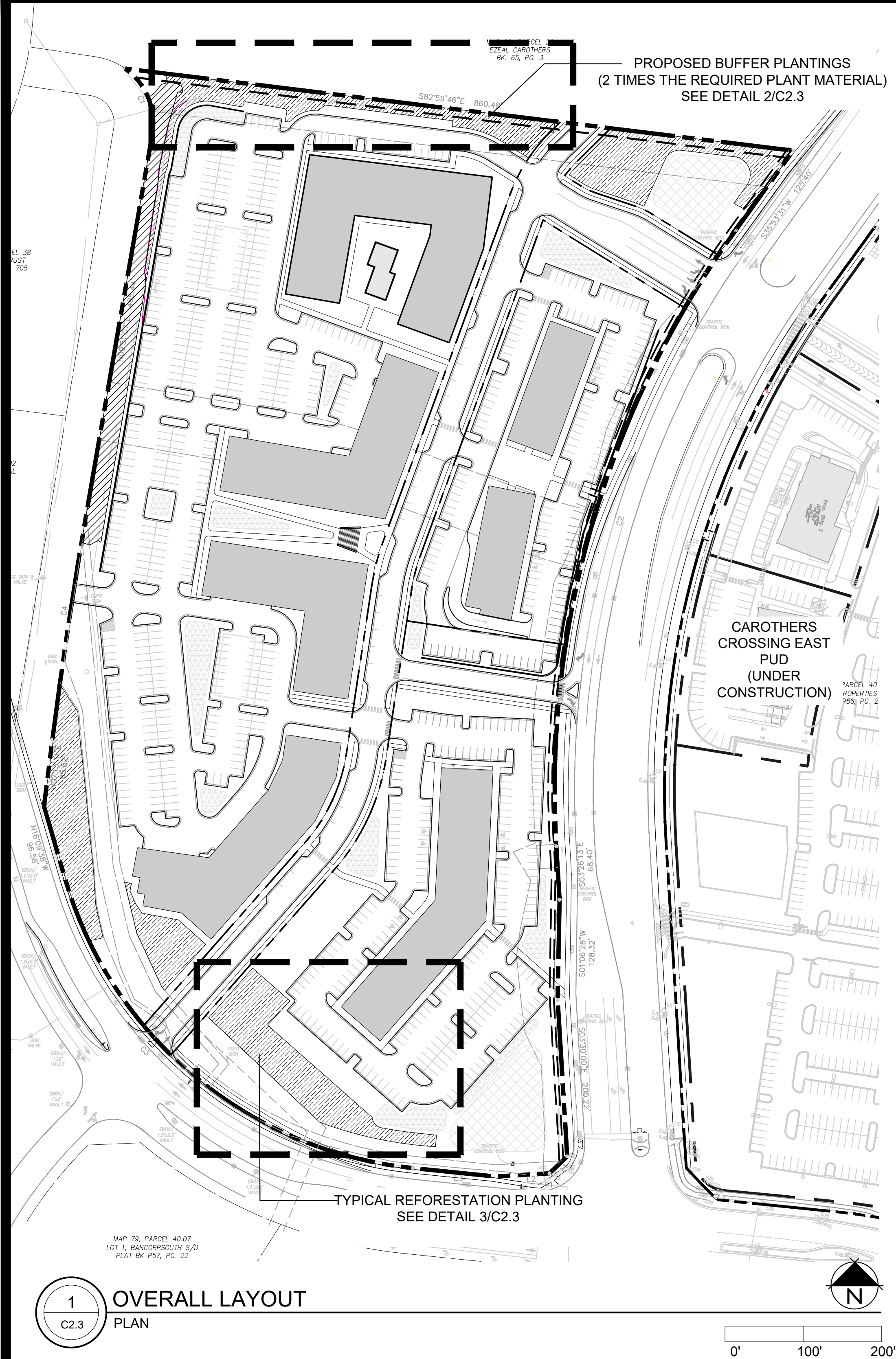
REFORESTATION AREA

REFORESTATION DESIGN INTENT:

ENVISION FRANKLIN STATES THAT ESTABLISHED FORESTED AREAS, EXISTING TREE CANOPIES, SPECIMEN TREES, AND RIPARIAN BUFFERS HELP TO ABSORB AIR POLLUTION, REDUCE GLARE, HEAT, NOISE, AND ENHANCE THE QUALITY OF LIFE THROUGH HEALTH AND RECREATION.

THIS DEVELOPMENT PLAN REVISION PROPOSES TO REFOREST WITH BETTER QUALITY PLANT MATERIAL TO ESTABLISH A CLIMAX FOREST THAT ENHANCES THE SAME QUALITIES OF ENVISION FRANKLIN.



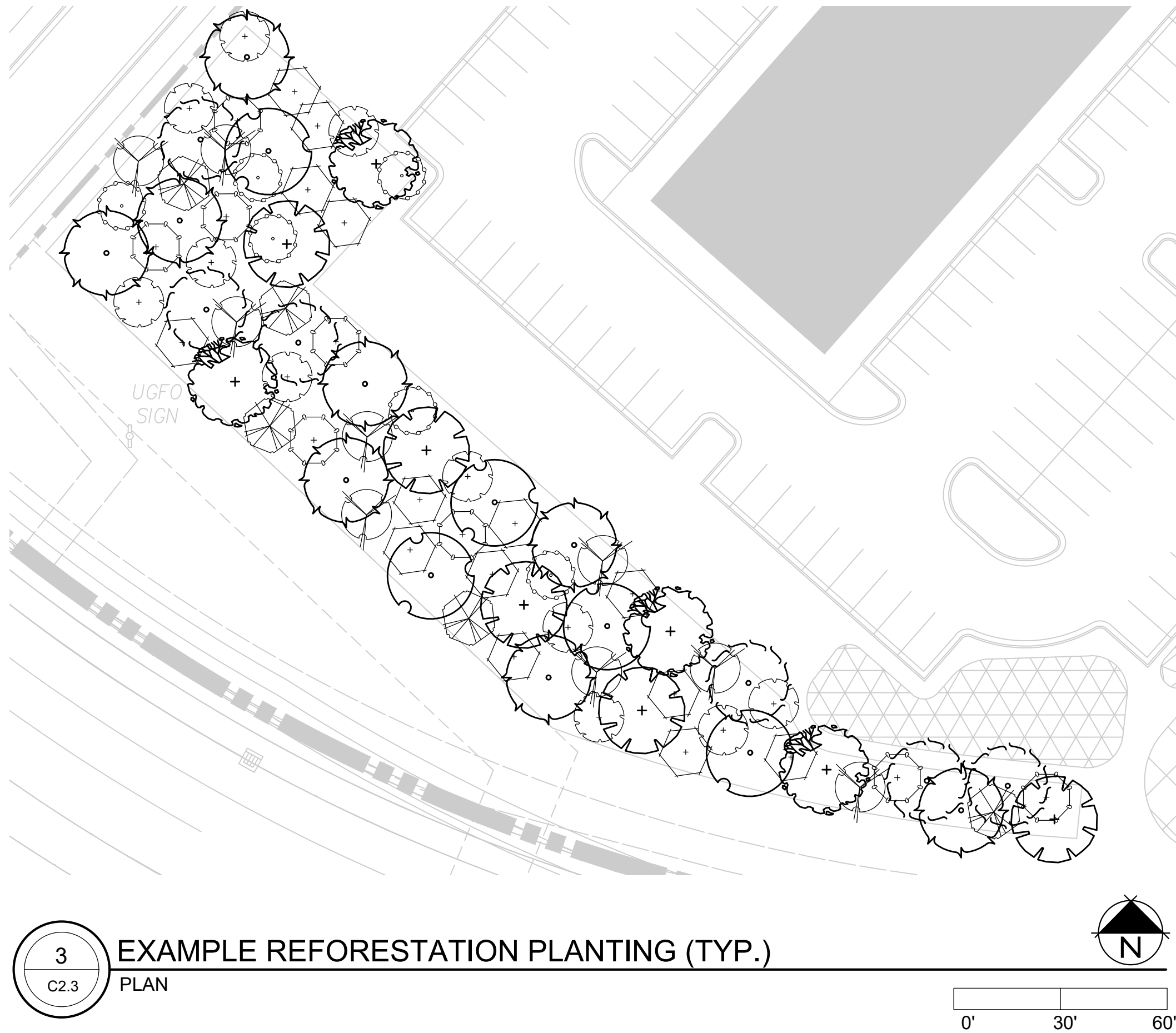
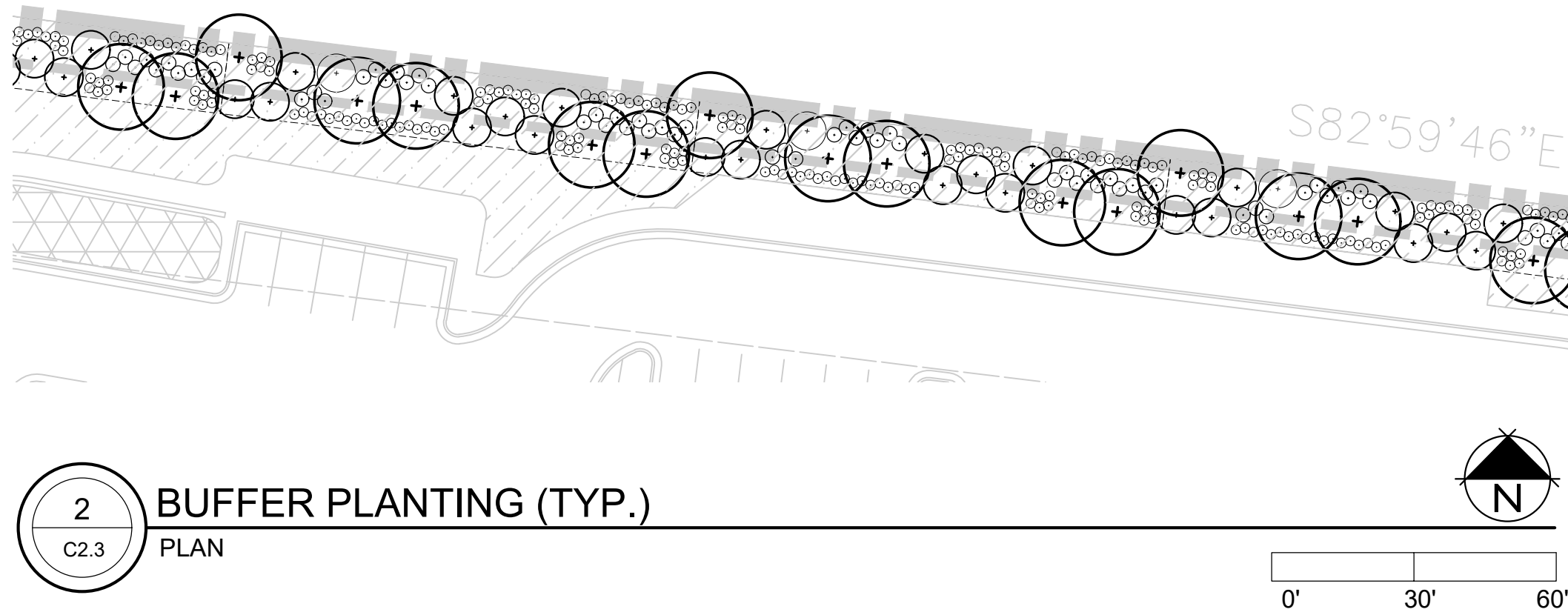


OVERALL REFORRESTATION PLANT SCHEDULE							
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES							
22 AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
22 JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
11 LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21 QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21 TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES							
42 CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

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

10' HISTORIC BUFFER LANDSCAPE REQUIREMENTS		PROPOSED BUFFER LANDSCAPE TOTALS	
BUFFER LENGTH:	482 LINEAR FEET	BUFFER LENGTH:	482 LINEAR FEET
TREES PER 100 LINEAR FEET:	7 TREES (34 TOTAL)	TREES PER 100 LINEAR FEET:	14 TREES (68 TOTAL)
SHRUBS PER 100 LINEAR FEET:	40 SHRUBS (193 TOTAL)	SHRUBS PER 100 LINEAR FEET:	80 SHRUBS (386 TOTAL)



EXAMPLE REFORRESTATION PLANTING SCHEDULE (TYP)							
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES							
6 AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
6 JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
6 LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
5 QS	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
5 TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES							
11 CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
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10 OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
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SITE DATA CHART

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PROJECT #:	079--04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
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CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
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PROPOSED ZONING:	SD-X (16.64/67.330)
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REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

REFORESTATION PLANTING INTENT:

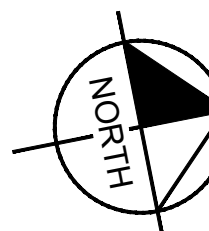
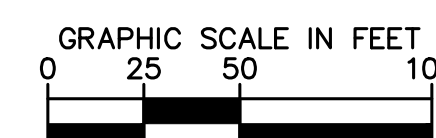
IT IS THE INTENT OF THE REFORESTATION PLAN TO ESTABLISH A VARIETY OF PLANT SPECIES AND SIZES IN ORDER TO PROGRESS FROM THE EXISTING WOODY PIONEER FOREST TO A CLIMAX FOREST.

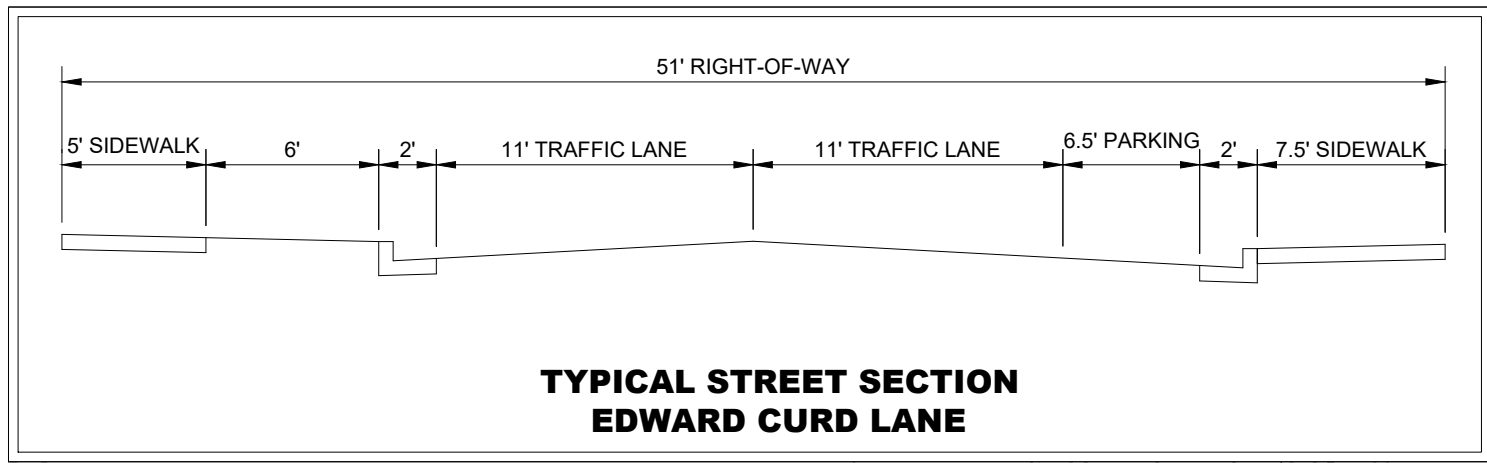
THEREFORE, AT FINAL SITE PLAN THE REQUIRED TREES AND CALIPER INCHES SHALL BE A VARIETY OF SIZES AND HEIGHTS. IT IS RECOMMENDED TO INSTALL A VARIETY OF SIZES OF TREES INCLUDING 2", 3", AND 4" CALIPER INCHES.

THE PLANT SCHEDULE OF QUANTITIES AND SIZES ON THIS SHEET IS AN EXAMPLE OF THE TYPES OF PLANTS TO INSTALL. ACTUAL QUANTITIES AND SIZES OF EACH PLANT SPECIES WILL BE DETERMINED AT SITE PLAN PHASE.

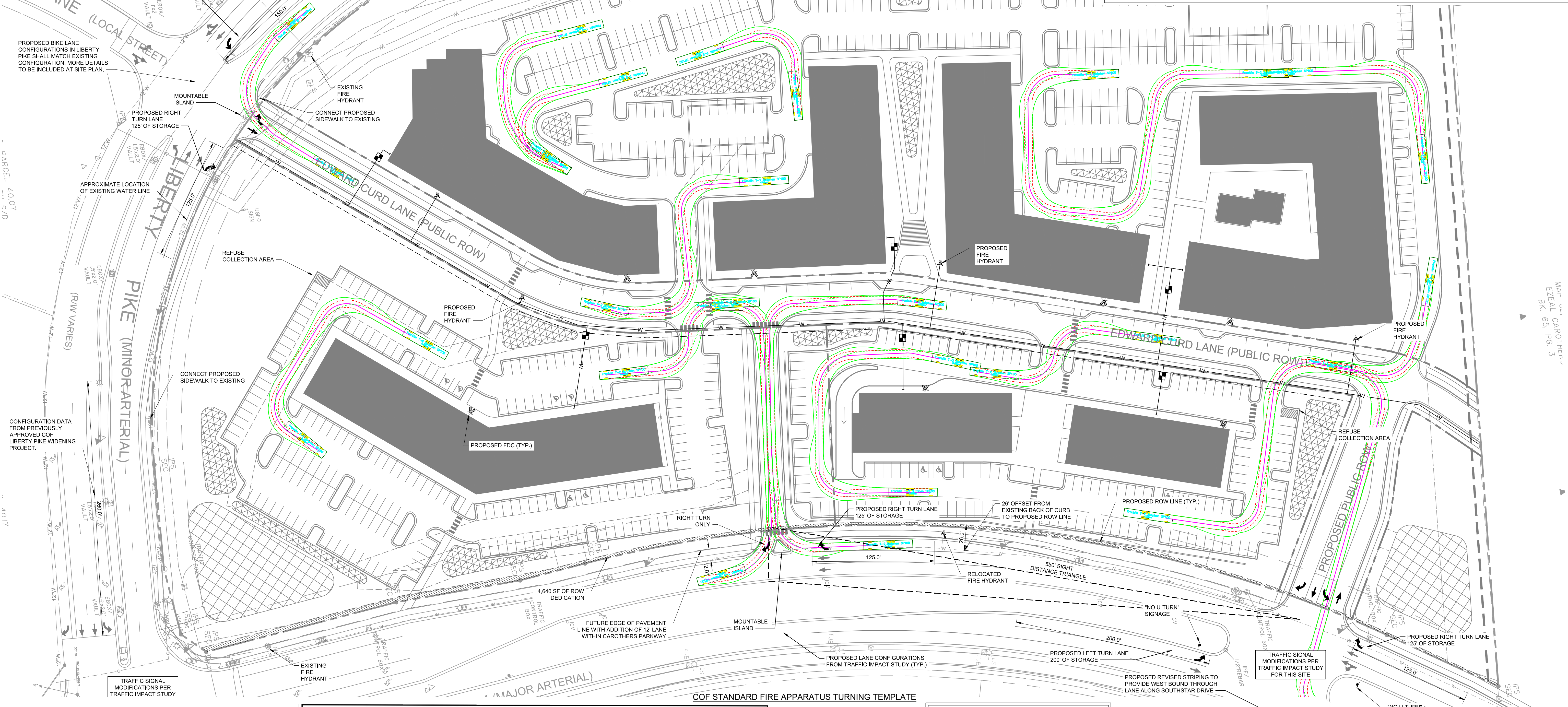


SHEET
C3.0
COF # 6939





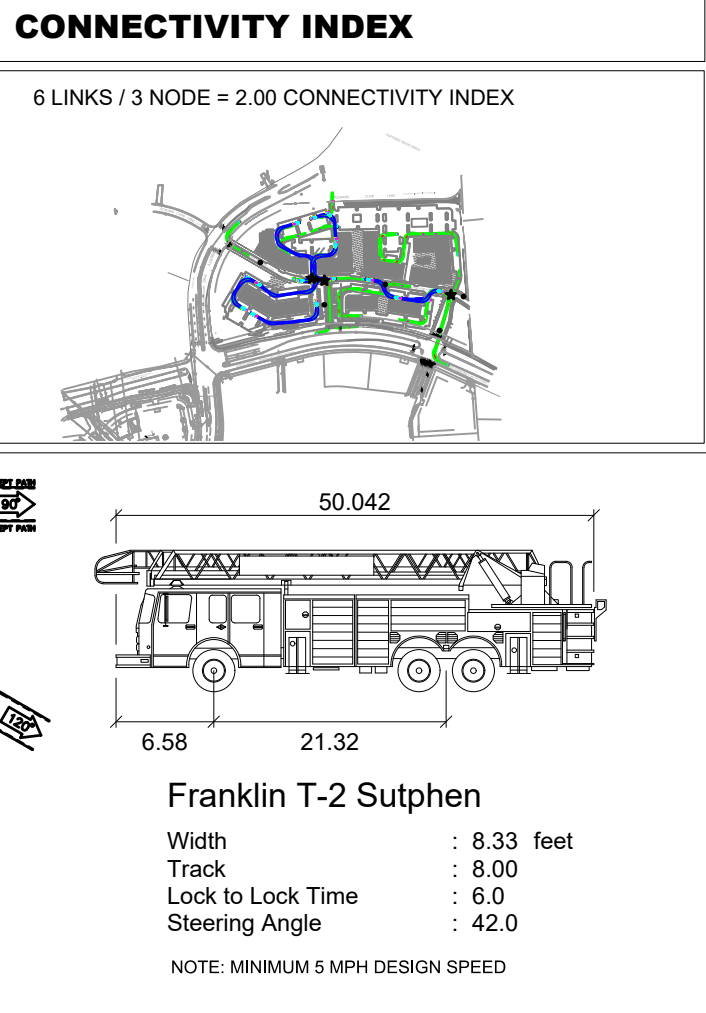
TYPICAL STREET SECTION
EDWARD CURD LANE



UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 595-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

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

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



IMPACT STATEMENT

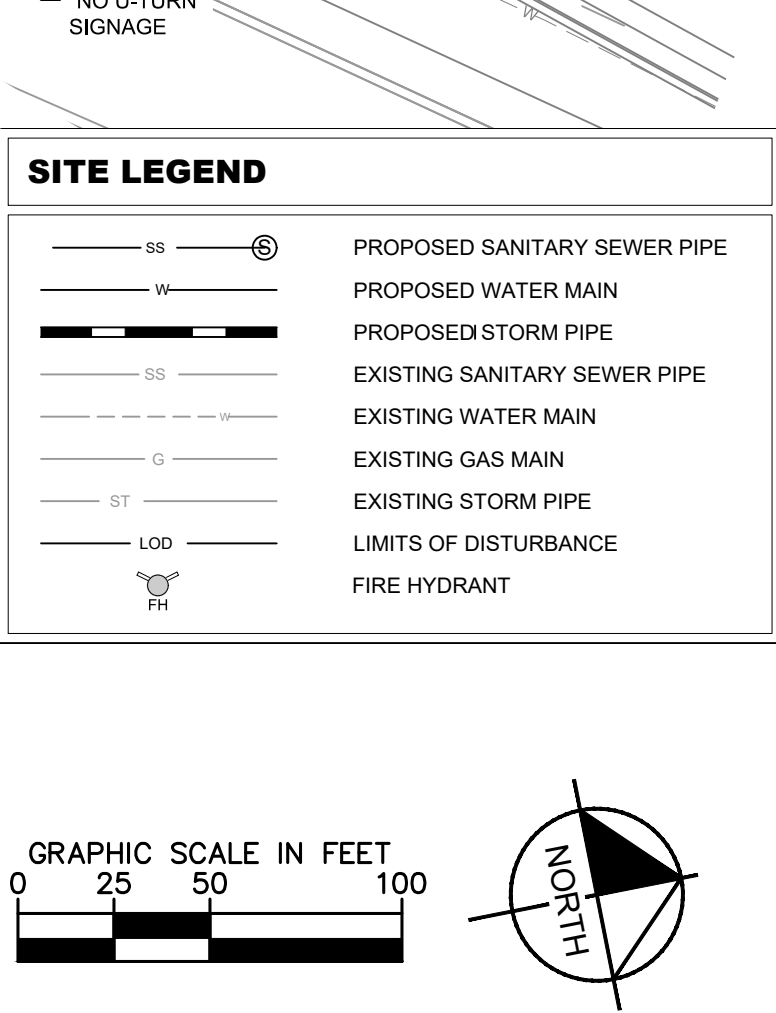
ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS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

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

FIRE FLOW TEST

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

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



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

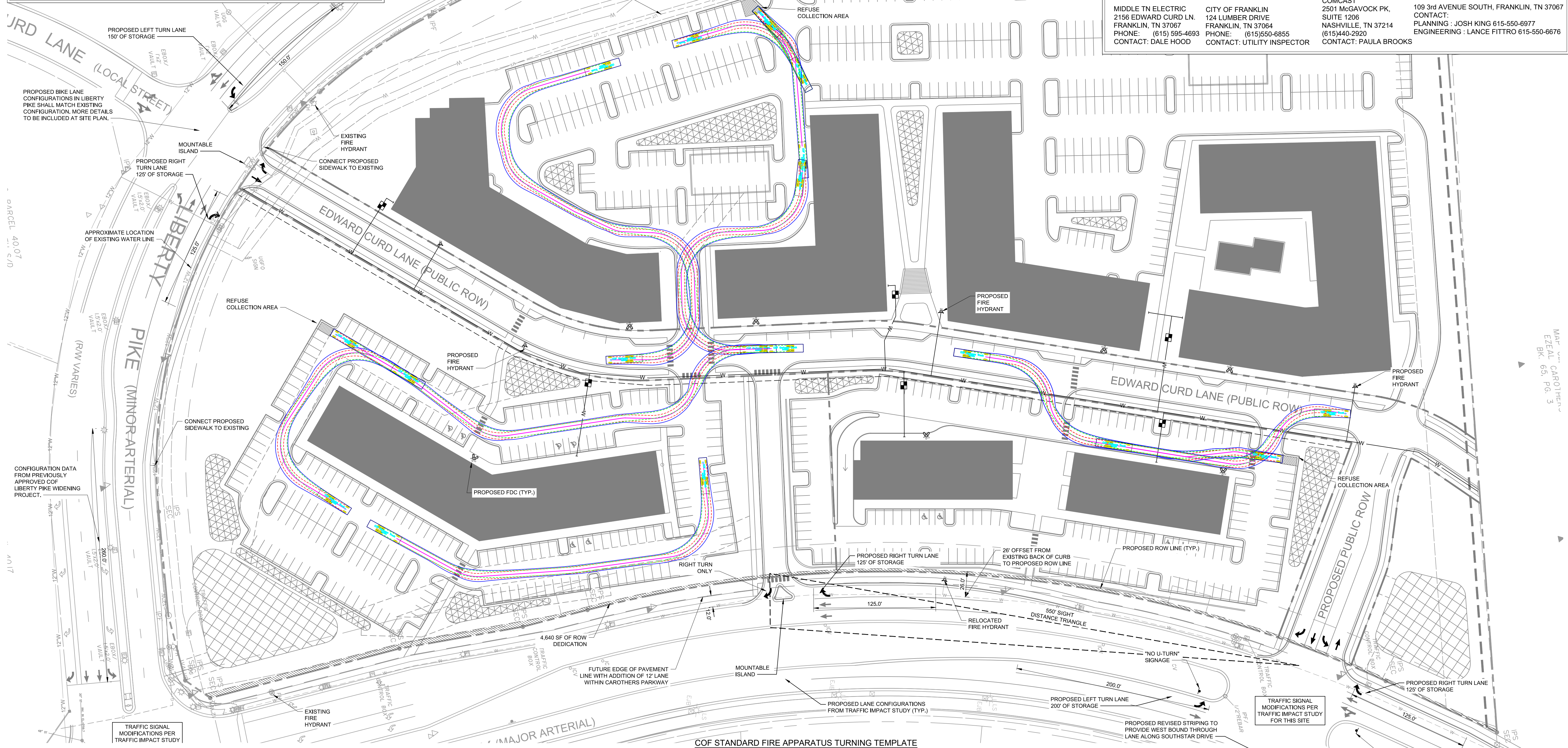
Kimley»Horn

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN - REVISION I
EMBRY
Franklin, Williamson County, Tennessee

MARY MCGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE

Revision Date
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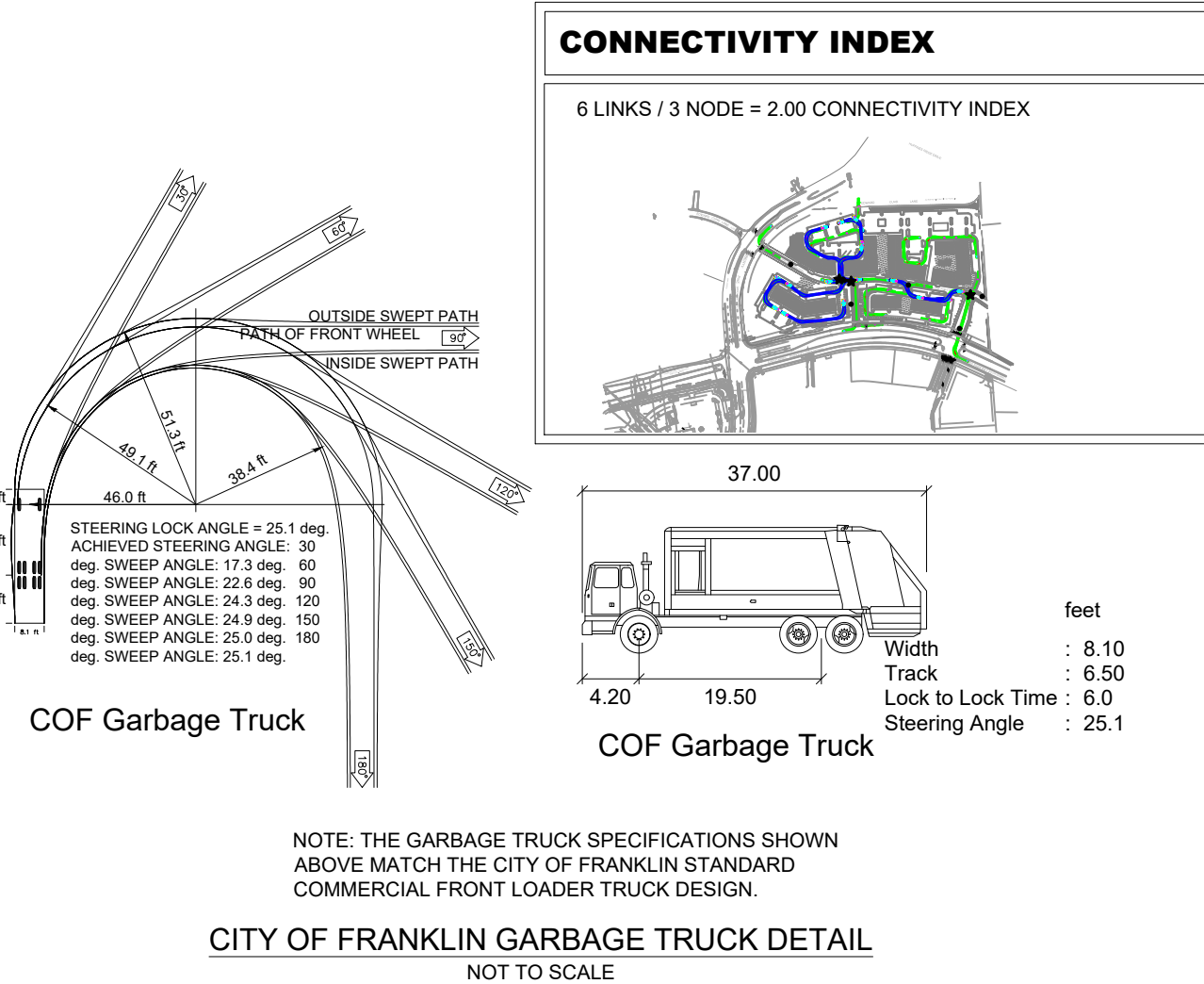
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COF # 6939



ROW & ACCESS GENERAL NOTES

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

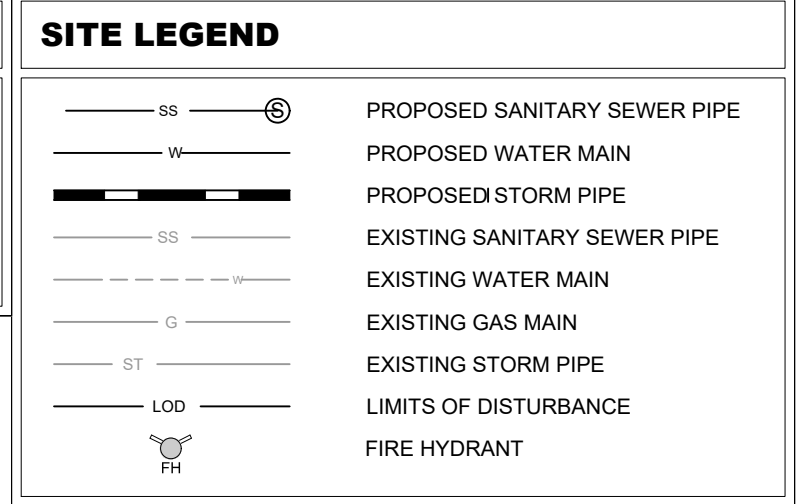
Trip Generation - Carrothers Crossing West												
ITE Code	Land Use	Setting/Location	Density	Daily	AM Peak Hour			PM Peak Hour				
					Total	Enter	Exit	Total	Enter	Exit		
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	238	d.u.	1,840	113	29	84	143	87	56	
710	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25	
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129	
912	Drive-in Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40	
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18	
GROSS TRIPS					6,003	415	223	192	548	280	268	
Gross Trips - Before Reductions					6,003	415	223	192	548	280	268	
	Residential				1,840	113	29	84	143	87	56	
	Office				266	49	42	7	30	5	25	
	Retail				3,359	206	126	80	328	159	169	
	Restaurant				538	47	26	21	47	29	18	
Reduction - Internal Capture					-784	-72	-36	-36	-180	-90	-90	
	Residential				-96	-9	-2	-7	-66	-44	-22	
	Office				-127	-15	-9	-6	-17	-5	-7	
	Retail				-242	-19	-6	-13	-78	-28	-50	
	Restaurant				-319	-29	-19	-10	-24	-13	-11	
Reduction - Pass-By					AM	PM						
820	Shopping Center	General Urban/Suburban	34%	34%	-1,158	-72	-36	-36	-96	-48	-48	
912	Drive-in Bank	General Urban/Suburban	29%	35%	-143	-12	-6	-6	-22	-11	-11	
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	43%	43%	-94	-8	-4	-4	-10	-5	-5	
NEW TRIPS					4,063	271	151	120	272	142	130	
DRIVEWAY VOLUMES					5,215	343	187	156	368	190	178	



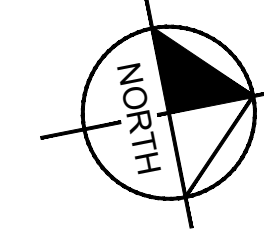
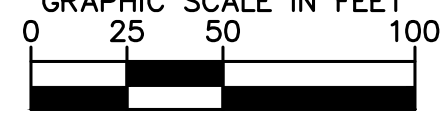
FIRE FLOW TEST

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

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



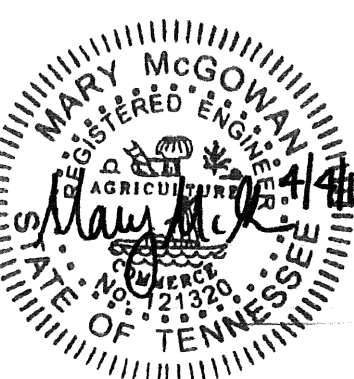
**Know what's below.
Call before you dig.**



CAROTHERS CROSSING WEST
DEVELOPMENT PLAN - REVISION 1

EMBREY

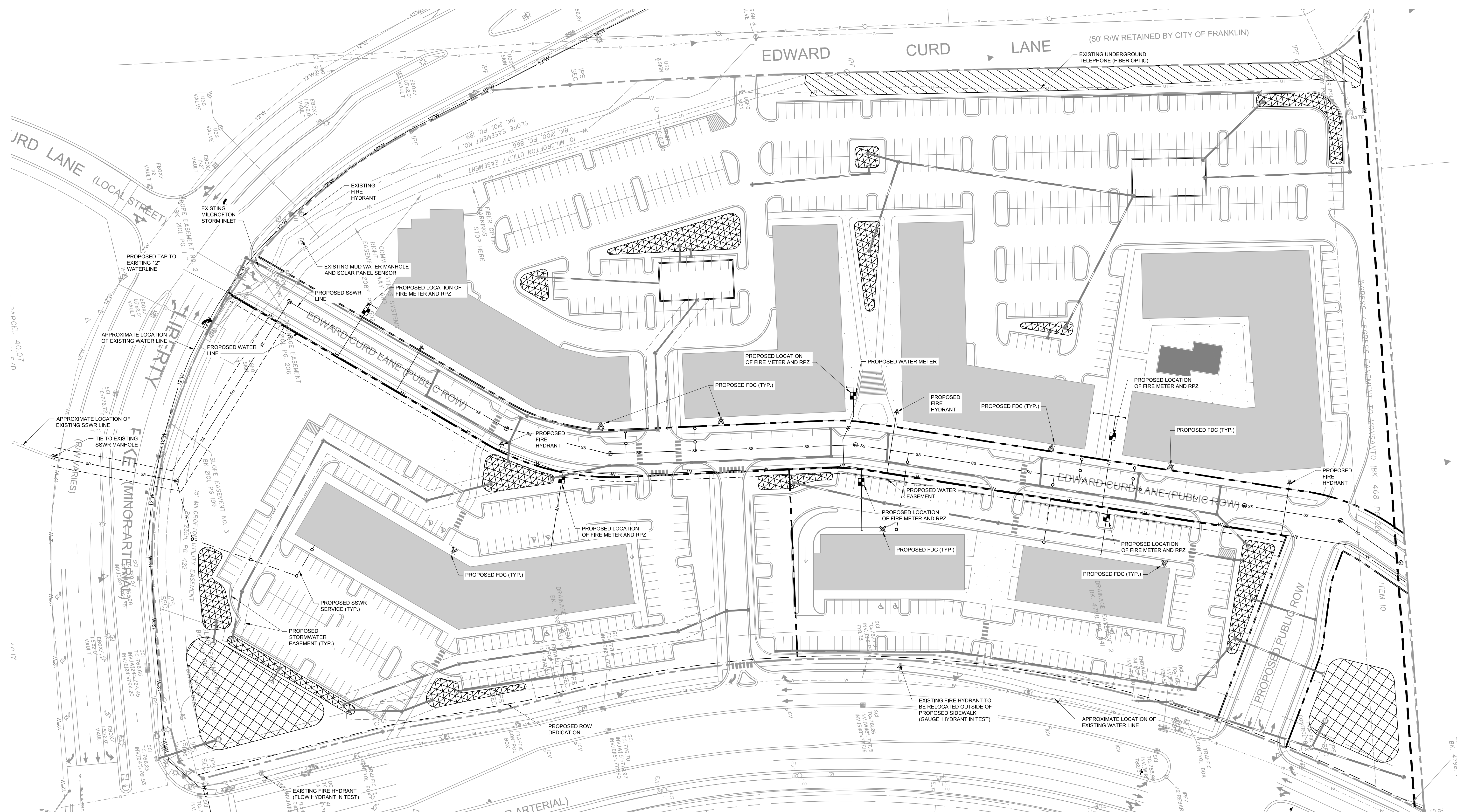
Franklin, Williamson County, Tennessee



Revision	Date
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ENLARGED UTILITY
PLANSHEET
C5.0

COF # 6939



UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

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

*FLOWS ESTIMATED FROM COF STANDARDS

UTILITY NOTES

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

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

UTILITY LAYOUT NOTE

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

EXISTING UTILITIES NOTE

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

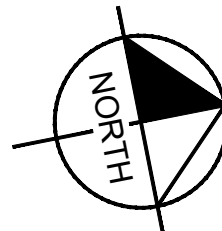
WATER INFRASTRUCTURE NOTE

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

FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1.194 GPM

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

GRAPHIC SCALE IN FEET
0 25 50 100Know what's below.
Call before you dig.



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



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



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



Revision Date	
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**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2019-0136**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **COLLIER ENGINEERING CO, INC** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

**CITY OF FRANKLIN FIRE STATION 7 CONSTRUCTION MATERIALS
TESTING SERVICES FRANKLIN TENNESSEE 37064**

1. **SCOPE OF SERVICES.** Consultant shall provide documentation of geotechnical aspects of the site development on a full-time basis, and these matters principally include subgrade preparation and placement/compaction of engineered fill in building and pavement areas, and installation of compacted aggregate piers. The Consultant's scope of services will include effort to perform field and laboratory inspection and testing for structural concrete, masonry and steel framing for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.
2. Consultant shall submit as a part of Attachment A an individual Fee Schedule. Consultant's services will be provided on an On Call basis as requested by the Owner's or Contractor's representative.
3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.
4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the Amount of Twenty-Eight Thousand Sixty-Seven and 84/100 Dollars (\$ 28,067.84).

**The Board of Mayor and Aldermen Approved this Agreement on the
_____ Day of _____ 201__.**

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

- 1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry;
- 1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.
- 1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.
- 1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.
- 1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.
- 1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

- 2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.
- 2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.
- 2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.
- 2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

- 3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

- 3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.
- 3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.
- 3.4 **ALLOCATION OF RISK AND LIABILITY; GENERAL.** Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.
- 3.5 **INDEMNIFICATION.** Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.
- 3.5.1 **SURVIVAL.** The terms and conditions of this paragraph shall survive completion of this services agreement.
- 3.6 **LIMITATIONS OF RESPONSIBILITY.** Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

- 4.1 **Termination for Convenience.** The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes

effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

- (1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.
- (2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.
- (3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:
 - (a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;
 - (b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

- 4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

- 4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.
- 4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

- 5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.

Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 The Consultant's services will be provided on an On-Call basis and in response to regular requests as made by the Owner's or Contractor's representative. At least 24 hour notice will be provided in order that Consultant may schedule their resources. Consultant will attempt to accommodate requests on shorter notice, as applicable. Consultant will not be responsible for scheduling of their testing services and resources and will not be responsible for tests that are not conducted, or for the competency of materials that are not tested, due to a failure by others to appropriately schedule the Consultant's services for the project.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

- 6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

- 7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.
- 7.1.1 **USE OF DATA SYSTEMS:** Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.
- 7.1.2 **DISCLOSURE OF DOCUMENTS/DATA.** City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.
- 7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for

- the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.
- 7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.
- 7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.
- 7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.
- 7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.
- 7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- 7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

- 8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

- a) General Liability Insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
 - b) Automobile Liability Insurance with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.
 - c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of \$500,000 for each occurrence.
 - d) Professional Liability Insurance with a limit of \$1,000,000 annual aggregate.
- 8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.
- 8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.
- 8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

- 9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.
- 9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.
- 9.3 **TRAVEL; EXPENSES**
City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

- 10.1 **EQUAL EMPLOYMENT OPPORTUNITY.** In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.2 **TITLE VI – CIVIL RIGHTS ACT OF 1964.** City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.
- 10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.3 **NO THIRD PARTY RIGHTS CREATED.** City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.
- 10.4 **WARRANTIES/LIMITATION OF LIABILITY/WAIVER.** City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

ARTICLE 11. EXTENT OF AGREEMENT:

- 11.1 **APPLICABLE LAW/CHOICE OF FORUM AND VENUE.** This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this

Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

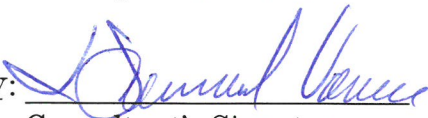
- 11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

- 12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.
- 12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

BY: 
Consultant's Signature
TITLE: Geotech Mgr
Date: 30 May 2019

BY: _____
Dr. Ken Moore
Mayor
Date: _____

Approved as to Form:

Tiffani M. Pope, Staff Attorney



March 27, 2019

City of Franklin, TN (the City)
109 3rd Avenue South, Ste. 103
Franklin, TN 37064

Attn: Mr. Brad Wilson, Facilities & Project Manager

Re: Proposal for Construction Materials Testing Services
Proposed Fire Hall 7
Franklin, TN
Collier Proposal No. 3073-19-01

Dear Mr. Wilson:

Pursuant to your Request for Proposal (RFP) received via email, Collier Engineering Company, Inc., (Collier) is pleased to submit this proposal for the requested services. Our duties will be performed to support the construction of an approximately 16,000 square foot emergency services (fire station) building. The building is presumed will incorporate masonry and steel framing with concrete slabs on grade and separate building sectors including high bay equipment areas and staff/office quarters. Current planned improvements include drive and parking areas.

We have not been provided anticipated project schedules and our stipulated visits are predicated upon recollection from similar projects. Our anticipated field services include documentation of geotechnical aspects of the site development on a full-time basis, and these matters principally include subgrade preparation and placement/compaction of engineered fill in building and pavement areas, and installation of compacted aggregate piers. Our scope of services will include effort to perform field and laboratory inspection and testing for structural concrete, masonry, and steel framing.

The base amount is approximately \$28,067.84 and is attached for your consideration. Effort will accrue and be billed on a Time and Materials basis per the attached Fee Schedule, which includes inclusive, burdened labor rates. Should additional services be required that are outside the scope of services assumed herein they will be performed at the unit rates shown on the Fee Schedule. Unless directed otherwise, we will issue monthly invoices for our effort.

The value stated above should be established as an initial placeholder budget for our services. We will agree to amend (increase) the budget should the amount be consumed during project duration and additional funding be necessary. The testing services cost estimate is based upon the stipulated unit rates, and the assumed number of visits for the itemized inspections shown on the attached estimate breakdown and the following assumptions:

Proposal for Materials Testing Services
Proposed Franklin Fire Hall 7
April 16, 2019



- We will be copied in a timely manner on all specification addenda/revisions, drawing addenda/revisions, RFIs and responses, approved submittals relating to our work, field directives from A/E, meeting minutes and any other documentation that modifies the contract documents. Our services will be scheduled with our office a minimum of one (1) working day in advance. The scope of services as described or assumed in this proposal or as specifically required by the project will be relayed to the person(s) who will be responsible for scheduling our services so that they are aware of the services that are required and of their responsibility for correction and re-inspection of all deficiencies noted.

- Our services will specifically exclude job site safety responsibility and our services do not relieve any contractor/subcontractor from complying with project specifications.

The cost estimate does not include, but such items will be billed, effort associated with overtime, re-testing due to non-compliances, weather delays, contractor delays, and cancelling of previously-scheduled technicians that arrive at the project site as requested.

- We will not be responsible for scheduling our services and will not be responsible for tests that are not performed due to a failure to schedule our services on the project.

In accordance with the City's and the project's demands, we have commenced responding to requests for consultation and field assistance with the initial grading efforts for the project. Your acceptance of this proposal may be confirmed by signing and returning the attached Contract for Materials Engineering and Testing Services, or issuance of an Purchase Order. We will conduct our services in accordance with the attached terms.

We appreciate the opportunity to provide this proposal and look forward to working with you. Please give us a call if you have any questions or comments regarding this proposal.

Sincerely,

Collier Engineering Company, Inc.

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

J. Samuel Vance, P.E.

Geotechnical Services Manager

Attachments: Estimate
Contract for Construction Materials Engineering and Testing Services
Materials Testing Fee Schedule





5560 Franklin Pike Circle, Brentwood, TN 37027
J. Samuel Vance, P.E. 615-418-0220

Page 2 - Quote for Materials Testing Services
Proposed Fire Hall 7, Franklin, TN
Proposal No. 3073-19-01

April 16, 2019

Masonry Testing

Technician: part-time inspections during grouting
Technician - Specimen Pick up (on site time)
CMU Block (3 sets of 18)
Grout Prisms (4 sets of 4)
Mortar Cylinders (4 sets of 6)

<u>Trips</u>	<u>Hours/Trip</u>	<u>Total</u>	<u>Units</u>	<u>Rate</u>	<u>Extension</u>
8	4	32	hours	\$ 80.00	\$ 2,560.00
4	0.5	2	hours	\$ 80.00	\$ 160.00
		18	each	\$ 65.00	\$ 1,170.00
		16	each	\$ 15.00	\$ 240.00
		24	each	\$ 15.00	\$ 360.00
Masonry testing subtotal					\$ 4,490.00

Structural Steel Testing

CWI Technician for part-time inspections

<u>Trips</u>	<u>Hours/Trip</u>	<u>Total</u>	<u>Units</u>	<u>Rate</u>	<u>Extension</u>
4	4	16	hours	\$ 95.00	\$ 1,520.00
Structural Steel testing subtotal					\$ 1,520.00

Stone Base field testing

Technician
Stone Proctor

<u>Trips</u>	<u>Hours/Trip</u>	<u>Total</u>	<u>Units</u>	<u>Rate</u>	<u>Extension</u>
4	3	12	hours	\$ 80.00	\$ 960.00
		1	each	\$ 260.00	\$ 260.00
Stone Base testing subtotal					\$ 1,220.00

Observe asphalt paving

Technician

<u>Trips</u>	<u>Hours/Trip</u>	<u>Total</u>	<u>Units</u>	<u>Rate</u>	<u>Extension</u>
2	3	6	hours	\$ 74.00	\$ 444.00
Observe asphalt paving subtotal					\$ 444.00

Project Management

Admin, reporting, PM - budgeted at 12% of field subtotal

PM Subtotal	\$ 3,054.84
TOTAL FEE ESTIMATE	\$ 28,067.84

March 2019 Collier Engineering Fees - Fire Hall 7 (subject to change 90 days from proposal date)

Item	Unit	Rate
Professional/Technical Staff		
Principal	hour	\$ 250.00
Senior Project Manager	hour	\$ 175.00
Senior Project Engineer	hour	\$ 165.00
Project Manager	hour	\$ 145.00
Project Engineer	hour	\$ 135.00
Staff Engineer	hour	\$ 120.00
Field Engineer	hour	\$ 110.00
Administrative assistant	hour	\$ 56.00
Lead CADD	hour	\$ 100.00
Draft Person/Cad Operator	hour	\$ 75.00
Tech IV *	hour	\$ 87.00
Tech III *	hour	\$ 80.00
Tech II *	hour	\$ 74.00

*Note: 3 hour minimum, and overtime at 1.5 times the regular hourly rate applies for excess of 8 hours

Miscellaneous

Subcontracted services or equipment		cost plus 15%
Generator	day	\$ 85.00
Coring machine	day	\$ 95.00
Coring crew (2 personnel)	hour	\$ 150.00
Floor flatness	day	\$ 125.00
Slab moisture kits	each	\$ 20.00
Crack monitor (labor to install and check device not included)	each	\$ 50.00

Soil Laboratory Testing Rates

Atterberg Limits Determination (LL, PL)	each	\$ 85.00
Combined Analysis (Hydrometer and Sieve)	each	\$ 140.00
Density Determination (Shelby tube sample)	each	\$ 25.00
Density Determination (Irregular sample)	each	\$ 45.00
Organic Content (by heating)	each	\$ 50.00
Sieve Analysis (Unwashed)	each	\$ 85.00
Sieve Analysis (Washed over #200 sieve)	each	\$ 120.00
Specific Gravity Determination	each	\$ 70.00
Moisture Content Determination	each	\$ 10.00
Swell Test single pressure	each	\$ 120.00
Swell Test (two pressures)	each	\$ 200.00
Swell Test (ASTM STP 479)	each	\$ 250.00
California Bearing Ratio (CBR)	each	\$ 575.00
Compaction and Density Standard Proctor (ASTM D 698)	each	\$ 150.00

Fees for other soil testing quoted upon request



Structural Steel and Metals Testing

AWS Certified Welding Inspector	hour	\$	95.00
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Aggregates Testing Rates

Sieve Analysis (ASTM C 136)	each	\$	85.00
Analysis of Material finer than #200 Sieve (ASTM C 117)	each	\$	55.00
Soundness (ASTM C 88) (5 cycles)	each	\$	350.00
Abrasion (ASTM C 131)	each	\$	250.00
Abrasion (ASTM C 131)-Large Size Aggregate	each	\$	300.00
Specific Gravity (ASTM C 127 or 128)	each	\$	65.00
Absorption Analysis (ASTM C 127 or 128)	each	\$	65.00
Unit Weight (ASTM C 29)	each	\$	55.00

Fees for other aggregate testing quoted upon request

Asphalt Testing Rates

Extraction (ASTM D 2172) (includes gradation)		\$	155.00
Extraction only		\$	105.00
Asphalt Cement by ignition (including gradation)		\$	145.00
Marshall Density Specimens - Set of 3 samples	set	\$	150.00
Marshall Stability Flow and Density Specimens (ASTM D 1559) (already mixed)	each	\$	45.00
Marshall Stability Flow and Density Specimens (3 samples)	set	\$	125.00
Core Density (field cut)	each	\$	50.00
Asphalt Design Mix Review (Marshall Method)	each	\$	1,200.00
Three Point Marshall Curve (including laboratory mixed asphalt with 9 stability, flow and density tests)	set	\$	900.00
Three Point Marshall Curve (additional point)	each	\$	200.00
Penetration and Specific Gravity (ASTM D 5)	each	\$	85.00

Fees for other asphalt testing quoted upon request

Concrete and Masonry Testing Rates

Concrete or Mortar Mix Verification	each	\$	350.00
Laboratory Concrete Trial Batch (with cylinders)	each	\$	500.00
Laboratory Concrete Trial Batch (with beams)	each	\$	750.00
Compressive Strength of cured cylinder (ASTM C 39)	each	\$	15.00
Cylinder molds	each	\$	2.50
Flexural Strength of Concrete Beam	each	\$	55.00
Diamond bit wear per inch depth (1" steel = 12" concrete; rate dependent upon core diameter)	inch	\$5.00 - \$7.00	
Concrete core, measurement and strength	each	\$	50.00
Trimming/ Per Cut		\$	20.00
Compressive Strength and Dimensions of Masonry Block Units (min. of 3; unit rate dependent on size and quantity)	each	\$35.00 - \$75.00	
Net Area, Absorption, Specific Gravity and Moisture - Content of Masonry Block (ASTM C 140) / Per Block		\$	65.00
Compressive Strength of Masonry Block Prism (Hollow)	each	\$	130.00
Compressive Strength of Masonry Block Prism (grouted)		quote on request	
Compressive Strength of 3x6 inch Grout Prism / Each	each	\$	30.00
Compressive Strength of 2 inch Mortar Cube or 3 inch cyl.	each	\$	15.00
Laboratory Mortar, Trial Batch (excludes testing cubes)	each	\$	275.00

Fees for other concrete testing quoted upon request



RESOLUTION 2019-34

CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES, RESOLUTION 2019-34, FOR THE ANNEXATION OF 4331 LONG LANE (SUNSET FARMS)."

WHEREAS, Chapter 2 Investments, LLC, ("Owner") of property located at 4331 Long Lane ("Property") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed to consider the area for future development in accordance with City standards;

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

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

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

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen is located South of Long Lane and North of Peytonsville Road, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117---03201	58.00
Total	58.00

SECTION II: That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Aldermen on how the Property would be served by City resources but is not binding on final annexation.

SECTION III: That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

SECTION IV. **BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

(Signatures on Page 2)

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

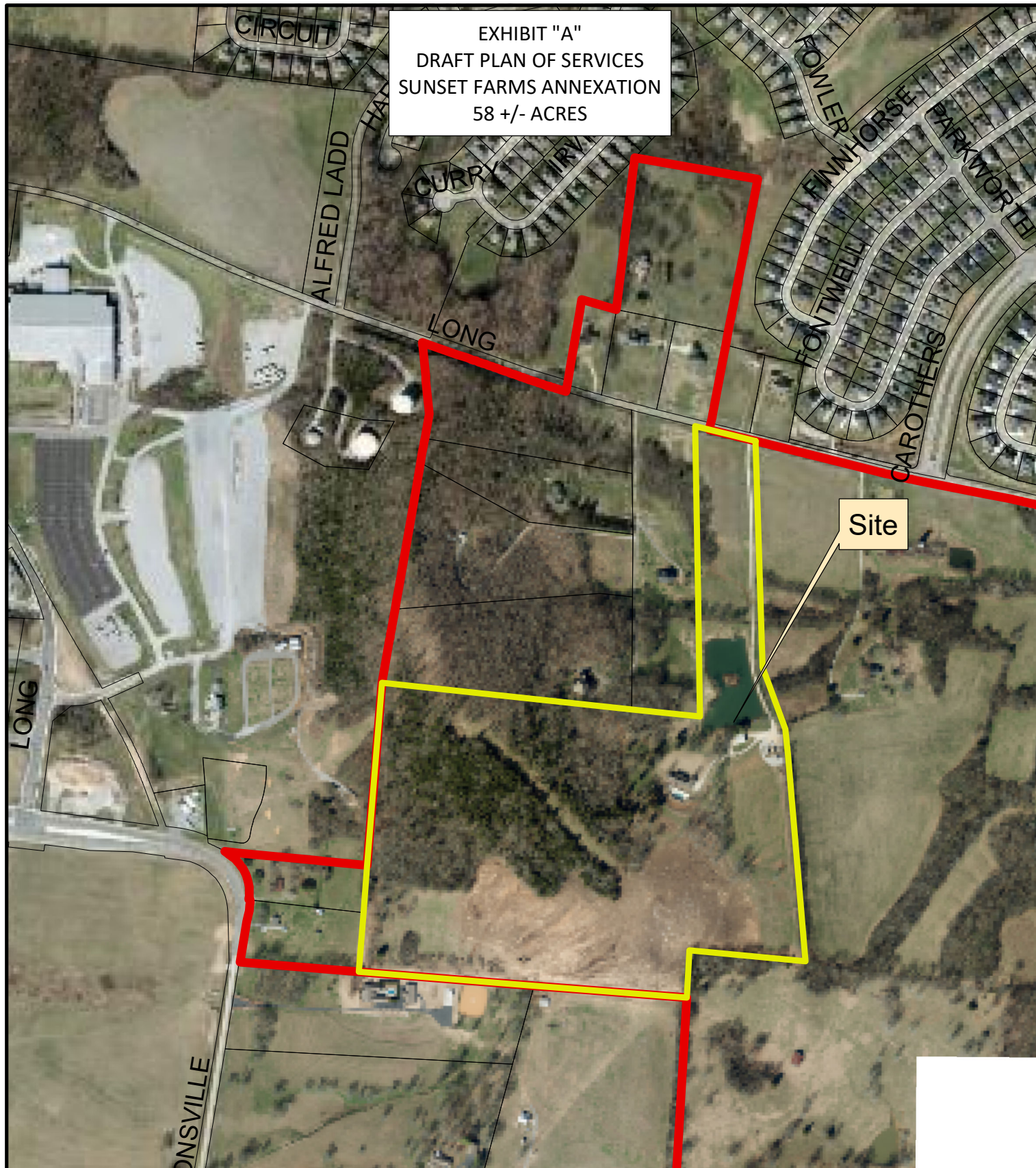
Mayor

Approved as to form by:

Shauna R. Billingsley

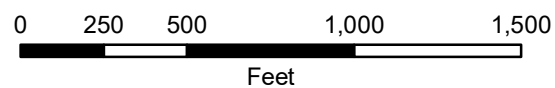
City Attorney

EXHIBIT "A"
DRAFT PLAN OF SERVICES
SUNSET FARMS ANNEXATION
58 +/- ACRES



Legend

-  Sunset Farms
-  Existing City Limits



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2018. All rights reserved.

Resolution 2019-34
Exhibit B

The Property is located South of Long Lane and North of Peytonsville Road, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117---03201	58.00
Total	58.00

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a less than 1,000 linear foot extension would be required to serve the Property. For this reason, reclaimed water will be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct a mixed-use development.
3. The Owner shall be required to extend an undetermined length of sanitary sewer main to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
8. All wastewater requirements listed herein are approximate based on the information available at the time of drafting of this plan of service. Additional infrastructure requirements may be needed depending on layout of the project and additional details provided by the developer.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.

2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Long Lane. Per the City of Franklin's Comprehensive Transportation Plan, Goose Creek Bypass shall extend through this parcel. During the Development Plan process, City Staff will work with the owner to facilitate the appropriate right-of-way for this extension.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.

2. The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.
3. Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas.
4. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance, should it be applicable with the Zoning District selected.

K. Parks and Recreation

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

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

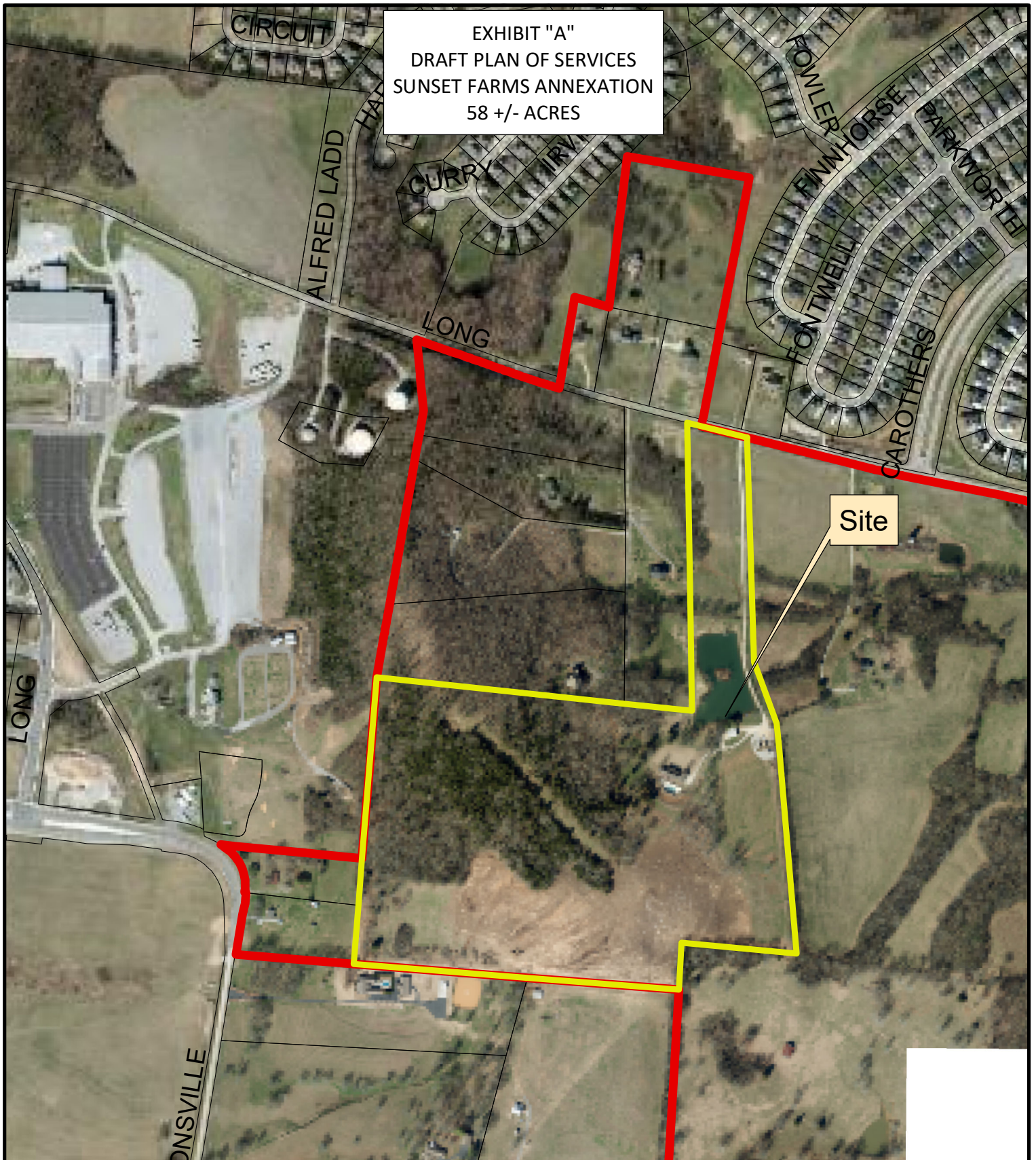
M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

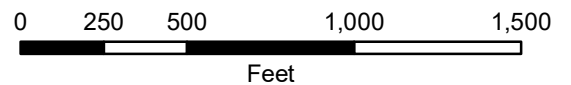
1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

EXHIBIT "A"
DRAFT PLAN OF SERVICES
SUNSET FARMS ANNEXATION
58 +/- ACRES



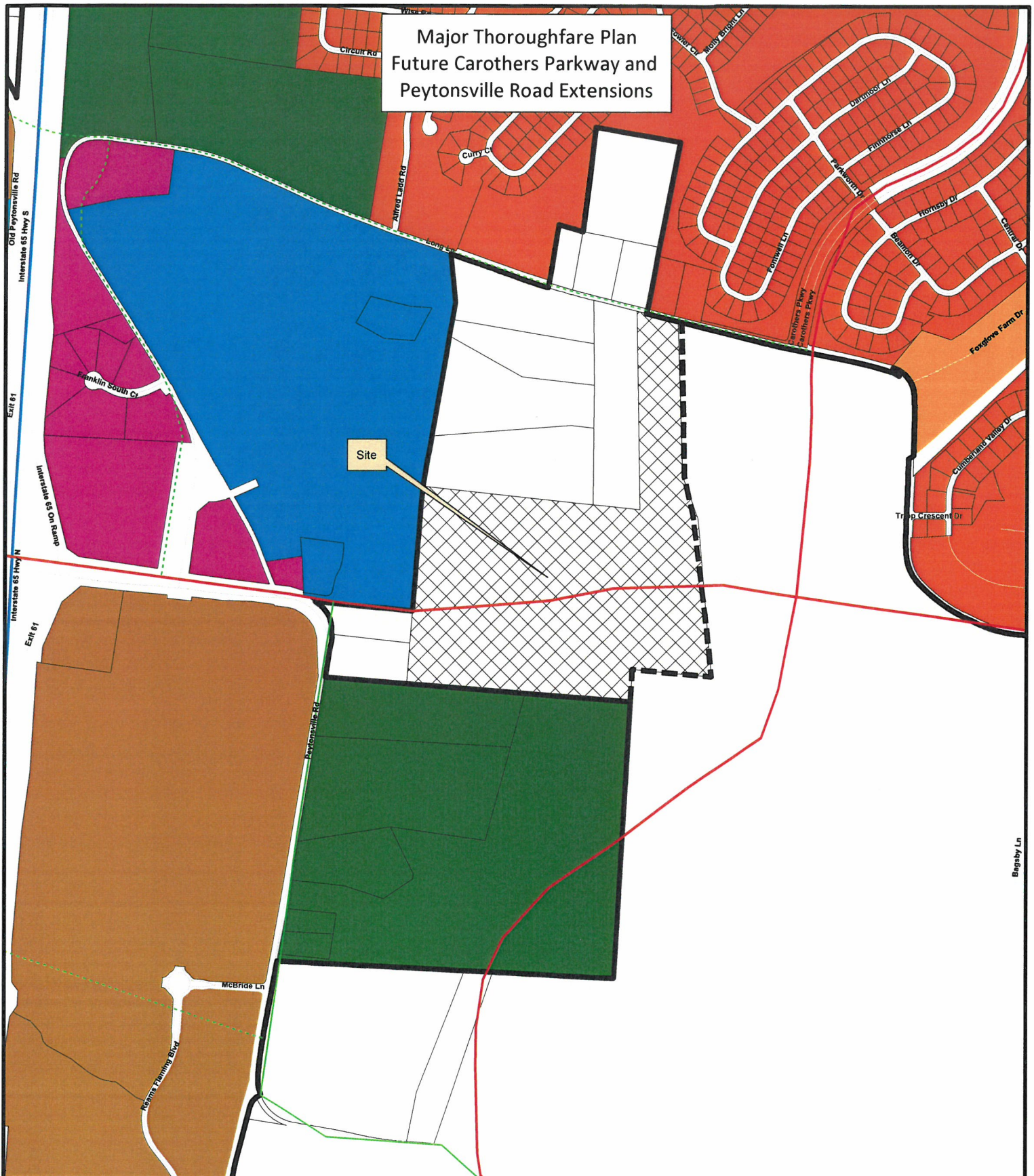
Legend

-  Sunset Farms
-  Existing City Limits



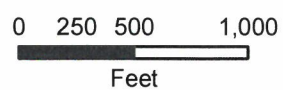
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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Major Thoroughfare Plan Future Carothers Parkway and Peytonsville Road Extensions



Legend

-  Urban Growth Boundary
 4331 Long Lane
 Corporate Boundaries



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2019-72

A RESOLUTION REQUESTING A REFERENDUM FOR THE ANNEXATION OF SEVERAL PROPERTIES, LOCATED SOUTH OF LONG LANE, EAST OF INTERSTATE 65, AND OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A. § 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, property owners as listed on Exhibit A, petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 26 parcels, containing 474 +/- acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit B:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher

117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor
133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

WHEREAS, the referendum shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, a Plan of Services for the area petitioned to be annexed will be adopted prior to the annexation becoming effective, to provide for future development in accordance with City standards, and a copy of the draft Plan of Services is attached hereto as Exhibit C.

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

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-104 and 6-51-105, as amended, the City of Franklin requests that a referendum for annexation be held for the following properties:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC

117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor
133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

SECTION II. The City of Franklin requests the referendum be held on October 22, 2019, in conjunction with the Franklin Municipal Elections.

SECTION III. The question to be submitted to the qualified voters who reside in the area proposed to be annexed shall be “FOR ANNEXATION” and “AGAINST ANNEXATION.”

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

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

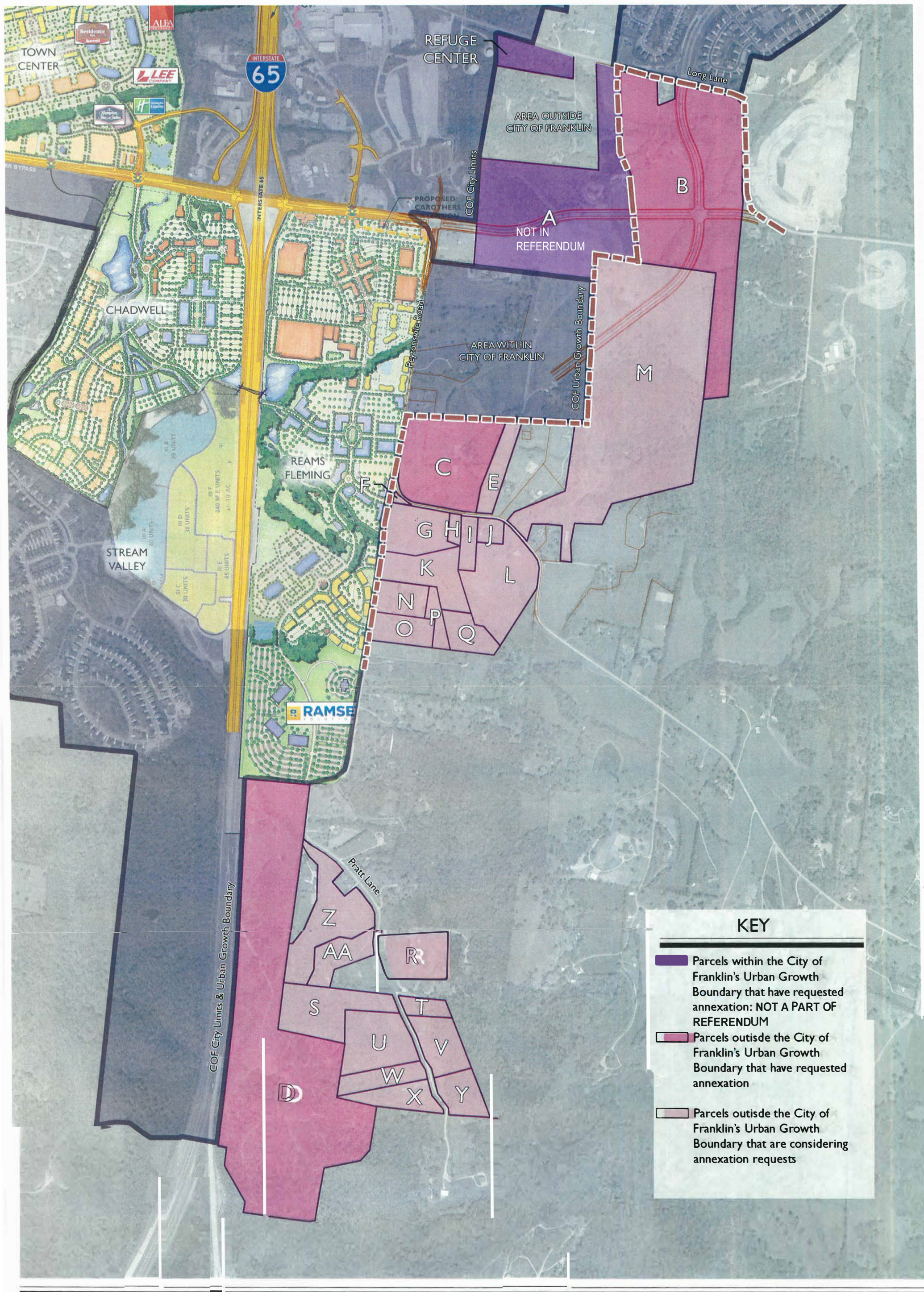
Exhibit A

Property Information associated with Map

Letter	Map	Parcel	Acreage	Address	Owner
** A	117	32.01	58.00	4331 Long Lane	Chapter 2 Investments, LLC
B	106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
C	117	33.00	25.25	4444 Peytons ville Road	Chapter 2 Investments, LLC
D	133	16.00	116.54	Peytons ville Road	Pratt Lane Office Partners, LLC
E	117	33.01	5.17	4474 Peytons ville Road	Panzey Maxwell
F	117	42.10	0.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
G	117	42.09	9.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
H	117	42.03	1.00	4465 Peytons ville Road	Mary Kate Pratt
I	117	42.01	3.00	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
J	117	42.00	2.00	4475 Peytons ville Road	Todd Brakebill
K	117	42.14	11.06	4465 Peytons ville Road	Mary Kate Crutcher
L	117	42.12	18.03	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
M	117	34.00	99.20	Peytons ville Road	Thomas A. Jordan
N	117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
O	117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
P	117	42.15	2.27	Peytons ville Road	TRP Farms LLC
Q	117	42.13	5.03	Pratt Lane	TRP Farms LLC
R	133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
S	133	18.00	13.21	Pratt Lane	William David Crafton Executor
T	133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
U	133	18.15	12.73	Pratt Lane	Margaret Ann McCord
V	133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
W	133	18.17	5.10	Pratt Lane	Betty Jo Turnage
X	133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
Y	133	18.16	5.18	Pratt Lane	Betty Jo Turnage
Z	133	18.13	20.84	Pratt Lane	MDW LLC
AA	133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales

532.23 TOTAL ACRES

**Property A at 4331 Long Lane is not part of referendum



KEY

- Parcels within the City of Franklin's Urban Growth Boundary that have requested annexation: NOT A PART OF REFERENDUM
- Parcels outside the City of Franklin's Urban Growth Boundary that have requested annexation
- Parcels outside the City of Franklin's Urban Growth Boundary that are considering annexation requests



Exhibit B
PEYTONSVILLE ROAD PROPERTIES
WILLIAMSON COUNTY, TENNESSEE
May 22, 2019



Draft

RESOLUTION 2019-78

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF SEVERAL PROPERTIES, LOCATED SOUTH OF LONG LANE, EAST OF INTERSTATE 65, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, the property owners as listed below and on Exhibit B petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex twenty-six (26) parcels, containing 474 +/- acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor

133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

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

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

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

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

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

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

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-102 and 6-51-104 (d) (4), as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

The Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytons ville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytons ville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytons ville Road	Panze y Maxwell

117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
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117	42.15	2.27	Peytonsville Road	TRP Farms LLC
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133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

A. Water

1. The Properties are located within the Milcrofton service area.
2. Water availability shall be approved and provided to any site prior to its development.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.

2. In the case of these Properties, an extension of reclaimed water infrastructure will be required to serve any developing Property pending jurisdiction of this area for Reclaimed Water.

C. Wastewater

1. The Property lies within the Goose Creek and Mayes Creek Basins as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Properties is anticipated to construct only after the property is rezoned at a later date, to a City zoning district matching their proposed development plans.
3. The Owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the Property.
4. The sanitary sewer mains and interceptors shall be sized according to the expected demands of development in the sewer basins being served by said infrastructure, as determined by a sanitary sewer study deemed acceptable by the City of Franklin.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design, and construction of the necessary stormwater infrastructure for the development of their Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As a Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from various existing roadways in the region. The access to each property shall adhere to the Franklin Transportation & Street Technical Standards. As the properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin: A Comprehensive Transportation Network Plan and a traffic impact analysis, if required.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. An Owner may pursue a Planned Unit Development (PUD) Development Plan, pursuant to the requirements of the Zoning Ordinance once an amendment to Envision Franklin has been adopted.

K. Parks and Recreation

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

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. *** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES*** The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election.

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney



May 24, 2019

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

Dear Emily,

Multiple property owners own 27 parcels along Pratt Lane and Peytonsville Road near Berry Farms. They are requesting annexation of their properties into the City of Franklin. Attached is an exhibit showing the location of the properties. On the reference map we show all of the properties on Peytonsville Road and Pratt Lane that are requesting Annexation. Property A is within the City of Franklin limits and had requested Annexation on March 6, 2019. Properties B, C & D requested Annexation on January 22, 2019, but have been included herein.

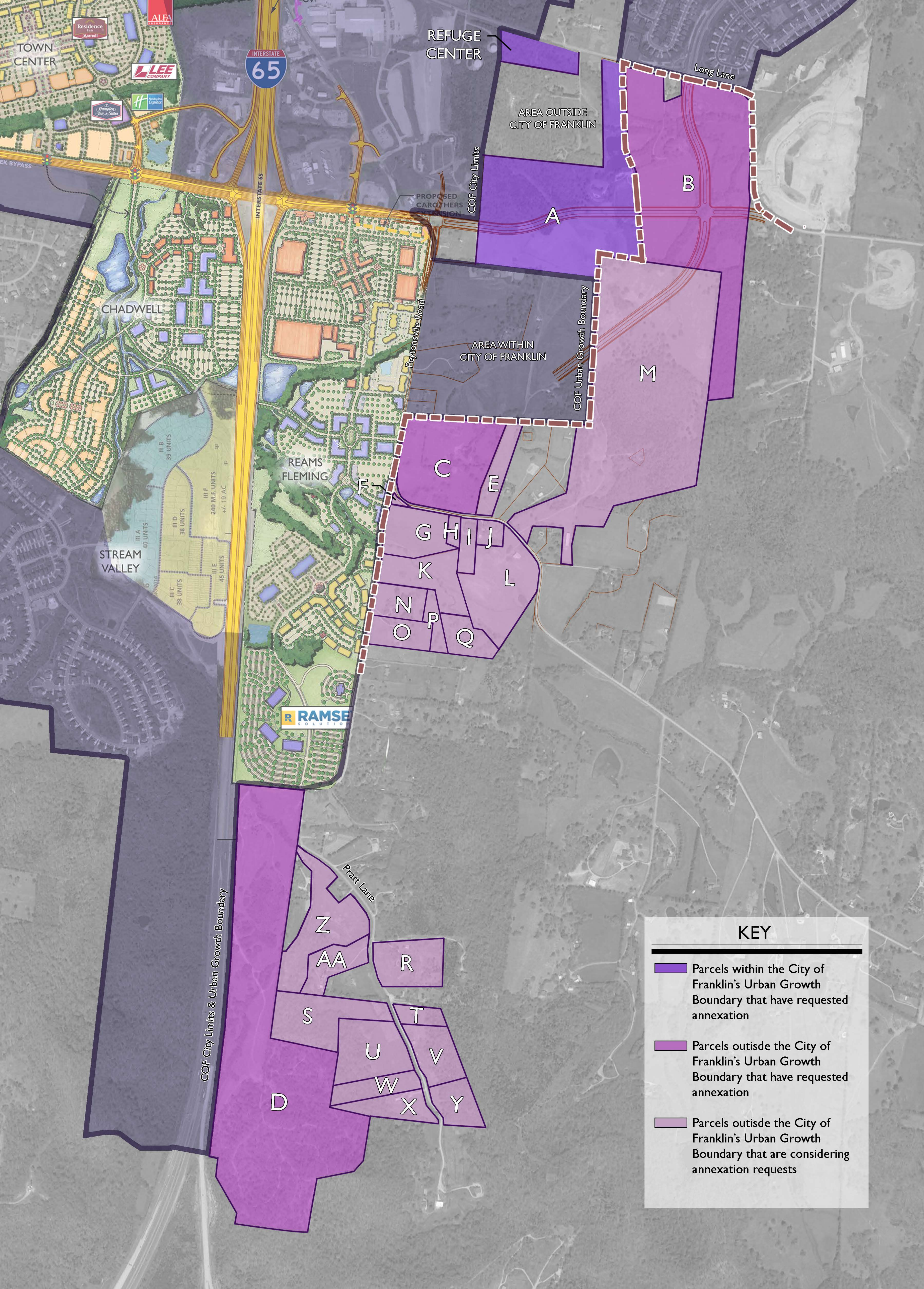
We have attained signed Owner Affidavits from all property owners except for the three of them – 133 01809, 133 01814, and 133 01802. These owners are highly interested in this project, and we will have these affidavits next week. A legal description of the properties will be provided with a boundary survey when the annexation request is filed.

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

Sincerely,

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

Greg Gamble
Gamble Design Collaborative
615.975.5765
Greggamble209@gmail.com



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03201
(Property Parcel/Tax ID Number)

and located at:

4331 Long Lane, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Critchfield VP
Signature

4424 PEYTONSVILLE RD.
Property Owner Mailing Address

FRANKLIN TN. 37064
City, State & Zip

Subscribed and sworn to before me this

22 day of January, 2019

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Long Lane Office Partners, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

106 179.00 & 106 179.07

(Property Parcel/Tax ID Number)

and located at:

4341 Long Lane, Franklin, Williamson County, Tennessee 37064

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

JAMES A. WEBB, IV, SECRETARY,
LONG LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218

Property Owner Mailing Address

Nashville, Tennessee 37205

City, State & Zip

Subscribed and sworn to before me this

7 day of March, 2019.

Notary Public

My Commission Expires: 11/3/20



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03300
(Property Parcel/Tax ID Number)

and located at:

4444 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gramble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Cantelmo VP
Signature

4424 PEYTONVILLE RD
Property Owner Mailing Address

Franklin TN. 37064
City, State & Zip

Subscribed and sworn to before me this

27 day of January, 20 19

Lindsay Rackley
Notary Public



My Commission Expires: 1-19-22

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Pratt Lane Office Partners, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 016.00

(Property Parcel/Tax ID Number)

and located at:

Pratt Lane, Franklin, Williamson County, Tennessee 37024

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

JAMES A. WEBB, IV, SECRETARY,

PRATT LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218

Property Owner Mailing Address

Nashville, Tennessee 37205

City, State & Zip

Subscribed and sworn to before me this

7 day of March, 2019.

Keri V. McInnis

Notary Public

My Commission Expires:

11/3/20



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Panzey Maxwell
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03301
(Property Parcel/Tax ID Number)

and located at:

4474 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Panzey Maxwell
Signature

4474 Peytonsville Rd.
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip



Subscribed and sworn to before me this

26 day of March, 20 19.

Carolyn Roark
Notary Public

My Commission Expires May 17, 2020

My Commission Expires: _____

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04210

(Property Parcel/Tax ID Number)

and located at:

4465 Peytonville Rd. Franklin, Tenn. 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
Signature

4465 Peytonville Rd.

Property Owner Mailing Address

Franklin, Tenn. 37064

City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Andrea Finley
Notary Public

My Commission Expires 04/11/2020

My Commission Expires: _____



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Pratt Crutcher, Marion Boyd Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04209
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Crutcher, Marion Boyd Crutcher
Signature

4465 Peytonsville Rd,
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Pratt
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04203
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Christina Taylor
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt
Signature

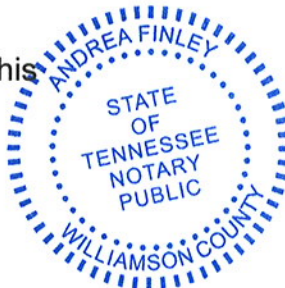
4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19

Andrea Finley
Notary Public



My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Helen Pratt Brakebill / William A. Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04201
(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

William A. Brakebill
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen Pratt Brakebill William A. Brakebill
Signature

4471 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19.

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Todd Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04200
(Property Parcel/Tax ID Number)

and located at:

4475 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Andrea Finley
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Andrea Finley
Signature

4475 Peytonsville Rd
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Andrea Finley
Notary Public



My Commission Expires 04/11/2020

My Commission Expires: _____

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04214
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Susan E. Crutcher
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Crutcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Helen P. Brakebill / William A. Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04212

(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

William A. Brakebill
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen P. Brakebill
Signature

William A. Brakebill

4471 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Thomas A. Jordan
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03400
(Property Parcel/Tax ID Number)

and located at:

Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Ann Elizabeth Chunn
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

4500 Peytonsville Road
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

8th day of March, 2019.

[Signature]
Notary Public

My Commission Expires: 8.4.19



Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I ~~4422~~ TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04300
(Property Parcel/Tax ID Number)

and located at:

4422 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04 208
(Property Parcel/Tax ID Number)

and located at:

4424 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

1st day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04215
(Property Parcel/Tax ID Number)

and located at:

Peytonsville Road
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gramble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04213
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GIAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 20 19.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I VVK ~~WKE~~ Fishpond LLC Vamsi Polavarapu
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01803
(Property Parcel/Tax ID Number)

and located at:

4516 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

CRAMIDE DESIGN COLLABORATIVE
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Signature [Signature]

1016 Sunset Rd
Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip



Subscribed and sworn to before me this

22nd day of May, 2019, by Vamsi C. Polavarapu.
[Signature]
Notary Public

My Commission Expires: March/31/2020

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I WILLIAM DAVID CRAFTON EXECUTOR
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 0 1800

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I) (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William David Crafton, Executor
Signature

5316 Carter Creek Pike
Property Owner Mailing Address

Shomone Station, In 37179
City, State & Zip

Subscribed and sworn to before me this

23 day of May 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I MARGARET ANN MCCORD
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01815

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

CRAMBLE DESIGN COLLABORATIVE.

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Margaret Ann McCord
Signature

1186 Roy Seelers Road
Property Owner Mailing Address

Columbia, TN 38401
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I Betty Jo TURNAGE
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01817
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019.
Jennifer Spald
Notary Public
My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I William Chad Turnage
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01811

(Property Parcel/Tax ID Number)

and located at:

4549 PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William Chad Turnage
Signature

4549 Pratt Ln
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I Betty Jo Turnage
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01816
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I MDW LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01813

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.


Signature

1920 ADELICIA STREET #300
Property Owner Mailing Address

Nash, TN. 37212
City, State & Zip

Subscribed and sworn to before me this

21 day of May, 20 19


Notary Public

My Commission Expires: 1-19-22



Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

Dorothy Ann CRAFTON & Peggy Diane SMARTT
We/I _____
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01814

(Property Parcel/Tax ID Number)

and located at:

4540 PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ann Crafton Peggy Diane Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019.

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I GARY SMARTT
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01809
(Property Parcel/Tax ID Number)

and located at:

4536 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GARY SMARTT
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Gary Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I A Dorothy Roth Wales
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01802

(Property Parcel/Tax ID Number)

and located at:

4517 Pratt Lane, Franklin, TN 37064

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ruth Wales
Signature

4517 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

11th day of June, 20 19.

Mary Catherine McAnulty
Notary Public MARY CATHERINE MCANULTY

My Commission Expires: 01-19-2020
WILLIAMSON COUNTY, TN



Wednesday, June 5, 2019

Dear Neighbors,

We are writing to you today because you signed an Owner Affidavit to be considered for Annexation into the City of Franklin. This request has been filed, and the City of Franklin has provided the following schedule.

June 11 Work Session—Discussion of annexation requests

August 13 Work Session—Discussion of resolution to approve holding a referendum (draft P.O.S. to be attached to the item in Granicus)

August 27 BOMA—Vote on resolution to approve holding a referendum (If I counted correctly, this would be 56 days before election date)

October 22—Referendum held

November 12 BOMA—BOMA ratifies results of referendum

December 12 FMPC—Recommendation Vote on P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)

January 14 Work Session—Discussion of P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)

January 14 BOMA*—Potential First Reading on Annexation Ordinance and Ordinance to Zone

February 11 BOMA*—Public Hearings on all three items, Second Reading on Annexation and Ordinance to Zone

February 25 BOMA*—Final Reading on Ordinances

March 26 FMPC—Recommended date for Public Hearing and Vote on Envision Franklin Amendment to add these properties into the plan and assign a design concept, which would guide future rezoning and development plans

If you have any questions regarding this schedule, please feel free to contact:

Greg Gamble at 615-975-5765 / greg.gamble@gdc-tn.com or

Pete Crutcher at 615-642-2852 / pete@claytonassociates.com.

Sincerely,



Greg Gamble

DATE: June 11, 2019

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Emily Hunter, Director of Planning and Sustainability

SUBJECT:

Discussion of Annexation Requests for Properties Located Outside the Urban Growth Boundary (UGB) Adjacent to the Southeast Portion of the City Limits near Pratt Lane and Peytonsville Road.

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning annexation requests submitted for 27 properties that are located outside of the Urban Growth Boundary (UGB), adjacent to the southeastern city limits near Pratt Lane and Peytonsville Road.

Background

In May 2018, a Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the properties' proximity to I-65 and major corridor extensions, such as Carothers Parkway. A copy of the presentation from last year is attached for reference.

The City has received annexation requests for 27 properties in the Goose Creek Basin, most of which are located outside the UGB. A map of properties is attached. The nearby property that is located within the UGB (Property A on the map) is also being discussed on the June 11, 2019 Work Session agenda as part of another item. For the other 26 properties, annexation cannot occur until a referendum has been held, where the property owners requesting annexation vote to have their property annexed by the City of Franklin. If the BOMA desires to move forward and hold a referendum, staff recommends aligning the referendum with the October 22nd election to conserve costs. The timeline below outlines the steps that would likely be needed to annex these properties.

June 11 Work Session—Discussion of annexation requests

August 13 Work Session—Discussion of resolution to approve holding a referendum (draft P.O.S. to be attached to the item in Granicus)

August 27 BOMA—Vote on resolution to approve holding a referendum

October 22—Referendum held (Same date as the City of Franklin municipal election)

November 12 BOMA—BOMA ratifies results of referendum

December 12 FMPC—Recommendation Vote on P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (Estate Residential is recommended zoning until Envision Franklin is amended)

January 14 Work Session—Discussion of P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone

January 14 BOMA—Potential First Reading on Annexation Ordinance and Ordinance to Zone

February 11 BOMA—Public Hearings on all three items, Second Reading on Annexation and Ordinance to Zone

February 25 BOMA—Final Reading on Ordinances

March 26 FMPC—Recommended date for Public Hearing and Vote on Envision Franklin Amendment to add these properties into the plan and assign a design concept, which would guide future rezonings and development plans

Recommendation

Staff recommends that BOMA direct staff to discuss annexation requests with the County and begin preparing a draft Plan of Services.

Special BOMA Work Session

May 1, 2018

Annexation and Growth Policy Discussion

Overview

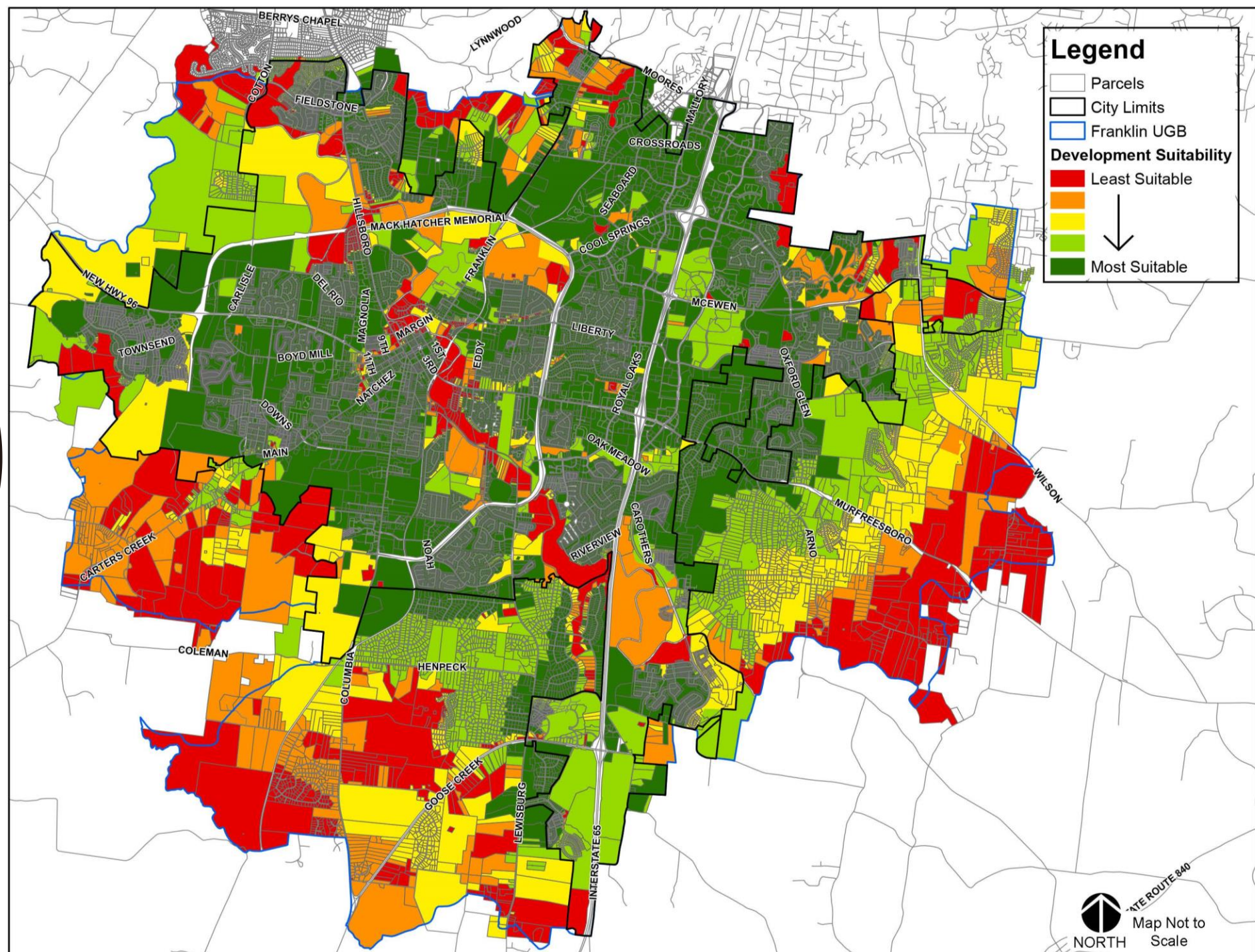
5-6:30 p.m.

- Staff Presentation: Introductory Info 15 minutes
- Big Picture Policy Discussion 30 minutes
 - Why should the City grow?
 - What are we trying to achieve?
 - What is important when we think about growth and annexation?
- Staff Presentation: Annexation Capabilities 15 minutes
- Annexation Policy Discussion 30 minutes
 - Should the City consider an annexation policy?
 - Should the City study investment decisions further?
 - What is likely to happen if the City does not annex?

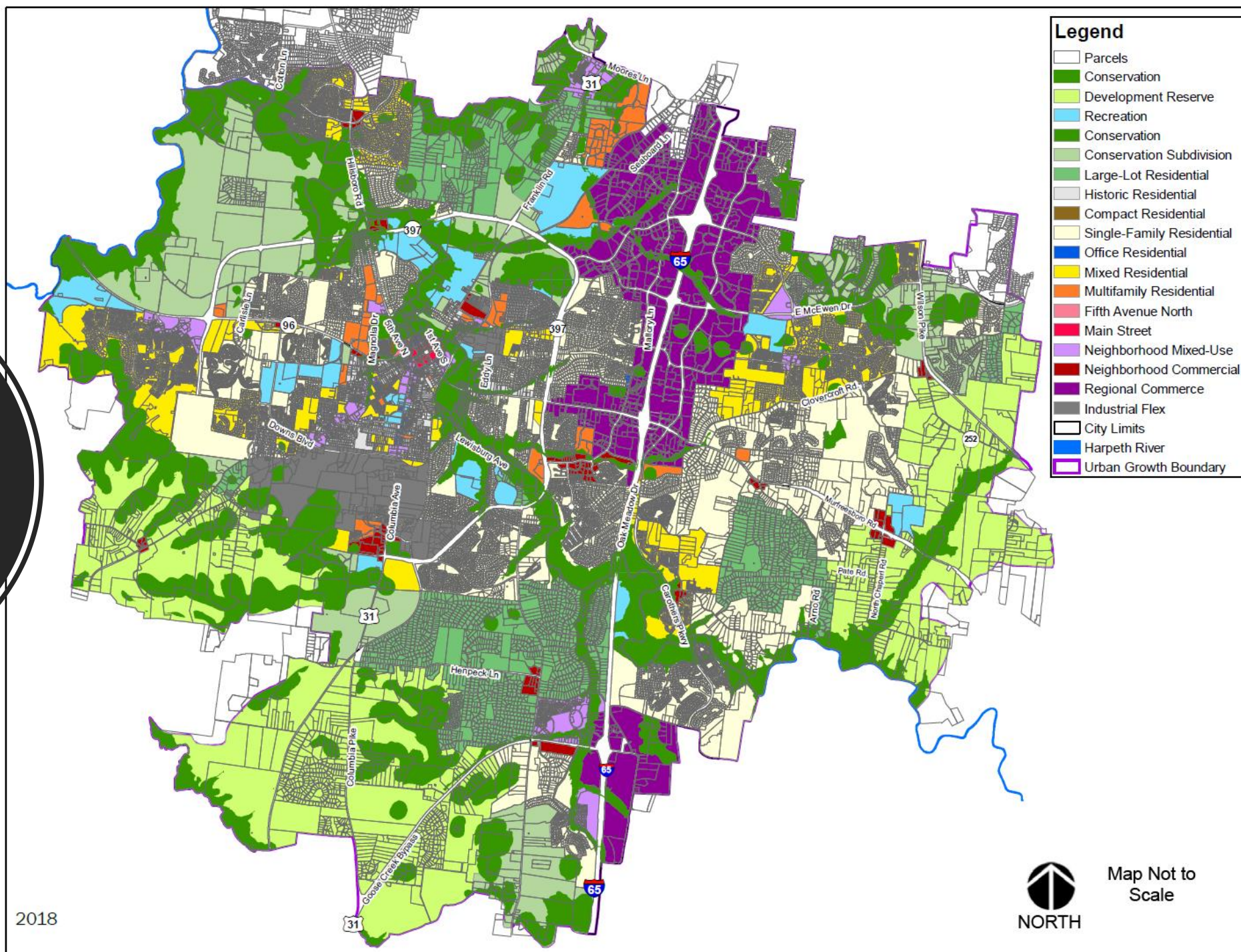
Envision Franklin: Managed Growth

- **Strategic growth** is encouraged in locations **supported by existing City infrastructure and services** or **where they are planned** to be provided in an efficient and orderly manner.
- The extension of **infrastructure and public services** should be used as a **tool** that **strategically directs where growth should take place**, not as a reactive response to development.
- Land-use policies, infrastructure improvements, and community facility investments should be coordinated to **maximize efficiency and public benefit** while **minimizing negative impacts** of growth.
- **Annexation** within the UGB should be approached in a comprehensive manner that **promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development.**

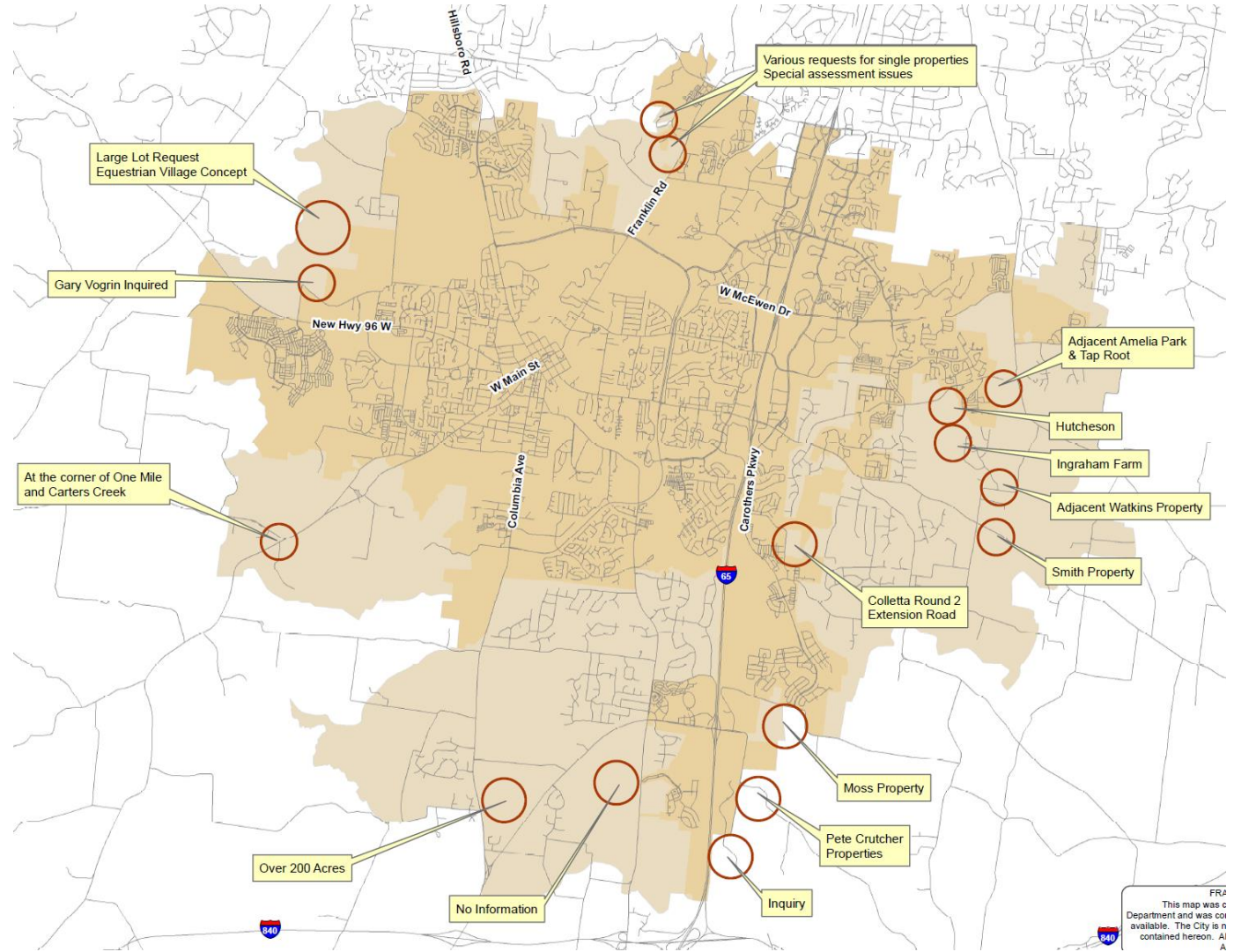
Suitability Analysis



Design Concepts



Annexation Inquiries



Annexation State Law

Property owner request
only, unless by referendum

Noncontiguous annexation
allowed

Referendum allowed
outside of UGB

Franklin Growth and Annexation

Franklin grew from
2 square miles in the 1960s to
41 square miles by 2010

Population has increased
21,000 per decade since 1990

The 2017 population estimate
was 77,400 (33,034 dwellings)

Future Projections

- Based on past growth, the population is projected to increase by 50,000 over the next 22 years
- This projection is based on past population growth rates by decade (annexation + development approval + construction and absorption of dwellings into the Franklin market + household size)

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Projection	85,000	22,513	36%
2030	Projection	106,000	21,000	24%
2040	Projection	128,600	22,600	21%

Future Buildout

Existing Housing
+
Approved Housing
=
92,000 Population

Projected to reach this
population by 2025

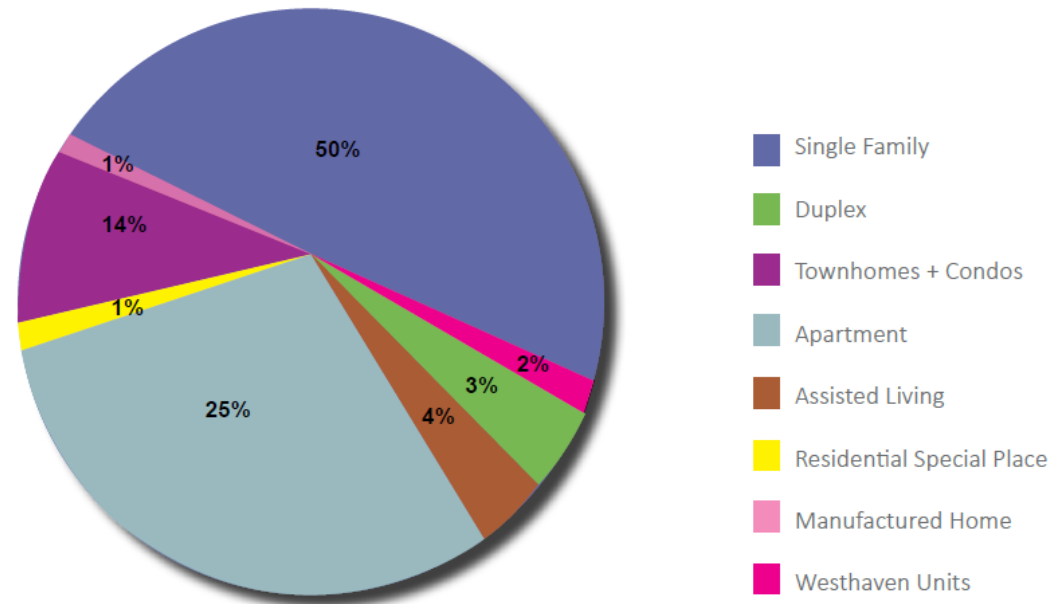
Past growth does not
necessarily indicate future
trends



41,913 DWELLING UNITS
Existing Housing + Approved Housing

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	20,900	50%
Manufactured Home	405	1%
Westhaven Units	839	2%
Duplex	1,221	3%
Townhomes + Condos	6,023	14%
Apartment	10,466	25%
Assisted Living	1,535	4%
Residential Special Place	524	1%
TOTAL	41,913	100%

Future Build-Out



Big Picture Questions

- What is important when we think about growth and annexation?
- Is maintaining the growth rate important?
- Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?
- Focus on commercial areas and return on investment?



Return on Investment Study—Raleigh NC

Strategic planning adds value

- It would take 600-single family homes on a **150-acre** subdivision to equal the tax value of the Wells Fargo Capital Center, which sits on **1.2 acres** of land.
- Wells Fargo Capital Center in downtown Raleigh has **90 times the tax value per acre** than the average suburban acre.



Source: Kristopher Larson and Mitchell Silver, 2008

Return on Investment

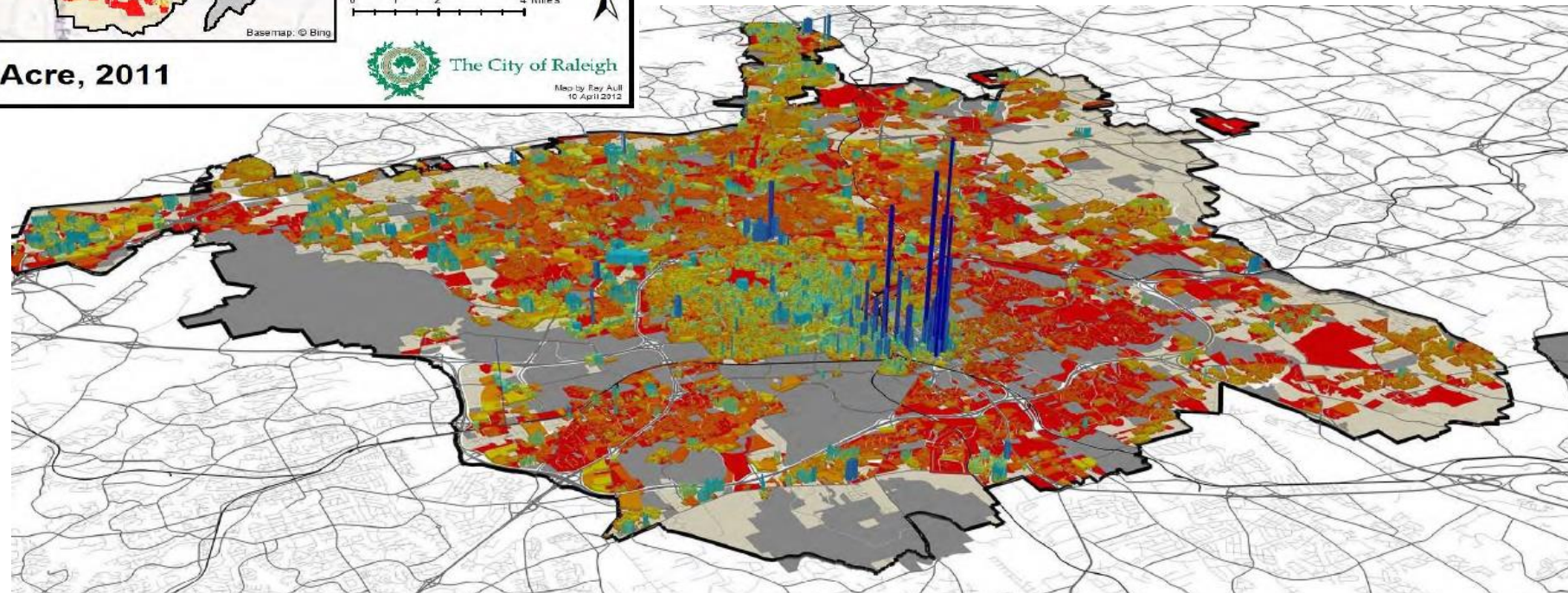
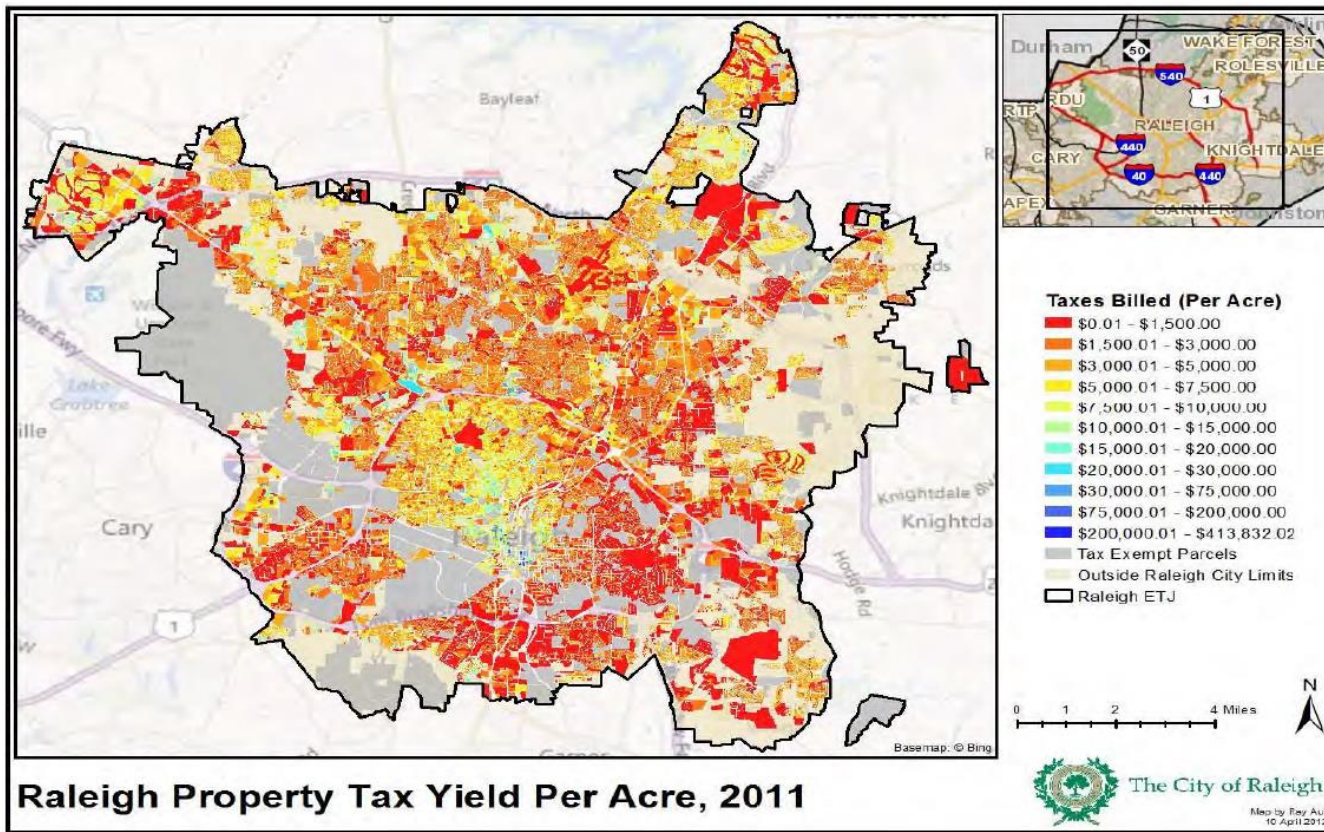
- **Downtown high rise residential on 3-acre site** pays off its infrastructure in **3 years**. The return on infrastructure investment is **35%**.



- **Suburban multi-family complex on a 30-acre site** pays off its infrastructure in **42 years**. The return on infrastructure investment is **2%**.



Return on Investment Study—Raleigh NC



Big Picture Policy Discussion

30 Minutes

Why should the City grow?

What are we trying to achieve as a City?

What is important when we think about growth and annexation?

-Is maintaining the growth rate important?

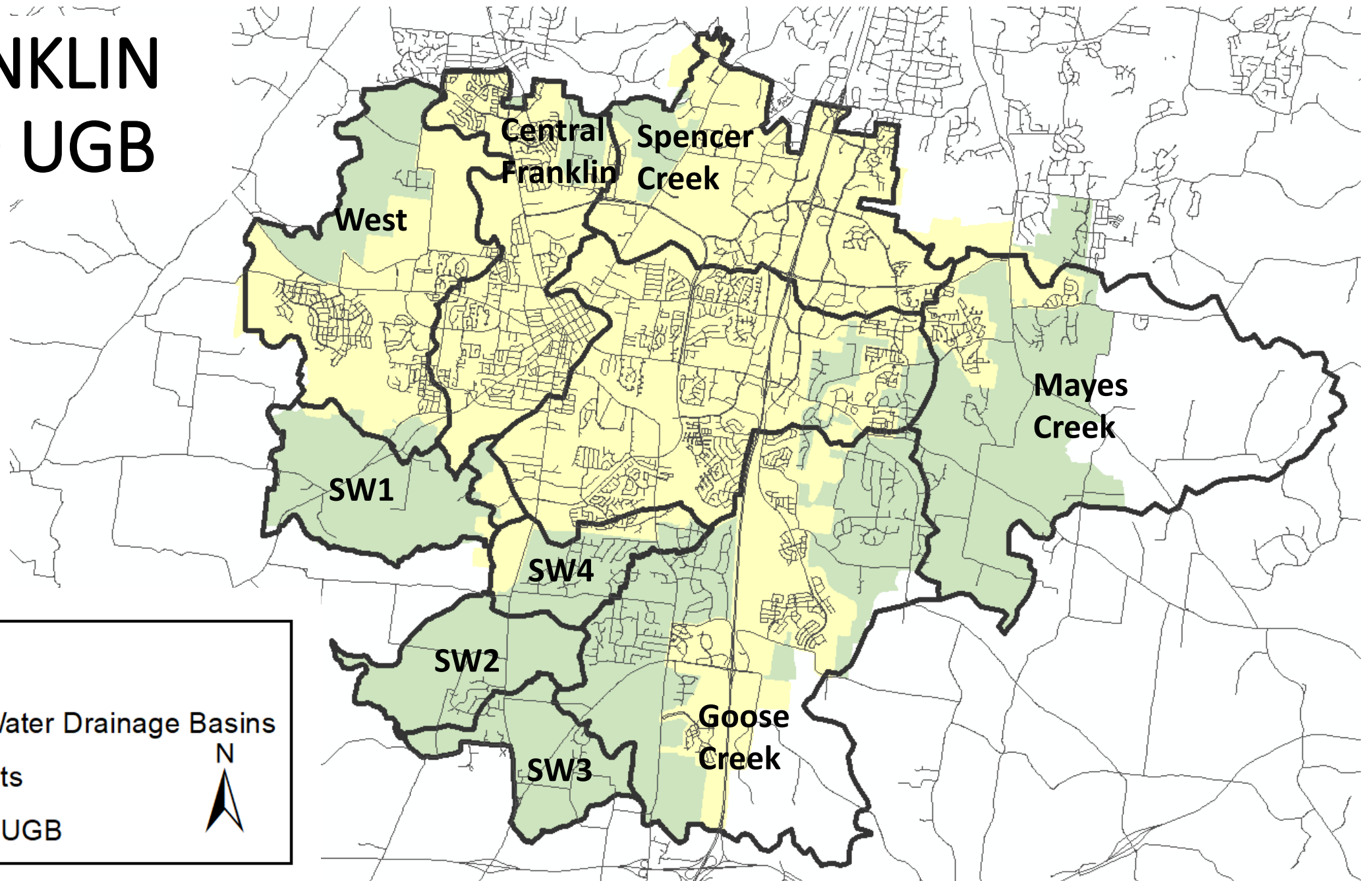
-Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?

Staff Analysis of Potential Annexation Areas



- Studied each drainage basin along edges of the UGB:
 - Developable acreage
 - Future land use
 - Ability to serve
 - Sewer (gravity vs. pump stations and force mains)
 - Road Infrastructure
 - Fire Service (stations/ response times)
 - Magnitude of investment needed
- Assigned a short-, mid-, or long- term capability classification
- Used best available data, but may need additional analysis

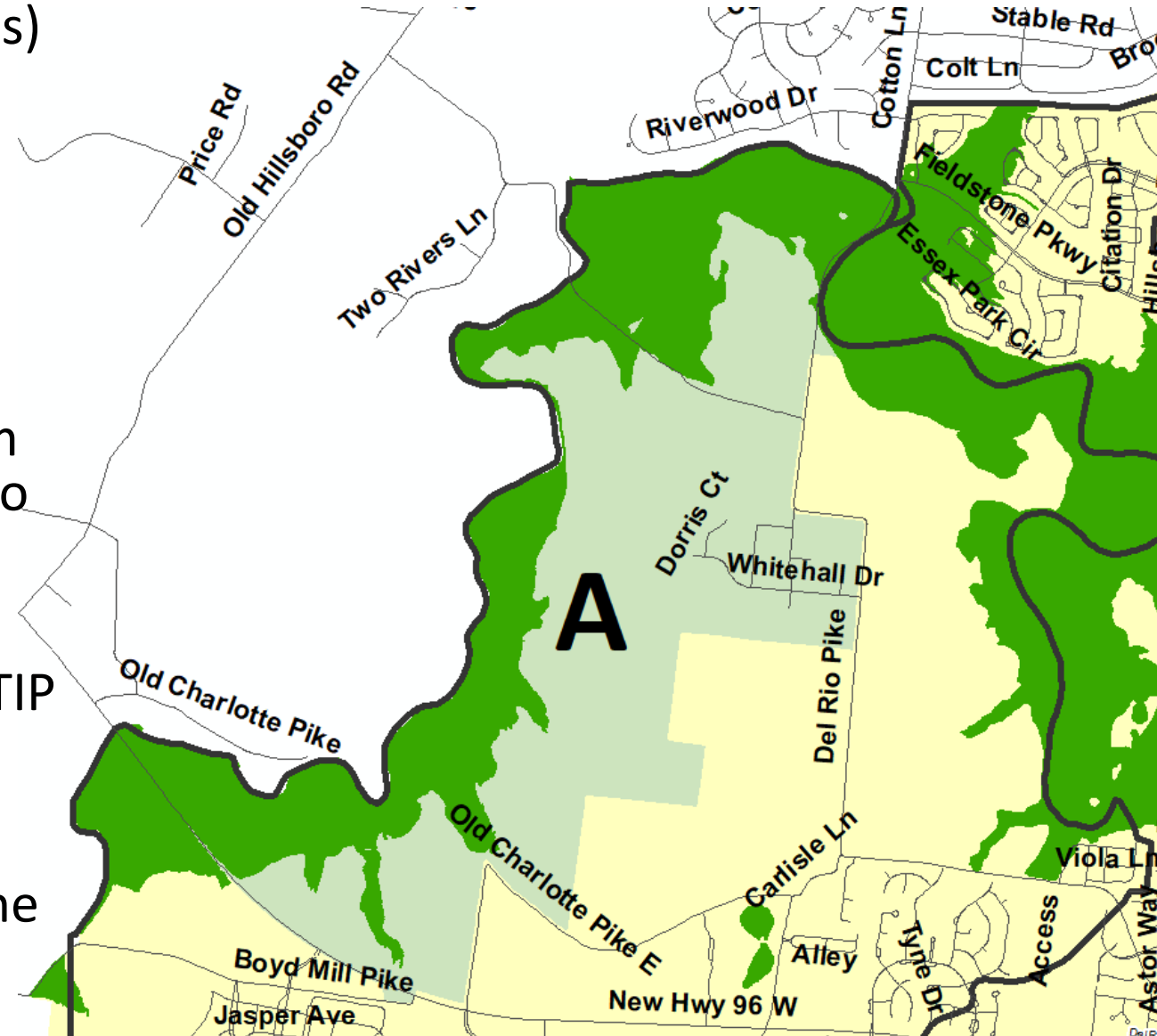
FRANKLIN AND UGB



Short-Term Capability

- Development Potential:
 - Significant developable area (1,600 acres) excluding floodplain
- Future Land Use:
 - Residential and open space
- Sewer Service:
 - Sewer infrastructure is nearby
 - Planned relocation of pump station from Old Charlotte Pike and new force main to the plant
- Road Infrastructure:
 - Mack Hatcher Pkwy scheduled in State TIP
 - Del Rio Pike improvement is long-term
- Emergency Services:
 - Fire Station #8 (Westhaven) can serve the area adequately

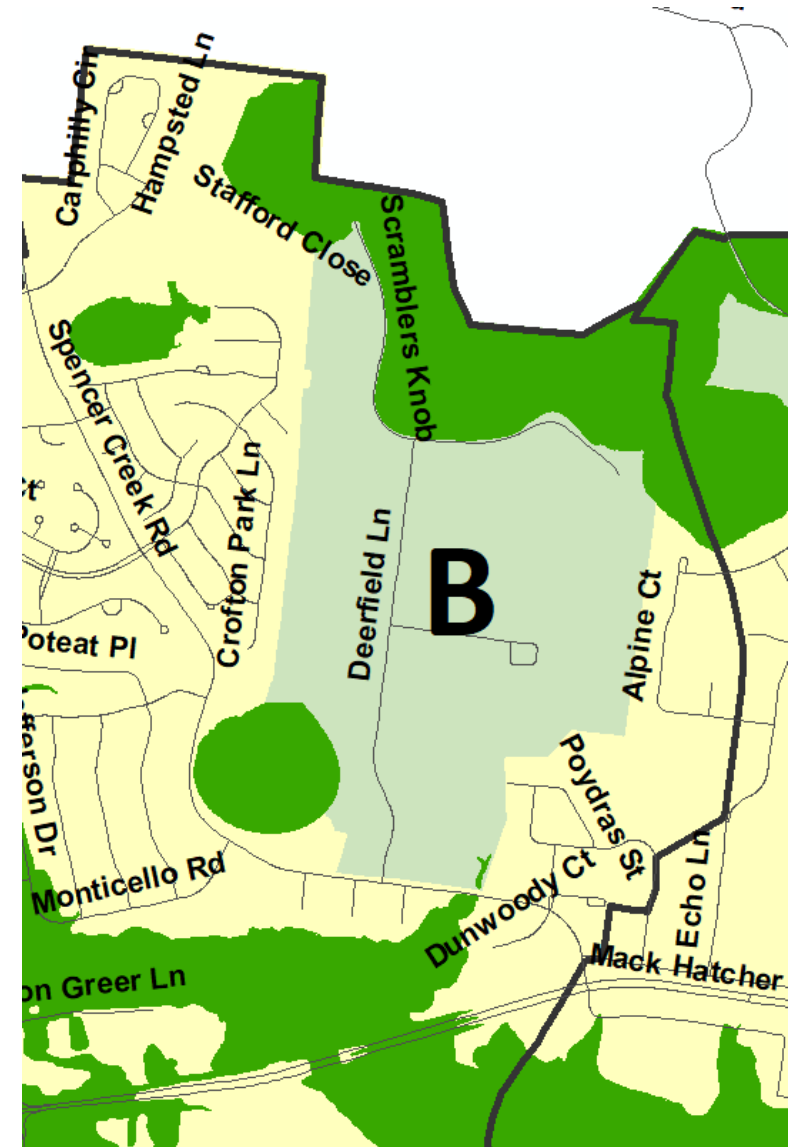
A. West Basin



Long-Term Capability

- Development Potential:
 - Limited developable area due to terrain (0 acres)
- Future Land Use:
 - Existing large-lot development pattern is expected to remain
- Sewer Service:
 - No improvements planned
- Road Infrastructure:
 - No improvements planned
- Emergency Response:
 - There would be extended response time and potentially water supply issues with existing Fire Station 3 and 4.
 - Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.

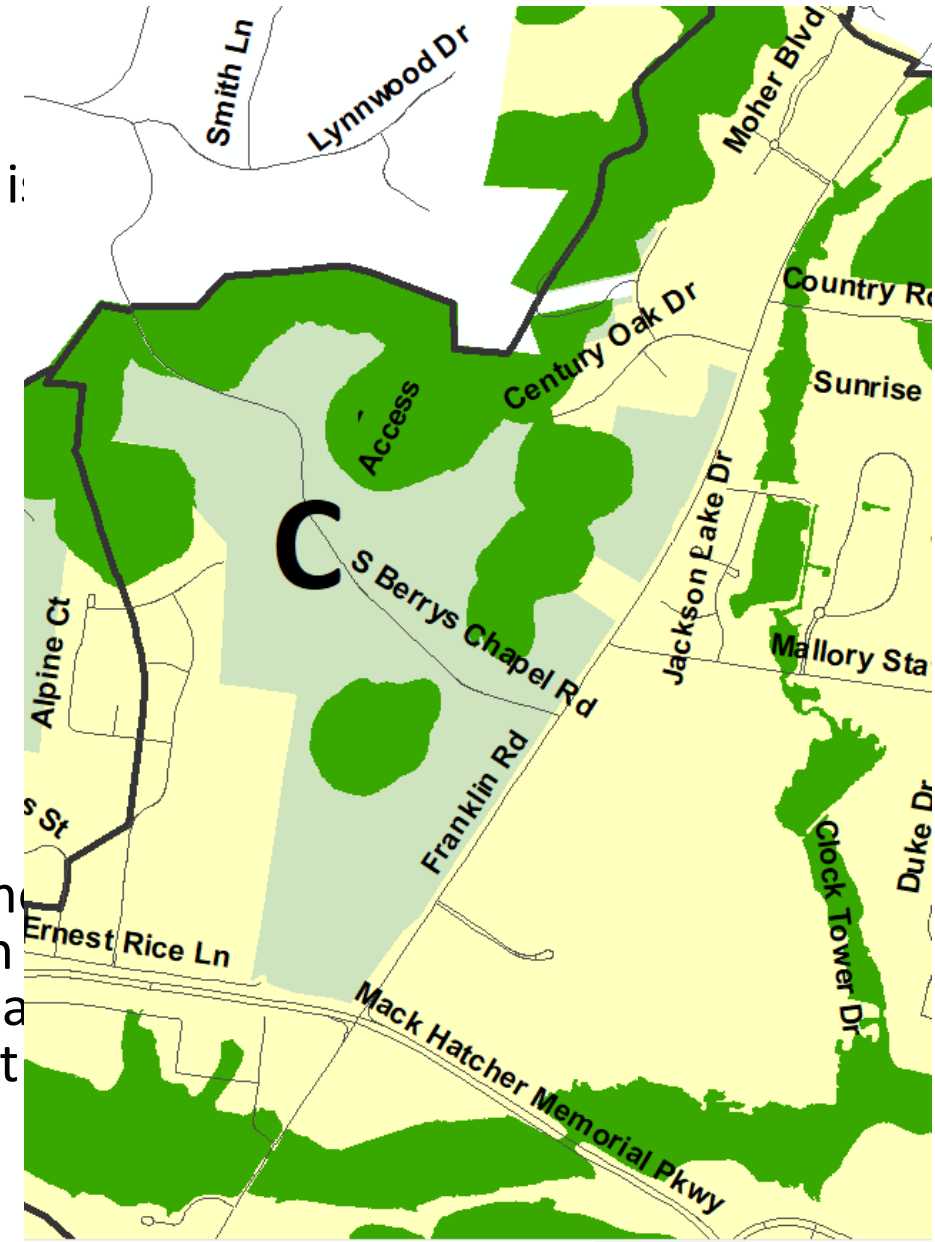
B. Central Franklin Basin



Long-Term Capability

- Development Potential:
 - Limited developable area due to terrain (580 acres)
- Future Land Use:
 - Berrys Chapel Road: Existing large-lot development pattern is expected to remain
 - Meadow Farm has higher development potential
- Sewer Service:
 - No improvements planned
 - Currently designing low pressure system for few lots along Franklin Rd within City
- Road Infrastructure:
 - Berry's Chapel intersection improvement near-term need
- Emergency Response:
 - Berrys Chapel Road: Existing Station 3 and 4 could service the area. However, there may be increased response times than the City's average. Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.

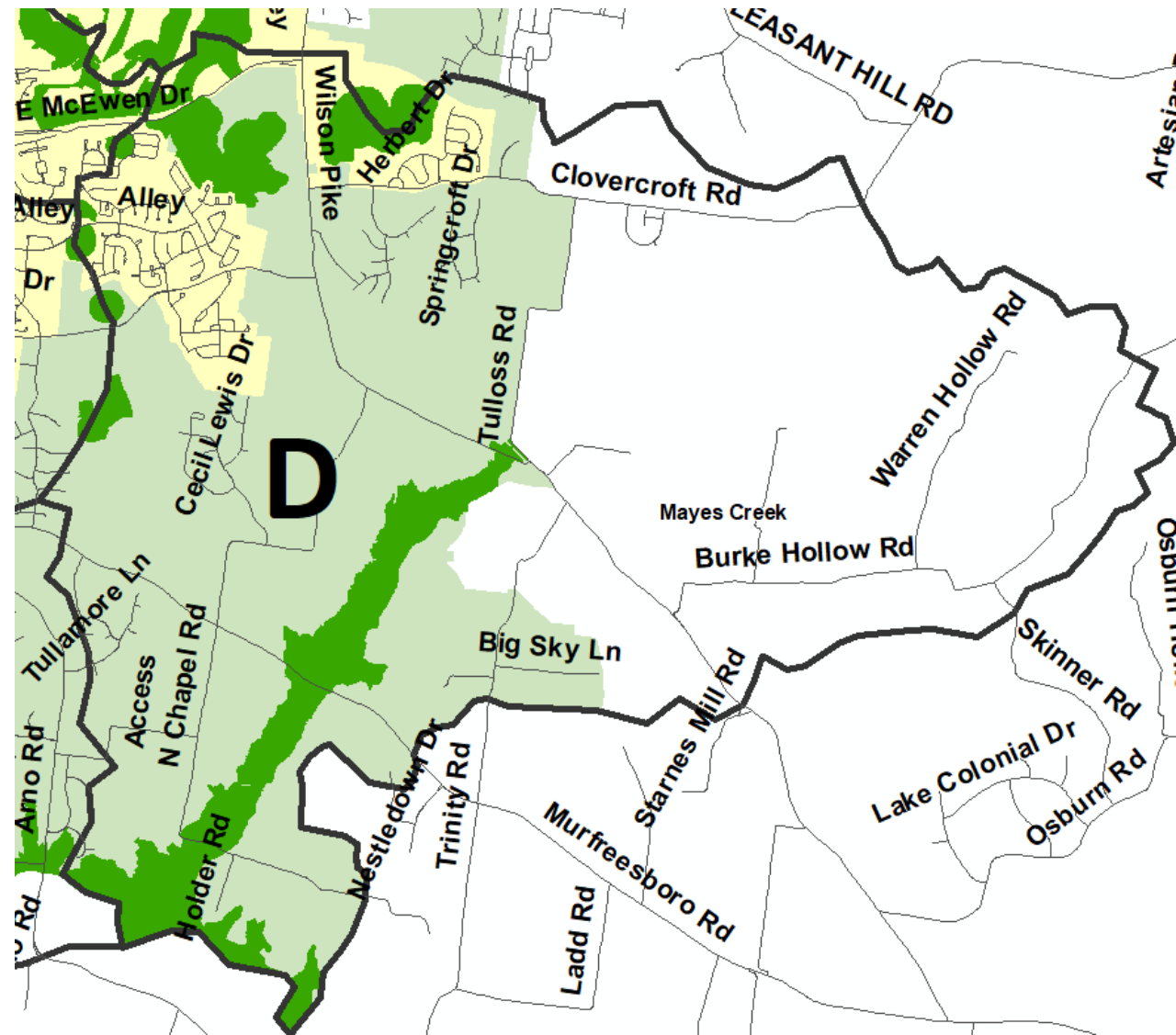
C. Spencer Creek Basin



Mid-Term Capability

- Development Potential: Significant amount
 - Within UGB (3,500 acres)
 - Outside of UGB (4,350 acres)
- Future Land Use:
 - Likely residential with commercial nodes
- Sewer Service:
 - Could be served with gravity sanitary sewer
 - Major sewer extension/investment needed
- Road Infrastructure:
 - Murfreesboro Rd in State TIP this fiscal year
 - McEwen Drive extension is near term
 - Wilson Pike is mid-term (up to State)
 - Arno Road improvement is long term
 - Liberty Pike extension is long term
- Emergency Services:
 - New station needed. Extended response times would necessitate a temporary station. Station 6, 2 and potentially 7 would serve in the interim. Water supply, large setbacks, hydrant availability. Supplement tanker support for water supply, not currently in fleet.

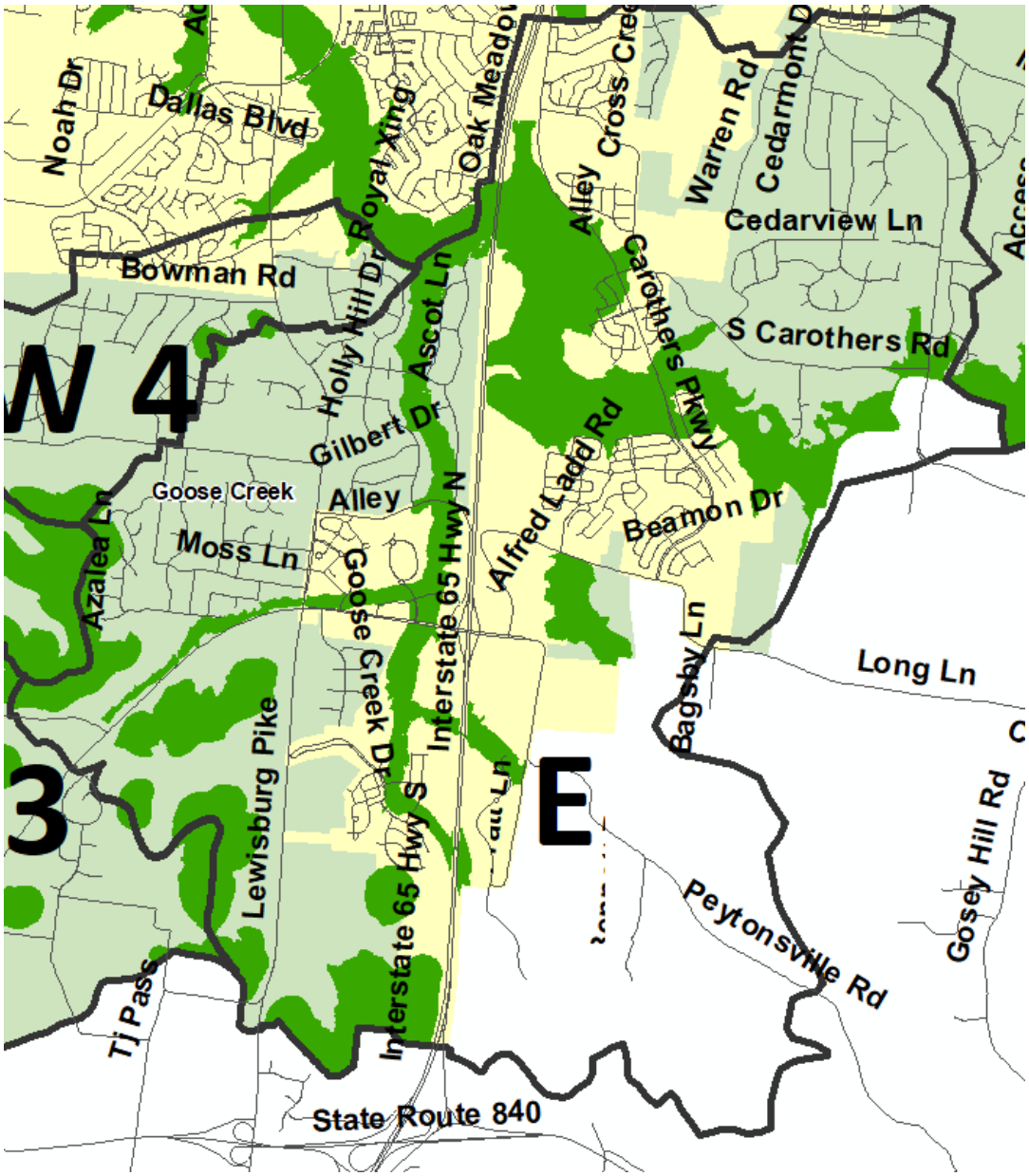
D. Mayes Creek



Short-Term Capability

- Development Potential:
 - Within UGB (1,800 acres)
 - Outside of the UGB (2,115 acres)
 - High interest for property owner annexation
 - Limitations in current annexation State law
- Future Land Use:
 - Some existing County subdivisions on north side
 - Residential and potentially more commercial
- Sewer Service:
 - Infrastructure is in the area to serve with gravity sewer
 - Sewer extension investment has already been made
- Road Infrastructure:
 - Proximity to I-65 and planned major arterial extensions
 - Pratt Lane improvements near term
 - Carothers extension near term
 - Long Lane overpass near term
 - Peytonsville extension near and mid term sections
 - Lewisburg Pike improvements long term (up to State)
- Emergency Response:
 - Existing fire stations 7 (Goose Creek) and 2 would be able to serve adequately

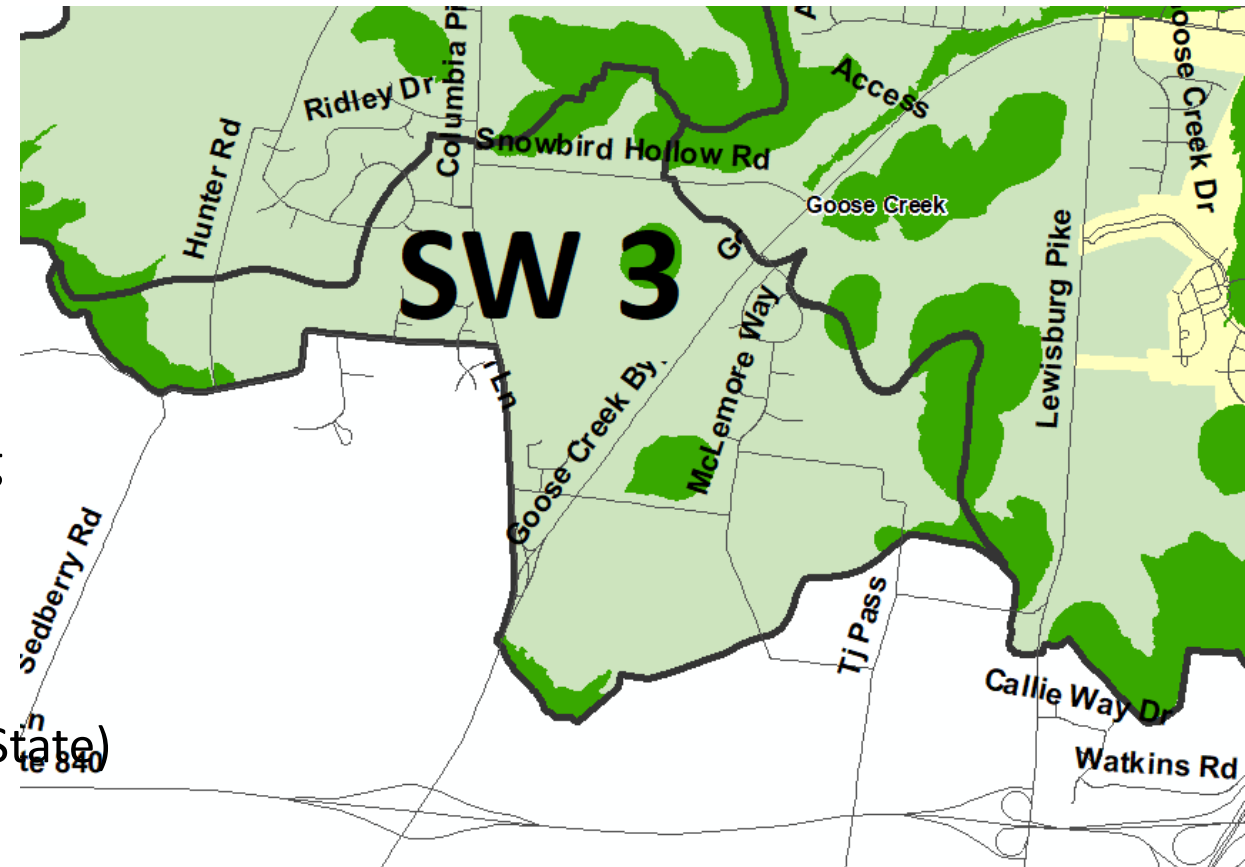
E. Goose Creek



Long-Term Capability

- Development Potential:
 - Limited developable area (1,050 acres) due to hillsides and hilltops
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension and investment needed (pump station, 3.7-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Goose Creek Bypass improvements long term (up to State)
 - Columbia Pike improvements long term (up to State)
 - Minor collector improvements/development driven long term
- Emergency Services:
 - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

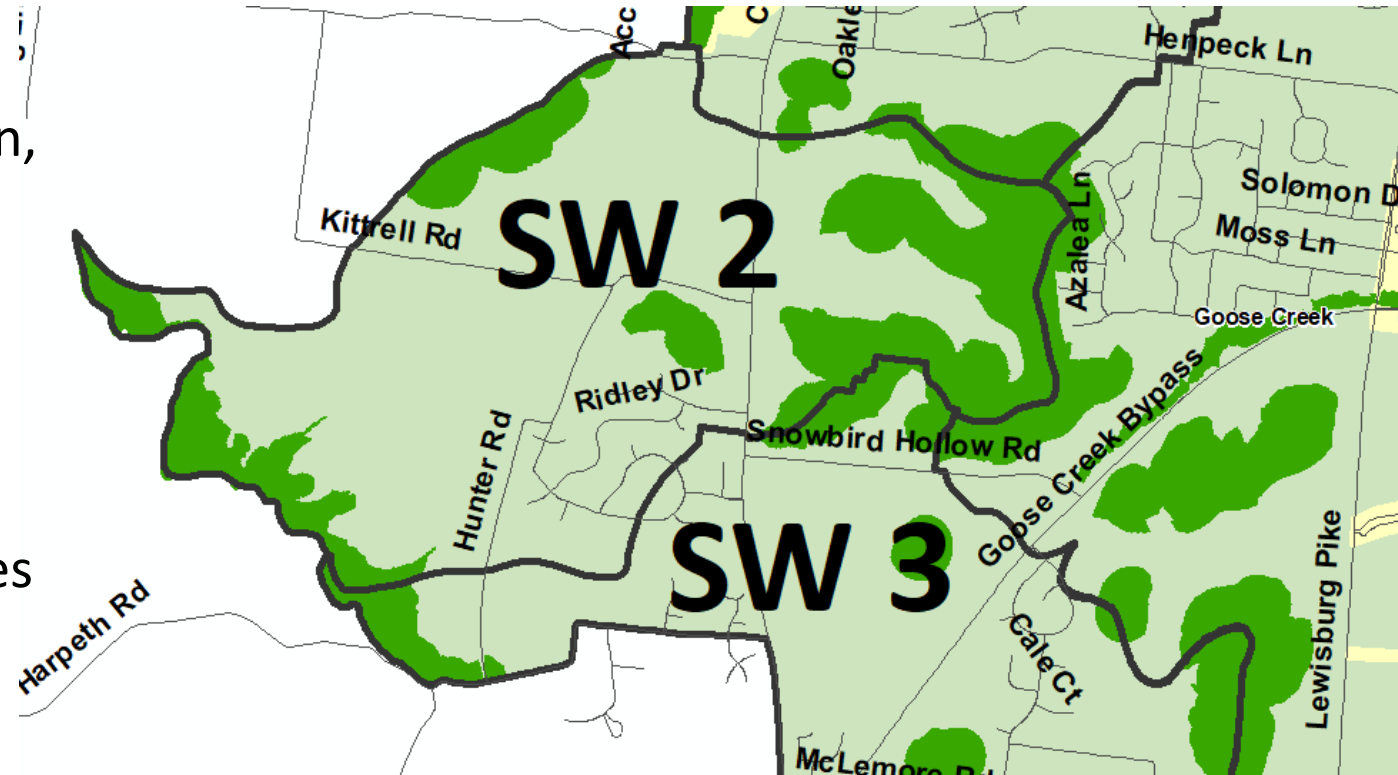
SW 3 Basin



Long-Term Capability

- Development Potential:
 - Developable area (1,500 acres)
 - Significant constraints (hillsides and hilltops)
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension and investment needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Columbia Pike is long term (up to State)
- Emergency Services:
 - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

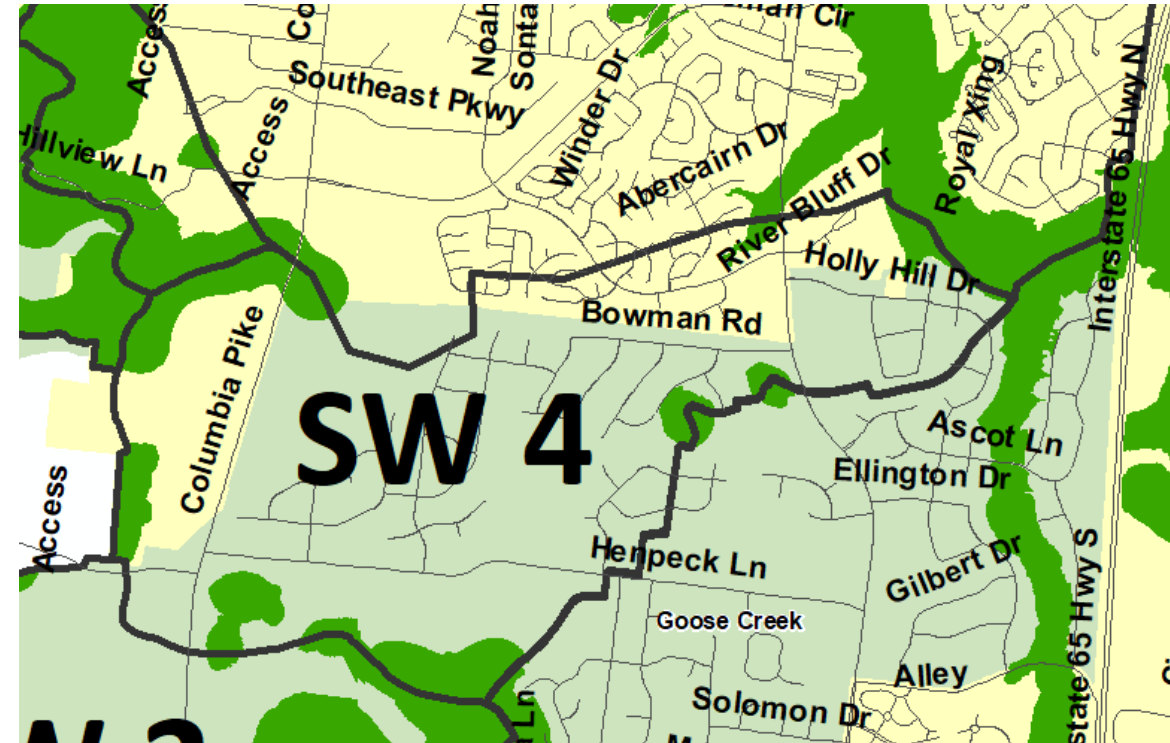
SW 2 Basin



Long-Term Capability

- Development Potential:
 - Limited developable area (230 acres)
 - Much of area developed with County subdivisions
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer is limited
 - Significant extension needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Columbia Pike is long term (up to State)
 - Henpeck Lane is long term
- Emergency Services:
 - There would be extended response time and potentially water supply issues.

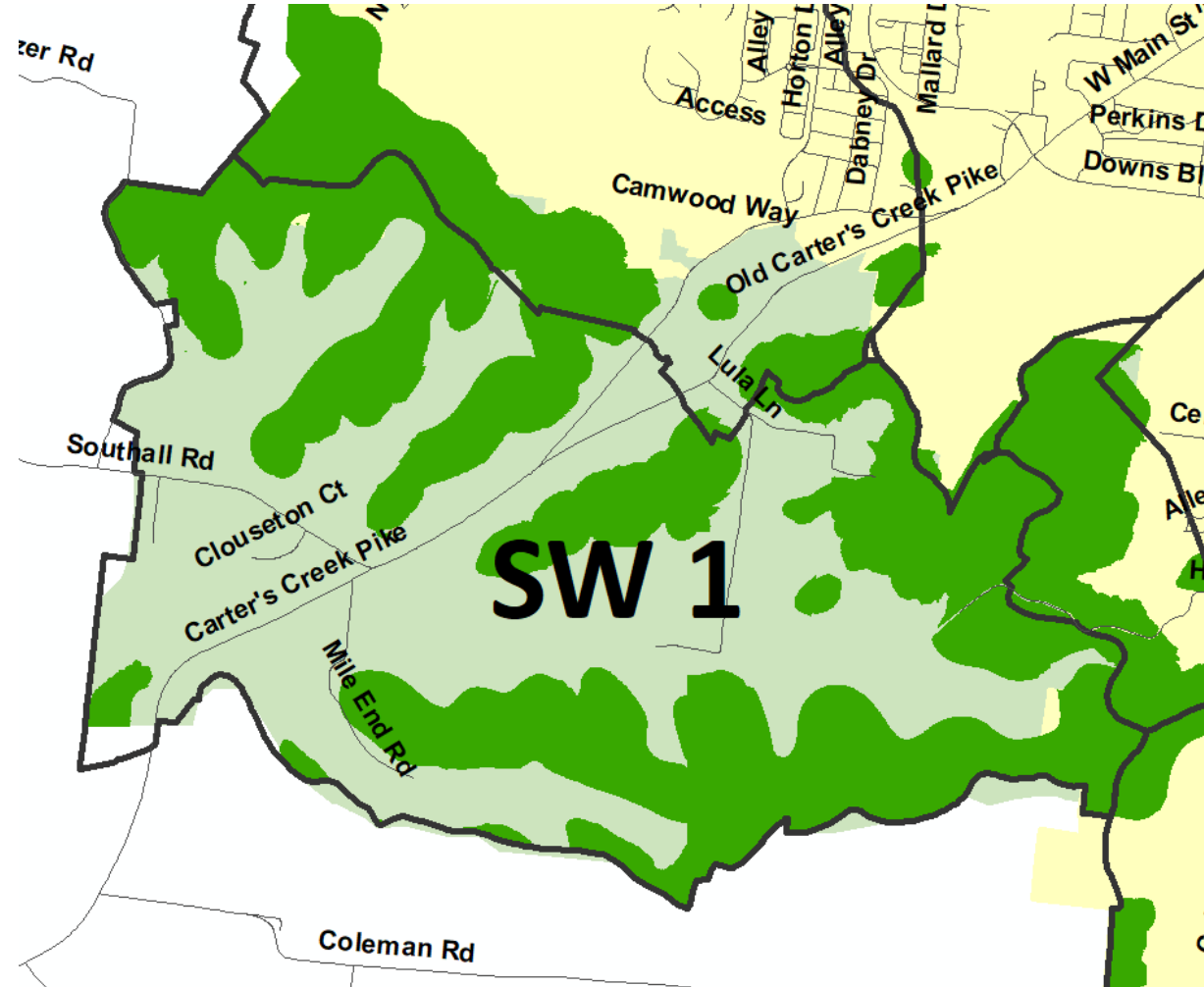
SW 4 Basin



Long-Term Capability

- Development Potential:
 - Limited developable area (1,280 acres) due to hillsides and hilltops
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension needed (pump station, 1-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Carters Creek Pike is long-term (up to State)
 - Horton Lane minor collector/developer driven
- Emergency Services:
 - Extended response times and hydrant and water supply issues with existing Fire Stations 8 and 1.
 - Would need a new Fire Station to serve over 400 dwellings.

SW 1 Basin

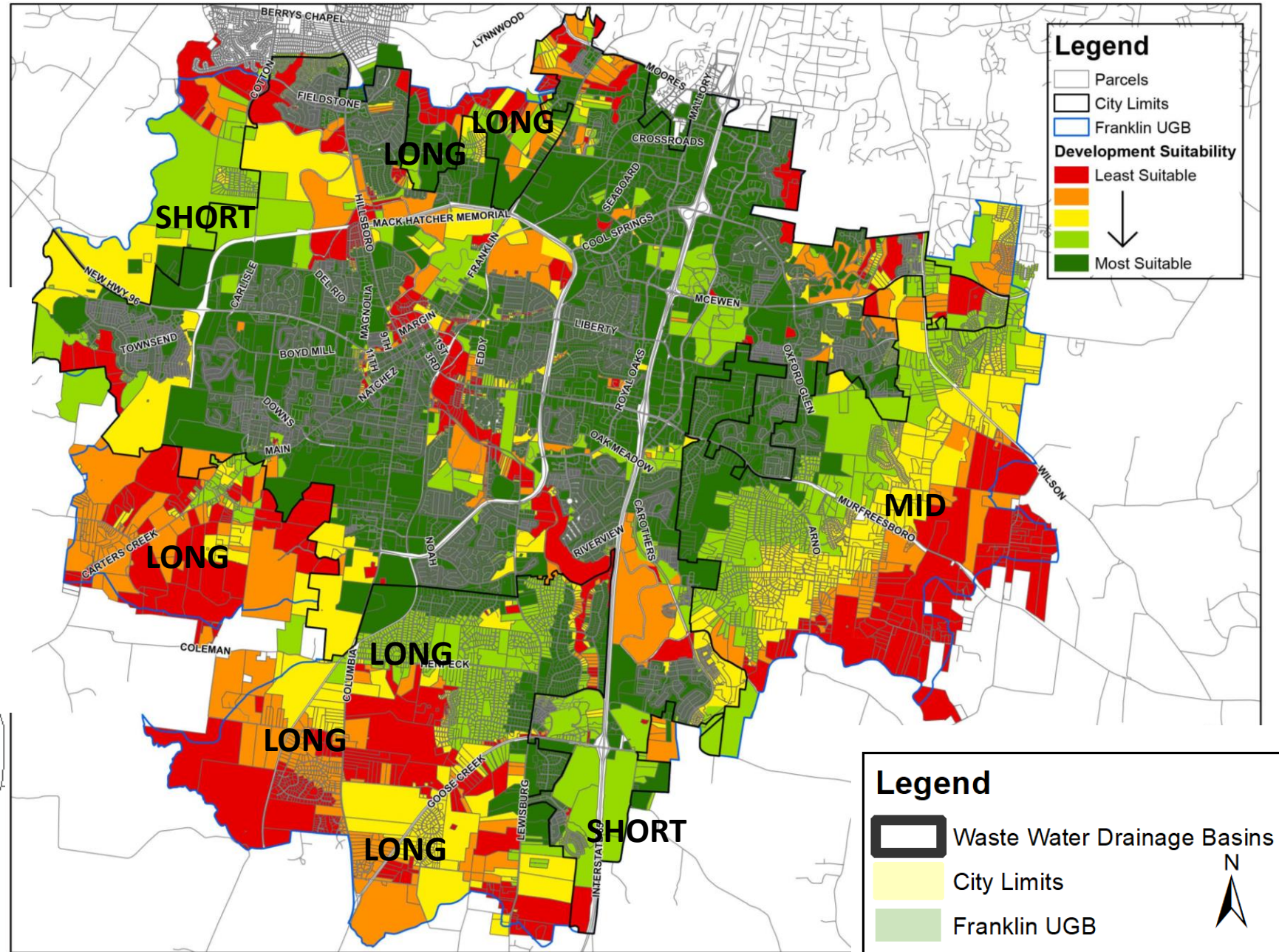


Basin	Developable Acreage in UGB	Sewer Capability	Road Infrastructure	Fire Service	Annexation Capability
Goose Creek	1,800 ac in UGB 2,115 ac beyond	Gravity sewer, nearby, Major extension + investment already made	Pratt Lane Carothers Pkwy Long Lane Overpass Peytonsville Rd Lewisburg Pk	Existing station would serve	Short
West	1,600 ac	Planned pump station	Mack Hatcher Del Rio	Existing station would serve	Short
Mayes Creek	3,500 ac in UGB 4,350 ac beyond	Gravity sewer Major extension/ investment needed	Murfreesboro Rd McEwen Drive Wilson Pike Arno Road Liberty Pike	New station needed	Mid
SW1	1,280 ac	No gravity sewer	Carters Creek Pk Horton Ln	New station needed	Long
SW2	1,500 ac	No gravity sewer	Columbia Pk	Response time/water supply issues	Long
SW3	1,050 ac	No gravity sewer	Goose Creek Bypass Columbia Pk	Response time/water supply issues	Long
SW4	230 ac	No gravity sewer	Columbia Pk Henpeck Lane	Response time/water supply issues	Long
Spencer Creek	580 ac	None planned	Berry’s Chapel intersection	Response time/water supply issues	Long
Central Franklin	0 ac	None planned	None planned	Response time/water supply issues	Long

Annexation Capabilities

Short-, Mid-, or Long-Term Capability Classification based on:

1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



Discussion on Annexation Capabilities

30 minutes

Thoughts on the annexation capabilities by basin?

Does the BOMA want to consider an annexation policy?

Should the City study investment decisions further?

What is likely to happen if the City does not annex?

From: [Mark Brandley](#)
To: [Emily Hunter](#)
Subject: Planning for Parcel at end of Carothers on Long Lane
Date: Friday, August 23, 2019 7:03:29 AM

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

Hello Emily,

My family and I moved into Ladd Park recently and just found out about the plans for annexing the land south of our subdivision and we are not in support of this and the idea of developing this land into a development with transient people coming into my neighborhood for a hotel, increasing congestion and ruining the feel of the area I lived and purchased in. If we had wanted to live by a Cool Springs type area we would have moved there. I understand that revenue helps the city but I also think we need to consider the people's that choose to live in Franklin, especially Ladd Park, and why we have chosen to live here. Please stop this development plan. Please help us keep the peaceful setting we were all looking for when purchasing homes here. We love it here.

What else can we do to stop this?

Thank you for your services and time!

Regards,

Mark Brandley
702-279-5793

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Mark Brandley
(702) 279-5793
mark.brandley@gmail.com