



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, May 14, 2019

4:30 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [19-0421](#) Development Services Advisory Commission Update

Attachments: [19-0421 Construction Site Maintenance power point.pdf](#)
2. [19-0109](#) Discussion of Possible Incentive Program for Development of New Affordable and Workforce Housing as Recommended by the Housing Commission (2/26 WS)

Sponsors: Tom Marsh and Kathleen Sauseda
Attachments: [HC Incentive Proposal to BOMA 20190514 as of 20190503.pdf](#)

Legislative History
2/26/19 Work Session referred to the Work Session
3. [19-0463](#) Consideration of Resolution 2019-44, "A Resolution To Approve The "Battle of Franklin" Marker Text As Relative To The Fuller Story Initiative." (05/14/19 WS)

Sponsors: Emily Hunter and Amanda Rose
Attachments: [Resolution 2019-44 with Options 1 and 2.Law Approved](#)
[Resolution 2019-15 Marker Placement and Text](#)
4. [19-0324](#) *Consideration Of Procurement Award To Heritage Propane Of Franklin, Tennessee In The Estimated Annual Amount Of \$2,720 For Propane Fuel For Propane-Powered Equipment For The Parks Department (Purchasing Office Procurement Solicitation No. 2019-008; \$39,300 Budgeted For Fleet Fuel In 110-83310-44700 For Fiscal Year 2019; Contract No. 2019-0101)

Sponsors: Lisa Clayton
Attachments: [2019-008 Tabulation of bids](#)
[2019-0101 Procurement Agreement 2019.04.20.1000, signed for VENDOR, with](#)

5. [19-0452](#) Consideration of Resolution 2019-46, A Resolution Approving the "Shadow of the Harpeth" Public Art Installation. (05/14/19 WS)
- Sponsors:** Monique McCullough
- Attachments:** [2019-46 RES_Public Art Installation_Shadow of the Harpeth_with Exhibits.Law](#)
[BOMA Proposal 5_14.pdf](#)
[E-mail from Harpeth Square.pdf](#)
6. [19-0467](#) *Consideration of a Professional Services Agreement with Barge Design Solutions (COF Contract No. 2019-0139) for the Southeast Municipal Complex Master Plan for an Amount Not to Exceed \$998,000.00
- Sponsors:** Lisa Clayton and Paul Holzen
- Attachments:** [COF 2019-0139 SE PARK DESIGN PSA 19-0467 with Scope.Law Approved.p](#)
7. [19-0475](#) *Consideration of Interlocal Agreement (COF 2018-0283) Between Williamson County Schools and the City of Franklin, Tennessee for the Henpeck Lane Sanitary Sewer Project
- Sponsors:** Eric Stuckey and Paul Holzen
- Attachments:** [COF 2018-0283 HENPECK LANE WILLIAMSON COUNTY AGREEMENT.pdf](#)
8. [19-0477](#) *Consideration of Resolution 2019-48, A Resolution to Award the Construction Contract (COF Contract No. 2019-0093) for the Henpeck Lane Interceptor Sewer Project to Civil Constructors in the Amount of \$2,953,238.00 and to Establish a Project Contingency in the Amount of \$250,000.00
- Sponsors:** Paul Holzen and Michelle Hatcher
- Attachments:** [_Res 2019-48 Civil Constructors_HENPECK LANE.MK.Law Approved 05.10.19](#)
[HENPECK LANE BID TABS.pdf](#)
9. [19-0017](#) Consideration of Resolution 2019-01, "A Resolution Directing Staff to Proceed with the Flood Insurance Rate Mapping Associated with Ralston Branch". (Referred to 2/12/19 WS from 1/24/19 CIC 4-0; 2/12/19 WS, 05/19/19 WS)
- Sponsors:** Paul Holzen
- Attachments:** [Res 2019-01 - Ralston Branch with Exhibit A.Law Approved.pdf](#)
[BOMA Exhibits.pdf](#)
[153-050 Liberty Hills Feasibility Study Summary Revised 20190424 combine..](#)
- Legislative History**
- | | | |
|---------|------------------------------|------------------------------|
| 1/24/19 | Capital Investment Committee | referred to the Work Session |
| 2/12/19 | Work Session | referred to the Work Session |

10. [19-0476](#) Consideration of Resolution No. 2019-50 For Professional Engineering And Design Services For Water, Wastewater, And Water Reclamation Projects For The Water Management Department (Purchasing Office Procurement Solicitation No. 2019-014) (05/14/19 WS)
- Sponsors:** Michelle Hatcher and Brian Goodwin
- Attachments:** [2019-50 Resolution Selecting Consultants for Contract Negotiations for water w](#)
[2019-014 Tabulation of submittals 2019.04.27](#)
11. [19-0435](#) Consideration of Resolution 2019-39, "Resolution Authorizing Condemnation For The Acquisition of Property For the PF Chang's Portion of the Spencer Creek at Franklin Road Sanitary Sewer Project (05-23-19 CIC 4-0)
- Sponsors:** Michelle Hatcher
- Attachments:** [RES 2019-39 Condemnation Spencer Creek Sewer Project with Exhibit A.Law](#)
12. [19-0323](#) Consideration Of Ordinance 2019-08: An Ordinance To Rezone 0.58 Acres From Civic-Institutional (CI) District To General Commercial (GC) District For The Property Located At 420 Bridge Street; (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 7-0; 06-11-19 BOMA 2nd Reading 8-0) Third and Final Reading
- Sponsors:** Emily Hunter and Joseph Bryan
- Attachments:** [MAP 420 Bridge St Rezoning](#)
[2019-08 ORD 420 Bridge Street Rezoning with map and survey.Law Approve](#)
[420 Bridge Street Survey](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/25/19 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|
13. [19-0261](#) Consideration Of Ordinance 2019-05: An Ordinance To Rezone 4.82 Acres From Light Industrial (LI) District And Neighborhood Commercial (NC) To General Commercial (GC) District For The Property Located At The Northwest Quadrant Of Downs Boulevard And Columbia Ave, 1504, 1536, And 1540 Columbia Ave. (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 6-0; 06-11-19 BOMA 2nd Reading 7-0 with 1 recusal) Third and Final Reading
- Sponsors:** Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga
- Attachments:** [MAP-DownsBlvd Rezone.pdf](#)
[ORD 2019-05 Downs and Columbia GC Zone with map and survey.Law Appro](#)
[2019-0213 2995606 Bounday Survey Sealed.pdf](#)
[COF6913 public notice affidavit 040119.pdf](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/25/19 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|

14. [19-0282](#) Consideration of Ordinance 2019-07: An Ordinance To Rezone 14.88 Acres From Specific Development-Variety (SD-X) District To Specific Development-Variety (SD-X 2.02 / 95,618) District For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (Silver Grace PUD Subdivision, Fountains Of Franklin); (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 7-0; 06-11-19 BOMA 2nd Reading 8-0) Third and Final Reading

Sponsors:

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

Attachments:

[MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)

[2019-07 ORD - Silver Grace PUD Subdivision Rezoning with Map and Survey.](#)

[SURVEY - 16-097\(11-30-16\)](#)

Legislative History

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

15. [19-0283](#) PUBLIC HEARING: Consideration of Resolution 2019-28: A Resolution Approving A Revised Development Plan For Silver Grace PUD Subdivision (Fountains Of Franklin) For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (04/25/19 FMPC 8-0; 05/14/19 WS)

Sponsors:

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

Attachments:

[MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)

[2019-28 RES Silver Grace PUD Subdivision Development with Map and Survey](#)

[COA-6949-Conditions of Approval 01](#)

[DEV PLAN - 20190404 - Silver Grace Development Plan](#)

[SURVEY - 16-097\(11-30-16\)](#)

Legislative History

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

16. [19-0328](#) Consideration of Resolution 2019-30: A Resolution To Annex Property Along Long Lane (Refuge Center PUD Subdivision/Bennett Property), Consisting Of +/- 7 Acres, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB). (04/25/19 FMPC 7-1; 05/14/19 WS; 05/28/19 1st BOMA Reading 7-0; 06/25/19 2nd BOMA Reading 7-0) THIRD AND FINAL READING

Sponsors:

Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga

Attachments:

[MAP RES30+21](#)

[2019-30 RES Refuge Center annexation with Map and Survey.Law Approved 2](#)

[18-036 long lane.pdf](#)

Legislative History

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

17. [19-0329](#) Consideration of Ordinance 2019-09: An Ordinance To Zone +/- 7 Acres General Office District (GO), Hillside/Hilltop Overlay, Goose Creek Character Area Overlay 4D, And Conventional Standards For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, (Refuge Center PUD). (04/25/19 FMPC 7-1, 05/14/19 WS, 1st BOMA Reading 5/28/19 7-0; 2ND BOMA Reading 6/25/19 6-1) THIRD AND FINAL READING

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

Attachments: [MAP- REFUGECENTER.pdf](#)
[2019-09 ORD Refuge Center Rezoning Step2 ZoneOrdinance with map and FullSet RefugeCenterDevPlan.pdf](#)
[MAP ENVISIONFRANKLIN.pdf](#)
[MAP BennettPropertyAnnexation.pdf](#)

Legislative History

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

18. [19-0423](#) PUBLIC HEARING: Consideration of Resolution 2019-29: A Resolution Approving A Development Plan For The Refuge Center For Counseling PUD Subdivision, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center. (04/25/19 FMPC 7-1, 05/14/19 WS)

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

Attachments: [MAP- REFUGECENTER.pdf](#)
[2019-29 RES Step Two \(2\) PUD Development Plan for Refuge Center PUD Subdivision RefugeCenter_DevPlanConditions of Approval 01.pdf](#)
[ARCH RefugeCenter.pdf](#)
[FullSet RefugeCenterDevPlan.pdf](#)
[19-04-09 FMPC Public Notice Affidavit.pdf](#)
[\[3.1\] 3 Sewer Options Exhibit.pdf](#)

Legislative History

4/25/19 Franklin Municipal Planning Commission recommended favorably to the Board of Alderman and

19. [18-102](#) PUBLIC HEARING: Consideration of Resolution 2019-21: A Resolution Adopting a Plan Of Services For The Annexation Of The Bennett Property (Refuge Center PUD), Consisting Of +/- 7 Acres, Located Along Long Lane, South Of Long Lane And Adjoining The City Limits East Of Williamson County Agricultural Center, By The City Of Franklin, Tennessee. (04/25/19 FMPC 7-1, 05/14/19 WS)

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

Attachments: [MAP_RES30+21.pdf](#)
[2019-21 RES Bennett Property Annexation with Maps.Law Approved.pdf](#)
[MAP_ENVISIONFRANKLIN.pdf](#)
[MAP-REFUGECENTER.pdf](#)

Legislative History

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

20. [19-0372](#) Consideration of Ordinance 2019-10: An Ordinance To Rezone 22.04 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 21.8/1.375.000/700) District And Rezone 5.15 Acres From General Commercial (GC) District To Civic Institutional (CI) District For The Properties Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision); (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 7-0; 06-11-19 BOMA 2nd Reading 8-0) Third and Final Reading

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[ORD 2019-10 AUREUM rezoning with Map and Survey.Law Approved](#)
[2019.04.04_Aureum ReZoning.pdf](#)

Legislative History

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

21. [19-0424](#) PUBLIC HEARING: Consideration of Resolution 2019-31: A Resolution Approving A Development Plan For Aureum PUD Subdivision, With Two (2) Modification Of Standards Requests (1-Roof Forms, 2-Retaining Wall Materials), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway; (04/25/19 FMPC 8-0, 05/14/19 WS)
- Sponsors:** Franklin Municipal Planning Commission, Emily Hunter and Amy Diaz-Barriga
- Attachments:** [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[RES 2019-31 AUREUM DevPlan_with exhibits.Law Approved 2](#)
[6910 Aureum DP conditions of approval revised 4.22.2019](#)
[FULLSET_AureumDevPlan.pdf](#)
[Layout_Aureum.pdf](#)
[ARCH_AureumDevPlan.pdf](#)
[AUREUM - PUBLIC NOTICE AFFIDAVIT - Signed.pdf](#)
[Updated Sheet_C2.2](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/25/19 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|
22. [19-0514](#) Discussion Concerning the Cool Springs Transportation Planning and Impacts Associated with Development
- Sponsors:** Paul Holzen
- Attachments:** [IGP Presentation 5-2019 final2.pdf](#)
[Cool Springs GIS Exhibit_1.pdf](#)
[Cool Springs GIS Exhibit_2.pdf](#)
23. [19-0515](#) Consideration of Road Impact Fee Offset Agreement (COF Contract No 2019-0178) for the Aureum PUD Subdivision with SouthStar, LLC. for Arterial Roadway Improvements to McEwen Drive and Carothers Parkway (05/14/19 WS)
- Sponsors:** Paul Holzen
- Attachments:** [2019-0178 Road Impact Offset Agreement_Southstar_Aureum PUD Subdivisor](#)
24. [19-0394](#) Consideration of COF Contract No. 2019-0122 Parkland Construction and Dedication Agreement between the City of Franklin and SS-CH Franklin, LLC, the Aureum Development (05/14/19 WS)
- Sponsors:** Lisa Clayton
- Attachments:** [2019-0122 SS-CH_Aureum Parkland Construction and Dedication_with Exhibits](#)

Other Business

Adjournment

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



HISTORIC
FRANKLIN
TENNESSEE



HISTORIC
FRANKLIN
TENNESSEE

Potential Actions/ Solutions

Development Services Advisory Commission

May 14, 2019

Construction Site Maintenance

CONSTRUCTION SITE MAINTENANCE

- **PURPOSE:** To ensure safe access and egress for inspectors and emergency vehicles and stabilization of the site
- **RESPONSIBILITY:** General Contractor/ Builder
- **REQUIREMENTS FOR CONSTRUCTION SITES:**
 - Roadway must be clear of debris, mud, trash and all building materials.
 - Silt fence or wattles in place
 - Trash and debris in the proper trash receptacles
 - Streets shall not be blocked where vehicles (city services) cannot safely navigate the street.
 - Approach/ traffic flow not restricted

NOT IN COMPLIANCE



NOT IN COMPLIANCE



IN COMPLIANCE



IN COMPLIANCE



STANDARD PROCEDURES TO FACILITATE COMPLIANCE

- **PRE-CONSTRUCTION MEETINGS** before permits are issued:
 - Stormwater & Grading
 - Building
- **DOCUMENT INFORMATION & EXPECTATIONS:**
 - Specific contacts – Contractor and City
 - Traffic requirements – Construction entrances & exits
 - Parking requirements – Single side of street
 - Sign requirements
 - Contact Info signs
 - No Parking signs
 - Concrete washout area
 - Construction materials staging area
 - Construction phasing plan

SITES/ LOTS NOT IN COMPLIANCE

- No inspections shall occur
- \$50 fines per day until in compliance
- Truck sweeping or vacuuming of streets required on demand (within 24 hours)
- Issue Stop Inspection Orders and Stop Work Orders
 - **Stop inspections** and **stop issuing permits** until site is clean.
 - Stop Inspection Order will **not** be enforced for final inspections.
 - Stop Work Order – all departments will be notified:
 - Stormwater/ Engineering – BNS – Fire – Streets

REQUIREMENTS FOR HABITUAL VIOLATORS
(recipients of 2 Stop Work Orders in a 6-month period)

- Inspections by Appointment (with General Contractor, Superintendent, and Contractor)
 - Implement Inspection by Appointment Fee to cover increased level of oversight.
- Habitual violators – no additional permits for related projects (same site or section)
 - Limit the number of open permits at one time.
- Require proactive education/ training:
 - City sponsored class
 - State of TN sponsored TDEC class

PROPOSED ORDINANCE AMENDMENTS

- We will return at a future date with an ordinance amendment to codify:
 - Requirements for maintaining sites
 - Requirements for violations

Housing Commission Proposed Incentive Program



Elizabeth Wanczak, Chair

Paul Lebovitz, Vice Chair

John Besser, Past Chair

Kathleen Sauseda, Housing Coordinator

BOMA Work session 5/14/2019

PROPOSED INCENTIVE PROGRAM

The Housing Commission recommends that the Municipal Code, Title 21, be amended to include additional incentive programs applicable to the development of new affordable housing.



Proposed Incentive Program

- At our presentation in February, the Board of Mayor and Aldermen requested additional information. The request falls into three categories of program specifications.
- Road and Parkland Impact Fee Offsets for construction of new affordable housing units with sales prices up to \$248,000.
- The construction of rental units that utilize Low Income Housing Tax Credits (LIHTC).
- Available to nonprofit, for profit, or a combination of both
- Properties would be deed restricted for a maximum of fifty (50) years
 - ~ \$13,000 per unit
 - Total \$1,000,000



Program Specifications

1) Buyer/Renter Qualification

- Similar to programs used by banks and Habitat
 - Use in-depth criteria which may include bank statements, income tax records and personal data
- Maximum income based on the HUD Metropolitan Statistical Area Median Income
 - For a family of four in 2019 is \$74,900
- Orchestrated and monitored by a 3rd party
 - Community Housing Partnership is example of agency that could do this

Program Specifications, cont.

2) Builder / Developer

- Program is open to both for profit and non-profits or a combination of both

3) Unit requirements

- Sale or rental price must be affordable to a family whose income is no more than 80% of median household income based on the annual Housing & Urban Development Metropolitan Statistical Area Income Table

Financial Impact

- The Housing Commission recommends the Board appropriate an initial contribution of One-Million Dollars (\$1,000,000.00) from the General Fund for the proposed program. This amount would pay the Road and Parkland Impact Fees for up to 78 single family homes
- The Board would be requested to make an appropriation for the program through the budget each year
- Amount could vary from year to year based on success of program and available resources

Example Annual Return to the City of Franklin From New Homeowners

Gross Inc	# of Families	To City of Franklin	To FSSD	Total to Franklin
\$45,000	151	\$40,698	\$326,195	\$366,893
\$58,000	90	\$61,236	\$414,098	\$475,334
TOTAL	241	\$101,934	\$740,293	\$842,227
Less Franklin Incentive		\$2,368,986		\$2,368,986
Net 1st year		(\$2,267,052)		(\$1,526,759)
Net 2nd Year		(\$2,165,117)		(\$684,532)
Net 3rd Year		(\$2,063,183)		\$157,695
Net 4th Year		(\$1,961,248)		\$999,922
Net 5th Year		(\$1,859,314)		\$1,842,149
Net 6th Year		(\$1,757,379)		\$2,684,376
Net 7th Year		(\$1,655,445)		\$3,526,603
Net 8th Year		(\$1,553,510)		\$4,368,830

Thank You

RESOLUTION 2019-15

A RESOLUTION TO APPROVE THE PLACEMENT AND LANGUAGE OF MARKERS AND THE PLACEMENT OF A STATUE RELATIVE TO THE FULLER STORY INITIATIVE

WHEREAS, in August 2018, the Board of Mayor and Aldermen ("Board") was asked to support the Fuller Story initiative, and

WHEREAS, on September 25, 2018, the Board approved Resolution 2018-69 to support the City of Franklin's history to a fuller extent through the addition of historic markers and memorials that commemorate the African American experience in Franklin; and

WHEREAS, the community leaders of the Fuller Story initiative have approached the City with specific language for the markers and the placement of the markers and the United States Colored Troop statue within the Public Square; and

WHEREAS, the community leaders have raised money for the markers, which will be bought directly by the Battle of Franklin Trust; and

WHEREAS, the community leaders will begin raising money for the United States Colored Troop marker; and

WHEREAS, the Board supports this request believing that the markers and statue tell the story of Franklin to a fuller extent.

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

Markers and Statue

1. The placement of the United States Colored Troop statue shall be as shown in Exhibit A, attached hereto.
2. The placement of the United States Colored Troop marker shall be located adjacent to the United States Colored Troops statue. The language inscribed on the marker shall be as shown in Exhibit B, attached hereto.
3. The placement of the Williamson County Courthouse and Market House marker shall be as shown in Exhibit C, attached hereto. The language inscribed on the marker shall be as shown in Exhibit D, attached hereto.
4. The placement of the Battle of Franklin marker shall be in Exhibit C attached hereto. The language inscribed on this marker shall be drafted and brought to the Board of Mayor and Aldermen for approval at a later date.
5. The placement of the Reconstruction – From Slavery to Freedom marker shall be located in the quadrant of the Public Square near the Historic Courthouse. The language inscribed on the marker shall be as shown in Exhibit E, attached hereto.
6. The placement of the Franklin Riot of 1867 marker shall also be located in the quadrant of the Public Square near the Historic Courthouse. The language inscribed on the marker shall be as shown in Exhibit F, attached hereto.
7. The cost of the markers and the statue shall be borne solely by the community leaders and the Battle of Franklin Trust.
8. No other markers shall be placed within the Public Square.

Installation and Maintenance

1. Once purchased by the Battle of Franklin Trust, the City shall install the markers.
2. The City shall maintain the markers for the lifetime of the markers.
3. Once the United States Colored Troop statue is purchased and installed by the Battle of Franklin Trust, the City shall deed the land upon which the statue sits to the Battle of Franklin Trust.
4. The City shall maintain the statue for the lifetime of the statue.

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

Resolution 2019-15 - Exhibit A



Resolution 2019-15 – Exhibit B

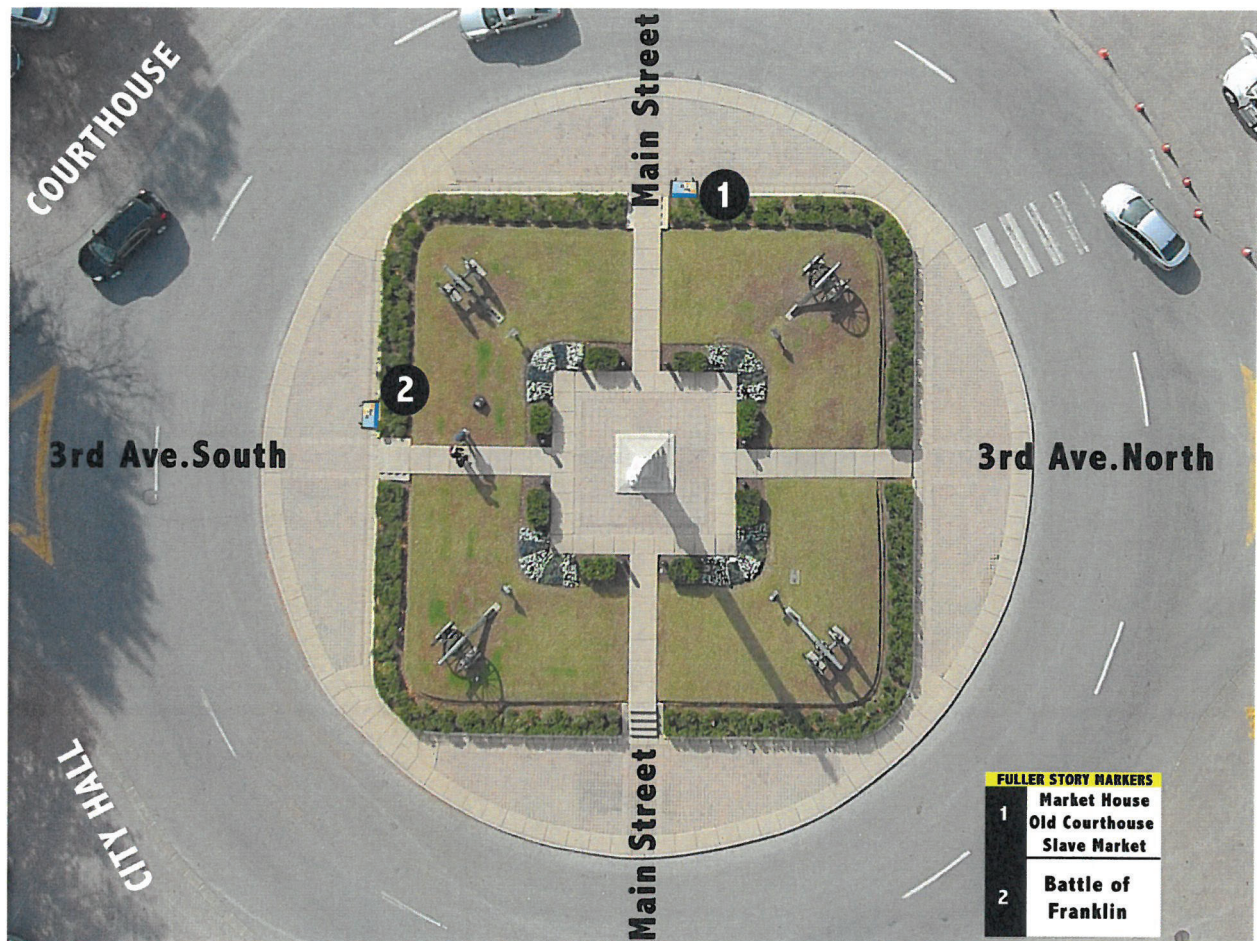
United States Colored Troops (USCT)

During the Civil War, on May 22, 1863, the U.S. War Department created the Bureau of Colored Troops. Over the next two years, nearly 180,000 African American men enlisted and served in segregated U.S. Army regiments under white officers. USCT units served in all Army branches, including infantry, artillery, cavalry, and engineers. More than 2,700 died in combat.

USCTs fought at Fort Pillow and Johnsonville in Tennessee, the Battle of the Crater in Virginia, and at Brice's Crossroads in Mississippi, among other battles. At least 300 Williamson County men enlisted, as did many from neighboring Maury County. Perhaps as many as half of Williamson County's USCTs participated in the Battle of Nashville on December 15–16, 1864, when eight USCT regiments were engaged. On December 16, 1864, the 12th, 13th, and 100th USCT together lost 80 killed and 388 wounded.

Several of the casualties were from Williamson County. Pvt. Asbury DeGraffenried, Co. K, 12th USCT, was mortally wounded and died on December 20, 1864. Pvt. Horace Winston, Co. F, 13th USCT, was also mortally wounded and died on January 6, 1865. Pvt. William Redman, Co. I, 13th USCT, was killed in action. Pvt. Freeman Carothers, Co. K, 12th USCT, was among those who survived the fight. After his discharge, he took a new last name and lived as Freeman Thomas until his death in 1936. He is buried nearby at Toussaint L'Overture Cemetery.

Col. Thomas Jefferson Morgan, who commanded a USCT brigade at Nashville, later wrote, "I cannot close this paper without expressing the conviction that history has not yet done justice to the share borne by colored soldiers in the war for the Union."



Resolution 2019-15 – Exhibit D

Williamson County Courthouse and Market House

A two-story brick courthouse was constructed where you are standing in about 1809. A building called the “market house,” where farmers and vendors sold their produce and wares, stood “in close proximity” to the courthouse. For nearly half a century human beings were also sold and traded within the market house’s walls, as well as on the courthouse steps and elsewhere in the square. The local newspaper often carried advertisements for the “Sale of Slaves,” and men, women and children were sometimes sold to pay the debts of a deceased owner. Families were often ripped apart. In 1854, for example, a 25-year old woman named Mary and her children Daniel, Pryor, Ann, and an infant child were sold here.

James F. Carter purchased slaves at the market house. Carter, the son of Fountain Branch Carter, bought John and Patsy Bostic in 1854 and took them to Mississippi where he lived for several years. He moved back to Franklin and died in 1859. The Bostics probably were sent to Carter’s father’s farm just outside town that the Battle of Franklin enveloped on November 30, 1864. John and Patsy Bostic and their children were residing in Franklin as free people in 1870.

The courthouse that stood here was torn down early in December 1855 to make way for the new courthouse, which stands today on the south side of the square. Soon after the old courthouse was demolished, the market house was likewise torn down. However, the buying and selling of people continued on the new courthouse steps and in the square through the outbreak of the Civil War.

Resolution 2019-15 – Exhibit E

Reconstruction - From Slavery to Freedom

When the Civil War ended in 1865, Reconstruction began. The war saved the Union and the 13th Amendment to the U.S. Constitution ended slavery. During Reconstruction, the 14th and 15th Amendments were ratified, guaranteeing citizenship and voting rights to black men. Former slaves seized their freedoms, rebuilt their lives, and reunited with their families. In Franklin, A. N. C. Williams, Mariah Reddick, and Harvey McLemore became respected residents. McLemore built a home in the Hard Bargain community, Reddick lived downtown and worked as a midwife, and Williams owned a general store on Main Street and founded Cummins Street Church of Christ in 1877.

Reconstruction also marked the beginning of black participation in Southern political life at the state and national levels. Sampson W. Keeble, born into slavery in Rutherford County, in November 1872 became the first black Tennessean elected to the Tennessee House of Representatives. In Mississippi, Hiram Revels, a minister, filled a vacant seat in the U.S. Senate in 1870–71, while Blanche K. Bruce, a successful plantation owner, served from 1875 to 1881. There were no other black members of the U.S. Senate until 1967.

Other Reconstruction achievements included the South's first state-funded public school system for blacks and whites, black colleges and universities such as Fisk University in Nashville were founded, and the comprehensive Civil Rights Act in 1875 was passed to protect all citizens. In 1877, however, President Rutherford B. Hayes's election ended Reconstruction. The Democratic Party that had dominated the South before the war reasserted itself. In 1883, the U.S. Supreme Court ruled the Civil Rights Act unconstitutional, and the era known as Jim Crow began.

Resolution 2019-15 – Exhibit F

The Franklin Riot of 1867

Numerous armed clashes occurred among various political groups and the white and black populations after the American Civil War. In May 1866, a riot in Memphis killed about fifty. At the end of July 1866, a widespread riot engulfed New Orleans. When it ended almost 240 were dead, including more than 200 African American U.S. Army veterans. Fortunately, Franklin did not experience such levels of violence, but on July 6, 1867, an incident unfolded that reflected the boiling tensions in the post-war South.

On that day, several Republican candidates, often called Radicals, made speeches in the courthouse here without incident. Later, Joe Williams, an African American aligned with the Democrats, or Conservatives, gave a speech there after making one earlier at Spring Hill. Some Radicals became upset and attempted to leave the gathering, but Conservatives accosted them. John L. House, a former Confederate officer, struck J. C. Bliss, a white merchant aligned with the Radicals. Members of the Colored League (African American Republicans) also were present, and tempers flared.

The Colored Leaguer members were persuaded to leave the square, but not without firing a few shots into the air. During the late afternoon the tension increased, as did the number of weapons in the hands of the Colored League. Meanwhile, Conservatives gathered in and around the public square and near John House's store.

Just after 8 P.M., the Colored League marched to the square. According to A. N. C. Williams, the Leaguers intended to lay down their arms and House had been informed. As the procession passed the Conservative crowd, however, a white Conservative fired two pistol shots into the Leaguers and both groups started shooting at each other. Michael Cody, one of the white Conservatives, was killed, while six white and several black members were wounded. Twenty-seven members of the Colored League were wounded. Most of them had been shot in the back or in the backs of their limbs.

United States soldiers were sent from Nashville the following day to maintain order and prevent further confrontations.

338 words

Tabulation of Bids*

Purchasing Office Solicitation No.:		2019-008 (propane fuel for propane-powered equipment)							
Notice to Bidders published in the Williamson Herald on:		2/28/19							
Number of vendors that were notified of / that responded to this solicitation for bids:		7 / 1							
Date and time bids due and publicly opened:		3/14/19 2:00 PM							
Present at opening of bids:		James Bilbo of the City of Franklin Parks Department; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office							
Target meeting of BOMA at which recommendation is scheduled to be considered:		5/14/2019							
Bids received from:	Bid No.:	Does the bid include all required documents?	Does the bid MOES ¹ ? / If not, how many exceptions do not MOES ¹ ?	Quoted price per U.S. gallon above a published commodity index:	Name and source of published commodity index upon which bidder's bid is based:	Value per U.S. gallon as of 3/7/2019 of published commodity index upon which bidder's bid is based:	Annual value as of 3/7/2019 of bidder's bid for 1,600 gallons of propane:	Payment terms:	Bid and bid pricing is valid through:
Heritage Propane 101 Noah Drive Franklin, TN 37064 Kevin Broyles, Account Manager 931-349-4794 kevin.broyles@amerigas.com	1 of 1	Yes	Yes	\$1.02	https://www.eia.gov/	\$0.68	\$2,720.00	net 30 days	5/31/2019

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

*Shaded bid is apparent lowest best bid

CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0101)

THIS PROCUREMENT AGREEMENT ("AGREEMENT") is by and between the City of Franklin, Tennessee ("CITY"), and Heritage Propane of Franklin, Tennessee ("VENDOR"), who mutually agree as follows:

1. CITY issued on February 28, 2019 Purchasing Office Solicitation No. 2019-008, a procurement solicitation for bids for propane fuel for propane-powered equipment ("SOLICITATION").
2. In response to CITY's SOLICITATION, VENDOR submitted a bid dated March 13, 2019 ("SUBMITTAL"), a copy of excerpts from which is attached hereto as Attachment No. 1 and hereby incorporated by reference as if fully set forth herein.
3. The U.S. Energy Information Administration (EIA) commodity index URL cited by VENDOR in SUBMITTAL is hereby replaced with the following EIA URL or its successor URL: https://www.eia.gov/dnav/pet/pet_pri_wfr_a_EPLLP_PWR_dpgal_w.htm. The data series applicable to this AGREEMENT is "wholesale propane" for "Midwest (PADD 2)" area or its successor data series.
4. VENDOR has now also submitted CITY's Standard Procurement Terms and Conditions with VENDOR's contact information inserted ("CITY'S TERMS"), a copy of which is attached hereto as Attachment No. 2 and hereby incorporated by reference as if fully set forth herein.
5. VENDOR has now also submitted a Certificate of Insurance ("CERTIFICATE OF INSURANCE"), a copy of which is attached hereto as Attachment No. 3 and hereby incorporated by reference as if fully set forth herein, that meet or exceed CITY's Insurance Requirements as specified in SOLICITATION.
6. If and when insurance coverage documented by CERTIFICATE OF INSURANCE referenced above expires either before the expiration of any specified term of award, including any extensions thereto, or before the supply and delivery by VENDOR and the acceptance by CITY of all of the products and/or services ordered from VENDOR, pursuant to this AGREEMENT, then VENDOR shall immediately suspend work or supply and delivery unless and until it provides one or more unexpired replacement certificates of insurance that indicates the new date(s) of insurance coverage expiration and that meets or exceeds CITY's Insurance Requirements as specified in SOLICITATION.
7. In the event that insurance coverage documented by CERTIFICATE OF INSURANCE referenced above is materially modified or canceled either before the expiration of any specified term of award, including any extensions thereto, or before the supply and delivery by VENDOR and the acceptance by CITY of all of the products and/or services ordered from VENDOR, pursuant to this AGREEMENT, then VENDOR shall, immediately upon learning of any such material modification or cancellation, suspend work or supply and delivery and shall, within three (3) calendar days of such learning, notify CITY of any such material modification or cancellation.
8. VENDOR agrees to impose CITY's insurance requirements upon any subcontractors it utilizes for this procurement. Use of any subcontractor for this procurement shall have been approved by CITY in advance of that subcontractor commencing work for this procurement.
9. VENDOR included in SUBMITTAL CITY's Indemnification Agreement, executed for VENDOR ("INDEMNIFICATION AGREEMENT"), a copy of which is attached hereto as Attachment No. 4 and hereby incorporated by reference as if fully set forth herein.

CITY OF FRANKLIN, TENNESSEE

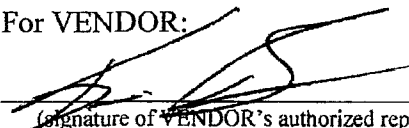
PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0101)

10. CITY awarded on May 14, 2019 to VENDOR the purchase of propane fuel for propane-powered equipment pursuant to SOLICITATION and SUBMITTAL.
11. Delivery to CITY by VENDOR of the propane storage cylinders and the propane storage cylinder storage racks, and the first delivery of propane fuel, shall be completed within five (5) CITY business days of the date of CITY's notice of award, unless a later delivery has been authorized in writing by CITY. If CITY requests non-scheduled delivery of propane and refilling of the propane storage cylinders at one or more points of delivery designated by CITY, such delivery and refilling shall be provided by VENDOR within two (2) CITY business days of CITY making and VENDOR receiving the request. Failure by VENDOR to meet the delivery schedule as described in this paragraph shall constitute grounds for CITY to consider VENDOR to be in breach of contract.
12. The term of award shall commence upon execution of this AGREEMENT (the effective date of this AGREEMENT) and shall expire three (3) years from the effective date of this AGREEMENT. At any time after commencement but before or as soon as practicable after the expiration of this term of award, CITY and VENDOR may, by mutual consent, exercise not more than two (2) options to extend the term of award, each time for up to one (1) additional year, for a maximum possible term of award of five (5) years total, provided: (a) that both parties consent to such an extension at that time; (b) that the decision to exercise such an extension is memorialized in writing and is executed by authorized representatives of each party (in the case of CITY, either CITY's City Administrator or CITY's Purchasing Manager, after consultation with CITY's Parks Director, is so authorized); (c) that the same terms and conditions that apply to the original term of award shall also apply to such an extension, including pricing; (d) that if VENDOR chooses not to consent to an extension to the term of award, then it shall notify CITY of that decision a minimum of six (6) months in advance of the scheduled expiration of the term of award; and (e) at CITY's discretion, CITY and VENDOR may negotiate an additional extension beyond such expiration. Note that CITY and VENDOR each specifically retain the non-exclusive right, with or without cause, not to extend the term of award.
13. In the event of a conflict between the following documents, the order of precedence shall be as follows: (a) this AGREEMENT; (b) CITY's TERMS; (c) INDEMNIFICATION AGREEMENT; (d) SOLICITATION; and (e) SUBMITTAL.

EXECUTED THIS _____ DAY OF _____ 20__

For VENDOR:


(signature of VENDOR's authorized representative)

TITLE: Account Manager

For CITY:

(signature of CITY's authorized representative)

TITLE: City Administrator

Approved as to Form:

Tiffani M. Pope, Staff Attorney

**CITY OF FRANKLIN, TENNESSEE
PROCUREMENT AGREEMENT**

(City of Franklin Contract No. 2019-0101)

Attachment No. 1

Excerpts from SUBMITTAL

Bid Submittal Form

a form required of Bidders and Proposers on purchases of supplies, materials, equipment and services for the

City of Franklin, Tennessee

Purchasing Office Solicitation No.: 2019-008

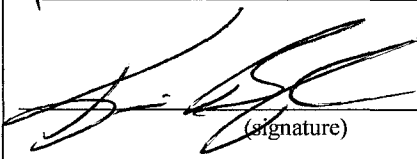
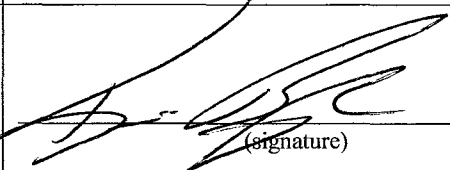
Bidder's name, street address, and mailing address (if different):	<u>Heritage Propane</u> <u>101 Noah Drive</u> <u>Franklin, TN 37064</u>
Bidder's contact person's name (printed), title, telephone number and e-mail address:	<u>Kevin Broyles</u> <u>Account Manager</u> <u>931-349-4794</u> <u>kevin.broyles@americus.com</u>
Does the bidder take any exceptions to the City's procurement solicitation?	☐ Yes, see enclosed. ☒ No, bidder takes no exceptions.
Are exceptions, if any, to the City's procurement solicitation listed separately, described, compared to the City's intention as expressed and implied by the City's solicitation documents and submitted?	☐ Yes, see enclosed. ☒ No, bidder takes no exceptions.
Quoted all-encompassing unit price per U.S. gallon for the delivered propane and all other products provided and services rendered, such price per U.S. gallon to be expressed in terms of U.S. dollars above a published commodity index or other benchmark pertaining to the service provider's cost of supplying propane (to specifically include the delivered propane, the provided propane cylinders and the provided propane cylinder storage racks as well as all other aspects of the arrangement established pursuant to this procurement solicitation):	<u>\$1.02</u> per U.S. gallon above a published commodity index or other benchmark
Name and source of published commodity index or other benchmark upon which bidder's bid is based:	<u>www.eia.gov/todayinenergy/prices</u>
Value as of March 7, 2019 of published commodity index or other benchmark upon which bidder's bid is based:	<u>\$.68</u> per U.S. gallon
Are the City's preferred delivery terms (FOB destination, freight prepaid and allowed) acceptable to bidder?	☒ Yes. ☐ No, bidder requests the following delivery terms: _____.
Are the City's preferred payment terms (net 30 days from date of delivery or date of invoice, whichever is later) acceptable to bidder?	☒ Yes. ☐ No, bidder requests the following payment terms: _____.
Last date (no sooner than May 31, 2019) that bid and associated pricing is valid and may be accepted by the City:	<u>May 31, 2019</u>

Bid Submittal Form

a form required of Bidders and Proposers on purchases of supplies, materials, equipment and services for the

City of Franklin, Tennessee

Purchasing Office Solicitation No.: 2019-008

Bidder's name:	<u>Heritage Propane</u>
Method of payment – The City's default method of payment is by electronic means, either by direct deposit (i.e., "ACH" or "Electronic Funds Transfer"), or by bank credit card, rather than by conventional check. Which electronic payment method would the bidder prefer?	☒ ACH or Electronic Funds Transfer. ☐ Bank credit card.
Are the following components included with this Bid Submittal Form in the bid submittal? • City of Franklin Specifications, marked by the bidder as to compliance therewith as per the instructions therein; • Identification, listing and description of any exceptions to the procurement solicitation including the Specifications; • Contact information for required references (see Instructions for Bidders); • City of Franklin Standard Procurement Terms and Conditions, with the bidder's contact information inserted; • Bidder's proposed agreement or contract, if any, the terms and conditions of which are not inconsistent with the City's Standard Procurement Terms and Conditions; • City of Franklin Affidavit of Non-Collusion, executed in full; • City of Franklin Affidavit of Title VI Compliance, executed in full; and • If bidder employs five (5) or more employees, then City of Franklin Affidavit of Drug-Free Workplace, executed in full.	☒ Yes, see enclosed. ☐ No, bidder chooses <u>not</u> to include all of these components (WARNING: doing so may cause the City to deem the bid non-responsive).
Acknowledge any and all issued addenda to this solicitation: (Prior to submitting its bid, it is the responsibility of each potential bidder to determine whether any addenda to this procurement solicitation have in fact been issued by the City.)	☐ Addendum No. 1. ☐ Addenda Nos. 1 through _____. ☒ No addenda.
Subscription and affirmation of bidder's authorized representative: By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to Tennessee Code Annotated § 12-12-106.	 (signature)
Signature of bidder's authorized representative: I affirm that I am authorized by the bidder to sign this Bid Submittal Form as well as any and all companion forms and documents included herewith. I have obtained and read, and do understand and consent, to all instructions, terms and conditions, including those imposed by reference, which apply to this procurement solicitation and compliance with which is required as a condition precedent to consideration of the bid submitted herewith.	 (signature)
Title of bidder's authorized representative:	<u>Account Manager</u>
Date of signatures:	<u>3-13-19</u>

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

1. Solicitation identified: These Specifications apply to the following procurement solicitation:

propane fuel for propane-powered equipment

Purchasing Office Solicitation No.: 2019-008

2. Notice to Bidders publication date: **February 28, 2019**
3. Solicitation release date: **February 28, 2019**
4. Deadline for optional submittal in writing of questions seeking to revise or clarify any aspect of this procurement solicitation: **March 7, 2019, 2:00 p.m. Central Time**
5. Bids submittal deadline and scheduled opening: **March 14, 2019, 2:00 p.m. Central Time**
6. Tentative date of release of City's tabulation of bids received and notice of intent to award: **April 1, 2019**
7. Tentative date of award: Meeting of Board of Mayor and Aldermen at which is tentatively scheduled to be awarded the selection of the lowest and best responsive and responsible bid: **April 9, 2019**
8. Objective: To secure, by means of a competitive procurement process, the selection of the lowest and best responsive and responsible bid from a bidder to furnish all labor, materials and means necessary to supply and deliver propane fuel, propane storage cylinders and propane storage cylinder outdoor storage racks, all as specified below. See the accompanying Instructions for Bidders for additional information and instructions.
9. Exceptions:
- To avoid the need to take an exception to a specification, potential bidders may request revisions to the specifications before the deadline for optional submittal in writing of questions seeking to revise or clarify any aspect of the specifications. See the accompanying Instructions for Bidders for contact information.
 - Any deviation or variance from the City's specifications shall be considered by the City to be an exception.
 - Any exceptions to the City's specifications shall be identified by the bidder on the City's specifications document as well as listed and described in detail, along with any other exceptions to this procurement solicitation, in a separate written document to be

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

prepared by the bidder and included in or with the bid, referencing any subsection number. Such listing shall include a description of exactly how such exceptions deviate from the City's expectations as expressed and implied by the procurement solicitation, and shall indicate why such exceptions should be judged by the City to meet or exceed those expectations. Any and all exceptions to this procurement solicitation which the City, in its sole discretion, deems not to meet or exceed the City's intention as expressed and implied by the procurement solicitation may be considered by the City as a factor in evaluating the bid.

10. General terms and conditions:

- a. Bid price. The bid price shall include the cost of all equipment, labor, insurance coverages, materials and delivery and/or freight charges, and any required trade and/or contractor license fees, business license fees and construction and/or building permit(s), necessary to supply and deliver the specified products and render the specified services.
- b. Licenses and permits. The bidder awarded the purchase shall obtain all required licenses and permits, in accordance with applicable state and local codes, necessary to supply and deliver the specified products and render the specified services, and shall pay any fees therefor, including but not limited to: trade and/or contractor licenses; state, county and/or city business licenses; and construction and/or building permits.
- c. Delivery terms. As a matter of practice, the City expects the bidder awarded the purchase to ship any and all deliverables FOB destination, freight prepaid and allowed. The City's preferred delivery terms, as described in the preceding sentence, are offered to the bidder as a condition of award. If the City's preferred delivery terms are unacceptable to the bidder, then the bidder shall indicate on the Submittal Form its preferred delivery terms. Delivery terms may be a factor in the City's selection criteria. Delivery terms are non-negotiable after award is made.
- d. Payment terms. As a matter of practice, the City pays for goods and/or services only after receipt and acceptance by the City of all such goods and/or services as ordered, and only after receipt of an accurate, proper, complete and itemized invoice for all such goods and/or services as ordered, net thirty (30) calendar days from date of delivery or date of invoice, whichever is later. The City's preferred payment terms, as described in the preceding sentence, are offered to the bidder as a condition of award. If the City's preferred payment terms are unacceptable to the bidder, then the bidder shall indicate on the Submittal Form its preferred payment terms. Payment terms may be a factor in the City's selection criteria. Payment terms are non-negotiable after award is made.
- e. Applicable laws and regulations. All applicable federal and state laws, city ordinances, orders, rules and regulations of all authorities having jurisdiction over the specified service(s) shall apply to the quoted purchase price, and they will be deemed to be included in these specifications the same as though they are written out in full herein.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

- f. Use of subcontractors. The bidder awarded the purchase may not subcontract any service component of the award except as is indicated in its bid. Requirements for references and insurance shall apply to any subcontractor.
- g. Safe work area. The bidder awarded the purchase will be expected to utilize best practices to minimize the risk of personal injury to the public, City personnel and employees of the bidder and/or the bidder's subcontractors, if any.
- h. Other documents to be required of the bidder recommended to be awarded the purchase. See the accompanying "Instructions for Bidders" for a listing of other documents to be required of the bidder recommended to be awarded the purchase.
- i. Damages. The bidder awarded the purchase shall be responsible for any damages it causes in the course of performing the specified service(s), including to existing utilities, underground irrigation, concrete, asphalt, buildings, or grounds, and shall repair or replace any damaged property to the satisfaction of the City at the bidder's own expense and at no additional charge to the City.
- j. Standard Procurement Terms and Conditions. By submitting its bid, the bidder certifies that it has read and accepts all terms, conditions and requirements of this solicitation, including the terms and conditions identified and listed in the City's Standard Procurement Terms and Conditions attached hereto and hereby incorporated by reference.
- k. Refusal to honor submittal. If and after an award is made by the City, if the bidder refuses to execute an agreement or contract or in any other way honor the terms and conditions of its submittal, the City shall be entitled to seek compensation for its damages, which may include the cost of conducting a new solicitation.
- l. Confidential and/or proprietary information; trade secrets. All contents of all submittals are subject to public disclosure and shall not contain any confidential and/or proprietary information and/or trade secrets. Further, by submitting its bid, the bidder indemnifies and holds the City of Franklin harmless against any loss or damage, including reasonable attorney fees, it may incur as a result of the City's reliance upon the bidder's representation that materials supplied by the bidder do not contain trade secrets or proprietary information which is not subject to public disclosure.
- m. Drug-free workplace. The City is requiring bidders for this procurement solicitation who employ five (5) or more employees to include, as a required component of a complete bid submittal, the City's Affidavit of Drug-Free Workplace, executed in full, and to attest that the bidder operates a drug-free workplace program or other drug or alcohol testing program with requirements at least as stringent as that of the program operated by the City. The City operates, at the time of issuance of this procurement solicitation, a drug-free workplace program that is certified under T.C.A. § 50-9-101 et seq. The City's drug-free workplace program may be described as follows:

The City of Franklin is covered under the Drug and Alcohol Testing for the Omnibus Transportation Employee Testing Act of 1991 with regard to the drug and alcohol testing of certain employee groups. In accordance with the Omnibus Transportation Employee Testing Act of 1991 (the Act) through the Federal

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

Highway Administration (FHWA), the City of Franklin will conduct pre-employment, reasonable suspicion, random, post-accident, return-to-duty and follow-up alcohol and controlled substances testing of City employees who perform safety-sensitive functions (i.e., operating a commercial motor vehicle with a GVW of 26,001 which requires a commercial driver's license or requires a CDL as part of the job description). For other safety-sensitive positions that do not require a commercial driver's license, the City of Franklin follows the TN Drug Free Workplace guidelines. This includes all full-time, part-time, occasional and leased staff, and independent contractors.

11. Detailed specifications: Please note:

- Bidders are required to mark with a "C" the blank line next to any specification below to which their bid COMPLIES. (Specifications without a blank line are for context and need not be marked.)
- Bidders are required to mark with an "E" the blank line next to any specification below to which their bid takes EXCEPTION. (Specifications without a blank line are for context and need not be marked.)
- Any exceptions to the City's specifications shall be identified by the bidder on the City's specifications document as well as listed and described in detail, along with any other exceptions to this procurement solicitation, in a separate written document to be prepared by the bidder and provided in or with the bid, referencing any subsection number. Such listing shall include a description of exactly how such exceptions deviate from the City's expectations as expressed and implied by the procurement solicitation, and shall indicate why such exceptions should be judged by the City to meet or exceed those expectations.
- Bidders are required to submit with their bid these Specifications for this procurement, marked by the bidder as to compliance herewith as per the instructions above.

11.1.

General.

11.1.1.

C

The City of Franklin, Tennessee seeks bids from qualified suppliers and/or service providers to supply and deliver, to one or more City facilities, propane fuel, propane storage cylinders and propane storage cylinder outdoor storage racks, all according to a mutually agreeable schedule. The fuel is intended to be used to power the City's Parks Department fleet of commercial-grade propane-powered lawn mowers and other propane-powered equipment of various designs and sizes.

11.1.2.

C

The propane fuel and hardware to be supplied pursuant to this procurement solicitation are to be offered as a requirements contract for a term of award of three (3) years, effective upon the effective date of any procurement agreement resulting from this procurement solicitation as such procurement agreement is executed in full by both parties.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

- 11.1.3. C At any time after commencement but before or as soon as practicable after the expiration of this term of award, including any extensions to the term of award made pursuant to this provision, the City and the bidder awarded the purchase may choose to exercise an option to extend the term of award twice, each time for up to one (1) additional year, for a maximum possible term of award of five (5) years total, provided: (a) that both parties consent to such an extension at that time; (b) that the decision to exercise such an extension is memorialized in writing and is executed by one or more authorized representatives of each party; (c) that the same terms and conditions that apply to the original term of award shall also apply to such an extension, including pricing; and (d) that if the bidder awarded the purchase chooses not to consent to an extension to the term of award, then it shall notify the City of that decision a minimum of six (6) months in advance of the scheduled expiration of the term of award. Note that the City and the bidder awarded the purchase each specifically retain the right, with or without cause, not to extend the term of award.
- 11.1.4. C Bid pricing shall include the bidder furnishing, supplying and delivering all necessary labor, tools, equipment, supplies, materials and other items required to supply and deliver the specified products and to render the specified services.
- 11.1.5. C The bidder specifically acknowledges and accepts City's standard delivery terms as expressed under "General terms and conditions" above.
- 11.1.6. C Bidder awarded the purchase shall unload or offload and deposit the deliverables at the City facility or facilities of the City's choosing.
- 11.1.7. C Bidder awarded the purchase shall provide any labor and equipment necessary to unload or offload the deliverables in a manner (a) consistent with best practices for shipping and receiving, (b) that does not involve undue risk to the safety of anyone at the delivery site or the condition of the deliverable, (c) that does not involve City personnel, and (d) without the need for a loading dock.
- 11.1.8. Insurance requirements:
- 11.1.8.1. C Before award of the procurement by the City, the bidder recommended to be awarded the purchase shall provide one or more certificates of insurance providing evidence of the following minimum types and limits of unexpired insurance coverage:

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

Type of Coverage	Limits of Coverage	Certificate of Insurance
Commercial General Liability	• \$1,000,000 Each Occurrence • \$2,000,000 General Aggregate • \$1,000,000 Personal and Advertising Injury • \$2,000,000 Products-Completed Operations Aggregate • Coverage shall be Primary and Non-Contributory • Waiver of Subrogation shall apply	Certificate of Insurance shall indicate Certificate Holder ¹ as Additional Insured with Additional Insured endorsement attached for both Premises/Operations and Products/Completed Operations
Automobile Liability (Owned, Non-Owned, and Hired Vehicles)	\$1,000,000 Combined Single Limit Each Accident	Certificate of Insurance shall indicate Certificate Holder ¹ as Additional Insured with Additional Insured endorsement attached
Workers Compensation ²	• Statutory Limits • Waiver of Subrogation shall apply	Certificate Holder ¹ only
Employers Liability ²	• \$1,000,000 Bodily Injury Each Accident • \$1,000,000 Policy Limit Bodily Injury by Disease • \$1,000,000 Each Employee Bodily Injury by Disease	Certificate Holder ¹ only

11.1.8.2.

C

If and when insurance coverage documented by the certificate(s) of insurance referenced above expires either before the expiration of any specified term of award, including any extensions thereto, or before the supply and delivery by the bidder awarded the purchase and the acceptance by the City of all of the products and/or services ordered from the bidder awarded the purchase, pursuant to this procurement solicitation, then the bidder awarded the purchase shall immediately suspend work or supply unless and until it provides one or more unexpired replacement certificates of insurance that indicates the new date(s) of insurance coverage expiration and that meets or exceeds the insurance requirements as specified above.

¹ Certificate Holder shall be listed as follows:

City of Franklin
109 3rd Ave. South
Franklin, TN 37064

² Workers Compensation and Employers Liability coverages are not required for Tennessee employers with fewer than five (5) employees except that employers in the construction business or trades (construction service providers) are required to carry Workers Compensation coverage unless they are sole proprietors or partners with no employees.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

- 11.1.8.3. C In the event that insurance coverage documented by the certificate(s) of insurance referenced above is materially modified or canceled either before the expiration of any specified term of award, including any extensions thereto, or before the supply and delivery by the bidder awarded the purchase and the acceptance by the City of all of the products and/or services ordered from the bidder awarded the purchase, pursuant to this procurement solicitation, then the bidder awarded the purchase shall, immediately upon learning of any such material modification or cancellation, suspend work or supply and shall, within three (3) calendar days of such learning, notify the City of any such material modification or cancellation.
- 11.1.8.4. C The bidder awarded the purchase shall agree to impose the City's insurance requirements upon any subcontractors it utilizes for this procurement. The bidder awarded the purchase may not subcontract any service component of the award except as is indicated in its bid.
- 11.2. C **Detailed.**
- 11.2.1. C City facilities to which propane is to be delivered include, but are not limited to, City's Parks Department Jim Warren Park maintenance facility (705 Boyd Mill Ave., Franklin, TN 37064).
- 11.2.2. C During the term of service, one or more points of delivery within the corporate limits of Franklin, Tennessee may be added by the City. The arrangement, including unit pricing, established pursuant to this procurement solicitation shall be expandable to include any points of delivery that may be added by the City.
- 11.2.3. C Deliveries shall be made between 7:00 a.m. and 3:00 p.m. Monday through Friday except holidays observed by the City.
- 11.2.4. C Pricing quoted by the bidder shall be an all-inclusive unit price per U.S. gallon for the delivered propane and all other products provided and services rendered, such price per U.S. gallon to be expressed in terms of U.S. dollars above a published commodity index or other benchmark pertaining to the service provider's cost of supplying propane, said index or benchmark and its source to be identified by the bidder on the Bid Submittal Form it completes and provides as part of its bid. The price per U.S. gallon shall specifically include the delivered propane as well as all other aspects of the arrangement established pursuant to this procurement solicitation.
- 11.2.5. C Bidder shall indicate on the Bid Submittal Form the value as of March 7, 2019 of the published commodity index or other benchmark upon which the bidder's bid is based.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

- 11.2.6. C For purposes of calculating the annual value of the bidder's bid, City shall multiply 1,600 gallons to the sum of (1) the bidder's quoted all-encompassing unit price per U.S. gallon for the delivered propane and all other products provided and services rendered, such price per U.S. gallon to be expressed in terms of U.S. dollars above a published commodity index or other benchmark pertaining to the service provider's cost of supplying propane, and (2) the value as of March 7, 2019 of the published commodity index or other benchmark upon which the bidder's bid is based, as such value is verified by the City.
- 11.2.7. C City hereby specifically rejects any other fee or surcharge. Examples of such rejected other fees or surcharges include, but are not limited to, delivery fuel charges, equipment and/or maintenance charges, and/or charges for time-of-delivery or day-of-delivery. Any changes to the vendor's cost of doing business and/or product supply and delivery, such as any example listed above, shall be absorbed by the vendor and shall not be subject to direct pass-through to the City.
- 11.2.8. C For each point of delivery designated by the City, the bidder awarded the purchase shall supply, deliver as needed, install outdoors, in a specific location acceptable to the City, maintain and replace as necessary a number of propane storage cylinder outdoor storage racks, such as lockers or cages, sufficient to handle the number of propane storage cylinders then required by the City. City shall be responsible for securing the storage racks to the ground for stability. During the term of service, the storage racks would not be owned by the City. In addition, at any time upon or following the conclusion of the term of service, no transfer to the City of ownership of the storage racks would necessarily result from any business relationship established pursuant to this procurement solicitation.
- 11.2.9. C During the term of service, the number of propane storage cylinder outdoor storage racks required by the City at each point of delivery designated by the City may fluctuate to accommodate the fluctuating number of propane stage cylinders required by the City.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

11.2.10. C For each point of delivery designated by the City, the bidder awarded the purchase shall supply, deliver as needed, install in the propane storage cylinder outdoor storage racks, secure, maintain and replace as necessary empty propane storage cylinders. During the term of service, these cylinders would not be owned by the City. In addition, at any time upon or following the conclusion of the term of service, no transfer to the City of ownership of these cylinders would necessarily result from any business relationship established pursuant to this procurement solicitation.

11.2.11. C For each point of delivery designated by the City, the bidder awarded the purchase shall refill the propane storage cylinders then required by the City with propane supplied and delivered to the respective point of delivery. Replacing or exchanging propane storage cylinders as a means of supplying propane to the City is prohibited under the terms of this arrangement.

11.2.12. C The empty propane storage cylinders to be provided at the outset of this arrangement shall be of the following quantities and sizes:

Quantity	Size
39	33.5 pounds
12	43 pounds

11.2.13. C During the term of service, both the total quantity as well as the quantities per size of propane storage cylinders required by the City may fluctuate.

11.2.14. C The City estimates it may purchase approximately 1,600 U.S. gallons of propane per year pursuant to this arrangement. This estimated amount is neither a guaranteed minimum nor a guaranteed maximum and is only an approximation.

11.2.15. C The quantity of propane the City anticipates purchasing pursuant to this arrangement will fluctuate from week to week, especially during the mowing season as compared to off-season.

11.2.16. C The frequency of the delivery of propane and refilling of the propane storage cylinders at each point of delivery designated by the City shall be at the discretion of the bidder awarded the purchase but must be sufficient to prevent the Parks Department from running out of propane at that respective point of delivery.

11.2.17. C If the City requests non-scheduled delivery of propane and refilling of the propane storage cylinders at one or more points of delivery designated by the City, such delivery and refilling shall be provided by the bidder awarded the purchase within two (2) City business days of the City making and the bidder awarded the purchase receiving the request.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-008

- 11.2.18. C Delivery to the City by the bidder awarded the purchase of the propane storage cylinders and the propane storage cylinder storage racks, and the first delivery of propane fuel, shall be completed within five (5) City business days of the date of the City's notice of award, unless a later delivery has been authorized in writing by the City. Failure by the bidder awarded the purchase to meet this delivery schedule, or the schedule specified above for non-scheduled delivery of propane, shall constitute grounds for the City to consider the bidder awarded the purchase to be in breach of contract.
- 11.2.19. C At or following the conclusion of the term of service, any propane remaining in the propane storage cylinders supplied by the bidder awarded the purchase shall become the property of the bidder awarded the purchase.
- 11.2.20. C At or following the conclusion of the term of service, the bidder awarded the purchase shall, at a time mutually convenient to the City and the bidder awarded the purchase, collect all propane storage cylinders and propane storage cylinder outdoor storage racks it has provided to the City pursuant to this arrangement. While the City shall take reasonable precautions to safeguard the property belonging to the bidder awarded the purchase, there shall be no penalty imposed for any lost or stolen propane storage cylinders and/or propane storage cylinder outdoor storage racks provided by the bidder awarded the purchase to the City pursuant to this arrangement.

References

City of Franklin
705 Boyd Mill Avenue
Franklin, TN 37064
Lawn Mower Propane Service
Brian Walker
615-598-4155
Brian.walker@franklin.gov

Volunteer Welding
815 5th Avenue South
Nashville, TN 37203
Bulk and Cylinder Account
David Maynard- Account Manager
615-806-0863
davidm@volunteerwelding.com

Emerson Hermetic Motor
150 Emerson Bypass
Russellville, KY 42276
Bulk and Cylinder Account
Bruno Griffin- MRO Supervisor
270-726-0341
Bruno.griffin@emerson.com

Affidavit of Non-Collusion

a form required of Bidders and Proposers on purchases of supplies, materials, equipment and services for the
City of Franklin, Tennessee

State of Tennessee)
County of Williamson) SS

Affiant, Kevin Broyles, deposes and makes oath that:
(printed name of person signing Affidavit)

1. He or she is the Representative of
(Owner or Authorized Partner, Officer, Representative or Agent of Owner)
Heritage Propane,
(legal name of entity submitting bid or proposal)

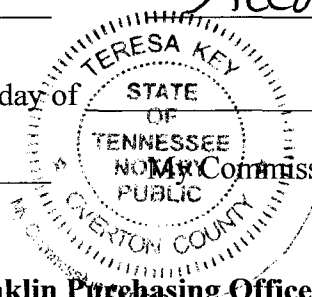
the Bidder or Proposer who has submitted the attached bid or proposal;

2. The Bidder or Proposer is fully informed respecting the preparation and content of the attached bid or proposal and of all pertinent circumstances respecting such bid or proposal;
3. Such bid or proposal is genuine and is not a collusive or sham bid or proposal;
4. Neither the said Bidder or Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this Affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any official or agent of the City of Franklin or with any other firm, person, or potential or actual bidder or proposer to submit a collusive or sham bid or proposal in connection with the contract for which the attached bid or proposal has been submitted, or to refrain from bidding or proposing indirectly, or sought by agreement, or collusion, or communication, or conference with any other firm, person, or potential or actual bidder or proposer to fix the price or prices or cost element of the bid, quoted or proposed price or the bid, quoted or proposed price of any other potential or actual bidder or proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Franklin or any person interested in the proposed contract;
5. The price or prices quoted in the attached bid or proposal are fair and proper and are not tainted by a collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this Affiant; and
6. He or she understands that Article VIII, Section 16, of the City Charter of Franklin, and T.C.A. §6-54-107, prohibit any member of the Board of Mayor and Aldermen, or officer elected by said Board, from being interested in any contract, or work of any kind whatever, under its control and direction, and any contract in which any such person shall have an interest shall be void and unenforceable, subjecting any funds received by contractor to be returned in full to the City, in addition to any other penalties provided by law.

[Signature] (signature of Affiant) Account Manager (title of Affiant)

Sworn and subscribed to before me this 13th day of March, 2019

Teresa Key (Notary Public) Commission Expires: 9-21-22



(Submitted in response to City of Franklin Purchasing Office Solicitation No. _____)

Affidavit of Title VI Compliance
a form required of Bidders and Proposers on purchases of services for the
City of Franklin, Tennessee

State of Tennessee)
) SS
County of Williamson)
Affiant, Kevin Broyles, deposes and makes oath that:
(printed name of person signing Affidavit)

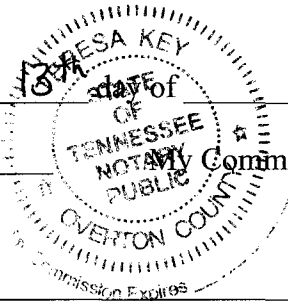
1. He or she is the Representative of
(Owner or Authorized Partner, Officer, Representative or Agent of Owner)
Heritage Propane,
(legal name of entity submitting bid or proposal)

the Bidder or Proposer who has submitted the attached bid or proposal;

2. The Bidder or Proposer is fully informed respecting the preparation and content of the attached bid or proposal and of all pertinent circumstances respecting such bid or proposal;
3. No person on the grounds of handicap or disability, age, race, color, religion, sex, national origin or any other class protected by federal and/or Tennessee constitutional, statutory and/or case law shall be excluded from participation in, or denied benefits of, or be otherwise subjected to discrimination in, the performance of the contract that results from the procurement solicitation to which this affidavit is a component, or in the employment practices of the successful Bidder or Proposer during the performance of the contract that results from said procurement solicitation;
4. The successful Bidder or Proposer shall, upon request, show proof of such non-discrimination, and shall post in conspicuous places, available to employees and job applicants, notices of such non-discrimination;
5. If, with the prior consent of the City, the successful Bidder or Proposer subcontracts any portion of the contract that results from the procurement solicitation to which this affidavit is a component, then the successful Bidder or Proposer shall contractually obligate all of its subcontractors for said contract to comply with the same non-discrimination provisions as those required of the successful Bidder or Proposer; and
6. This Affidavit is made on personal knowledge.

[Signature] (signature of Affiant) Account Manager (title of Affiant)

Sworn and subscribed to before me this 13th day of March, 2019
Jeressa Key (Notary Public) Commission Expires: 9-21-22



Affidavit of Drug-Free Workplace
a form required of Bidders and Proposers on purchases of services for the
City of Franklin, Tennessee

State of Tennessee)
County of Williamson) SS

Affiant, Kevin Broyles, deposes and makes oath that:
(printed name of person signing Affidavit)

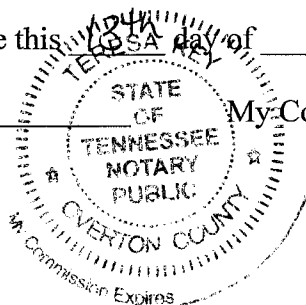
1. He or she is the Representative of
(Owner or Authorized Partner, Officer, Representative or Agent of Owner)
Heritage Propane,
(legal name of entity submitting bid or proposal)

the Bidder or Proposer who has submitted the attached bid or proposal;

2. The Bidder or Proposer is fully informed respecting the preparation and content of the attached bid or proposal and of all pertinent circumstances respecting such bid or proposal;
3. The Bidder or Proposer entity employs no less than five (5) employees;
4. The Bidder or Proposer has in effect, at the time of submission of its bid or proposal to perform the services described in the attached bid or proposal, a drug-free workplace program that complies with T.C.A. § 50-9-101 et seq.;
5. The Bidder or Proposer operates a drug-free workplace program or other drug or alcohol testing program with requirements at least as stringent as that of the program operated by the City as described in the City's procurement solicitation; and
6. This Affidavit is made on personal knowledge.

[Signature] (signature of Affiant) Account Manager (title of Affiant)

Sworn and subscribed to before me this 12th day of March, 2019
Teresa Key My Commission Expires: 9-21-22
(Notary Public)



CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0101)

Attachment No. 2

CITY'S TERMS

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

1. Assignment and Successors. Neither party may assign any rights or obligations under these Standard Procurement Terms and Conditions, or any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, without the prior written consent of the other party. These Standard Procurement Terms and Conditions, and any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, will be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns.
2. Subcontracting. Vendor may subcontract any portion of the work only with the prior consent of the City, but such subcontracting will not relieve Vendor of its duties under these Standard Procurement Terms and Conditions and any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply.
3. Time of the Essence. The parties agree that TIME IS OF THE ESSENCE with respect to the vendor's performance of all provisions of the contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply.
4. Taxes. As a tax-exempt entity, the City shall not be responsible for sales or use taxes incurred for products or services. Upon request, the City shall supply Vendor with a copy of its Sales and Use Tax Exemption Certificate. Vendor shall bear the burden of providing its suppliers with a copy of the City's tax exemption certificate and shall assume all liability for such taxes, if any, that should be incurred.
5. Notices. Any notice provided pursuant to these Standard Procurement Terms and Conditions, or any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, if specified to be in writing, will be in writing and will be deemed given: (a) if by hand delivery, then upon receipt thereof; (b) if mailed, then three (3) City business days after deposit in the mail where sender is located, postage prepaid, certified mail return receipt requested; (c) if by next day delivery service, then upon such delivery; or (d) if by facsimile transmission or electronic mail, then upon confirmation of receipt. All notices will be addressed to the parties at the addresses set forth below (or set forth in such other document to which these Standard Procurement Terms and Conditions apply, or such other address as either party may in the future specify in writing to the other):

In the case of the City:

City of Franklin

Attn: Purchasing Manager

Re: City of Franklin Purchasing Office Solicitation No. 2019_008

109 Third Ave. South

P.O. Box 305

Franklin, TN 37065-0305

FAX: 615-550-0079

E-mail: purchasing@franklintn.gov

In the case of Vendor:

Heritage Propane

Attn: Kevin Broyles

101 Noah Dr.

Franklin, TN 37064

FAX: 615-591-9751

E-mail: kevin.broyles@amerigas.com

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

6. Confidentiality and Proprietary rights. Vendor waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page (or section as the case may be) as confidential or proprietary. Proprietary rights do not extend to the data created by the City's users of the System; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation and City shall retain exclusive rights, title, and ownership of all data and images created therefrom at the moment of creation and utilization, through and including image creation. City may be required to disclose documents under state or federal law. City shall notify Vendor if a request for documents has been made and shall give Vendor a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. In exchange, Vendor 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 Vendor's representation that materials supplied by Vendor (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Vendor and Vendor assumes control over that claim.
7. Derivative Works. To the extent that the Agreement contains Vendor's reservation of rights, such definitions and limitations are superseded by the following: "Derivative Work" means a program that is based on or derived from one or more existing programs or components. If the original software is modified to create a new program, a derived work is created. If the original software was designed to accept plug-ins or drivers using a defined mechanism, such a driver or plug-in does not form a derived work. Linking to a library in the way it was designed to be interfaced with, does *not* constitute deriving a work. "Derivative work" is *not* the data that the Licensee inputs, manipulates, modifies or otherwise improves, nor the images resulting therefrom.
8. Arbitration/Mediation. No arbitration shall be required as a condition precedent to filing any legal claim arising out of or relating to any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply. No arbitration or mediation shall be binding.
9. Waiver. Neither party's failure or delay to exercise any of its rights or powers under these Standard Procurement Terms and Conditions, or any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.
10. Warranties/Limitation of Liability/Waiver. City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Vendor to limit its liability shall be void and unenforceable.
11. Severability. If any term or provision of these Standard Procurement Terms and Conditions is held to be illegal or unenforceable, the validity or enforceability of the remainder of these Standard Procurement Terms and Conditions will not be affected.

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

12. Precedence. In the event of conflict between the provisions of these Standard Procurement Terms and Conditions and that of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, the provisions of these Standard Procurement Terms and Conditions will to the extent of such conflict take precedence unless such document expressly states that it is amending these Standard Procurement Terms and Conditions.
13. Indemnification. Vendor agrees to indemnify and save the Government of Franklin, the City of Franklin and individual, on or off duty, officers, and employees of the City of Franklin, harmless from any and all losses, damages and expenses, including court costs and attorneys' fees, by reason of any loss, whatsoever, arising out of or relating to or in consequence of the work done in connection with any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, excepting only such losses as shall be occasioned solely by the negligence of the City of Franklin.
14. Additions/Modifications. If seeking any addition or modification to any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.
15. Applicable Law; Choice of Forum/Venue. These Standard Procurement Terms and Conditions and any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply are made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice-of-law rules. The choice of forum and venue shall be exclusively in the Courts of Williamson County, TN.
16. Termination. Unless the City has indicated otherwise in the contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, either party may terminate the contract or agreement or purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, with or without cause, upon thirty (30) calendar days' notice to the other. Upon termination by the vendor, the City shall be entitled to retain ownership of any and all goods and equipment purchased. Upon termination by the City, the vendor shall be entitled to receive any amounts due as a result of goods and equipment already delivered and/or services already

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

rendered; however, the City shall maintain ownership and control of any goods and equipment purchased. Upon termination of services, whether connected or unconnected to goods and equipment, such services shall be rendered until the conclusion of the 30th calendar day as stated in the notice or until a contractual benchmark has been achieved, or as the parties may otherwise agree.

17. Breach. Upon deliberate breach of these Standard Procurement Terms and Conditions, or of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, by either party, the non-breaching party shall be entitled to terminate the contract or agreement or purchase order or other procurement to which these Standard Procurement Terms and Conditions apply without notice, with all of the remedies it would have in the event of termination under section 10 (“Severability”) above, and may also have such other remedies as it may be entitled to in law or in equity.
18. Default. If Vendor fails to perform or comply with any provision of these Standard Procurement Terms and Conditions, or of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, then the City (i) may cancel the contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, in whole or in part, without penalty or protest by Vendor; (ii) may consider such failure to perform or comply as a breach of contract; (iii) reserves the right to purchase its requirements from the vendor that submitted the next lowest and best responsive and responsible bid, or the vendor that submitted the next best proposal, if that vendor will still honor that bid or proposal, or to seek new bids or proposals, or to pursue one or more other options available to the City in compliance with its then current purchasing policy; and (iv) may hold the defaulting vendor liable for all damages provided by law, including cost of cover.
19. Entire Agreement. These Standard Procurement Terms and Conditions, including any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, constitutes the entire agreement between the parties and supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of these Standard Procurement Terms and Conditions. The terms and conditions of these Standard Procurement Terms and Conditions may not be changed except by an amendment expressly referencing these Standard Procurement Terms and Conditions by section number and signed by an authorized representative of each party.
20. Survival. These Standard Procurement Terms and Conditions shall survive the completion of or any termination of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply.

CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0101)

Attachment No. 3

CERTIFICATE OF INSURANCE

Certificate Date	Producer	Certificate Number	Certificate Holder	Type of Insurance	Policy Expiration
4/9/2019	MCGRIFF, SEIBELS & WILLIAMS, INC. P.O. Box 10265 Birmingham, AL 35202	F9B93TED	City of Franklin 109 3rd Ave. South Franklin, TN 37064	Commercial General Liability	7/1/2019
				Automobile Liability	7/1/2019
				Workers Compensation and Employers' Liability	7/1/2019



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/09/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MCGRIFF, SEIBELS & WILLIAMS, INC. P.O. Box 10265 Birmingham, AL 35202	CONTACT NAME: PHONE (A/C, No, Ext): 800-476-2211 FAX (A/C, No): E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE INSURER A: ACE American Insurance Company INSURER B: Indemnity Insurance Company of North America INSURER C: ACE Fire Underwriters Insurance Company INSURER D: INSURER E: INSURER F:
INSURED AmeriGas Propane, L.P. P.O. Box 858 Valley Forge, PA 19482	NAIC # 22667 43575 20702

COVERAGES**CERTIFICATE NUMBER:** F9B93TED**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		X	HDO G71095617	07/01/2018	07/01/2019	EACH OCCURRENCE \$ 2,500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,500,000 GENERAL AGGREGATE \$ 2,500,000 PRODUCTS - COMP/OP AGG \$ 2,500,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY		X	ISA H2515941A	07/01/2018	07/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 2,500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A B C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	SCF C65227745 (WI) WLR C65227666 (CA, MA) WLR C65227708 (HVAC) WLR C65227629 (AOS)	07/01/2018	07/01/2019	☒ PER STATUTE E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
							\$ \$ \$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is included as Additional Insured (excluding Workers' Compensation) and Waiver of Subrogation applies except where not permissible by law if required by written contract subject to policy terms, conditions and exclusions.

CERTIFICATE HOLDER

City of Franklin 109 3rd Ave. South Franklin, TN 37064	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

POLICY NUMBER: HDO G71095617

Endorsement Number: 42

**COMMERCIAL GENERAL LIABILITY
CG 20 26 04 13**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s): Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**ADDITIONAL INSURED –
DESIGNATED PERSONS OR ORGANIZATIONS**

Named Insured UGI Corporation			Endorsement Number 10
Policy Symbol ISA	Policy Number H2515941A	Policy Period 07/01/2018 TO 07/01/2019	Effective Date of Endorsement
Issued By (Name of Insurance Company) ACE American Insurance Company			

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

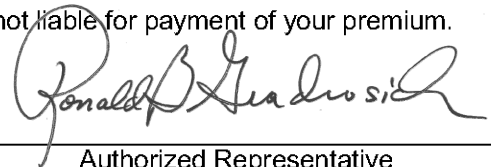
THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

**BUSINESS AUTO COVERAGE FORM
AUTO DEALERS COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
EXCESS BUSINESS AUTO COVERAGE FORM**

Additional Insured(s): Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

- A. For a covered "auto," Who Is Insured is amended to include as an "insured," the persons or organizations named in this endorsement. However, these persons or organizations are an "insured" only for "bodily injury" or "property damage" resulting from acts or omissions of:
1. You.
 2. Any of your "employees" or agents.
 3. Any person operating a covered "auto" with permission from you, any of your "employees" or agents.
- B. The persons or organizations named in this endorsement are not liable for payment of your premium.


Authorized Representative

**CITY OF FRANKLIN, TENNESSEE
PROCUREMENT AGREEMENT**

(City of Franklin Contract No. 2019-0101)

Attachment No. 4

INDEMNIFICATION AGREEMENT

Indemnification Agreement

a form required of Bidders and Proposers on purchases of services for the
City of Franklin, Tennessee

State of Tennessee)
County of Williamson) SS

On behalf of Bidder/Proposer, Kevin Broyles agrees that:
(printed name of person signing Agreement)

1. He or she is the Representative of
(Owner or Authorized Partner, Officer, Representative or Agent of Owner)
Heritage Propane,
(legal name of entity submitting bid or proposal)

the Bidder or Proposer who has submitted the attached bid or proposal;

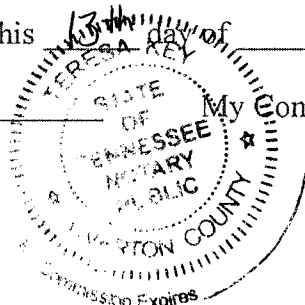
2. The Bidder or Proposer is fully informed respecting the preparation and content of the attached bid or proposal and of all pertinent circumstances respecting such bid or proposal;
3. The Bidder or Proposer agrees to indemnify and save the Government of Franklin, the City of Franklin and individual, on or off duty, officers, and employees of the City of Franklin, harmless from any and all losses, damages and expenses, including court costs and attorneys' fees, by reason of any loss, whatsoever, arising out of or relating to or in consequence of the work done in connection with any contract, agreement, purchase order or other procurement to which this Agreement applies, excepting only such losses as shall be occasioned solely by the negligence of the City of Franklin; and
4. This Agreement is made on personal knowledge.

[Signature]
(signature of person whose printed name appears above)

Account Manager
(title of person whose printed name appears above)

Sworn and subscribed to before me this 13th day of March, 2019

Teresa Key
(Notary Public)



My Commission Expires: 9-21-22

(Submitted in response to City of Franklin Purchasing Office Solicitation No. -)

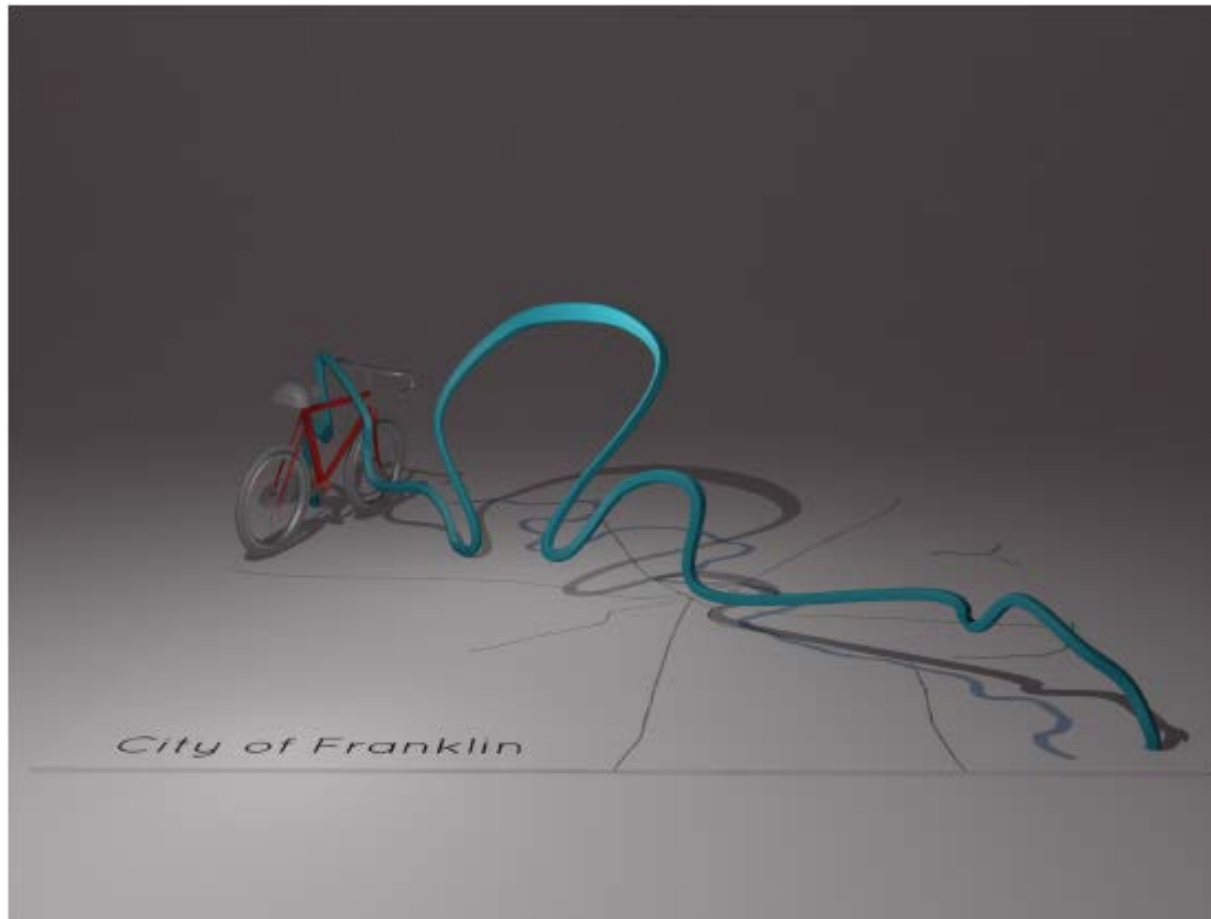
Public Art Bike Rack

Leadership Franklin Project

May 14, 2019

“Shadow of the Harpeth”

This **functional artistic installation** will showcase the **spirit and heritage of Franklin** while drawing the curiosity of locals and visitors alike. This installation will not only be eye-catching, but upon further viewing the positioning of the structure will cast a shadow onto the pavement of the Harpeth River as it runs through Franklin giving further **depth and creativity** to this project.



Artist: Duncan McDaniel

We have been working with Duncan McDaniel, an artist with an impressive roster of local, regional and national public art projects. Duncan has been and will continue to be heavily involved in the design and installation of the project, guiding us and working with all stakeholders to ensure a successful and lasting initiative.



Additional Body of Work



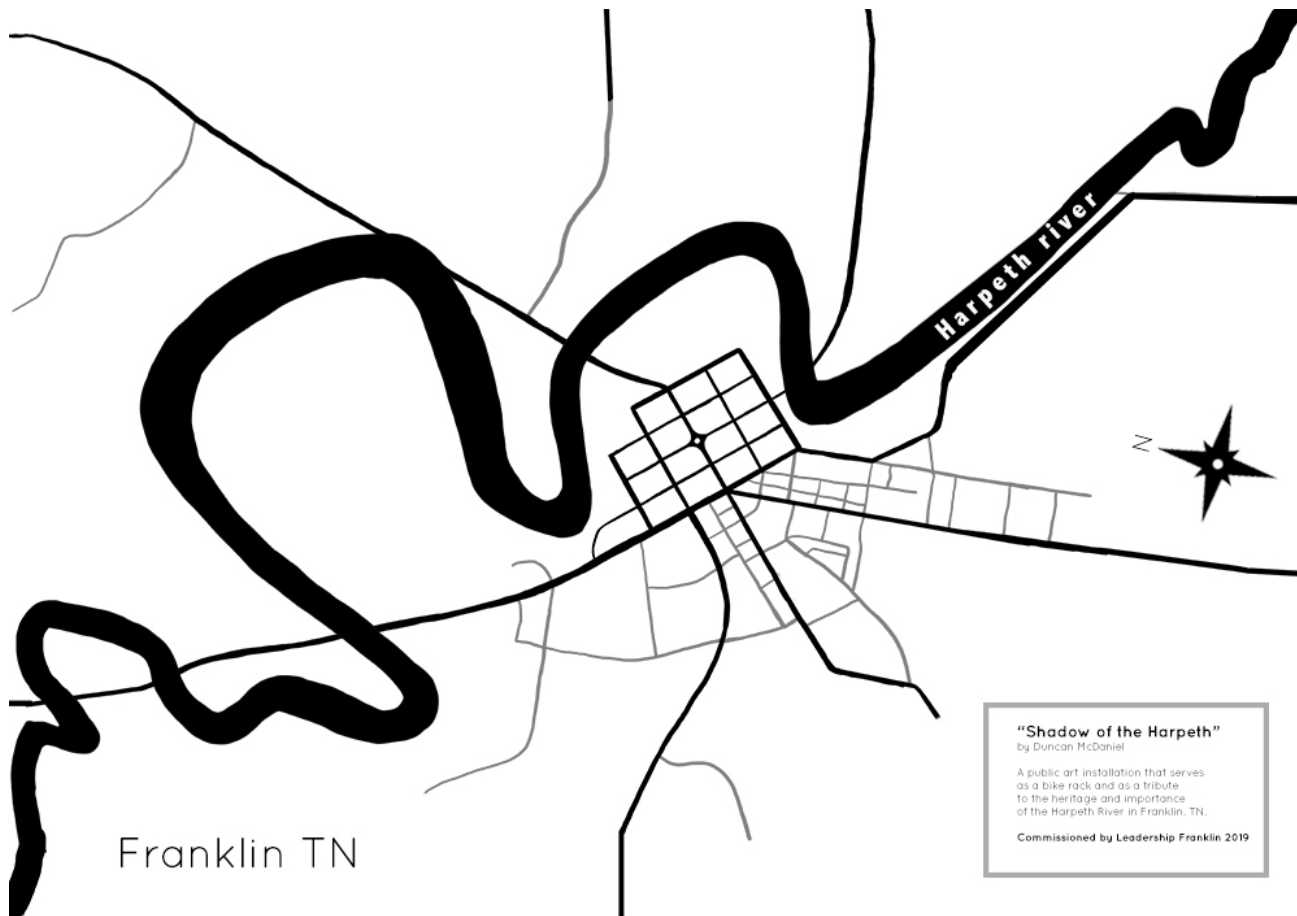
Bike Rack - Sound Board Sliders



Spectrum Wind

Cement Inlay

The bike rack will sit over a cement inlay map of the City of Franklin which will showcase the Harpeth River as it runs through Franklin offering perspective to its viewers.



Plaque highlighting title and description of artwork, artist and Leadership Franklin class.

Perspective Rendering

The installation will be placed on the property of the Harpeth Square development that is set to debut with the opening of the hotel in 2019.



Usability & Durability

The bike rack has been thoughtfully created to accommodate multiple bikes as you can see from the renderings below.

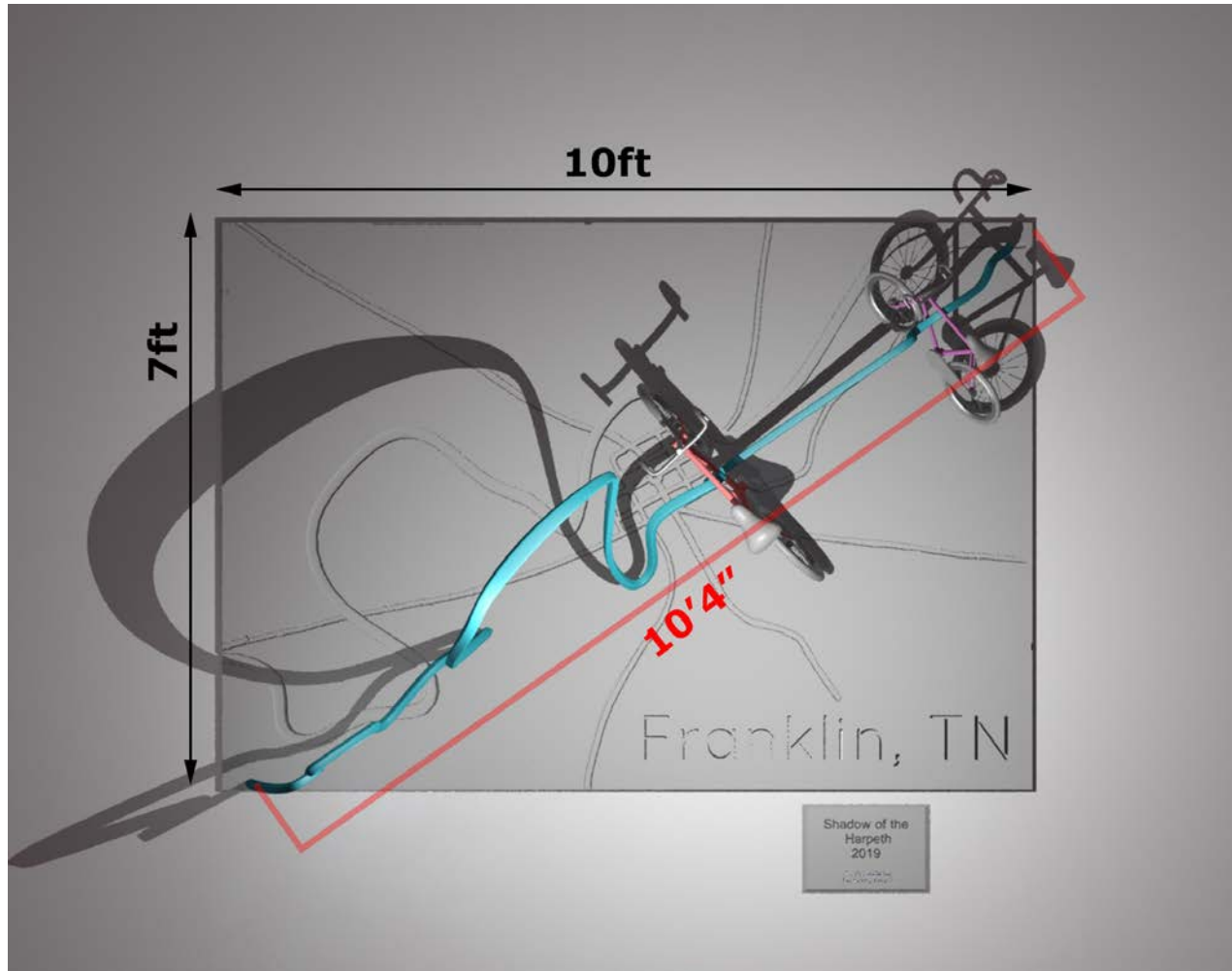
It will be made of steel and colored with powder coated paint, materials that will last indefinitely.



Scale of Bike Rack

The cement inlay will be 7ft in length and 10ft in width.
The bike rack will be 10ft 4in in length.

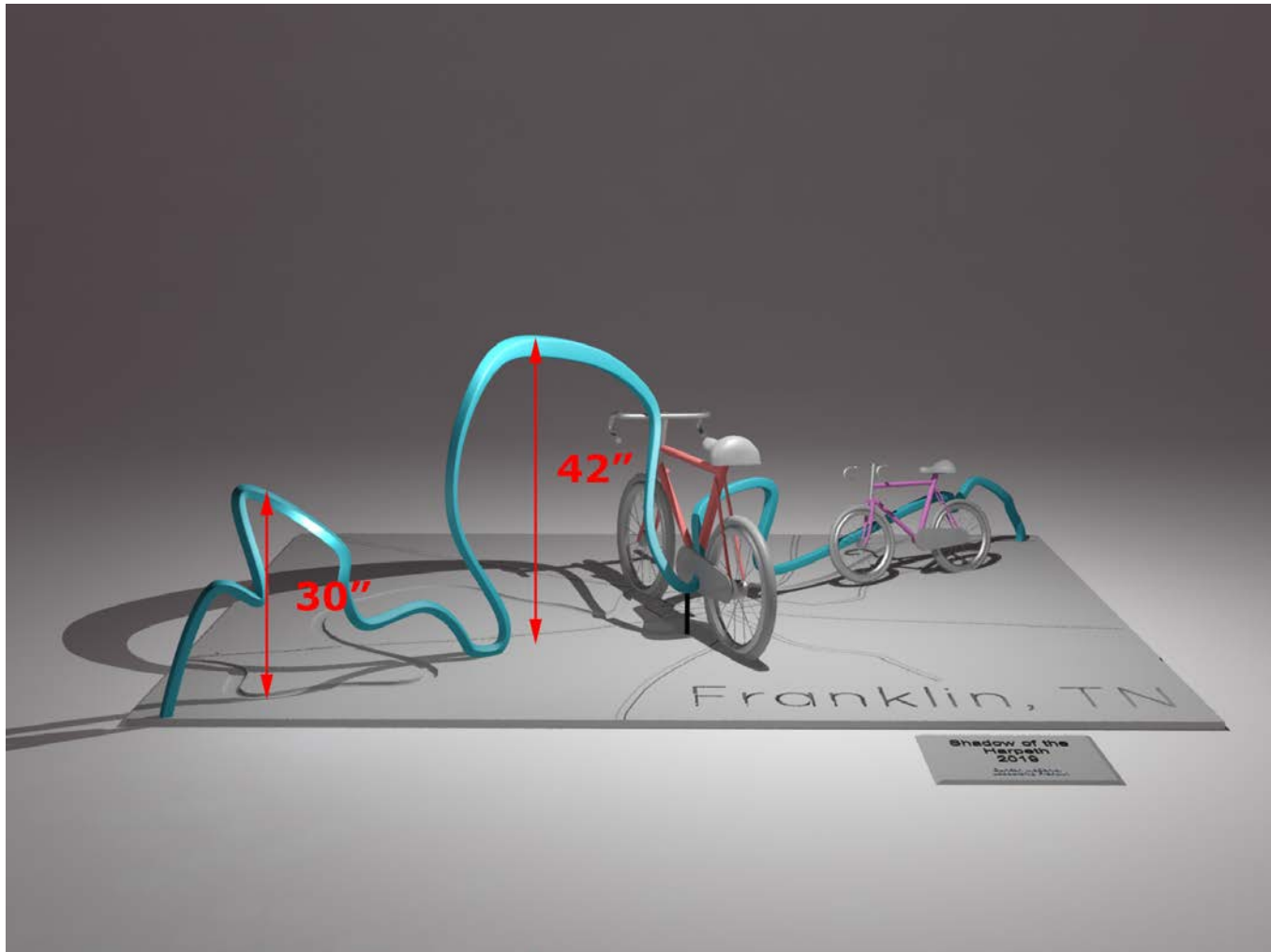
**Note that the plaque will be placed inside the cement inlay.*



Scale of Bike Rack

At it's tallest point the bike rack will measure 42in in height.

**Again, please note that the plaque will be placed inside the cement inlay.*



Timeline and Installation

Our goal is to receive approval on this project from all necessary commissions and boards as soon as possible to meet an **installation deadline of June 2019** that will coincide with the pouring of concrete in the area of our installation.

Funding

We are funding this project through sponsorships with local companies and organizations. We plan to begin seeking sponsorships once we gain approval for this project from BOMA.

Contacts

Lee Hunter

Email: lhunter@capstarbank.com

Phone: (615) 732-6334

Megan Weisinger

Email: megan@visitfranklin.com

Phone: (615) 550-2702

Lynn Maddox

Email: lynn.d.Maddox@Vanderbilt.edu

Phone: (615) 322-6384

Kurt Winstead

Email: kwinstead@rudylaw.net

Phone: (615) 515-3530

Chad Schmidt

Email: chad@sheridanpr.com

Phone: (615) 472-8879

From: [Steve Bacon](#)
To: [Monique McCullough](#)
Subject: Leadership Franklin Art Project Proposal
Date: Monday, January 14, 2019 11:23:39 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.

Monique

A team from Leadership Franklin has approached us on installing a bike rack as an arts project. The proposed "bike rack" is approximately 10' x 4' x 5' and is to be located adjacent to the sidewalk in front of the ATM on 2nd Avenue at Landmark Bank building. The owner of the site, is Harpeth Office Associates LLC, which is 100% owned by Harpeth Associates LLC. We approve of the location and have also agreed to maintain the "bike rack " moving forward. We support the Arts for Downtown and look forward to the installation.

If you have any questions please don't hesitate to call me.

Steve Bacon
Chief Operating Officer
Harpeth Associates LLC
198 E Main Street
Suite 203
Franklin, TN 37064
O 615-472-1472
C 615-490-4680
www.harpethsquare.com

**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2019-0139**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **BARGE DESIGN SOLUTIONS** 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:

Southeast Municipal Complex

1. SCOPE OF SERVICES. Consultant shall provide engineering related technical services and survey services for the Project in accordance with the Scope of Services (Services) as found in Exhibit A which shall be considered as an integral part hereof.
2. Consultant shall submit as a part of Exhibit A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.
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 Exhibit A in the Amount of Nine Hundred Ninety-Eight Thousand and 00/100 Dollars (\$998,000.00).

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 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.
- 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: _____
Date: _____

BY: _____
Dr. Ken Moore
Mayor
Date: _____

Approved as to Form:

Tiffani M. Pope, Staff Attorney



**Attachment A - Scope of Work
Southeast Municipal Complex
City of Franklin, TN
4/2/2019**

The scope of work is presented in the following elements.

- I. Project Description
- II. Scope of Services
- III. Project Understanding, Assumptions, and Exclusions
- IV. Time of Performance
- V. Client's Responsibilities
- VI. Deliverables
- VII. Compensation

I. Project Description

Barge Design Solutions, Inc. (Barge) is proposing to provide survey, design, permitting, and bidding phase services for the Franklin Southeast Municipal Complex.

The conceptual site plan and project limits approved by the Client is included as Attachment B. This scope and fee include the design of Phase I of the project which is delineated on the attached site plan. The Phase I design work includes the following major elements:

- Entrance road from 100' south of the proposed bridge over the Harpeth River to the southernmost parking area. The road from the intersection with Carothers Parkway to 100' beyond the bridge, Carothers Parkway intersection improvements, and the bridge will be designed by Benesch. The roadway design for the entrance road will include shoulders/ditch sections, a sidewalk on one side, and roadway lighting (2-11' travel lanes, 1' paved shoulder, 8' grass area, 12' concrete trail-east side, drainage swale behind concrete trail).
- Site grading and erosion control to include cut and fill to 1) minimize disruption of Phase I park elements in the construction of future phases and 2) minimize the need for any import of fill material in the construction of future phases of the park.
- Four natural turf and one synthetic turf lighted multi-purpose sports fields.
- A central restroom/concessions/storage building.
- A maintenance building and storage compound.
- A pad to subgrade elevation (with 4" topsoil cover) for the inclusive playground as shown on the master plan.
- A paved perimeter 12' multi-use trail (asphalt with 2' binder, 1.5" surface mix).
- Site lighting for the main entrance road from Carothers Parkway to the drive for the maintenance building, parking lot lighting for two parking lots, and field lighting for five sports fields (electrical design and conduit to accommodate future parking lots and sport fields in the areas of Phase I as discussed with Client; emergency call boxes in the design based upon COF standards).
- Site landscape, irrigation, and hardscape.

II. Scope of Services

Barge proposes the following Scope of Services related to the above-noted items.

A. Survey Services

1. Tennessee State Standard Topographic Survey

Barge proposes to provide a topographic and boundary survey of Parcels No. 186 and 106B, on Williamson County Property Map No. 106 and 089O respectively. The topographic survey will consist of approximately 188 acres for the area east of I-65 for the primary park area and one acre west of I-65 where the existing pump station resides. The survey will be prepared for the area shown on Attachment B. Barge will call Tennessee One-Call to have public underground utilities marked. Barge will also prepare a boundary survey of this property.

The topographic and boundary survey will be prepared at a scale of 1 inch = 50 feet and relative to NAVD 88 elevations consistent with FEMA mapping. It will be bounded on the west by Interstate 65, on the east by the Harpeth River, on the north by the Harpeth River, and on the south by the Harpeth River and private property. Contours will be shown at 1' intervals, with spot shots at 50' intervals taken to 0.01' on hard surfaces and drainage inverts and 0.1' on other surfaces. Utilities will be shown based on locations by Tennessee One-Call and available mapping from local utilities.

2. As-Built Survey

Following the construction of the roadway, utilities, and mass grading, the contractor will perform an as-built survey of the improvements and provide to Barge to support the submittal of a Letter of Map Revision (LOMR). Survey information will be used to develop a surface to use as channel geometry for the hydraulic model that will support the LOMR.

3. Tree Survey

A tree survey will be performed to meet City planning requirements. Barge surveyors will locate and identify every tree with a caliper of 14" or larger. The surveyors will determine if the tree is dead or alive and code in a specific number for that tree. Permanent tagging of the trees is not anticipated, but this service can be provided at an additional cost.

B. Design Services

1. Civil Engineering Design

Site and Utility Demolition Design

Barge proposes to provide site and utility demolition design for the site. This will include details for the demolition of site elements and utilities as required. Barge will provide the appropriate technical specifications to perform the construction work.

Site Layout and Grading Design

Barge proposes to provide site, grading, and drainage design for the site. This will include details for the parking lot entrances, driveways, curb and gutter, sidewalks, pavement, and base, designed to local specifications or geotechnical recommendations. The entire site will be mass graded. Future phases such as the inclusive playground will be graded to subgrade elevations so that future improvements funded by public/private partnerships can occur. Also included for the site will be inlet and pipe, size and location, drainage swales, and relevant spot elevations to achieve positive drainage. Barge will provide the appropriate technical specifications to perform the construction work. (The future WWTP elevation shall be 4' above the proposed BFE and the roadway, and all buildings shall be 1' above the BFE. Mass grading will only be east of the proposed roadway with cut as needed in the area for the future reclamation facility).

Barge will design the new entry drive from 100' south of the bridge across the Harpeth River to the southernmost parking area. As decided by the City during the project planning phase, this new entry drive will consist of heavy-duty asphalt pavement with two travel lanes, grass-lined ditches or swales, and a detached sidewalk along one side of the drive (as noted previously). Barge will prepare design per City of Franklin standards and requirements. For any design elements and specifications not addressed by the City, the design will follow the guidelines and standards of the Tennessee Department of Transportation (TDOT). The design effort will entail:

1. Drive alignment and profile;
2. Drive drainage design;
3. Sidewalk, and sidewalk curb ramps where needed, to be designed according to ADA accessibility requirements;
4. Pavement marking and regulatory signs (30 MPH design speed to be posted as 25 MPH);
5. General notes, construction details, and itemized quantities and OPCC for the roadway construction (item quantities for civil, site, and infrastructure will be based on TDOT/COF specifications, measurement, and payment);
6. Coordination with the proposed bridge and road design by Benesch, utility and lighting design, landscape architecture design, and site design.

Sanitary Sewer Design

Barge will provide detailed design for the proposed gravity sanitary sewer connections from the proposed buildings to the existing sanitary sewer main. Barge assumes that approximately 1,300 feet of sewer service will be required to serve the proposed buildings. It is assumed that no downstream capacity study will be required due to the size of the structures. Barge will provide the appropriate technical specifications to perform the construction work.

Phased Erosion Control/Stormwater Management System Design

Barge will provide storm drainage management system design, including surface conveyance system, pipe conveyance system, and water quality system per the local requirements. Stormwater calculations will be developed using the appropriate runoff method. Temporary sediment ponds may be required as part of the project erosion and sediment controls. The stormwater design will accommodate on-street and parking lot drainage, as well as park drainage. The City's water quality requirements and detention requirements will be met by using one or more detention ponds, some constructed wetlands, and bioretention areas. A stormwater pollution prevention plan (SWPPP) will be prepared as required. Plans will also include erosion, sediment, and pollution controls using accepted Best Management Practices (BMPs). Barge will provide the appropriate technical specifications to perform the construction work.

Domestic and Reclaimed Water System Design

Milcrofton Utility District (MUD) will provide a domestic main water system design illustrating connection to existing water lines adjacent to the project site, size and routing of the proposed system along the main entry drive on the site, and fire hydrant location as required by local code. Barge will work with MUD to coordinate water line locations to prevent utility conflicts. Barge will design the services that will connect to the main domestic line designed by others along the access road to serve the park buildings (Q, X) and amenities (splash pad). Approximately 4,300 linear feet of reclaimed water main will be designed by Barge along the main entry drive for connection to a reclaimed water source in the future and connect to the existing pump station area located to the west of I-65. Barge will provide plan and profile sheets of the proposed reclaimed water main. Barge will coordinate connection of this main to the existing mains. The reclaimed line will be an 8" from Carothers and a 12" from the pump station extending into the park site and running south to a termination point as directed by the COF. Water demands for the water reclamation facility will be provided by the City. Typical details will be provided as well. Barge will specify COF technical specifications to perform the construction work.

Geotechnical Investigation

Terracon Consultants, Inc. is providing geotechnical services to Benesch for the entry drive/bridge, and we plan to utilize them for this project. It is our intent to have them perform site investigations at the same time as the road project to save costs. See Attachment C for scope of services.

2. Landscape Architectural Design

Planting Design

Barge will provide professional landscape architectural design services illustrating the proposed planting design for the site and other amenity areas as permitted by the budget. A site landscape plan will be developed. Barge will provide the appropriate technical specifications to perform the construction work. Plans will illustrate the following items:

1. Plant location;
2. Plant type;
3. Plant name (scientific and common);
4. Plant size;
5. Notes;
6. Details;
7. Quantity.

Hardscape Design

Barge will provide professional landscape architectural design services illustrating the proposed hardscape features for the project area. Services are to include the following areas:

1. Main entry feature;
2. Specialty pedestrian areas;
3. Plaza areas;
4. Restroom/concessions building amenity areas;
5. Bleacher/spectator areas;
6. Miscellaneous site features such as water fountains, gates, turnaround areas, etc.

Plans will illustrate the following:

1. Material type and finishes;
2. Dimensions and layout;
3. Spot elevations and slopes;
4. Notes, details, section, etc.

Technical specifications for noted items will be included.

Sports Field Design

Barge will complete the design of the natural and synthetic turf multi-use sports fields. This will include subgrade and playing surface design and specifications. Plans will illustrate the following:

1. Field layout/dimensions;
2. Field markings;
3. Locations of sports field equipment (goals, scoreboards, etc.);
4. Synthetic turf curb, drainage, and aggregate base;
5. Fencing;
6. Notes and details;

7. Technical specifications.

Site Furnishings

Barge will provide technical specifications for the following site furnishings and depict the locations of the furnishings on the plans:

1. Benches;
2. Trash receptacles;
3. Bike racks;
4. Shade structures.

Irrigation Design

Barge will provide professional landscape architectural design services illustrating the proposed irrigation design for the facility. The area to be irrigated will be the landscape areas at the main entry drive intersection with Carothers, a strip along both sides of the main entry drive to the Phase I parking area, the natural turf sports fields and surrounding common and landscape areas in the Phase I project area. Typical details will be provided as well. Barge will provide the appropriate technical specifications to perform the construction work. Plans will be drawn to a known scale and will illustrate the following:

1. Point of connection to water source;
2. Meter size and location;
3. Backflow size and location;
4. Controller location;
5. Main line size and routing;
6. Valve size, type, and location;
7. Lateral line size and routing;
8. Irrigation head, type, and location;
9. Quick coupler location;
10. Irrigation booster pump;
11. Notes and details.

3. Architectural Design

Barge will provide professional architectural design services for the proposed concession/ restroom/equipment/weigh-in building and the maintenance facility with staff rooms and a walkout basement space adequate to accommodate 12 people. These facilities will be designed with input from the Client.

The main concession building will generally include a concessions area, concessions storage room, electrical switchgear room, public restrooms, storage space for the Franklin Cowboys football equipment, and outdoor covered porch area. The kitchen area is to consist of countertop warming devices (no exhaust hoods), microwaves, and drink coolers. This building will be elevated above the base flood elevation a minimum of 1'.

The maintenance facility will have space for storage of equipment and supplies and space for maintaining equipment. The maintenance building will also include staff

offices, restrooms, and a walkout basement space adequate to accommodate 12 people for staff.

Services include the following items:

1. Plans and elevations;
2. Building and wall sections;
3. Details;
4. Room finish and door schedule;
5. Technical specifications.

4. Structural Design

Barge will provide structural engineering design for the proposed concession/restroom/equipment/weigh-in building and the maintenance facility with staff rooms and a walkout basement space adequate to accommodate 12 people. Structural design will be performed in accordance with applicable building codes and requirements of the City of Franklin.

Services include the following items:

1. Foundations/slabs;
2. Roof framing;
3. Building framing;
4. Details;
5. Technical specifications.

5. Mechanical Design

Barge will provide professional mechanical design for the proposed concession/restroom/equipment/weigh-in building and maintenance facility for the project. The engineer will work with the Client to coordinate the design to meet project requirements and operational needs. The mechanical design scope shall include the design of the facility HVAC systems, plumbing systems, and fire protection systems.

The design services include the development of the following project deliverables:

1. Plans and equipment schedules;
2. Mechanical and plumbing details;
3. Technical specifications.

The following services are not included, but are available as additional services:

1. Design of fire pump (if deemed necessary during the project design).

6. Electrical Design

Barge will provide electrical design services for the proposed concession/restroom/equipment/weigh-in building and the maintenance facility with staff rooms and a walkout basement space adequate to accommodate 12 people, roadway lighting design for the entire length of the entrance road, site lighting design (including hardscape and parking), and field lighting within the boundaries of the project. Roadway lighting design will include the segment from Carothers Parkway to 100' beyond the bridge over the Harpeth that will be designed by Benesch. Park lighting is to match the Benesch design. The designs shall be with input from the Client.

Power/telecommunications service will originate at the intersection of the new access road and Carothers Parkway. It is understood that the electric and telecom utilities will be overhead from Carothers Parkway to the southernmost parking lot, and that the utility companies will design and provide said systems. Barge will coordinate with the utilities and will design underground duct banks from the overhead interface to the facilities. Additionally, a separate duct for fiber will be provided along the length of the entrance road and be hung from the bridge (3" conduit with a 48FC and TDOT Type B pull boxes at 600' o.c. west side of road).

Regarding sports field lighting and scoreboards, Barge will coordinate with the vendor/manufacturer for power/interface requirements. The vendor/manufacturer will be responsible for design of lighting luminaires, poles, mounting hardware, pole foundations, and controls.

Services include the following items:

1. Plan Drawings;
2. Single-Line Diagrams;
3. Details;
4. Schedules;
5. Specifications.

Services not included but available as additional services:

1. Design of Raceway/power for CCTV;
2. Design of Raceway/power for Wi-Fi;
3. Design of Raceway/power/equipment for sound reinforcement system;
4. Arc-Flash Analysis;
5. Coordination Studies;
6. Design of underground utility infrastructure for the site;
7. Design of power/lighting/systems for remaining portion of project site;
8. Security system design.

C. Delivery Process

Barge proposes to deliver the above stated Design Services through the following process.

1. Kick-Off Meeting and Programming

Barge will work with the Client to understand the issues and design goals for the park. Concurrently, we will identify regulatory and construction issues that should be addressed during the design process. Specifically, the programming phase will consist of the following steps:

1. Conduct a detailed Kick-Off and Programming meeting with the Client team.
During this meeting, we will complete with you a Barge-developed park design checklist. This 20-page checklist has been developed and utilized through our years of experience with park and recreation projects. The checklist covers details for almost every component of a park and streamlines the programming process.
2. Develop a detailed Project Management Plan for coordination with the Client. The plan will include Risk and Response Register, communications plan, refinement of the schedule, etc.
3. Review the program for the site and building functional requirements.

4. Define and document site and building space requirements for types of activities to be accommodated.
5. Summarize special facilities and equipment needed for operations and management.
6. Present and submit formal program documents to the Client for approval to proceed with design phases.

2. Schematic Design Documents

Barge will use the site Master Plan, programming information, and input from the Client team to refine the Master Plan into a Schematic Design (30% complete).

Following are the steps in this phase:

1. Formulate site and building design alternatives and review with the Client.
2. Prepare site and building code analysis.
3. Review basic materials; mechanical, plumbing, and electrical systems; and structural systems.
4. Review with the Client sustainable site and building and design strategies that may be appropriate for this project.
5. Develop schematic drawings which include site plan, preliminary grading and utilities plans, building floor plans, and elevations.
6. Develop basis of design document.
7. Refine Master Plan Level Opinion of Probable Construction Cost to the Schematic Design level.
8. Submit schematic design document to the Client for review and comment.
9. Review schematic design documents during a meeting with the Client and secure approval to proceed to Design Development.

Deliverables:

- Refined Phase I site plan, preliminary grading and utility plans;
- Floor plan(s);
- Building elevations;
- Basis of Design Document;
- Narrative summary of building systems;
- Building code compliance concepts;
- Opinion of Probable Construction Cost (OPCC).

3. Design Development Documents

Barge will provide Design Development Documents (60% complete) based on the approved Schematic Design Documents. The Design Development Documents will illustrate and describe the refinement of the design of the project, establishing the scope, relationships, forms, size, and appearance of the project by means of plans, sections and elevations, typical construction details, and equipment layouts. The Design Development Documents will include outline specifications that identify major materials and systems and establish in general their quality levels. We will update the Opinion of Probable Construction Cost to the Design Development level, identifying cost variances from the Schematic level Opinion. Barge will submit drawings and related documents describing the Design Development to the Client for review and comment. Barge anticipates two (2) progress meetings during the Design Development phase to discuss issues and finalize the design. The Barge team will

meet again with the Client at the end of the Design Development Phase to review the proposed design approach, receive comments, and obtain approval to proceed with the Construction Documents Phase.

Deliverables:

- 60% complete site and building plans;
- Outline technical specifications;
- Updated OPCC.

4. Construction Documents

Barge will provide Construction Documents based on the approved Design Development Documents. The Construction Documents will set forth in detail the requirements for construction of the project. The Construction Documents will include drawings and specifications that establish in detail the quality levels of materials and systems required for the project. Barge will provide the technical specifications for incorporation into a Project Manual containing all other bidding documents that will be prepared by the City. We will update the Opinion of Probable Cost to Construction Document level and identify any cost variances from the Design Development level Opinion.

We will submit the final Construction Documents to the Client for review and comment and will conduct a meeting to receive and review the comments. We will revise the Construction Documents based on comments received and issue complete sealed sets of plans and technical specifications for bidding and construction. Barge anticipates one (1) revision to documents based on comments.

The Construction Documents package will be completed such that the City can separate the drawings and specifications and issue a separate bid package for the central restroom/concessions/storage building and the maintenance building.

Deliverables:

- 100% complete sealed plans and technical specifications Issued for Bidding and Construction;
- Final updated OPCC.

D. Permitting/Planning Services

Barge will provide the following permitting services:

1. Barge will prepare the SWPPP and Notice of Intent (NOI) and submit to TDEC.
2. Barge will prepare a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR). During the master planning effort, a preliminary HEC-RAS model was developed to model the impacts of the proposed roadway bridge and the two proposed pedestrian bridges. The hydraulic model shows that installation of the bridges will cause a rise in water surface elevation upstream. This will require the preparation of a CLOMR application package to be submitted to FEMA to document the change. The CLOMR application package will consist of an application, hydraulic models, HEC-RAS results, annotated FIRMs, revised data, and flood maps. Barge will provide the package for the City's review and comment. The City will provide the package to FEMA for review, as the application package must come from the City. Barge will address up to two rounds of comments from

FEMA and obtain approval. Once the project is constructed, the Contractor will prepare an as-built for the project and provide to Barge to prepare a LOMR application package to be provided back to FEMA. Once approved, the FEMA flood maps will be officially changed.

3. Barge will prepare an application for a TDEC Injection Well Permit. Fill material will be required from the area designated for the future water treatment. Sinkholes exist in this area and will require disturbance. An injection well permit application will be submitted for review and approval to allow the impacts to the sinkholes. It is assumed that no Geotech information will be needed for this area since we anticipate only grading activities.
4. Barge will provide the PUD and Site Plan submittal packages to the COF staff to carry through the approval process. Additionally, Barge will support the PUD and Site Plan approval process by providing one staff member to attend two preapplication meetings.

E. Bid Administration

Barge will provide professional services related to supporting the Client during bidding and awarding of the construction contract for the work outlined above under Construction Documents. This work will include one bid package. Barge will only provide technical specifications and will use TDOT/COF specifications whenever possible; the City will prepare all "front end" Division 0 and 1 bidding documents. The City will manage this phase with support from Barge as follows:

1. Provide the City with responses to contractor questions during the bidding phase concerning the plans and technical specifications.
2. Assist the City in their preparation and issuance of addendums as required during the bid phase.
3. Attend 1 pre-bid meeting.

III. Project Understanding, Assumptions, and Exclusions

A. Barge will provide the above-noted services based upon the following:

1. Barge will have access to the site and adjoining areas, as required.
2. Construction budget is assumed to be \$19.2 million (including the roadway and bridge to be designed by Benesch) based on an OPCC completed by Barge during the master planning phase. Cost for boring I-65 is not included in the construction budget.
3. FEMA review, permitting, recording fees, etc., are to be paid by the Client/Owner, or reimbursed as a direct cost.
4. Appropriate sanitary sewer, water, gas, electric, and communication services are available to the site; offsite utility design services can be provided as an additional service.
5. Overhead electrical service, communication, internet, and gas utility services to the site will be designed by others. Barge will illustrate on plans and coordinate with applicable entities.
6. Construction budget for items listed in our scope of services is only as shown in Barge's master plan level OPCC. Barge will strive to work with the Client in the refinement of this budget.

7. The concessions building will not have equipment for cooking that would require specialized ventilation and fire protection equipment such as hoods, etc. The only food preparation to be done in the concession space will be warming.
 8. There are no historical structures or cultural resources involved with the project.
 9. The site is properly zoned, and rezoning or variance applications are not necessary.
 10. The main water line along main entry drive serving the park will be designed by others; Barge will coordinate and design connections to this line to serve park elements.
 11. Adequate water supply and pressure is available to achieve required fire protection flows and pressures without a pump.
 12. Adequate sanitary sewer service is available such that no pretreatment or lift station design is required.
 13. Design fee is based upon the site plan (Attachment B). Modification or changing of the site plan may require additional services, depending upon the scope and timing of changes.
 14. Irrigation is to be from a re-use water source.
 15. Geotechnical report will be provided by Terracon and coordinated by Barge (see attached Scope of Services).
 16. Schedule is dependent upon the timely receipt of critical information, such as final site plan, building footprints with utility points of connection, responses from regulatory authorities, and Owner/Contractor/Property Owners. Information to be provided by others will be received in a timely manner that corresponds to the design and construction schedule. If the information is not received in a timely manner, then additional design fees or time may be required.
 17. Any required easements for utilities or other site requirements are assumed by others.
 18. All environmental, property, land acquisition, platting, and zoning issues are assumed to have been resolved.
 19. Any Special Waste Permit requirements from TDEC, as well as associated fees, are by the Contractor or Client.
 20. Any underground tanks are to be identified by others and are not included in this scope.
 21. In providing the OPCC, the Client understands that Barge has no control over the cost or availability of labor, equipment materials, over-market conditions, or the Contractor's method of pricing, and that Barge's OPCC are made on the basis of Barge's professional judgment and experience. Barge makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Barge's OPCC.
 22. Irrigation booster pump will be a packaged system based upon needed irrigation design needs.
 23. Any changes made by the City after schematic and design development phase approvals by the City will constitute an amendment to Barge's contract.
 24. As-built to be provided by the Contractor.
 25. Crossing I-65 with the reclaimed waterline will be performed by jack and bore.
- B. The following excluded services can be provided as an additional service with an appropriate adjustment in fees.
1. Construction phase services;
 2. Record drawing preparation based upon markups prepared by the general contractor;

3. Services resulting from significant changes in general scope or character of the project or its design, particularly those resulting from differing field conditions discovered during construction (such as, but not limited to, soil conditions, environmental issues, etc.);
4. Design revisions requested by those outside the project team and stakeholders beyond the schematic design phase;
5. Site renderings;
6. LEED certification;
7. Zoning variance applications;
8. Lead-based paint and asbestos testing;
9. Retaining wall design;
10. Sanitary sewer lift station design;
11. Additional traffic studies (other than one already completed by Barge);
12. Offsite utility design services other than the reclaimed water line;
13. Wetlands and stream permitting;
14. Environmental studies and other environmental reports, unless noted herein;
15. Platting;
16. Construction staking;
17. Foundation survey;
18. Utility easements;
19. Signage/wayfinding studies and/or design.

IV. Time of Performance

Barge is prepared to begin work within two (2) weeks upon receipt of a signed professional services agreement or written authorization to proceed. For planning purposes, Barge has prepared the following milestone schedule. A more detailed preliminary schedule is included as Attachment D.

Tasks	Duration
Design*	
1. Topographical Survey, Due Diligence	12 weeks
2. Schematic Design	10 weeks
3. Design Development	8 weeks
4. Construction Documents	12 weeks

*Schedule does not include Client or agency review.

Barge and the Client are aware that many factors outside Barge's control may affect Barge's ability to complete the services to be provided under this Agreement. Barge will perform these services with reasonable diligence and expediency, consistent with sound professional practices.

V. Client's Responsibilities

Barge strives to work closely with our Clients. For the project team to function efficiently, certain information needs to be provided by the Client and other interested stakeholders in a timely manner. These items and responsibilities are noted below.

1. Provide information as required to support development of Barge's scope, as required in the project agreement for services.
2. Provide review comments in a timely manner.
3. Provide a single point of contact for project coordination purposes.
4. Coordination of public meetings, including public announcements/invitations, providing meeting space, public information, and associated expenses will be provided by Client.

VI. Deliverables

Several deliverables will be produced as part of the basic professional services. The following is a list of documents that will be produced as a part of this effort.

1. Topographic survey tied to existing boundary survey if supplied by Client;
2. Construction plans, notes, and details (Schematic, Design Development, and Construction Document submittals in accordance with Section II above);
3. Project manual;
4. Permit documentation.

VII. Compensation

The compensation to be paid to Barge for providing requested services is provided in the Fee Summary Table below.

Fee Summary Table

Items	Fee Type	Fee Amount
A. Design	Lump Sum	\$915,000
B. Permitting	Lump Sum	\$76,000
C. Bidding	Lump Sum	\$7,000
TOTAL	Lump Sum	\$998,000

The fees provided above are valid up to three (3) months from the date of this proposal.

Attachment B



EXHIBIT B - SCOPE OF SERVICES

Our proposed scope of services consists of field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

Field Exploration

The field exploration program consists of the following:

Number of Borings	Planned Boring Depth (feet) ¹	Planned Location
12	10 or auger refusal	Planned paved and building area
2	Auger Refusal and 5-feet into refusal material	Planned pipe crossing below I-65

1. Below ground surface

Boring Layout and Elevations: We use handheld GPS equipment to locate borings with an estimated horizontal accuracy of +/-20 feet. Field measurements from existing site features may be utilized. If available, approximate elevations are obtained by interpolation from a site specific, surveyed topographic map.

Subsurface Exploration Procedures: We advance soil borings with an ATV-mounted drill rig using continuous flight augers (solid stem and/or hollow stem, as necessary, depending on soil conditions). Four samples are obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling is typically performed using thin-wall tube and/or split-barrel sampling procedures. In the thin-walled tube sampling procedure, a thin-walled, seamless steel tube with a sharp cutting edge is pushed hydraulically into the soil to obtain a relatively undisturbed sample. In the split barrel sampling procedure, a standard 2-inch outer diameter split barrel sampling spoon is driven into the ground by a 140-pound automatic hammer falling a distance of 30 inches. The number of blows required to advance the sampling spoon the last 12 inches of a normal 18-inch penetration is recorded as the Standard Penetration Test (SPT) resistance value. The SPT resistance values, also referred to as N-values, are indicated on the boring logs at the test depths. The samples are placed in appropriate containers, taken to our soil laboratory for testing, and classified by a geotechnical engineer. In addition, we observe and record groundwater levels during drilling and sampling.

Upon encountering bedrock or refusal-to-drilling conditions at borings B-13 and B-14, rock coring (using NQ/NX rock core barrel) will be performed. A minimum of 5 feet of rock coring will be performed at each boring. Water will be used as a drilling fluid for rock coring and the spent water will be discharged on site. Our compensation and budget consider water is available on-site.

Our exploration team prepares field boring logs as part of standard drilling operations including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials encountered during drilling, and our interpretation of subsurface conditions between samples. Final boring logs, prepared from field logs, represent the geotechnical engineer's interpretation, and include modifications based on observations and laboratory tests.

Property Disturbance: We backfill borings with auger cuttings after completion. Pavements are patched with cold-mix asphalt and/or ready mixed concrete, as appropriate. Our services do not include repair of the site beyond backfilling our boreholes, and cold patching existing pavements. Excess auger cuttings are dispersed in the general vicinity of the borehole. Because backfill material often settles below the surface after a period, we recommend boreholes are checked periodically and backfilled, if necessary. We can provide this service, or grout the boreholes for additional fees, at your request.

Laboratory Testing

The project engineer reviews field data and assigns various laboratory tests to better understand the engineering properties of various soil strata. Exact types and number of tests cannot be defined until completion of field work. Procedural standards noted below are for reference to methodology in general. In some cases, local practices and professional judgement require method variations. Standards noted below include reference to other related standards. Such references are not necessarily applicable to describe the specific test performed.

- ASTM D2216 Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass
- ASTM D4318 Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils

Our laboratory testing program often includes examination of soil samples by an engineer. Based on the material's texture and plasticity, we describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

When bedrock samples are obtained, rock classification will be conducted using locally accepted practices for engineering purposes; petrographic analysis (if performed) may reveal other rock types. Rock core samples typically provide an improved specimen for this classification. Boring log rock classification is determined using the Description of Rock Properties.

Proposal for Geotechnical Engineering Services Revised

Southeast Municipal Complex ■ Franklin, Williamson County, TN

March 27, 2019 ■ Terracon Proposal No. P18185214 R1

Safety

Terracon is currently not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our scope of services does not include environmental site assessment services, but identification of unusual or unnatural materials encountered while drilling will be noted on our logs and discussed in our report.

Exploration efforts require borings (and possibly excavations) into the subsurface, therefore Terracon complies with local regulations to request a utility location service through Tennessee 811. We consult with the owner/client regarding potential utilities, or other unmarked underground hazards. Based upon the results of this consultation, we consider the need for alternative subsurface exploration methods, as the safety of our field crew is a priority.

Private utilities should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities that are not made aware to us. If the owner/client is not able to accurately locate private utilities, Terracon can assist the owner/client by coordinating or subcontracting with a private utility locating services. Fees associated with the additional services are not included in our current scope of services and will be forwarded to our client for approval prior to initiating. The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service would not relieve the owner of their responsibilities in identifying private underground utilities.

Site Access: Terracon must be granted access to the site by the property owner. By acceptance of this proposal, without information to the contrary, we consider this as authorization to access the property for conducting field exploration in accordance with the scope of services.

Engineering and Project Delivery

Results of our field and laboratory programs are evaluated by a professional engineer. The engineer develops a geotechnical site characterization, performs the engineering calculations necessary to evaluate foundation alternatives, and develops appropriate geotechnical engineering design criteria for earth-related phases of the project.

Your project is delivered using our **GeoReport** system. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. A typical delivery process includes three basic stages:

- Project Planning
- Site Characterization
- Geotechnical Engineering

When utilized, a collaboration portal documents communication, eliminating the need for long email threads. This collaborative effort allows prompt evaluation and discussion of options related to the design and associated benefits and risks of each option. With the ability to inform all parties as the work progresses, decisions and consensus can be reached faster. In some cases, only minimal uploads and collaboration will be required, because options for design and construction are limited or unnecessary. This is typically the case for uncomplicated projects with no anomalies found at the site.

When services are complete, we upload a printable version of our completed final geotechnical engineering report, including the professional engineer's seal and signature, which documents our services. Previous submittals, collaboration, and final report are maintained in our system indefinitely. This allows future reference and integration into subsequent aspects of our services, as the project goes through final design and construction.

The final geotechnical engineering report provides the following:

- Boring logs with field and laboratory data
- Stratification based on visual soil (and rock) classification
- Groundwater levels observed during and after completion drilling
- Site and Boring location plans
- Subsurface exploration procedures
- Description of subsurface conditions
- Recommended foundation options and engineering design parameters
- Estimated settlement of foundations
- Recommendations for design and construction of interior floor slabs
- Seismic site classification
- Subgrade preparation/earthwork recommendations
- Recommended pavement options and design parameters

Additional Services

In addition to basic services noted above, the following services are often associated with geotechnical engineering services. Fees for basic services noted above do not include the following:

Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of the project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation, foundation, and pavement construction. Our review includes a written statement, which conveys our opinions, related to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. This is based on widely spaced exploration locations, and assuming construction methods will be performed in a manner sufficient to meet our expectations, and is consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, and pavement construction. This allows a more comprehensive understanding of subsurface conditions and necessary documentation of construction, to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Perform Environmental Assessments: Our scope for this project does not include, either specifically or by implication, an environmental assessment of the site intended to identify or quantify potential site contaminants. If the client/owner is concerned about potential for such conditions and/or contamination, an environmental site assessment should be conducted. We can provide a proposal for an environmental assessment, if desired.

Attachment D

COF 2019-0139

~~EXHIBIT A~~

APR 21 OF May '2

EXHIBIT A																																																								
ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	PG 21 OF 24																																															
									Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20																																	
1			Topo Survey/Tree Survey	12 wks	Wed 5/1/19	Tue 7/23/19																																																		
2			Benesch provide Bridge Opening	2 wks	Wed 5/1/19	Tue 5/14/19	1SS																																																	
3			Barge Update Model - Set 100 Year	2 wks	Wed 5/15/19	Tue 5/28/19	2																																																	
4			Benesch Schematic plans	6 wks	Wed 5/29/19	Tue 7/9/19	3																																																	
5			Barge Schematic plans	8 wks	Wed 6/12/19	Tue 8/6/19	3FS+10 days																																																	
6			Submit Schematic Plans	0 days	Wed 8/7/19	Wed 8/7/19	5																																																	
7			Provide Schematic Grading	0 days	Wed 8/7/19	Wed 8/7/19	5																																																	
8			COF Schematic review	2 wks	Wed 8/7/19	Tue 8/20/19	6																																																	
9			Barge Prepare CLOMR Draft	6 wks	Wed 5/29/19	Tue 7/9/19	3																																																	
10			Finalize CLOMR and Submit to COF	2 wks	Wed 8/7/19	Tue 8/20/19	7																																																	
11			COF review/Submit to FEMA	2 wks	Wed 8/21/19	Tue 9/3/19	10																																																	
12			FEMA review	12 wks	Wed 9/4/19	Tue 11/26/19	11																																																	
13			Benesch Design Development Plans	8 wks	Wed 11/27/19	Tue 1/21/20	12																																																	
14			Barge Design Development Plans	8 wks	Wed 12/11/19	Tue 2/4/20	12FS+10 days																																																	
15			Submit Design Development Plans	0 days	Wed 2/5/20	Wed 2/5/20	14																																																	
16			COF Design Development Review	2 wks	Wed 2/5/20	Tue 2/18/20	15																																																	
17			Benesch Construction Documents	6 wks	Wed 2/19/20	Tue 3/31/20	16																																																	
18			COF Construction Doc Review - Benesch Plans	2 wks	Wed 4/1/20	Tue 4/14/20	17																																																	
19			COF Bid Book Compilation - Benesch Plans	2 wks	Wed 4/1/20	Tue 4/14/20	17																																																	
20			Barge Construction Documents	8 wks	Wed 3/4/20	Tue 4/28/20	16FS+10 days																																																	
21			COF Construction Doc Review - Barge Plans	2 wks	Wed 4/29/20	Tue 5/12/20	20																																																	
22			COF Bid Book Compilation - Barge Plans	2 wks	Wed 4/29/20	Tue 5/12/20	20																																																	
23			Planning	20 wks	Wed 11/27/19	Tue 4/14/20	12																																																	
Project: 2019_03_28_COFSECom Date: Thu 3/28/19			Task		Project Summary		Manual Task		Start-only		Deadline																																													
			Split		Inactive Task		Duration-only		Finish-only		Progress																																													
			Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress																																													
			Summary		Inactive Summary		Manual Summary		External Milestone																																															
Page 1																																																								

**INTERLOCAL AGREEMENT BETWEEN
WILLIAMSON COUNTY SCHOOLS AND THE CITY OF FRANKLIN, TENNESSEE
COF Contract No 2018-0283**

THIS INTERLOCAL AGREEMENT, (“Agreement”), is made and entered into pursuant to Tennessee law, by and between **WILLIAMSON COUNTY SCHOOLS**, (hereinafter “WCS”), and the **CITY OF FRANKLIN, TENNESSEE**, (hereinafter “City”), concerning the installation of a sanitary sewer infrastructure.

WHEREAS, the parties have the express authority, upon approval of their governing bodies, to enter into interlocal agreements pursuant to *Tennessee Code Annotated*, Section 12-9-104 to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform; and

WHEREAS, the Oak View Elementary School, located on Henpeck Lane, is located just outside of the City limits and is served by a small onsite sanitary sewer system or “package plant”; and

WHEREAS, WCS owns approximately 35 acres of land, adjacent to the Oak View Elementary School, that has been identified as a potential site for a new middle school (grades 6th through 8th); and

WHEREAS, the City maintains and operates a sanitary sewer collection system and is in the process of expanding the system to Oakview Elementary School and the potential site for a new middle school; and

WHEREAS, WCS and the City have agreed to share in the cost associated with the extension of the sanitary sewer system.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **PURPOSE**. The purpose of this Agreement is to define the obligations of the parties necessary to carry out the intent of this Agreement for the provision of sanitary sewer services to Oak View Elementary School and the new middle school described above.

2. **CREATION OF SEPARATE ENTITY**. This Agreement does not create a separate entity, nor shall it be interpreted as creating a separate entity under any circumstances.

3. **TERM**. This Agreement shall become effective on the date it is fully executed and shall continue until the parties have fully fulfilled their obligations provided hereunder or until the agreement is terminated as provided herein. Understanding the large financial investment each party is making, this Agreement shall only be terminated for convenience upon written agreement of the parties.

4. **TRANSFER OF PROPERTY INTEREST**. For good and valuable consideration, WCS agrees to grant temporary construction easements and permanent easements needed to install the Sanitary Sewer Infrastructure. The conceptual sanitary sewer alignment is shown on **Exhibit A**.

5. **ACCESS TO SEWER COLLECTION SYSTEM**. The City shall design, permit, and acquire all easements and rights-of-way and construct all sanitary sewer main lines and related sanitary sewer

improvements and appurtenances needed to expand the sanitary sewer services as shown on Exhibit A. The City shall determine the location of the sanitary sewer main lines and related sanitary sewer improvements ("Sanitary Sewer Infrastructure") within the available rights-of-way and or easements. The point of connection to the City's sanitary sewer line on Henpeck Lane shall be at such location as the parties mutually agree. WCS shall be responsible for the cost to run the sanitary sewer lines from any existing or proposed facilities to the point of connection.

6. SANITARY SEWER CONNECTION FEES. The City agrees to offset 100% of the cost associated with the sanitary sewer Access Fee's for Oakview Elementary School and the potential Williamson County Middle School at the time WCS makes application to connect to City's Sanitary Sewer System. WCS shall be required to pay all other connection fees currently in effect at the time of application/connection.

7. FUNDING.

- a. Each Party shall be responsible for obtaining approval of the parties' legislative bodies, appropriation of funds to carry out the duties and responsibilities as set out in this Agreement and under applicable law. The parties agree to act in good faith in seeking the appropriation of funds from their respective legislative bodies.
- b. WCS and the City shall equally split (50/50) the cost associated with the design, permitting, easement acquisition, construction management, and construction of Line A as shown on **Exhibit A**.
- c. WCS shall be responsible for 100% of the cost associated with the design, permitting, easement acquisition, construction management and construction of Line B as shown on **Exhibit A**.

8. REIMBURSEMENT.

- a. The City may submit periodic invoices to WCS during construction (not more frequently than every thirty days), which invoices shall be payable within 30 days after approval by WCS. Invoices shall include copies of approved contracts and invoices associated with the Sanitary Sewer Improvements and copies of checks to show proof of payment.
- b. Within 60 days of completion and acceptance of the improvements, WCS and the City shall settle on a final billing. The City will provide reasonable documentation for all such cost.

9. ANNEXATION. WCS agrees to annex the properties known as Map 106 Parcel 9.01 (Oak View Elementary School) and Map 105 Parcel 28.03 (Potential Middle School property) into the City of Franklin, TN, prior to making any connections to the City of Franklin Sanitary Sewer System.

10. NO THIRD-PARTY BENEFICIARIES. There are no third-party beneficiaries to this Agreement. No person or entity other than a party to this Agreement shall have any rights hereunder or any authority to enforce its provisions, and any such rights or enforcement must be consistent with and subject to the terms of this Agreement.

11. AUTHORITY TO ENTER INTO AGREEMENT. This Agreement is made and entered into pursuant to the authority granted by the parties under the *Interlocal Cooperation Act*, T.C.A. 12-9-101, et. seq., and the parties agree that all approvals and filings required by the terms of said Act shall be achieved as soon as possible from and after the execution of this Agreement.

12. NOTICE. All notices under this Agreement shall be given in writing, addressed to the following persons:

To: Williamson County School

Attn: Superintendent
1320 West Main St.
Franklin, TN 37064

To: City of Franklin

Attn: City Administrator
109 3rd Avenue South
Franklin, TN 37064

Written notices shall be deemed received three days after the same are deposited in the United States Mail, postage prepaid, addressed as provided above.

13. MISCELLANEOUS.

a. Relationship. In consideration of the mutual covenants provided herein, the parties agree that nothing contained herein is intended to be or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to this Agreement.

b. Binding. This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

c. Dispute Resolution. The parties may agree to participate in non-binding mediation in an attempt to resolve any disputes. Notwithstanding the foregoing statement, any claims, disputes, or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to and decided by a court of law.

d. Severability. The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

e. Specific Performance. The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual agencies shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

f. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

g. Assignment. The rights and obligations of this Agreement are not assignable.

h. Law/Venue. This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, becomes subject to

litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

i. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

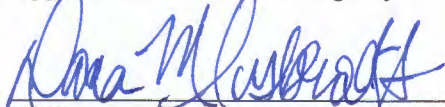
Williamson County Schools:

By: 
Date: 3/15/19

City of Franklin:

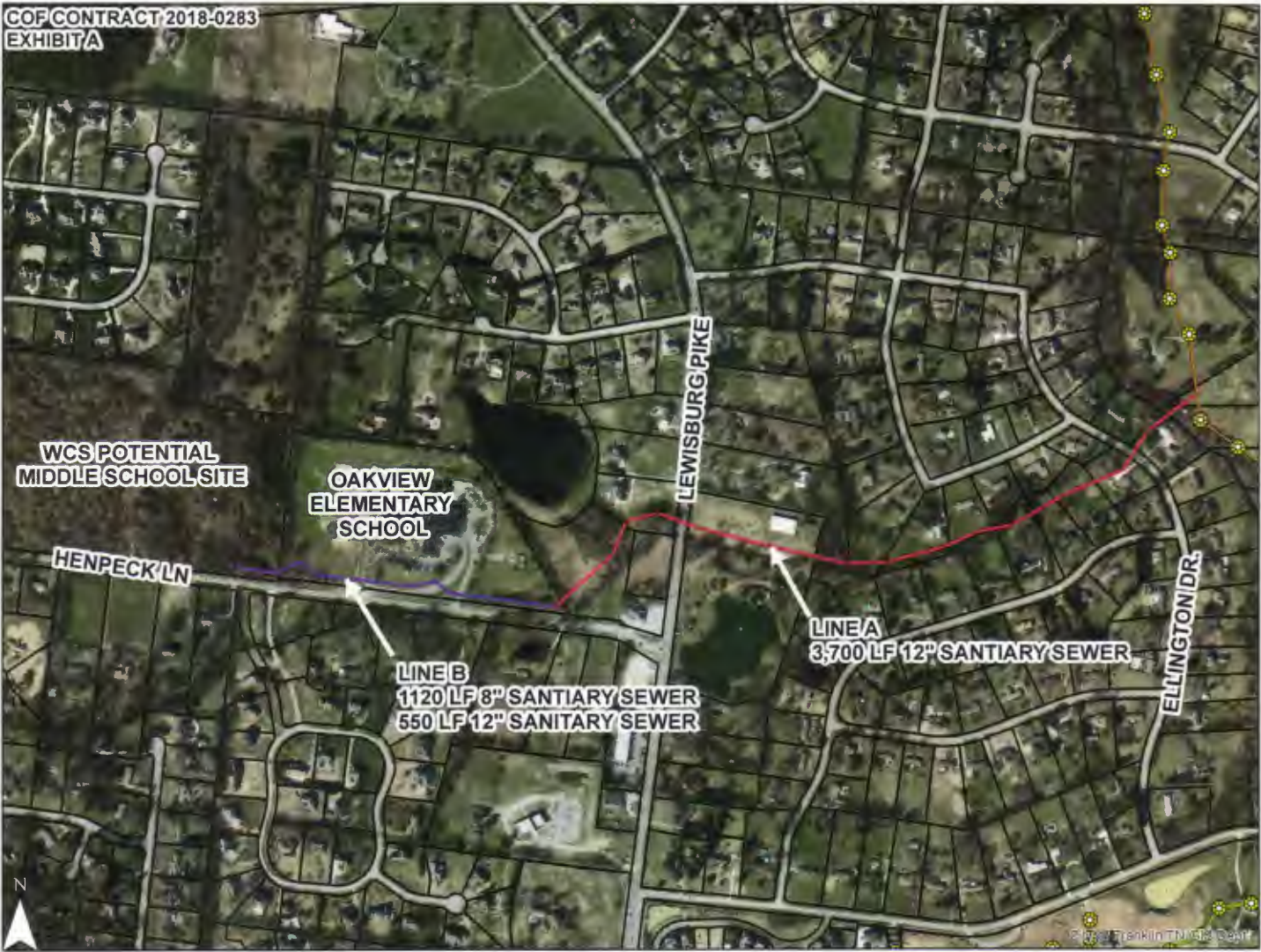
By: _____
Date: _____

Approved as to form and legality:


Williamson County Schools Attorney

Approved as to form and legality:

Shauna R. Billingsley, City Attorney



RESOLUTION 2019-48

A RESOLUTION TO AWARD THE CONSTRUCTION CONTRACT (COF CONTRACT NO. 2019-0093) FOR THE HENPECK LANE INTERCEPTOR SEWER PROJECT TO CIVIL CONSTRUCTORS IN THE AMOUNT OF \$2,953,238.00 AND TO ESTABLISH A PROJECT CONTINGENCY IN THE AMOUNT OF \$250,000.00

WHEREAS, on June 13, 2017, the City of Franklin Board of Mayor and Aldermen ("BOMA") approved Resolution 2017-46, A Resolution Authorizing the City of Franklin to Enter an Agreement with Williamson County Schools to Share the Cost of Extending Sanitary Sewer Service to Both the Oakview Elementary School and the Future Middle School on Henpeck Lane; and

WHEREAS, on April 26, 2019, sealed bids for the construction of the Henpeck Lane Interceptor Sewer Project (COF Project No. 2019-0093) were received by the City of Franklin Engineering Department at City Hall, 109 3rd Avenue South, Franklin, Tennessee, 37064 and were publicly opened and read aloud; and

WHEREAS, after careful review and tabulation of all submitted bids, City staff recommends award of the contract for construction of the Henpeck Lane Interceptor Sewer Project (COF Project No. 2019-0093) to the low bidder, Civil Constructors, in the bid amount of \$2,953,238.00; and

WHEREAS, in the case of any unforeseen or changed project conditions, quantities, or cost overruns, City staff requests an additional \$250,000.00 project contingency to allow for the expedient completion of the Henpeck Lane Interceptor Sewer Project (COF Project No. 2019-0093).

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

SECTION I. Approval is granted to award the contract for the construction of the Henpeck Lane Interceptor Sewer Project (COF Project No. 2019-0093) to Civil Constructors in the amount of \$2,953,238.00.

SECTION II. Approval is granted to create a project contingency in the amount of \$250,000.00 for the Henpeck Lane Interceptor Sewer Project (COF Project No. 2019-0093).

SECTION III. Authority is granted to the City Administrator and Water Management Director to review and approve the spending of all project funds, both in the bid award and from the project contingency, toward the completion of the Henpeck Lane Interceptor Sewer Project (COF Project No. 2019-0093).

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form:

By: _____
Shauna R. Billingsley
City Attorney

LOCATION	Franklin, TN (Williamson Co.)
PROJECT:	Henpeck Lane Interceptor Sewer
COF CONTRACT #:	COF 2019-0093
BID DATE:	26-Apr-19

PROJECT QUANTITIES (COORDINATE WITH FOOTNOTES)					CIVIL CONSTRUCTORS		Garney Companies, Inc		W&O Construction Co., Inc.	
FOOTNOTES	ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
General										
2	1	Construction Stakes, Lines and Grades (TDOT 105-01)	1	LS	\$51,260.00	\$51,260.00	\$12,000.00	\$12,000.00	\$30,000.00	\$30,000.00
1	2	Temporary Facilities and Controls (01-5000)	1	LS	\$21,360.00	\$21,360.00	\$145,000.00	\$145,000.00	\$30,000.00	\$30,000.00
1	3	Clearing and Grubbing (31 0000)	1	LS	\$78,770.00	\$78,770.00	\$20,000.00	\$20,000.00	\$80,000.00	\$80,000.00
1	4	Tract 1 and 2 - New 6 Bar Corral Pannel / Fence (See TCP-4)	568	LF	\$21.50	\$12,212.00	\$15.75	\$8,946.00	\$25.00	\$14,200.00
1	5	Tract 1 and 2 - New 6 Bar Corral Pannel / Fence Gate (See TCP-4)	20	LF	\$43.00	\$860.00	\$15.75	\$315.00	\$45.00	\$900.00
1	6	Tract 1 and 2 - Fence Removal and Replacement (See TCP-4)	190	LF	\$32.50	\$6,175.00	\$15.20	\$2,888.00	\$30.00	\$5,700.00
EPSC										
1	7	Erosion & Sediment Control	1	LS	\$66,850.00	\$66,850.00	\$30,000.00	\$30,000.00	\$50,000.00	\$50,000.00
1	8	Seeding (32-9219)	7,500	LF	\$1.50	\$11,250.00	\$1.30	\$9,750.00	\$12.00	\$90,000.00
2	9	Temporary Silt Fence (With Backing) (TDOT 209-08.02)	8,200	LF	\$5.50	\$45,100.00	\$4.20	\$34,440.00	\$10.00	\$82,000.00
2	10	Rock Check Dam (TDOT 209-08.07 per EC-STR-6)	9	EA	\$485.00	\$4,365.00	\$700.00	\$6,300.00	\$1,100.00	\$9,900.00
2	11	Catch Basin Protection (Type D) (TDOT 209-40.33 per EC-STR-19)	1	EACH	\$323.00	\$323.00	\$300.00	\$300.00	\$700.00	\$700.00
2	12	Construction Entrance #1 (Tract #1) (704-01.01 per MODIFIED EC-STR-25)	1	LS	\$8,540.00	\$8,540.00	\$25,000.00	\$25,000.00	\$16,000.00	\$16,000.00
2	13	Construction Entrance #2 (Tract #3) (704-01.01 per MODIFIED EC-STR-25)	1	LS	\$4,330.00	\$4,330.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00
2	14	Construction Entrance #3 (Tract #4) (704-01.01 per MODIFIED EC-STR-25)	1	LS	\$4,330.00	\$4,330.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00
2	15	Construction Entrance #4 (Tract #9) (704-01.01 per MODIFIED EC-STR-25)	1	LS	\$9,410.00	\$9,410.00	\$7,000.00	\$7,000.00	\$13,000.00	\$13,000.00
2	16	Construction Entrance #5 (Tract #13) (704-01.01 per MODIFIED EC-STR-25)	1	LS	\$23,420.00	\$23,420.00	\$30,000.00	\$30,000.00	\$11,000.00	\$11,000.00
2	17	Construction Entrance #6 (Tract #14) (704-01.01 per MODIFIED EC-STR-25)	1	LS	\$5,650.00	\$5,650.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00
2	18	Construction Entrance #7 (Tract #17) (704-01.01 per MODIFIED EC-STR-25)	1	LS	\$1,180.00	\$1,180.00	\$7,000.00	\$7,000.00	\$6,000.00	\$6,000.00
1	19	Tree Proection Fencing - (See Detail sheet EC-7)	220	LF	\$2.00	\$440.00	\$2.00	\$440.00	\$12.00	\$2,640.00
SANITARY SEWER										
1	20	8" PVC SDR 26 Gravity Sewer (33-3113)	1,375	LF	\$115.00	\$158,125.00	\$170.00	\$233,750.00	\$130.00	\$178,750.00
1	21	12" DIP CL 350 w/Protecto 401 lining Gravity Sewer (33-3113)	780	LF	\$365.00	\$284,700.00	\$380.00	\$296,400.00	\$190.00	\$148,200.00
1	22	12" PVC SDR 26 Gravity Sewer (33-3113)	4,175	LF	\$276.00	\$1,152,300.00	\$180.00	\$751,500.00	\$176.00	\$734,800.00
1	23	Bore and Jack 24-inch diameter Steel Casing Pipe beneath Lewisburg Pike including 12-inch DIP CL 350 Gravity Sewer (33-0523)	150	LF	\$773.00	\$115,950.00	\$660.00	\$99,000.00	\$1,000.00	\$150,000.00
1	24	4' diameter Precast Manhole, 0-6' depth (33-3913)	26	EA	\$4,680.00	\$121,680.00	\$6,000.00	\$156,000.00	\$5,500.00	\$143,000.00
1	25	4' diameter Precast Manhole Sidewall, greater than 6' depth (33-3913)	110	VF	\$276.00	\$30,360.00	\$260.00	\$28,600.00	\$800.00	\$88,000.00
1	26	Doghouse Manhole - Connection to Existing 30" Five Mile Creek Trunk Line (33-3913)	1	LS	\$15,700.00	\$15,700.00	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00
1	27	Drop Manhole Assembly (Service Lateral) (33 3913)	1	EA	\$9,980.00	\$9,980.00	\$5,500.00	\$5,500.00	\$9,000.00	\$9,000.00
1	28	4" SCH 40 PVC Gravity Sewer Service Line (Private) (33-3113)	750	LF	\$69.00	\$51,750.00	\$38.20	\$28,650.00	\$60.00	\$45,000.00
1	29	6" PVC SDR 26 Gravity Sewer Service Line (Pubic) (33-3113)	750	LF	\$73.50	\$55,125.00	\$39.80	\$29,850.00	\$70.00	\$52,500.00

PROJECT QUANTITIES (COORDINATE WITH FOOTNOTES)					CIVIL CONSTRUCTORS		Garney Companies, Inc		W&O Construction Co., Inc.	
FOOTNOTES	ITEM NO.	ITEM DESCRIPTION	UNIT	QTY						
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	30	6" DIP CL 350 w/Protecto 401 lining Gravity Sewer Service Line (33-3113)	350	LF	\$113.00	\$39,550.00	\$64.40	\$22,540.00	\$120.00	\$42,000.00
1	31	4" SCH 40 PVC Clean-Out Assembly (Private) (33-3113)	10	EA	\$236.00	\$2,360.00	\$900.00	\$9,000.00	\$1,000.00	\$10,000.00
1	32	6" SDR 26 PVC Clean-Out Assembly (Public) (33-3113)	21	EA	\$600.00	\$12,600.00	\$1,000.00	\$21,000.00	\$2,000.00	\$42,000.00
1	33	6" DIP Clean-Out Assembly (Public) (33-3113)	9	EA	\$1,670.00	\$15,030.00	\$2,800.00	\$25,200.00	\$2,000.00	\$18,000.00
1	34	Lateral Service Connection (PVC) (33-3113)	16	EA	\$1,250.00	\$20,000.00	\$260.00	\$4,160.00	\$2,000.00	\$32,000.00
1	35	Lateral Service Connection (DIP) (33-3113)	6	EA	\$2,960.00	\$17,760.00	\$550.00	\$3,300.00	\$2,500.00	\$15,000.00
1	36	Manhole Vent Assembly (33-3913)	4	EA	\$2,150.00	\$8,600.00	\$2,500.00	\$10,000.00	\$3,500.00	\$14,000.00
1	37	Watertight Manhole Casting (Additional Payment) (33-3913)	18	EA	\$615.00	\$11,070.00	\$1,200.00	\$21,600.00	\$900.00	\$16,200.00
1	38	Main Line Pipe Check Dam (Sheet D-2, Detail 3) (03 3000)	19	EA	\$4,220.00	\$80,180.00	\$9,000.00	\$171,000.00	\$3,000.00	\$57,000.00
1	39	Main Line Stream Crossing (Sheet D-1, Detail G-13) (33 3113)	3	EA	\$20,080.00	\$60,240.00	\$40,000.00	\$120,000.00	\$45,000.00	\$135,000.00
1	40	Service Lateral Stream Crossing (Sheet D-2, Detail 2) (33 3113)	7	EA	\$10,200.00	\$71,400.00	\$25,000.00	\$175,000.00	\$22,000.00	\$154,000.00
1	41	Five Mile Creek Crossing (Sheet EC-9, Detail EC-STR-30) (33 3113)	1	LS	\$45,530.00	\$45,530.00	\$95,000.00	\$95,000.00	\$65,000.00	\$65,000.00
1	42	Patton Property Spring Line Crossing (Sheet D-2, Detail 4) (33 3113)	1	LS	\$21,590.00	\$21,590.00	\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00
1	43	Tract 15 - Wetland Crossing (33 3113)	1	LS	\$38,960.00	\$38,960.00	\$70,000.00	\$70,000.00	\$150,000.00	\$150,000.00
1	44	CCTV Inspection of New Gravity Sewer (33-3130)	6,500	LF	\$2.25	\$14,625.00	\$1.15	\$7,475.00	\$7.00	\$45,500.00
1	45	Residential Septic Tank Abandonment & House Service Reconnection	6	EA	\$2,300.00	\$13,800.00	\$1,750.00	\$10,500.00	\$3,500.00	\$21,000.00
	46	Overdepth Excavation and Backfill W/Crushed Stone (As Directed by the Engineer)	50	CY	\$100.00	\$5,000.00	\$20.00	\$1,000.00	\$110.00	\$5,500.00
3	47	Utility Record Drawings	1	LS	\$8,570.00	\$8,570.00	\$4,800.00	\$4,800.00	\$6,000.00	\$6,000.00
Roadway										
2	48	Removal of Rigid Pavement (TDOT 202-03)	350	SY	\$11.00	\$3,850.00	\$45.00	\$15,750.00	\$10.00	\$3,500.00
2, 4	49	Asphalt Pavement Trench Binder Repair (6" Binder TDOT 307 B-Modified) – Ellington Drive & Existing School Drives	200	SY	\$93.50	\$18,700.00	\$81.00	\$16,200.00	\$100.00	\$20,000.00
2	50	Asphalt Pavement Trench Surface Repair (2" Surface TDOT 411E) – Ellington Drive & Existing School Drives	1,400	SY	\$18.00	\$25,200.00	\$26.25	\$36,750.00	\$50.00	\$70,000.00
2, 5	51	Asphalt Pavement Trench Surface Repair (2" Surface TDOT 411E) – Existing School Trail	537	SY	\$19.00	\$10,203.00	\$23.20	\$12,458.40	\$30.00	\$16,110.00
2	52	Cold Planing Bituminous Pavement (TDOT 415-01.02)	1,400	SY	\$9.00	\$12,600.00	\$10.50	\$14,700.00	\$15.00	\$21,000.00
2	53	6" Concrete Driveway (TDOT 701-02) (FOOTNOTE 5 added as part of Amendment 1)	350	SY	\$66.50	\$23,275.00	\$105.00	\$36,750.00	\$120.00	\$42,000.00
2	54	6" Extruded Sloping Curb (TDOT 702-01.01)	300	LF	\$8.00	\$2,400.00	\$23.50	\$7,050.00	\$30.00	\$9,000.00
2	55	Traffic Control (TDOT 712-01)	1	LS	\$18,650.00	\$18,650.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
Total Bid Price (Total of all Unit Price Bids)						\$2,953,238.00		\$2,986,862.40		\$3,123,100.00
FOOTNOTE 1 See Modified City of Franklin, TN Water and Sanitary Sewer Specifications for M										

FOOTNOTE 1 See Modified City of Franklin, TN Water and Santuary Sewer Speifications for Measurement and Payment Dated 3/14/2019.

FOOTNOTE 2 See TDOT 2015 Standard Specifications for Road and Bridge Construction for Specification. Measurement and Payment shall be based on the bid form.

FOOTNOTE 3 See Special Provision Regarding Utility Record Drawings for specifications/requirements and measurement / payment.

FOOTNOTE 4 Includes 10" Class 'A' Grading 'D' Crushed Stone (TDOT 303-01)

FOOTNOTE 5 Includes 4" Class 'A' Grading 'D' Crushed Stone (TDOT 303-01)


Paul Holzen, City Engineer

4/29/19
Date

I hereby certify that this is a true and correct record with all errors and extension of unit price corrected.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 16. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the **same vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by Williamson County, Tennessee.

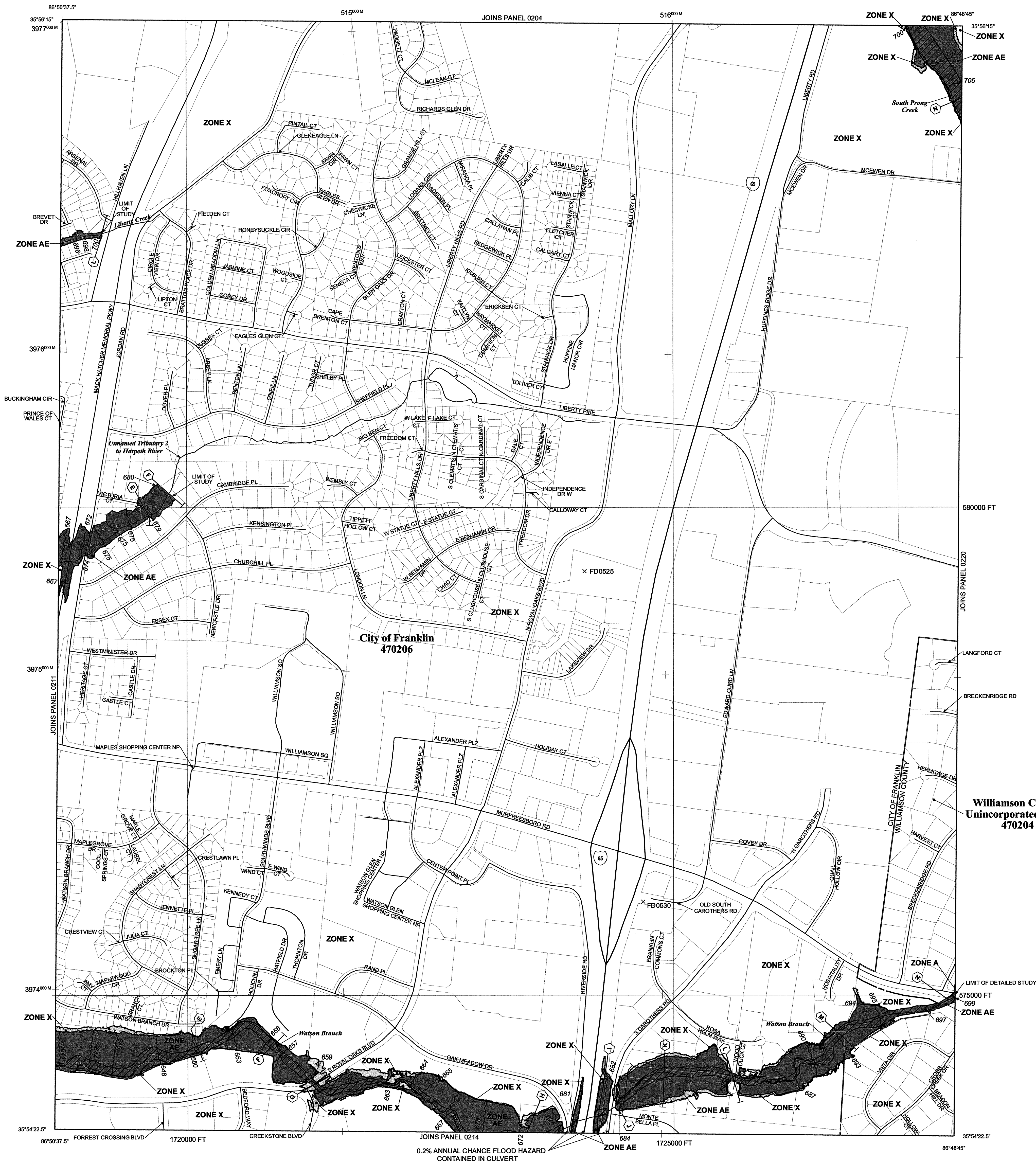
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study report* (which contains *authoritative hydraulic data*) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a *Flood Insurance Study report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevation determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood event.

ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
Base Flood Elevation line and value; elevation in feet*
(EL 987)
Cross section line
Transect line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4275°00' M
6000000 FT
DX5510
M 1.5
River Mile

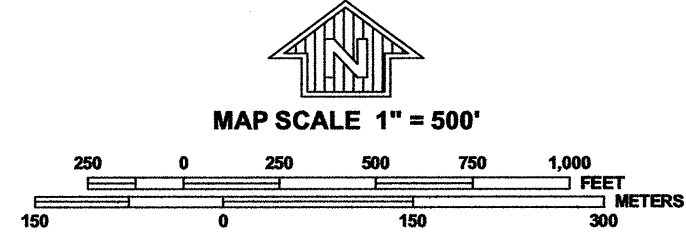
MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
JANUARY 16, 2003

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
SEPTEMBER 29, 2006 - to update corporate limits, to change Base Flood Elevations, to add Base Flood Elevations and Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add roads and road names, to reflect the incorporation of the Town of Nolensville, and the Town of Thompson's Station, to incorporate previously issued Letters of Map Revision, to reflect updated topographic information, to add floodway, and to change floodway.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



Williamson County Unincorporated Areas 470204

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0212F

FIRM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY, TENNESSEE
AND INCORPORATED AREAS

PANEL 212 OF 485
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FRANKLIN, CITY OF	470206	0212	F
WILLIAMSON COUNTY	470204	0212	F

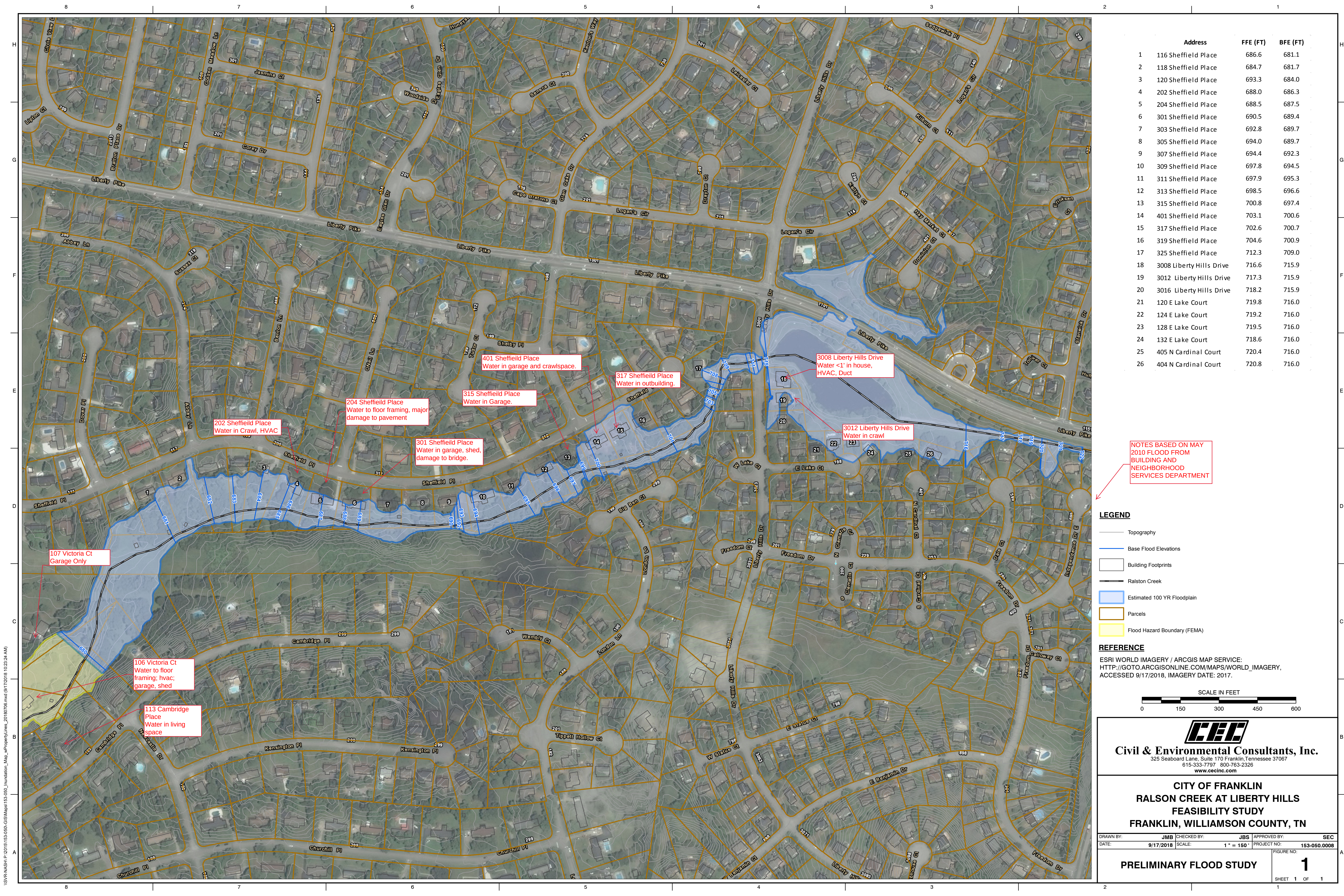
BEST AVAILABLE COPY AT THIS TIME

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
47187C0212F

MAP REVISED
SEPTEMBER 29, 2006

Federal Emergency Management Agency



	Address	FFE (FT)	BFE (FT)
1	116 Sheffield Place	686.6	681.1
2	118 Sheffield Place	684.7	681.7
3	120 Sheffield Place	693.3	684.0
4	202 Sheffield Place	688.0	686.3
5	204 Sheffield Place	688.5	687.5
6	301 Sheffield Place	690.5	689.4
7	303 Sheffield Place	692.8	689.7
8	305 Sheffield Place	694.0	689.7
9	307 Sheffield Place	694.4	692.3
10	309 Sheffield Place	697.8	694.5
11	311 Sheffield Place	697.9	695.3
12	313 Sheffield Place	698.5	696.6
13	315 Sheffield Place	700.8	697.4
14	401 Sheffield Place	703.1	700.6
15	317 Sheffield Place	702.6	700.7
16	319 Sheffield Place	704.6	700.9
17	325 Sheffield Place	712.3	709.0
18	3008 Liberty Hills Drive	716.6	715.9
19	3012 Liberty Hills Drive	717.3	715.9
20	3016 Liberty Hills Drive	718.2	715.9
21	120 E Lake Court	719.8	716.0
22	124 E Lake Court	719.2	716.0
23	128 E Lake Court	719.5	716.0
24	132 E Lake Court	718.6	716.0
25	405 N Cardinal Court	720.4	716.0
26	404 N Cardinal Court	720.8	716.0

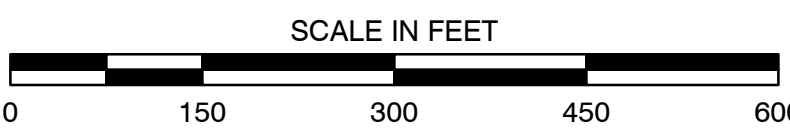
NOTES BASED ON MAY 2010 FLOOD FROM BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT

LEGEND

- Topography
- Base Flood Elevations
- Building Footprints
- Ralston Creek
- Estimated 100 YR Floodplain
- Parcels
- Flood Hazard Boundary (FEMA)

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 9/17/2018, IMAGERY DATE: 2017.



Civil & Environmental Consultants, Inc.
325 Seaboard Lane, Suite 170 Franklin, Tennessee 37067
615-333-7797 800-763-2326
www.ccecinc.com

CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

DRAWN BY:	JMB	CHECKED BY:	JBS	APPROVED BY:	SEC
DATE:	9/17/2018	SCALE:	1" = 150'	PROJECT NO:	153-050.0008

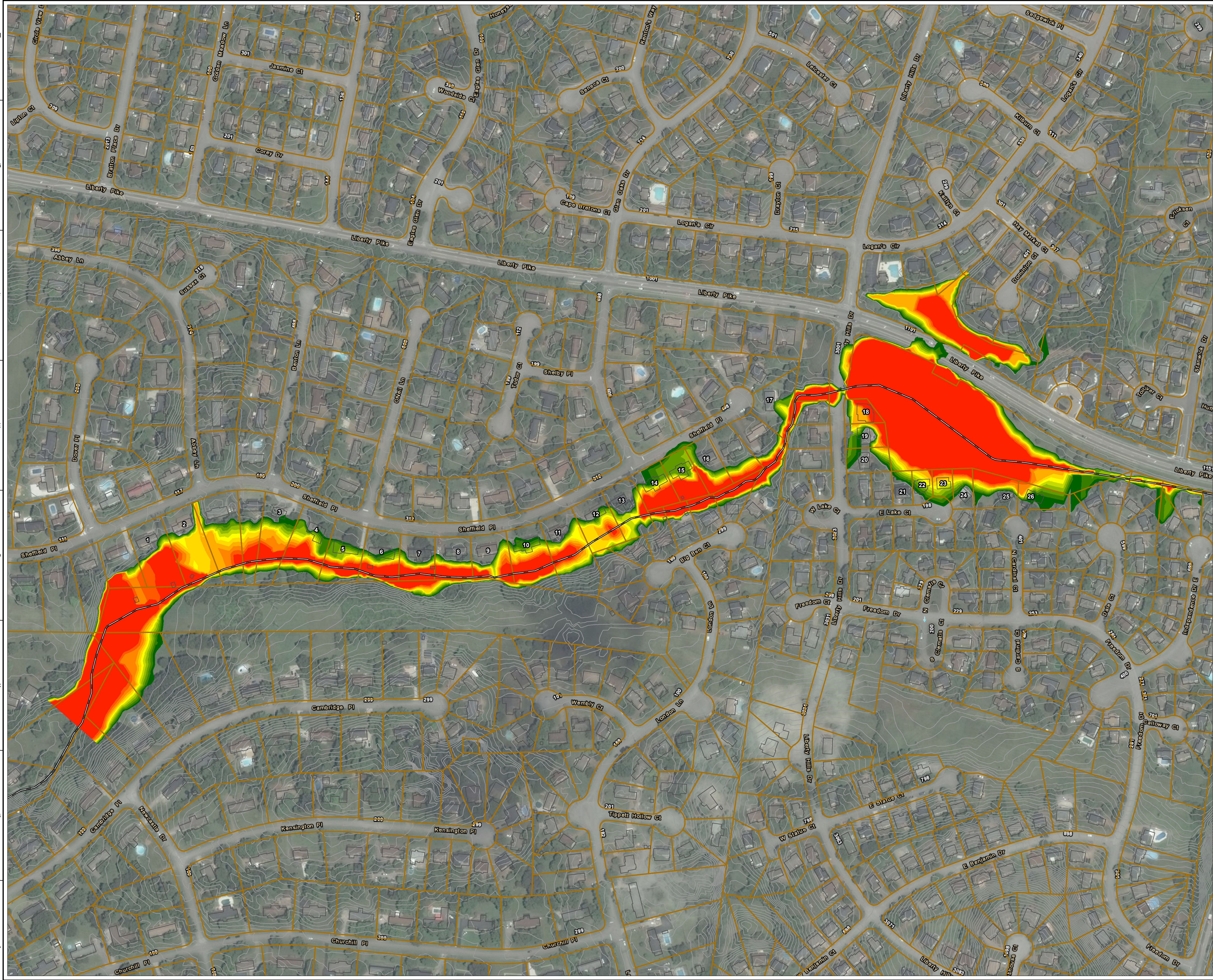
PRELIMINARY FLOOD STUDY

FIGURE NO: **1**

SHEET 1 OF 1

\\SVRNASHP\p\2018\153-050-GIS\Map\153-050_Inundation_Map_vfPropertyLines_20180706.mxd (9/17/2018 10:29:24 AM)

\\SVRNASHP1\2018\153-050-GIS\Map153-050_Inundation_Map.mxd (9/17/2018 10:19:35 AM)



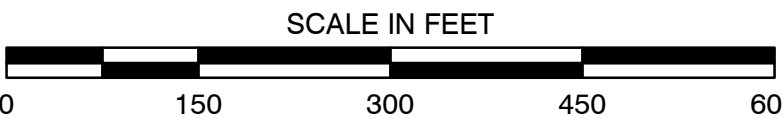
	Address	FFE (FT)	BFE (FT)
1	116 Sheffield Place	686.6	681.1
2	118 Sheffield Place	684.7	681.7
3	120 Sheffield Place	693.3	684.0
4	202 Sheffield Place	688.0	686.3
5	204 Sheffield Place	688.5	687.5
6	301 Sheffield Place	690.5	689.4
7	303 Sheffield Place	692.8	689.7
8	305 Sheffield Place	694.0	689.7
9	307 Sheffield Place	694.4	692.3
10	309 Sheffield Place	697.8	694.5
11	311 Sheffield Place	697.9	695.3
12	313 Sheffield Place	698.5	696.6
13	315 Sheffield Place	700.8	697.4
14	401 Sheffield Place	703.1	700.6
15	317 Sheffield Place	702.6	700.7
16	319 Sheffield Place	704.6	700.9
17	325 Sheffield Place	712.3	709.0
18	3008 Liberty Hills Drive	716.6	715.9
19	3012 Liberty Hills Drive	717.3	715.9
20	3016 Liberty Hills Drive	718.2	715.9
21	120 E Lake Court	719.8	716.0
22	124 E Lake Court	719.2	716.0
23	128 E Lake Court	719.5	716.0
24	132 E Lake Court	718.6	716.0
25	405 N Cardinal Court	720.4	716.0
26	404 N Cardinal Court	720.8	716.0

LEGEND

- Topography
- Building Footprints
- Ralston Creek
- Parcels
- Depth (ft)
 - <0.25
 - 0.25 - 0.5
 - 0.5 - 0.75
 - 0.75 - 1
 - 1 - 1.25
 - 1.25 - 1.5
 - 1.5 - 1.75
 - 1.75 - 2
 - 2 - 2.25
 - 2.25 - 2.5
 - >2.5

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 9/17/2018, IMAGERY DATE: 2017.



Civil & Environmental Consultants, Inc.
325 Seaboard Lane, Suite 170 Franklin, Tennessee 37067
615-333-7797 800-763-2326
www.cecinc.com

**CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN**

DRAWN BY: JMB CHECKED BY: JBS APPROVED BY: SEC
DATE: 9/17/2018 SCALE: 1" = 150' PROJECT NO: 153-050.0008

PRELIMINARY FLOOD STUDY

FIGURE NO: **1**
SHEET 1 OF 1



Civil & Environmental Consultants, Inc.

325 Seaboard Lane | Suite 170 | Franklin, Tennessee 37067

Phone: (615) 333-7797 | Fax: (615) 333-7751

MEMORANDUM

Date: May 1, 2019

To: Mr. Paul Holzen, P.E., LEED AP, City of Franklin

From: Eric J. Gardner, P.E., CPESC, Jeffrey B. Shaver, P.E., CFM, CPESC

Subject: Ralston Creek at Liberty Hills – Feasibility Study Summary

CEC Project No. 153-050

1.0 INTRODUCTION

CEC has completed a hydrologic and hydraulic analysis of Ralston Creek to determine potential solutions to address flooding and streambank erosion in the Royal Oaks Subdivision. The study area also included the Liberty Hills Subdivision retention pond, located east of the subdivision entrance from Liberty Pike. This analysis has been performed according to the Professional Services Agreement (COF Contract No. 2015-0356) approved on November 19, 2015 and amended on September 12, 2017.

The second phase of the hydrologic and hydraulic analysis was to delineate the 100-yr floodplain for Ralston Creek in the Royal Oaks Subdivision and around the Liberty Hills Pond. In addition, once the 100-yr floodplain was delineated potential solutions would be evaluated to reduce flooding during the 100-yr event upstream of Liberty Hills Drive. The goal for the potential solutions was to decrease the flooding upstream of Liberty Hills Drive while not increasing the outflow from the Liberty Hills Pond when compared to the existing conditions. The results of the extended flood study were displayed at the Project Public Meeting, held on November 8, 2018 and are depicted on the attached Figure 1 “Preliminary Flood Study”.

Since this analysis had multiple phases with varying objectives, the approach and results for each analysis phase are presented separately.

2.0 EXECUTIVE SUMMARY

CEC analyzed fifteen potential solutions to reduce flooding along Ralston Creek and around the Liberty Hills Pond. The first phase analyzed eleven potential solutions that showed flooding along Ralston Creek due to the lower more frequent rainfall events could be reduced through modifications to the Liberty Hills Pond. However, in most instances a reduction in outflow from the pond resulted in an increase in the pond water elevation. Five of the potential solutions showed a reduction in both the pond outflow and pond water elevation, however they were either trending toward potential increases during larger rainfall events, provided minimal reductions in the pond outflow such that it would not provide a noticeable reduction in flooding along Ralston Creek, or were “extreme”

solutions that may not be acceptable. The “extreme” solutions would require the Liberty Hills Pond to be changed from a neighborhood amenity to an unsightly flood control facility (e.g. drain pond and construct walls around pond to increase storage volume). It was also determined that the cost-benefit ratio of the “extreme” solutions would provide little relief for a relatively large cost.

In simple terms, the analysis shows releasing stormwater from the pond at a slower rate requires additional storage volume for the pond, which has the potential of increased flooding for the properties adjacent to the Liberty Hills Pond. Subsequently, modifying the outlet structure to release stormwater quicker resulted in the potential for increased flooding downstream of the pond along Ralston Creek.

The second phase analyzed four additional potential solutions which showed there is not a solution that will lower the pond water elevation a measurable amount for the 100-yr event while not increasing the outflow from the pond. The extended flood study also indicated that the majority of the houses adjacent to the right descending bank of Ralston Creek downstream of Liberty Hills Drive are located in the base flood (100-year) floodplain in the existing condition.

CEC recommends that the City not make modifications to the Liberty Hills Pond outlet structure and storage capacity. The following information provide a detailed description of the existing conditions and each of the potential solutions that were evaluated. The following details describes the modifications that would be required with each option, a table with the results from the analysis, and CEC’s reason for not recommending the option.

3.0 FLOODING AND STREAMBANK EROSION ANALYSIS

The initial phase of the analysis was to evaluate potential solutions for flooding due to the lower more frequent rainfall events downstream of the Liberty Hills Pond. The goal for the potential solutions is to decrease the outflow from the Liberty Hills Pond while not increasing the water elevation in the pond when compared to the existing conditions.

The analysis included measuring the Liberty Hills Pond’s response to rainfall events by collecting rainfall depth, water level in the pond, and flow leaving the pond over a 21 month time period. The field data that was collected was used to calibrate a hydrologic computer model to simulate existing field conditions so potential solutions to address flooding and streambank erosion along Ralston Creek could be evaluated. The calibration of the hydrologic computer model also included use of a hydraulic computer model to evaluate flow depth measurements and photographs provided by a resident along Ralston Creek downstream of the Liberty Hills Pond. The resulting flows from this model were lower than the regression equations produced but are extrapolated from field measurements.

Since there was not a rainfall event during the field data collection period that equaled or exceeded the 1-yr, 24-hr rainfall depth, as defined by NOAA Atlas 14, this phase of the analysis was limited to the 1-yr through 10-yr rainfall events when evaluating potential solutions. Table 1 shows the rainfall depths used in the analysis; other than the observed maximum, the other design storm depths are from NOAA Atlas 14. The potential solutions which were evaluated included modifications to

the existing Liberty Hills Pond’s outlet structure, modification to the Liberty Hills Pond’s storage volume, and combinations of the outlet structure and storage volume modifications.

Table 1 - Rainfall Depths

Event	Rainfall Depth (in)
Observed (Max)	2.16
1-YR, 24-HR	3.09
2-YR, 24-HR	3.69
5-YR, 24-HR	4.49
10-YR, 24-HR	5.14

During the Project Public Meeting, held on November 8, 2018, attendees asked if the pond could be excavated deeper to create additional volume. It was explained that volume created below the outlet control structure would not create additional detention, as the pond would fill to the elevation of the outlet structure and remain at that level. This alternative was not analyzed in the hydrologic computer model since only additional storage excavated above the existing pond water elevation would be effective in reducing the pond water elevation during rainfall events.

3.1 Existing Outlet Structure

The existing outlet structure for the Liberty Hills Pond consists of two concrete elliptical culverts under Liberty Hills Drive with a weir box located on their upstream end. The weir box is a rectangular box with four smaller triangular weirs as shown on Figure EX-1, “Existing Outlet Structure”. The invert of the triangular weirs are approximately 5 inches above the invert of the elliptical culverts. The normal pond depth for the existing condition is approximately 3’-2”. Table 2 shows how flow is attenuated for the existing condition.

Table 2 - Existing Outlet Structure Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)
Observed (Max)	709.40	64.88	45.53	29.8
1-YR, 24-HR	709.52	74.29	49.09	33.9
2-YR, 24-HR	710.44	121.71	69.86	42.6
5-YR, 24-HR	712.48	235.25	101.41	56.9
10-YR, 24-HR	713.83	327.12	117.67	64.0

3.2 Modified Outlet Structure 1 (MOS-1)

Modified Outlet Structure 1 consists of replacing one of the existing triangular weirs with a 4-inch rectangular weir as shown on Figure MOS-1, “Modified Outlet Structure 1”. The invert of the proposed 4-inch rectangular weir would be constructed at the same elevations as the invert of existing elliptical culverts. The remaining portions of the existing outlet structure would remain unchanged. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 3 shows how the flow is attenuated for this alternative.

Table 3 - Modified Outlet Structure 1 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.05	64.88	46.62	28.1	2.4	-0.35
1-YR, 24-HR	709.23	74.29	51.39	30.8	4.7	-0.29
2-YR, 24-HR	710.16	121.71	71.09	41.6	1.8	-0.28
5-YR, 24-HR	712.26	235.25	102.43	56.5	1.0	-0.22
10-YR, 24-HR	713.66	327.12	118.78	63.7	0.9	-0.17

Increase
 Decrease

This alternative when compared to the existing outlet structure would increase the outflow from the Liberty Hills Pond between 0.9% - 4.7% while lowering the pond water elevation. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.3 Modified Outlet Structure 2 (MOS-2)

Modified Outlet Structure 2 consists of replacing one of the existing triangular weirs with a 6-inch rectangular weir as shown on Figure MOS-2, “Modified Outlet Structure 2”. The invert of the proposed 6-inch rectangular weir would be constructed at the same elevations as the invert of existing elliptical culverts. The remaining portions of the existing outlet structure would remain unchanged. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 4 shows how the flow is attenuated for this alternative.

Table 4 - Modified Outlet Structure 2 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.03	64.88	47.09	27.4	3.4	-0.37
1-YR, 24-HR	709.20	74.29	51.83	30.2	5.6	-0.32
2-YR, 24-HR	710.12	121.71	71.96	40.9	3.0	-0.32
5-YR, 24-HR	712.21	235.25	104	55.8	2.6	-0.27
10-YR, 24-HR	713.61	327.12	120.73	63.1	2.6	-0.22

Increase
 Decrease

This alternative when compared to the existing outlet structure would increase the outflow from the Liberty Hills Pond between 2.6% - 5.6% while lowering the pond water elevation. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.4 Modified Outlet Structure 3 (MOS-3)

Modified Outlet Structure 3 consists of replacing one of the existing triangular weirs with a 6-inch rectangular weir as shown on Figure MOS-3, “Modified Outlet Structure 3”. The invert of the proposed 6-inch rectangular weir would be constructed at the same elevations as the invert of existing elliptical culverts. The remaining three existing triangular weirs would be filled (removed) from the weir box. The remaining portions of the existing outlet structure would remain unchanged. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 5 shows how the flow is attenuated for this alternative.

Table 5 - Modified Outlet Structure 3 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.18	64.88	43.48	33.0	-4.5	-0.22
1-YR, 24-HR	709.39	74.29	48.06	35.3	-2.1	-0.13
2-YR, 24-HR	710.37	121.71	65.55	46.1	-6.2	-0.07
5-YR, 24-HR	712.51	235.25	92.85	60.5	-8.4	0.03
10-YR, 24-HR	713.9	327.12	106.93	67.3	-9.1	0.07

Increase
 Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 2.1% - 9.1%. The pond water elevations would decrease for the 1-yr and 2-yr rainfall events and would increase for the 5-yr and 10-yr rainfall events. This alternative was not selected to move forward with additional analysis since has the potential to increase the pond water surface elevation for the higher rainfall events.

3.5 Modified Outlet Structure 4 (MOS-4)

Modified Outlet Structure 4 consists of removing the existing weir box that is located in front of the elliptical culverts under Liberty Hills Drive and removing one of the elliptical culverts under Liberty Hills Drive as shown on Figure MOS-4, “Modified Outlet Structure 4”. The invert of the remaining elliptical culvert would remain at its current elevation. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 6 shows how the flow is attenuated for this alternative.

Table 6 - Modified Outlet Structure 4 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	708.84	64.88	47.13	27.4	3.5	-0.56
1-YR, 24-HR	708.91	74.29	50.2	32.4	2.3	-0.61
2-YR, 24-HR	709.66	121.71	83.13	31.7	19.0	-0.78
5-YR, 24-HR	711.21	235.25	151.67	35.5	49.6	-1.27
10-YR, 24-HR	712.43	327.12	188.02	42.5	59.8	-1.40

Increase
 Decrease

This alternative when compared to the existing outlet structure would increase the outflow from the Liberty Hills Pond between 2.3% - 59.8% while lowering the pond water elevation. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.6 Modified Outlet Structure 5 (MOS-5)

Modified Outlet Structure 5 consists of removing the existing outlet structure completely and replacing it with one 48" reinforce concrete pipe as shown on Figure MOS-5, "Modified Outlet Structure 5". The invert of the proposed 48" RCP would set at the same invert elevation as the existing elliptical culverts. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 7 shows how the flow is attenuated for this alternative.

Table 7 - Modified Outlet Structure 5 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.12	64.88	40.73	37.2	-10.5	-0.28
1-YR, 24-HR	709.23	74.29	43.51	41.4	-11.4	-0.29
2-YR, 24-HR	710.13	121.71	69.30	43.1	-0.8	-0.31
5-YR, 24-HR	712.07	235.25	110.54	53.0	9.0	-0.41
10-YR, 24-HR	713.43	327.12	131.23	59.9	11.5	-0.40

Increase
 Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 0.8% - 11.4% for the 1-yr and 2-yr rainfall events and would increase the outflow from the Liberty Hills Pond between 9% - 11.5% for the 5-yr and 10-yr rainfall events. The pond water elevation would decrease with this alternative. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.7 Modified Outlet Structure 6 (MOS-6)

Modified Outlet Structure 6 consists of removing the existing outlet structure completely and replacing it with a new weir box with a combination triangular and rectangular weir. The invert elevation is set at the existing pond bottom elevation. One of the existing elliptical culverts would be reinstalled under Liberty Hills Drive with an invert elevation set at the existing pond bottom elevation. Figure MOS-6, “Modified Outlet Structure 6” shows the proposed outlet structure configuration. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 8 shows how the flow is attenuated for this alternative.

Table 8 - Modified Outlet Structure 6 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	708.44	64.88	28.58	55.9	-37.2	-0.96
1-YR, 24-HR	708.73	74.29	32.86	55.8	-33.1	-0.79
2-YR, 24-HR	709.93	121.71	51.37	57.8	-26.5	-0.51
5-YR, 24-HR	712.24	235.25	83.22	64.6	-17.9	-0.24
10-YR, 24-HR	713.72	327.12	99.25	69.7	-15.7	-0.11

Increase
 Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 15.7% - 37.2% while also decreasing the pond water elevation. However, the decrease in outflow and water elevation is getting smaller as the rainfall depth increases for the larger events. This trend supports the assumption that by removing one of the elliptical culverts under Liberty Hills Drive the pond water elevation would increase for the larger rainfall events which were not included in this analysis. This alternative was not selected to move forward with additional analysis since it had the potential to increase the pond water surface elevation for the higher rainfall events.

3.8 Modified Pond Storage 1 (MPND-1)

Modified Pond Storage 1 consists of increasing the storage volume by excavating the area shown on Figure MPND-1, “Modified Pond Storage 1”. The existing outlet structure would not be modified for this alternative. The normal pond depth for this alternative would remain the same as the existing conditions. Table 9 shows how the flow is attenuated for this alternative.

Table 9 - Modified Pond Storage 1 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.32	64.88	43.32	33.2	-4.9	-0.08
1-YR, 24-HR	709.44	74.29	46.81	37.0	-4.6	-0.08
2-YR, 24-HR	710.32	121.71	67.58	44.5	-3.3	-0.12
5-YR, 24-HR	712.35	235.25	99.78	57.6	-1.6	-0.13
10-YR, 24-HR	713.74	327.12	116.64	64.3	-0.9	-0.09

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 0.9% - 4.9% while also decreasing the pond water elevation. This alternative was not selected to move forward with additional analysis since the decrease in the outflow from the pond is not large enough to notice a reduction in flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.9 Modified Pond Storage 2 (MPND-2)

Modified Pond Storage 2 consists of increasing the storage volume by constructing a retaining wall around the pond and excavating the area shown on Figure MPND-2, “Modified Pond Storage 2”. The existing outlet structure would not be modified for this alternative. The normal pond depth for this alternative would remain the same as the existing conditions. Table 10 shows how the flow is attenuated for this alternative.

Table 10 - Modified Pond Storage 2 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.12	64.88	36.16	44.3	-20.6	-0.28
1-YR, 24-HR	709.19	74.29	38.93	47.6	-20.7	-0.33
2-YR, 24-HR	709.79	121.71	56.16	53.9	-19.6	-0.65
5-YR, 24-HR	711.33	235.25	85.24	63.8	-15.9	-1.15
10-YR, 24-HR	712.63	327.12	103.35	68.4	-12.2	-1.20

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 12.2% - 20.7% while also decreasing the pond water elevation. This alternative was analyzed as an “extreme” alternative to see the impacts of maximizing storage in the Liberty Hills Pond. This alternative was not selected to move forward with additional analysis due to the aesthetics of having a retaining wall surrounding the pond. The retaining wall would have the potential to limit access to the pond and affect adjacent property owners by having a drop off located

at their property line in lieu of a slope down to the pond. This alternative also had diminishing attenuation as the storm depths increased.

3.10 Combination Modifications 1 (COMB-1)

Combination Modifications 1 included modifying the existing outlet structure of Liberty Hills Pond as described above for Modified Outlet Structure 5 and modifying the pond storage as described above in Modified Pond Storage 1. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 11 shows how the flow is attenuated for this alternative.

Table 11 - Combination Modifications 1 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.03	64.88	38.35	40.9	-15.8	-0.37
1-YR, 24-HR	709.13	74.29	40.97	44.9	-16.5	-0.39
2-YR, 24-HR	710.01	121.71	65.77	46.0	-5.9	-0.43
5-YR, 24-HR	711.92	235.25	108.06	54.1	6.6	-0.56
10-YR, 24-HR	713.31	327.12	129.53	60.4	10.1	-0.52

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 5.9% - 16.5% for the 1-yr and 2-yr rainfall events and would increase the outflow from the Liberty Hills Pond between 6.6% - 10.1% for the 5-yr and 10-yr rainfall events. The pond water elevation would decrease with this alternative. This alternative was analyzed to evaluate if adding additional storage to the pond would work with Modified Outlet Structure 5 to decrease the outflow from the pond for the rainfall events used for this analysis while not increasing the water elevation in the pond. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.11 Combination Modifications 2 (COMB-2)

Combination Modifications 2 included modify the existing outlet structure of Liberty Hills Pond as described above for Modified Outlet Structure 3 and modifying the pond storage as described above in Modified Pond Storage 1. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 12 shows how the flow is attenuated for this alternative.

Table 12 - Combination Modifications 2 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.10	64.88	41.57	35.9	-8.7	-0.30
1-YR, 24-HR	709.32	74.29	46.5	37.4	-5.3	-0.20
2-YR, 24-HR	710.25	121.71	63.76	47.6	-8.7	-0.19
5-YR, 24-HR	712.38	235.25	91.42	61.1	-9.9	-0.10
10-YR, 24-HR	713.8	327.12	105.97	67.6	-9.9	-0.03

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 5.3% - 9.9%. The pond water elevation would decrease with this alternative. This alternative was analyzed to evaluate if adding additional storage to the pond would work with Modified Outlet Structure 3 to decrease the outflow from the pond for the rainfall events used for this analysis while not increasing the water elevation in the pond. This alternative was not selected to move forward with additional analysis since the decrease in the outflow from the pond is not considered large enough to notice a reduction in flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.12 Combination Modifications 3 (COMB-3)

Combination Modifications 3 included modifying the existing outlet structure of Liberty Hills Pond as described above for Modified Outlet Structure 6 and modifying the pond storage as described above in Modified Pond Storage 2. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 13 shows how the flow is attenuated for this alternative.

Table 13 - Combination Modifications 3 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	708.37	64.88	27.62	57.4	-39.3	-1.03
1-YR, 24-HR	708.58	74.29	30.63	58.8	-37.6	-0.94
2-YR, 24-HR	709.33	121.71	42.15	65.4	-39.7	-1.11
5-YR, 24-HR	711.01	235.25	67.79	71.2	-33.2	-1.47
10-YR, 24-HR	712.37	327.12	84.75	74.1	-28.0	-1.46

Increase

Decrease

This alternative when compared to the existing conditions would decrease the outflow from the Liberty Hills Pond between 28% - 39.7% while also decreasing the pond water elevation. This alternative was analyzed as an “extreme” alternative to see the impacts of maximizing storage in the Liberty Hills Pond by draining the pond and constructing a retaining wall to allow additional excavation. This alternative was not selected to move forward with additional analysis due to the aesthetics of having a retaining wall surrounding the pond area and the existing pond being drained. The retaining wall would have the potential to limit access to the pond area and affect adjacent property owners by having a drop off located at their property line in lieu of a slope down to the pond area. This alternative also had diminishing attenuation as the storm depths increased.

4.0 EXTENDED FLOOD STUDY ANALYSIS

Since this analysis was to extend the existing hydraulic model which supports the Effective FEMA Flood Insurance Study (FIS) for Ralston Creek, the hydrologic method for calculating peak flow was not changed from that used in the FIS. The flows were calculated using the same regression equations used for the Effective FIS model. In addition, to evaluate the outflow from the Liberty Hills Pond for the potential solutions, a separate hydrologic computer model was developed and calibrated to the regression equation peak flows. Table 14 shows the peak flows used for the extended flood study.

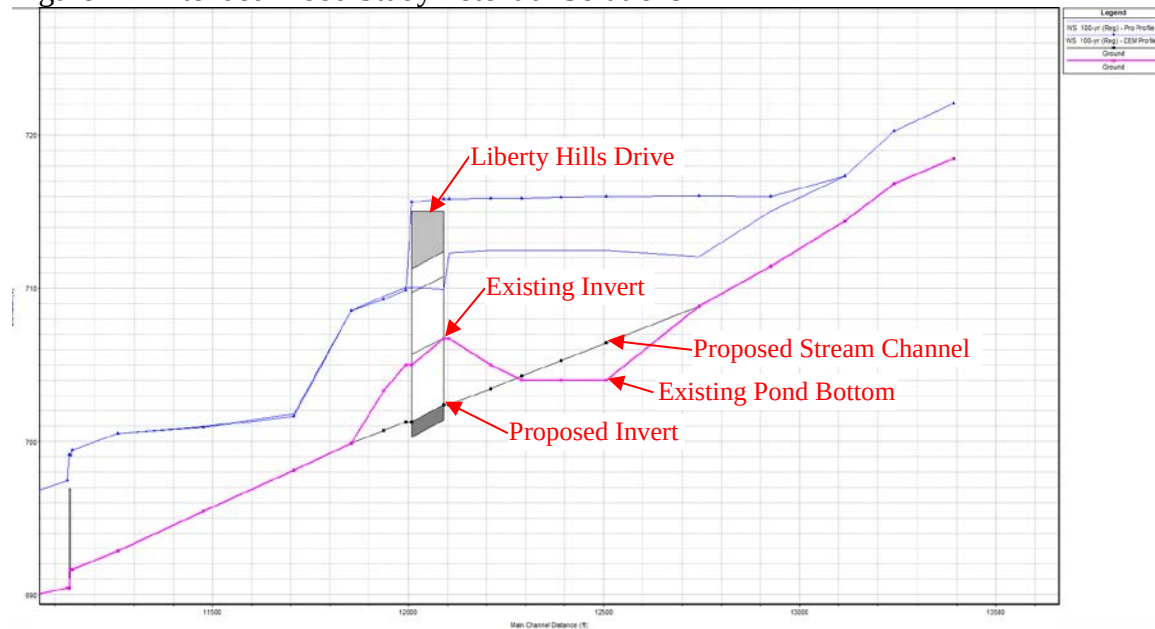
Table 14 - Extended Flood Study Regression Equation Peak Flows at Liberty Hills Drive

Event	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR	500-YR
Peak Flow (cfs)	262	418	533	689	810	936	1239

The regression equations calculated larger hydrologic flows for the 2-yr, 5-yr, and 10-yr events than were calculated with the hydrologic computer model that was calibrated with the field data that was collected for the initial phase of the analysis. The difference in the flows is because the hydrologic computer model used in the initial analysis is specific to the study area, and the regression equations were developed to apply to a much larger region of Tennessee. However, when extending the existing flood study for Ralston Creek the flows calculated with the regression equations should be used.

The potential solutions evaluated for this phase of the analysis do not correspond to the initial phase of the hydrologic and hydraulic analysis since the purpose of the analyses are different, the hydrologic methods are different, and it was decided not to pursue any of the potential solutions evaluated in the initial analysis. The potential solutions evaluated for this phase included draining the Liberty Hills Pond by replacing the existing outlet structure and elliptical culverts under Liberty Hills Drive with a box culvert and a box culvert weir box combination with lower inverts. Figure 2 shows how the inverts of the culvert under Liberty Hills Drive were lowered for the potential solutions.

Figure 2 - Extended Flood Study Potential Solutions



4.1 Existing Conditions

The existing conditions hydraulic computer model for the extended flood study was developed based on field surveyed cross-sections of Ralston Creek between Victoria Court and Royal Oaks Blvd. The bridges between Victoria Court and Liberty Hills Drive were also included in the model. The existing elliptical culverts under Liberty Hills Drive were included in the model, but the weir box as part of the Liberty Hills Pond outlet structure was not included in the model. Based on the geometry of the existing outlet structure and observing flow over the weir box during the smaller storm events, it was determined the flow through the existing outlet pipes would not be impeded during the 100-yr event used for the flood study. Table 15 shows the results for the water elevation in the pond for the existing conditions.

Table 14 - Flood Study Existing Conditions Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)
2-YR	711.93	425.99	348.55	-18.2
5-YR	713.22	550.06	415.47	-24.5
10-YR	714.19	649.58	459.3	-29.3
25-YR	715.35	789.44	565.64	-28.3
50-YR	715.65	902.62	771.09	-14.6
100-YR	715.82	1,018.60	940.76	-7.6
500-YR	716.09	1,304.84	1,288.10	-1.3

The extended flood study indicated that the majority of the parcels adjacent to the right descending bank of Ralston Creek downstream of Liberty Hills Drive are located in the base flood (100-year)

flood plain in the existing condition. The results of the extended flood study were displayed at the Project Public Meeting, held on November 8, 2018 and are depicted on the attached Figure 1 “Preliminary Flood Study”.

4.2 6’x5’ Box Culvert

This potential solution included removing the existing outlet structure of the Liberty Hills Pond and replacing it with a 6’x5’ reinforced concrete box culvert under Liberty Hills Drive with invert elevations as shown in Figure 2. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 15 shows how the flow is attenuated for this alternative.

Table 15 - 6’x5’ Box Culvert Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
2-YR	710.22	425.99	330.66	-22.4	-5.1%	-1.71
5-YR	712.15	550.06	387.57	-29.5	-6.7%	-1.07
10-YR	713.5	649.58	422.54	-35	-8.0%	-0.69
25-YR	715.1	789.44	461.94	-41.5	-18.3%	-0.25
50-YR	715.61	902.62	691.61	-23.4	-10.3%	-0.04
100-YR	715.82	1,018.60	889.74	-12.7	-5.4%	0
500-YR	716.12	1,304.84	1272.24	-2.5	-1.2%	0.03

Increase

Decrease

This alternative when compared to the existing conditions would not increase the outflow from the Liberty Hills Pond while also decreasing the pond water elevation for the 2-yr through 50-yr events. This alternative was not selected to move forward with additional analysis since there was no reduction in the 100-yr pond water elevation.

4.3 6’x5’ Box Culvert with Weir

This potential solution included removing the existing outlet structure of the Liberty Hills Pond and replacing it with a 6’x5’ reinforced concrete box culvert under Liberty Hills Drive with invert elevations as shown in Figure 2. A weir box would also be placed in front of the culvert. The weir box would be 7.5’ tall with a 4.5’ rectangular weir. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 16 shows how the flow is attenuated for this alternative.

Table 16 - 6'x5' Box Culvert with Weir Box Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
2-YR	710.52	425.99	340.25	-20.1	-2.4%	-1.41
5-YR	712.34	550.06	392.59	-28.6	-5.5%	-0.88
10-YR	713.64	649.58	426.03	-34.4	-7.2%	-0.55
25-YR	715.19	789.44	477.31	-39.5	-15.6%	-0.16
50-YR	715.63	902.62	708.84	-21.5	-8.1%	-0.02
100-YR	715.83	1,018.60	900.9	-11.6	-4.2%	0.01
500-YR	716.12	1,304.84	1276.87	-2.1	-0.9%	0.03
		Increase	Decrease			

This alternative when compared to the existing conditions would not increase the outflow from the Liberty Hills Pond while also decreasing the pond water elevation for the 2-yr through 50-yr events. This alternative was not selected to move forward with additional analysis since there was only minor reduction in the 100-yr pond water elevation.

4.4 12'x10' Box Culvert

This potential solution included removing the existing outlet structure of the Liberty Hills Pond and replacing it with a 12'x10' reinforced concrete box culvert under Liberty Hills Drive with invert elevations as shown in Figure 2. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 17 shows how the flow is attenuated for this alternative.

Table 17 - 12'x10' Box Culvert Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
2-YR	707.22	425.99	410.39	-3.7	17.7%	-4.71
5-YR	708.14	550.06	523.57	-4.8	26.0%	-5.08
10-YR	708.88	649.58	613.77	-5.5	33.6%	-5.31
25-YR	709.87	789.44	740.36	-6.2	30.9%	-5.48
50-YR	710.62	902.62	841.85	-6.7	9.2%	-5.03
100-YR	711.36	1,018.60	944.16	-7.3	0.4%	-4.46
500-YR	712.98	1,304.84	1183.79	-9.3	-8.1%	-3.11
		Increase	Decrease			

This alternative when compared to the existing conditions would increase the outflow from the Liberty Hills Pond while decreasing the pond water elevation. This alternative was not selected to move forward with additional analysis since there was an increase in the outflow from the pond.

4.5 12'x10' Box Culvert with Weir

This potential solution included removing the existing outlet structure of the Liberty Hills Pond and replacing it with a 12'x10' reinforced concrete box culvert under Liberty Hills Drive with invert elevations as shown in Figure 2. A weir box would also be placed in front of the culvert. The weir box would be 12' tall with a 3.5' rectangular weir. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 18 shows how the flow is attenuated for this alternative.

Table 18 - 12'x10' Box Culvert with Weir Box Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
2-YR	711.52	425.99	316.74	-25.6	-9.1%	-0.41
5-YR	712.96	550.06	394.58	-28.3	-5.0%	-0.26
10-YR	713.95	649.58	450.99	-30.6	-1.8%	-0.24
25-YR	715.01	789.44	567.32	-28.1	0.3%	-0.34
50-YR	715.42	902.62	748.55	-17.1	-2.9%	-0.23
100-YR	715.62	1,018.60	926.99	-9	-1.5%	-0.2
500-YR	715.91	1,304.84	1282.9	-1.7	-0.4%	-0.18

Increase

Decrease

This alternative when compared to the existing conditions would increase the outflow from the Liberty Hills Pond for the 25-yr event while also decreasing the pond water elevation. This alternative was not selected to move forward with additional analysis since there was an increase in the pond outflow for the 25-yr event and only a minor reduction in the 100-yr pond water elevation.

Enclosures

Figure 1 – “Preliminary Flood Study”

Figure EX-1 – “Existing Outlet Structure”

Figure MOS-1 – “Modified Outlet Structure 1”

Figure MOS-2 – “Modified Outlet Structure 2”

Figure MOS-3 – “Modified Outlet Structure 3”

Figure MOS-4 – “Modified Outlet Structure 4”

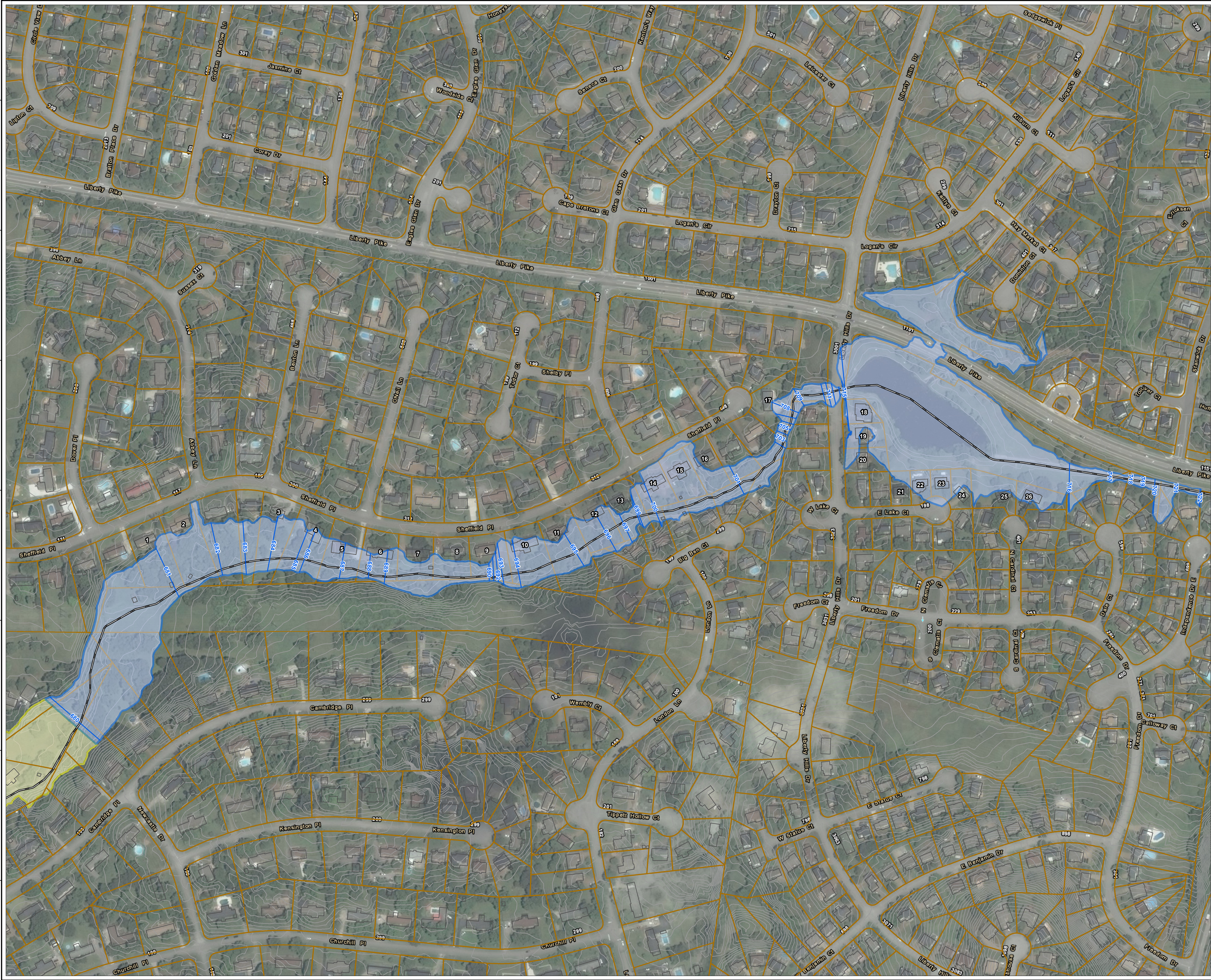
Figure MOS-5 – “Modified Outlet Structure 5”

Figure MOS-6 – “Modified Outlet Structure 6”

Figure MPND-1 – “Modified Pond Storage 1”

Figure MPND-2 – “Modified Pond Storage 2”

\\SVRNASHP\p\2018\153-050-GIS\Map\153-050_Inundation_Map_vfPropertyLines_20180706.mxd (9/17/2018 10:29:24 AM)



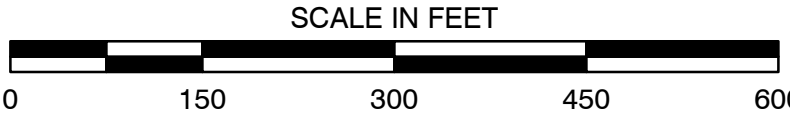
	Address	FFE (FT)	BFE (FT)
1	116 Sheffield Place	686.6	681.1
2	118 Sheffield Place	684.7	681.7
3	120 Sheffield Place	693.3	684.0
4	202 Sheffield Place	688.0	686.3
5	204 Sheffield Place	688.5	687.5
6	301 Sheffield Place	690.5	689.4
7	303 Sheffield Place	692.8	689.7
8	305 Sheffield Place	694.0	689.7
9	307 Sheffield Place	694.4	692.3
10	309 Sheffield Place	697.8	694.5
11	311 Sheffield Place	697.9	695.3
12	313 Sheffield Place	698.5	696.6
13	315 Sheffield Place	700.8	697.4
14	401 Sheffield Place	703.1	700.6
15	317 Sheffield Place	702.6	700.7
16	319 Sheffield Place	704.6	700.9
17	325 Sheffield Place	712.3	709.0
18	3008 Liberty Hills Drive	716.6	715.9
19	3012 Liberty Hills Drive	717.3	715.9
20	3016 Liberty Hills Drive	718.2	715.9
21	120 E Lake Court	719.8	716.0
22	124 E Lake Court	719.2	716.0
23	128 E Lake Court	719.5	716.0
24	132 E Lake Court	718.6	716.0
25	405 N Cardinal Court	720.4	716.0
26	404 N Cardinal Court	720.8	716.0

LEGEND

- Topography
- Base Flood Elevations
- Building Footprints
- Ralston Creek
- Estimated 100 YR Floodplain
- Parcels
- Flood Hazard Boundary (FEMA)

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 9/17/2018, IMAGERY DATE: 2017.



C&E
Civil & Environmental Consultants, Inc.
325 Seaboard Lane, Suite 170 Franklin, Tennessee 37067
615-333-7797 800-763-2326
www.cecinc.com

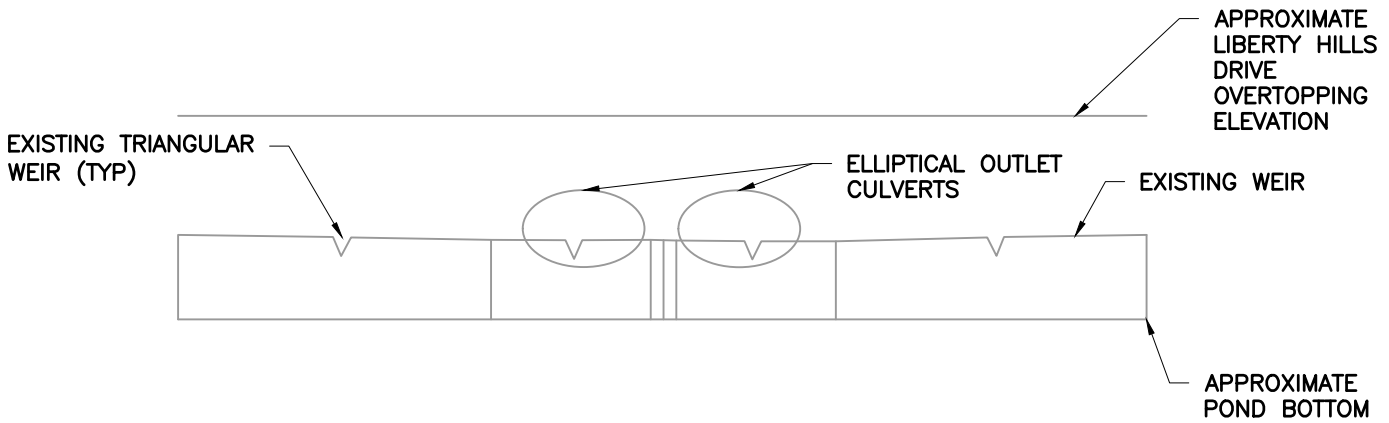
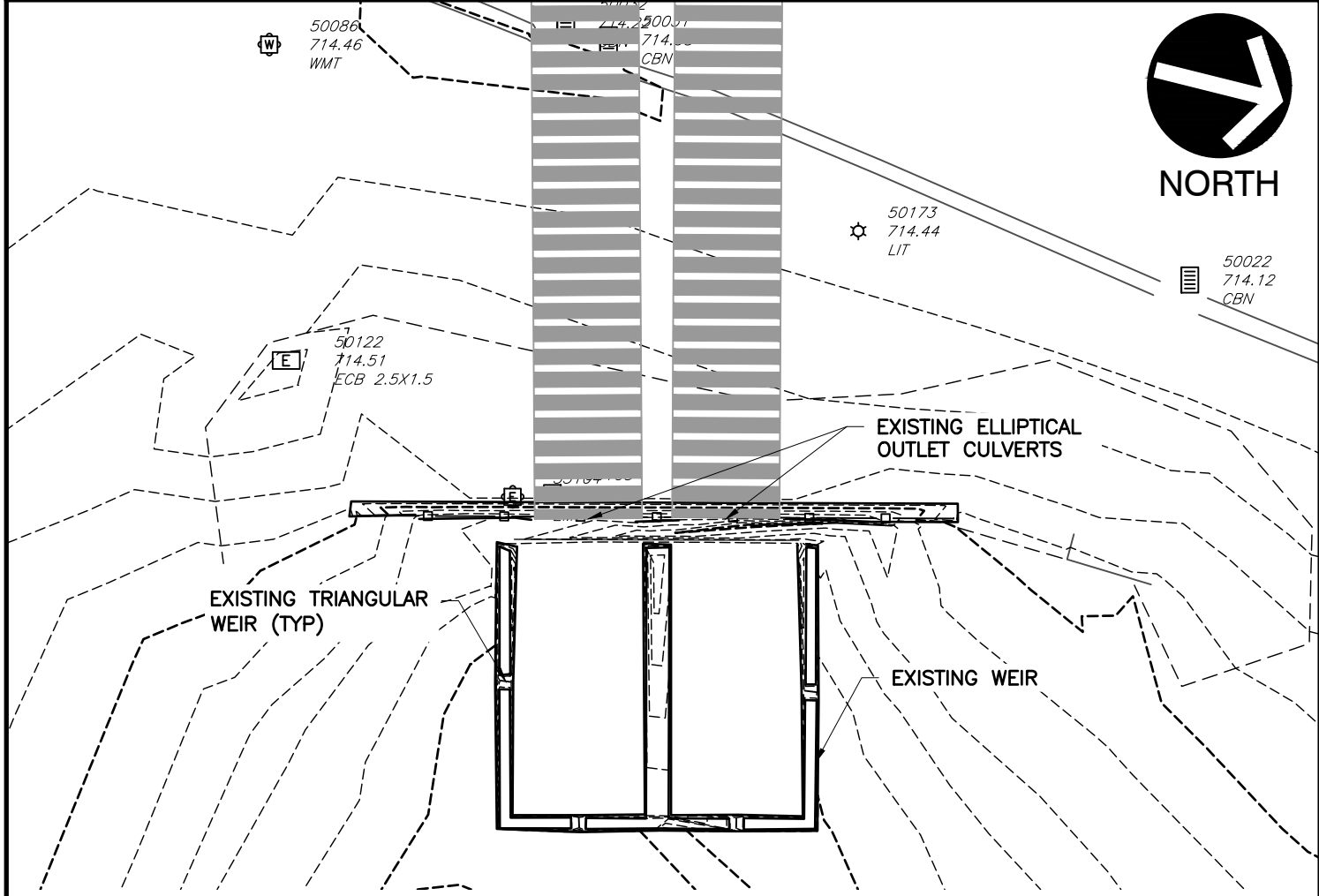
CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

DRAWN BY: JMB CHECKED BY: JBS APPROVED BY: SEC
DATE: 9/17/2018 SCALE: 1" = 150' PROJECT NO: 153-050.0008

PRELIMINARY FLOOD STUDY

FIGURE NO: **1**
SHEET 1 OF 1

P:\2015\153-050\153-050\153050XR-CV01-Outlet_Detail.dwg{FIGURE NO. EX-1} LS:(4/23/2019 - jshaver) - LP: 4/30/2019 2:55 PM



Civil & Environmental Consultants, Inc.

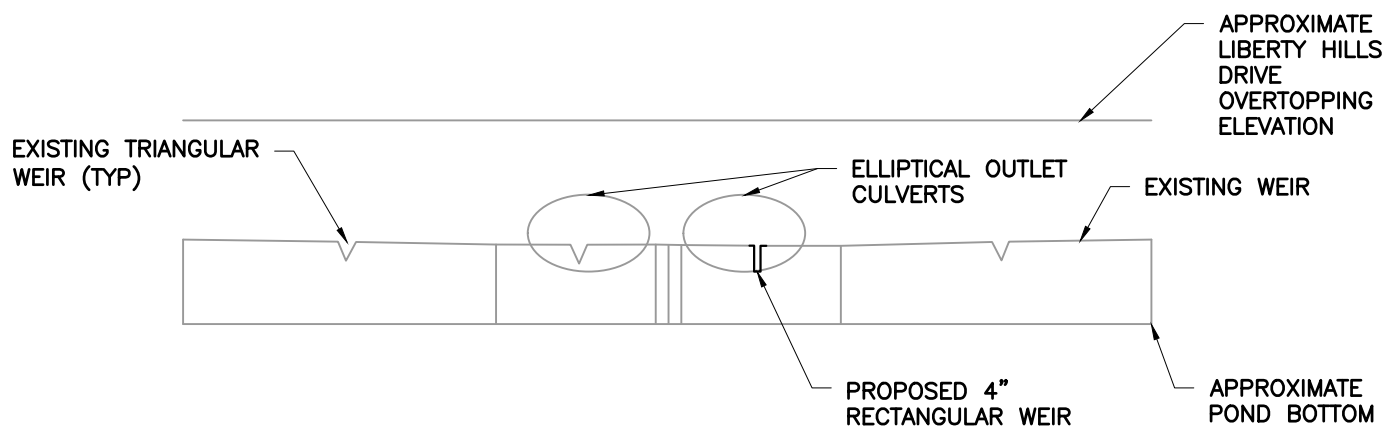
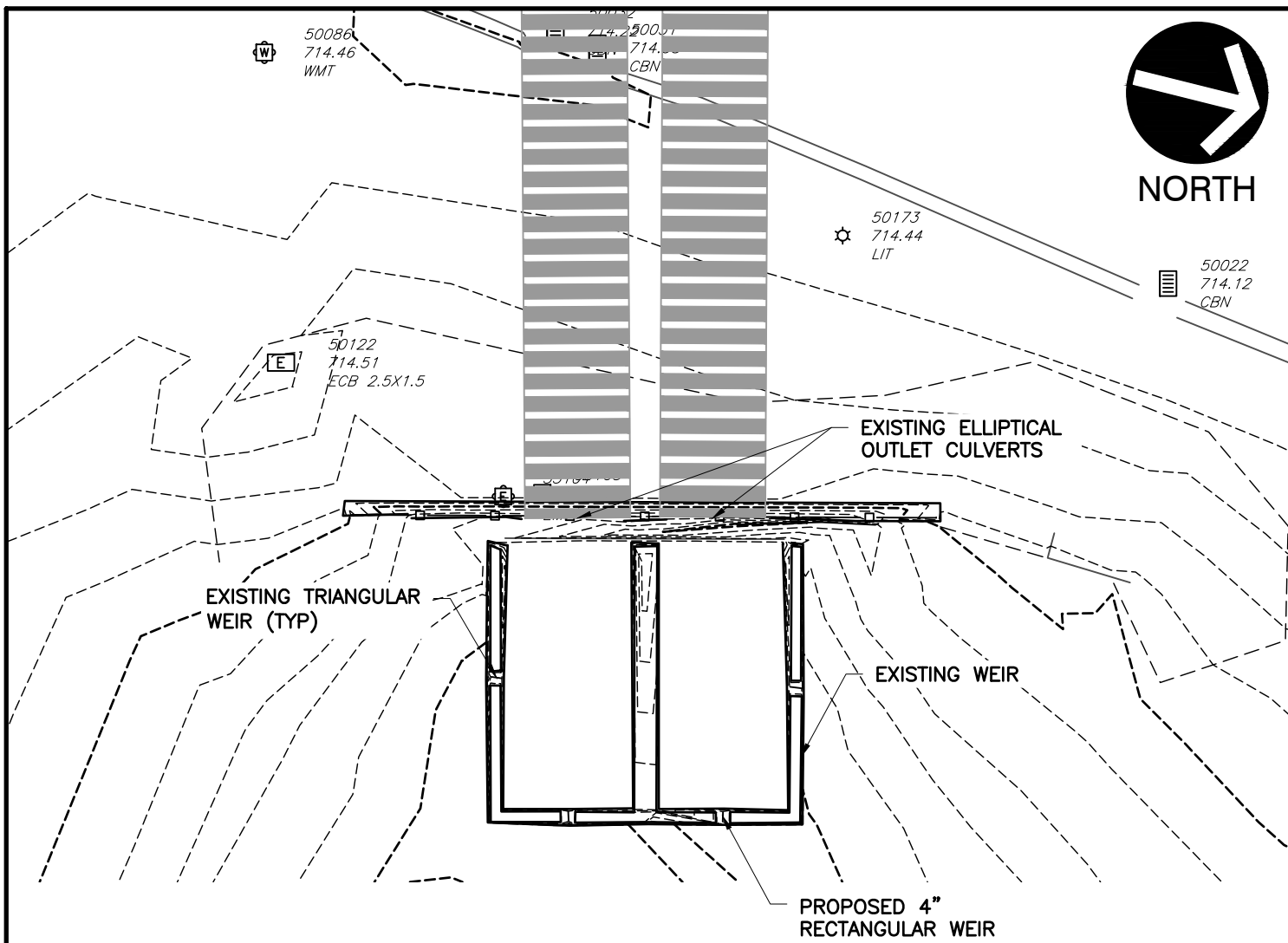
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

CITY OF FRANKLIN
RALSTON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

EXISTING OUTLET STRUCTURE

DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO.:
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	EX-1

P:\2015\153-050\153050XR-CV01-Outlet_Detail.dwg{FIGURE NO. MOS-1} LS:(4/23/2019 - jshaver) - LP: 4/30/2019 2:55 PM



Civil & Environmental Consultants, Inc.

333 Baldwin Road · Pittsburgh, PA 15205

412-429-2324 · 800-365-2324

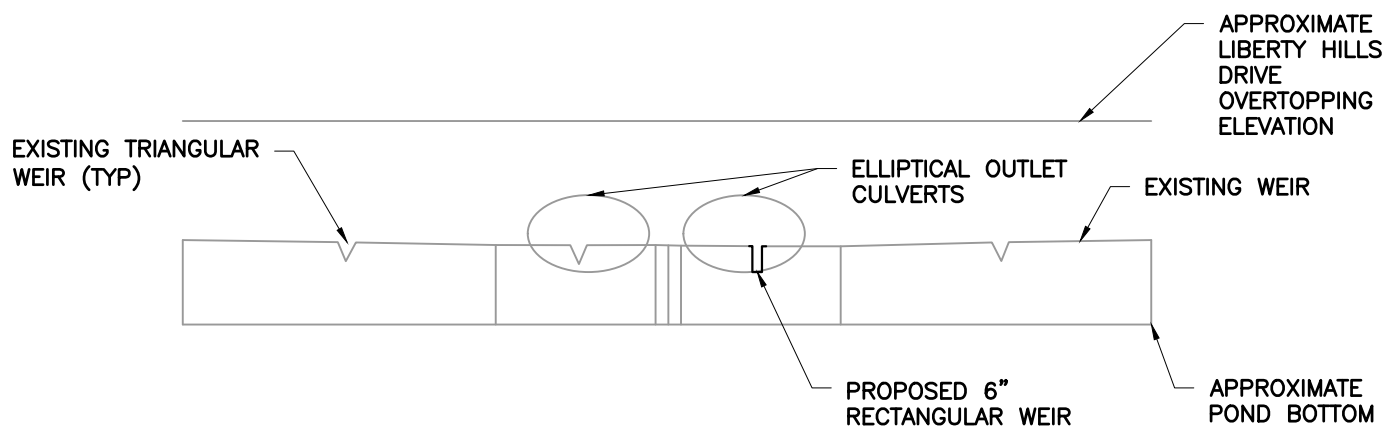
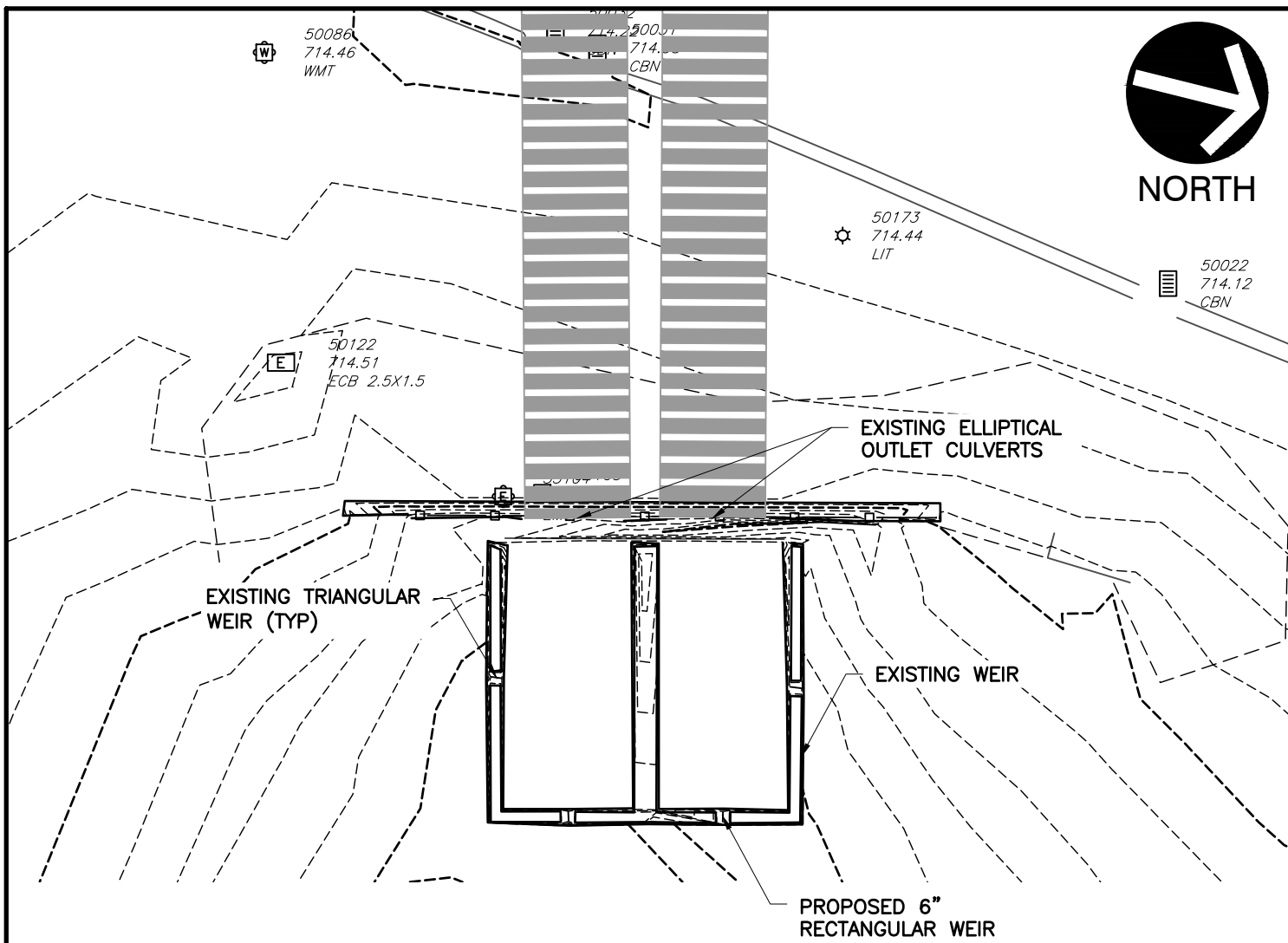
www.cecinc.com

CITY OF FRANKLIN
RALSTON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED OUTLET STRUCTURE 1

DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO.:
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	MOS-1

P:\2015\153-050\153050XR-CV01-Outlet_Detail.dwg{FIGURE NO. MOS-2} LS:(4/23/2019 - jshaver) - LP: 4/30/2019 2:55 PM



Civil & Environmental Consultants, Inc.

333 Baldwin Road · Pittsburgh, PA 15205

412-429-2324 · 800-365-2324

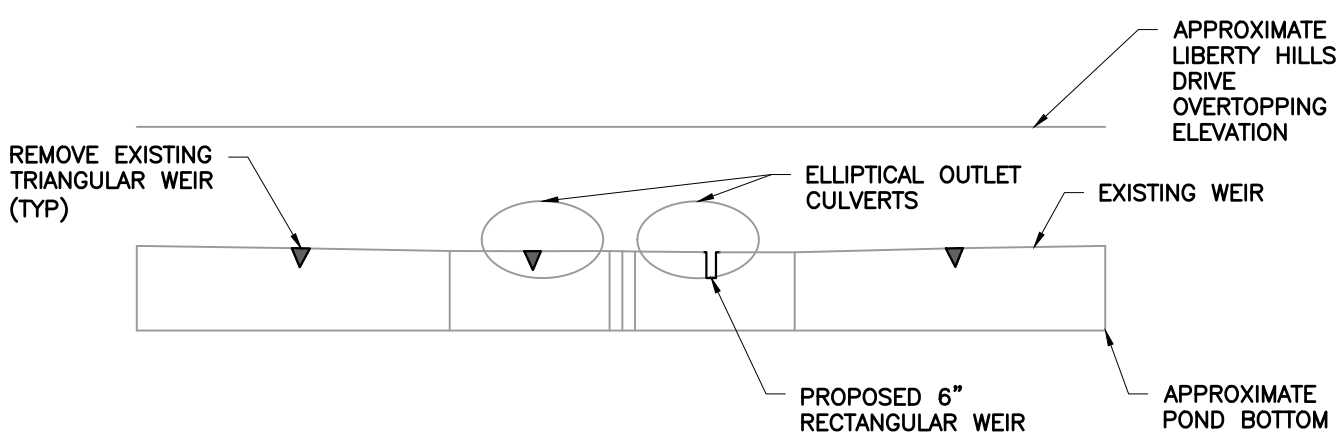
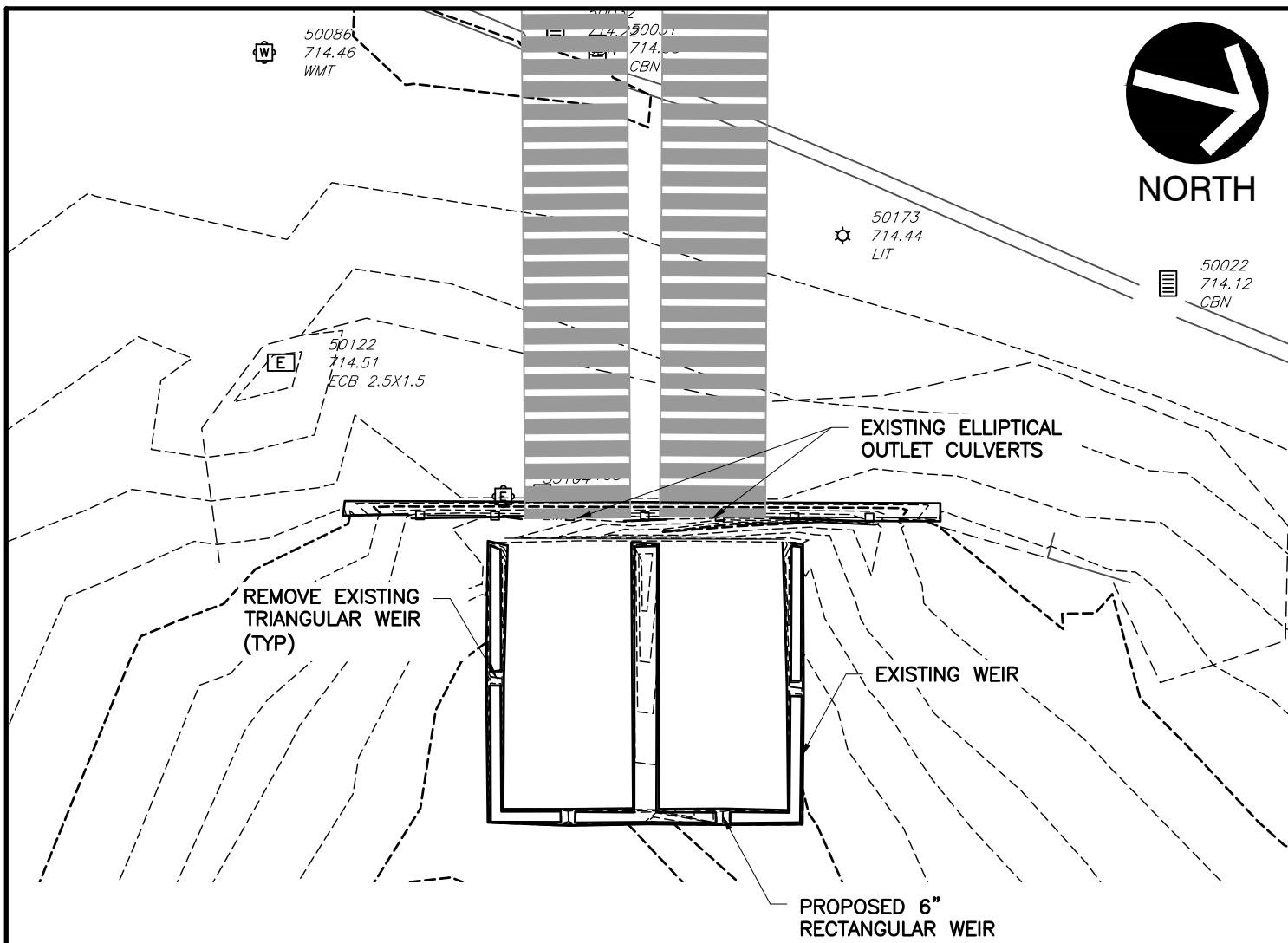
www.cecinc.com

CITY OF FRANKLIN
RALSTON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED OUTLET STRUCTURE 2

DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO.:
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	MOS-2

P:\2015\153-050\--CADD\Draw\XRef\HECRAS\153050XR-CV01-Outlet_Detail.dwg{FIGURE NO. MOS-3} LS:(4/23/2019 - jshaver) - LP: 4/30/2019 2:55 PM



Civil & Environmental Consultants, Inc.

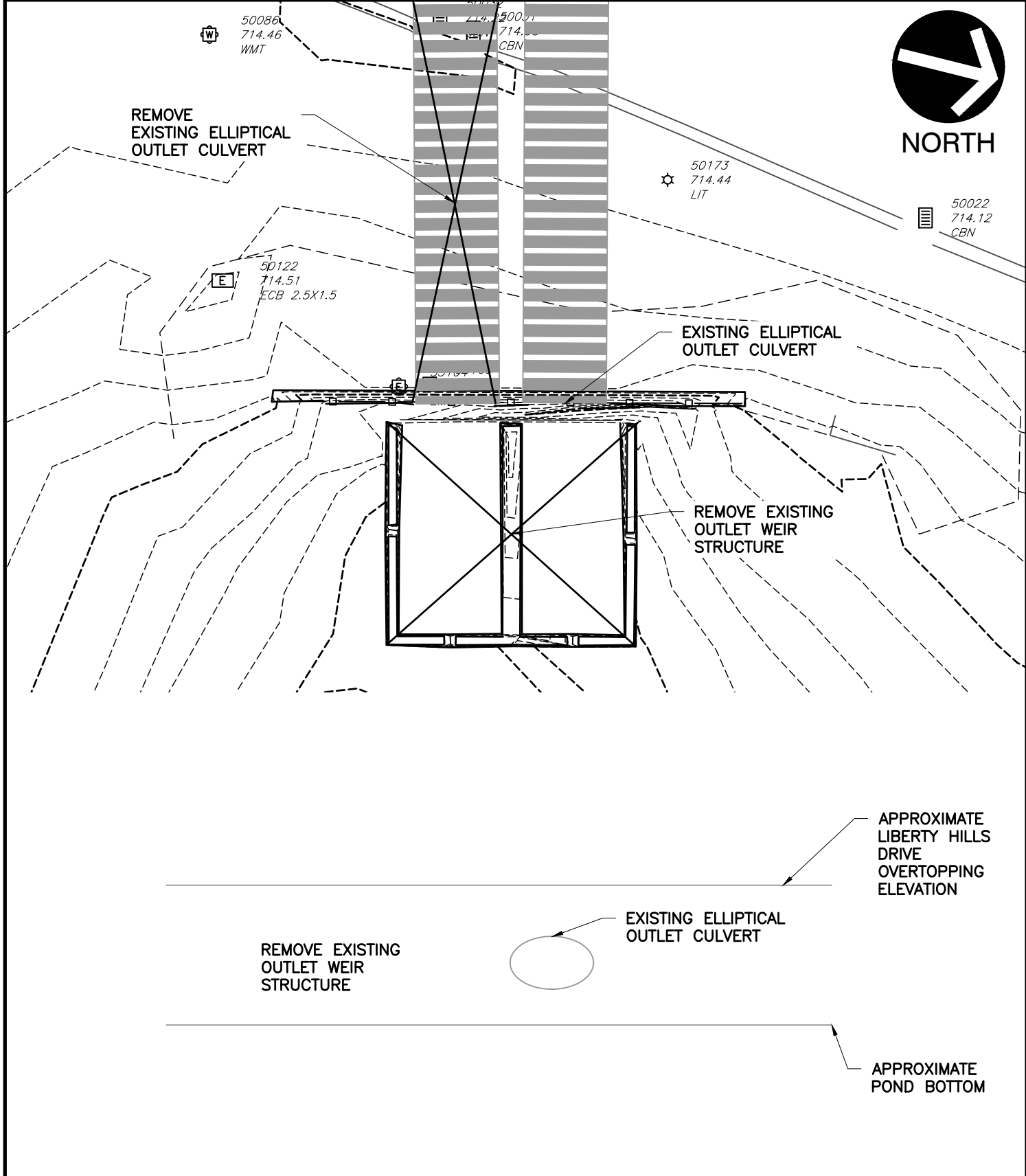
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

CITY OF FRANKLIN
RALSTON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED OUTLET STRUCTURE 3

DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO.:
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	MOS-3

P:\2015\153-050\153-050\153050XR-CV01-Outlet_Detail.dwg{FIGURE NO. MOS-4} LS:(4/23/2019 - jshaver) - LP: 4/30/2019 2:56 PM



Civil & Environmental Consultants, Inc.

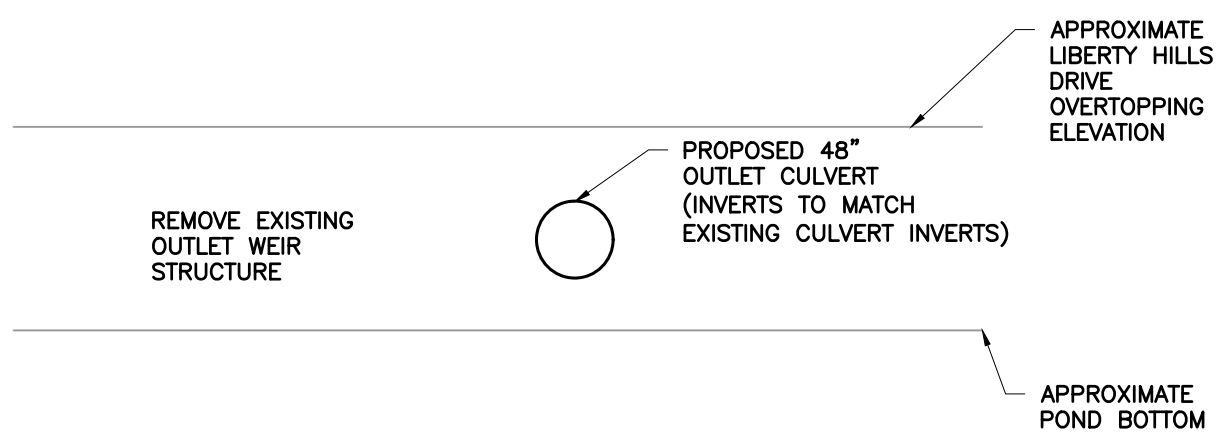
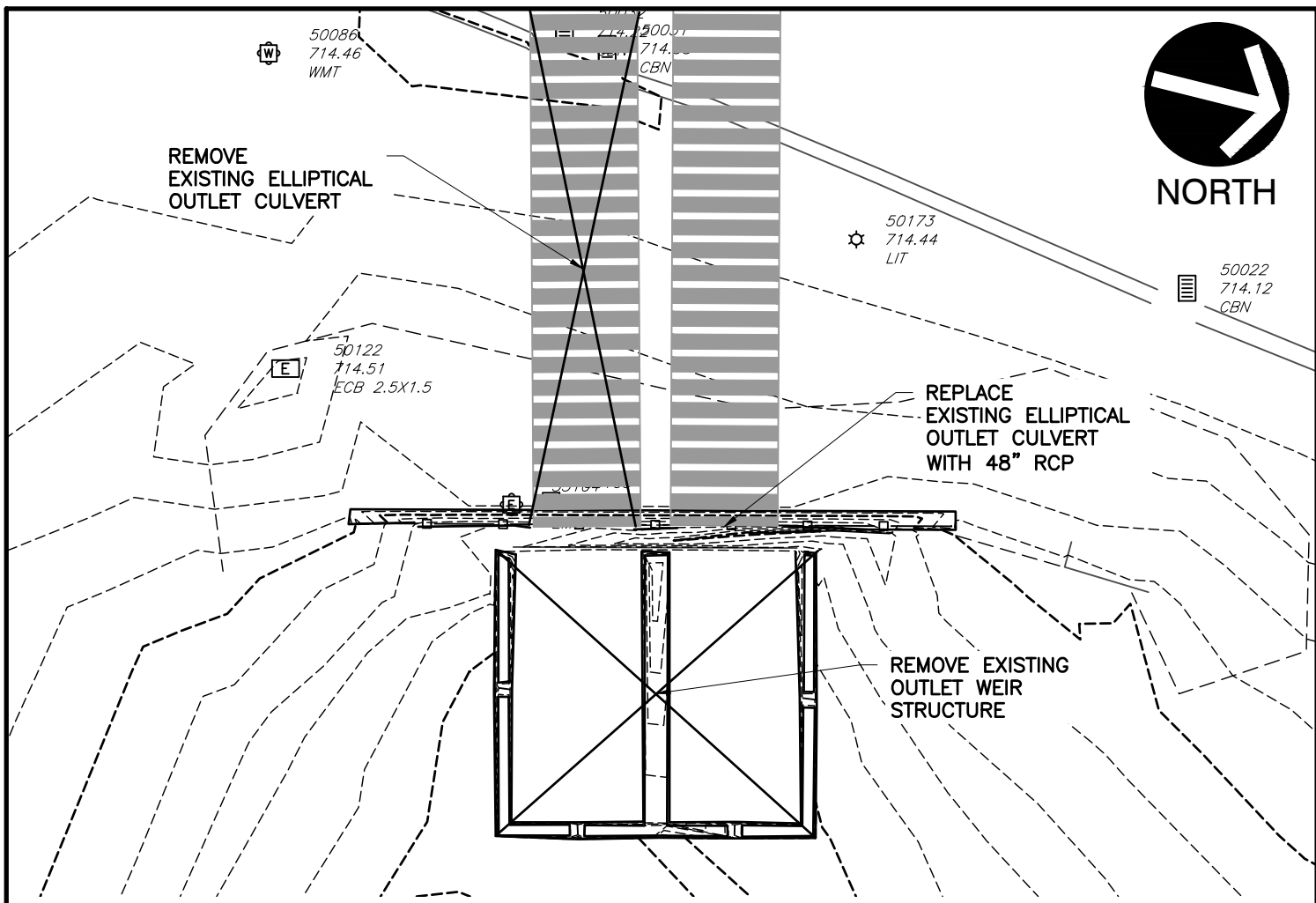
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

CITY OF FRANKLIN
RALSTON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

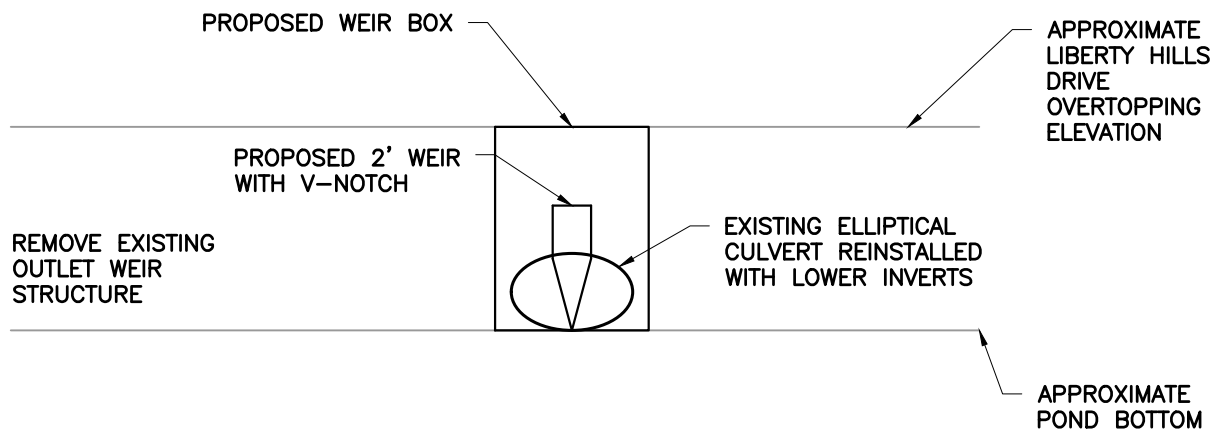
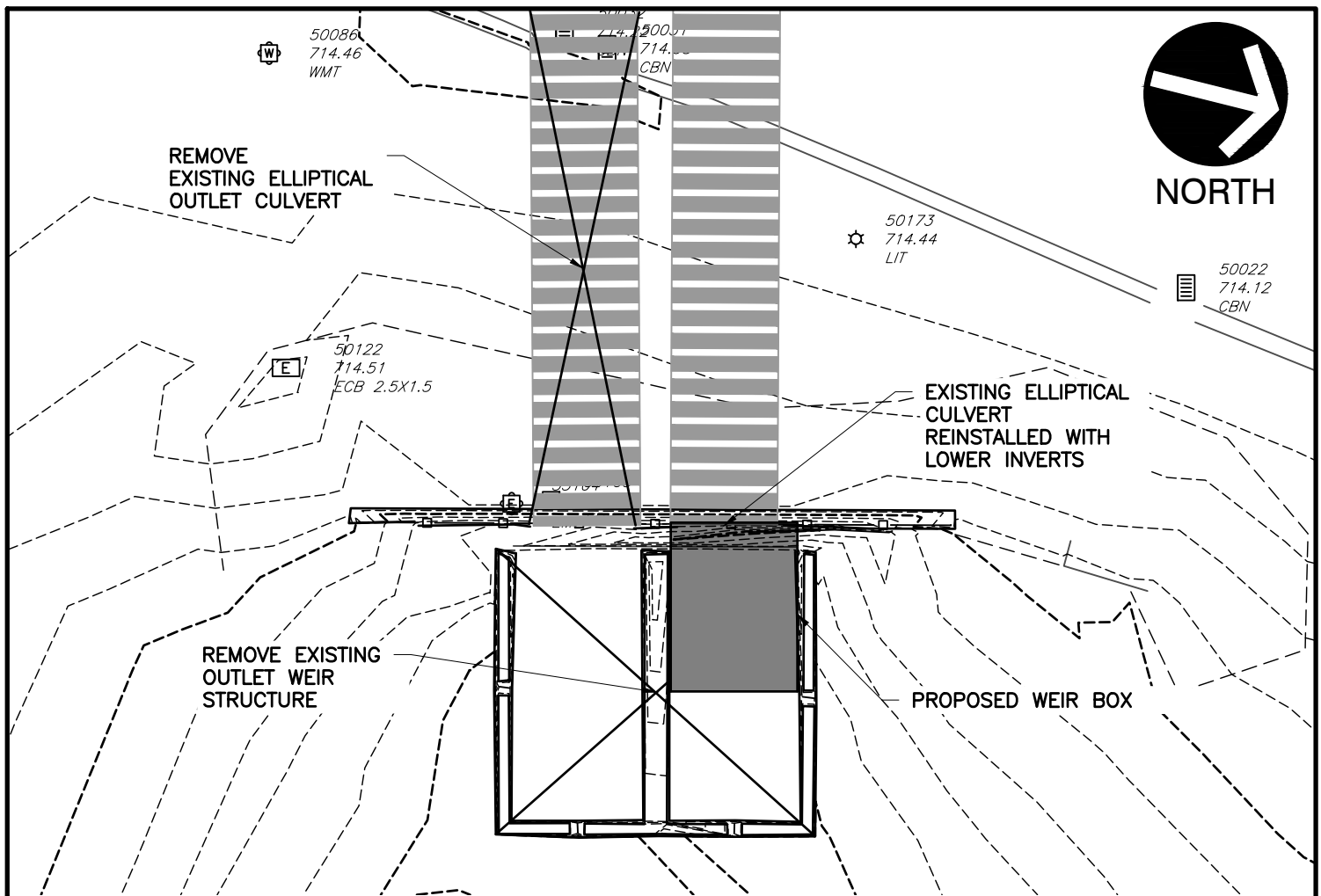
MODIFIED OUTLET STRUCTURE 4

DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO.:
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	MOS-4

P:\2015\153-050\153-050\153050XR-CV01-Outlet_Detail.dwg{FIGURE NO. MOS-5} LS:(4/23/2019 - jshaver) - LP: 4/30/2019 2:56 PM



 Civil & Environmental Consultants, Inc. 333 Baldwin Road · Pittsburgh, PA 15205 412-429-2324 · 800-365-2324 www.cecinc.com			CITY OF FRANKLIN RALSTON CREEK AT LIBERTY HILLS FEASIBILITY STUDY FRANKLIN, WILLIAMSON COUNTY, TN		
			MODIFIED OUTLET STRUCTURE 5		
DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050
					FIGURE NO.: MOS-5



Civil & Environmental Consultants, Inc.

333 Baldwin Road · Pittsburgh, PA 15205

412-429-2324 • 800-365-2324

www.cecinc.com

CITY OF FRANKLIN
RALSTON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED OUTLET STRUCTURE 6

DRAWN BY:

JBS

CHECKED BY:

JBS

APPROVED BY:

EJG

FIGURE NO.:

DATE:

JUNE 2017

DWG SCALE:

NTS

PROJECT NO:

153-050

NO.: **MOS-6**



REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 4/30/2019, IMAGERY DATE: 2014.

LEGEND

-  Property Boundary
-  Area to be Excavated for Additional Storage



Civil & Environmental Consultants, Inc.

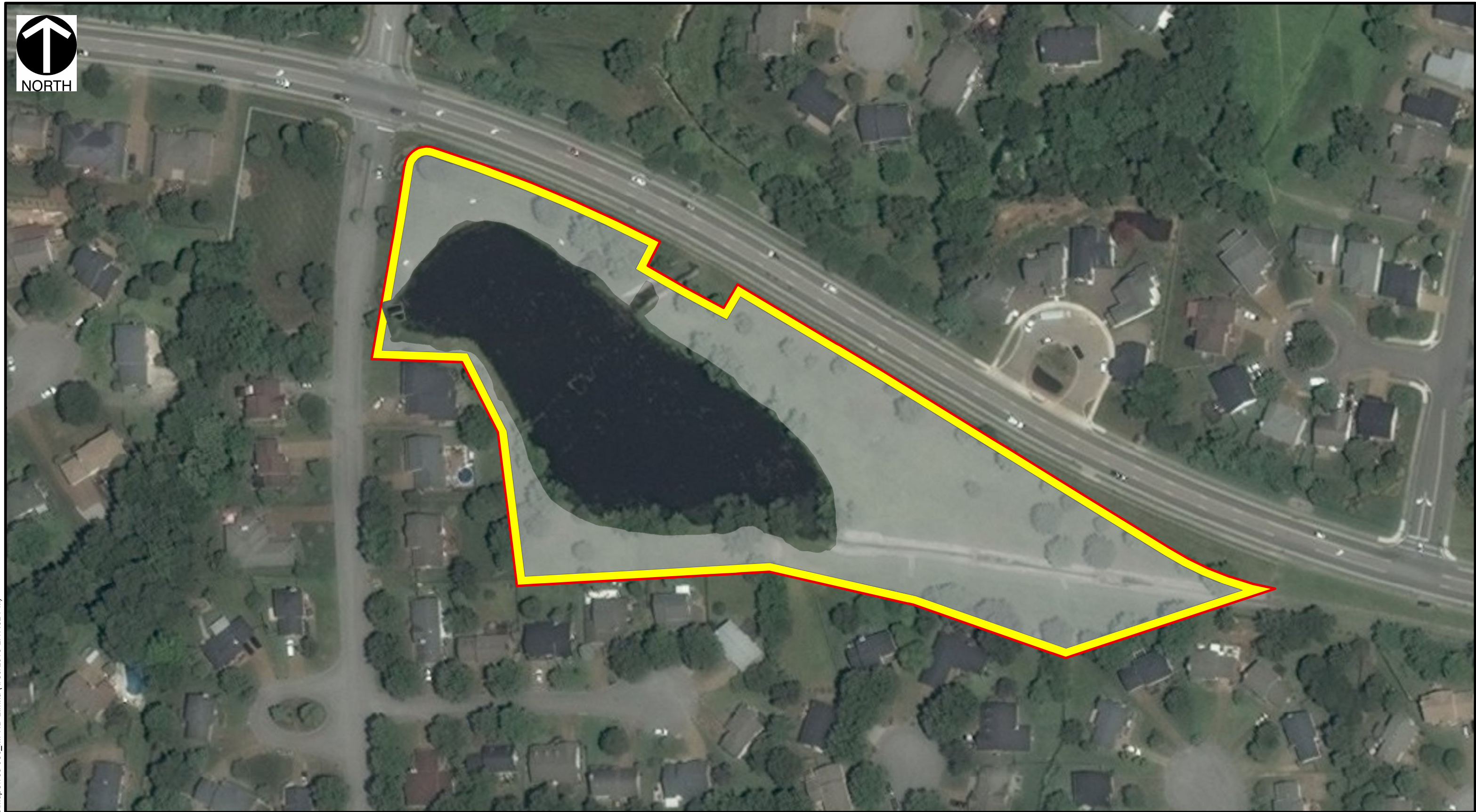
325 Seaboard Lane, Suite 170 Franklin, Tennessee 37067

412-429-2324 • 800-365-2324
www.cecinc.com

DRAWN BY:	DR	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO:	MPND-1
DATE:	4/30/2019	SCALE:	1" = 100'	PROJECT NO:	153-050		

CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED POND STORAGE 1



LEGEND

- Property Boundary
- Retaining Wall
- Area to be Excavated for Additional Storage

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 4/30/2019, IMAGERY DATE: 2014.



Civil & Environmental Consultants, Inc.

325 Seaboard Lane, Suite 170 Franklin, Tennessee 37067

412-429-2324 • 800-365-2324
www.cecinc.com

DRAWN BY:	DR	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO:	MPND-2
DATE:	4/30/2019	SCALE:	1" = 100'	PROJECT NO:	153-050		

CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED POND STORAGE 2

RESOLUTION 2019-50

A RESOLUTION TO AUTHORIZE STAFF TO ENTER INTO CONTRACT NEGOTIATIONS WITH SELECTED CONSULTING FIRMS FOR PROFESSIONAL ENGINEERING AND DESIGN SERVICES FOR WATER, WASTEWATER AND WATER RECLAMATION PROJECTS

WHEREAS, the Board of Mayor and Aldermen (BOMA) identified through an Integrated Water Resources Planning (IWRP) process various sanitary sewer treatment, sanitary sewer collection system, water distribution, and water reclamation projects for design and construction intended to support long range planning objectives developed by the IWRP; and

WHEREAS, the IWRP Stakeholders and Steering Committee have recommended a Preferred Plan that provides a list of projects and/or policies needed to implement the intent of the IWRP; and

WHEREAS, the BOMA on May 8, 2012 adopted Resolution 2012-18 adopting the IWRP priority projects and associated funding plan.; and

WHEREAS, the City has undertaken a qualifications-based selection process and has identified qualified firms to perform design services for the IWRP water system priority projects for both treatment and distribution, and

WHEREAS, the City has also identified additional projects based on the priority of maintaining the collection and distribution system, in addition to planning for future growth and development and efficient and effective operations of the City.

NOW THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that City staff shall be authorized to enter into contract negotiations with the following consulting firms in the Tier 1 Category for the design services associated with water/wastewater/reuse water network design, water/wastewater/reuse water development studies, and trenchless technology installation of the systems to include: AECOM Technical Services, Inc., Civil & Environmental Consultants, Inc., Civil Infrastructure Associates, LLC, Hazen and Sawyer, Hethcoat & Davis, Inc., Neel-Schaffer, Inc. This resolution does not entitle any consulting firm to any work with the City.

BE IT FURTHER RESOLVED by the Board of Mayor and Aldermen that City staff shall be authorized to enter into contract negotiations with AECOM Technical Services, Inc., CDM Smith Inc., Gresham Smith, Hazen and Sawyer and Hethcoat & Davis, Inc. for the Tier 2 Categories of pump station design, pump station evaluation, wastewater collection basin plan design, water/wastewater/reuse collection long range plans and building engineering on a case-by-case basis giving consideration to the specific qualifications of each firm and the firm's capacity to perform the work at the time of project letting. This resolution does not entitle any consulting firm to any work with the City.

BE IT FURTHER RESOLVED by the Board of Mayor and Aldermen that City staff shall be authorized to enter into contract negotiations with AECOM Technical Services, Inc., CDM Smith Inc., Gresham Smith, Hazen and Sawyer, and Barge Design Solutions, Inc. for the Tier 3 Categories of operational studies and hydraulic modeling on a case-by-case basis giving consideration to the specific qualifications of each firm and the firm's capacity to perform the work at the time of project letting. This resolution does not entitle any consulting firm to any work with the City.

BE IT FINALLY RESOLVED by the Board of Mayor and Aldermen that City staff shall be authorized to enter into contract negotiations with AECOM Technical Services, Inc., CDM Smith Inc., Gresham Smith, and Hazen and Sawyer for the Tier 4 Categories of wastewater treatment design and regulatory permitting on a case-by-case basis giving consideration to the specific qualifications of each firm and the firm's capacity to perform the work at the time of project letting. This resolution does not entitle any consulting firm to any work with the City.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 201_.

ATTEST:

CITY OF FRANKLIN, TENNESSE

By:_____

ERIC S. STUCKEY
City Administrator

By:_____

Dr. Ken Moore
Mayor

Approved as to Form:

By:_____

Shauna R. Billingsley
City Attorney

Tabulation of Submittals* All Tier Categories

Purchasing Office Solicitation No.:	2019-014 - professional engineering and design services for water, wastewater, and water reclamation projects				
Tier:	Tiers 1-4				
Notice to submitters published in the Williamson Herald on:	1/31/19				
Number of potential submitters that were notified of / that submitted a submittal in response to this request for submittals:	13 / 16				
Date and time submittal due and publicly opened:	3/7/19 2:00 PM				
Present at opening of submittals:	Ben Butler of Hethcoat & Davis, Inc.; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office				
Target meeting of BOMA at which recommendation is scheduled to be considered:	5/28/19				
Submittals received from:	Does the submittal include all required documents?	Does the respondent firm take any exceptions to the City's procurement solicitation?	Tiers for which firm competed / is recommended:	Payment terms:	Submittal is valid and may be accepted through:
AECOM Technical Services, Inc. 1000 Corporate Centre Drive Franklin, TN 37067 Christopher Hammer, PE, Project Manager 615-419-4769 chris.hammer@aecom.com	Yes	No	1, 2, 3, 4 / 1, 2, 3, 4	net 30 days	6/30/2019
Arcadis U.S., Inc. 1210 Premier Drive, Suite 200 Chattanooga, TN 37421 Patrick Flannelly, PE, Executive Vice Pres. 423-954-8707 patrick.flannelly@arcadis.com	Yes	No	1, 4 / 0	net 30 days	6/30/2019
Barge Design Solutions, Inc. 615 3rd Avenue South, Suite 700 Nashville, Tennessee 37210 Paula E. Harris, Executive Vice President 615-252-4312 paula.harris@bargedesign.com	Yes	No	2, 3, 4 / 3	net 30 days	6/30/2019
CDM Smith Inc. 210 25th Avenue North, Suite 1102 Nashville, TN 37203 Zack A. Daniel, PE Associate / Client Service Leader 615-320-3161 danielza@cdmsmith.com	Yes	No	1, 2, 3, 4 / 2, 3, 4	net 30 days	6/30/2019

Tabulation of Submittals* All Tier Categories

Purchasing Office Solicitation No.:	2019-014 - professional engineering and design services for water, wastewater, and water reclamation projects				
Tier:	Tiers 1-4				
Notice to submitters published in the Williamson Herald on:	1/31/19				
Number of potential submitters that were notified of / that submitted a submittal in response to this request for submittals:	13 / 16				
Date and time submittal due and publicly opened:	3/7/19 2:00 PM				
Present at opening of submittals:	Ben Butler of Hethcoat & Davis, Inc.; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office				
Target meeting of BOMA at which recommendation is scheduled to be considered:	5/28/19				
Submittals received from:	Does the submittal include all required documents?	Does the respondent firm take any exceptions to the City's procurement solicitation?	Tiers for which firm competed / is recommended:	Payment terms:	Submittal is valid and may be accepted through:
Civil & Environmental Consultants, Inc. 325 Seaboard Lane, Suite 170 Franklin, TN 37067 Eric Gardner, Senior Project Manager 615-979-4382 egardner@cecinc.com	Yes	No	1, 2, 3, 4 / 1	net 30 days	10/1/2019
Civil Infrastructure Associates, LLC 307 Hickerson Drive Murfreesboro, TN 37129 Linda Sullivan, PE, President 615-663-7678; 615-516-2852 mobile lsullivan@cia-engineers.com	Yes	No	1 / 1	net 30 days	8/30/2019
Fisher & Arnold, Inc. 9180 Crestwyn Hills Drive Memphis, TN 38125 Matthew Regenold, PE, Manager-Nashville 615-353-1340 mregenold@fisherarnold.com	Yes	No	1, 2 / 0	net 30 days	6/30/2019
Goodwyn Mills Cawood (GMC) Randy Perry, PE, VP of Engineering 3310 West End Ave, Suite 420 Nashville, TN 37203 Randy Perry, PE, Vice Pres. of Engineering 615-333-7200 randy.perry@gmcnetwork.com	Yes	No	3, 4 / 0	net 30 days	6/30/2020

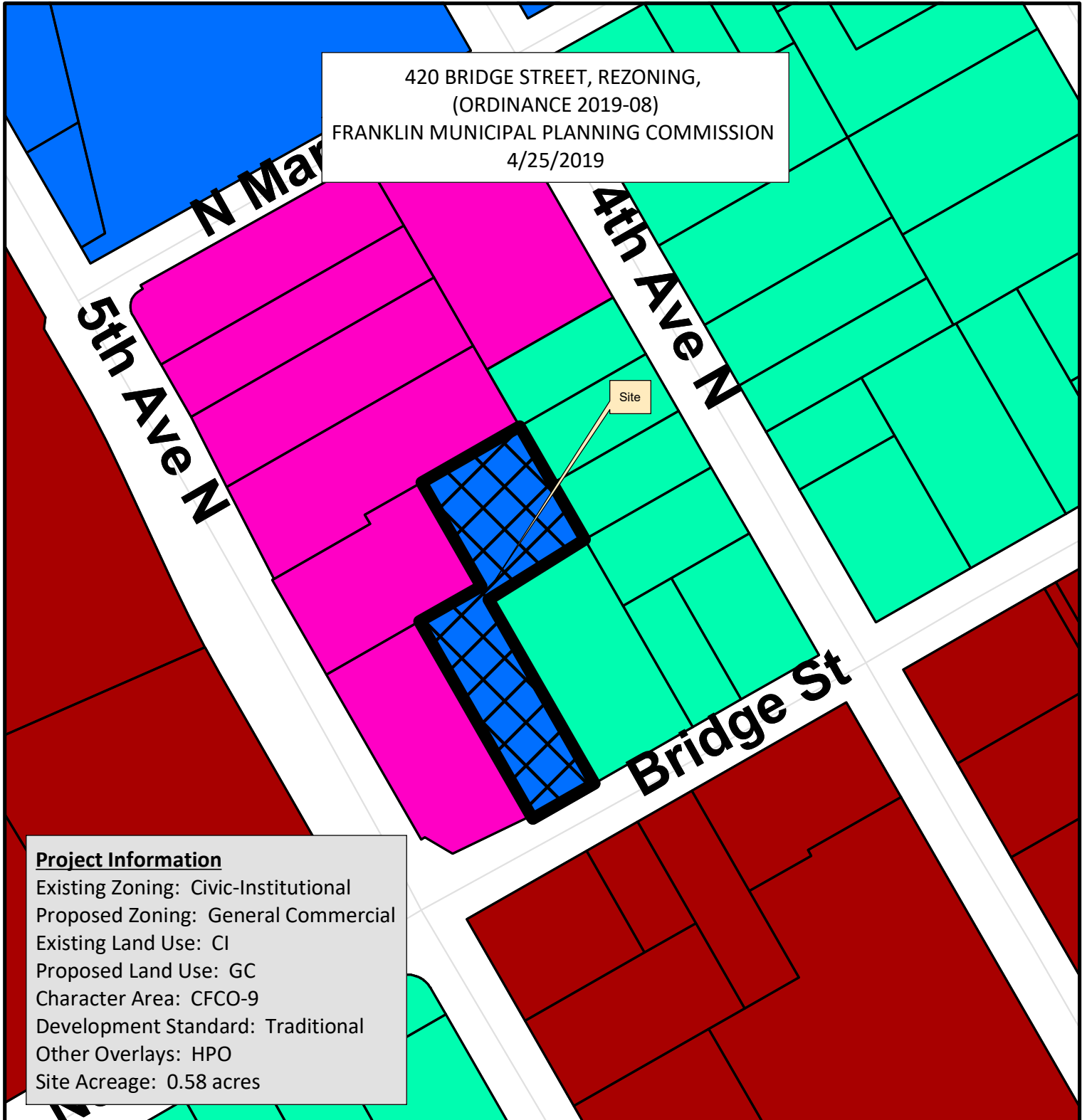
Tabulation of Submittals* All Tier Categories

Purchasing Office Solicitation No.:	2019-014 - professional engineering and design services for water, wastewater, and water reclamation projects				
Tier:	Tiers 1-4				
Notice to submitters published in the Williamson Herald on:	1/31/19				
Number of potential submitters that were notified of / that submitted a submittal in response to this request for submittals:	13 / 16				
Date and time submittal due and publicly opened:	3/7/19 2:00 PM				
Present at opening of submittals:	Ben Butler of Hethcoat & Davis, Inc.; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office				
Target meeting of BOMA at which recommendation is scheduled to be considered:	5/28/19				
Submittals received from:	Does the submittal include all required documents?	Does the respondent firm take any exceptions to the City's procurement solicitation?	Tiers for which firm competed / is recommended:	Payment terms:	Submittal is valid and may be accepted through:
Gresham Smith 222 Second Avenue South, Suite 1400 Nashville, TN 37201-2308 Craig S. Parker, P.E., ENV SP Senior Vice President 615-770-8540 craig.parker@greshamsmith.com	Yes	No	2, 3, 4 / 2, 3, 4	net 30 days	6/30/2019
GRW Engineers, Inc. (GRW) 404 BNA Drive Nashville, TN 37217 Jim Hilborn, PE, Vice President 615-366-1600 jhilborn@grwinc.com	Yes	No	1, 2, 3, 4 / 0	net 30 days	3/7/2020
Hazen and Sawyer 545 Mainstream Drive, Suite 320 Nashville, TN 37228 Scott Woodard, Vice President 615-783-1515 swoodard@hazenandsawyer.com	Yes	No	1, 2, 3, 4 / 1, 2, 3, 4	net 30 days	12/31/2019
HDR Engineering, Inc. 750 Old Hickory Blvd. Building One, Suite 200 Brentwood, TN 37027 Brian H. Trotter, Vice President 629-228-7502 brian.trotter@hdrinc.com	Yes	No	1, 2, 3, 4 / 0	net 30 days	6/30/2019

Tabulation of Submittals* All Tier Categories

Purchasing Office Solicitation No.:	2019-014 - professional engineering and design services for water, wastewater, and water reclamation projects				
Tier:	Tiers 1-4				
Notice to submitters published in the Williamson Herald on:	1/31/19				
Number of potential submitters that were notified of / that submitted a submittal in response to this request for submittals:	13 / 16				
Date and time submittal due and publicly opened:	3/7/19 2:00 PM				
Present at opening of submittals:	Ben Butler of Hethcoat & Davis, Inc.; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office				
Target meeting of BOMA at which recommendation is scheduled to be considered:	5/28/19				
Submittals received from:	Does the submittal include all required documents?	Does the respondent firm take any exceptions to the City's procurement solicitation?	Tiers for which firm competed / is recommended:	Payment terms:	Submittal is valid and may be accepted through:
Hethcoat & Davis, Inc. 278 Franklin Rd., Suite 200 Brentwood, TN 37027 Keith Davis, PE, Secretary 615-577-4300 or 615-604-6727 (cell) keith.davis@hdengr.com	Yes	No	1, 2, 3, 4 / 1, 2	net 30 days	9/1/2019
Hussey Gay Bell Nashville, LLC 4117 Hillsboro Pike, Suite 206 Nashville, TN 37215 Robert D. Stigall, PE, President 615-460-7515 rstigall@husseygaybell.com	Yes	No	1, 2, 4 / 0	net 30 days	6/30/2019
Jacobs Engineering Group, Inc. One Vantage Way, Suite B-400 Nashville, TN 37228 Jason Griffin, PE Client Service Leader & Manager of Projects 615-254-6002 jason.griffin@jacobs.com	No (missing the submittal form, CoF Affidavit of Non-Collusion and COF Affidavit of Title VI Compliance)	Not indicated	1, 2, 3, 4 / 0	Not indicated	Not indicated
Neel-Schaffer, Inc. 210 25th Ave. North, Suite 800 Nashville, TN 37203 Richard H. Sullivan, PE, Assoc. DBIA VP / Tennessee Operations Manager 615-383-8420 richard.sullivan@neel-schaffer.com	Yes	No	1, 2, 3, 4 / 1	net 30 days	6/30/2019

420 BRIDGE STREET, REZONING,
(ORDINANCE 2019-08)
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/25/2019



Project Information

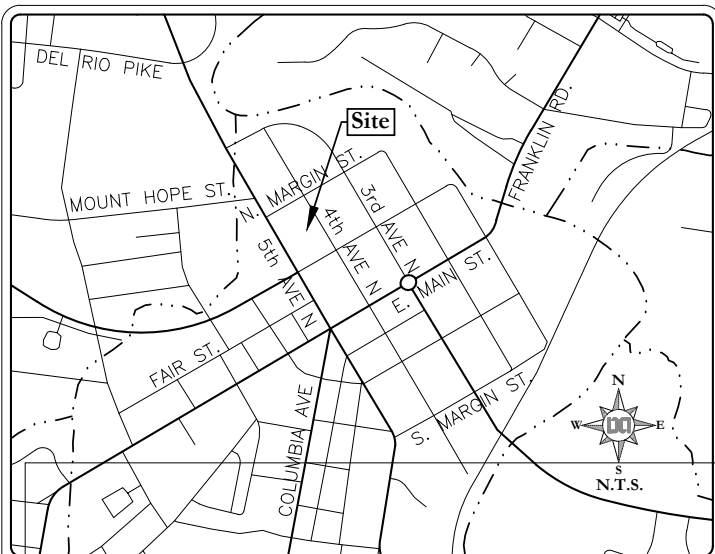
Existing Zoning: Civic-Institutional
Proposed Zoning: General Commercial
Existing Land Use: CI
Proposed Land Use: GC
Character Area: CFCO-9
Development Standard: Traditional
Other Overlays: HPO
Site Acreage: 0.58 acres

- | | |
|--|---------------------------------------|
| 420 Bridge Street | 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 62.5 125 250
Feet

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



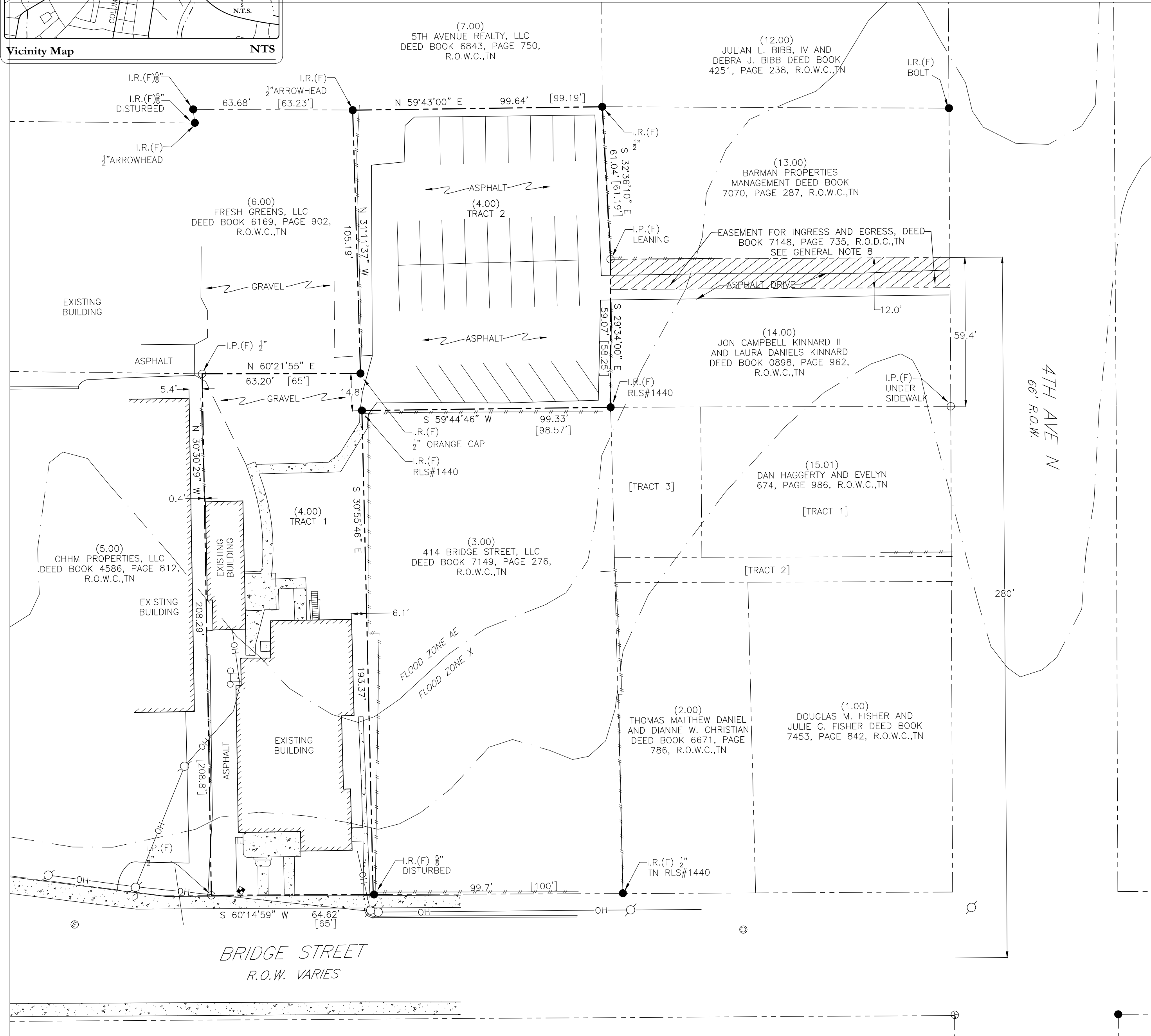
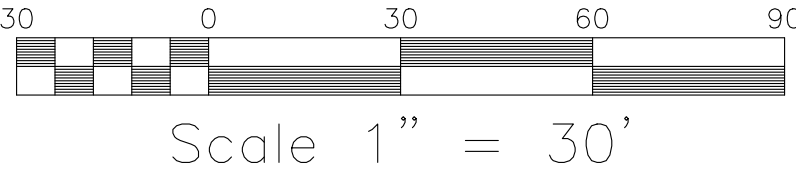
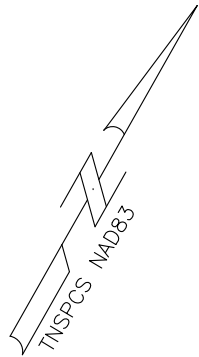
Vicinity Map

N.T.S.

DEED REFERENCE
TO: BRIDGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
RECORD: DEED BOOK 7148, PAGE 735 AND AS CORRECTED IN
DEED BOOK 7342, PAGE 643, R.O.W.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCEL 4 ON TAX MAP 78C GROUP A

TOTAL AREA = 0.58 ACRES
= 25,371.1 S.F.



GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3--.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. THE SOUTHEASTERLY CORNER OF THE PROPERTY IS 265'+/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF BRIDGE STREET AND 4TH AVENUE NORTH.
4. THE PROPERTY SHOWN IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0211 G. EFFECTIVE DATE: DECEMBER 22, 2016. FLOOD RELATED LINES SHOWN ON THIS WORK WERE DERIVED FROM GRAPHIC PLOTTING AND SCALING METHODS AND SHALL BE CONSIDERED APPROXIMATE.
5. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
6. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
7. PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEYOND WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.
8. SHOWN EASEMENT LOCATION IS APPROXIMATE. SHOWN LOCATION OF THE NORTHEASTERLY CORNER OF SAID EASEMENT IS LOCATED ~ 280 FEET NORTH OF BRIDGE STREET CENTERLINE, AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF 4TH AVE NORTH. CONFLICTING DISTANCE TO THE CENTERLINE OF BRIDGE STREET EXISTS WITHIN THE RECORD, CALLING FOR 274 FEET TO THE NORTHEASTERLY CORNER OF SAID EASEMENT. PAVED ACCESS PARTIALLY EXISTS WITHIN SHOWN EASEMENT AREA. PRESCRIPTIVE RIGHTS MAY EXIST.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.



MARCH 7, 2019

DATE

CHRISTOPHER GOETZ TN RLS #2660

LEGEND

I.P.(F)	IRON PIPE (FOUND)
I.R.(F)	IRON ROD (FOUND)
UTILITY POLE	
SANITARY MANHOLE	
WATER METER	
GAS VALVE	
PARCEL NUMBER	(x)
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	OH
SANITARY LINE	SA
RECORD DISTANCE	[]
CONCRETE	

Owner

Bridge Partners, LLC
420 Bridge Street
Franklin, TN 37064

General Property Survey
OF

420 BRIDGE STREET
Franklin, Williamson County, Tennessee

Rev:

Date: March 7, 2019

Dale & Associates

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 19204

Sheet 1 of 1

DOWNS BOULEVARD COMMERCIAL SUBDIVISION, REZONING,
 1504, 1536, AND 1540 COLUMBIA AVE
 (ORDINANCE 2019-05)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 3/20/2019

Fairground St

Site

Downs Boulevard

Downs Blvd

Columbia Ave

James Avenue

Project Information

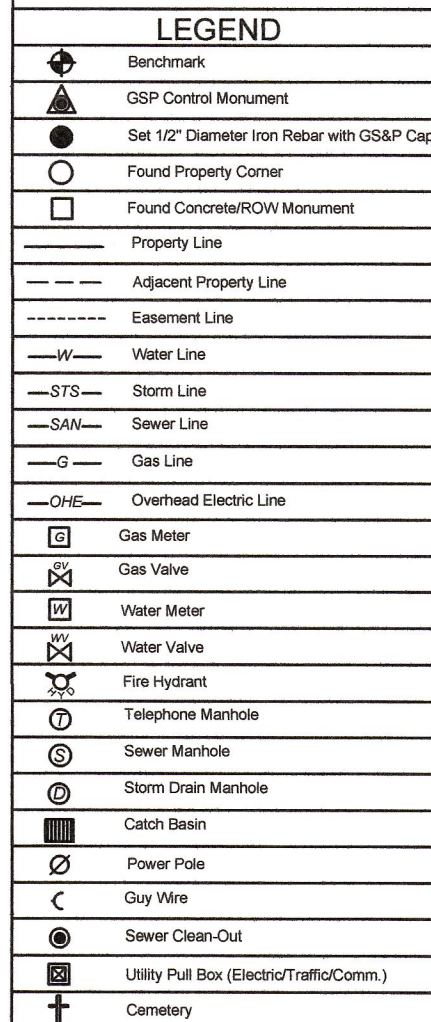
Existing Zoning: Light Industrial, Neighborhood Commercial, General Commercial
 Proposed Zoning: General Commercial
 Existing Land Use: Vacant/Retail
 Proposed Land Use: Retail
 Character Area: SOCO-1 and CFCO-7
 Development Standard: Conventional and Traditional
 Other Overlays: CAO-3
 Site Acreage: 4.82 acres

- | | |
|---|---|
|  Site |  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 |



0 100 200 400
Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2019. All rights reserved.



UTILITY DISCLAIMER:

Gresham Smith/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

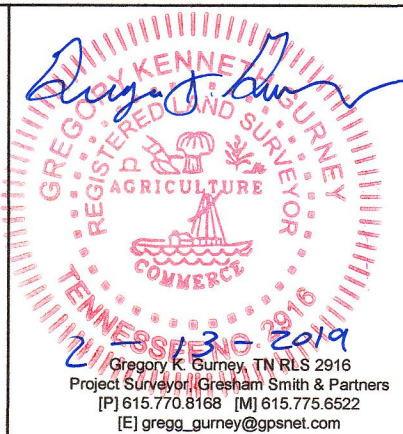


- FOR -
WELTON INVESTMENTS LLC
1540 COLUMBIA AVENUE
1536 COLUMBIA AVENUE
1504 COLUMBIA AVENUE
9TH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
TAX MAP 780 GROUP A PARCELS 19, 20, & 21

Owner(s): WELTON INVESTMENTS LLC

Recorded Documents for Property:
Book 1843, Page 225
Book 6735, Page 334
Book 6966, Page 663

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey is 1: 131,974 as shown hereon.



1. The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
2. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this survey.
3. Survey not final without Red Seal and Signature of Surveyor.
4. All set property corners are marked with 1/2" diameter rebar with an orange Gresham Smith cap.
5. This survey may not be reproduced, altered, or copied without written permission of Gresham Smith.
6. This property has direct access to a dedicated public right-of-way.
7. As shown on survey, there are no gaps or gores between tracts.

[illegible]

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Mark D. Spalding
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

78O-A 19 & 20 1504 & 1536 Columbia Avenue, Franklin, TN 37064
(Property Parcel/Tax ID Number) (Street Address)

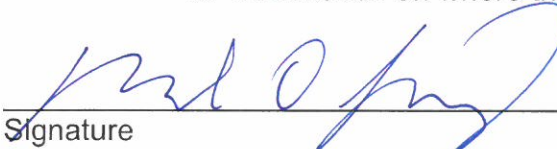
and identified on the application to the city as COF project number: 6913

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which requires written notice to adjacent property owners within 500 feet of the subject property by (check all):

- ☒ Certified mail, return receipt requested, and
- ☒ First-class mail, and
- ☒ Both mailings postmarked 15 days prior to the hearing or meeting at which the item will be considered,

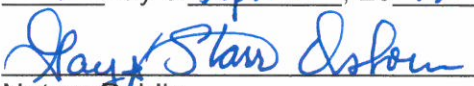
which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


Signature

Subscribed and sworn to before me this

1st day of April, 20 19.


Notary Public

My Commission Expires: May 3, 2021



Public Notification Letter

March 25, 2019

This letter is written to provide public notice that the Franklin Municipal Planning Commission (FMPC) will be considering a proposed Rezoning Plan for property located on Downs Boulevard in Franklin, TN. The request will be heard by the FMPC on April 25, 2019 at 7 p.m. in the City Hall Board Room. Please see the information below for more details.

Applicants:

Michelle Dove, Gresham Smith
615.770.8268
michelle.dove@greshamsmith.com

Application Type:

Rezoning

Date, Time, and Place of Public Meeting:

April 25, 2019 at 7 p.m. in the City Hall Board Room, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Nature and Scope of the Application Request:

The zoning of Map/Parcels 78O-A 19 and 20 will change from Neighborhood Commercial District (NC) to General Commercial District (GC).

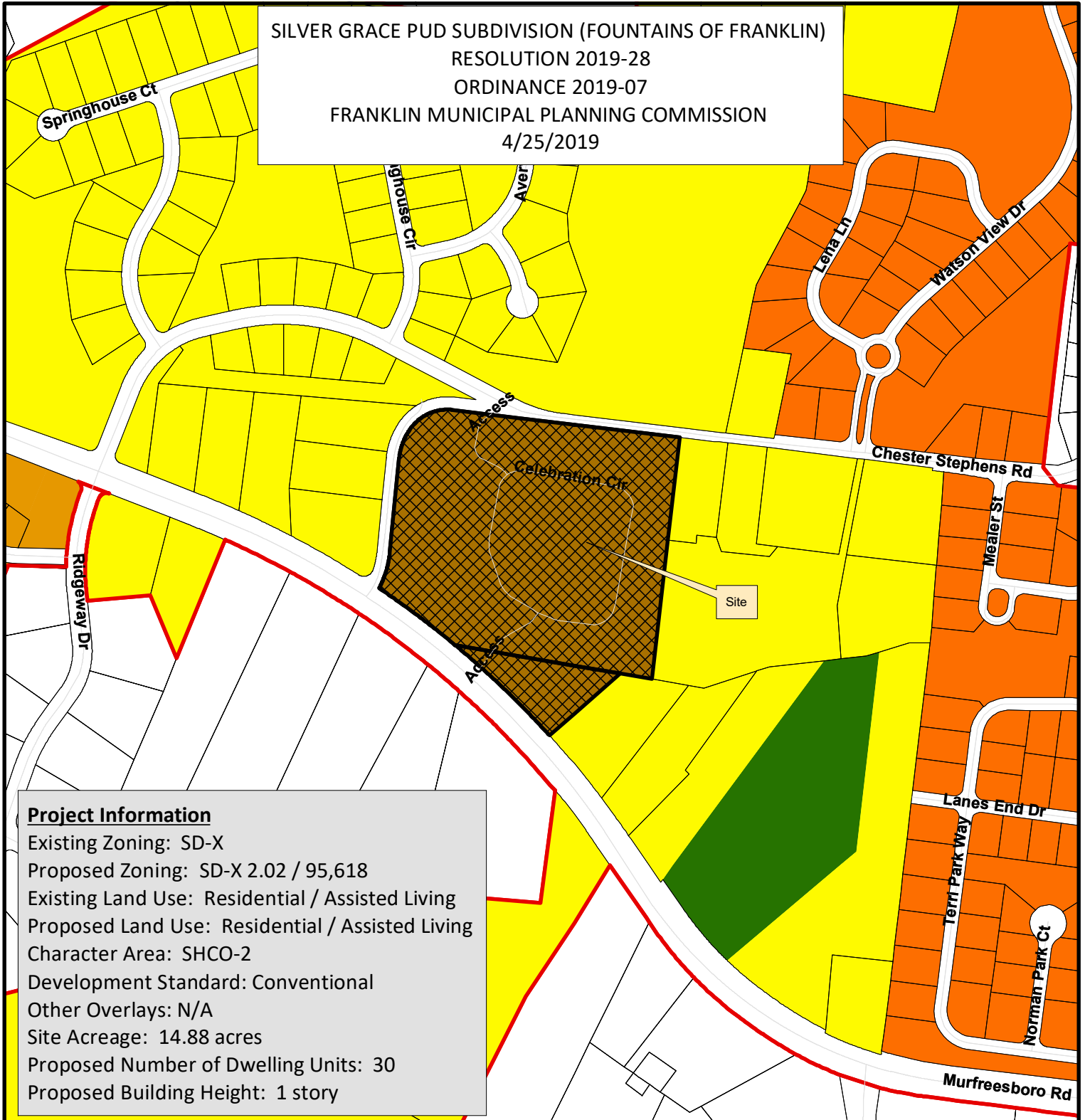
Where to View the Application:

The application may be viewed in the Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN 37064. Appointments are suggested.

Where the Public Can Be Heard:

The public may appear at the public meeting on April 25, 2019 at 7:00 p.m. to be heard, or submit written comments with respect to the application. Written comments may be directed to the City of Franklin Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN 37064.

SILVER GRACE PUD SUBDIVISION (FOUNTAINS OF FRANKLIN)
 RESOLUTION 2019-28
 ORDINANCE 2019-07
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/25/2019



Project Information

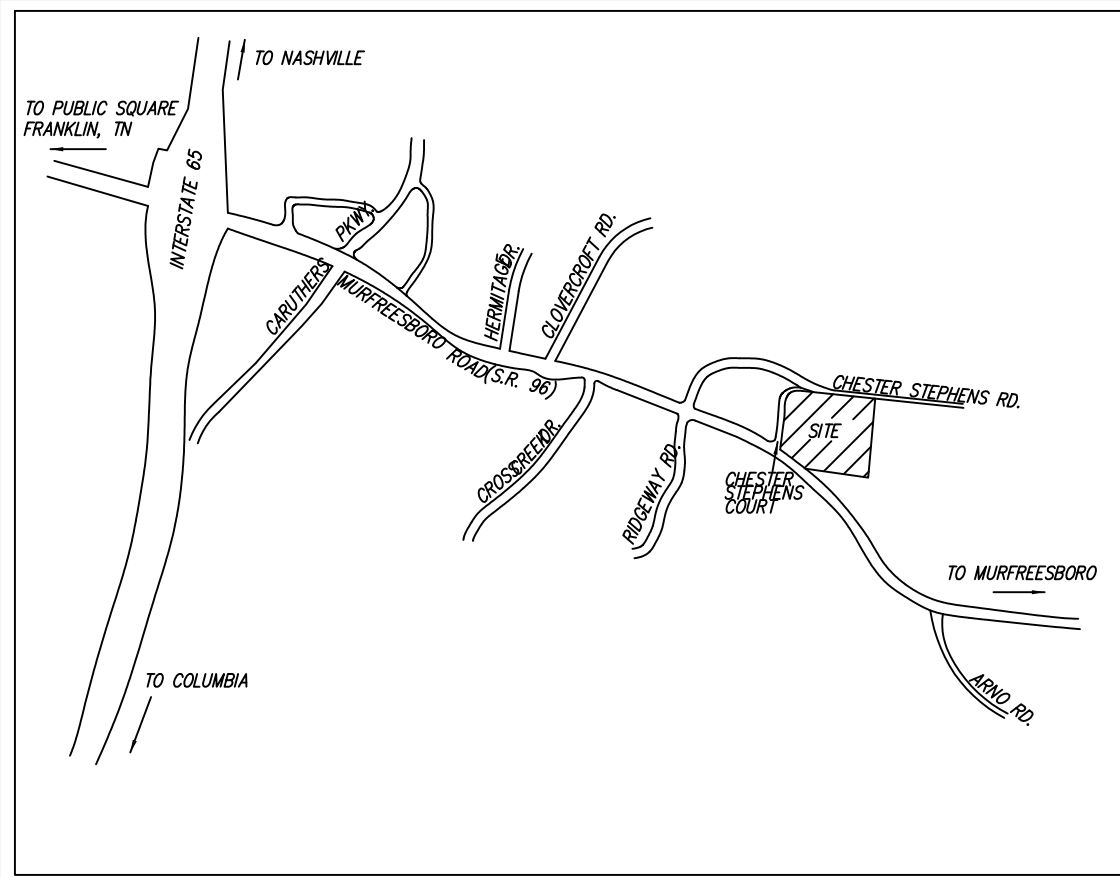
Existing Zoning: SD-X
 Proposed Zoning: SD-X 2.02 / 95,618
 Existing Land Use: Residential / Assisted Living
 Proposed Land Use: Residential / Assisted Living
 Character Area: SHCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 14.88 acres
 Proposed Number of Dwelling Units: 30
 Proposed Building Height: 1 story

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



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2019. All rights reserved.

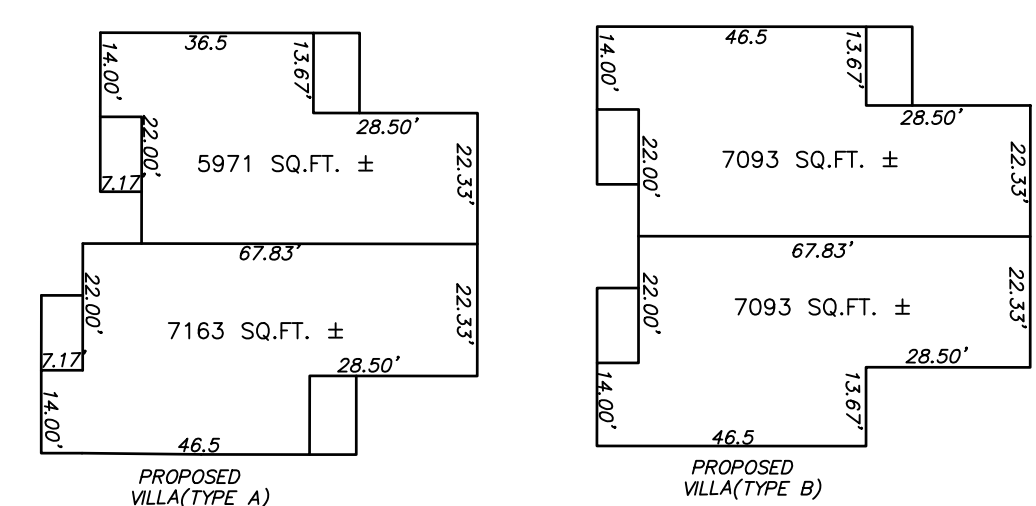


VICINITY MAP
(N.T.S.)

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR, TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

- SCHEDULE B SECTION II EXCEPTIONS**
- ITEM 9. Right of Way of record in Book 76, Page 261 and in Book 89, Page 278, in the Register's Office for Williamson County, Tennessee. (Does not affect subject property)
- ITEM 10. Deed of Conveyance to the State of Tennessee of record in Book 2237, Page 616, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 11. Right of Way conveyed to Gulf Interstate Gas Co. of record in Book 96, Page 173, in the Register's Office for Williamson County, Tennessee. (Does not affect)
- ITEM 12. Agreement for Dedication of Easement of record in Book 4011, Page 821, as amended in Book 4217, Page 107, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 13. Easement conveyed to Bellsouth telecommunications, Inc. of record in Book 4084, Page 385, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 14. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 5321, Page 435, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 15. Right of Way Easement of record in Book 5397, Page 233 and in Book 5512, Page 566, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 16. Right of Way Easement of record in Book 6400, Page 371, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable)
- ITEM 17. Subject to all matters shown on the Plan of record in Plat Book P29, page 65, said Register's Office. (affects subject property, shown hereon)
- ITEM 18. Easements of record in Deed Book 96, page 175, and Deed Book 151, page 430, said Register's Office. (does not affect subject property)
- ITEM 19. Right of Way conveyed to Columbia Gulf Transmission of record in Book 166, Page 53, said Register's Office. (Document not provided to surveyor)
- ITEM 20. Drainage facility and easements of record in Book 2140, page 143, said Register's Office. (affects subject property, shown hereon)

- NOTES:**
1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1615606000N, EFFECTIVE DATE AUGUST 25, 2016 WAS FURNISHED TO THIS SURVEYOR.
2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3--07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.
3. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M. NO. 47187C0220F, EFFECTIVE ON 09/20/2006.
4. SUBJECT PROPERTY IS CURRENTLY ZONED IN FRANKLIN.
5. BOOK/PAGE NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
6. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
7. LINE OF TRACT II IS NOT SURVEYED, TAKEN FROM PLAT BOOK: 29, PAGE : 65
8. BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE TAKEN FROM PLAT BOOK: 29, PAGE: 65
9. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 1615606000n, WITH AN EFFECTIVE DATE OF AUGUST 25, 2016, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
10. NO ABOVEGROUND ENCRoACHMENT WAS OBSERVED BY THIS SURVEY AT TIME OF PROPERTY SURVEY.
11. ALL AREA IN ANY RECIPROCAL EASEMENT AGREEMENTS IDENTIFIED IN THE TITLE COMMITMENT, IF ANY, AND THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE SHOWN ON SURVEY.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
13. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAYS LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.
14. THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE PROPERTY.
15. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME SURVEY.
16. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO MURFREESBORO ROAD AND CHESTER STEPHENS ROAD, EACH A PUBLICLY DEDICATED RIGHT-OF-WAY.
17. TRACT I IS CONTIGUOUS WITH TRACT II ALONG COMMON BOUNDARIES.
18. SUBJECT SITE CONTAINS 57 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES
19. SUBJECT SITE IS CURRENTLY ZONED SD-X SPECIFIC DEVELOPMENT VARIETY, DATED NOVEMBER 18, 2016 PER THE CITY OF FRANKLIN ZONING ENFORCEMENT.



(00) PARCEL NUMBER		LEGEND		OVERHEAD ELECTRIC LINE		★ LIGHT POLE	
①	LOT NUMBER	○	IRON ROD (OLD)	—OHE—		—ST—	STORM WATER LINE
WM	WATER METER	⊗	FIRE HYDRANT	—SA—	SEWER LINE		
SM	STORM MANHOLE	---	PROPERTY LINE	—T—	UNDERGROUND TELEPHONE LINE	CATV	CABLE TV
SS	SAN. MANHOLE	—X—	FENCE LINE	R.O.W.C	REGISTER OF WILLIAMSON COUNTY		

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA ANGLE
C1	2677.16'	287.94'	287.80'	S52°29'06"E	6°09'44"
C2	149.91'	235.11'	211.75'	S52°04'53"W	89°51'47"
C3	2919.00'	376.84'	376.58'	N45°52'57"W	17°23'49"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°32'07"W	111.05'

DEED REFERENCE
TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ROBERT STEPHENS LYNCH
DEED BOOK 5006, PAGE 86, R.O.W.C., TN.

TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ELLIS & VICTORIA RADFORD
DEED BOOK 5006, PAGE 89, R.O.W.C., TN.

PROPERTY MAP REFERENCE
PARCEL ID: 079059000014079

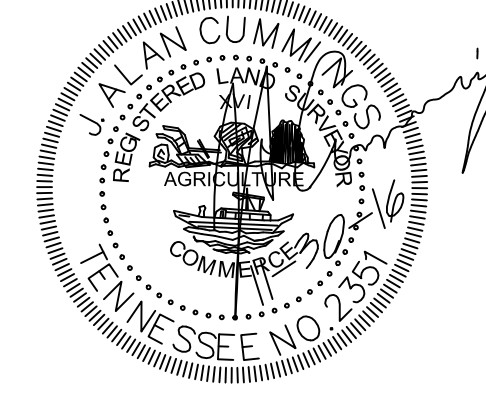
PLAT REFERENCE
REVISION LOT 3 OF THE REVISION OF LOT 1 OF THOMAS HAWKINS SUBDIVISION OF RECORD IN PLAT BOOK 29, PAGE 65, R.O.W.C., TN.

PREPARED FOR:
GOODWORKS UNLIMITED LLC,
2202 JEFFERSON CT,
FRANKLIN, TN 37064,
PH: 615 790 7041

WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

SURVEYORS CERTIFICATE
TO: FOUNTAINS OF FRANKLIN, LLC,
SUNTRUST BANK, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
BRADLEY, ARANT, BOLT, CUMMINGS, LLP,
FIRST TITLE AND ESCROW COMPANY, INC.,
MUDTER AND PATTERSON
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4.6A, 6B, 7A, 7(C), 8, 9.11.13.16-18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-30-16. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X BY FEMA, FIRM MAP NO. 47187C0220F, WITH A DATE OF IDENTIFICATION OF 9-20-2006 IN WILLIAMSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

J. ALAN CUMMINGS,
Registration No. 2351



RECORD DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 86, in the Register's Office of Williamson County, Tennessee.

Tract II:
See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 89, in the Register's Office of Williamson County, Tennessee.

EXHIBIT "A"
TRACT I:
Property situated in the 14th Civil District of Williamson County, Tennessee, described as follows:

BEGINNING at an iron rod at the intersection of the northerly right-of-way of Tennessee State Route 96 (Murfreesboro Road) with the easterly right-of-way of Chester Stephens Court as depicted on Sheet 10B of th plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being 52.49 feet from the centerline of said State Route 96, and being the southwest corner of the herein describe tract;

Thence, with said easterly right-of-way of Chester Stephens Court, as depicted on said Sheet 10B, North 3 degrees 56 minutes 45 seconds East 220.23 feet to an iron rod;

Thence, continuing with said easterly right-of-way, North 7 degrees 09 minutes 00 seconds East 208.10 feet to an iron rod at the beginning of a curve concave to the southeast and having a radius of 149.91 feet;

Thence, with said curve, northeasterly an arc distance of 235.11 feet through a central angle of 89 degrees 51 minutes 47 seconds (chord North 52 degrees 04 minutes 53 seconds East 211.75 feet) to an iron rod at the point of tangency on the southerly right-of-way of Chester Stevens Road;

Thence, with said southerly right-of-way, South 89 degrees 59 minutes 12 seconds East 694.11 feet to an iron rod; Thence, with the westerly boundary line of the George Thomas Monteleone et ux property, of record in Book 2466 page 504 in the Register's Office of Williamson County, Tennessee, South 6 degrees 26 minutes 09 seconds West 318.52 feet to an iron rod;

Thence, with the westerly boundary line of the David S. Herzberg et ux property, of record in Book 2612 page 560 in said Register's Office, and continuing with the boundary line of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11 page 117 in said Register's Office, South 6 degrees 45 minutes 16 seconds West 423.19 feet to an iron rod;

Thence, with said boundary line of said Lot 4, and continuing with the boundary line of the Revision of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 29 page 65 in said Register's Office, as follows: North 80 degrees 10 minutes 46 seconds West 588.00 feet to an iron rod, and South 20 degrees 32 minutes 07 seconds West 11.05 feet to an iron rod intersecting a curve in said northerly right-of-way of Tennessee State Route 96 concave to the southwest and having a radius of 2677.16 feet;

Thence, with said curve, northwesterly an arc distance of 287.94 feet through a central angle of 6 degrees 09 minutes 44 seconds (chord: North 52 degrees 29 minutes 06 seconds West 287.80 feet) to the Beginning containing 13.51 Acres or 588,615.2 square feet

EXHIBIT "A"
TRACT II

BEGINNING at an iron rod on the northerly right-of-way of Tennessee State Route 9 (Murfreesboro Road), as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being the common corner of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Nat Book 29 page 65 in the Register's Office of Williamson County, Tennessee, and Lot 4 on the plan of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in plat Book 11, page 117 in said Register's Office, and being 52.49 feet from the centerline of said State Route 96, and being southeasterly 523.05 feet along said right-of-way from its intersection with the easterly right-of-way of Chester Stevens Court;

Thence, with a curve in said right-of-way concave to the southwest and having a radius of 2677.16, northwesterly an arc distance of 376.20 feet through a central angle of 8 degrees 03 minutes 05 seconds (chord: North 45 degrees 22 minutes 41 seconds West 375.89 feet) to an iron rod;

Thence, with the boundary line of the Robert Stephens Lynch et al property, of record in Book 83 page 457 in said Register's Office, as follows: North 20 degrees 32 minutes 07 seconds East 11.05 to an iron rod and South 80 degrees 10 minutes 46 seconds East 526.00 feet to an iron rod;

Thence, with the common boundary line of said Lot 3 and Lot 4, South 54 degrees 02 minutes 54 seconds West 314.54 feet to the BEGINNING containing 1.37 acres or 59,519.8 square feet.

ALTA/NSPS
LAND TITLE SURVEY
FOUNTAINS OF FRANKLIN
4100 MURFREESBORO ROAD, FRANKLIN
14 TH CIVIL DISTRICT,
WILLIAMSON COUNTY, TENNESSEE

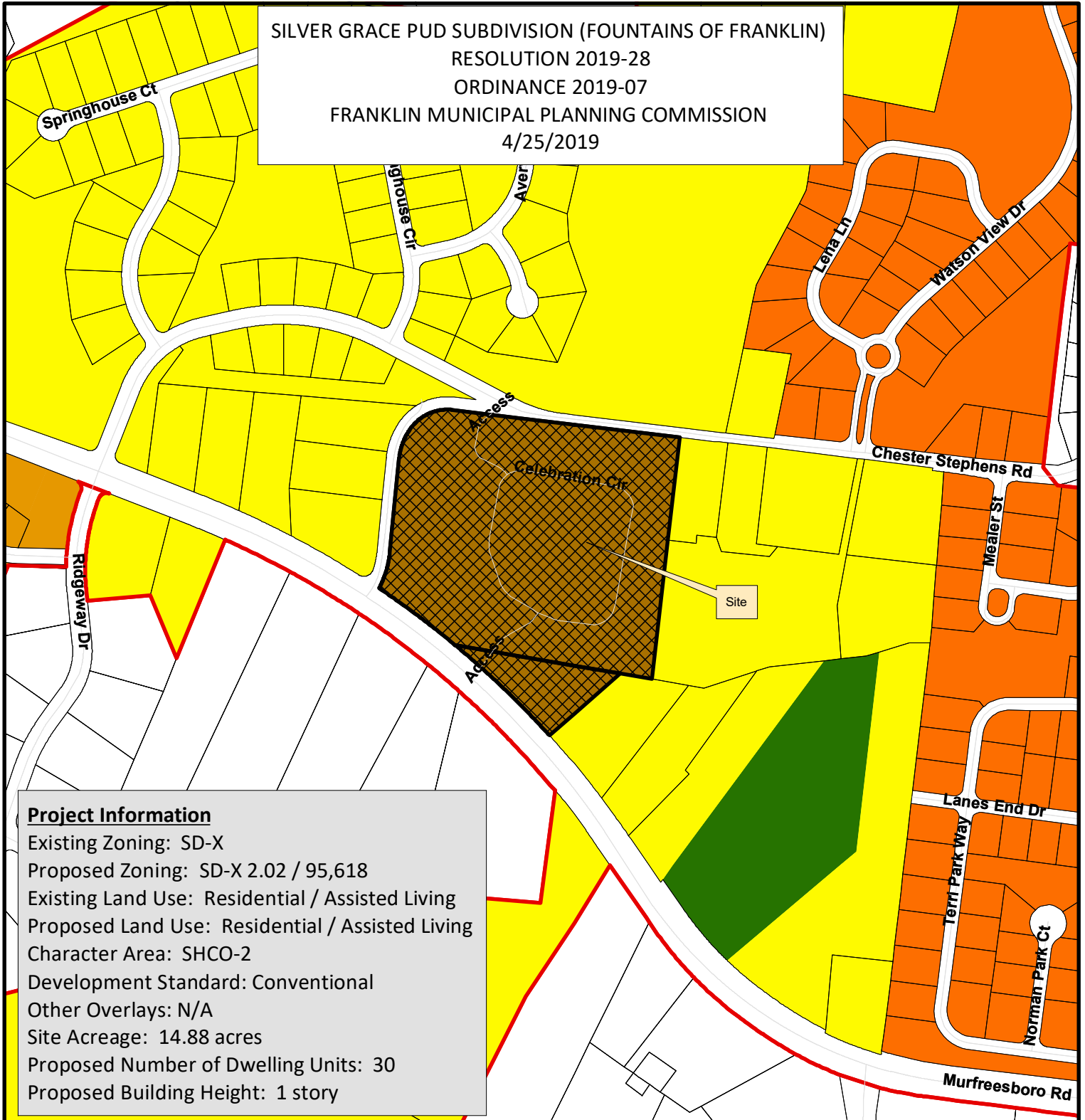
DATE: 11-04-16 CCPC JOB NO. 16-097
REVISED: 11-28-16
REVISED: 11-30-16

TOTAL AREA: 648,134 SQUARE FEET± OR 14.88 ACRES±

BRUNNEN CAD 2016 16-097 FOUNTAINS OF FRANKLIN 16-097.DWG

CRAWFORD & CUMMINGS, P.C.
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: ccm@ccsurveyors.net

SILVER GRACE PUD SUBDIVISION (FOUNTAINS OF FRANKLIN)
 RESOLUTION 2019-28
 ORDINANCE 2019-07
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/25/2019



Project Information

Existing Zoning: SD-X
 Proposed Zoning: SD-X 2.02 / 95,618
 Existing Land Use: Residential / Assisted Living
 Proposed Land Use: Residential / Assisted Living
 Character Area: SHCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 14.88 acres
 Proposed Number of Dwelling Units: 30
 Proposed Building Height: 1 story

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

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

26. B. General Information

lance.fittro@franklin.tn.gov This is an advisory comment that **should not hinder approval of the Development Plan:**
A final plat for the property is required in order to modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The revised plat shall be approved and recorded prior to issuance of a Building Permit.

Fire-Planning

General Issues

54. Access

PLEASE NOTE A NEW REQUIREMENT FOR CLARITY/LEGIBILITY OF AUTOTURN

Please provide an autoturn plan using City of Franklin/Franklin Fire Department Tower 2 with travel around the site using all drive lanes. Travel paths should begin outside the site illustrating the turn onto the primary entry road/drive, maneuvering around the site, and completed with an illustration demonstrating exiting the site.

VEHICLE WHEEL TRACKS AND BODY/PLATFORM SWING SHALL BE PROVIDED IN COLOR; WHEEL TRACKS SHALL BE IN A CONTRASTING COLOR TO THE BODY/PLATFORM SWING. ALL OTHER ELEMENTS (CURB/SIDEWALK, ETC) SHALL BE IN BLACK PRINT.

If the path begins with a straight approach to the site, the review will be not accepted.

Paths must illustrate the full vehicle swept path (including wheel tracks and out-to-out vehicle overhang sweep) and must indicate a clear, unobstructed travel around the site without impact/collisions to buildings, curbs, landscaping, parking spaces, vehicles, etc

The travel path must be designed with a minimum speed of 5 mph.

On the autoturn sheet, list/provide the following details:

-apparatus specifications (chart format is acceptable or listed)

Number of Front Axles = 1

Front Track Width = 8'

Wheels on Each Front Axle = 2

Number of Rear Axles = 2

Rear Track Width = 8'

Wheel Base = 21.316' (Front Axle to Front Rear Axle)

Rear Axle Spacing = 4.417'

Body Length = 50.0417

Width = 8.333'

Rear Overhang = 22.1424'

Body Style = Fire Truck

Turning Radius Wall to Wall = 42'

-design speed (no less than 5mph); if speed varies indicate points of change by notes/labels.

-landscaping (from landscaping sheet(s))

-parking spaces

-building footprint, sidewalks etc. from the site plan

-any obstructions that would impede vehicle travel such as dumpster enclosures gates, fences, posts, etc.

For legibility, the autoturn exhibit may require several smaller detail sections and/or additional sheets.

Autoturn information can be viewed at:

<http://franklintn.gov/government/departments-a-j/fire/prevention-code-enforcement/plans-submission/apparatus-autoturn>

55. Fire Sprinkler System

andyk@franklinton.gov All detached dwelling units are considered residential occupancies under the IBC since they do not have individual lot lines and require fire sprinklers. This is likely a carry-over condition of approval from the first development plan.

Development Plan.pdf

6. Fire Lane

andyk@franklinton.gov Issue re-opened, see comment #54 for further clarification.
[Edited By Andy King]

Stormwater

General Issues

13. Stormwater Management Plan

ellen.moore@franklinton.gov *This is an advisory comment:*

Due to the development of the villas at the eastern side of the site, multiple bioretention areas onsite were impacted. All bioretention areas onsite shall be brought into compliance with the long term maintenance plan.

51. Riparian Buffer

jeff.willoughby@franklinton.gov This comment has not been entirely addressed. Only a 30' zone 2 riparian buffer is called out

Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

LIST OF PROFESSIONALS

ARCHITECT
COMPANY: INSPIREON LLC
ADDRESS: 1753 FIELDCREST CIRCLE
FRANKLIN, TN 37064
ARCHITECT: GARY KECKLEY
PHONE: (615) 790-7041
EMAIL: gary@goodworksunlimited.com

ENGINEER
COMPANY: KLOBER ENGINEERING SERVICES
ADDRESS: 3556 TOM AUSTIN HWY, SUITE 1
SPRINGFIELD, TN 37172
ENGINEER: JOSH LYON
PHONE: (615) 382-2000
EMAIL: josh@klobereng.com

EXISTING ZONING
SD-X SPECIFIC DEVELOPMENT VARIETY

PROPOSED ZONING
SD-X (2.02/95,618)

OWNER LOTS 1 & 2:
FOUNTAINS OF FRANKLIN, L.L.C.
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
MAP 79, PARCEL 59
MAP 80, PARCEL 39.04
BOOK 5006, PAGE 86



Good Works
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F



SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3556 TOM AUSTIN HWY, SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com



JOSHUA M. LYON, P.E. TN#112331

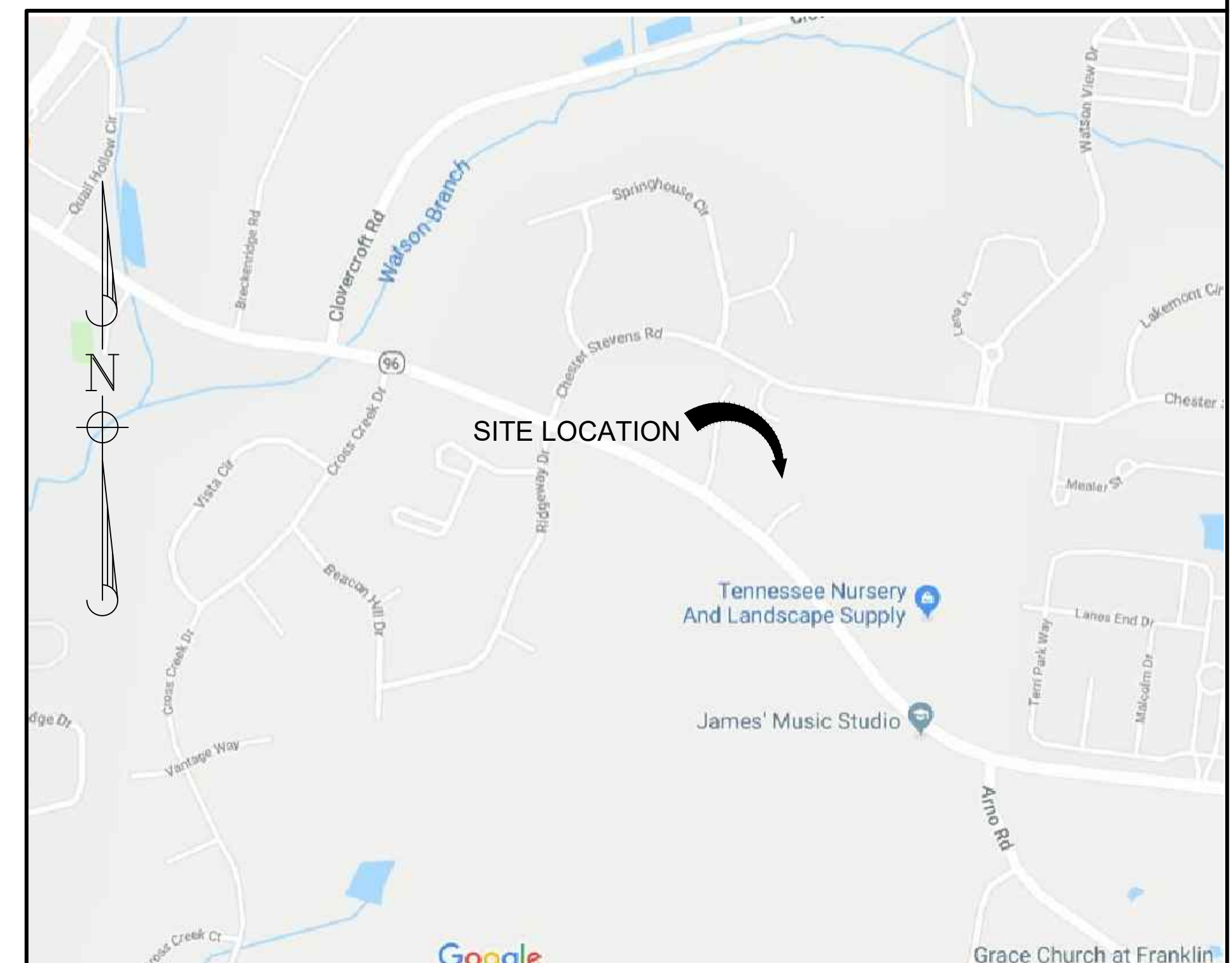
SILVER GRACE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

300 CELEBRATION CIRCLE,
FRANKLIN, TN 37067
WILLIAMSON COUNTY

PROJECT #: 6949

SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT
C3.0	OVERALL GRADING & DRAINAGE
C4.0	OVERALL ROW & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A2.0	COTTAGE ELEVATION
A2.1	COTTAGE ELEVATION
A2.2	VILLA ELEVATION
A2.3	VILLA ELEVATION
A2.4	ASSISTED LIVING ADDITION ELEVATION
S1.0	PROPERTY SURVEY

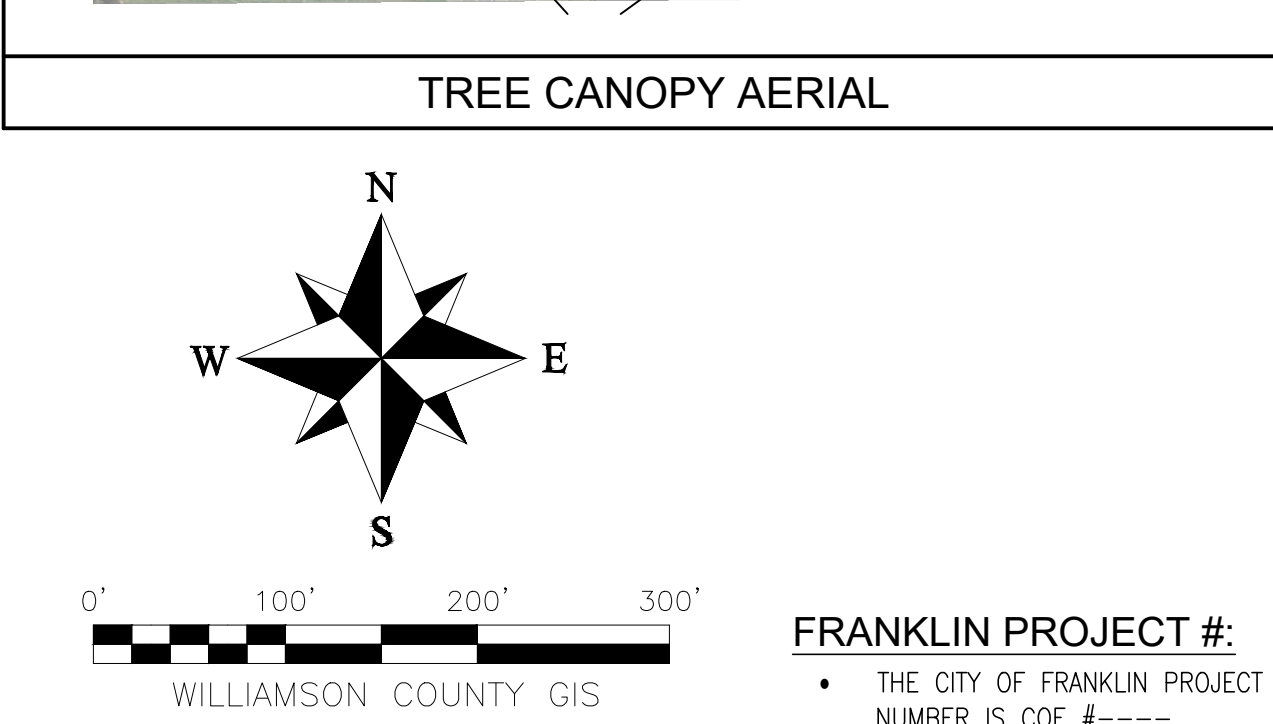
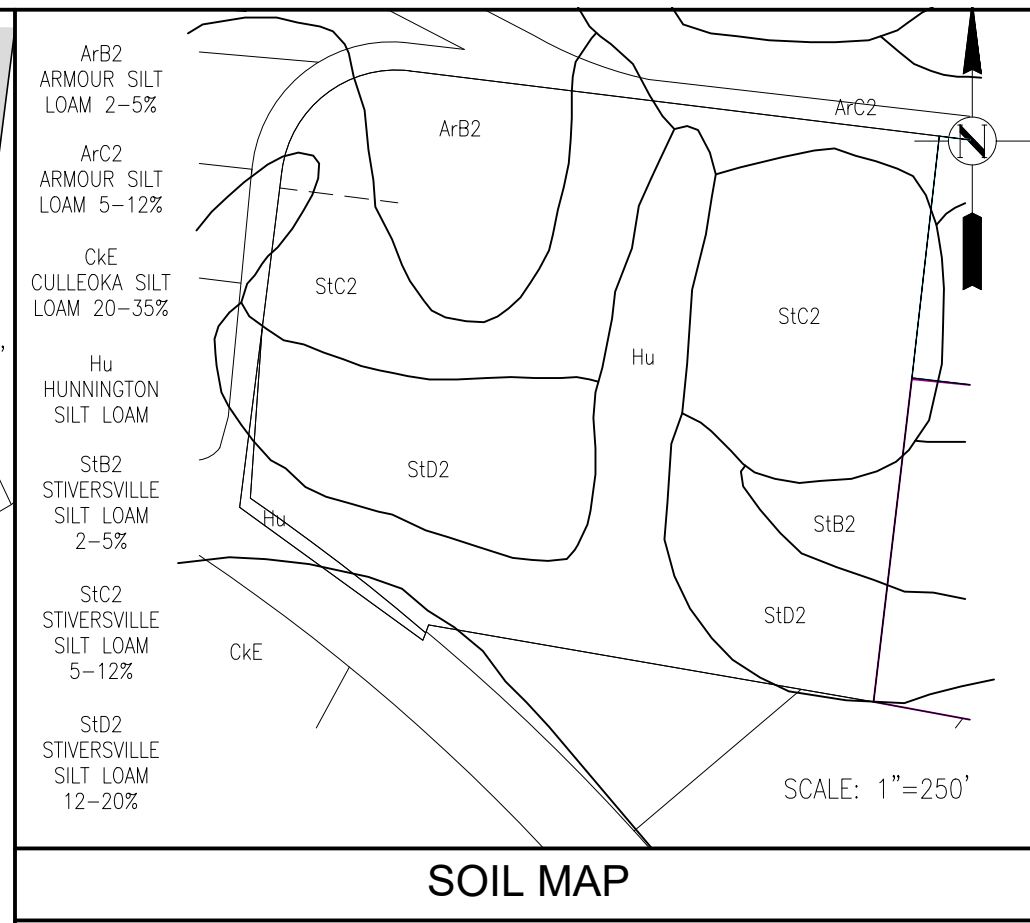


Vicinity Map
Not to Scale

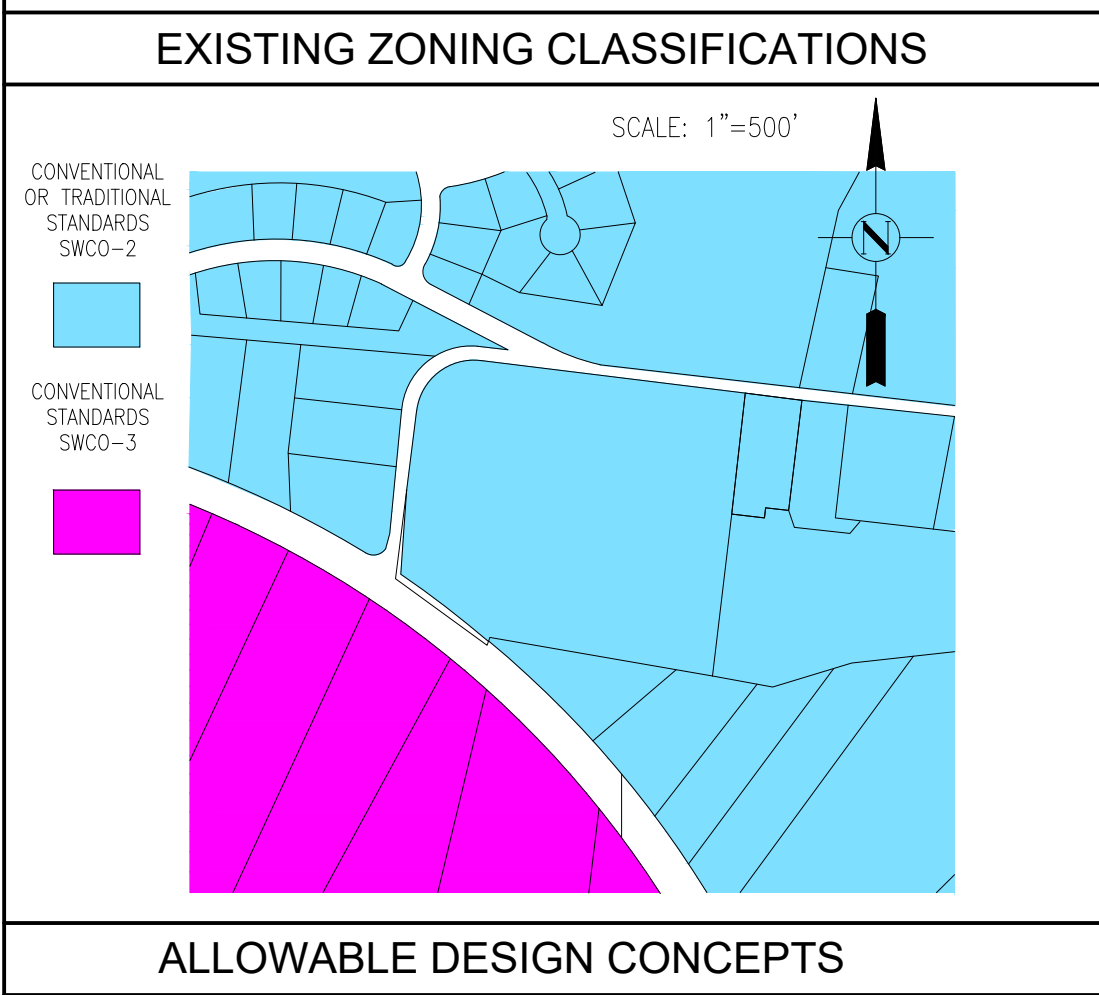
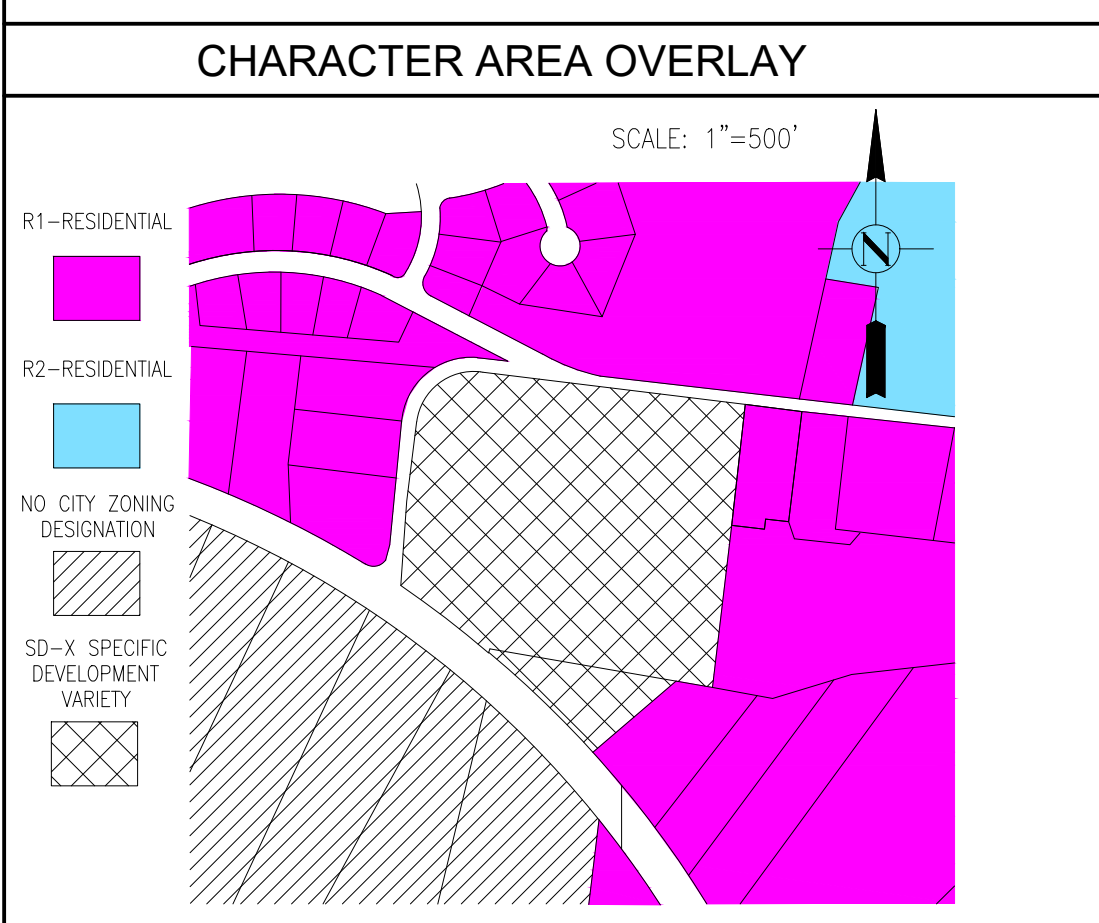
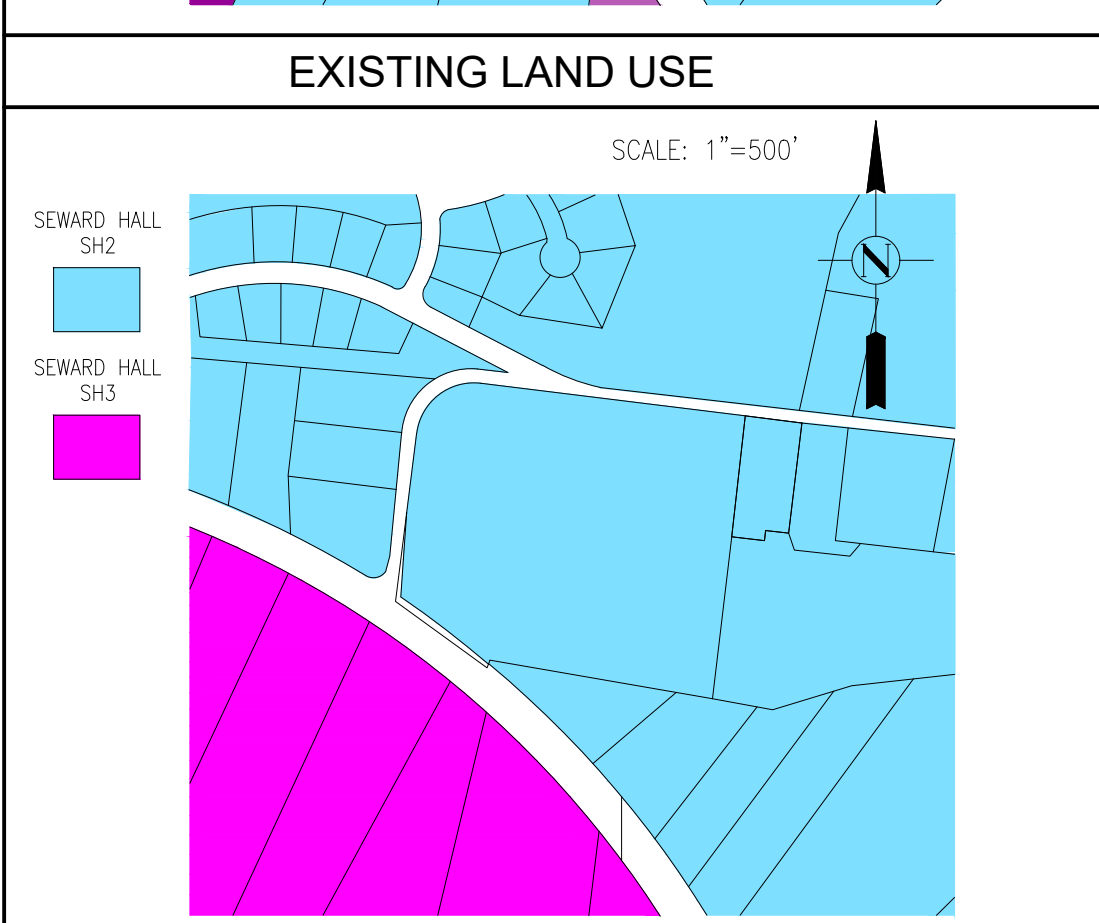
NOT FOR CONSTRUCTION

SILVER GRACE PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1

DATE: 04/04/19

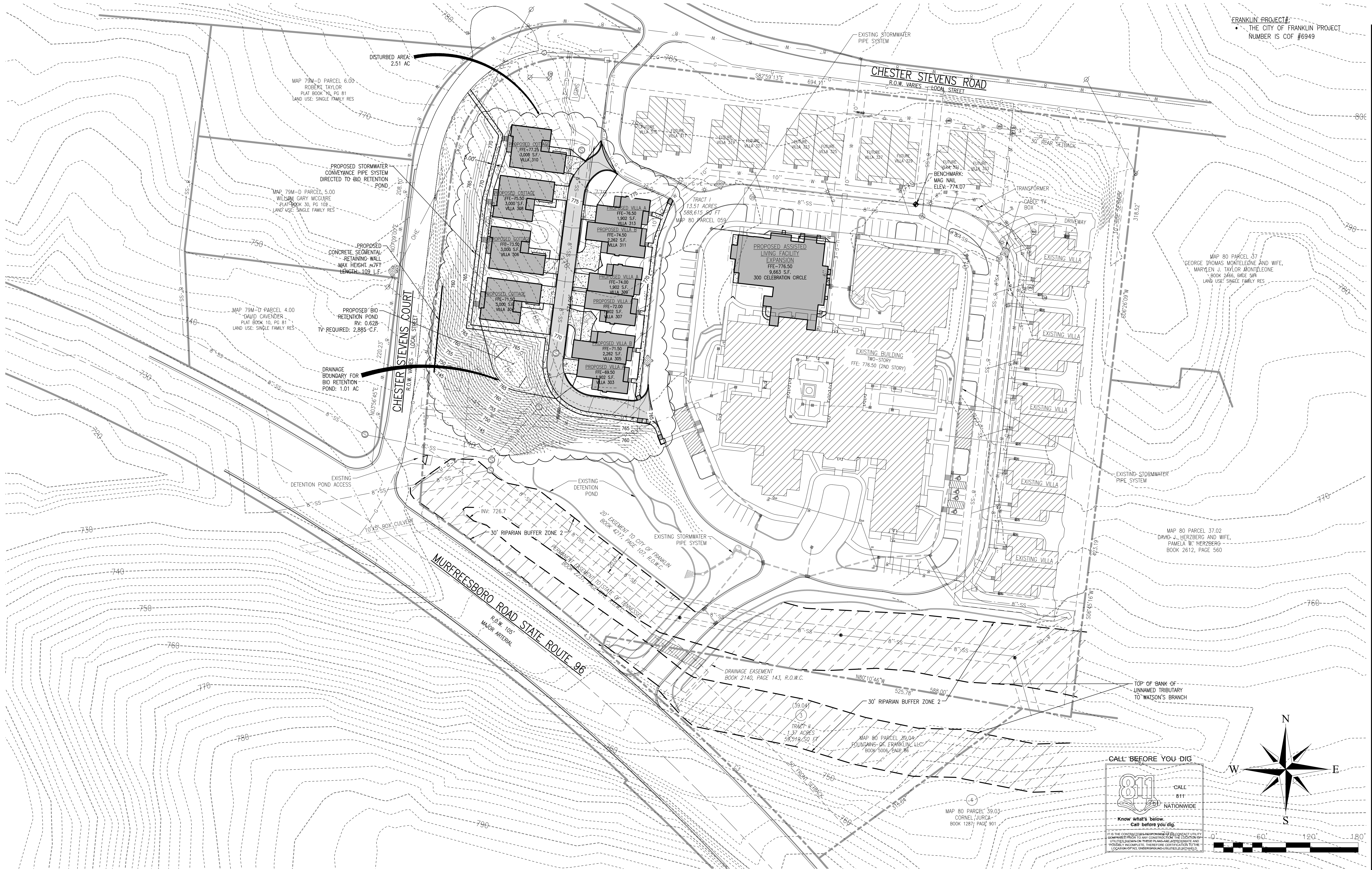


LABEL NUMBER	TAX MAP	PARCEL NUMBER	SUBDIVISION	PROPERTY OWNER	PROPERTY ADDRESS
1	07 MF	40.00	CALDWELL EST HOMEOWNERS	CALDWELL EST HOA	PO BOX 24520, NASHVILLE, TN 37202
2	80	37.00	NA	TAYLOR-MONTELEONE FAMILY REVOCABLE	PO BOX 680394, FRANKLIN, TN 37068
3	80	37.02	NA	HARPER CINDY L	160 CHESTER STEPHENS RD, FRANKLIN, TN 37067
4	80	39.03	NA	JURCA CORNEL	4102 MURFREESBORO RD, FRANKLIN, TN 37067
5	80	39.04	NA	FOUNTAINS OF FRANKLIN	MURFREESBORO RD, FRANKLIN, TN 37064
6	79	60.05	NA	DODD WALTER EARLE SR	4095 MURFREESBORO RD, FRANKLIN, TN 37067
7	79	60.04	NA	FRENZEL GERALD CHARLES JR	4091 MURFREESBORO RD, FRANKLIN, TN 37067
8	79	60.03	NA	FRENZEL G CHARLES	4091 MURFREESBORO RD, FRANKLIN, TN 37067
9	79	4.00	NA	CAVENDER DAVID O	107 CHESTER STEPHENS CT, FRANKLIN, TN 37067
10	79	5.00	NA	MCGUIRE W GARY	111 CHESTER STEVENS CT, FRANKLIN, TN 37067
11	79	6.00	NA	TAYLOR ROBERT P	115 CHESTER STEPHENS CT, FRANKLIN, TN 37067
12	79	1.00	CALDWELL EST HOMEOWNERS	CALDWELL EST HOA	PO BOX 24520, NASHVILLE, TN 37202



<u>ROAD NETWORK:</u> • ACCORDING TO THE MAJOR THOROUGHFARE PLAN, MURFREESBORO ROAD IS SET TO BE WIDENED TO THE EAST AND WEST OF THIS SITE. SEE C-4 AND C-8 OF THE THOROUGHFARE PLAN • TRIP GENERATION: A TOTAL OF 168 DAILY TRIPS ARE ESTIMATED FOR THE ENTIRE BUILD OUT OF THIS DEVELOPMENT.	<u>FRANKLIN PROJECT#:</u> • THE CITY OF FRANKLIN PROJECT NUMBER IS COF #6949 <u>MINERAL RIGHTS NOTE:</u> • THE MINERAL RIGHTS FOR THE PROJECT ARE OWNED BY THE DEVELOPER & THUS DO NOT APPLY.
<u>INAPPLICABLE MAP FEATURES:</u> 1. GEOLOGIC FORMATIONS 2. HILLSIDE/HILLCREST OVERLAY DISTRICT 3. FLOODWAY BOUNDARY 4. FLOODWAY FRINGE BOUNDARY 5. WETLANDS 6. PLANNED DEVELOPMENT WITHIN 500' OF SITE 7. RAILROAD INFRASTRUCTURE 8. MINERAL RIGHTS 9. HISTORIC PROPERTIES WITHIN 500' OF SITE 10. HISTORIC STRUCTURES	<u>STORMWATER NARRATIVE:</u> • THE STORMWATER FROM THE SITE IS CURRENTLY CONVEYED BY SEPT FLOW AND THROUGH RAIN GARDENS TO A PIPE SYSTEM. THE PIPE SYSTEM CONVEYS THE STORMWATER TO A QUALITY TREATMENT FILTER UNIT THAT DISCHARGES INTO THE DETENTION POND. THE DETENTION POND DISCHARGES INTO AN UNNAMED TRIBUTARY THAT LEADS TO WATSON'S BRANCH.

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT INVOLVING MORE THAN 500 SQ. YD. OF EARTHWORK OR MORE THAN 5,000 SQ. YD. OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST RESULTS SHALL BE SUBMITTED TO THE CITY. TESTS SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT.
3. BEFORE THE FIELD TESTING BEGINS, THE CONTRACTOR SHALL DISCLOSED BY TESTS SHALL BE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - A. MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND RELEASE OF THE PROJECT TO THE CITY.
 - B. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL REVIEW THE FIELD TESTING RESULTS AND DETERMINE IF THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CURBS, GUTTERS, DRAINAGE DITCHES, DRAINAGE TRENCHES, THE ROADWAY SUB-GRADE, BASE STONE AND BINDER AND SURFACE COURSE SHALL BE INSPECTED, TESTED AND APPROVED BY THE CITY STREET DEPARTMENT PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND RELEASE OF THE STREET AND DRAINAGE WORK SHALL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED BY THE CONTRACTOR TO CONDUCT ALL UTILITY LOCATIONS. OWNERS, THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND BE RESPONSIBLE FOR ANY COSTS DUE TO DAMAGE CAUSED BY ANY UTILITY LINES.



SCALE: 1"=100'

C3.0

C4.0

SITE DATA CHART
PROJECT NAME: FOUNTAINS OF FRANKLIN, SITE PLAN, PHASE 3,
PROJECT #: 6949
SUBDIVISION: SILVER GRACE
LOT NUMBERS: 1 AND 2
ADDRESS: 4100 MURFREESBORO ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
SD-X / SEWARD HALL SH2
OTHER APPLICABLE OVERLAYS: -
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 14.88
SQUARE FOOTAGE OF SITE: 648,134.2
MINIMUM REQUIRED SETBACK LINES:
STREET FRONTING: 30' LOCAL/50' ARTERIAL (VILLAS)
STREET FRONTING: 60' (SINGLE FAMILY LOTS)
SIDE YARD: 10'
REAR YARD: 30'

PROPOSED ZONING
SD-X (2.02/95,618)

OWNER LOTS 1 & 2:
FOUNTAINS OF FRANKLIN, L.L.C.
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
MAP 79, PARCEL 59
BOOK 5006, PAGE 86
CONTAINING: 13.51 ACRES (588,615.2 S.F.) &
CONTAINING: 1.37 ACRES (59,519 S.F.)

APPLICANT/DEVELOPER:
GOODWORKS UNLIMITED, LLC
GARY KECKLEY
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
GARY@GOODWORKSUNLIMITED.COM

UTILITY NARRATIVE:

- PROPOSED UTILITIES WILL BE INSTALLED IN THE PHASE 3 SECTION INCLUDING A RELOCATION OF A WATERLINE AND A GRAVITY SEWER EXTENSION TO PROVIDE WATER AND SEWAGE TO THE PROPOSED VILLAGES AND COTTAGES. THE INSTALLATION OF THESE UTILITIES WILL NOT BE SUBJECT TO PHASING. THE EXISTING UTILITIES WERE CONSTRUCTED UNDER PHASES 1&2.

IMPACT STATEMENT:

- WATER AVAILABILITY HAS BEEN PREVIOUSLY APPROVED FOR THE ENTIRETY OF THE DEVELOPMENT. THE REVISIONS TO THE ORIGINAL PLAN LESSEN THE UNIT COUNT.
- SEWER AVAILABILITY HAS BEEN PREVIOUSLY APPROVED FOR THE ENTIRETY OF THE DEVELOPMENT. THE REVISIONS TO THE ORIGINAL PLAN LESSEN THE UNIT COUNT.

UTILITY DATA CHART:

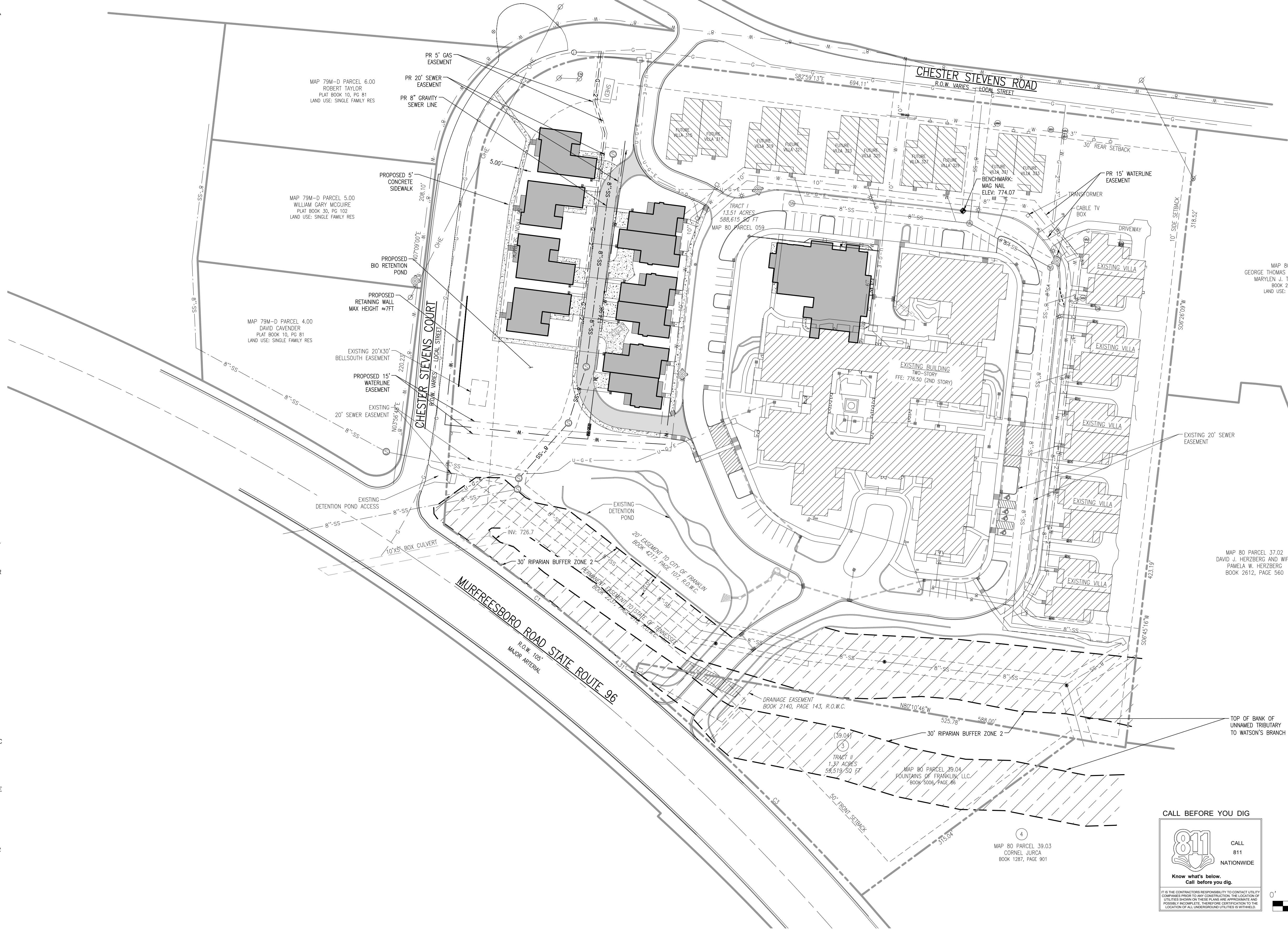
- SEWER (CITY OF FRANKLIN)
 - FACILITY TYPE: 8" GRAVITY LINE
- WATER (MILCROFTON UTILITIES)
 - FACILITY TYPE: 10" WATER LINE

UTILITY NOTES (CITY OF FRANKLIN):

- 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: A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES. C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER. D. A COPY OF ALL APPROVED CUT SHEETS.
- 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 COMPLES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY PROVIDERS:

- SEWER (CITY OF FRANKLIN)
 - PHONE: (615) 794-4554
- WATER (MILCROFTON UTILITIES)
 - PHONE: (615) 794-5947
- ELECTRIC (MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION)
 - PHONE: (877) 777-9020



FRANKLIN PROJECT#:
• THE CITY OF FRANKLIN PROJECT
NUMBER IS COF #6949



Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F



DATE	DESCRIPTION

DATE	DESCRIPTION

VILLA AND MEMORY CARE ADDITION FOR
Silver Grace
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
300 CELEBRATION CIRCLE, FRANKLIN TN, 37067

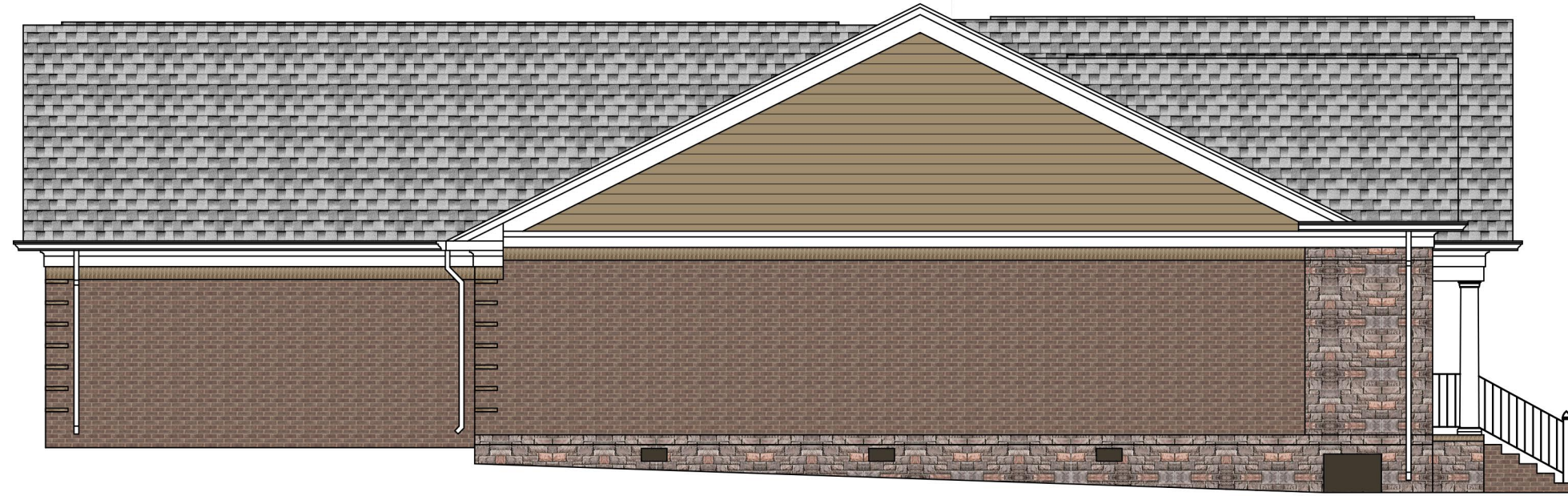
DRAWING TITLE:
OVERALL UTILITY
PLAN

SCALE: 1"=100'

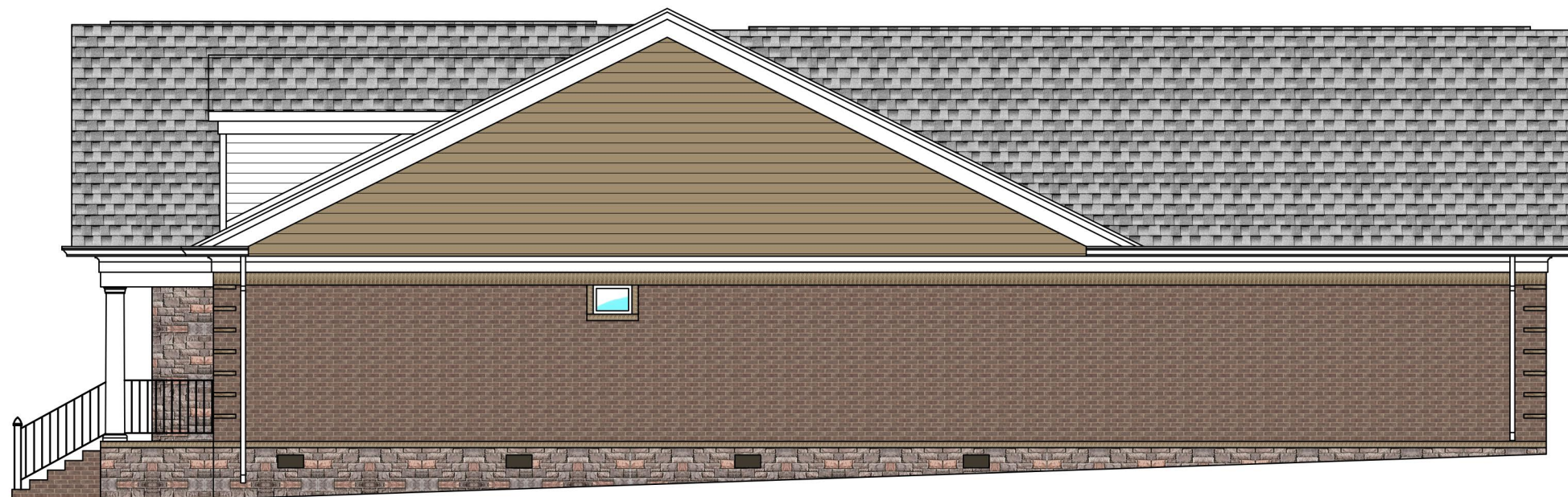
C5.0



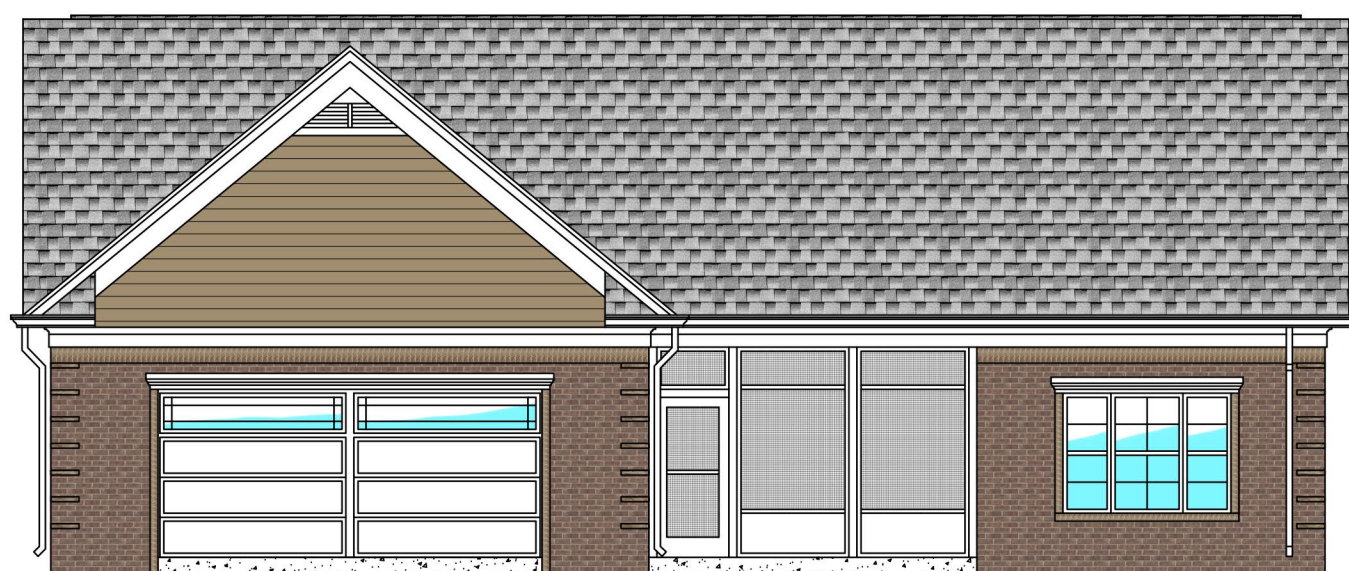
1 COTTAGE 310 ELEVATION



2 COTTAGE 310 ELEVATION



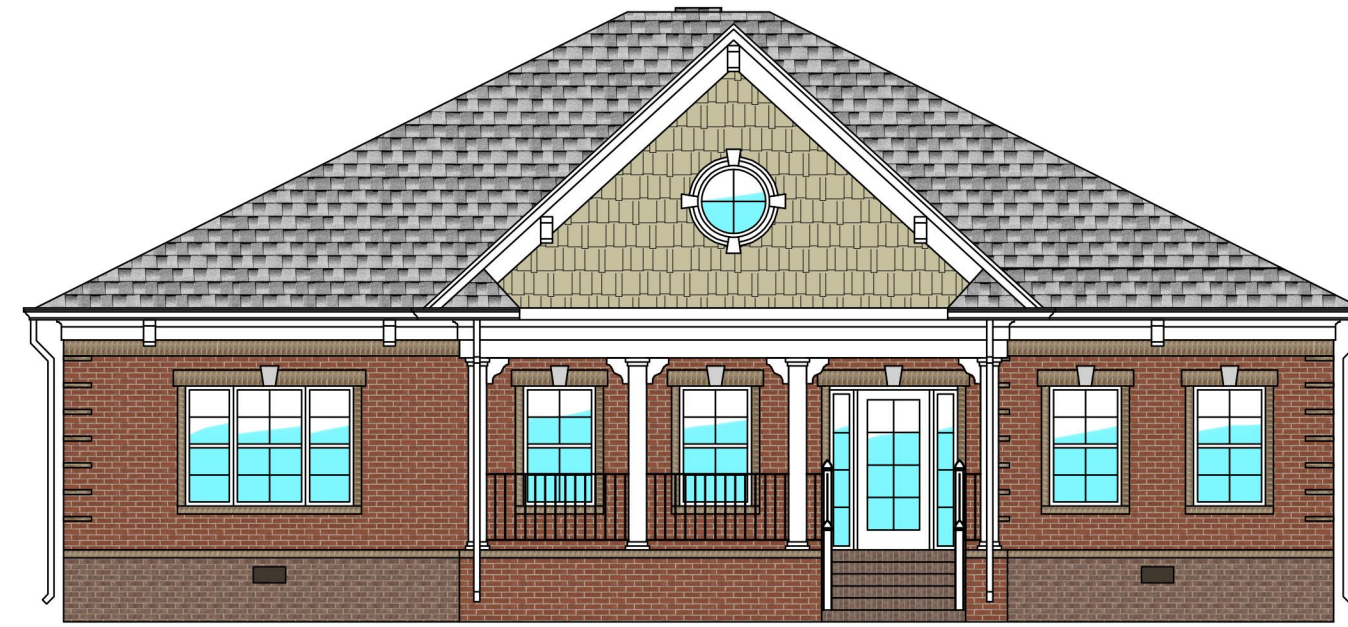
3 COTTAGE 310 ELEVATION



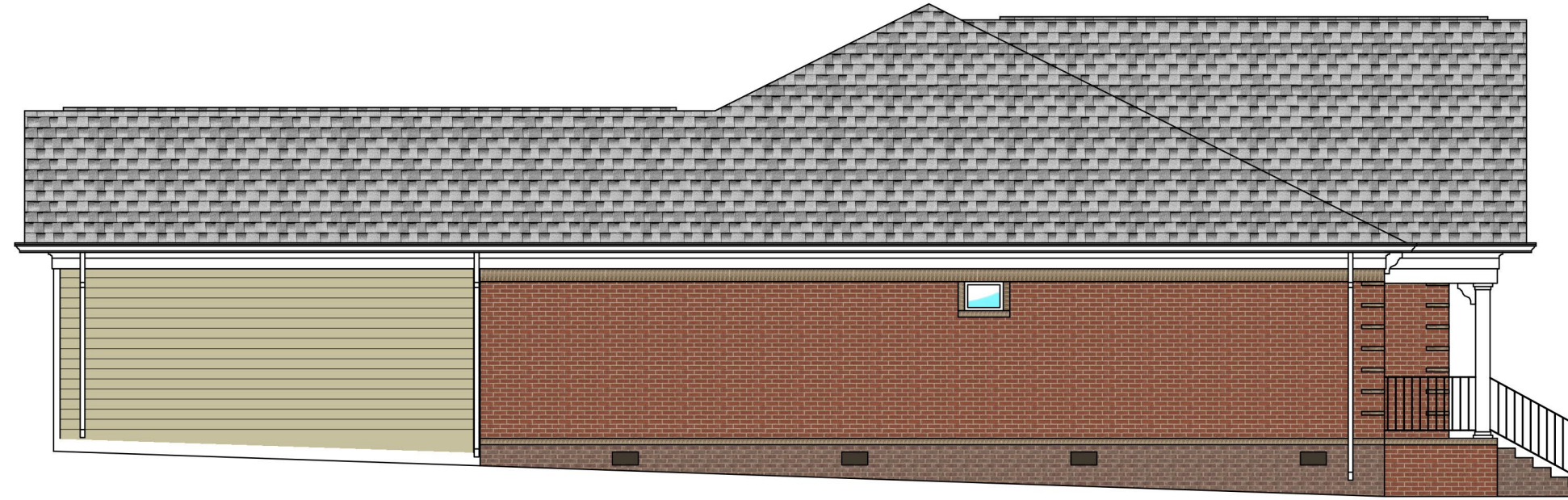
4 COTTAGE 310 ELEVATION

COTTAGE 310

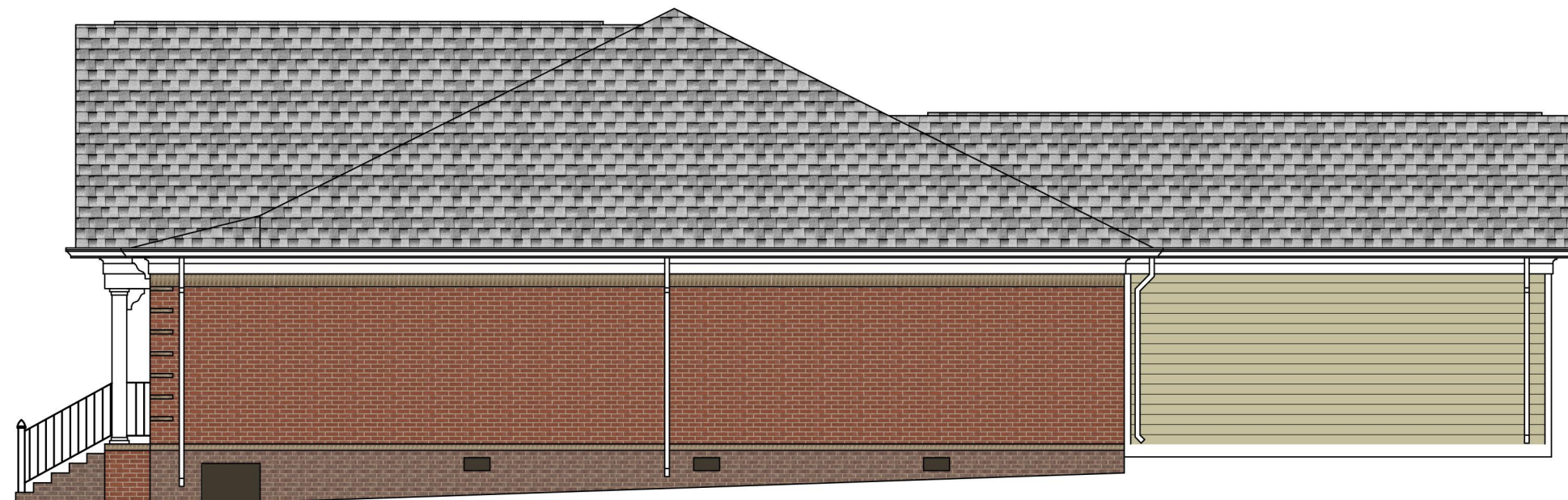
COTTAGE 308



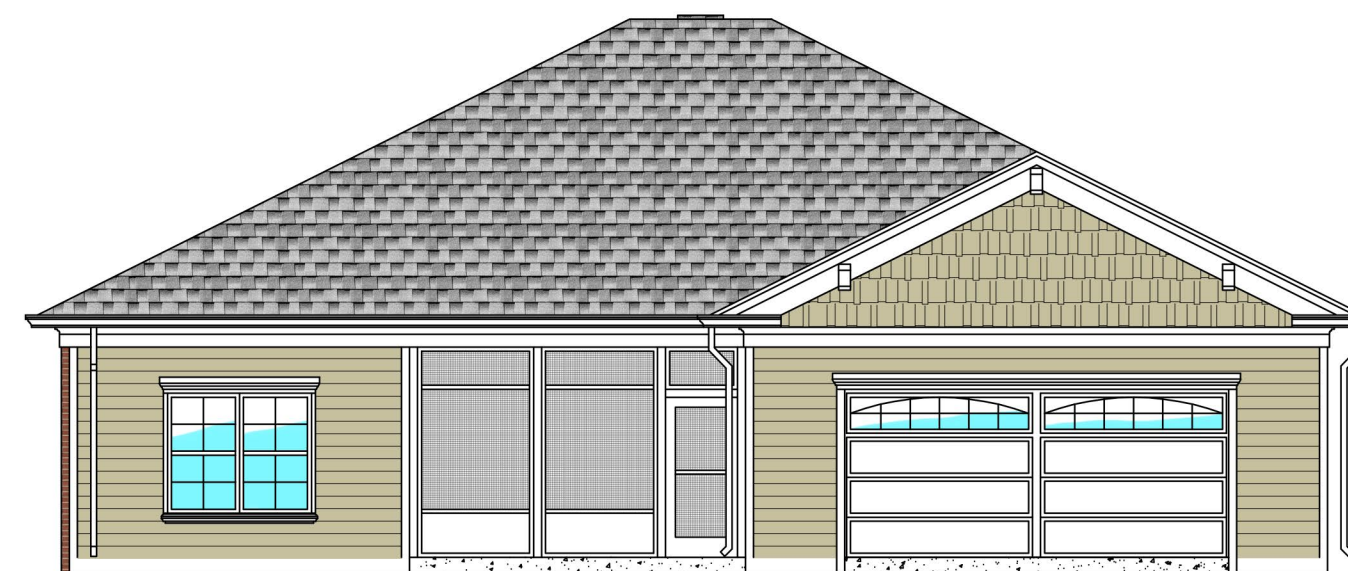
5 COTTAGE 308 ELEVATION



6 COTTAGE 308 ELEVATION

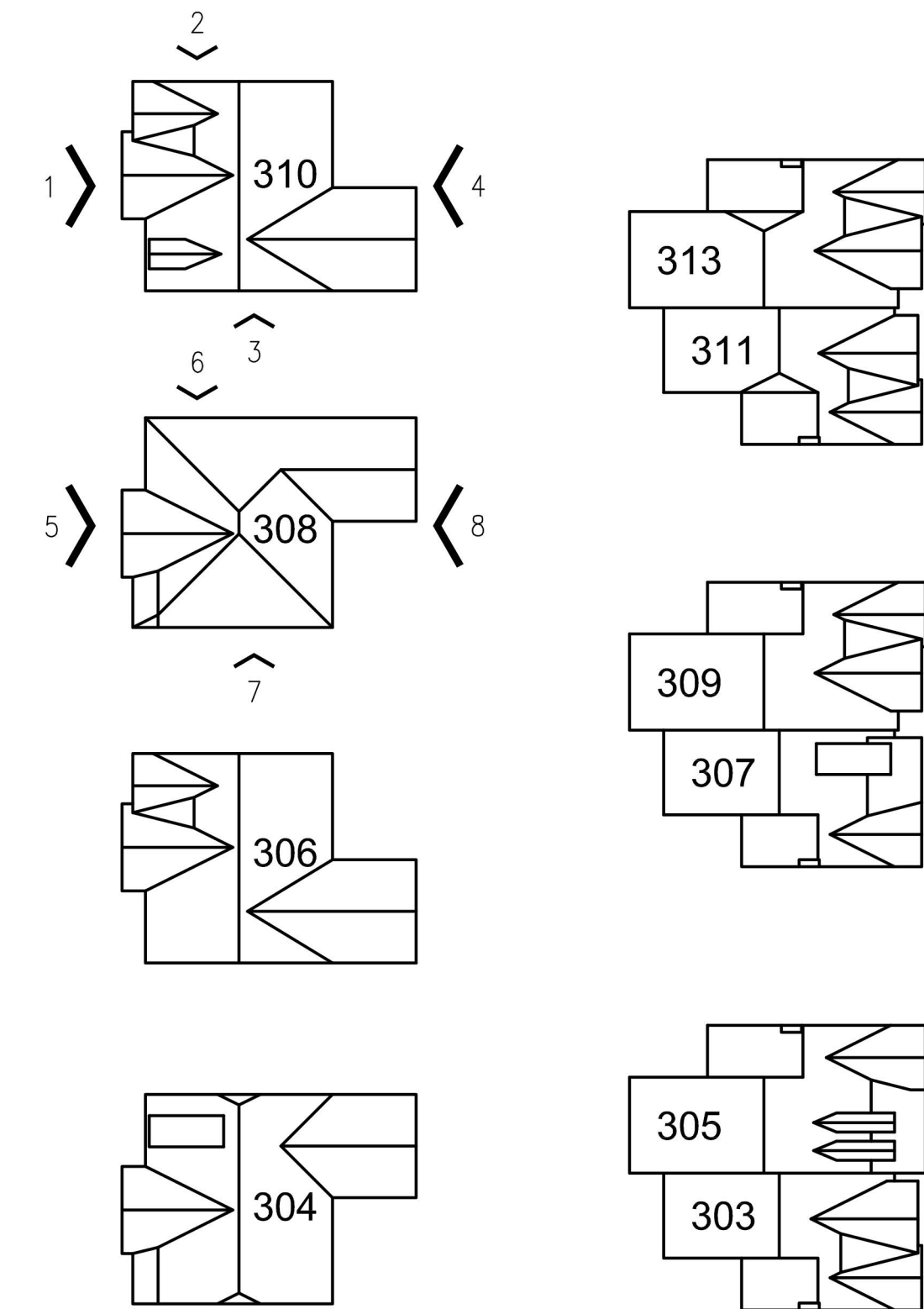


7 COTTAGE 308 ELEVATION



8 COTTAGE 308 ELEVATION

PLAN LEGEND



GOOD WORKS
UNLIMITED, LLC

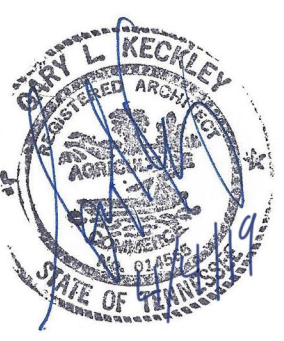
Development, Design and
Management of Senior Living
Communities

02 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F

Inspireon
LLC

Planning
Architecture
Interiors
Construction

1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f



Silver Grace
VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

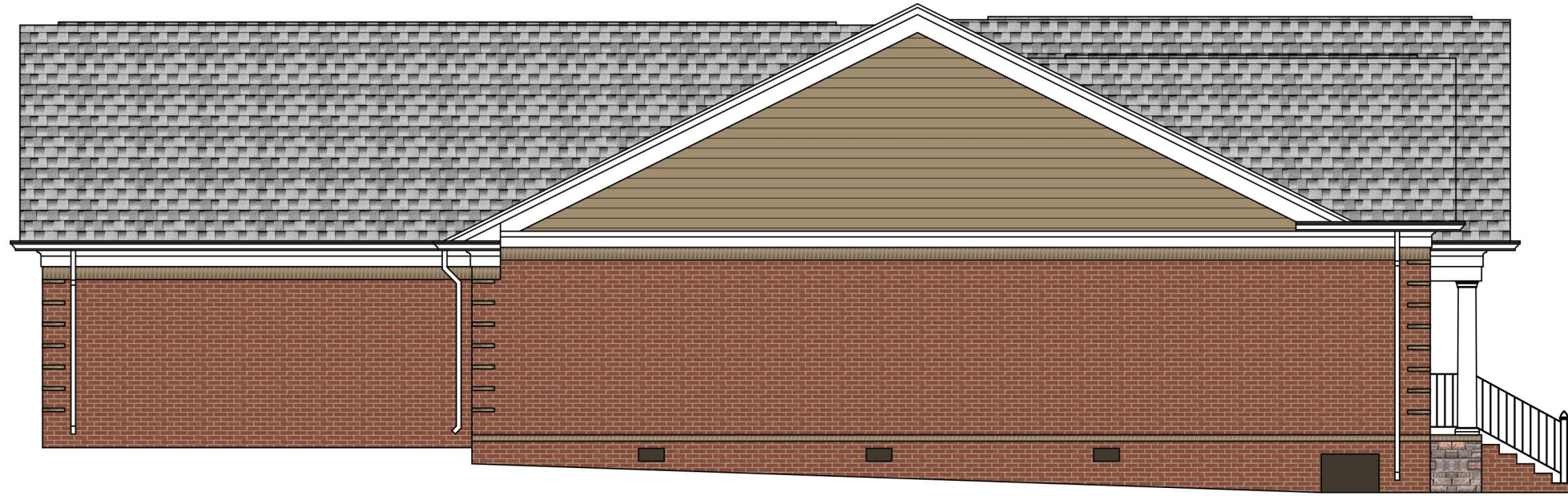
DRAWING TITLE:
COTTAGES 310
D 308 EXTERIOR

SCALE: 1/8"=1'-0"

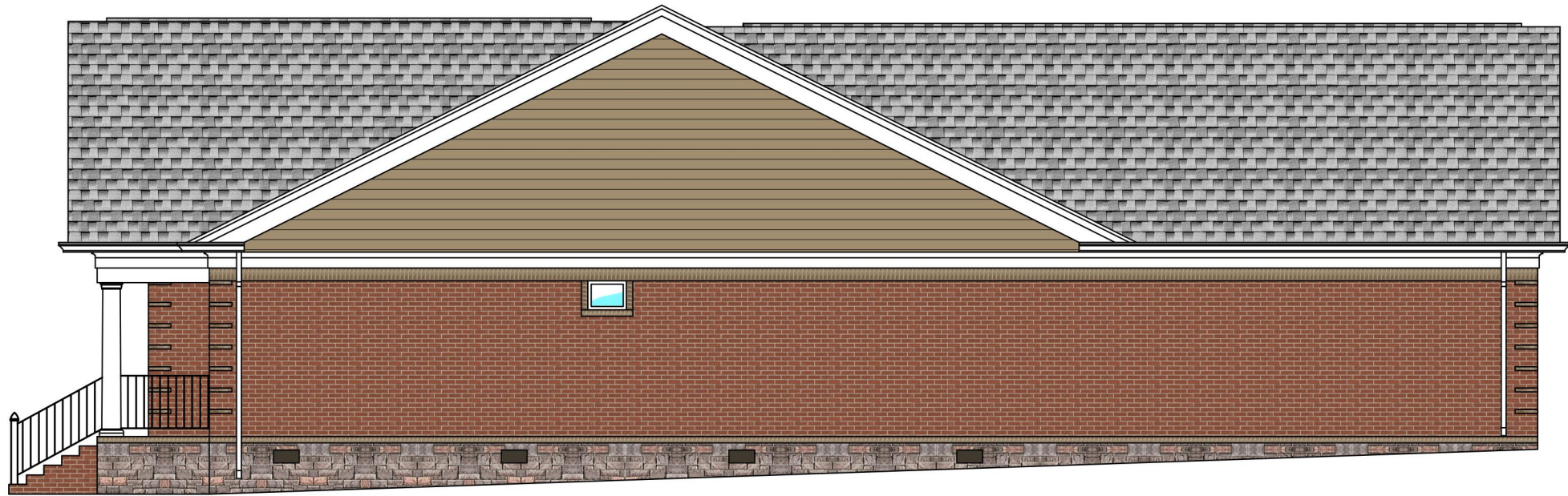
A2.0



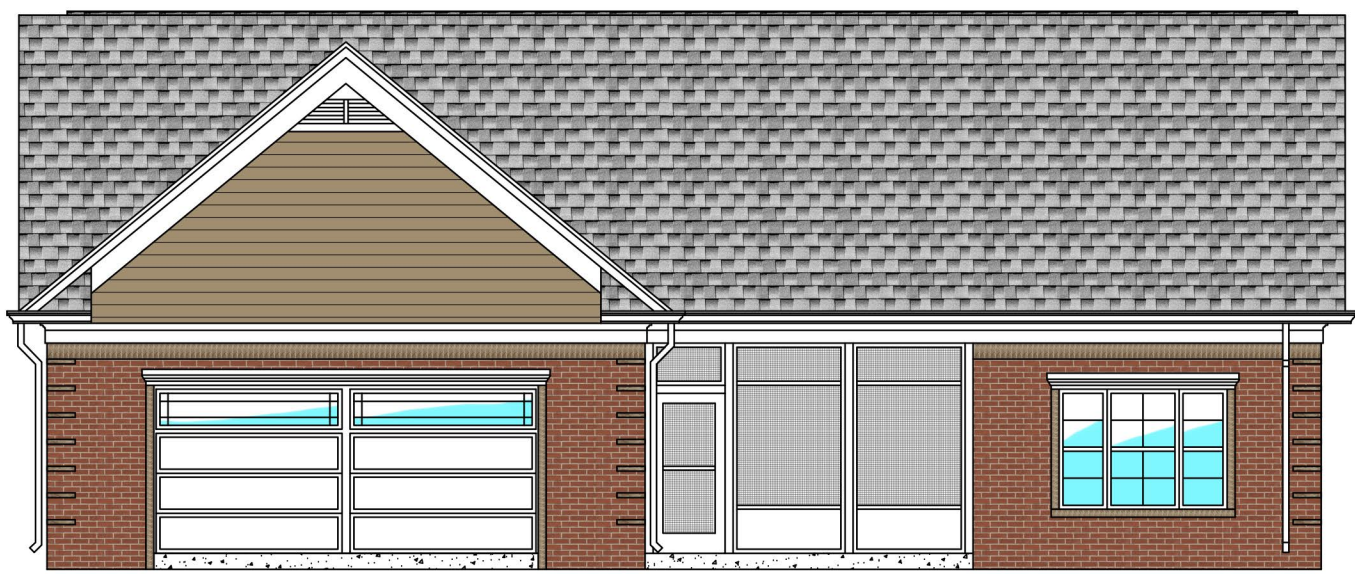
1 COTTAGE 306 ELEVATION



2 COTTAGE 306 ELEVATION



3 COTTAGE 306 ELEVATION

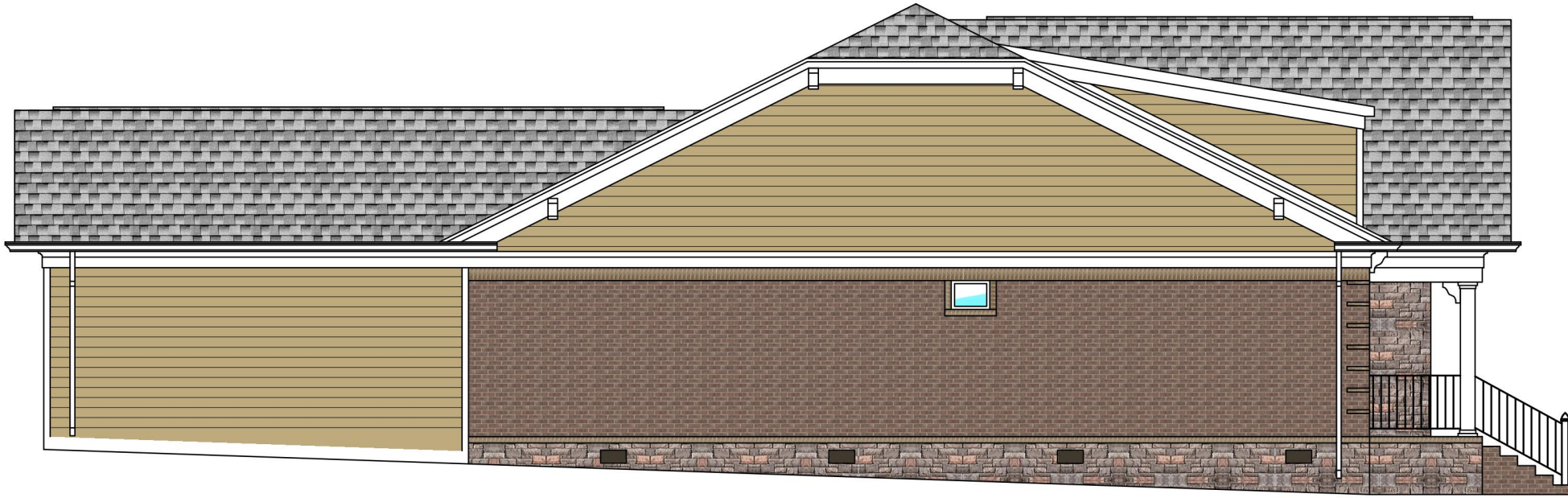


4 COTTAGE 306 ELEVATION

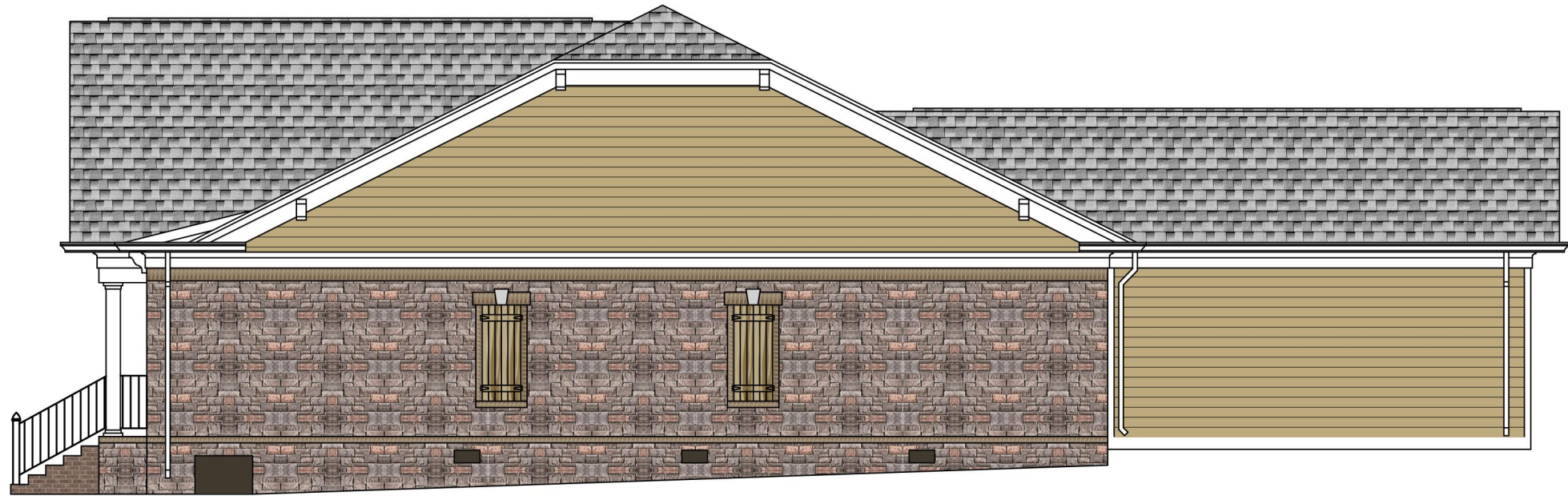
COTTAGE 306
COTTAGE 304



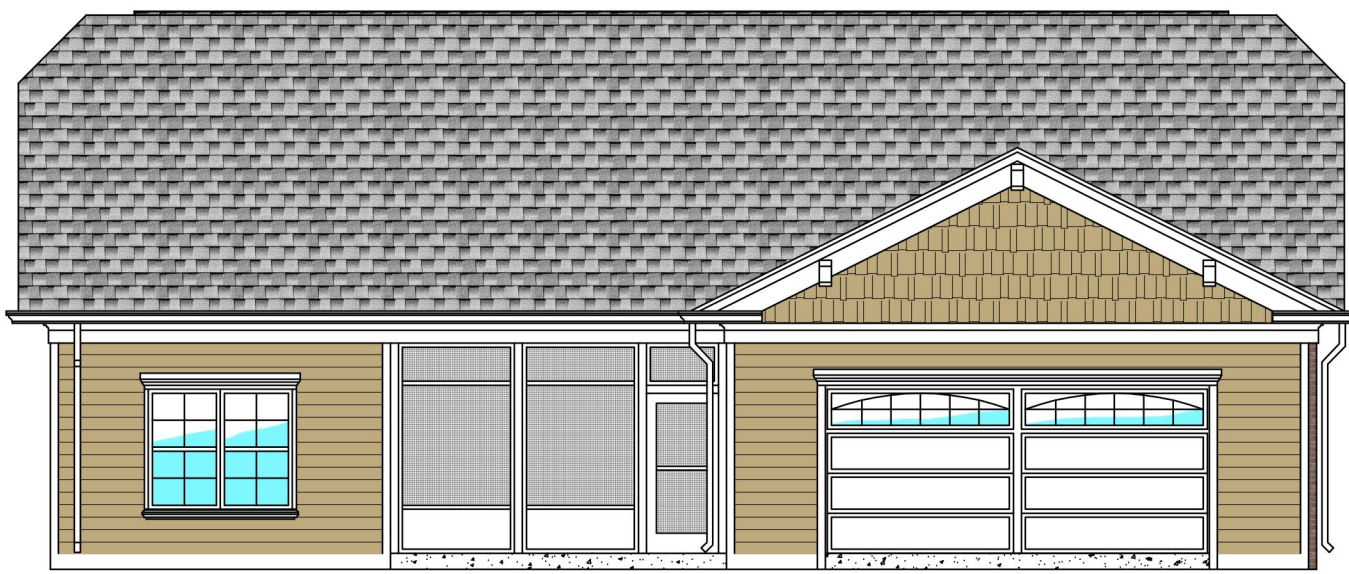
5 COTTAGE 304 ELEVATION



6 COTTAGE 304 ELEVATION

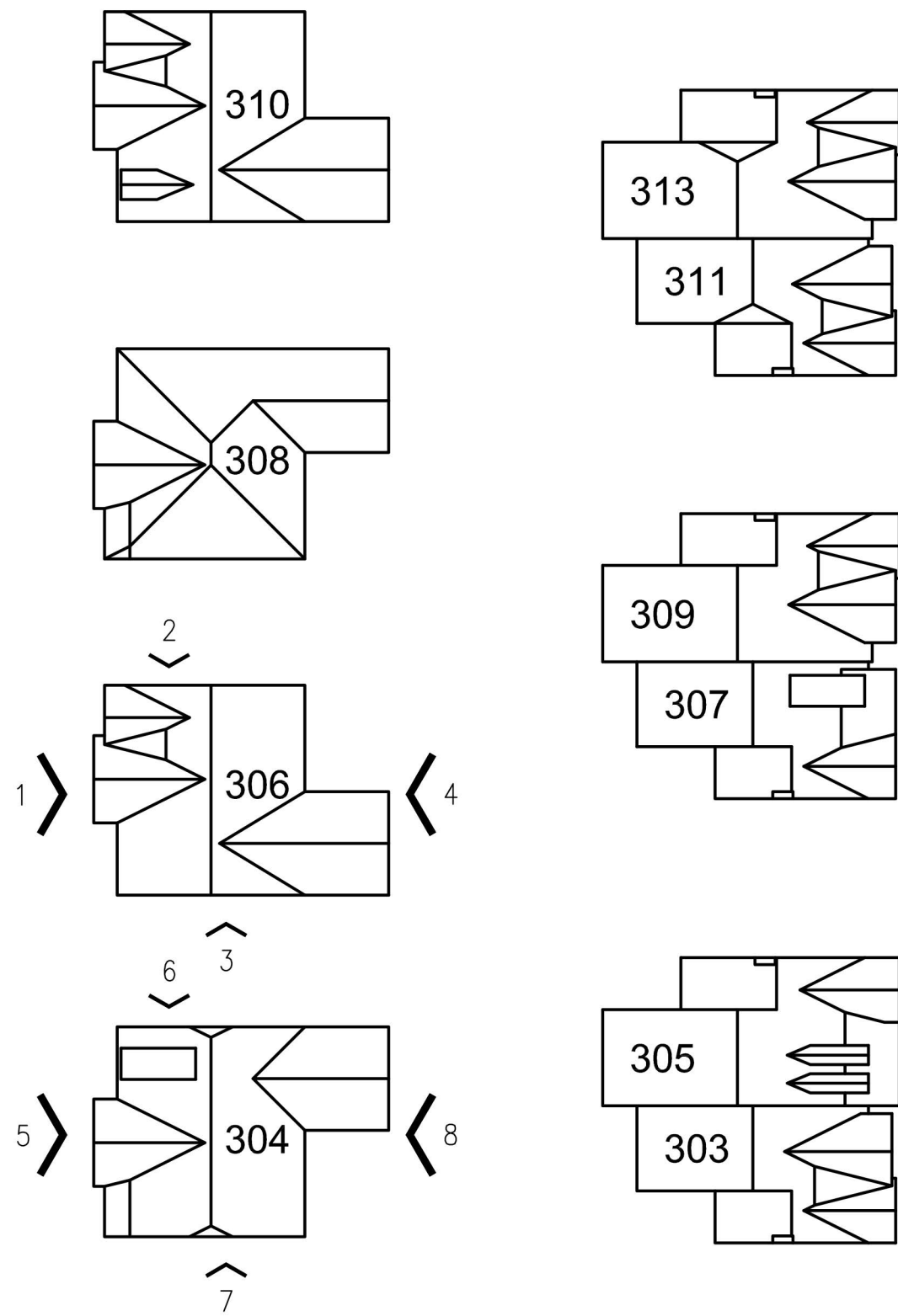


7 COTTAGE 304 ELEVATION



8 COTTAGE 304 ELEVATION

PLAN LEGEND



GOODWORKS
UNLIMITED, LLC
Development, Design and
Management of Senior Living
Communities
2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 p/f

Inspireon
LLC
Planning
Architecture
Interiors
Construction
1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f

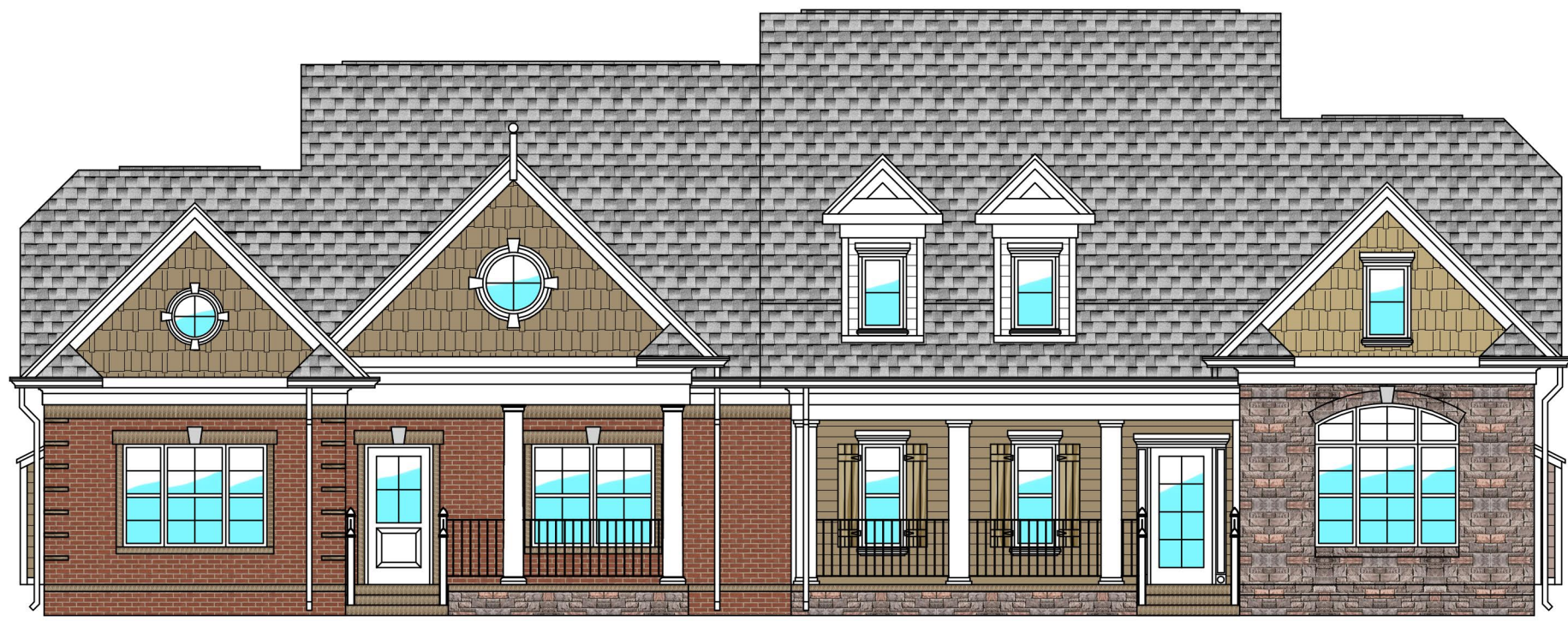
DATE	DESCRIPTION

VILLAS
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

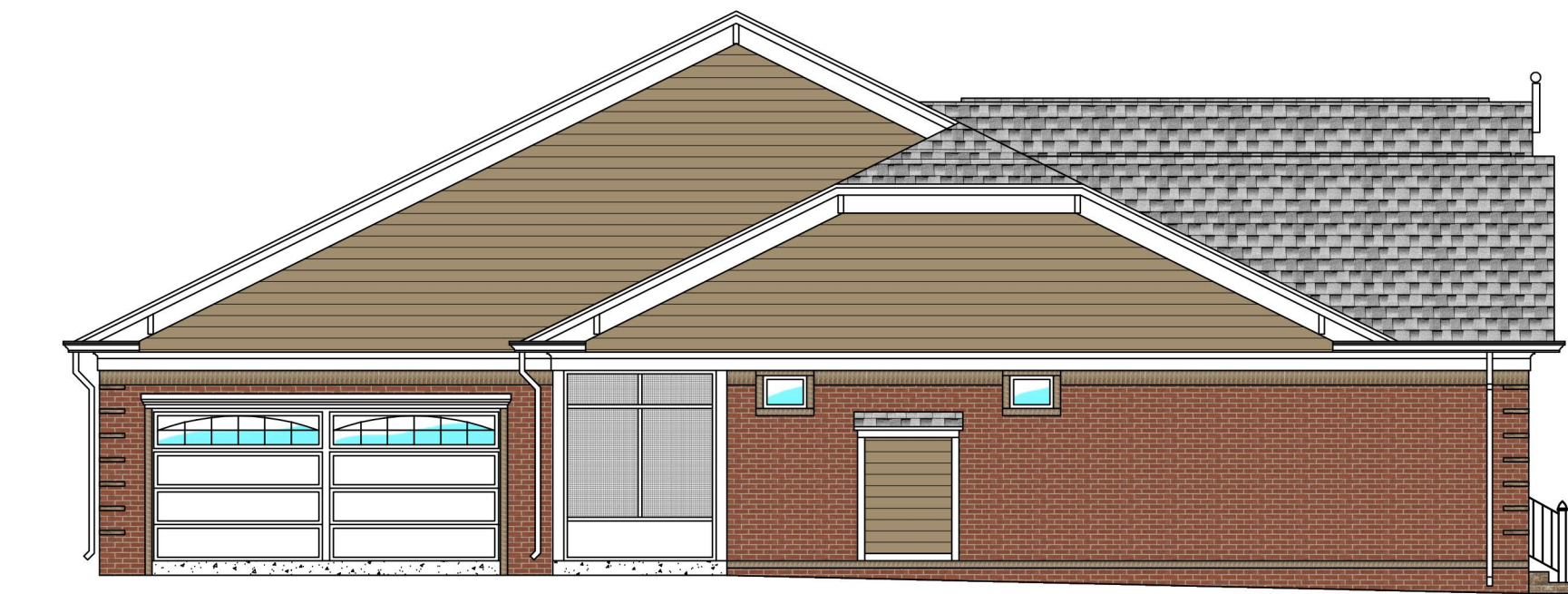
DRAWING TITLE:
COTTAGES 304
AND 306 EXTERIOR

SCALE: 1/8"=1'-0"

A2.1



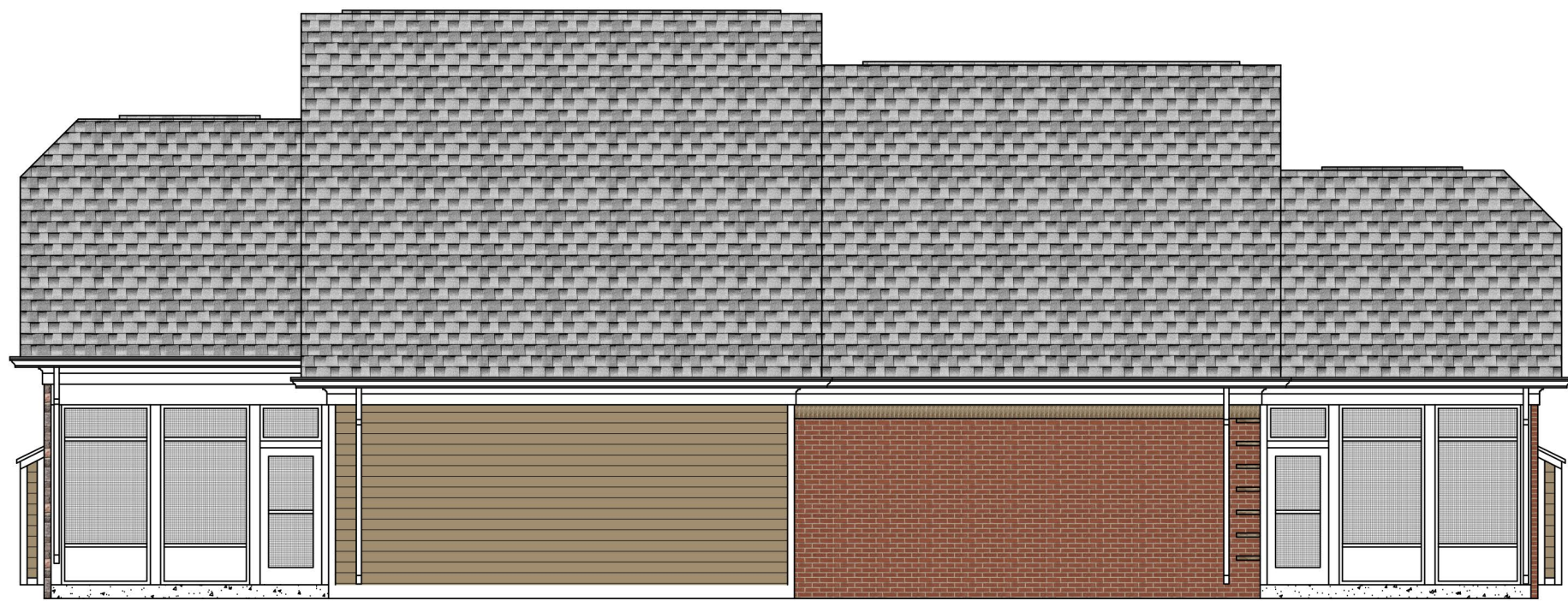
1 DUPLEX 303/305 ELEVATION



2 DUPLEX 303 ELEVATION



3 DUPLEX 305 ELEVATION

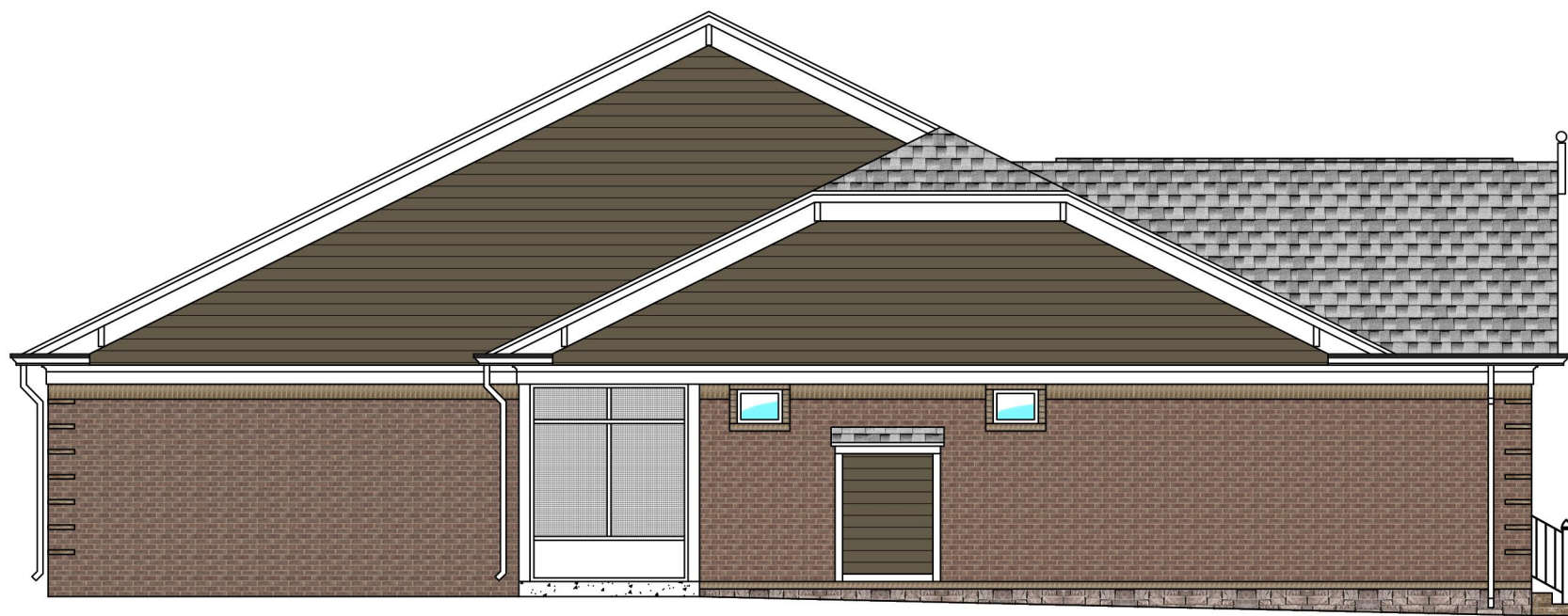


4 DUPLEX 305/303 ELEVATION

DUPLEX 303/305
DUPLEX 307/309



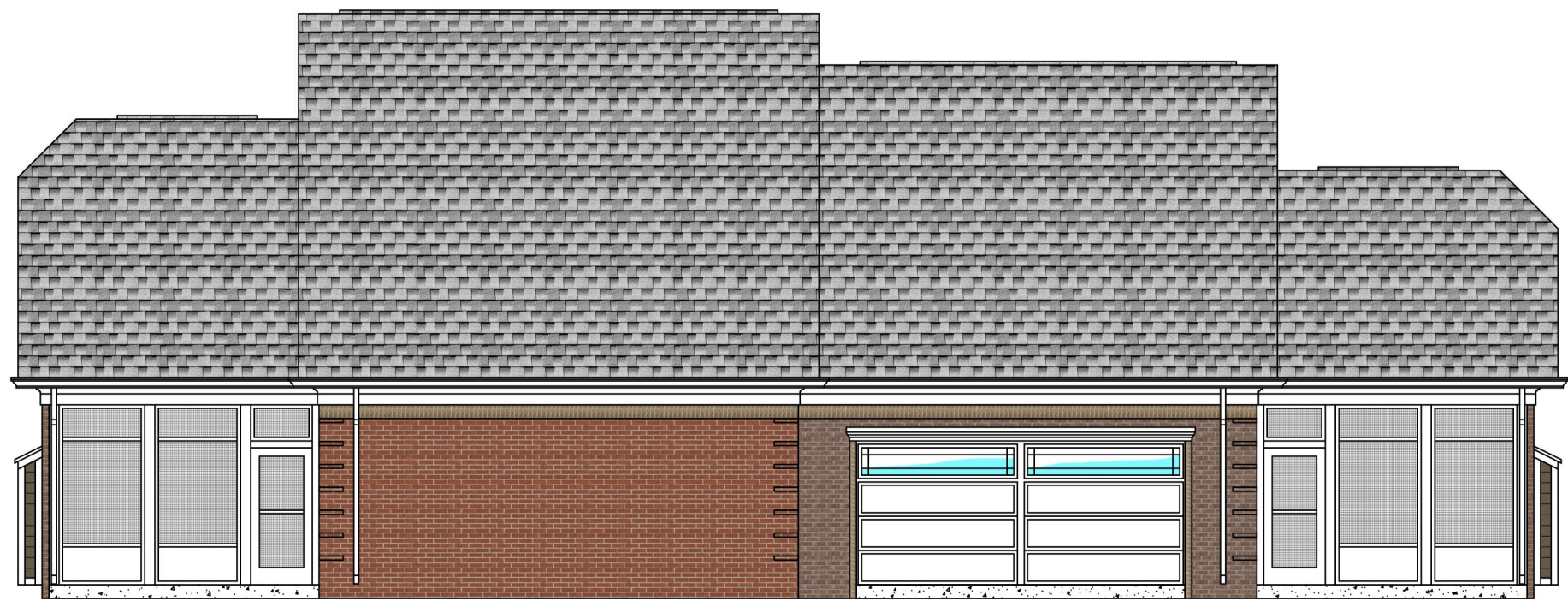
5 DUPLEX 307/309 ELEVATION



6 DUPLEX 307 ELEVATION

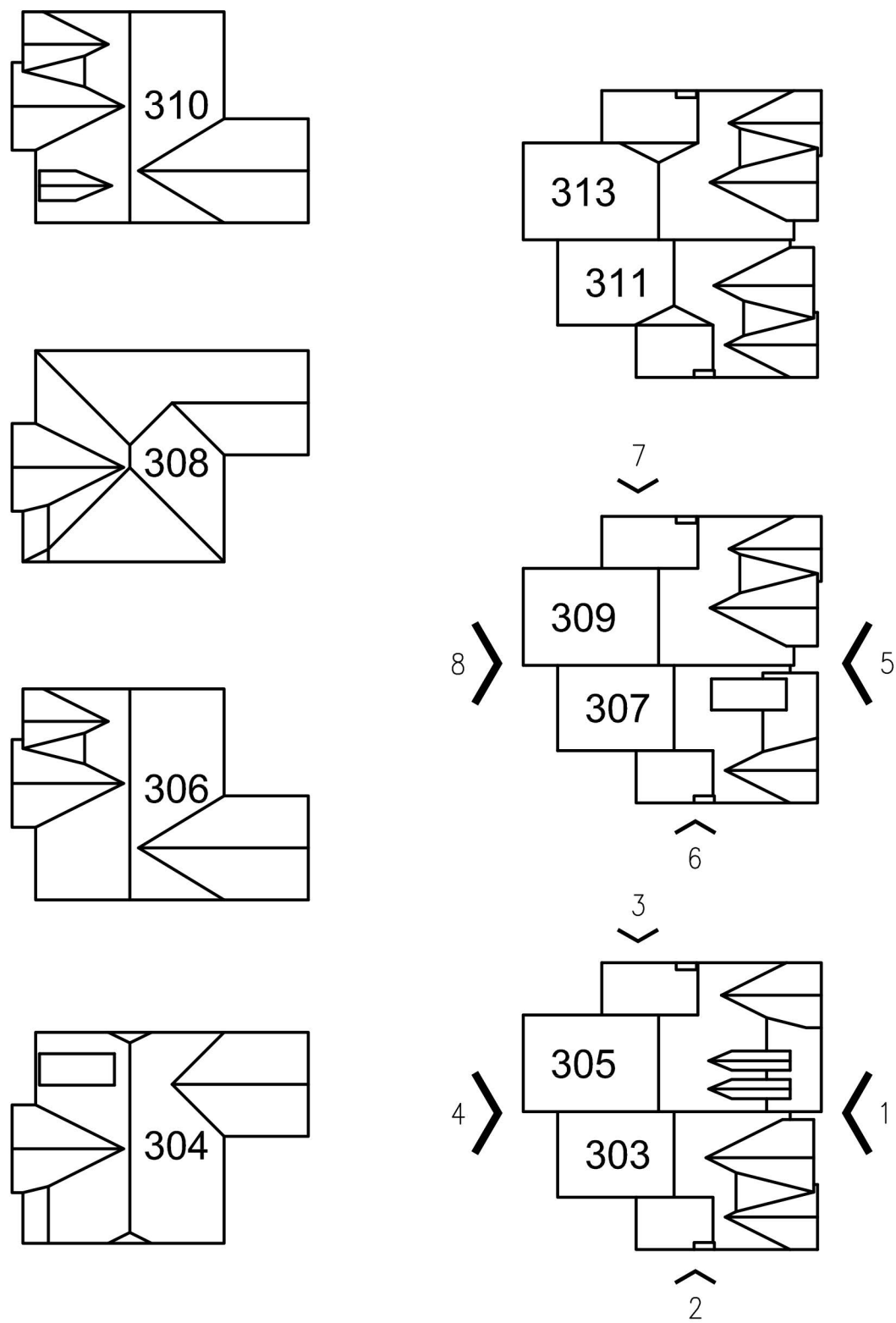


7 DUPLEX 309 ELEVATION



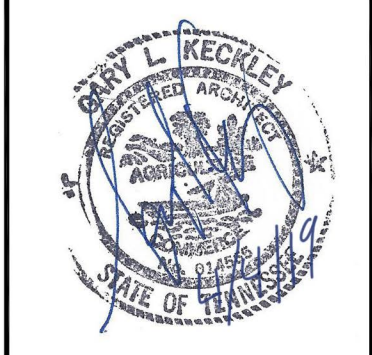
8 DUPLEX 309/307 ELEVATION

PLAN LEGEND



GOODWORKS
UNLIMITED, LLC
Development, Design and
Management of Senior Living
Communities
2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 p/f

Inspireon
LLC
Planning
Architecture
Interiors
Construction
1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f



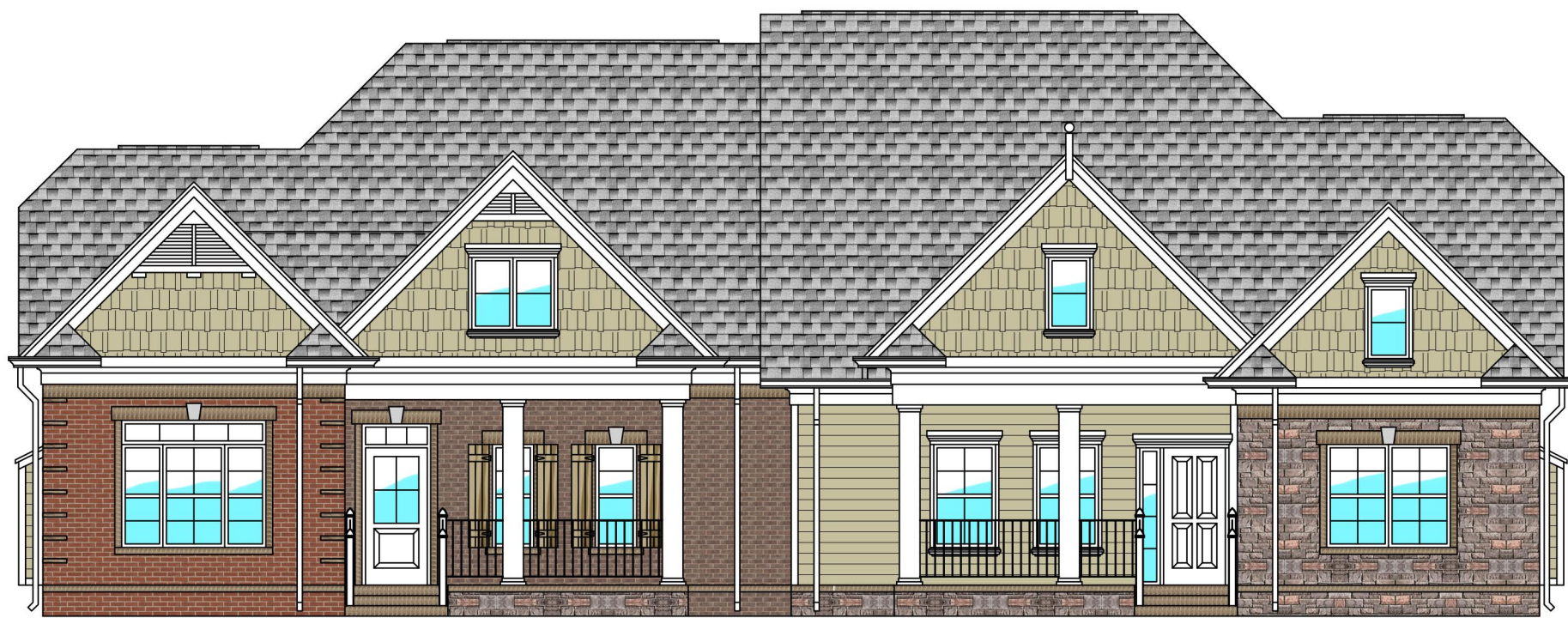
DATE	DESCRIPTION

VILLAS
Silver Grace
VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

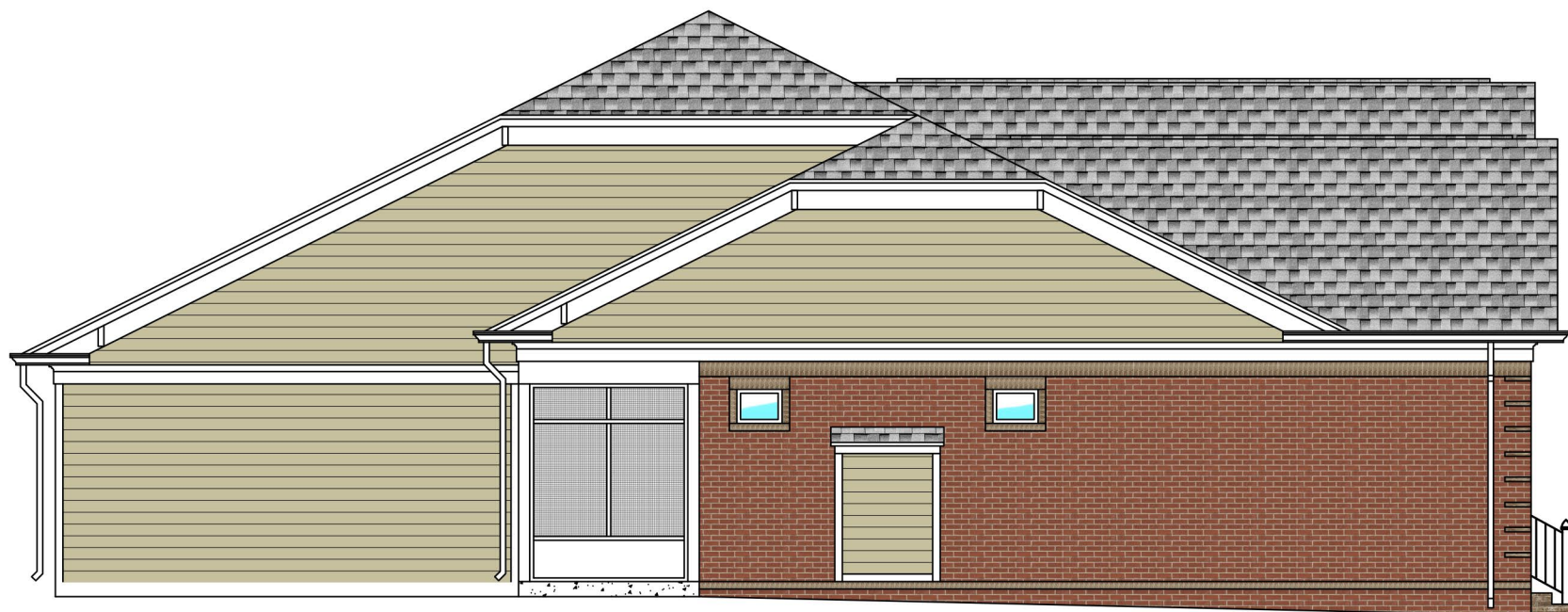
DRAWING TITLE:
DUPLEX 303/305 AND
307/309 EXTERIOR

SCALE: 1/8"=1'-0"

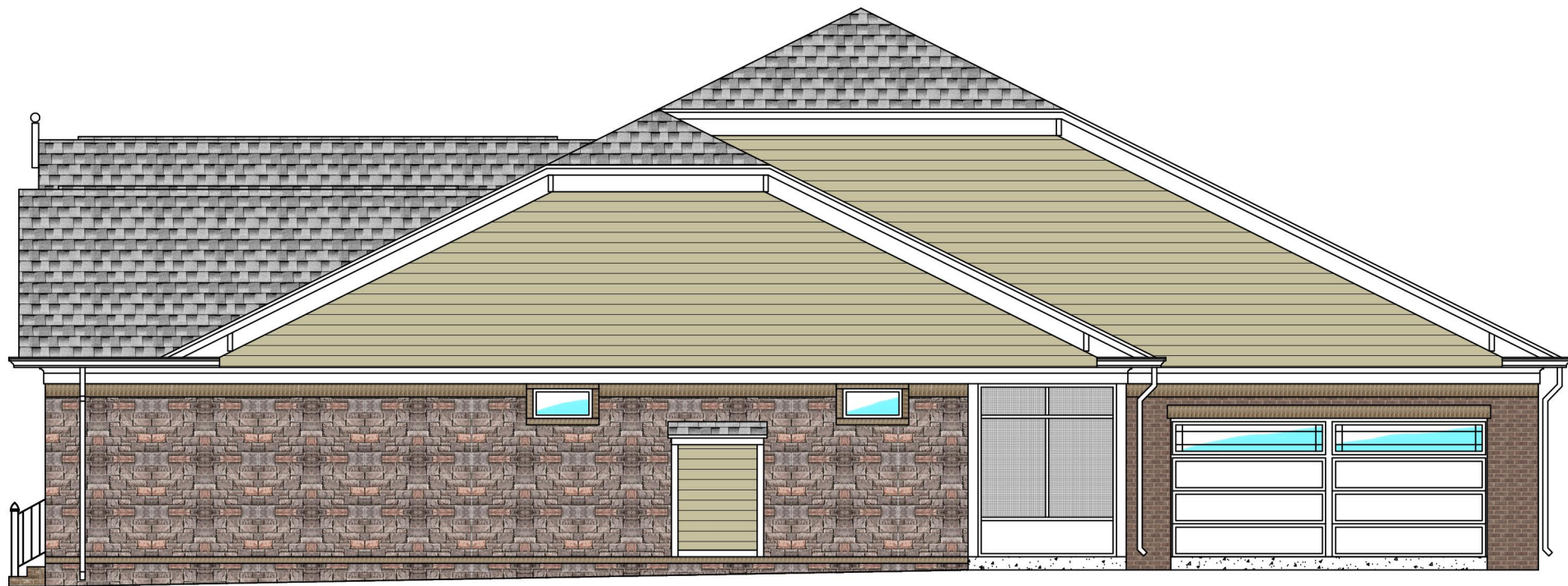
A2.2



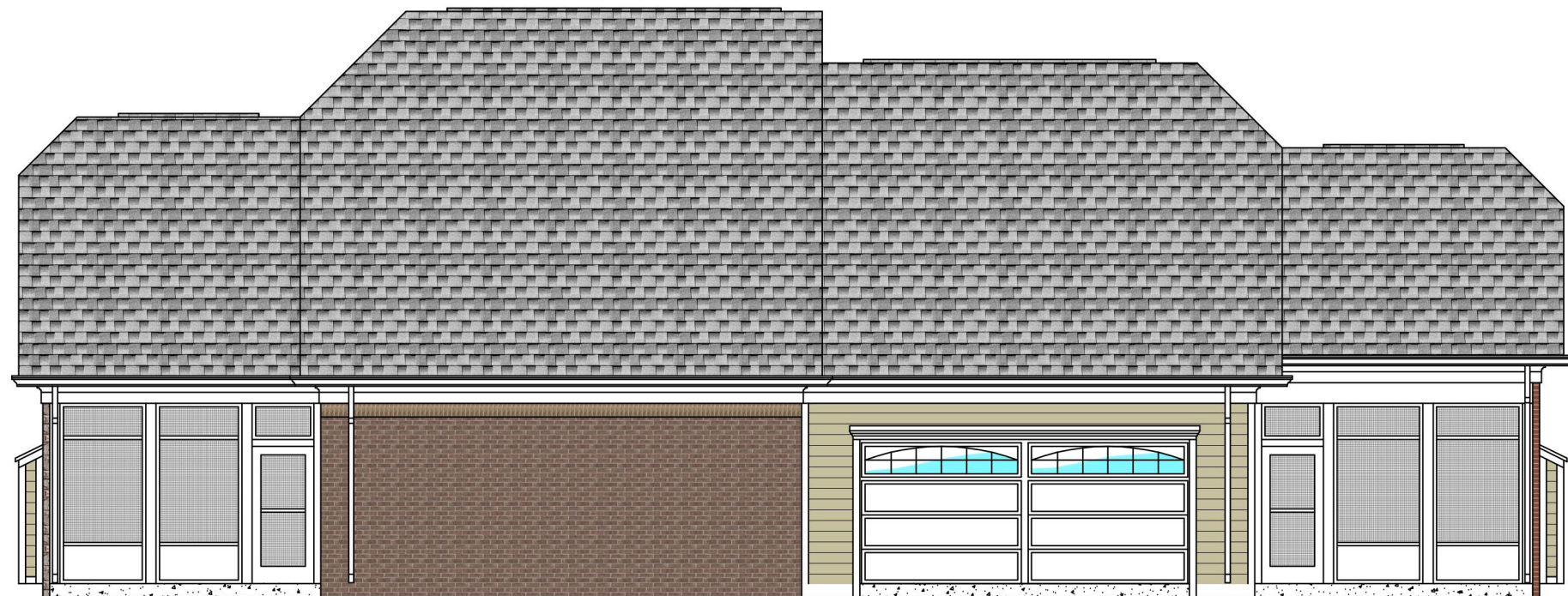
1 DUPLEX 311/313 ELEVATION



2 DUPLEX 311 ELEVATION

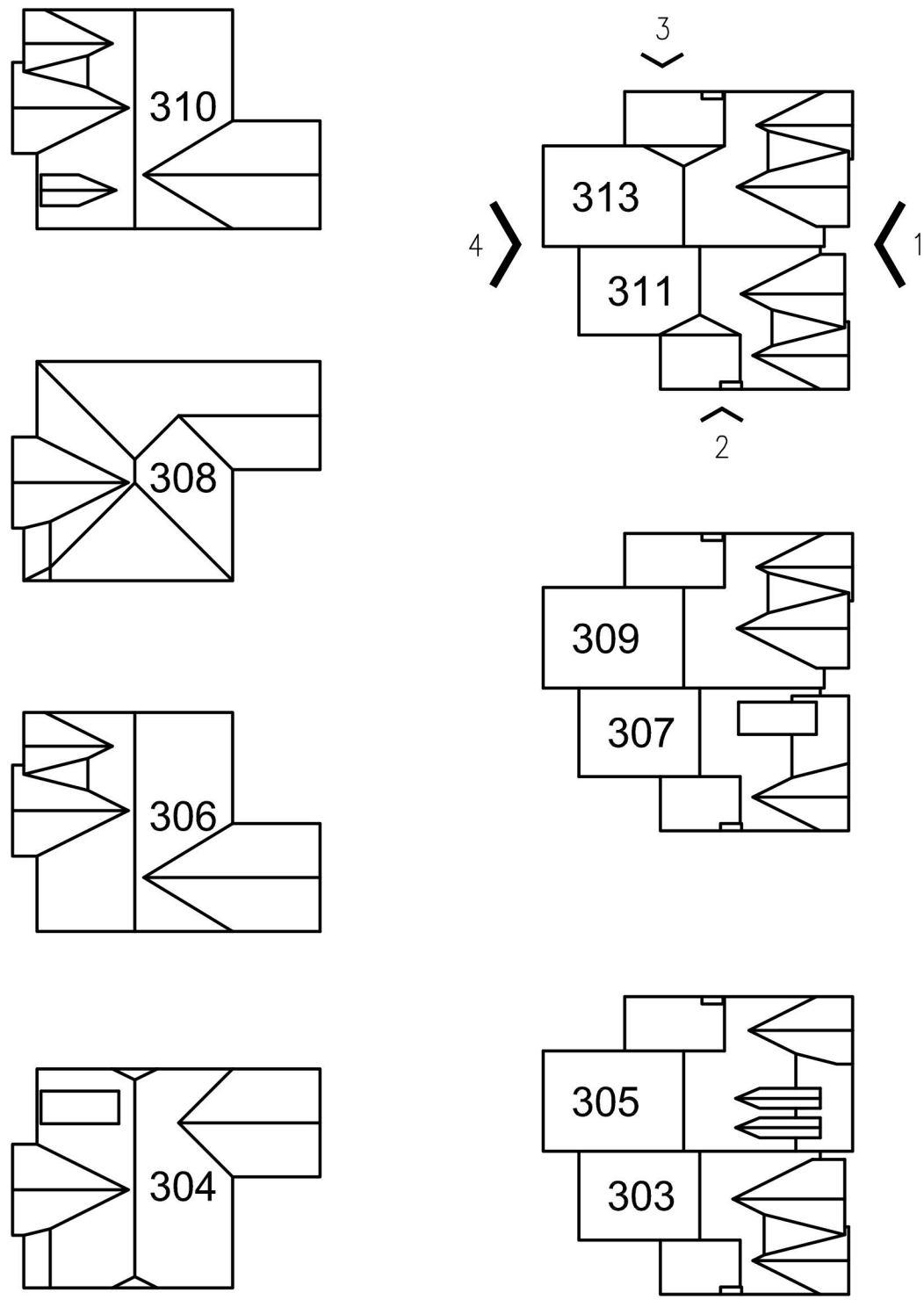


3 DUPLEX 313 ELEVATION



4 DUPLEX 313/311 ELEVATION

PLAN LEGEND

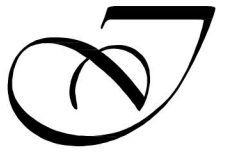




GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F



Inspireon
LLC.

Planning
Architecture
Interiors
Construction

1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f



--

DATE	DESCRIPTION

VILLAS
Silver Grace

VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

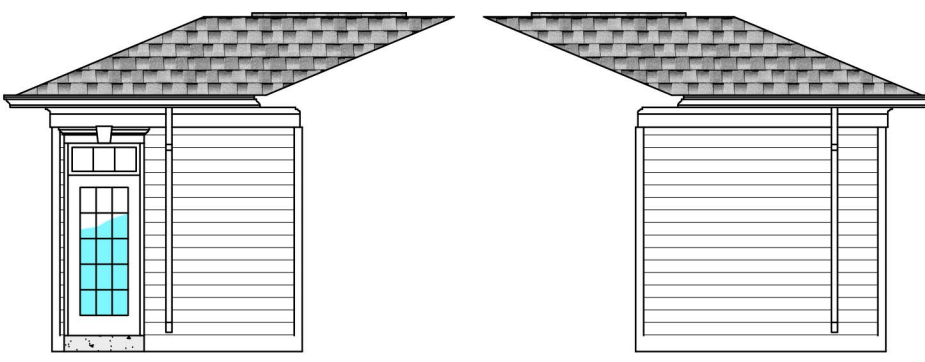
DRAWING TITLE:
DUPLEX 311/313
EXTERIOR

SCALE: 1/8"=1'-0"

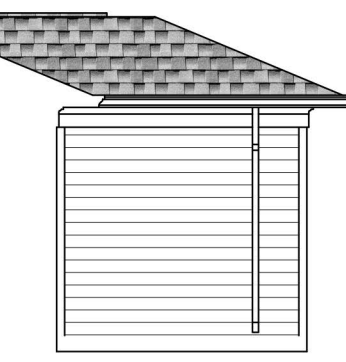
A2.3



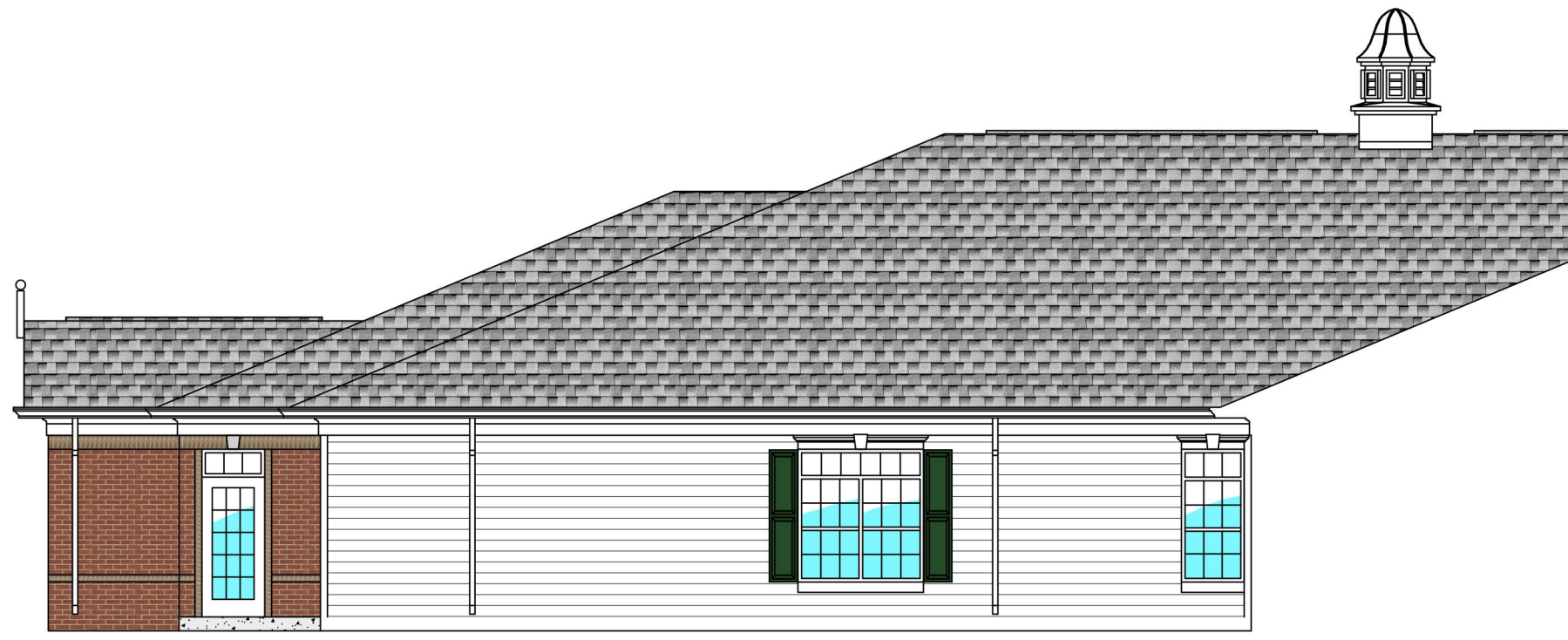
1 ELEVATION



2 ELEVATION



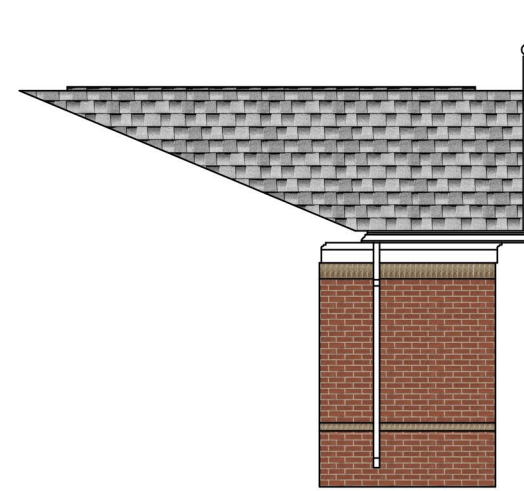
3 ELEVATION



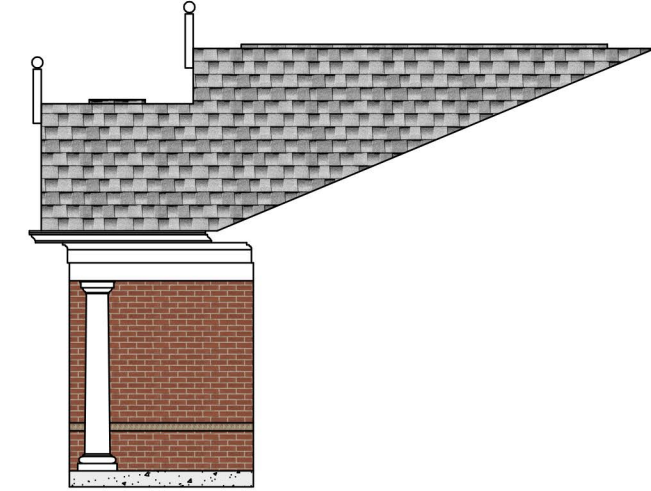
4 ELEVATION



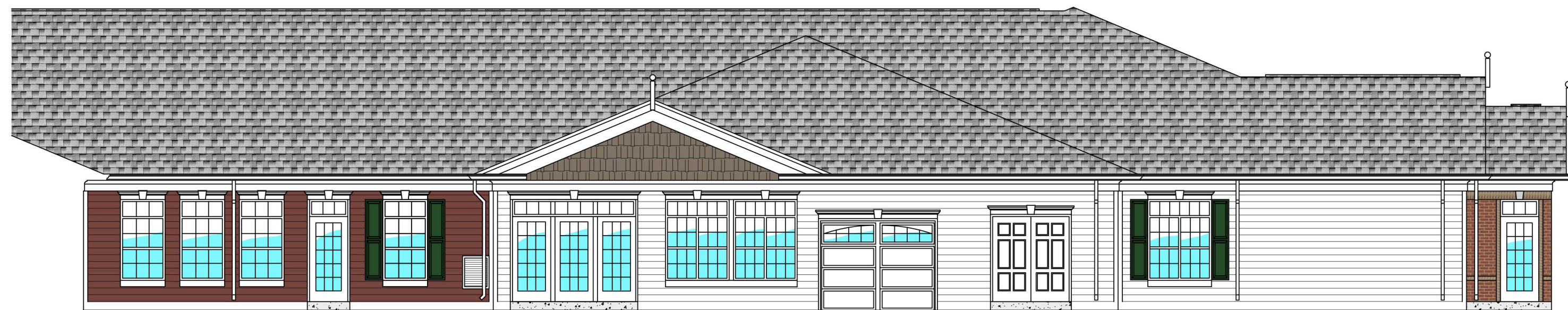
5 ELEVATION



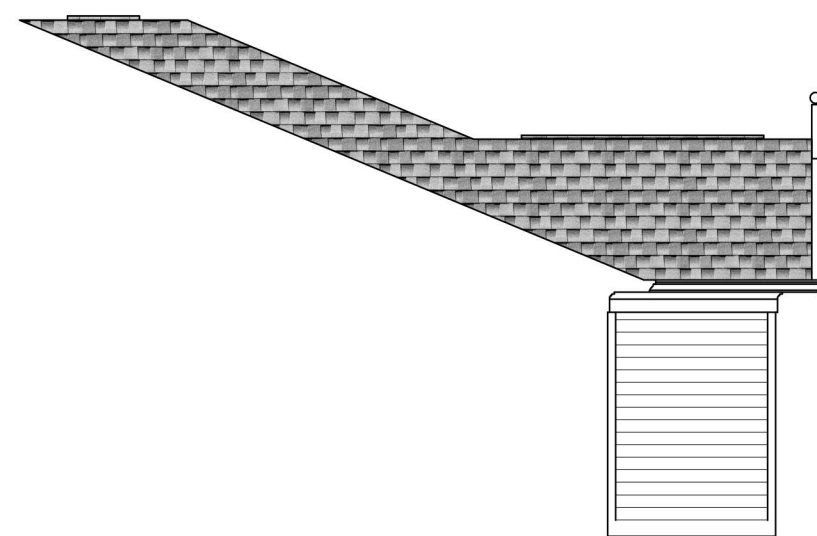
6 ELEVATION



7 ELEVATION

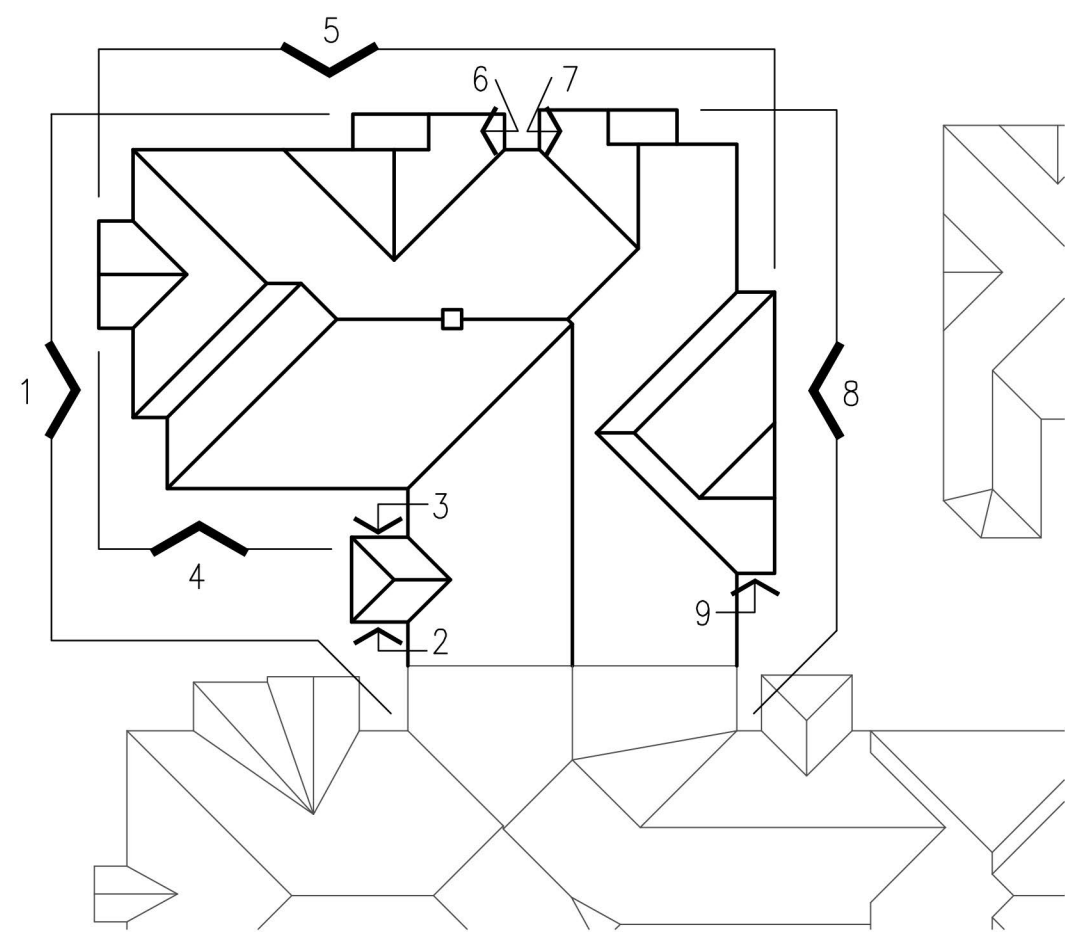


8 ELEVATION



9 ELEVATION

PLAN LEGEND



GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 p/f



INSPIREON

LLC.
Planning
Architecture
Interiors
Construction

1753 Fieldcrest Circle
Franklin, TN 37064
615.790.7041 p/f



GARY L. KEGLEY
ARCHITECT
STATE OF TENNESSEE



GARY L. KEGLEY
ARCHITECT
STATE OF TENNESSEE

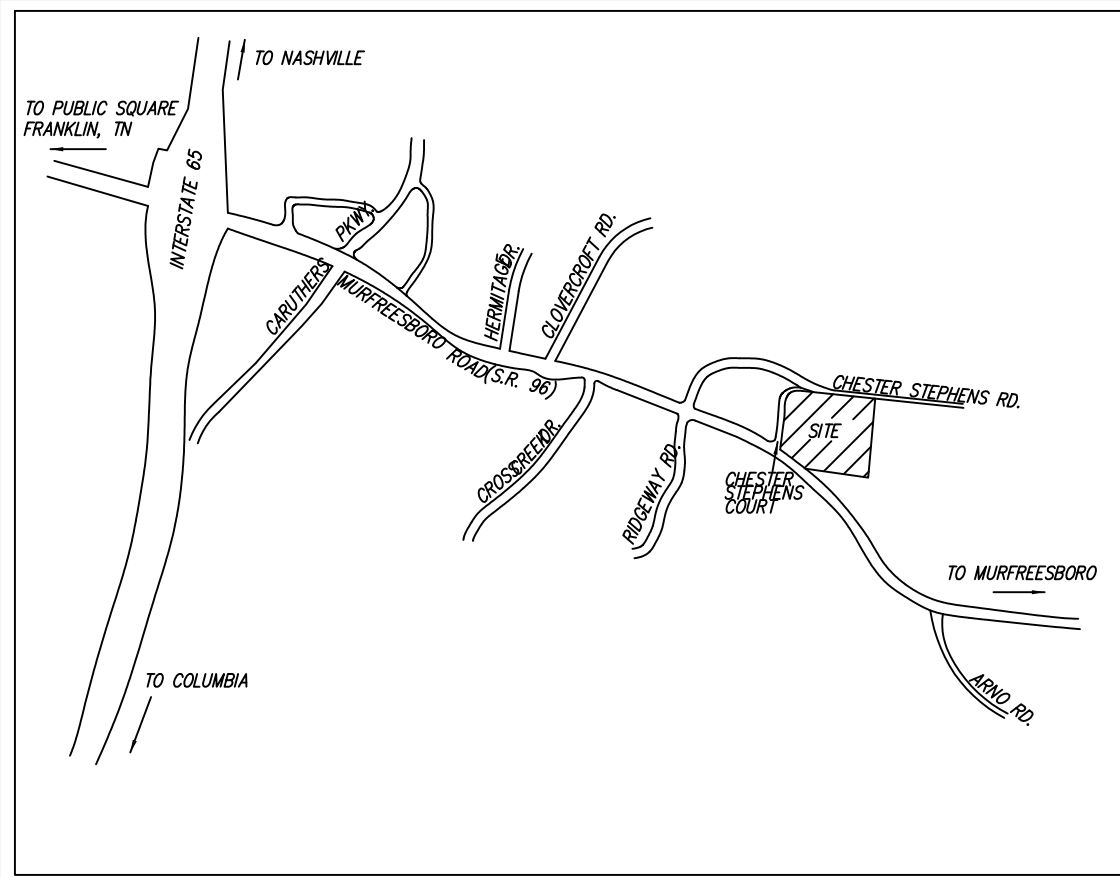
DATE	DESCRIPTION

ADDITION
Silver Grace
4100 MURFREESBORO ROAD, FRANKLIN TN, 37067

DRAWING TITLE:
EXTERIOR
ELEVATIONS

SCALE: 1/8"=1'-0"

A2.4



VICINITY MAP
(N.T.S.)

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR, TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

- SCHEDULE B SECTION II EXCEPTIONS**
- ITEM 9. Right of Way of record in Book 76, Page 261 and in Book 89, Page 278, in the Register's Office for Williamson County, Tennessee. (Does not affect subject property)
- ITEM 10. Deed of Conveyance to the State of Tennessee of record in Book 2237, Page 616, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 11. Right of Way conveyed to Gulf Interstate Gas Co. of record in Book 96, Page 173, in the Register's Office for Williamson County, Tennessee. (Does not affect)
- ITEM 12. Agreement for Dedication of Easement of record in Book 4011, Page 821, as amended in Book 4217, Page 107, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 13. Easement conveyed to Bellsouth telecommunications, Inc. of record in Book 4084, Page 385, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 14. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 5321, Page 435, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 15. Right of Way Easement of record in Book 5397, Page 233 and in Book 5512, Page 566, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 16. Right of Way Easement of record in Book 6400, Page 371, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable)
- ITEM 17. Subject to all matters shown on the Plan of record in Plat Book P29, page 65, said Register's Office. (affects subject property, shown hereon)
- ITEM 18. Easements of record in Deed Book 96, page 175, and Deed Book 151, page 430, said Register's Office. (does not affect subject property)
- ITEM 19. Right of Way conveyed to Columbia Gulf Transmission of record in Book 166, Page 53, said Register's Office. (Document not provided to surveyor)
- ITEM 20. Drainage facility and easements of record in Book 2140, page 143, said Register's Office. (affects subject property, shown hereon)

- NOTES:**
1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1615806000TN, EFFECTIVE DATE AUGUST 25, 2016 WAS FURNISHED TO THIS SURVEYOR.
2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3--07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.
3. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M. NO. 47187C0220F, EFFECTIVE ON 09/20/2006.
4. SUBJECT PROPERTY IS CURRENTLY ZONED IN FRANKLIN.
5. BOOK/PAGE NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
6. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
7. LINE OF TRACT II IS NOT SURVEYED, TAKEN FROM PLAT BOOK: 29, PAGE : 65
8. BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE TAKEN FROM PLAT BOOK: 29, PAGE: 65
9. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 1615806000tn, WITH AN EFFECTIVE DATE OF AUGUST 25, 2016, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
10. NO ABOVEGROUND ENCRoACHMENT WAS OBSERVED BY THIS SURVEY AT TIME OF PROPERTY SURVEY.
11. ALL AREA IN ANY RECIPROCAL EASEMENT AGREEMENTS IDENTIFIED IN THE TITLE COMMITMENT, IF ANY, AND THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE SHOWN ON SURVEY.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
13. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAYS LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.
14. THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE PROPERTY.
15. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME SURVEY.
16. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO MURFREESBORO ROAD AND CHESTER STEPHENS ROAD, EACH A PUBLICLY DEDICATED RIGHT-OF-WAY.
17. TRACT I IS CONTIGUOUS WITH TRACT II ALONG COMMON BOUNDARIES.
18. SUBJECT SITE CONTAINS 57 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES
19. SUBJECT SITE IS CURRENTLY ZONED SD-X SPECIFIC DEVELOPMENT VARIETY, DATED NOVEMBER 18, 2016 PER THE CITY OF FRANKLIN ZONING ENFORCEMENT.

CRAWFORD & CUMMINGS, P.C.
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: ccm@ccsurveyors.net

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	2677.16'	287.94'	287.80'	S52°29'06"E
C2	149.91'	235.11'	211.75'	S52°04'53"W
C3	2919.00'	376.84'	376.58'	N45°52'57"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°32'07"W	111.05'

DEED REFERENCE
TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ROBERT STEPHENS LYNCH
DEED BOOK 5006, PAGE 86, R.O.W.C., TN.

TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ELVIS & VICTORIA RADFORD
DEED BOOK 5006, PAGE 89, R.O.W.C., TN.

PROPERTY MAP REFERENCE
PARCEL ID: 079059000014079

PLAT REFERENCE
REVISION LOT 3 OF THE REVISION OF LOT 1 OF THOMAS HAWKINS SUBDIVISION OF RECORD IN PLAT BOOK 29, PAGE 65, R.O.W.C., TN.

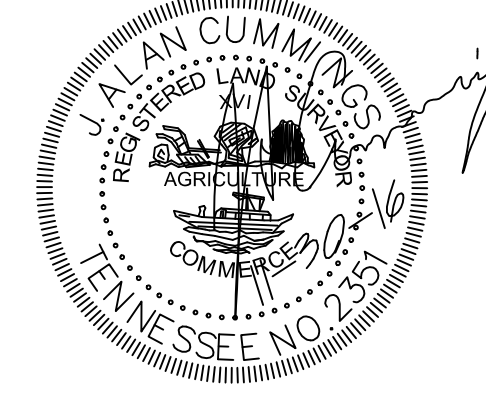
PREPARED FOR:
GOODWORKS UNLIMITED LLC,
2202 JEFFERSON CT,
FRANKLIN, TN 37064,
PH: 615 790 7041

WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

SURVEYORS' CERTIFICATE
TO: FOUNTAINS OF FRANKLIN, LLC,
SUNTRUST BANK, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
BRADLEY, ARANT, BOULT, CUMMINGS, LLP.,
FIRST TITLE AND ESCROW COMPANY, INC.,
MUDTER AND PATTERSON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4.6A, 6B, 7A, 7(C), 8, 9.11, 13.16-18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-30-16. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X BY FEMA, FIRM MAP NO. 47187C0220F, WITH A DATE OF IDENTIFICATION OF 9-20-2006 IN WILLIAMSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

J. ALAN CUMMINGS,
Registration No. 2351



RECORD DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 86, in the Register's Office of Williamson County, Tennessee.

Tract II:
See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 89, in the Register's Office of Williamson County, Tennessee.

EXHIBIT "A"
TRACT I:
Property situated in the 14th Civil District of Williamson County, Tennessee, described as follows:

BEGINNING at an iron rod at the intersection of the northerly right-of-way of Tennessee State Route 96 (Murfreesboro Road) with the easterly right-of-way of Chester Stephens Court as depicted on Sheet 10B of th plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being 52.49 feet from the centerline of said State Route 96, and being the southwest corner of the herein describe tract;

Thence, with said easterly right-of-way of Chester Stephens Court, as depicted on said Sheet 10B, North 3 degrees 56 minutes 45 seconds East 220.23 feet to an iron rod;

Thence, continuing with said easterly right-of-way, North 7 degrees 09 minutes 00 seconds East 208.10 feet to an iron rod at the beginning of a curve concave to the southeast and having a radius of 149.91 feet;

Thence, with said curve, northeasterly an arc distance of 235.11 feet through a central angle of 89 degrees 51 minutes 47 seconds (chord North 52 degrees 04 minutes 53 seconds East 211.75 feet) to an iron rod at the point of tangency on the southerly right-of-way of Chester Stevens Road;

Thence, with said southerly right-of-way, South 89 degrees 59 minutes 12 seconds East 694.11 feet to an iron rod; Thence, with the westerly boundary line of the George Thomas Monteleone et ux property, of record in Book 2466 page 504 in the Register's Office of Williamson County, Tennessee, South 6 degrees 26 minutes 09 seconds West 318.52 feet to an iron rod;

Thence, with the westerly boundary line of the David S. Herzberg et ux property, of record in Book 2612 page 560 in said Register's Office, and continuing with the boundary line of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11 page 117 in said Register's Office, South 6 degrees 45 minutes 16 seconds West 423.19 feet to an iron rod;

Thence, with said boundary line of said Lot 4, and continuing with the boundary line of the Revision of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 29 page 65 in said Register's Office, as follows: North 80 degrees 10 minutes 46 seconds West 588.00 feet to an iron rod, and South 20 degrees 32 minutes 07 seconds West 11.05 feet to an iron rod intersecting a curve in said northerly right-of-way of Tennessee State Route 96 concave to the southwest and having a radius of 2677.16 feet;

Thence, with said curve, northwesterly an arc distance of 287.94 feet through a central angle of 6 degrees 09 minutes 44 seconds (chord: North 52 degrees 29 minutes 06 seconds West 287.80 feet) to the Beginning containing 13.51 Acres or 588,615.2 square feet

EXHIBIT "A"
TRACT II

BEGINNING at an iron rod on the northerly right-of-way of Tennessee State Route 9 (Murfreesboro Road), as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being the common corner of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Nat Book 29 page 65 in the Register's Office of Williamson County, Tennessee, and Lot 4 on the plan of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in plat Book 11, page 117 in said Register's Office, and being 52.49 feet from the centerline of said State Route 96, and being southeasterly 523.05 feet along said right-of-way from its intersection with the easterly right-of-way of Chester Stevens Court;

Thence, with a curve in said right-of-way concave to the southwest and having a radius of 2677.16, northwesterly an arc distance of 376.20 feet through a central angle of 8 degrees 03 minutes 05 seconds (chord: North 45 degrees 22 minutes 41 seconds West 375.89 feet) to an iron rod;

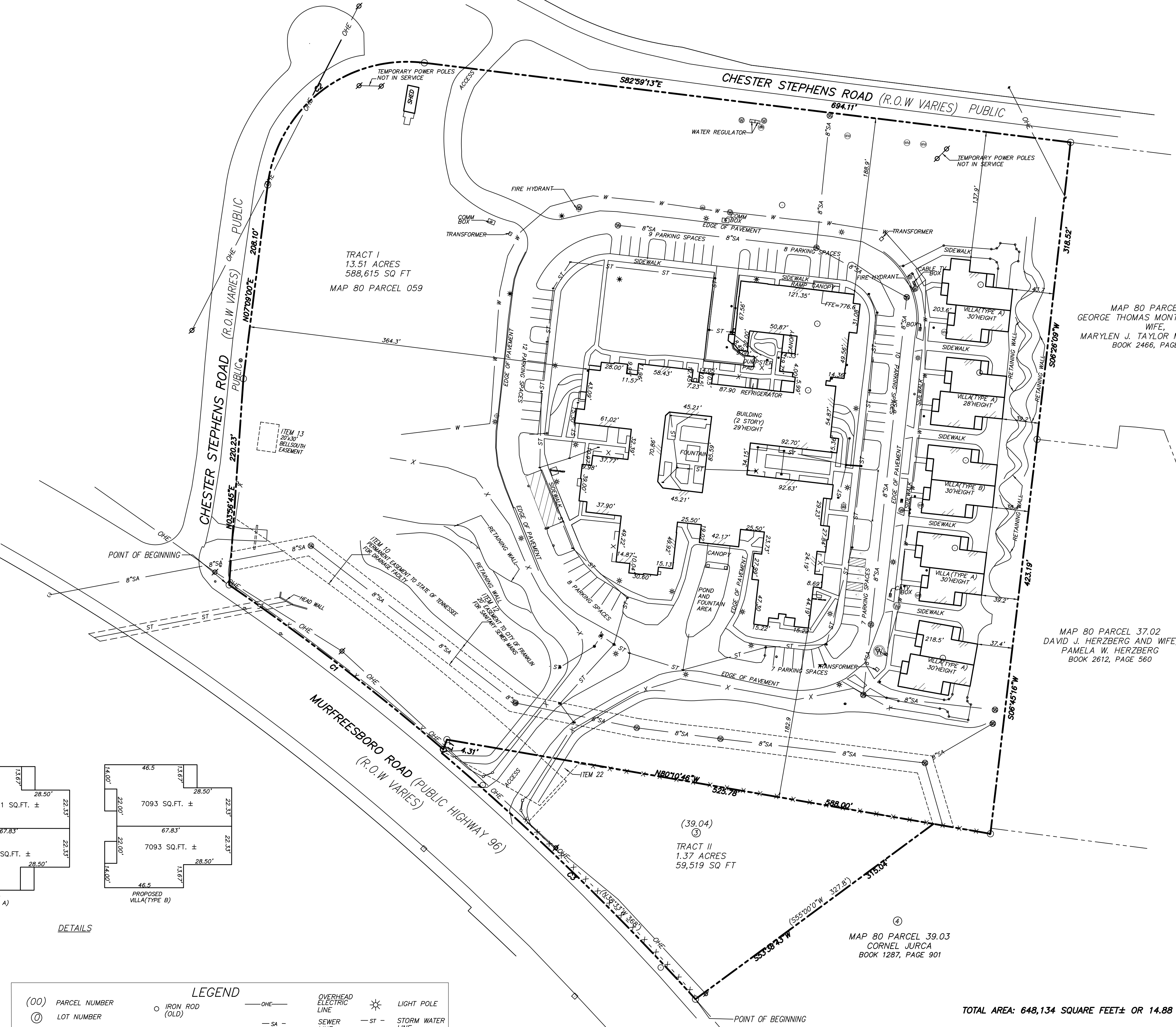
Thence, with the boundary line of the Robert Stephens Lynch et al property, of record in Book 83 page 457 in said Register's Office, as follows: North 20 degrees 32 minutes 07 seconds East 11.05 to an iron rod and South 80 degrees 10 minutes 46 seconds East 526.00 feet to an iron rod;

Thence, with the common boundary line of said Lot 3 and Lot 4, South 54 degrees 02 minutes 54 seconds West 314.54 feet to the BEGINNING containing 1.37 acres or 59,519.8 square feet.

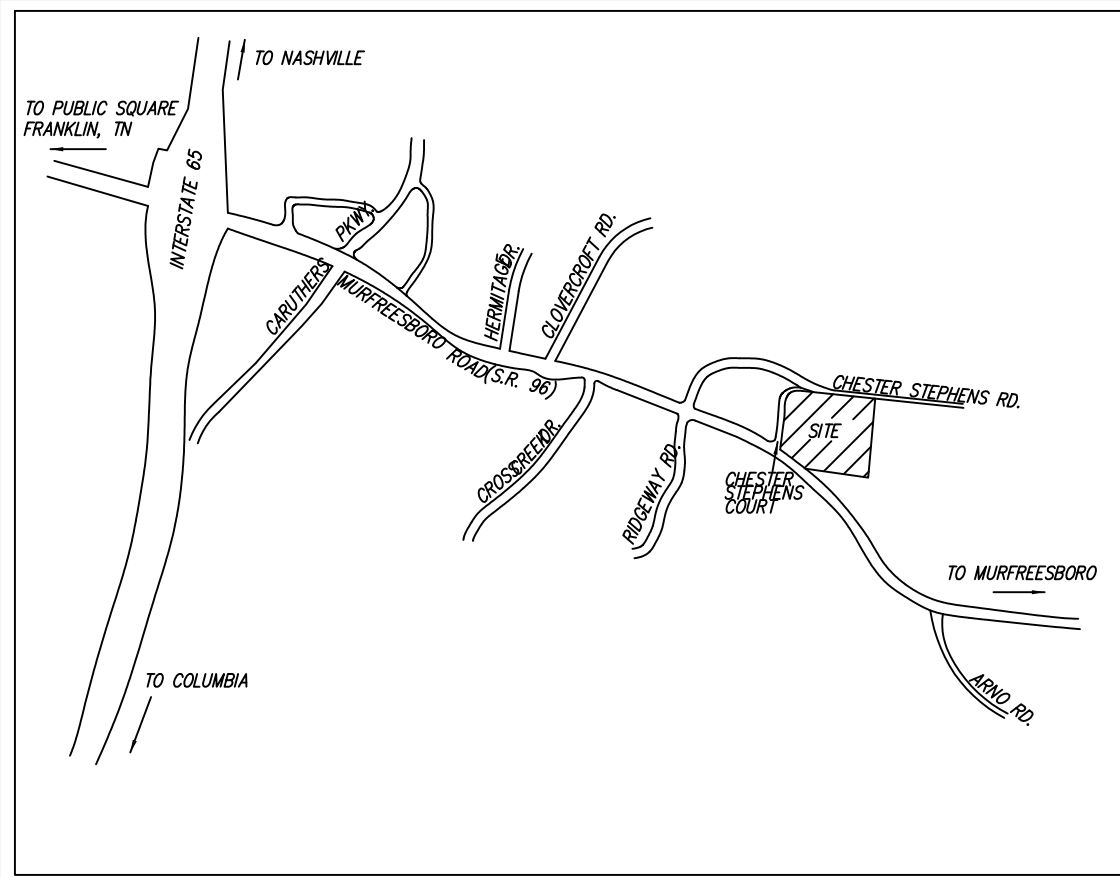
TOTAL AREA: 648,134 SQUARE FEET± OR 14.88 ACRES±

ALTA/NSPS
LAND TITLE SURVEY
FOUNTAINS OF FRANKLIN
4100 MURFREESBORO ROAD, FRANKLIN
14 TH CIVIL DISTRICT,
WILLIAMSON COUNTY, TENNESSEE

DATE: 11-04-16 CCPC JOB NO. 16-097
REVISED: 11-28-16
REVISED: 11-30-16



(00) PARCEL NUMBER		LEGEND	
①	LOT NUMBER	—OHC—	OVERHEAD ELECTRIC LINE
MM	WATER METER	—SA—	SEWER LINE
SM	STORM MANHOLE	—T—	UNDERGROUND TELEPHONE LINE
SS	SAN. MANHOLE	—X—	FENCE LINE
		—R.O.W.C.	REGISTER OF WILLIAMSON COUNTY

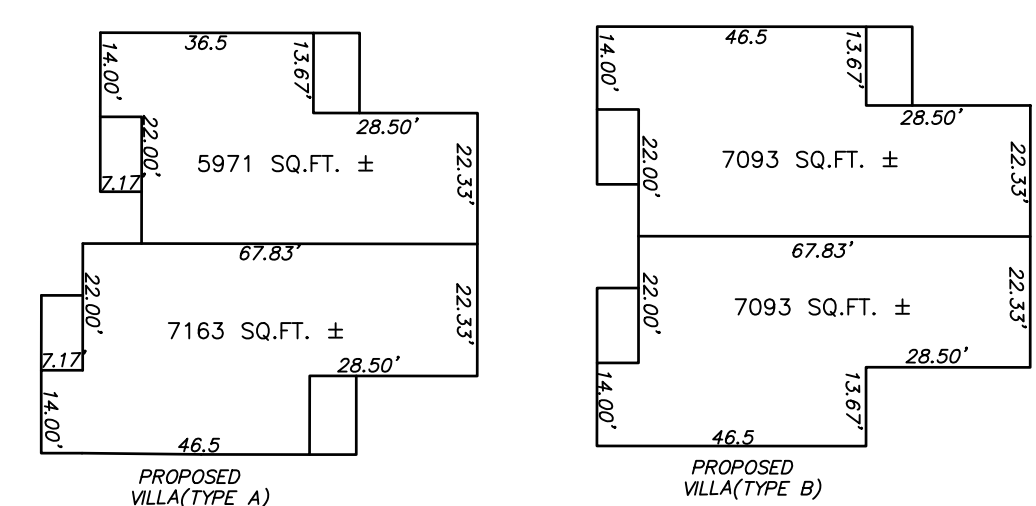


VICINITY MAP
(N.T.S.)

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR, TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

- SCHEDULE B SECTION II EXCEPTIONS**
- ITEM 9. Right of Way of record in Book 76, Page 261 and in Book 89, Page 278, in the Register's Office for Williamson County, Tennessee. (Does not affect subject property)
- ITEM 10. Deed of Conveyance to the State of Tennessee of record in Book 2237, Page 616, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 11. Right of Way conveyed to Gulf Interstate Gas Co. of record in Book 96, Page 173, in the Register's Office for Williamson County, Tennessee. (Does not affect)
- ITEM 12. Agreement for Dedication of Easement of record in Book 4011, Page 821, as amended in Book 4217, Page 107, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 13. Easement conveyed to Bellsouth telecommunications, Inc. of record in Book 4084, Page 385, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 14. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 5321, Page 435, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 15. Right of Way Easement of record in Book 5397, Page 233 and in Book 5512, Page 566, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 16. Right of Way Easement of record in Book 6400, Page 371, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable)
- ITEM 17. Subject to all matters shown on the Plan of record in Plat Book P29, page 65, said Register's Office. (affects subject property, shown hereon)
- ITEM 18. Easements of record in Deed Book 96, page 175, and Deed Book 151, page 430, said Register's Office. (does not affect subject property)
- ITEM 19. Right of Way conveyed to Columbia Gulf Transmission of record in Book 166, Page 53, said Register's Office. (Document not provided to surveyor)
- ITEM 20. Drainage facility and easements of record in Book 2140, page 143, said Register's Office. (affects subject property, shown hereon)

- NOTES:**
1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1615060600TN, EFFECTIVE DATE AUGUST 25, 2016 WAS FURNISHED TO THIS SURVEYOR.
2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3--07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.
3. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M. NO. 47187C0220F, EFFECTIVE ON 09/20/2006.
4. SUBJECT PROPERTY IS CURRENTLY ZONED IN FRANKLIN.
5. BOOK/PAGE NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
6. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
7. LINE OF TRACT II IS NOT SURVEYED, TAKEN FROM PLAT BOOK: 29, PAGE : 65
8. BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE TAKEN FROM PLAT BOOK: 29, PAGE: 65
9. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 1615060600tn, WITH AN EFFECTIVE DATE OF AUGUST 25, 2016, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
10. NO ABOVEGROUND ENCRoACHMENT WAS OBSERVED BY THIS SURVEY AT TIME OF PROPERTY SURVEY.
11. ALL AREA IN ANY RECIPROCAL EASEMENT AGREEMENTS IDENTIFIED IN THE TITLE COMMITMENT, IF ANY, AND THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE SHOWN ON SURVEY.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
13. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAYS LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.
14. THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE PROPERTY.
15. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME SURVEY.
16. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO MURFREESBORO ROAD AND CHESTER STEPHENS ROAD, EACH A PUBLICLY DEDICATED RIGHT-OF-WAY.
17. TRACT I IS CONTIGUOUS WITH TRACT II ALONG COMMON BOUNDARIES.
18. SUBJECT SITE CONTAINS 57 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES
19. SUBJECT SITE IS CURRENTLY ZONED SD-X SPECIFIC DEVELOPMENT VARIETY, DATED NOVEMBER 18, 2016 PER THE CITY OF FRANKLIN ZONING ENFORCEMENT.



(00) PARCEL NUMBER		LEGEND		OVERHEAD ELECTRIC LINE		★ LIGHT POLE	
①	LOT NUMBER	○	IRON ROD (OLD)	—OHE—		—ST—	STORM WATER LINE
WM	WATER METER	⊗	FIRE HYDRANT	—SA—	SEWER LINE		
SM	STORM MANHOLE	---	PROPERTY LINE	—T—	UNDERGROUND TELEPHONE LINE	CATV	CABLE TV
SS	SAN. MANHOLE	—X—	FENCE LINE	R.O.W.C	REGISTER OF WILLIAMSON COUNTY		

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA ANGLE
C1	2677.16'	287.94'	287.80'	S52°29'06"E	6°09'44"
C2	149.91'	235.11'	211.75'	S52°04'53"W	89°51'47"
C3	2919.00'	376.84'	376.58'	N45°52'57"W	17°23'49"

LINE TABLE		
LINE	BEARING	DISTANCE
LT	S20°32'07"W	111.05'

DEED REFERENCE
TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ROBERT STEPHENS LYNCH
DEED BOOK 5006, PAGE 86, R.O.W.C., TN.

TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ELVIS & VICTORIA RADFORD
DEED BOOK 5006, PAGE 89, R.O.W.C., TN.

PROPERTY MAP REFERENCE
PARCEL ID: 079059000014079

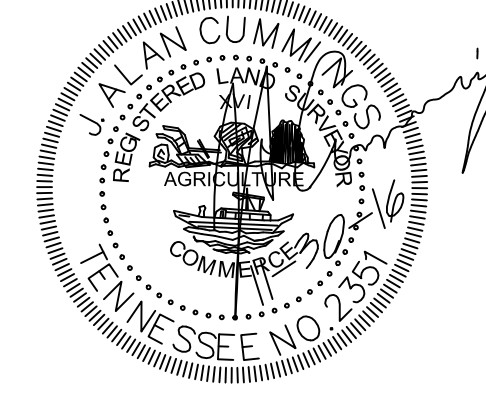
PLAT REFERENCE
REVISION LOT 3 OF THE REVISION OF LOT 1 OF THOMAS HAWKINS SUBDIVISION OF RECORD IN PLAT BOOK 29, PAGE 65, R.O.W.C., TN.

PREPARED FOR:
GOODWORKS UNLIMITED LLC,
2202 JEFFERSON CT,
FRANKLIN, TN 37064,
PH: 615 790 7041

WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

SURVEYORS CERTIFICATE
TO: FOUNTAINS OF FRANKLIN, LLC,
SUNTRUST BANK, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
BRADLEY, ARANT, BOLT, CUMMINGS, LLP.,
FIRST TITLE AND ESCROW COMPANY, INC.,
MUDTER AND PATTERSON
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7(C), 8, 9, 11, 13, 16-18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-30-16. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X BY FEMA, FIRM MAP NO. 47187C0220F, WITH A DATE OF IDENTIFICATION OF 9-20-2006 IN WILLIAMSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

J. ALAN CUMMINGS,
Registration No. 2351



RECORD DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 86, in the Register's Office of Williamson County, Tennessee.

Tract II:
See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 89, in the Register's Office of Williamson County, Tennessee.

EXHIBIT "A"
TRACT I:
Property situated in the 14th Civil District of Williamson County, Tennessee, described as follows:

BEGINNING at an iron rod at the intersection of the northerly right-of-way of Tennessee State Route 96 (Murfreesboro Road) with the easterly right-of-way of Chester Stephens Court as depicted on Sheet 10B of th plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being 52.49 feet from the centerline of said State Route 96, and being the southwest corner of the herein describe tract;

Thence, with said easterly right-of-way of Chester Stephens Court, as depicted on said Sheet 10B, North 3 degrees 56 minutes 45 seconds East 220.23 feet to an iron rod;

Thence, continuing with said easterly right-of-way, North 7 degrees 09 minutes 00 seconds East 208.10 feet to an iron rod at the beginning of a curve concave to the southeast and having a radius of 149.91 feet;

Thence, with said curve, northeasterly an arc distance of 235.11 feet through a central angle of 89 degrees 51 minutes 47 seconds (chord North 52 degrees 04 minutes 53 seconds East 211.75 feet) to an iron rod at the point of tangency on the southerly right-of-way of Chester Stevens Road;

Thence, with said southerly right-of-way, South 89 degrees 59 minutes 12 seconds East 694.11 feet to an iron rod; Thence, with the westerly boundary line of the George Thomas Monteleone et ux property, of record in Book 2466 page 504 in the Register's Office of Williamson County, Tennessee, South 6 degrees 26 minutes 09 seconds West 318.52 feet to an iron rod;

Thence, with the westerly boundary line of the David S. Herzberg et ux property, of record in Book 2612 page 560 in said Register's Office, and continuing with the boundary line of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11 page 117 in said Register's Office, South 6 degrees 45 minutes 16 seconds West 423.19 feet to an iron rod;

Thence, with said boundary line of said Lot 4, and continuing with the boundary line of the Revision of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 29 page 65 in said Register's Office, as follows: North 80 degrees 10 minutes 46 seconds West 588.00 feet to an iron rod, and South 20 degrees 32 minutes 07 seconds West 11.05 feet to an iron rod intersecting a curve in said northerly right-of-way of Tennessee State Route 96 concave to the southwest and having a radius of 2677.16 feet;

Thence, with said curve, northwesterly an arc distance of 287.94 feet through a central angle of 6 degrees 09 minutes 44 seconds (chord: North 52 degrees 29 minutes 06 seconds West 287.80 feet) to the Beginning containing 13.51 Acres or 588,615.2 square feet

EXHIBIT "A"
TRACT II

BEGINNING at an iron rod on the northerly right-of-way of Tennessee State Route 9 (Murfreesboro Road), as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being the common corner of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Nat Book 29 page 65 in the Register's Office of Williamson County, Tennessee, and Lot 4 on the plan of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in plat Book 11, page 117 in said Register's Office, and being 52.49 feet from the centerline of said State Route 96, and being southeasterly 523.05 feet along said right-of-way from its intersection with the easterly right-of-way of Chester Stevens Court;

Thence, with a curve in said right-of-way concave to the southwest and having a radius of 2677.16, northwesterly an arc distance of 376.20 feet through a central angle of 8 degrees 03 minutes 05 seconds (chord: North 45 degrees 22 minutes 41 seconds West 375.89 feet) to an iron rod;

Thence, with the boundary line of the Robert Stephens Lynch et al property, of record in Book 83 page 457 in said Register's Office, as follows: North 20 degrees 32 minutes 07 seconds East 11.05 to an iron rod and South 80 degrees 10 minutes 46 seconds East 526.00 feet to an iron rod;

Thence, with the common boundary line of said Lot 3 and Lot 4, South 54 degrees 02 minutes 54 seconds West 314.54 feet to the BEGINNING containing 1.37 acres or 59,519.8 square feet.

ALTA/NSPS
LAND TITLE SURVEY
FOUNTAINS OF FRANKLIN
4100 MURFREESBORO ROAD, FRANKLIN
14 TH CIVIL DISTRICT,
WILLIAMSON COUNTY, TENNESSEE

DATE: 11-04-16 CCPC JOB NO. 16-097
REVISED: 11-28-16
REVISED: 11-30-16

TOTAL AREA: 648,134 SQUARE FEET± OR 14.88 ACRES±

BRUNO CAD 2016 16-097 FOUNTAINS OF FRANKLIN 16-097.DWG

CRAWFORD & CUMMINGS, P.C.
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: ccm@ccsurveyors.net

RESOLUTION 2019-21 PLAN OF SERVICE
RESOLUTION 2019-30 ANNEXATION
REFUGE CENTER/BENNETT PROPERTY
7.00 +/- ACRES



Legend

-  Property To Be Annexed
-  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 2019. All rights reserved.

RESOLUTION 2019-30

A RESOLUTION TO ANNEX PROPERTY ALONG LONG LANE – REFUGE CENTER PUD SUBDIVISION/BENNETT PROPERTY, CONSISTING OF +/- 7 ACRES, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF WILLIAMSON COUNTY AGRICULTURAL CENTER, AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHEAST PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, Michael Bennett, (“Owner”) of property located on the south side of Long Lane and East of the Williamson County Agricultural Expo Center (“Property”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2019-21; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
106---179.04	6.99
Total	6.99

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 3.

SECTION IV. BE IT FINALLY 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 on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

RESOLUTION 2019-21 PLAN OF SERVICE
RESOLUTION 2019-30 ANNEXATION
REFUGE CENTER/BENNETT PROPERTY
7.00 +/- ACRES

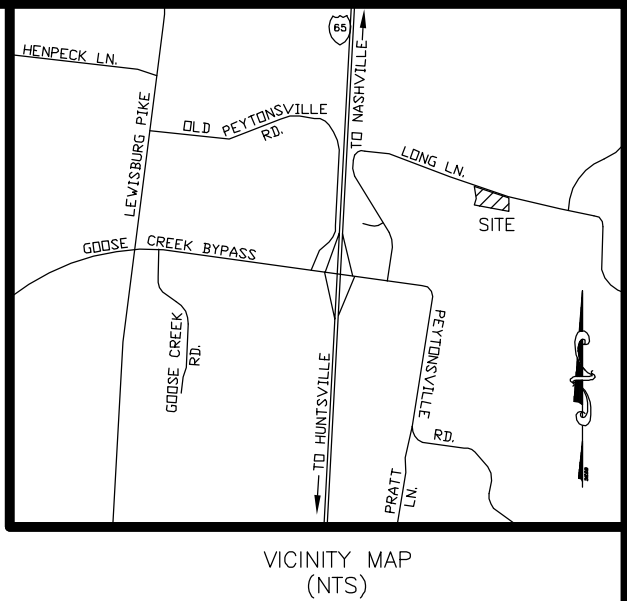
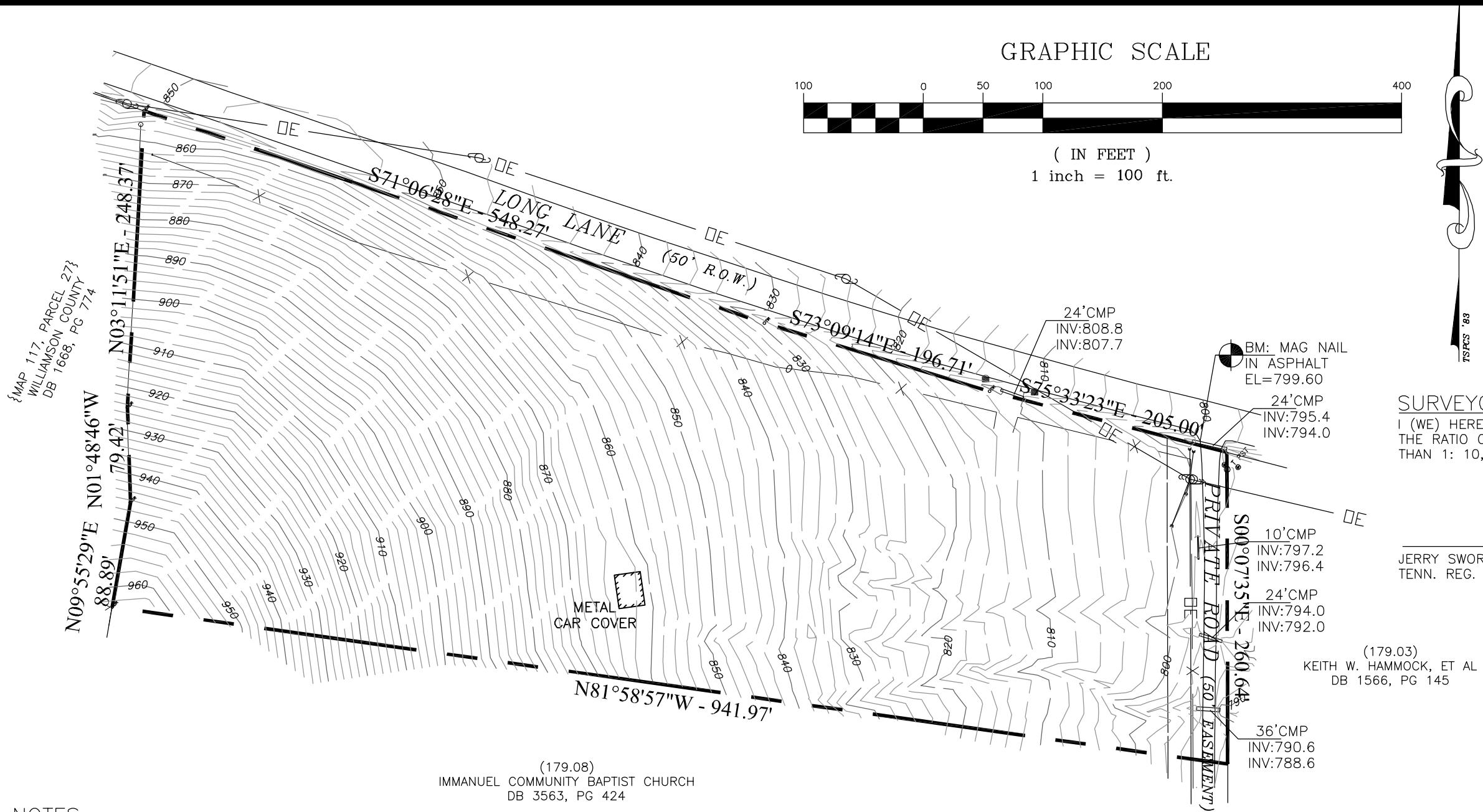


Legend

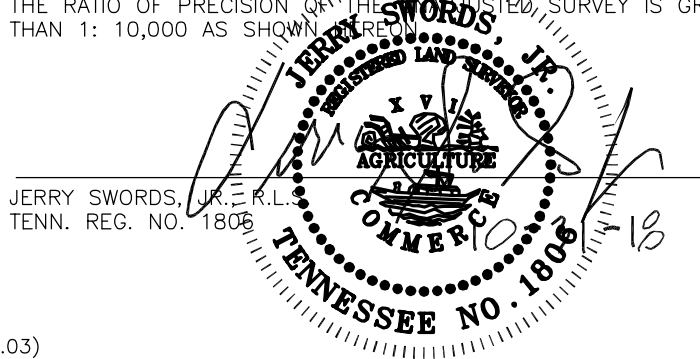
-  Property To Be Annexed
-  Existing City Limits



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 2019. All rights reserved.



SURVEYOR'S CERTIFICATE:
I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



DEED REFERENCE:
BEING PROPERTY CONVEYED TO MICHAEL E. & DENISE E. BENNETT BY DEED BOOK 7088, PAGE 793, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NO. 179.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 106.

NOTES:

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
- PROPERTY IS ZONED MGA-1.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
- TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

Legend	
○ EIP	Existing Iron Pipe
○ T PST	Metal Fence Post
○	Utility Pole/Guy
—OE—	Overhead Utility
—x—	Fence Line
—p—	Sign
⊗	Fire Hydrant
⊠	Water Valve
⊙	Sanitary Sewer Manhole
—SS—	8" Sanitary Sewer Line
—G—	Gas Line
—ST—	Storm Sewer Line
—WM—	Waterline
⊕	Water Meter

TOTAL AREA = 304,904 SQUARE FEET OR 7.00 ACRES±

AS BUILT SURVEY
LONG LANE
Map 106, Parcel 179.04
TENTH CIVIL DISTRICT—WILLIAMSON COUNTY—TENNESSEE

S & A Surveying, Inc.

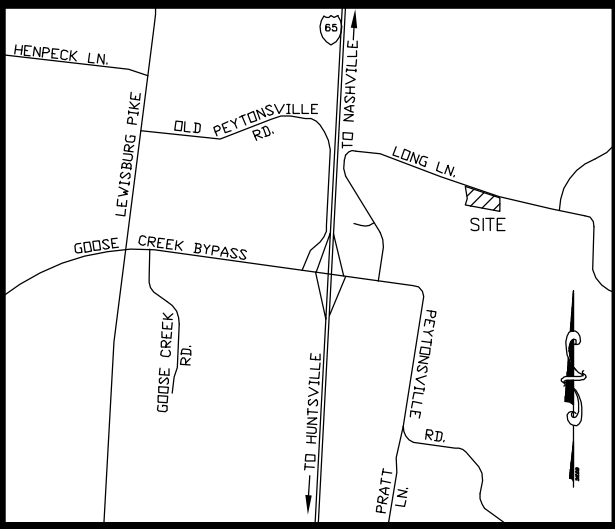
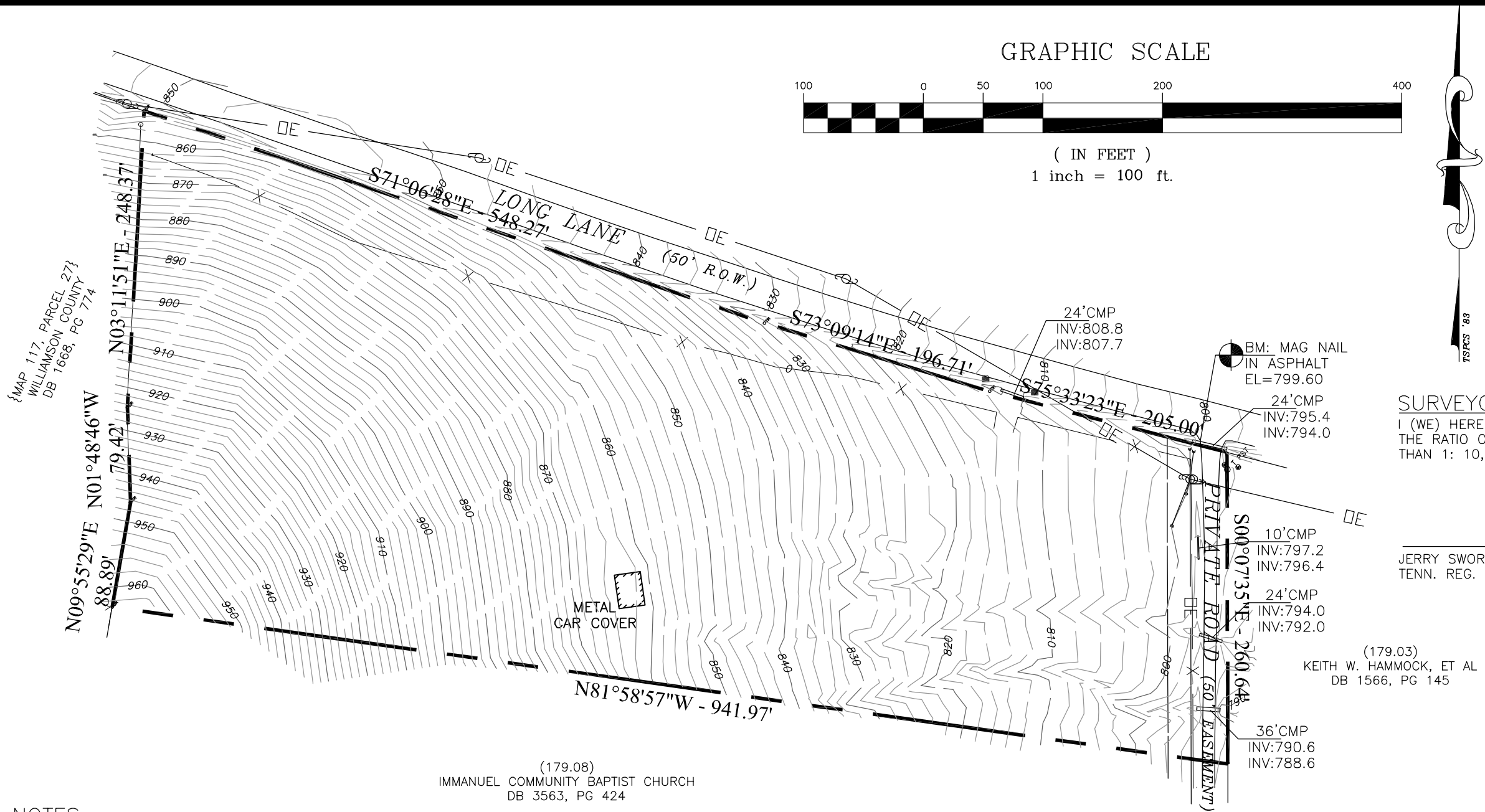
306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394-7564
sasurvey98@gmail.com

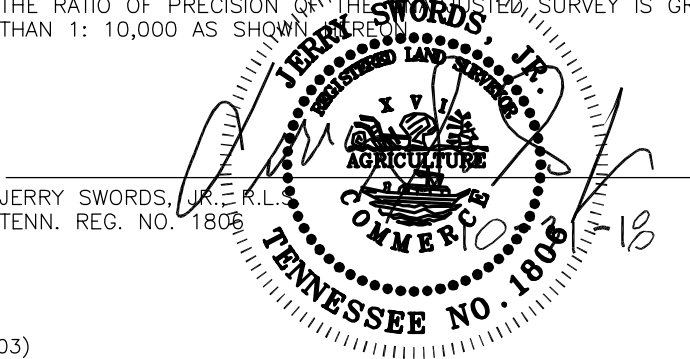
PROJ.: 18-036

DATE: 10/20/2018

SHEET 1 OF 1



SURVEYOR'S CERTIFICATE:
I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



DEED REFERENCE:
BEING PROPERTY CONVEYED TO MICHAEL E. & DENISE E. BENNETT BY DEED BOOK 7088, PAGE 793, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NO. 179.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 106.

NOTES:

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
- PROPERTY IS ZONED MGA-1.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
- TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

Legend	
○ EIP	Existing Iron Pipe
○ T PST	Metal Fence Post
○	Utility Pole/Guy
—OE—	Overhead Utility
—x—	Fence Line
—p—	Sign
⊗	Fire Hydrant
⊠	Water Valve
⊙	Sanitary Sewer Manhole
—SS—	8" Sanitary Sewer Line
—G—	Gas Line
—ST—	Storm Sewer Line
—WM—	Waterline
⊕	Water Meter

TOTAL AREA = 304,904 SQUARE FEET OR 7.00 ACRES±

AS BUILT SURVEY
LONG LANE
Map 106, Parcel 179.04
TENTH CIVIL DISTRICT—WILLIAMSON COUNTY—TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

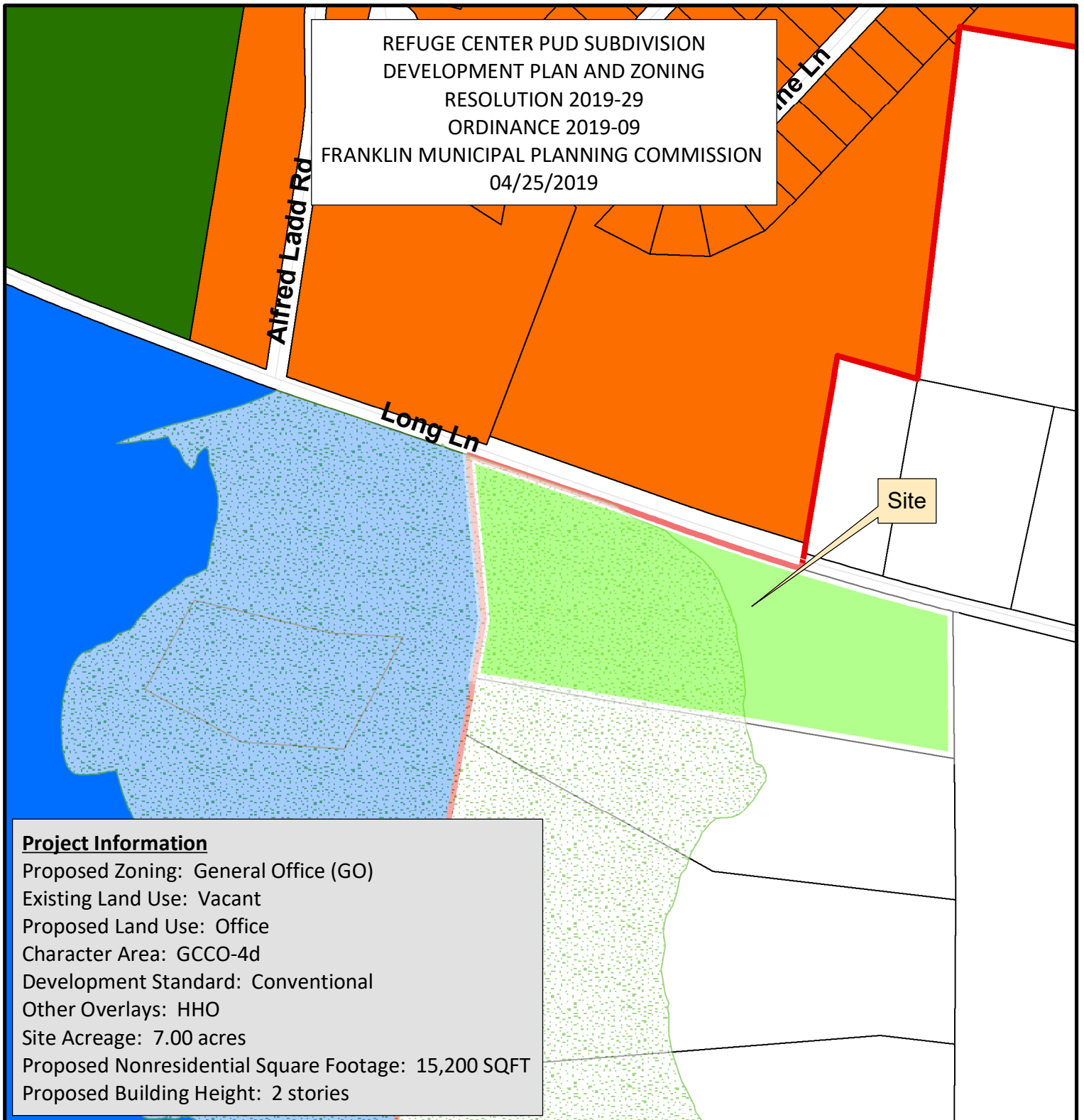
PHONE (615) 394-7564
sasurvey98@gmail.com

PROJ.: 18-036

DATE: 10/20/2018

SHEET 1 OF 1

REFUGE CENTER PUD SUBDIVISION
DEVELOPMENT PLAN AND ZONING
RESOLUTION 2019-29
ORDINANCE 2019-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/25/2019



Project Information

Proposed Zoning: General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: GCCO-4d
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 7.00 acres
Proposed Nonresidential Square Footage: 15,200 SQFT
Proposed Building Height: 2 stories

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



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

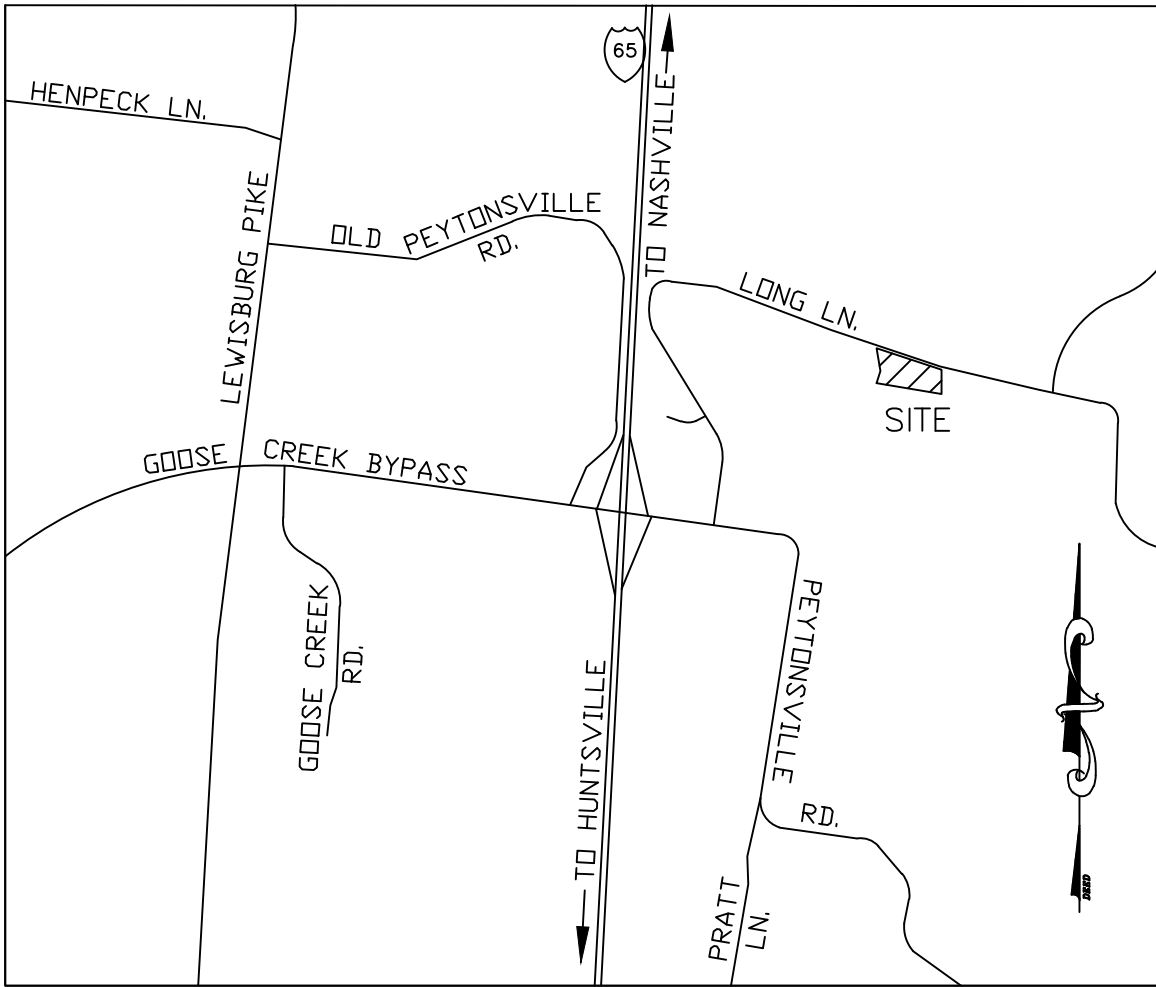
THE REFUGE CENTER FOR COUNSELING

MAP 106, PARCEL 179.04 LONG LANE WILLIAMSON COUNTY, TENNESSEE

SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF+/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

Sheet List Table

Sheet Number	Sheet Title
C0.0	Cover Sheet
C1.0	Overall Existing Conditions Plan
C1.1	Tree Protection Plan
C2.0	Overall Development Plan
C3.0	Overall Grading and Drainage Plan
C3.1	Enlarged Grading and Drainage Plan
C4.0	Overall ROW and Access Plan
C5.0	Overall Utility Plan
EP1.0	Site Photometric Plan
EP2.0	Site Photometric Cutsheets
A1.0	Conceptual Floor Plans + Elevations
A1.1	Plan Features
EX1.0	Autoturn Exhibit: Fire
EX1.1	Autoturn Exhibit: Refuse



VICINITY MAP
(NTS)

OWNER

THE REFUGE CENTER FOR COUNSELING
103 FORREST CROSSING BLVD, SUITE 102
FRANKLIN, TN 37064
PHONE: 615-591-5262
CONTACT: MS. AMY ALEXANDER
EMAIL ADDRESS: amy.alexander@therefugecenter.org

ARCHITECT/APPLICANT

BAUER ASKEW ARCHITECTURE, PLLC
1615 SIXTEENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE: 615-726-0047
CONTACT: MR. JC ELDER, LEED AP BD+C
EMAIL ADDRESS: jelder@baueraskewarchitecture.com

CIVIL ENGINEER

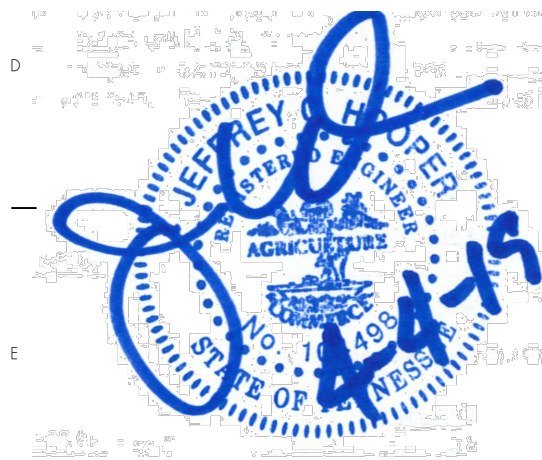
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
PHONE: 615-356-9911
FAX: 615-352-6737
CONTACT: MR. SETH SPARKMAN
E-MAIL ADDRESS: ssparkman@bargecaughen.com

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
PHONE: 615-975-5765
CONTACT: MR. GREG GAMBLE
EMAIL ADDRESS: greg.gamble@gdc-tn.com

MPE

I.C.THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
PHONE: 615-346-3400
CONTACT: MR. KIRK JENNINGS
EMAIL ADDRESS: kjennings@icthomasson.com



16005



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
04/04/19

COF# 6944

COVER SHEET

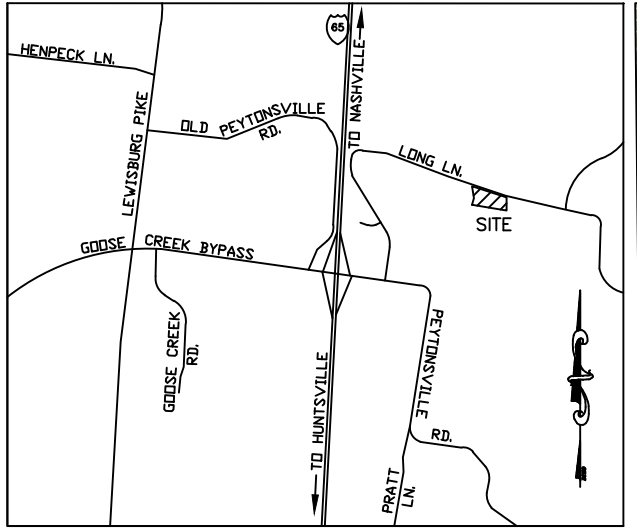
C0.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com

MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres





VICINITY MAP (NTS)



SITE DATA CHART

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	YARD FRONTING ON ANY STREET: 50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

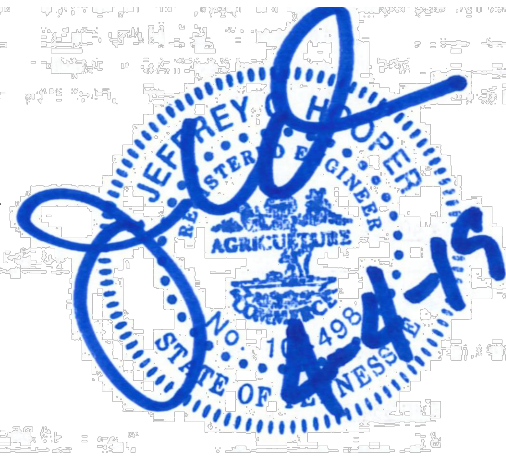
STORMWATER NARRATIVE:
THE EXISTING SITE IS 7.0 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR A SMALL BARN/OUTBUILDING. THE PROPERTY IS BOUNDED ON THE NORTH BY LONG LANE, ON THE SOUTH BY PRIVATE ROAD, ON THE EAST BY WOODED LAND AND ON THE WEST BY A PRIVATE DRIVE. THE PROPERTY DRAINS TO THE EAST/NORTHEAST OVER SLOPES RANGING FROM 2% TO 20%. HYDROLOGIC SOILS TYPES ARE A, B, AND C.

SLOPES 14% TO 19% -
SLOPES 20% AND GREATER -

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
SCALE: 1" = 50'
MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres

BAUER | ASKEW
architecture . pllc

615
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615
1615
s i x t e e n t h
a v e n u e s o u t h
n a s h v i l l e
t e n n e s s e e
3 7 2 1 2



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
04/04/19

COF# 6944

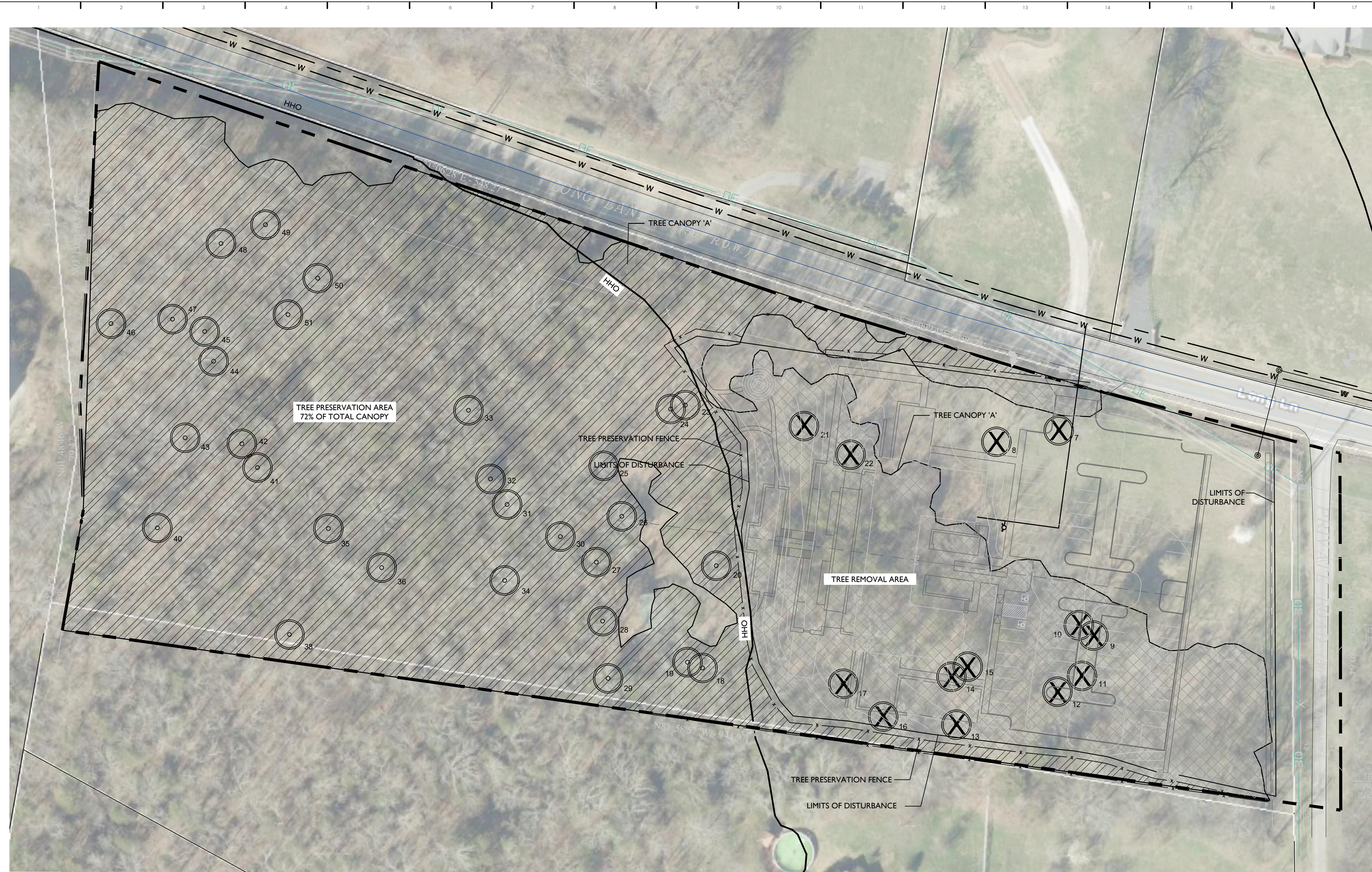
OVERALL EXISTING
CONDITIONS PLAN

C1.0

04 APRIL 19

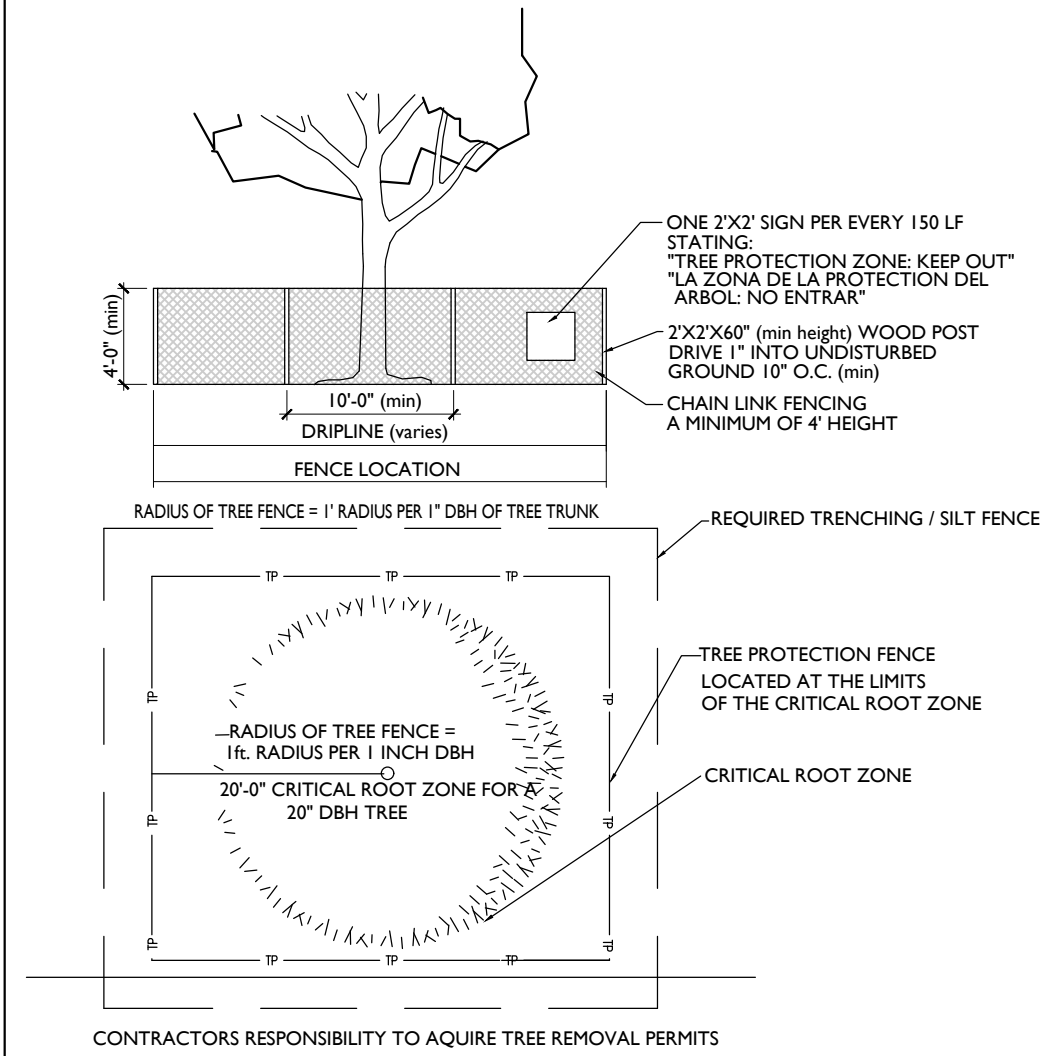
PUD DEVELOPMENT PLAN SUBMITTAL

www.baueraskewarchitecture.com



SITE DATA:	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6844
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

TREE PROTECTION FENCING DETAIL



TREE PROTECTION NOTES:

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

KEY:

- SPECIMEN TREE
- TREE REMOVAL AREA
- TREE PRESERVATION AREA

SPECIMEN TREES

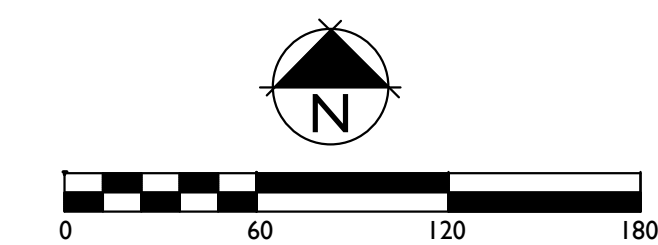
NUMBER	TYPE	SIZE	STATUS	NUMBER	TYPE	SIZE	STATUS
7	LOCUST	24	REMOVED	31	OAK	24	Retained
8	MAPLE	24	REMOVED	32	ASH	24	Retained
9	MAPLE	25	REMOVED	33	ASH	28	Retained
10	MAPLE	26	REMOVED	34	OAK	26	Retained
11	LOCUST	32	REMOVED	35	OAK	36	Retained
12	OAK	26	REMOVED	36	ASH	26	Retained
13	OAK	24	REMOVED	37	ASH	24	Retained
14	LOCUST	24	REMOVED	38	ASH	24	Retained
15	OAK	32	REMOVED	39	OAK	26	Retained
16	OAK	48	REMOVED	40	OAK	24	Retained
17	LOCUST	30	REMOVED	41	ASH	25	Retained
18	OAK	26	Retained	42	OAK	24	Retained
19	ASH	24	Retained	43	OAK	28	Retained
20	ASH	26	Retained	44	ASH	24	Retained
21	OAK	36	REMOVED	45	ASH	24	Retained
22	OAK	40	REMOVED	46	ASH	24	Retained
23	ASH	24	Retained	47	ASH	24	Retained
24	ASH	24	Retained	48	OAK	24	Retained
25	ASH	24	Retained	49	OAK	24	Retained
26	OAK	26	Retained	50	OAK	24	Retained
27	OAK	30	Retained	51	OAK	24	Retained
28	OAK	24	Retained				
29	OAK	30	Retained				
30	ASH	30	Retained				

TOTAL SPECIMEN INCHES REMOVED: 391"
TOTAL HEALTHY INCHES REMOVED: 391"
REPLACEMENT REQUIRED: 782"

TREE CANOPY RETENTION

TREE CANOPY	EXISTING	REMOVED	RETAINED
A	239,131 SF	66,372 SF	172,759 SF
ACRES	5.49 AC	1.52 AC	3.97 AC

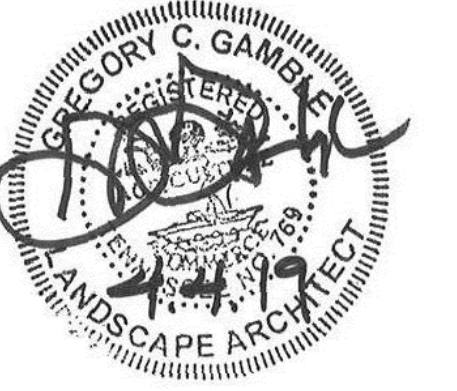
TREE CANOPY DATA
EXISTING TREE CANOPY: 239,131 SF
239,131 SF/304,904 SF = 78% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 18% OF TOTAL CANOPY
239,131 SF * 18% = 43,044 SF (0.99 AC)
PROVIDED CANOPY PRESERVED = 172,759 SF (72%) OF TOTAL EXISTING CANOPY



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

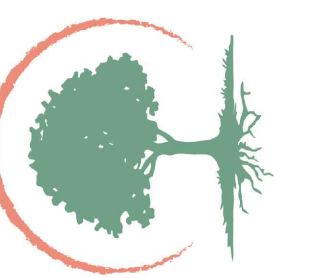
BAUER | ASKEW
architecture . pllc

6844
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615
1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

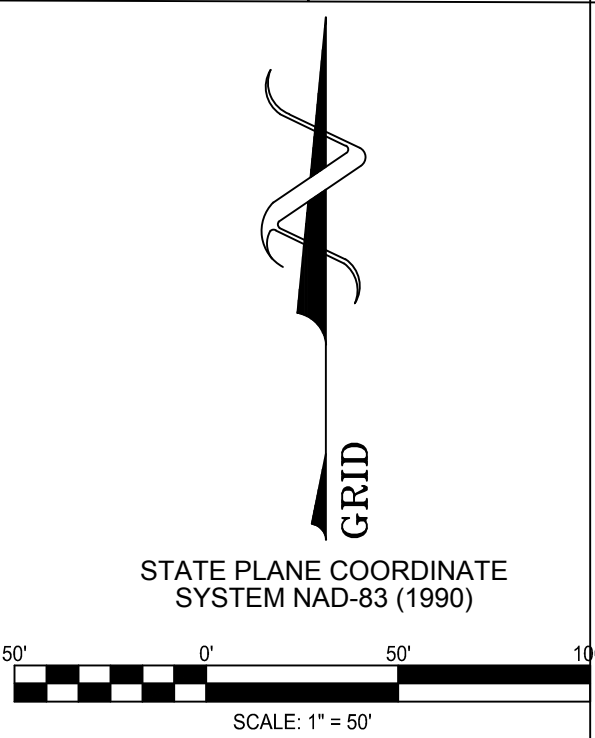
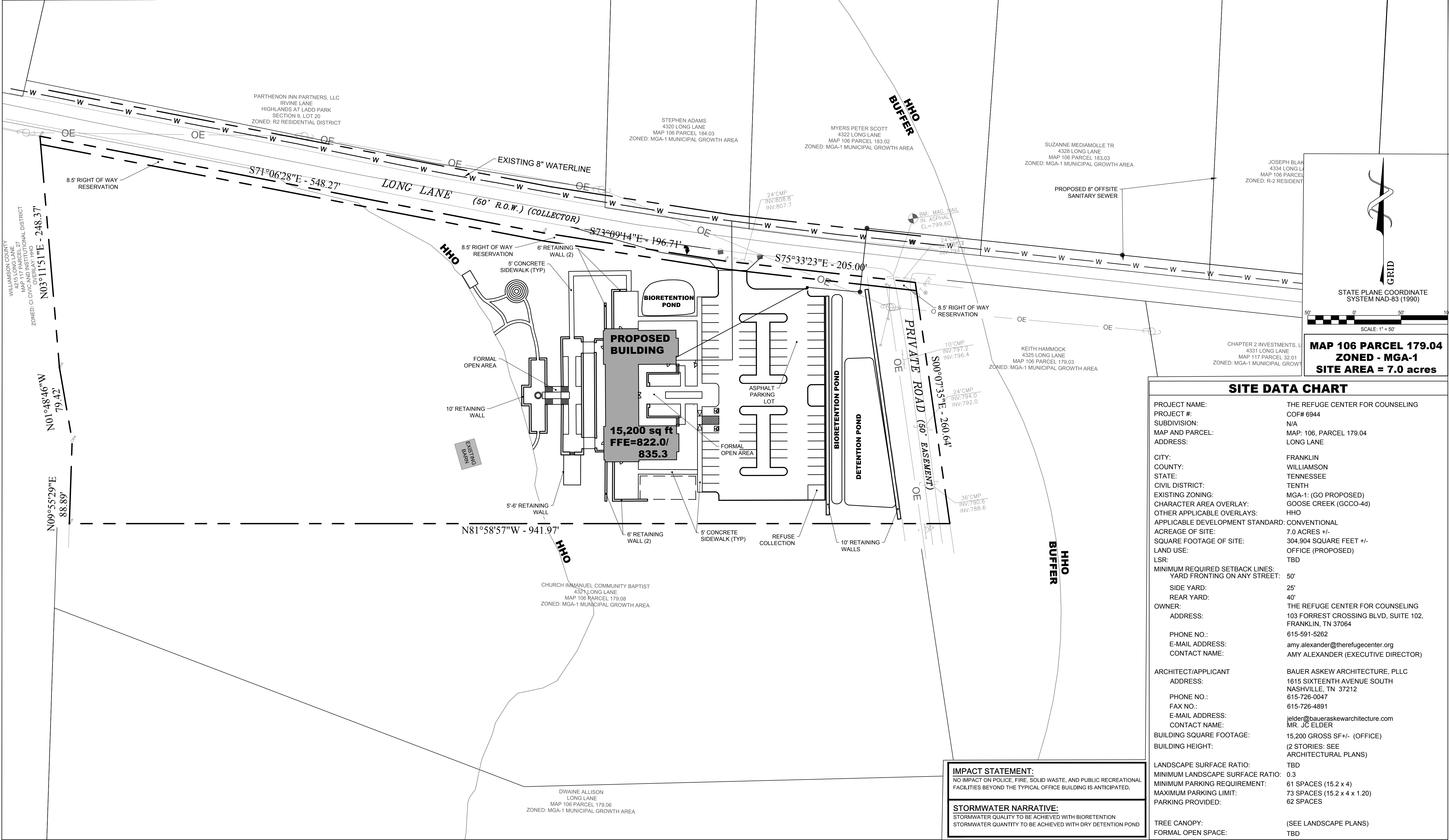
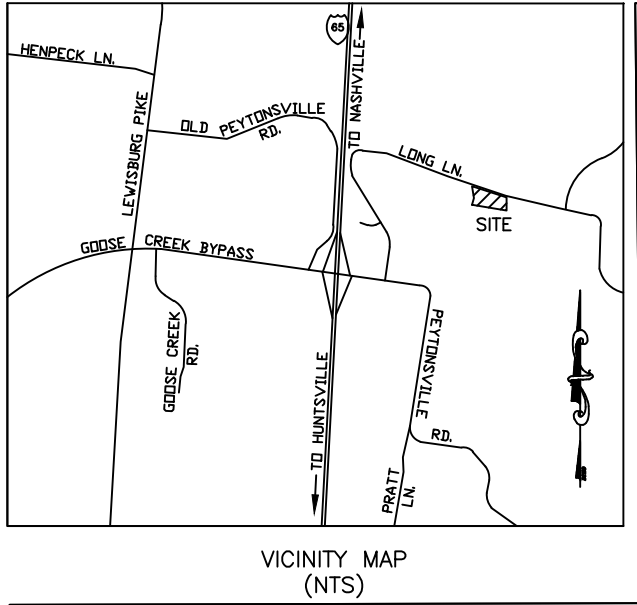
REVISION DATE

TREE PROTECTION
PLAN

C1.10

11 MARCH 19
INITIAL SUBMITTAL

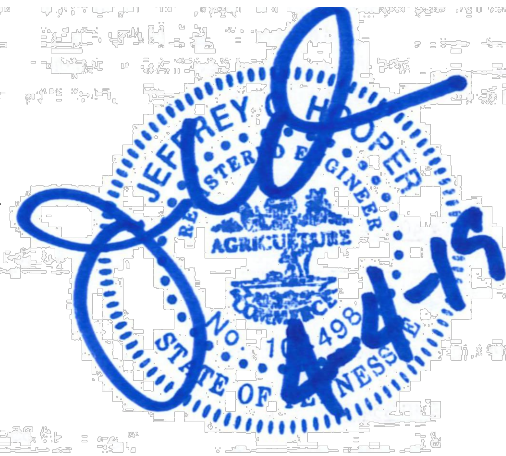
www.baueraskewarchitecture.com



SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1 (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

IMPACT STATEMENT:
NO IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES BEYOND THE TYPICAL OFFICE BUILDING IS ANTICIPATED.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND



16005



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITAL 04/04/19

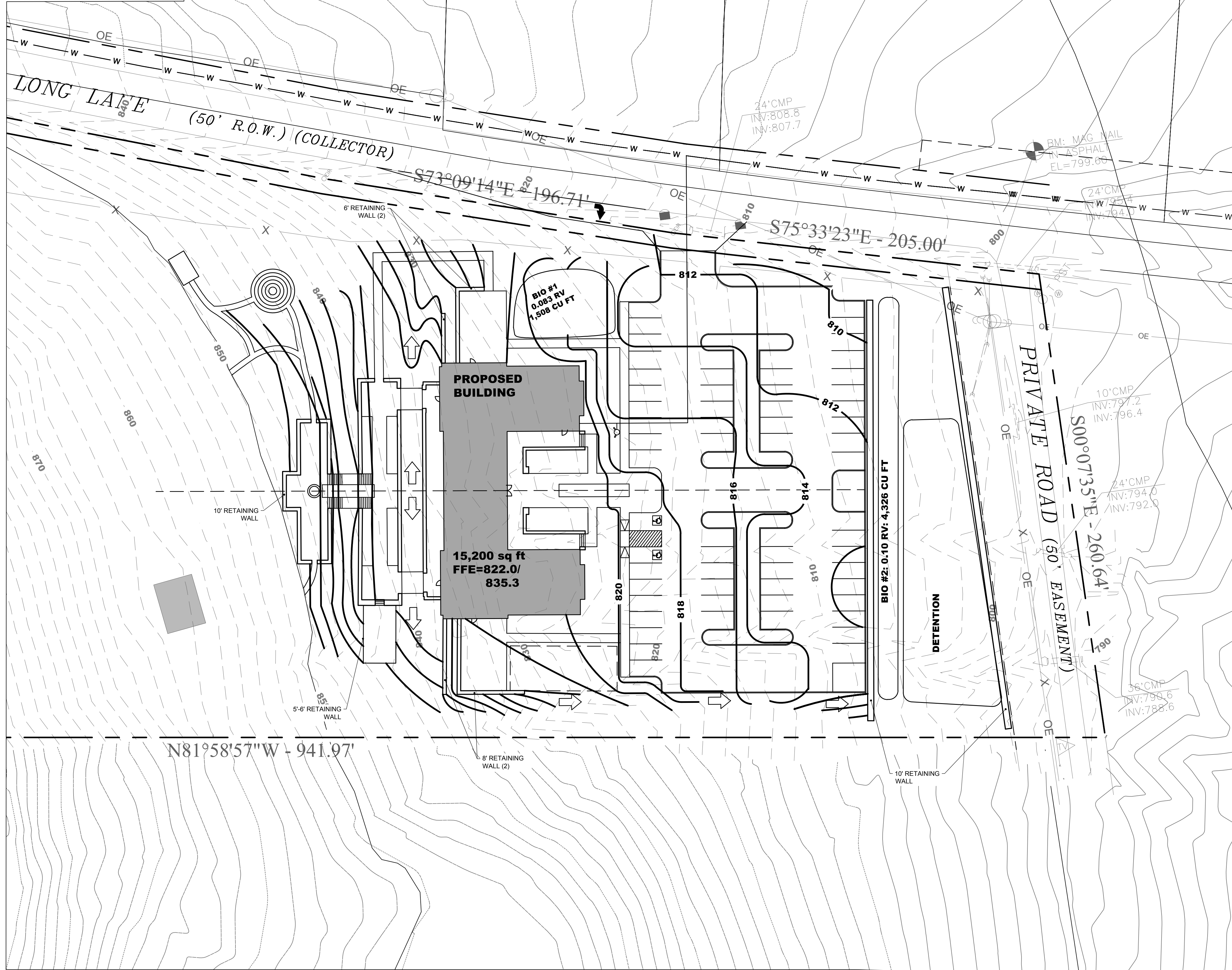
COF# 6944

OVERALL
DEVELOPMENT PLAN

C2.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com

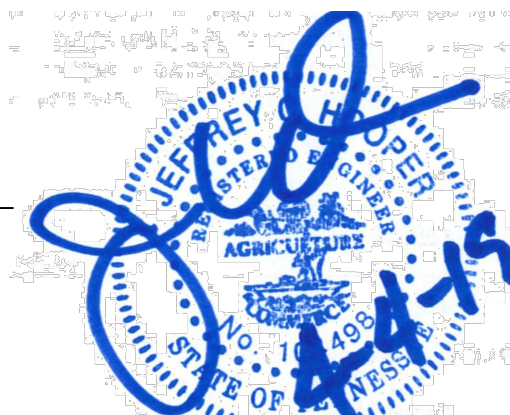
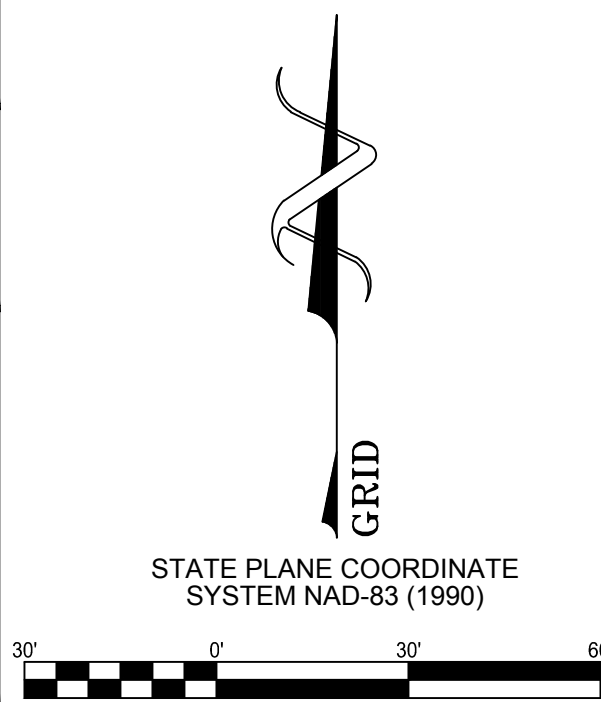


1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING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

- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - 17.1. CONTOURS ON 1' INTERVALS
 - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN BIORETENTION AREAS
 - 17.3. SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
 - 17.4. DELINEATION OF PERVIOUS PAVEMENT AREAS
 - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
 - 17.6. LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDINGS AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRCODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.



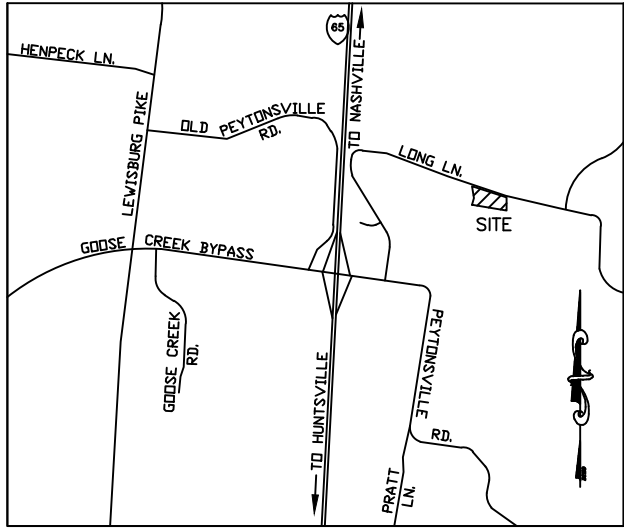
16005

The Refugee Center
FOR COUNSELING



C3.1

www.baueraskewarchitecture.com



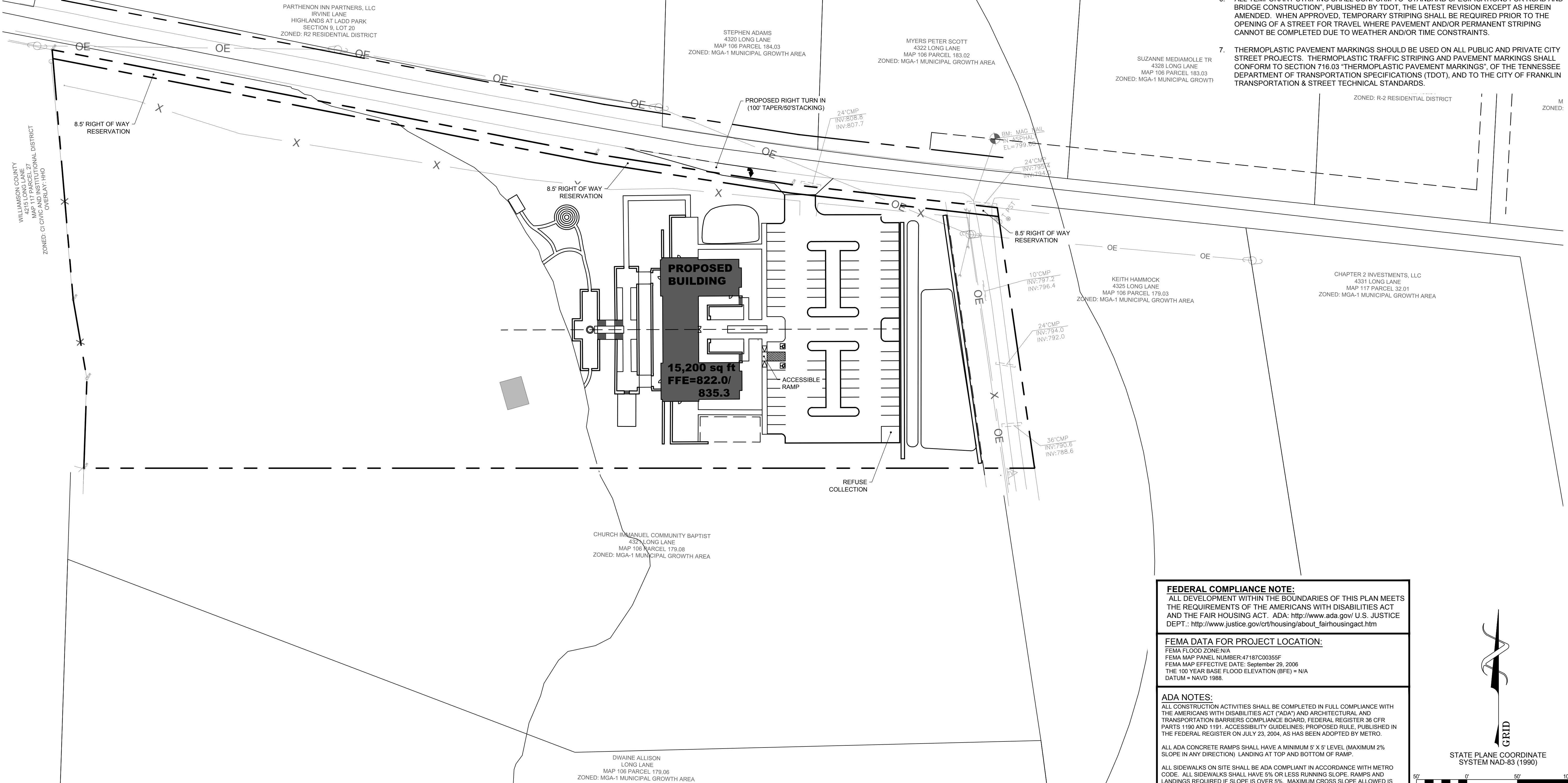
ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A
MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A
MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 1,175 ft. ALFRED-LADD RD.
DRIVEWAY WIDTH(TWO-WAY) : 24 ft.
DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 488 VEHICLES PER DAY
PEAK HOUR TRIP GENERATION : 49 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED : NO, BUT PROVIDED.
CIRCULATION PLAN REQUIRED : NO

IMPACT STATEMENT FROM THE TIS:
THE PROPOSED PROJECT WILL HAVE NEGLIGIBLE IMPACT ON THE TURNING MOVEMENT VOLUMES, LEVELS OF SERVICE, AVERAGE VEHICLE DELAYS, AND 95TH PERCENTILE VEHICLE QUEUES AT THE INTERSECTIONS WITHIN THE STUDY AREA. THEREFORE NO INFRASTRUCTURE IMPROVEMENTS ARE RECOMMENDED IN CONJUNCTION WITH THE PROPOSED PROJECT.



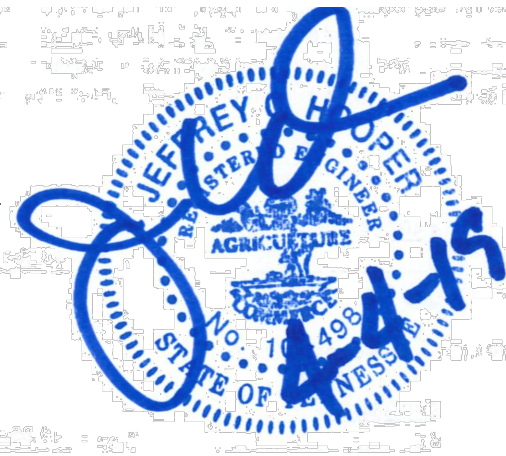
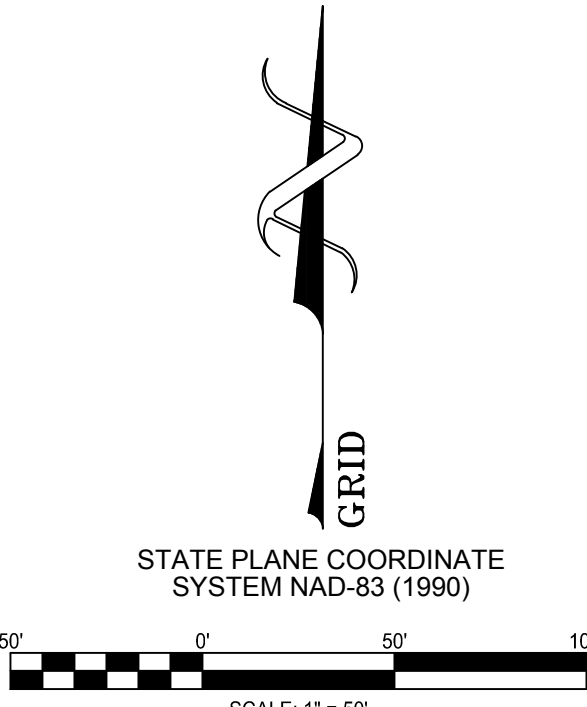
R.O.W & Access General Notes

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND /OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATION" 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.

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C00355F
FEMA MAP EFFECTIVE DATE: September 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988.

ADA NOTES:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.
ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.
ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITAL 04/04-19

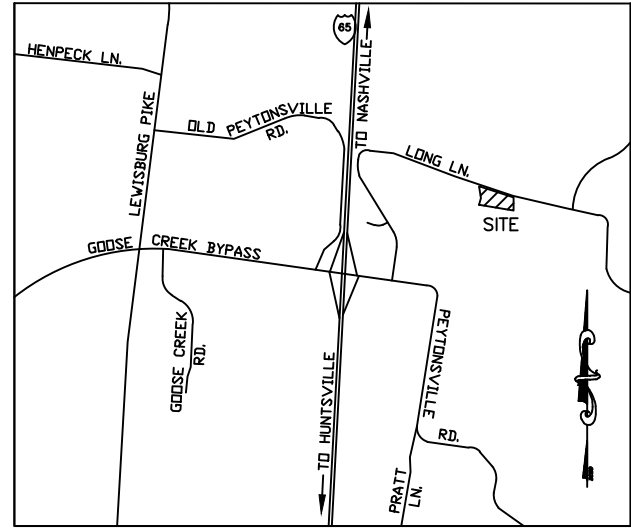
COF# 6944

OVERALL ROW
AND ACCESS PLAN

C4.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



VICINITY MAP
(NTS)

WATER & SEWER DATA CHART

FACILITY TYPE: OFFICE
UNIT FLOW IN GPD: OFFICE USE
NUMBER OF UNITS: 5.7 SFU
TOTAL FLOW IN GPD: 2000 +/- GPD

UTILITY PROVIDERS:

STREETS AND DRAINAGE

CITY OF FRANKLIN
ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
CONTACT: PAUL HOLZEN
615-791-3218

ELECTRIC

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
P. O. BOX 681709
FRANKLIN, TENNESSEE 7068
CONTACT: ERIK HALE
615-595-4469

WATER SYSTEM

MICROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

SANITARY SEWER

CITY OF FRANKLIN
DEPARTMENT OF WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

CABLE

COMCAST
2501 MCGAVOCK PIKE STE1206
NASHVILLE, TENNESSEE 37214
CONTACT: WHITNEY SCHRIMSHER
615-550-6855

ENON INN PARTNERS, LLC
IRVINE LANE
HIGHLANDS AT LADD PARK
SECTION 9, LOT 20
R2 RESIDENTIAL DISTRICT

STEPHEN ADAMS
4320 LONG LANE
MAP 106 PARCEL 184.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

MYERS PETER SCOTT
4332 LONG LANE
MAP 106 PARCEL 183.02
ZONED: MGA-1 MUNICIPAL GROWTH AREA

SUZANNE MEDAKOLLE TR
4328 LONG LANE
MAP 106 PARCEL 183.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

PROPST NASHVILLE, LLC
HIGHLANDS @ LADD PARK SEC 22
OPEN SPACE
MAP 106N-B PARCEL 22
ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY
4334 LONG LANE
MAP 106 PARCEL 183.04
ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY
4338 LONG LANE
MAP 106 PARCEL 183.00
ZONED: R-2 RESIDENTIAL DISTRICT

KEITH HAMMOCK
4325 LONG LANE
MAP 106 PARCEL 179.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHAPTER 2 INVESTMENTS, LLC
4331 LONG LANE
MAP 117 PARCEL 32.01
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHURCH IMMANUEL COMMUNITY BAPTIST
4324 LONG LANE
MAP 106 PARCEL 179.08
ZONED: MGA-1 MUNICIPAL GROWTH AREA

DWAINE ALLISON
LONG LANE
MAP 106 PARCEL 179.06
ZONED: MGA-1 MUNICIPAL GROWTH AREA

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMAN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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 FRANKLIN BY ANY ENTITY UNLESS 72 HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

FEDERAL COMPLIANCE NOTE:

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE:
FEMA MAP PANEL NUMBER:
FEMA MAP EFFECTIVE DATE:
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = XXX.XX
DATUM = NAVD 1988.

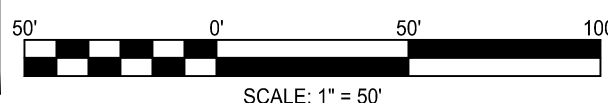
ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

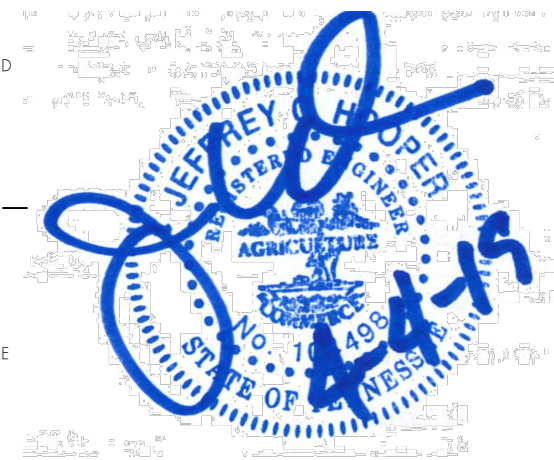


GRID

BAUER | ASKEW
architecture, pllc

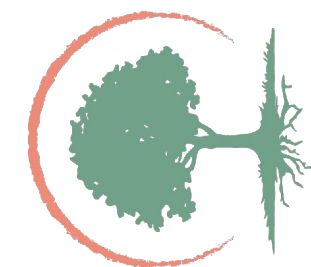
615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

COF# 6944

OVERALL UTILITY
PLAN

C5.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

www.baueraskewarchitecture.com



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	1.1 fc	6.5 fc	0.0 fc	N/A	N/A
Parking Lot	X	2.6 fc	5.6 fc	0.7 fc	8.0:1	3.7:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	T4	8	Structura	LIN PT-SNGL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Single Head Area Light, T4 Optics, 18' pole (Structura BOL-RSQ). Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV.IES	340.1394	2.5	95
	2T4-HS	2	Structura, Inc., 19922 W 162nd St., Olathe, KS 66062	LIN PT-DBL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Twin Head Area Light, T4 Optics, House side shield, 18' pole (Structura BOL-RSQ). Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV-HSS.IES	236	2.5	190

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee

37212

ICT

I.C. Thomasson Associates, Inc.

CONSULTING ENGINEERS
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
PHONE (615) 346-3400
FAX (615) 346-3550
www.icthomasson.com
ICT Project No. 190072



16005

The Refuge Center
FOR COUNSELING

THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION DATE
1 City Comments 4/04/2019

ELECTRICAL - SITE
PHOTOMETRIC
PLAN
Sheet Number

EP1.0
11 MAR 2019
INITIAL DEVELOPMENT
PLAN SUBMITTAL
www.baueraskewarchitecture.com

4/4/2019 3:00:57 PM



16005

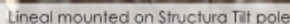
The Refugee Center
FOR COUNSELING



EP2.0

www.baueraskewarchitecture.com

164 © 2018 STRUCTURA INC



1	Series	2	Arm
LIN PT	Lineal Post Top	SNGL DBL	Single Double

1. For use with Lineal M1075, M2150, and M3195

Product specification sheets subject to change

© 2018 STRUCTURA INC. 169

76 © 2017 STRUCTURA INC.



HARDWARE: Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.

	3000K				4000K			
mA	Lumen ⁽¹⁾	Wattage	CRI	Efficacy	Lumen ⁽¹⁾	Wattage	CRI	Efficacy
750	4081	40	>80	101.3	4407	40	>80	109.4
1500	8162	76	>80	107.4	8856	76	>80	116.5
1950	10611	95	>80	111.7	11508	95	>80	121
3000	16324	152	>80	107.4	17671	152	>80	116.3

LIN								
1	2	3	4	5	6	7	8	9

LIN	Series		Color Temperature ⁽⁴⁾		7 Mounting	
	Linear	L30 L40	3000K 4000K	57	Structura Pole ⁽⁶⁾	
M1075 M2150 M3195 M4200	Output ⁽²⁾		5 Distribution ⁽³⁾		8 Options	
	750mA	5	Type II	WC	Wireless Control ⁽⁷⁾	
	1500mA	2	Type III	WC	Motion Sensor/PhotoCell ⁽⁸⁾	
	1950mA	3	Type III	SS	20kA Surge Suppressor ⁽⁹⁾	
	2400mA	4	Type IV	SS	House-Side Shield	
UNV 347 348	Voltage		Metal Finish		9 Special	
	120-277V	C*	See color options on finishes technical sheet		Standard	
	347V ⁽¹⁾	CSM	Custom Color		Modified	
		480V ⁽²⁾			STD	

1. Lumen output based upon TTV distribution.
2. Contact factory for alternative output options.
3. Step down transformer required and only available with Structura supplied pole.
4. Contact factory for other color temperature options.
5. Contact factory for other distribution options.
6. Structura pole specification sheet must be completed showing mounting locations and quantities as a separate item.
7. Specify steel pole on page 158 as separate item.
8. Choose wiring kit; pole/wiring kit must be ordered separately. Please contact factory for design assistance.
9. Specify coverage pattern (see page 157 for details).
10. 20kA surge suppressor is only available when pole is supplied by Structura. 10kA surge suppressor supplied as standard in the fixture.

Product specification sheets subject to change

© 2018 STRUCTURA INC 165

Statement of Architectural Intent:

The Architectural Intent for the Refuge Center is to be a physical manifestation of the organization's mission and values, which is to be "a refuge from the storm and a shelter from the rain." The building itself is a 15,200 square foot 2-story lodge-like facility that is in keeping with the scale and design of single-family residential present along Long Lane. The intent for the project is to function as a transitional element from higher density development along the I-65 corridor and the existing Williamson County Agricultural Exposition Center on the West to low density development and single-family residential to the East and North.

Utilizing the natural topography of the land, the building will be nestled into the hillside around an entry courtyard to the East facing the parking area. The building will present as two-story from the Eastern approach and one-story from the Western approach due to the existing topography. A covered back porch to the West will take advantage of views to the HHO Conservation Overlay area. Views of the project will be obscured from neighboring properties by landscape buffers (i.e. berms, vegetation, existing tree line, etc.).

The site will include a number of outdoor amenities that are critical the Refuge Center's vision for the property, including walking trails, a prayer labyrinth, an open-air prayer chapel, picnic pavilion, water feature, fire pit, outdoor play structure, celebration and memorial gardens, as well as multiple informal contemplation spaces. Parking spaces are anticipated to be kept to the minimum required, broken into smaller parking 'trays' by landscaping, bioswales, etc.

The building will utilize a stone base along the perimeter of the building. Residential-type vertical board and batten siding will be used for a majority of the exterior walls with aluminum-clad wood windows to further articulate the residential and human scale for the project. The collection of gabled roof forms will be standing seam metal and are intended to break down the scale of the building into residential proportions.

Description of Design Concepts and Design Standards:

The project will be in compliance with the Regional Commerce Design Concept and the Goose Creek Character Overlay District. This is primarily achieved by the residential scale and aesthetic of the project and it's unique position as a transitional element between commercial and residential densities. The intended use as Professional Office is in compliance with the proposed Design Concepts and Standards. The building is sited to utilize natural topography and respond to the context of the surrounding natural environment, which also demonstrates compliance with the standards identified.

Preliminary Codes Analysis:

I. APPLICABLE CODES AND REGULATIONS Local (City of Franklin)

International Building Code (IBC)	2018
International Fuel Gas Code (IFGC)	2018
International Mechanical Code (IMC)	2018
International Plumbing Code (IPC)	2018
International Property Maintenance Code (IPMC)	2018
International Fire Code (IFC)	2018
International Energy Conservation Code (IECC)	2018
International Existing Building Code (IEBC)	2018
NFPA 101 Life Safety Code	2018
National Electric Code	2017
ICC A117.1 Access. and Useable Bldg and Facilities	2017

II. OCCUPANCY CLASSIFICATION

Project Type:	New Construction
Occupancy Type:	Business (B)

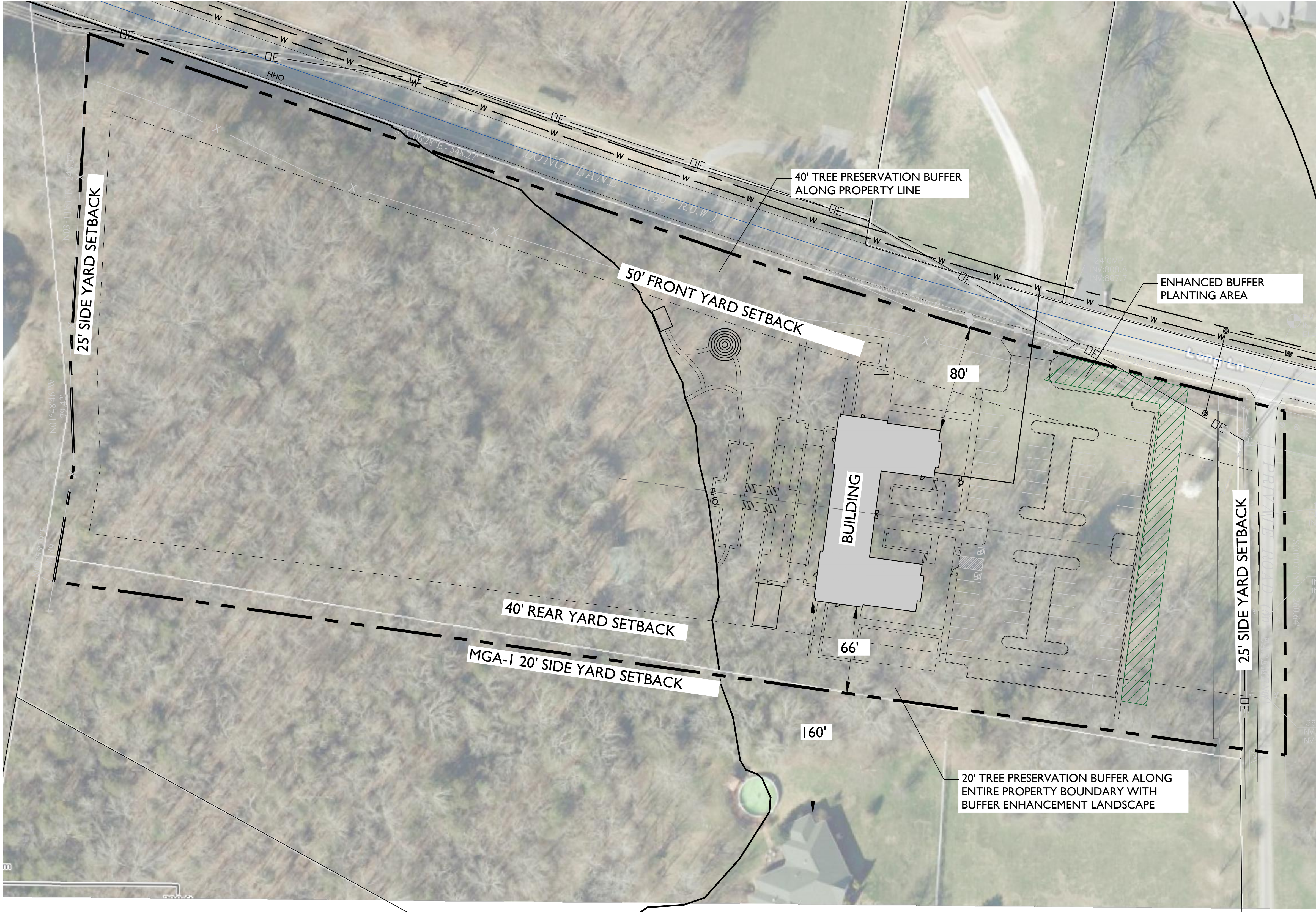
III. CONSTRUCTION TYPE

Construction Type:	VB (Protected)
--------------------	----------------

IV. AREA + HEIGHT CALCULATIONS

Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



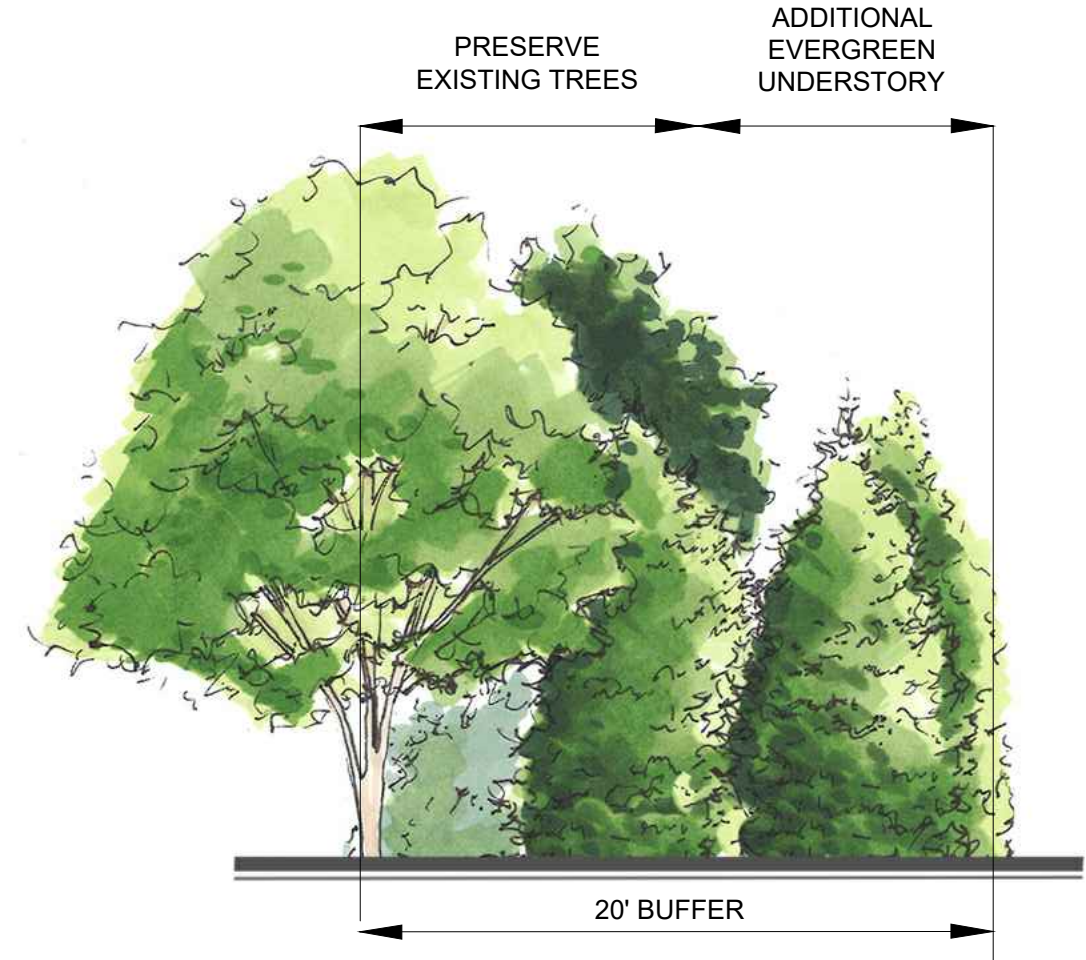


SITE DATA:

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6944
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

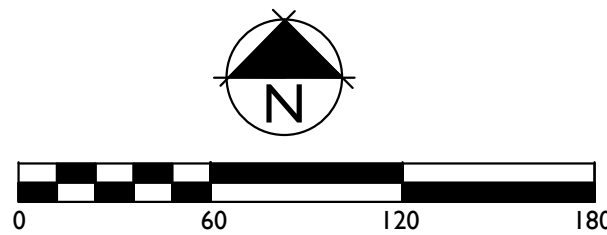
PUD COMMITMENTS

- BUILDING HEIGHT OF 2 STORIES
- BUILDING SETBACKS GREATER THAN REQUIRED FOR GENERAL OFFICE
- NIGHT SKY COMPLIANT (FULL CUT OFF) PARKING LOT LIGHTS
- TREE PRESERVATION BUFFERS ALONG THE PROPERTY BOUNDARY WHERE EXISTING TREES EXIST
- ADDITIONAL BUFFER PLANTING WHERE NECESSARY TO SCREEN PARKING AREAS
- ADDITION OF RIGHT TURN LANE ON LONG LANE
- NO OVERNIGHT STAYS
- NO PHARMACEUTICAL SALES



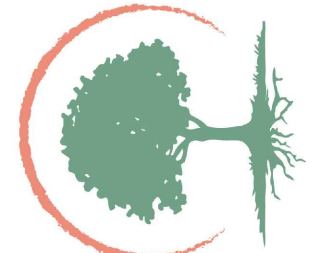
20' REAR YARD BUFFER

20' BUFFER PLANTINGS TO BE APPLIED ALONG SIDE THE PROPOSED BUILDING AND PARKING LOT AREA WHERE SCREENING NEEDS TO BE ENHANCED ADJACENT EXISTING RESIDENTIAL HOME.



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

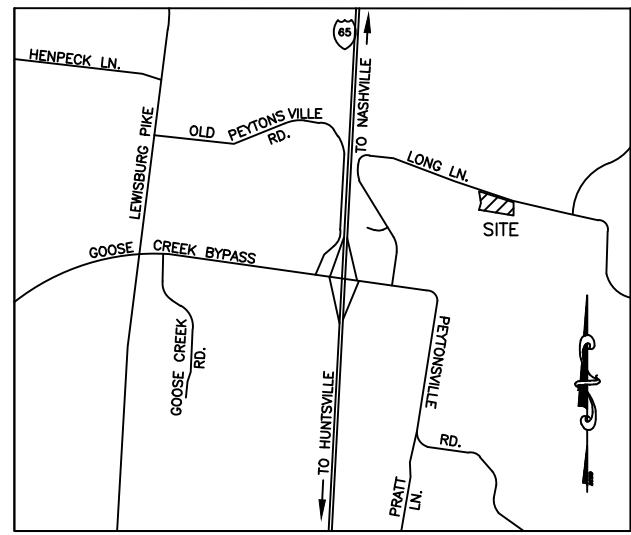
REVISION DATE

PLAN
FEATURES

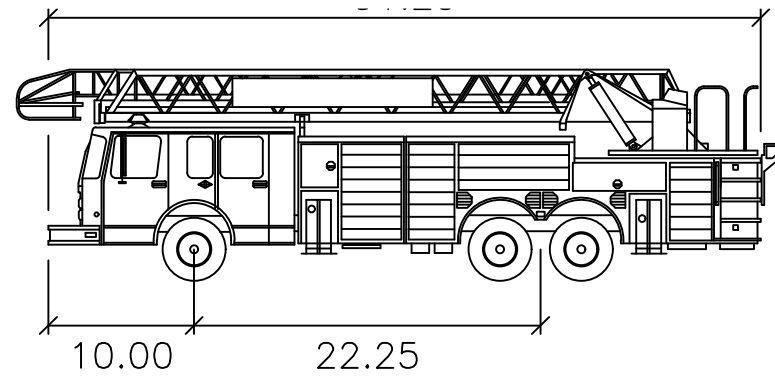
A1.10

11 MARCH 19
INITIAL SUBMITTAL

www.baueraskewarchitecture.com



VICINITY MAP (NTS)



T-2 SUTPHEN (SP100) - Franklin

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

BM: MAG NAIL
IN ASPHALT
EL=799.60

24' CMP
INV: 795.4
INV: 794.0

10' CMP
INV: 797.2
INV: 796.4

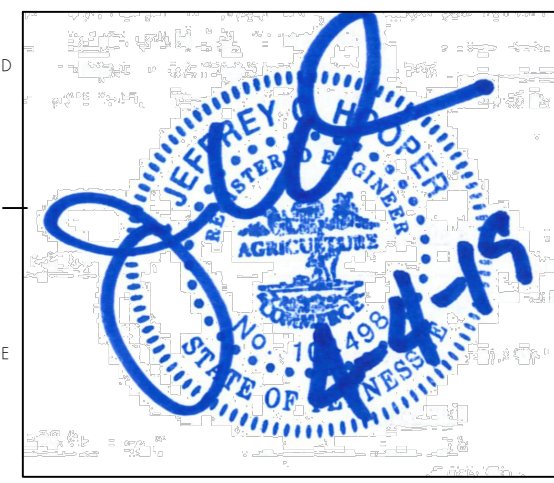
24' CMP
INV: 794.0
INV: 792.0

36' CMP
INV: 790.6
INV: 788.6

BAUER | ASKEW
architecture, pllc

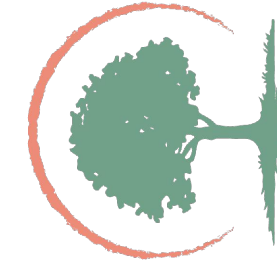
615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
04/04/19

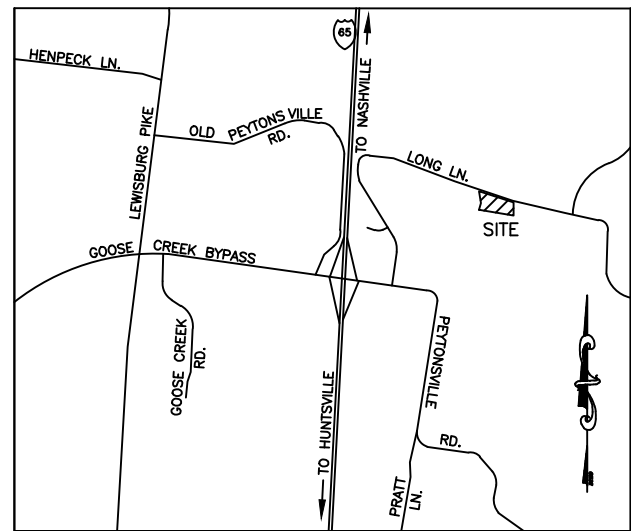
COF# 6944

AUTOTURN
EXHIBIT

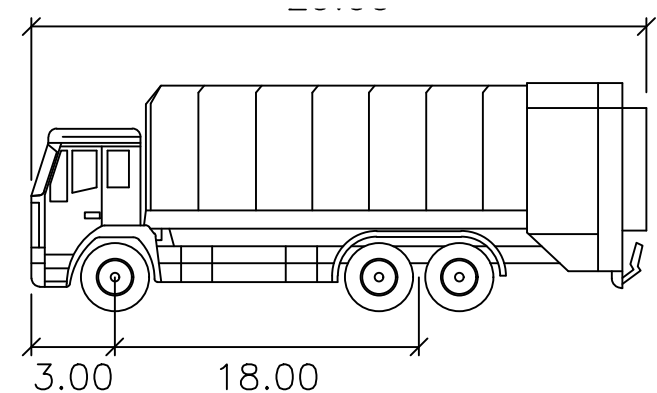
EX1.0

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL

www.baueraskewarchitecture.com



VICINITY MAP (NTS)



compactor 3-Franklin

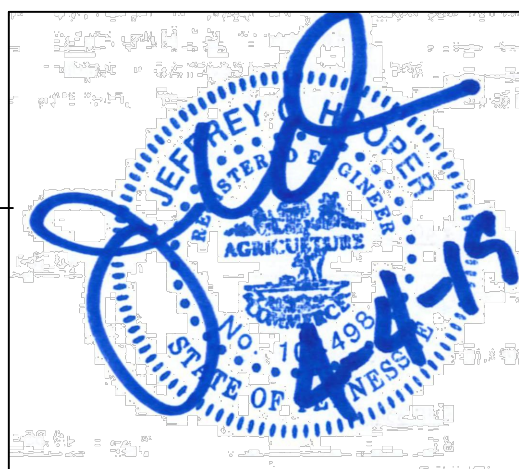
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 40.0

BM: MAG NAIL
IN ASPHALT
EL=799.60

BAUER | ASKEW
architecture . pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
0404-19

COF# 6944

AUTOTURN
EXHIBIT

EX1.1

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

www.bauerasaskewarchitecture.com

ENVISION FRANKLIN DESIGN CONCEPTS
PROPOSED BENNETT PROPERTY ANNEXATION
6.99 +/- ACRES

ALFRED LADD

HAROLD

CURRY

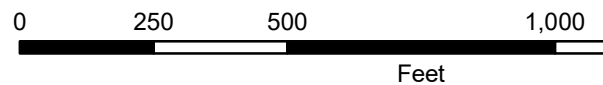
IRVINE

LONG

Site

Legend

-  Conservation Overlay
-  Bennett Property
-  Existing City Limits
- Design Concept**
-  Regional Commerce
-  Single Family Residential



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

DRAFT PLAN OF SERVICES
BENNETT PROPERTY
6.99 +/- ACRES



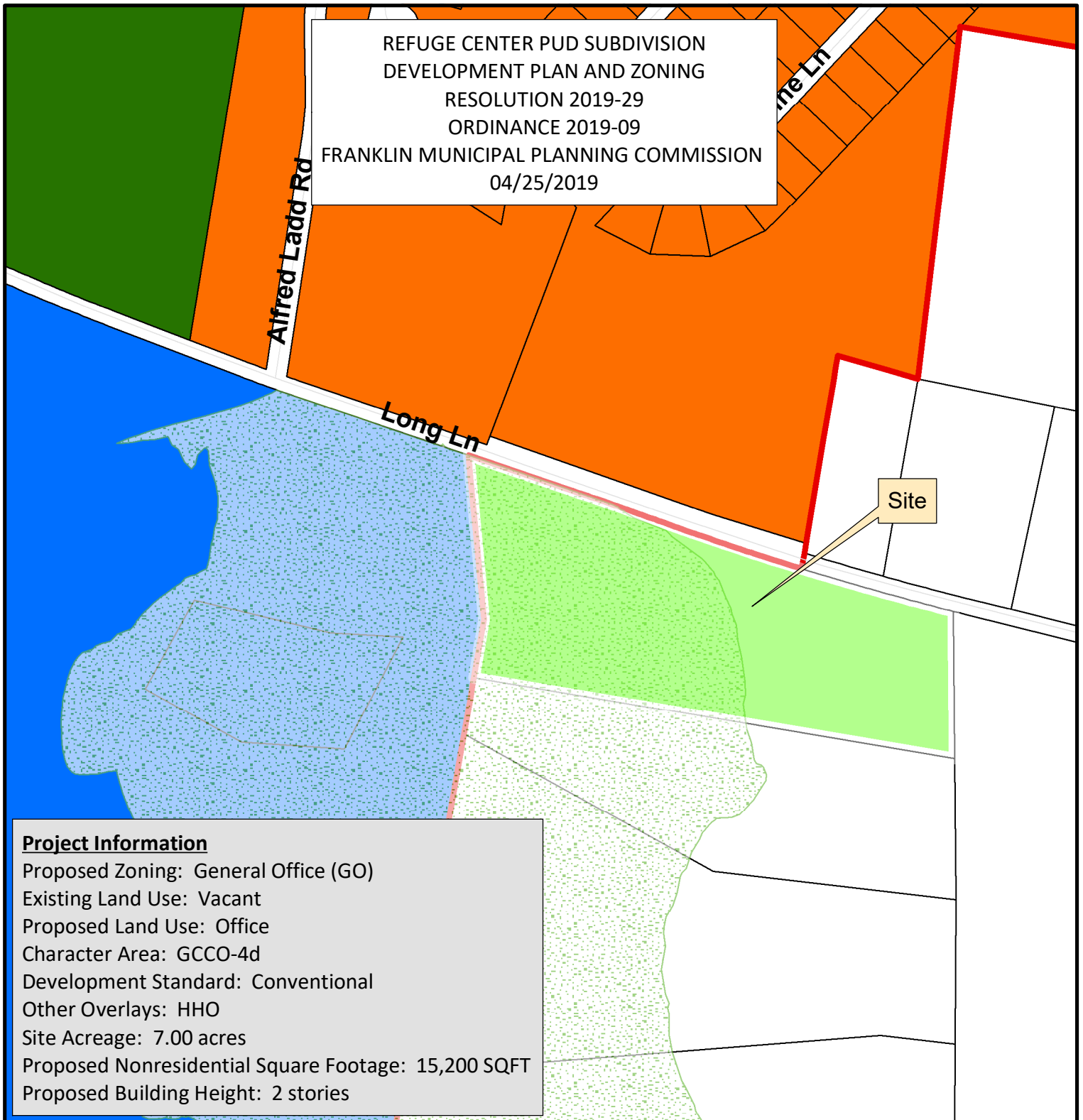
Legend

-  Bennett Property
-  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.

REFUGE CENTER PUD SUBDIVISION
DEVELOPMENT PLAN AND ZONING
RESOLUTION 2019-29
ORDINANCE 2019-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/25/2019



Project Information

Proposed Zoning: General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: GCCO-4d
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 7.00 acres
Proposed Nonresidential Square Footage: 15,200 SQFT
Proposed Building Height: 2 stories

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



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

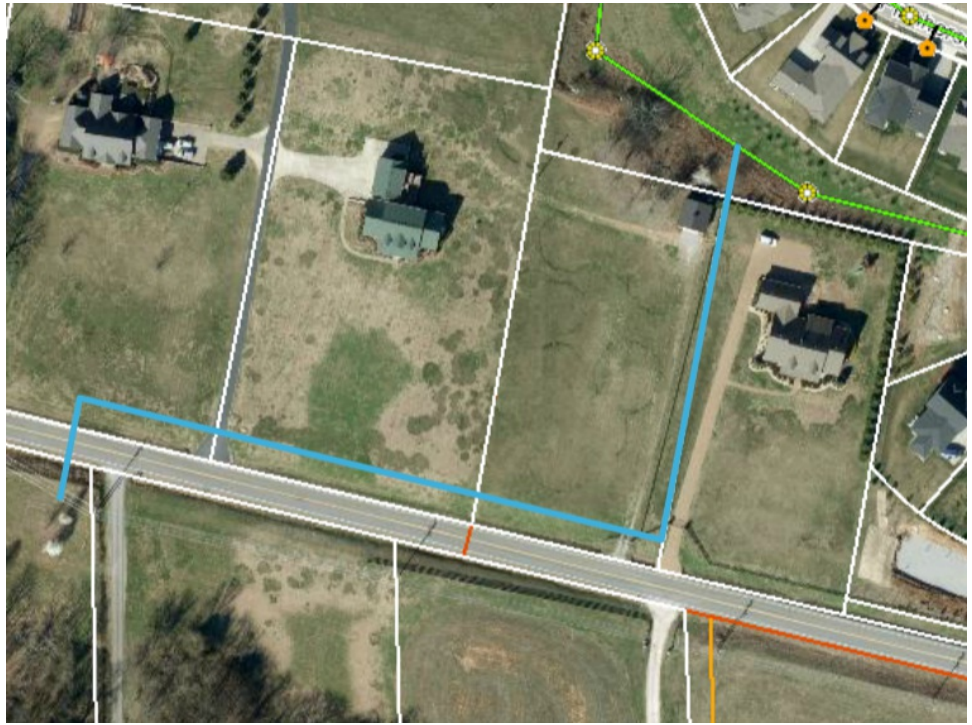
General Issues

23. E. Existing Conditions Plan

lance.fittro@franklin.tn.gov The previous comment, "Applicant shall show all easements (including drainage), both existing and proposed, with dimensions and designations as to type. Show all existing structures and utilities in the vicinity of the off-site sanitary sewer extension so that utility conflicts and the impacts to those properties is clear. **Acquisition of off-site easements necessary for the sanitary sewer extension is the responsibility of the developer.** All necessary easements shall be acquired prior to the approval of any Site Plan or issuance of any permits for the development." has not been fully-addressed.

Owner information for off-site properties being crossed is now shown along with the existing public water main and associated easement (thank you). Still now shown are the existing improvements (homes, accessory structures, driveways, etc) on the properties that are to be crossed with the required off-site sanitary sewer extension. Full survey is not necessary, but the approximate location of these existing improvements must be shown so that the proposed impacts to these properties is clear:





32. I. Utility Plan

lance.fittro@franklin.tn.gov

This is an advisory comment:

The provided exhibit illustrating the three alternatives for sanitary sewer routing to serve the development has been added to the submittal folder.

Applicant shall be aware that extension of public sanitary sewer to the property and acquisition of all off-site easements necessary for the sanitary sewer extension is the responsibility of the developer, regardless of which route is ultimately approved. All necessary easements shall be acquired prior to the approval of any Site Plan or issuance of any permits for the development.

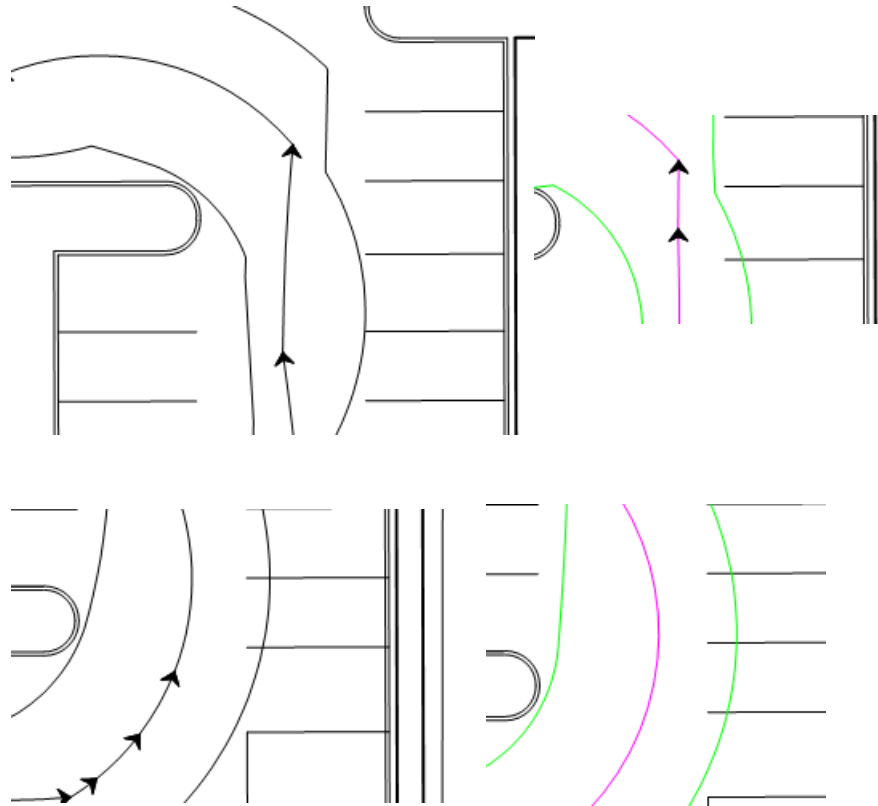
Fire-Planning

General Issues

13. Access

curt.edelmann@franklin.tn.gov

There appears to be no change between the original plan and the revision except for the colors.



15. Fire Protection

curt.edelmann@franklin.tn.gov

Applicant should proceed at their own risk as the water supply may not be adequate since the tank is very close in elevation to the building site.
[Edited By Andy King]

Stormwater

General Issues

4. Hydrologic Determination

Doug.Noonan@franklin.tn.gov

Comment not addressed, "Applicant shall provide documentation from TDEC-Division of Water Resources verifying the jurisdictional status of the channel(s) onsite as a wet weather conveyance. If a hydrologic determination has not been performed the channel shall be treated as a jurisdictional stream and water quality buffers shall be provided."

Please provide TDEC's letter accepting the features identified in the BDY report.
[Edited By Doug Noonan]

Water/Sewer

General Issues

24. Sanitary sewer

ben.mcneil@franklin.tn.gov At site plan, the final route shall be determined for the sanitary sewer main by Franklin Water and Engineering. All applicable City of Franklin code and general design requirements shall be met. If the proposed layout is not acceptable to the City of Franklin at site plan, the routing shall be changed to meet all Franklin requirements.
[Edited By Ben McNeil]



Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



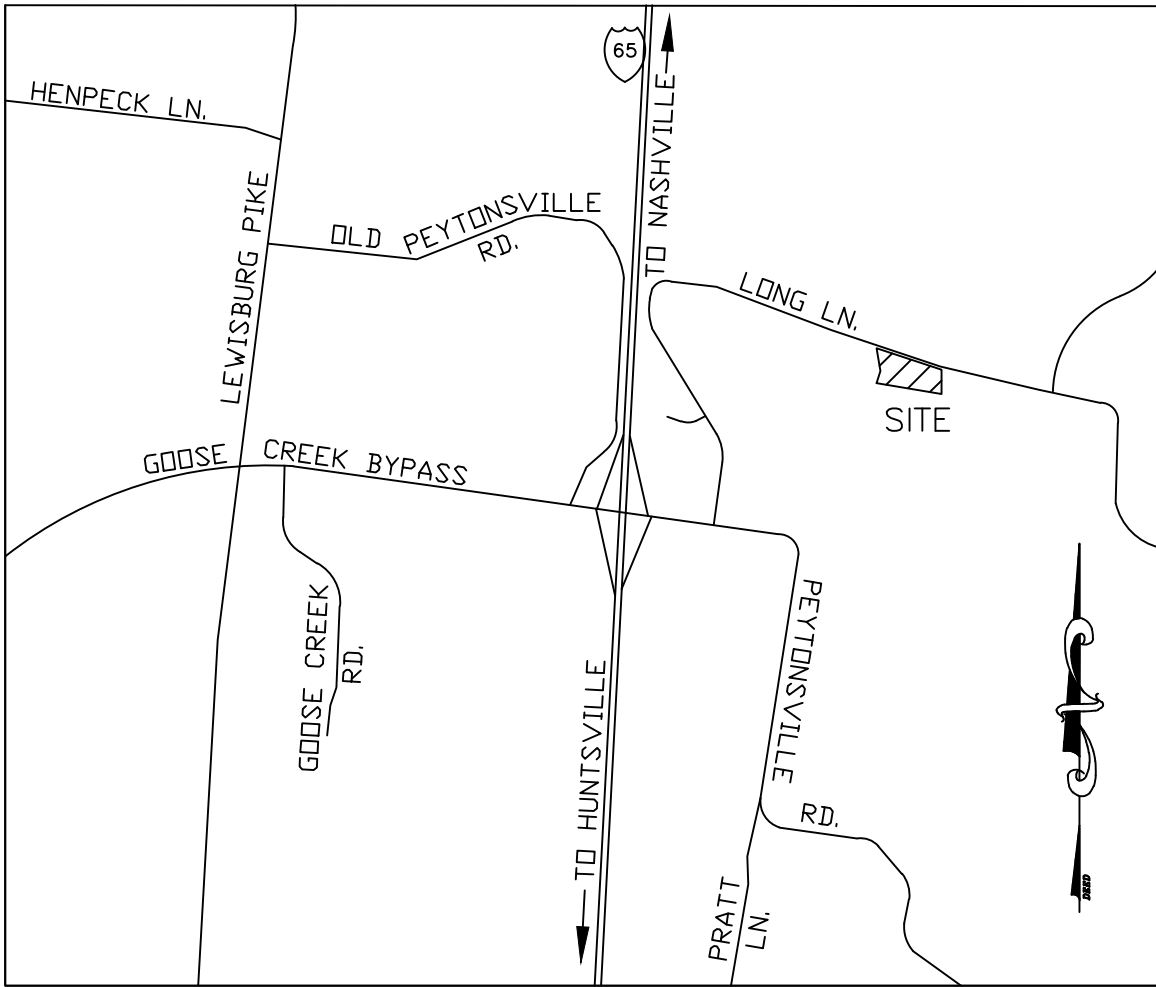
THE REFUGE CENTER FOR COUNSELING

MAP 106, PARCEL 179.04 LONG LANE WILLIAMSON COUNTY, TENNESSEE

SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF+/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

Sheet List Table

Sheet Number	Sheet Title
C0.0	Cover Sheet
C1.0	Overall Existing Conditions Plan
C1.1	Tree Protection Plan
C2.0	Overall Development Plan
C3.0	Overall Grading and Drainage Plan
C3.1	Enlarged Grading and Drainage Plan
C4.0	Overall ROW and Access Plan
C5.0	Overall Utility Plan
EP1.0	Site Photometric Plan
EP2.0	Site Photometric Cutsheets
A1.0	Conceptual Floor Plans + Elevations
A1.1	Plan Features
EX1.0	Autoturn Exhibit: Fire
EX1.1	Autoturn Exhibit: Refuse



VICINITY MAP
(NTS)

OWNER

THE REFUGE CENTER FOR COUNSELING
103 FORREST CROSSING BLVD, SUITE 102
FRANKLIN, TN 37064
PHONE: 615-591-5262
CONTACT: MS. AMY ALEXANDER
EMAIL ADDRESS: amy.alexander@therefugecenter.org

ARCHITECT/APPLICANT

BAUER ASKEW ARCHITECTURE, PLLC
1615 SIXTEENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE: 615-726-0047
CONTACT: MR. JC ELDER, LEED AP BD+C
EMAIL ADDRESS: jelder@baueraskewarchitecture.com

CIVIL ENGINEER

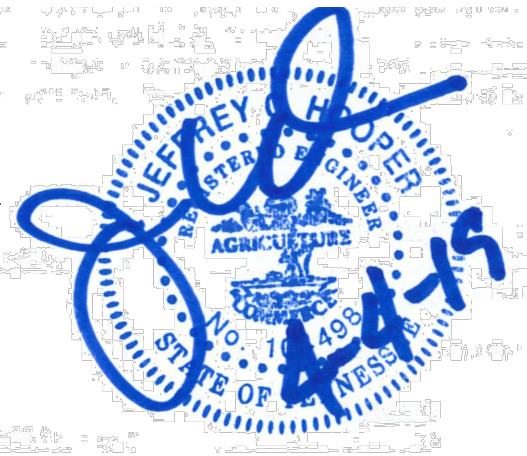
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
PHONE: 615-356-9911
FAX: 615-352-6737
CONTACT: MR. SETH SPARKMAN
E-MAIL ADDRESS: ssparkman@bargecaughen.com

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
PHONE: 615-975-5765
CONTACT: MR. GREG GAMBLE
EMAIL ADDRESS: greg.gamble@gdc-tn.com

MPE

I.C.THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
PHONE: 615-346-3400
CONTACT: MR. KIRK JENNINGS
EMAIL ADDRESS: kjennings@icthomasson.com



16005



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
04/04/19

COF# 6944

COVER SHEET

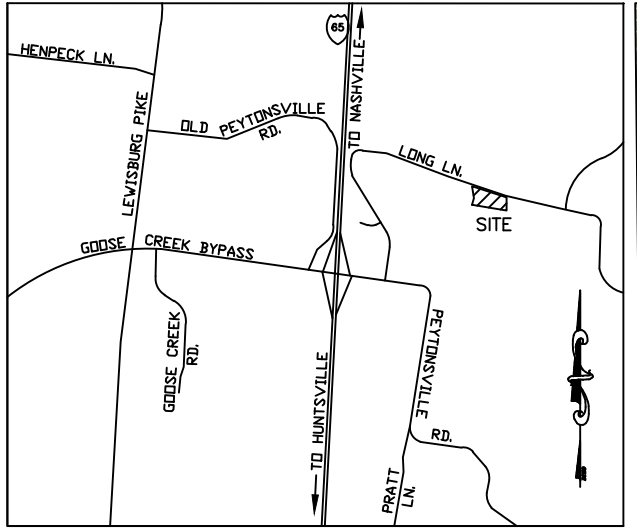
C0.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com

MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres





VICINITY MAP (NTS)



SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	YARD FRONTING ON ANY STREET: 50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

STORMWATER NARRATIVE:
THE EXISTING SITE IS 7.0 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR A SMALL BARN/OUTBUILDING. THE PROPERTY IS BOUNDED ON THE NORTH BY LONG LANE, ON THE SOUTH BY PRIVATE ROAD, ON THE EAST BY WOODED LAND AND ON THE WEST BY A PRIVATE DRIVE. THE PROPERTY DRAINS TO THE EAST/NORTHEAST OVER SLOPES RANGING FROM 2% TO 20%. HYDROLOGIC SOILS TYPES ARE A, B, AND C.

SLOPES 14% TO 19% -

SLOPES 20% AND GREATER -

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

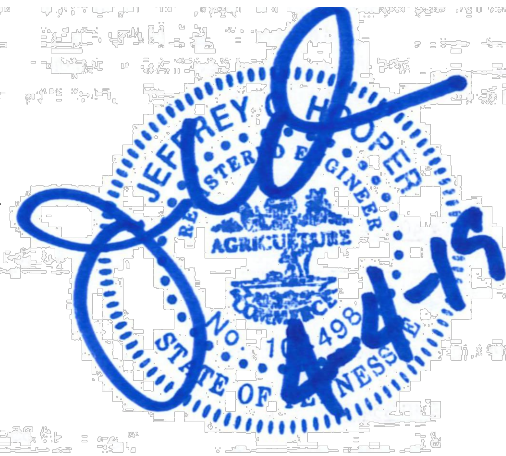
SCALE: 1" = 50'

MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres

BAUER | ASKEW
architecture . pllc

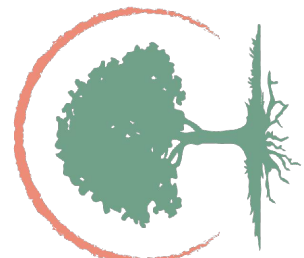
615
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615

1615
s i x t e e n t h
a v e n u e s o u t h
n a s h v i l l e
t e n n e s s e e
3 7 2 1 2



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

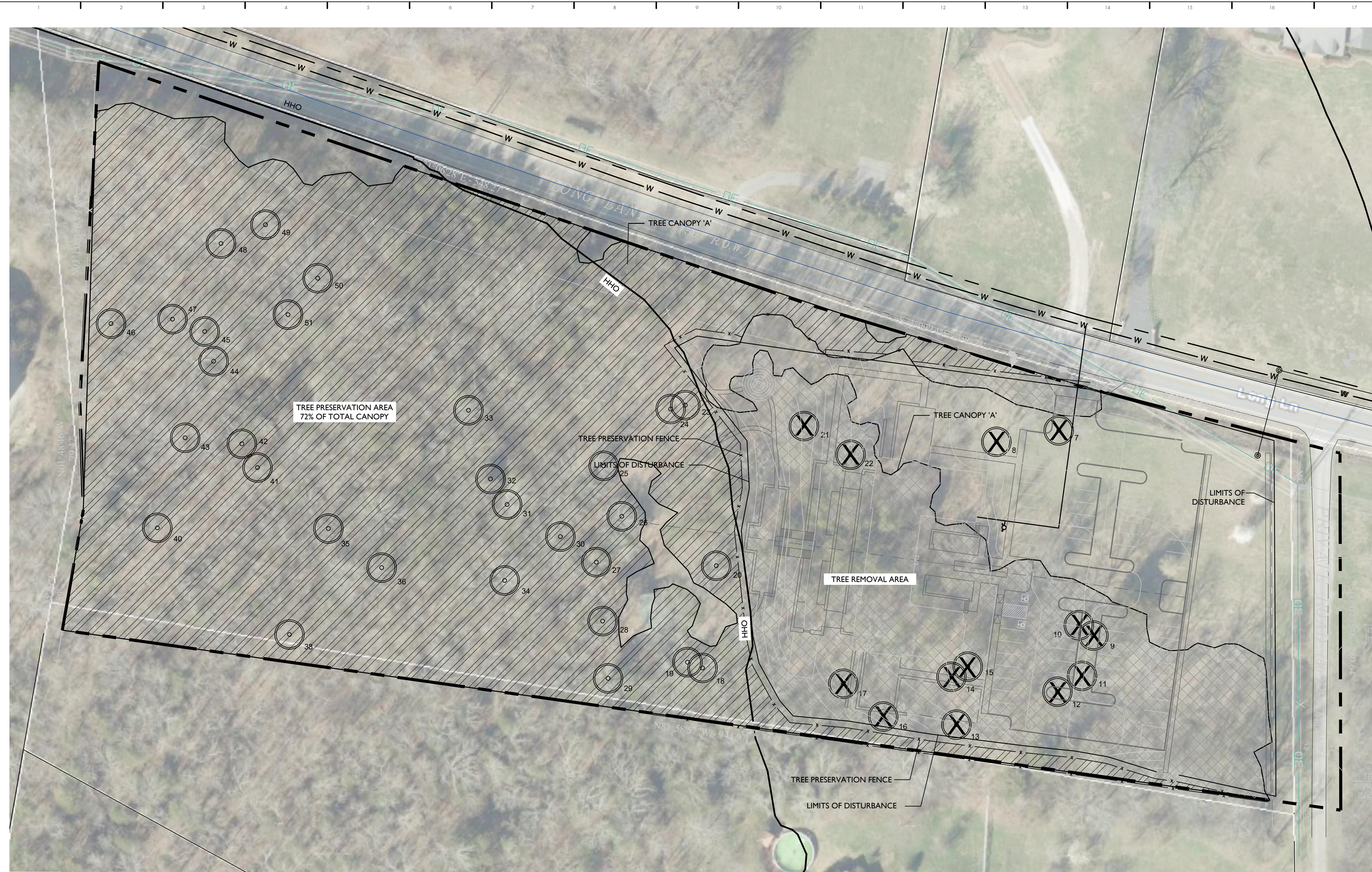
REVISION DATE
PUD RESUBMITAL 04/04/19

COF# 6944

OVERALL EXISTING
CONDITIONS PLAN

C1.0

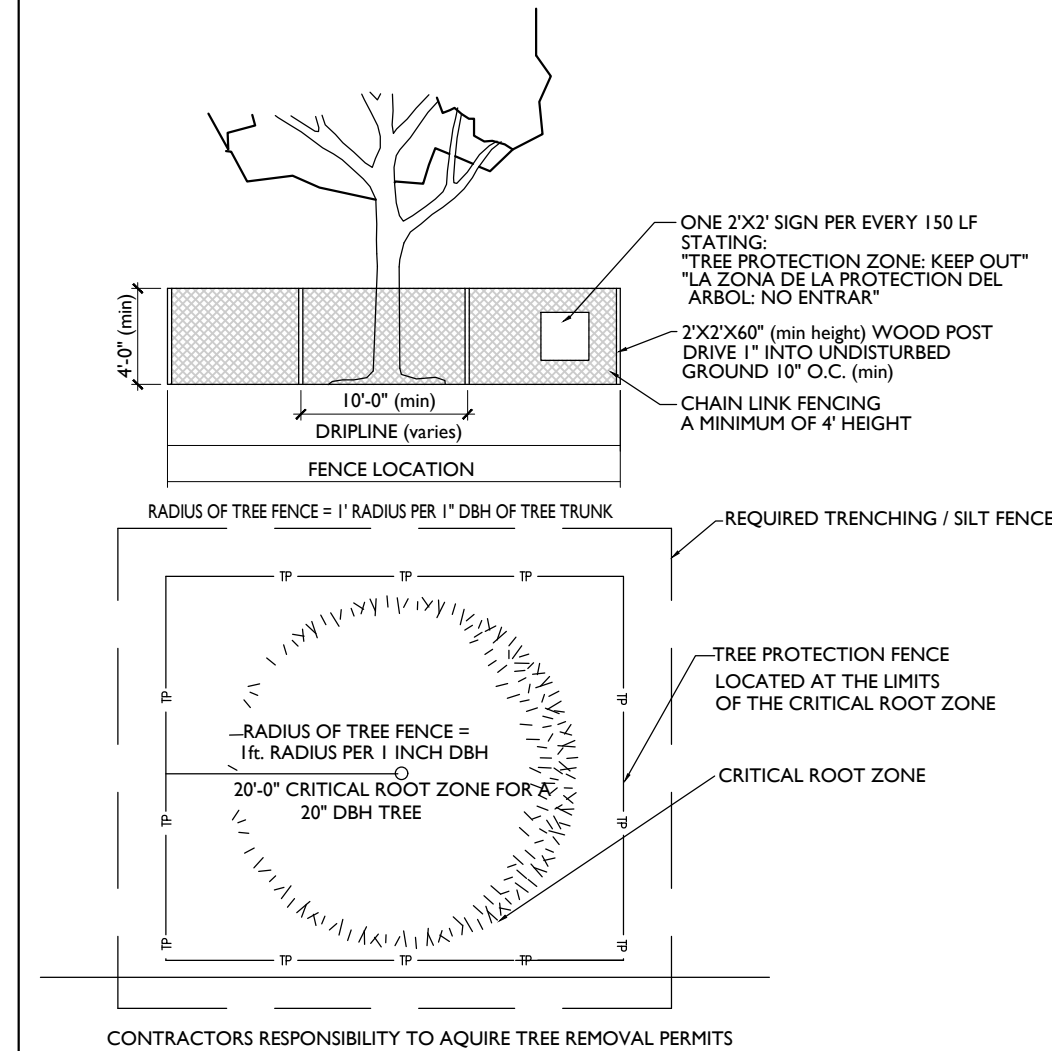
04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



SITE DATA:

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6844
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

TREE PROTECTION FENCING DETAIL



TREE PROTECTION NOTES:

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

KEY:

- SPECIMEN TREE
- TREE REMOVAL AREA
- TREE PRESERVATION AREA

SPECIMEN TREES

NUMBER	TYPE	SIZE	STATUS	NUMBER	TYPE	SIZE	STATUS
7	LOCUST	24	REMOVED	31	OAK	24	Retained
8	MAPLE	24	REMOVED	32	ASH	24	Retained
9	MAPLE	25	REMOVED	33	ASH	28	Retained
10	MAPLE	26	REMOVED	34	OAK	26	Retained
11	LOCUST	32	REMOVED	35	OAK	36	Retained
12	OAK	26	REMOVED	36	ASH	26	Retained
13	OAK	24	REMOVED	37	ASH	24	Retained
14	LOCUST	24	REMOVED	38	ASH	24	Retained
15	OAK	32	REMOVED	39	OAK	26	Retained
16	OAK	48	REMOVED	40	OAK	24	Retained
17	LOCUST	30	REMOVED	41	ASH	25	Retained
18	OAK	26	Retained	42	OAK	24	Retained
19	ASH	24	Retained	43	OAK	28	Retained
20	ASH	26	Retained	44	ASH	24	Retained
21	OAK	36	REMOVED	45	ASH	24	Retained
22	OAK	40	REMOVED	46	ASH	24	Retained
23	ASH	24	Retained	47	ASH	24	Retained
24	ASH	24	Retained	48	OAK	24	Retained
25	ASH	24	Retained	49	OAK	24	Retained
26	OAK	26	Retained	50	OAK	24	Retained
27	OAK	30	Retained	51	OAK	24	Retained
28	OAK	24	Retained				
29	OAK	30	Retained				
30	ASH	30	Retained				

TOTAL SPECIMEN INCHES REMOVED: 391"
TOTAL HEALTHY INCHES REMOVED: 391"
REPLACEMENT REQUIRED: 782"

TREE CANOPY RETENTION

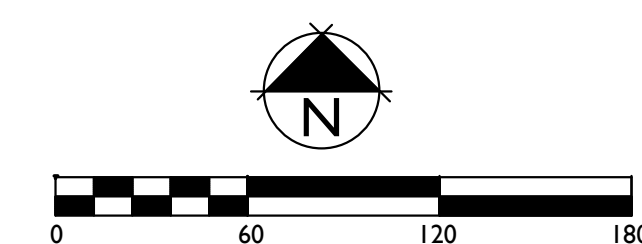
TREE CANOPY	EXISTING	REMOVED	RETAINED
A	239,131 SF	66,372 SF	172,759 SF
ACRES	5.49 AC	1.52 AC	3.97 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 239,131 SF
239,131 SF/304,904 SF = 78% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 18% OF TOTAL CANOPY
239,131 SF * 18% = 43,044 SF (0.99 AC)

PROVIDED CANOPY PRESERVED =
172,759 SF (72%) OF TOTAL EXISTING CANOPY



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

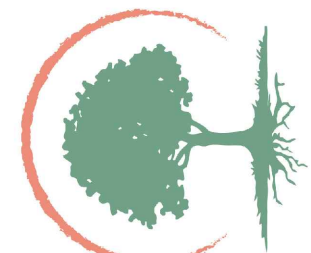
BAUER | ASKEW
architecture . pllc

6844
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615
1605
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

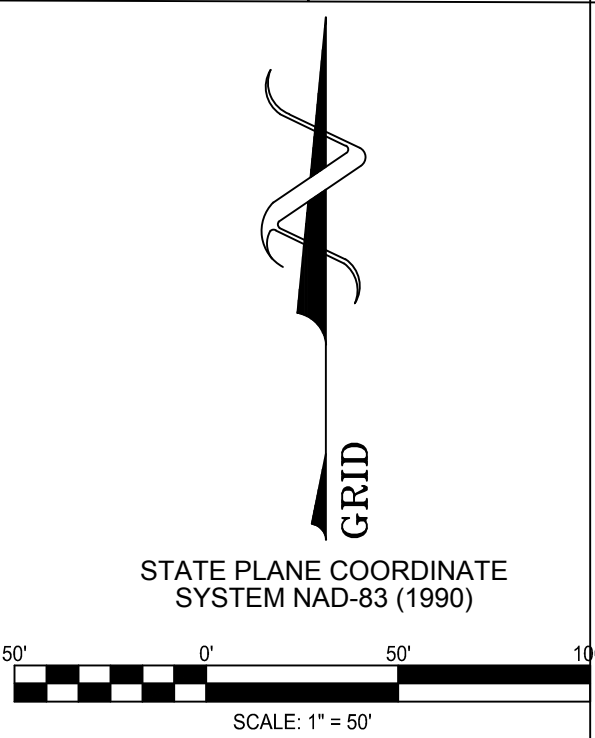
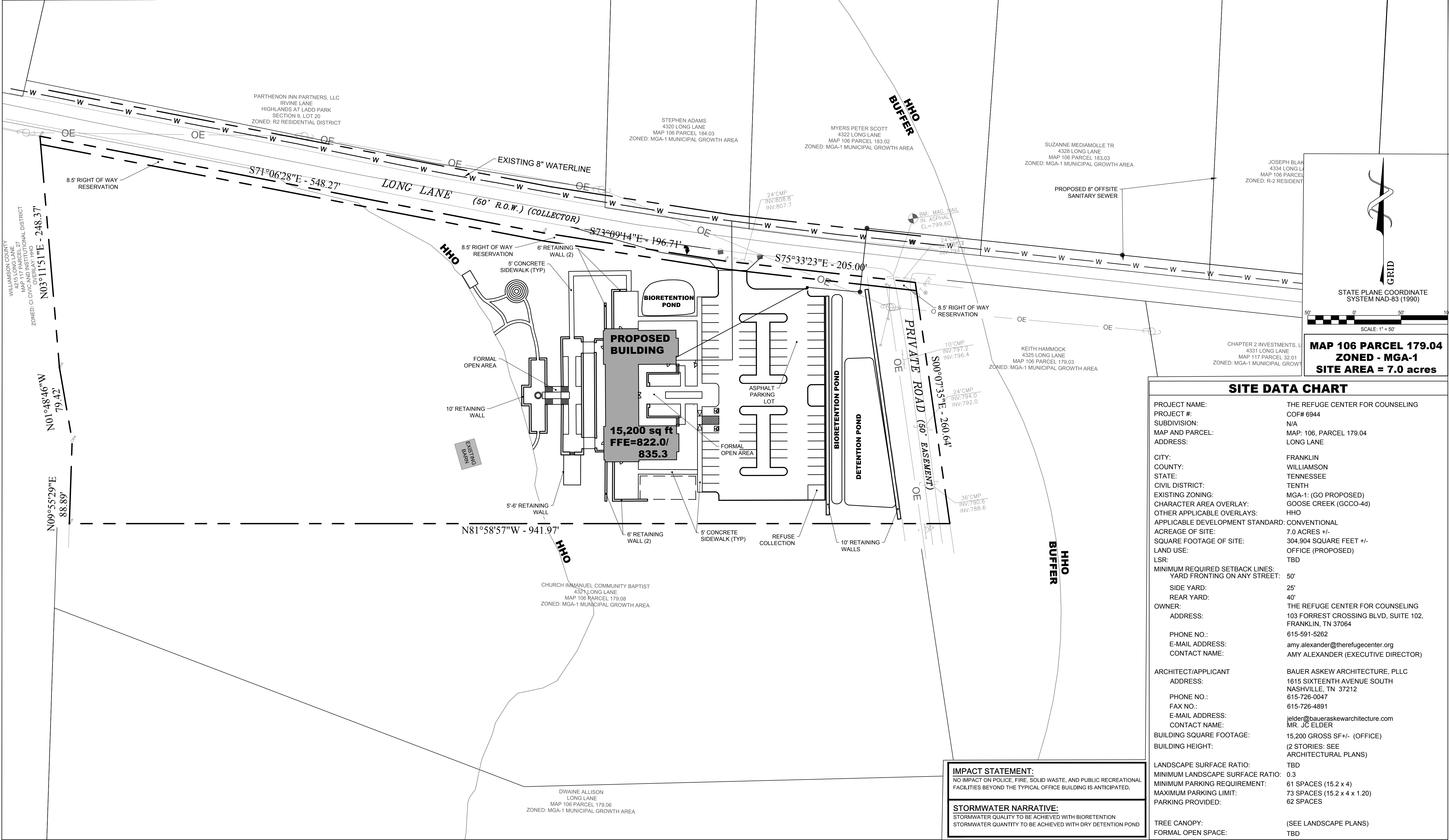
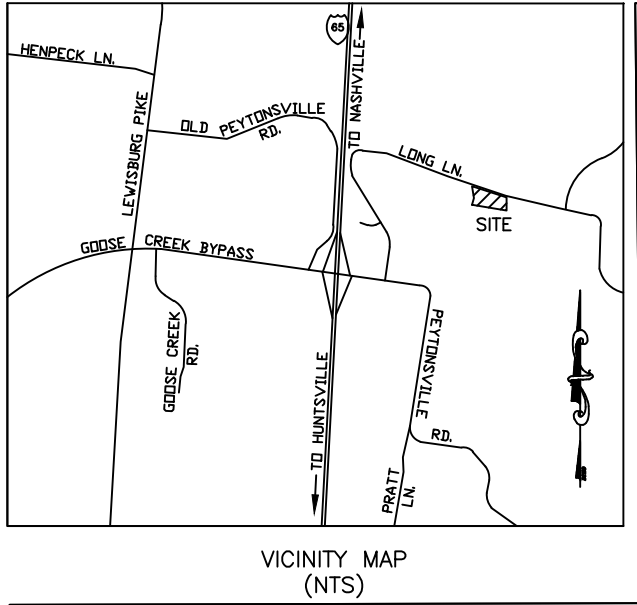
REVISION DATE

TREE PROTECTION
PLAN

C1.10

11 MARCH 19
INITIAL SUBMITTAL

www.baueraskewarchitecture.com



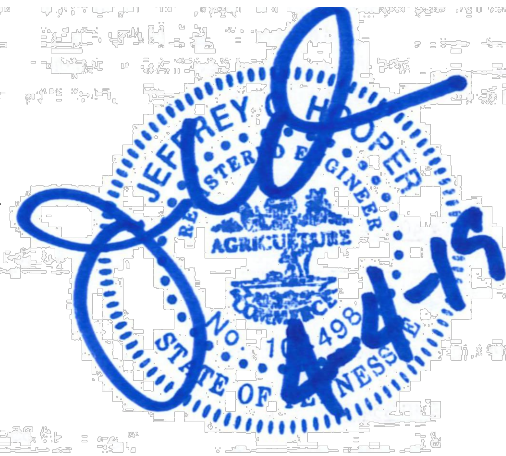
SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1 (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

IMPACT STATEMENT:
NO IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES BEYOND THE TYPICAL OFFICE BUILDING IS ANTICIPATED.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

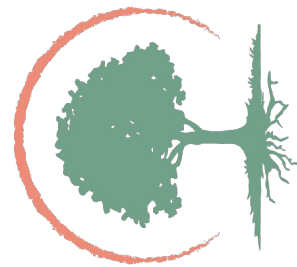
BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

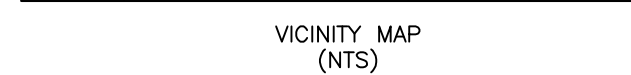
COF# 6944

OVERALL
DEVELOPMENT PLAN

C2.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



- GRADING AND DRAINAGE NOTES:**

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA FLOOD ZONE: N/A

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

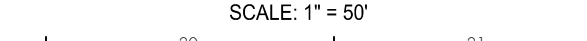
1	17	8	10	8	10
---	----	---	----	---	----

Age Group	Percentage (%)
18-24	36
25-34	28
35-44	22
45-54	18
55-64	14
65-74	10
75-84	6
85+	2

BRING A DRINK OR BATH TO THE CHAIR



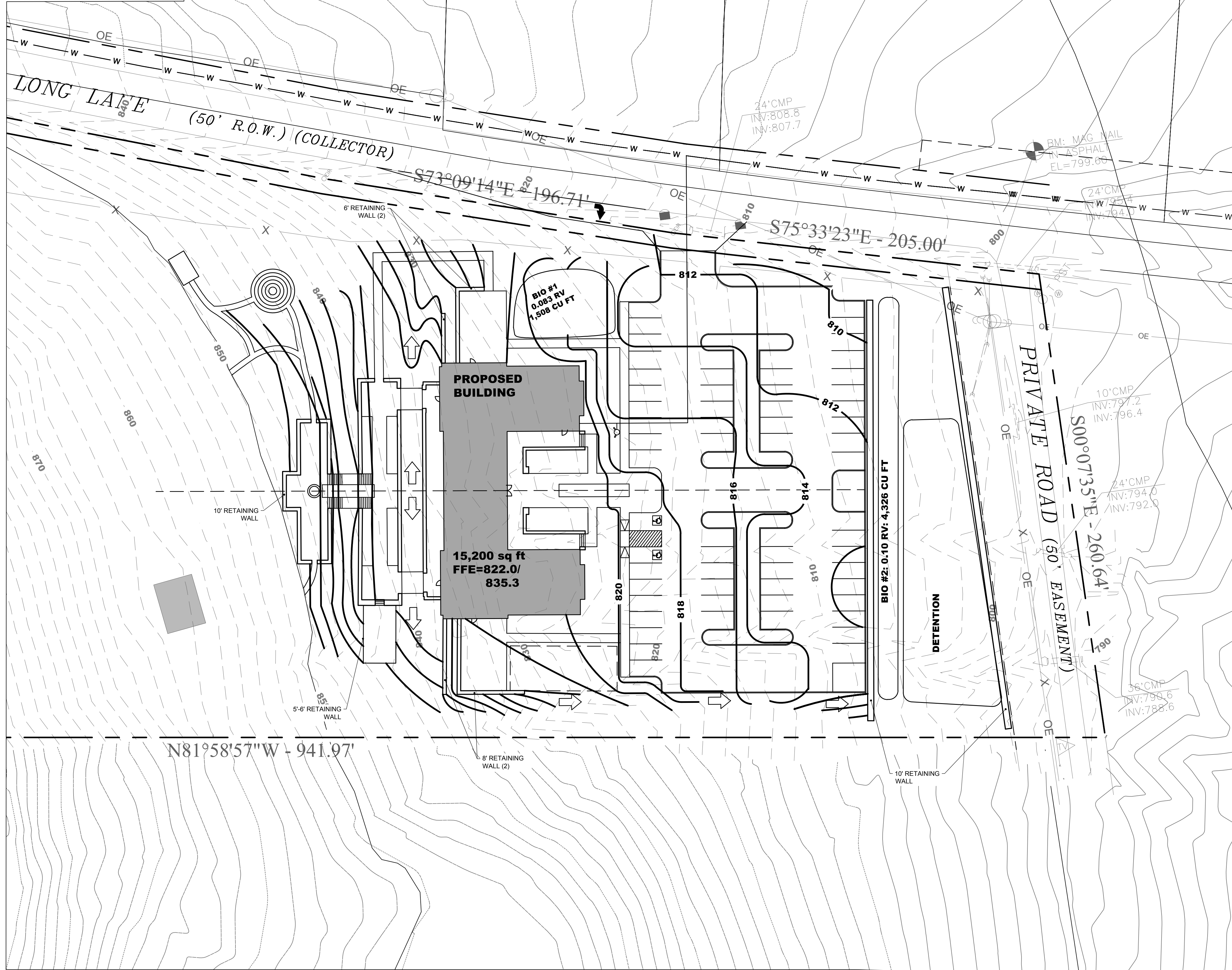
0' 50'

[illegible]



04 APRIL 10

DEVELOPMENT

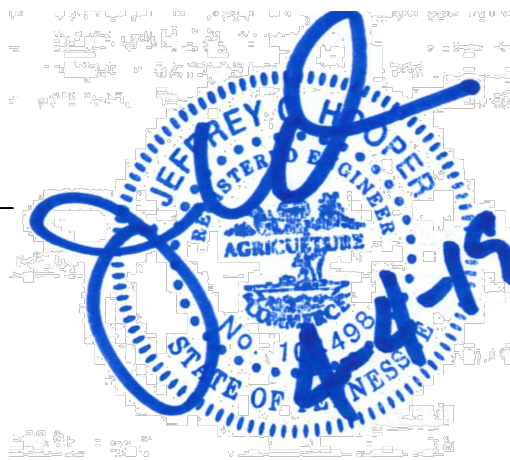
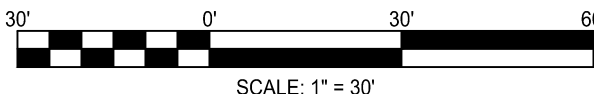


1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING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

- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - 17.1. CONTOURS ON 1' INTERVALS
 - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN BIORETENTION AREAS
 - 17.3. SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
 - 17.4. DELINEATION OF PERVIOUS PAVEMENT AREAS
 - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
 - 17.6. LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDINGS AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRC CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.



16005

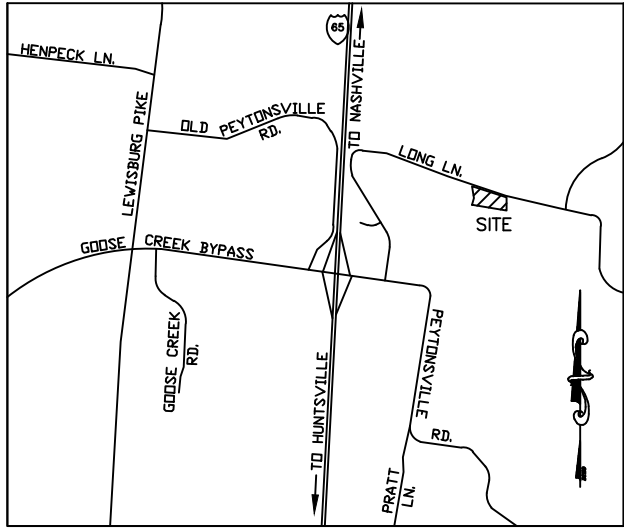
The Refugee Center
FOR COUNSELING



COF# 6944

C3.1

www.baueraskewarchitecture.com



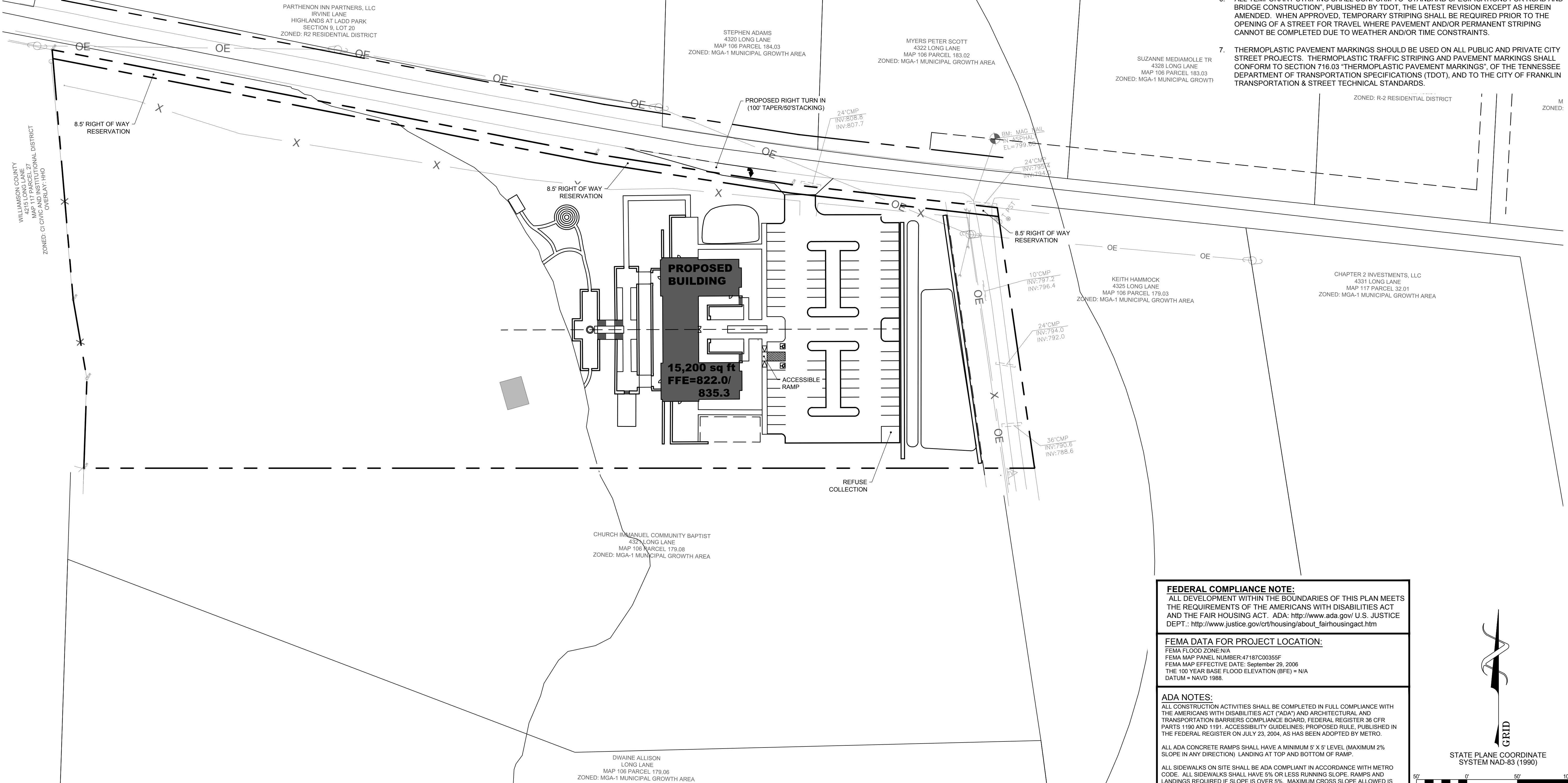
ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A
MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A
MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 1,175 ft. ALFRED-LADD RD.
DRIVEWAY WIDTH(TWO-WAY) : 24 ft.
DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 488 VEHICLES PER DAY
PEAK HOUR TRIP GENERATION : 49 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED : NO, BUT PROVIDED.
CIRCULATION PLAN REQUIRED : NO

IMPACT STATEMENT FROM THE TIS:
THE PROPOSED PROJECT WILL HAVE NEGLIGIBLE IMPACT ON THE TURNING MOVEMENT VOLUMES, LEVELS OF SERVICE, AVERAGE VEHICLE DELAYS, AND 95TH PERCENTILE VEHICLE QUEUES AT THE INTERSECTIONS WITHIN THE STUDY AREA. THEREFORE NO INFRASTRUCTURE IMPROVEMENTS ARE RECOMMENDED IN CONJUNCTION WITH THE PROPOSED PROJECT.



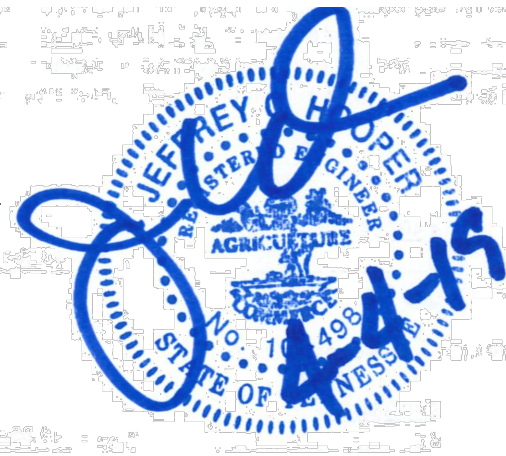
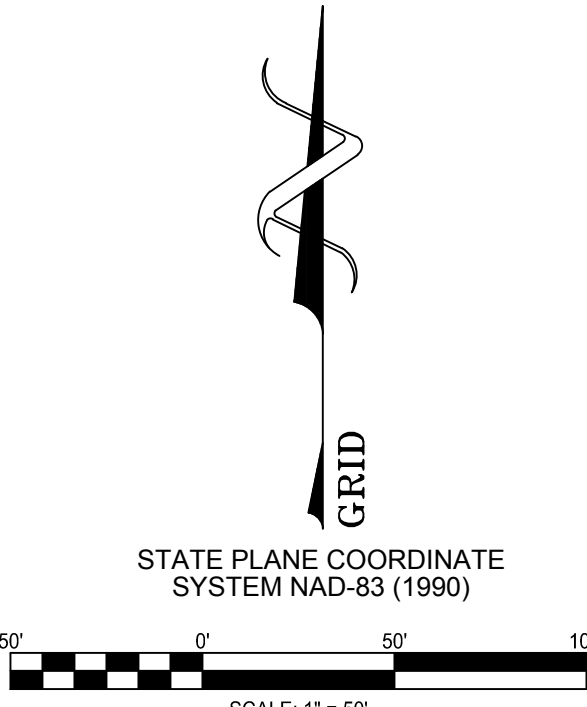
R.O.W & Access General Notes

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND /OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATION" 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.

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

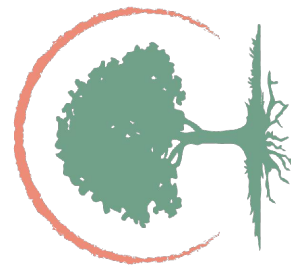
FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C00355F
FEMA MAP EFFECTIVE DATE: September 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988.

ADA NOTES:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.
ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.
ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITAL 04/04/19

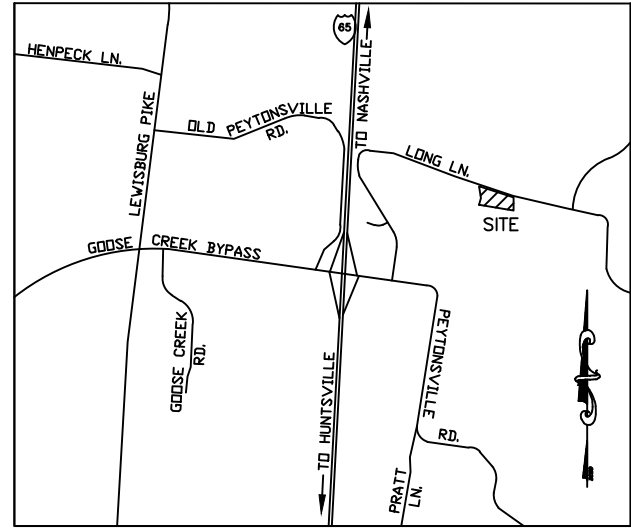
COF# 6944

OVERALL ROW
AND ACCESS PLAN

C4.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



VICINITY MAP
(NTS)

WATER & SEWER DATA CHART

FACILITY TYPE: OFFICE
UNIT FLOW IN GPD: OFFICE USE
NUMBER OF UNITS: 5.7 SFU
TOTAL FLOW IN GPD: 2000 +/- GPD

UTILITY PROVIDERS:

STREETS AND DRAINAGE

CITY OF FRANKLIN
ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
CONTACT: PAUL HOLZEN
615-791-3218

ELECTRIC

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
P. O. BOX 681709
FRANKLIN, TENNESSEE 7068
CONTACT: ERIK HALE
615-595-4469

WATER SYSTEM

MICROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

SANITARY SEWER

CITY OF FRANKLIN
DEPARTMENT OF WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

CABLE

COMCAST
2501 MCGAVOCK PIKE STE1206
NASHVILLE, TENNESSEE 37214
CONTACT: WHITNEY SCHRIMSHER
615-550-6855

ENON INN PARTNERS, LLC
IRVINE LANE
HIGHLANDS AT LADD PARK
SECTION 9, LOT 20
R2 RESIDENTIAL DISTRICT

STEPHEN ADAMS
4320 LONG LANE
MAP 106 PARCEL 184.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

MYERS PETER SCOTT
4322 LONG LANE
MAP 106 PARCEL 183.02
ZONED: MGA-1 MUNICIPAL GROWTH AREA

SUZANNE MEDAKOLLE TR
4328 LONG LANE
MAP 106 PARCEL 183.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

PROPST NASHVILLE, LLC
HIGHLANDS @ LADD PARK SEC 22
OPEN SPACE
MAP 106N-B PARCEL 22
ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY
4334 LONG LANE
MAP 106 PARCEL 183.04
ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY
4338 LONG LANE
MAP 106 PARCEL 183.00
ZONED: R-2 RESIDENTIAL DISTRICT

KEITH HAMMOCK
4325 LONG LANE
MAP 106 PARCEL 179.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHAPTER 2 INVESTMENTS, LLC
4331 LONG LANE
MAP 117 PARCEL 32.01
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHURCH IMMANUEL COMMUNITY BAPTIST
4324 LONG LANE
MAP 106 PARCEL 179.08
ZONED: MGA-1 MUNICIPAL GROWTH AREA

DWAINE ALLISON
LONG LANE
MAP 106 PARCEL 179.06
ZONED: MGA-1 MUNICIPAL GROWTH AREA

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMAN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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 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.

FEDERAL COMPLIANCE NOTE:

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE:
FEMA MAP PANEL NUMBER:
FEMA MAP EFFECTIVE DATE:
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = XXX.XX
DATUM = NAVD 1988.

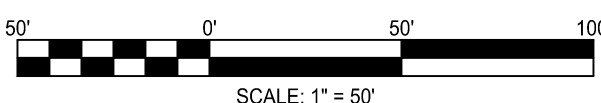
ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

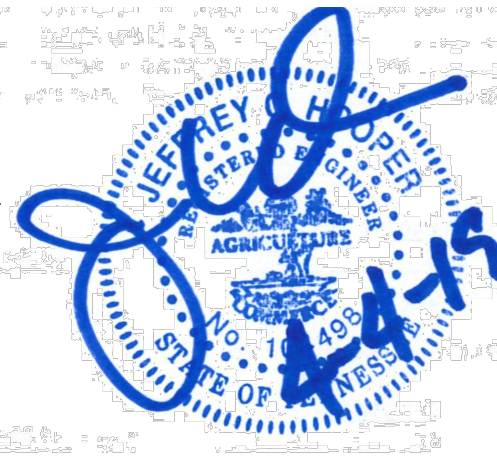
STATE PLANE COORDINATE
SYSTEM NAD-83 (1983)



BAUER | ASKEW
architecture, pllc

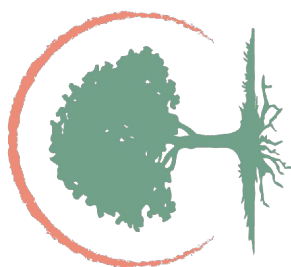
615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION PUD RESUBMITTAL DATE 04/04/19

COF# 6944

OVERALL UTILITY
PLAN

C5.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

www.baueraskewarchitecture.com



16005

The Refuge Center
FOR COUNSELING

THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION DATE
1 City Comments 4/04/2019

ELECTRICAL - SITE
PHOTOMETRIC
PLAN
Sheet Number

EP1.0
11 MAR 2019
INITIAL DEVELOPMENT
PLAN SUBMITTAL
www.baueraskewarchitecture.com

Statistics							Schedule												
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	
Overall Site	+	1.1 fc	6.5 fc	0.0 fc	N/A	N/A	□	T4	8	Structura	LIN PT-SNGL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Single Head Area Light, T4 Optics, 18' pole (Structura BOL-RSQ), Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV.IES	340.1394	2.5	95	
Parking Lot	✕	2.6 fc	5.6 fc	0.7 fc	8.0:1	3.7:1	□		2T4-HS	2	Structura, Inc., 19922 W 162nd St., Olathe, KS 66062	LIN PT-DBL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Twin Head Area Light, T4 Optics, House side shield, 18' pole (Structura BOL-RSQ), Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV-HSS.IES	236	2.5	190

Lineal LED Luminaire

FIXTURE TYPE: _____

PROJECT NAME: _____



SPECIFICATIONS:

CONSTRUCTION: Seamless aluminum housing comprised of 6005A-T61 extrusion and 6061-T6 end plates. Gasketed aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

ELECTRICAL: Integral Class P universal voltage, dimmable constant current driver. 347 and 480V input available with step down transformer in pole. Luminaire is pre-wired with watertight 5 conductor 18 gauge SJEOOW whip. 10kA surge suppression is standard with optional external 20kA surge suppression.

OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in CCT of 3000K and 4000K. >80 CRI. Optics are UV resistant molded PMMA in type II and III distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

CONTROLS: Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city control. See [SmartCity](#) control documentation for more information.

FINISHES: All aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structura's finish options for available colors.

LISTINGS & RATINGS: UL 1598 CSA listed, IP65 rating, luminaire tested to IESNA LM-79 and LM-80 standards. Reported L70 > 50,000 hours. Calculated L70 > 100,000 hours. Bug rating: B1-U0-G1.

WARRANTY: 5-year warranty on LED and drivers.





164 © 2018 STRUCTURA INC.

M1075

29"

M2150

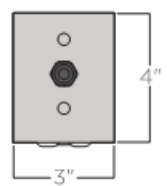
36"

M3195

43"

M4300

56"



	3000K					4000K					
mA	Lumen ⁽¹⁾	Wattage	CRI	Efficacy	Lumen ⁽²⁾	Wattage	CRI	Efficacy	EPA	Weight	
750	4081	40	>80	101.3	4407	40	>80	109.4	0.81ft ²	12.5lbs.	
1500	8162	76	>80	107.4	8856	76	>80	116.5	1.00ft ²	14.2lbs.	
1950	10611	95	>80	111.7	11508	95	>80	121.1	1.19ft ²	16.2lbs.	
3000	16324	152	>80	107.4	17671	152	>80	116.3	1.55ft ²	20.7lbs.	

ORDERING GUIDE: EXAMPLE: LIN-M2150-UNV-L30-3-CY-CP-WC-MS/L3-STD

1 LIN

2

3

4

5

6

7

8

9

1

LIN

2

Series

Lineal

4

Color Temperature⁽⁴⁾

L30 3000K

L40 4000K

7

Mounting

Structura Pole⁽⁶⁾

Square Steel Pole by Structural⁽⁷⁾

Pole by Others

2

Output⁽²⁾

M1075 750mA

M2150 1500mA

M3195 1950mA

M4300 3000mA

5

Distribution⁽³⁾

1 Type II

2 Type III

3 Type IV

8

Options

WC Wireless Control⁽⁸⁾

SS Motion Sensor/Photocell⁽⁹⁾

HSS 20kA Surge Suppressor⁽¹⁰⁾

House-Side Shield

3

Voltage

UNV 120-277V

347 347V⁽²⁾

480 480V⁽²⁾

6

Metal Finish

C* See color options on finishes technical sheet

CSH Custom Color

9

Special

STD Standard

MOD Modified

1. Lumen output based upon Type IV distribution.

2. Contact factory for alternative output options.

3. Step down transformer required and only available with Structura supplied pole.

4. Contact factory for other color temperature options.

5. Contact factory for other distribution options.

6. Structura pole specification sheet must be completed showing mounting locations and quantities as a separate item.

7. Specify steel pole on page 168 as separate item.

8. Synapse Wireless site gateway controller must be ordered separately. Please contact factory for design assistance.

9. Specify coverage pattern (see page 167 for detail).

10. 20kA surge suppressor is only available when pole is supplied by Structura. 10kA surge suppressor supplied as standard in the fixture.

Product specification sheets subject to change.

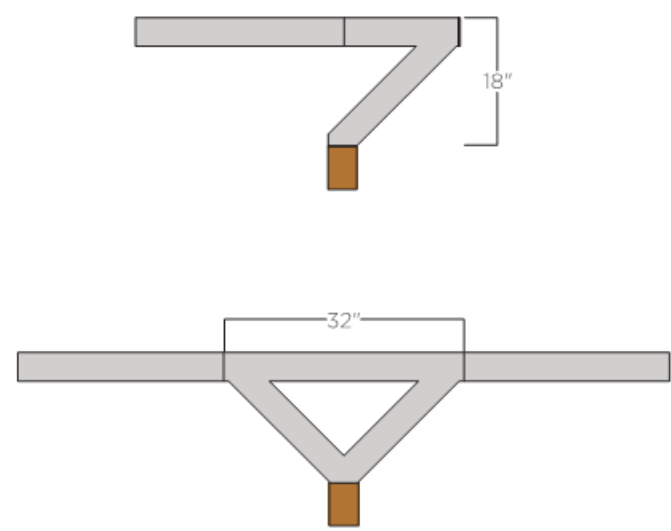
© 2018 STRUCTURA INC.

165

Lineal Lineal Post Top Mounting Arm

FIXTURE TYPE: _____

PROJECT NAME: _____



SPECIFICATIONS:

CONSTRUCTION: Welded aluminum 6061-T6 extrusion and plates.

FINISHES AND MATERIALS: All metal parts are polyester powder coat painted.

HARDWARE: All fasteners are stainless steel.

ELECTRICAL: Electrical raceway through center of arm connecting to pole.

FEATURES:

• Easy bolt plate mounting attachment

• Pole top connection with two different connection appearances and styles

• Smooth transition from luminaire[®] to mounting arm

ORDERING GUIDE: EXAMPLE: LIN-PT-SNGL

1

2

1 LIN PT

Series Lineal Post Top

2 SNGL DBL

Arm Single Double

1. For use with Lineal M1075, M2150, and M3195

Product specification sheets subject to change.

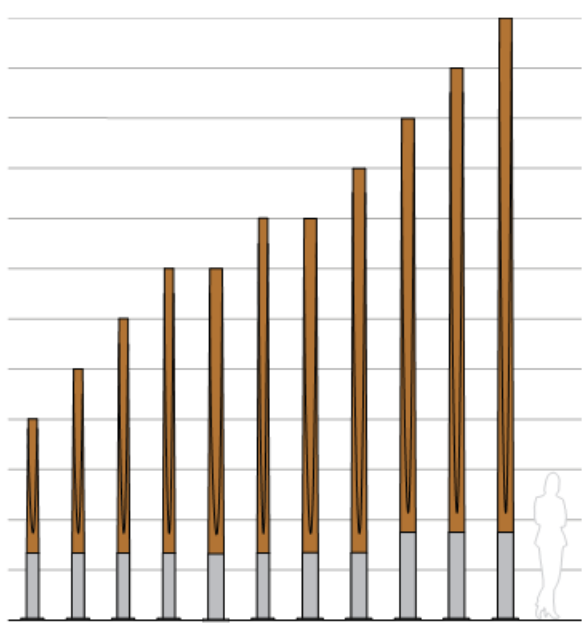
© 2018 STRUCTURA INC.

169

Bol – RSQ 8' – 24' Round Tapered to Square Pole

FIXTURE TYPE: _____

PROJECT NAME: _____



FEATURES:

• Unique CNC machined, round cross section at the base tapering to square cross section at the pole's top.

• Solid glulam wood construction.

• Round extruded aluminum pole base with flush handhole cover held with countersunk stainless steel fasteners.

SPECIFICATIONS:

HOUSING: Solid wood pole is assembled through glulam construction and precision machined using CNC technology. The pole's cross section begins round at the base and tapers to a square cross section at the top. An electrical raceway is provided in the pole's center for wiring. Laminations measure no more than 2" in thickness. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to aluminum pole base welded to a 3/4" thick aluminum anchor bolt base. Anchor bolt kit includes (4) 3/4" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.

FIXTURE MOUNTING: Fixtures mount either by 2 3/8", 2 7/8", 3 1/2", or 4" diameter by 4" tall tenon or drill mount for arm brackets. Consult factory for other tenon sizes. Luminaires shall be provided by others.

ELECTRICAL: A 5/16" – 18 grounding point is provided on the aluminum pole base. Wireway access is provided through a NEC compliant handhole with a flush, gasketed cover plate.

FINISHES AND MATERIALS: Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted.

HARDWARE: Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.

Product specification sheets subject to change.

© 2017 STRUCTURA INC.

76

BAUER | ASKEW
architecture, pllc

615
T 7 2 6 . 0 0 4 7
F 7 2 6 . 4 8 9 1
615
1615
sixteenth
avenue south
nashville
tennessee
37212

ICT
I.C. Thomasson Associates, Inc.
CONSULTING ENGINEERS
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
PHONE (615) 346-3400
FAX (615) 346-3550
www.icthomasson.com
ICT Project No. 190072

KIRK JENNINGS
REGISTERED ENGINEER
404719
JAN 11, 2010
STATE OF TENNESSEE

16005

The Refuge Center
FOR COUNSELING


THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION DATE

ELECTRICAL - SITE
PHOTOMETRIC
CUTSHEETS
Sheet Number

EP2.0
11 MAR 2019
INITIAL DEVELOPMENT
PLAN SUBMITTAL
www.baueraskewarchitecture.com

Statement of Architectural Intent:

The Architectural Intent for the Refuge Center is to be a physical manifestation of the organization's mission and values, which is to be "a refuge from the storm and a shelter from the rain." The building itself is a 15,200 square foot 2-story lodge-like facility that is in keeping with the scale and design of single-family residential present along Long Lane. The intent for the project is to function as a transitional element from higher density development along the I-65 corridor and the existing Williamson County Agricultural Exposition Center on the West to low density development and single-family residential to the East and North.

Utilizing the natural topography of the land, the building will be nestled into the hillside around an entry courtyard to the East facing the parking area. The building will present as two-story from the Eastern approach and one-story from the Western approach due to the existing topography. A covered back porch to the West will take advantage of views to the HHO Conservation Overlay area. Views of the project will be obscured from neighboring properties by landscape buffers (i.e. berms, vegetation, existing tree line, etc.).

The site will include a number of outdoor amenities that are critical the Refuge Center's vision for the property, including walking trails, a prayer labyrinth, an open-air prayer chapel, picnic pavilion, water feature, fire pit, outdoor play structure, celebration and memorial gardens, as well as multiple informal contemplation spaces. Parking spaces are anticipated to be kept to the minimum required, broken into smaller parking 'trays' by landscaping, bioswales, etc.

The building will utilize a stone base along the perimeter of the building. Residential-type vertical board and batten siding will be used for a majority of the exterior walls with aluminum-clad wood windows to further articulate the residential and human scale for the project. The collection of gabled roof forms will be standing seam metal and are intended to break down the scale of the building into residential proportions.

Description of Design Concepts and Design Standards:

The project will be in compliance with the Regional Commerce Design Concept and the Goose Creek Character Overlay District. This is primarily achieved by the residential scale and aesthetic of the project and it's unique position as a transitional element between commercial and residential densities. The intended use as Professional Office is in compliance with the proposed Design Concepts and Standards. The building is sited to utilize natural topography and respond to the context of the surrounding natural environment, which also demonstrates compliance with the standards identified.

Preliminary Codes Analysis:

I. APPLICABLE CODES AND REGULATIONS Local (City of Franklin)

International Building Code (IBC)	2018
International Fuel Gas Code (IFGC)	2018
International Mechanical Code (IMC)	2018
International Plumbing Code (IPC)	2018
International Property Maintenance Code (IPMC)	2018
International Fire Code (IFC)	2018
International Energy Conservation Code (IECC)	2018
International Existing Building Code (IEBC)	2018
NFPA 101 Life Safety Code	2018
National Electric Code	2017
ICC A117.1 Access. and Useable Bldg and Facilities	2017

II. OCCUPANCY CLASSIFICATION

Project Type:	New Construction
Occupancy Type:	Business (B)

III. CONSTRUCTION TYPE

Construction Type:	VB (Protected)
--------------------	----------------

IV. AREA + HEIGHT CALCULATIONS

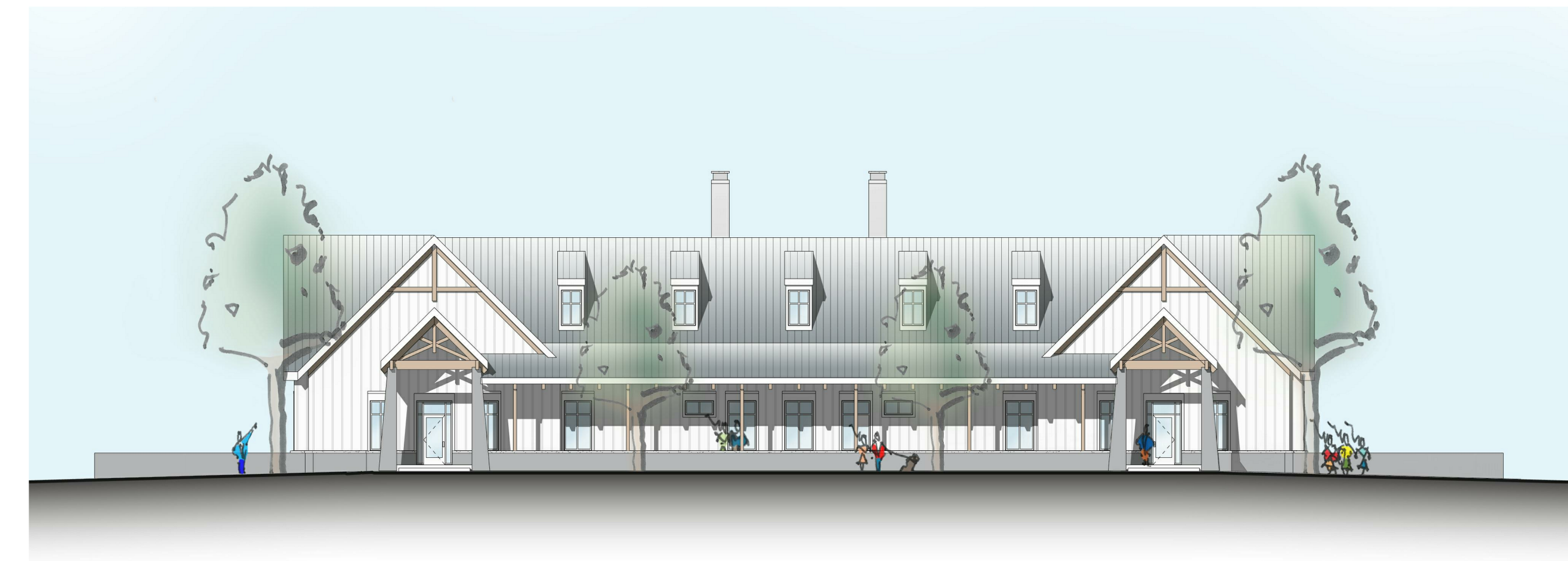
Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



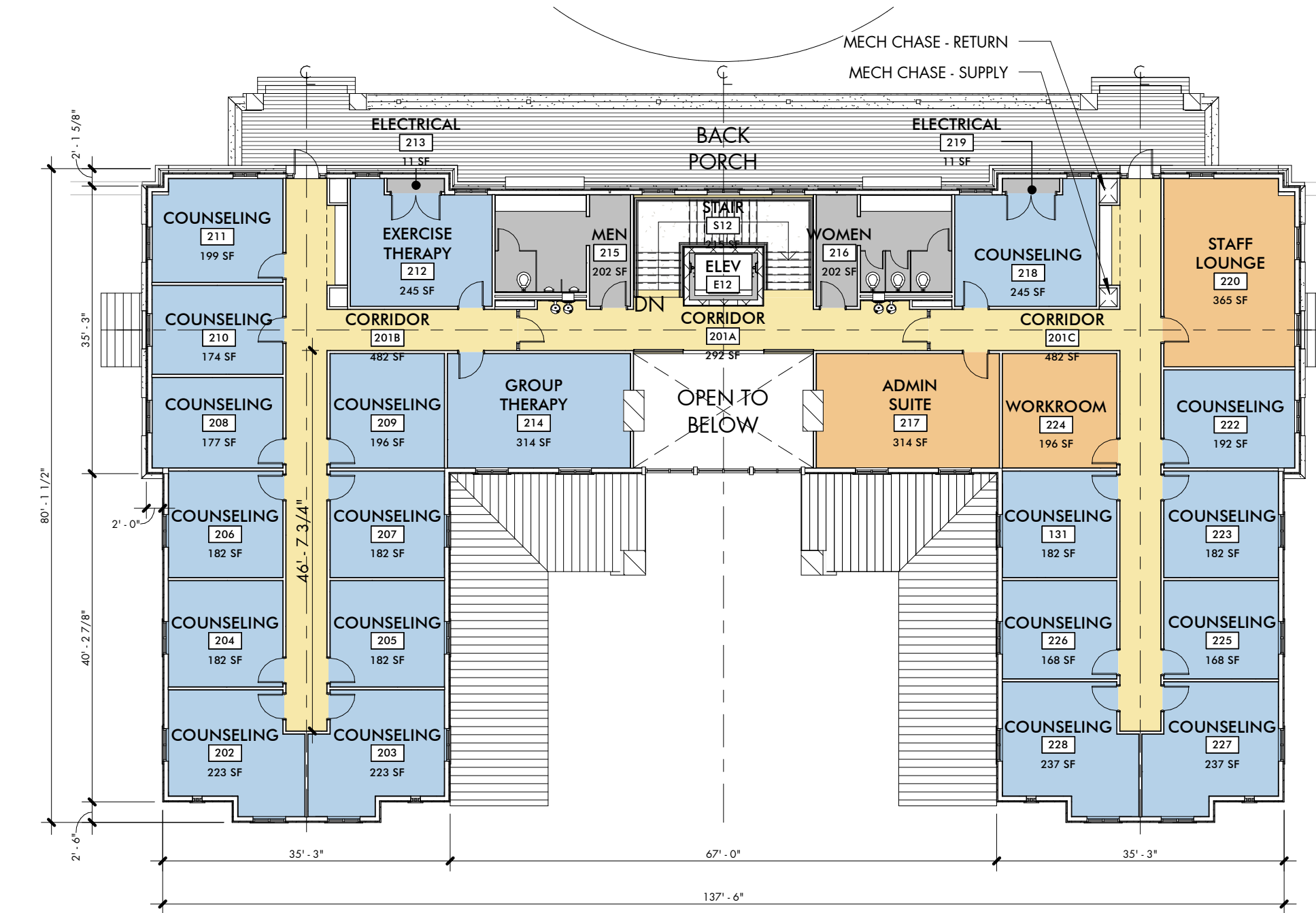
01 FLOOR PLAN
LEVEL 01



03 BUILDING ELEVATION
EAST ENTRY



05 BUILDING ELEVATION
WEST HILLSIDE



02 FLOOR PLAN
LEVEL 02



04 BUILDING ELEVATION
NORTH



06 BUILDING ELEVATION
SOUTH

16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

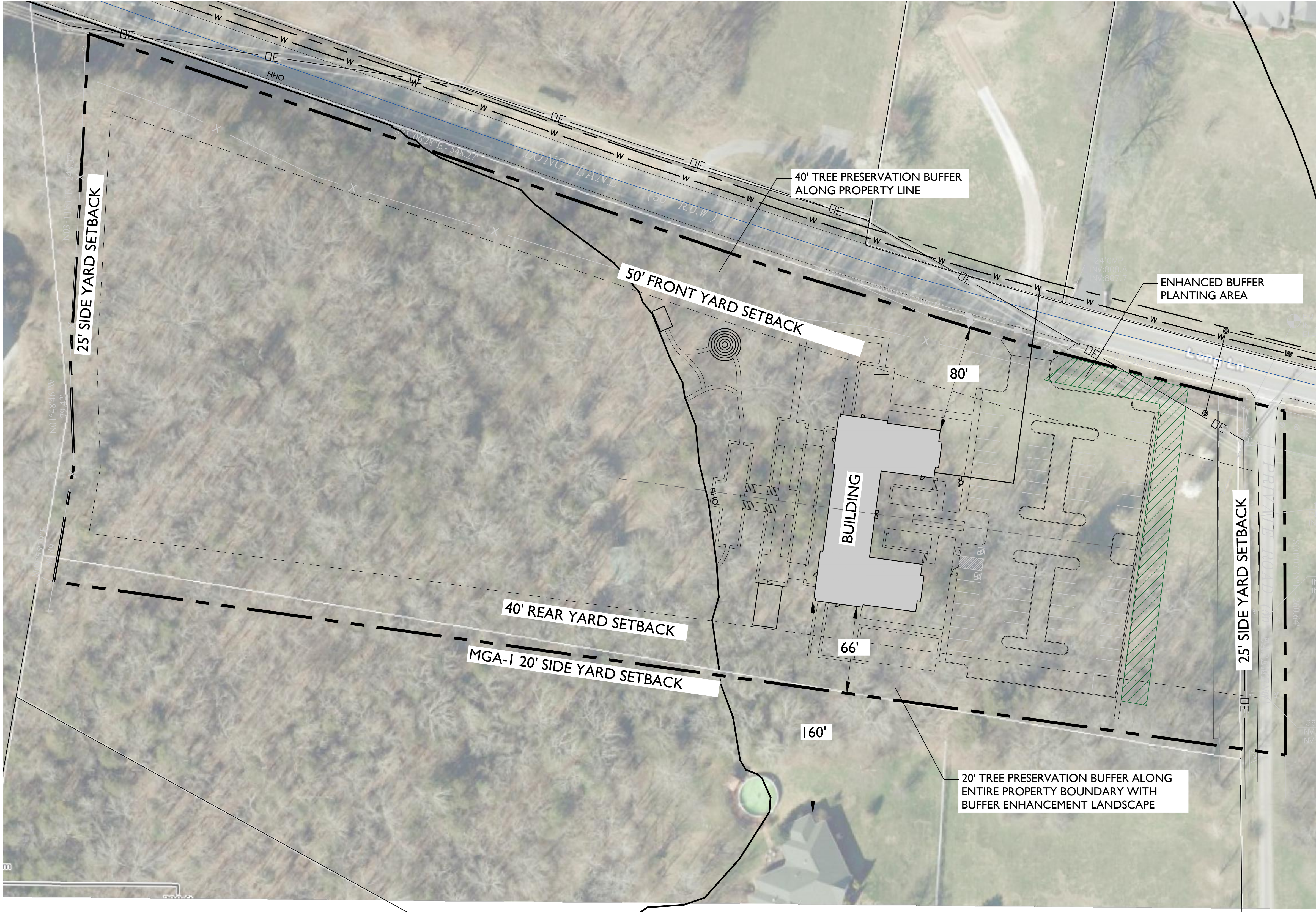
LONG LANE
FRANKLIN, TN

REVISION DATE

CONCEPTUAL
FLOOR PLANS +
ELEVATIONS

A1.0

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com

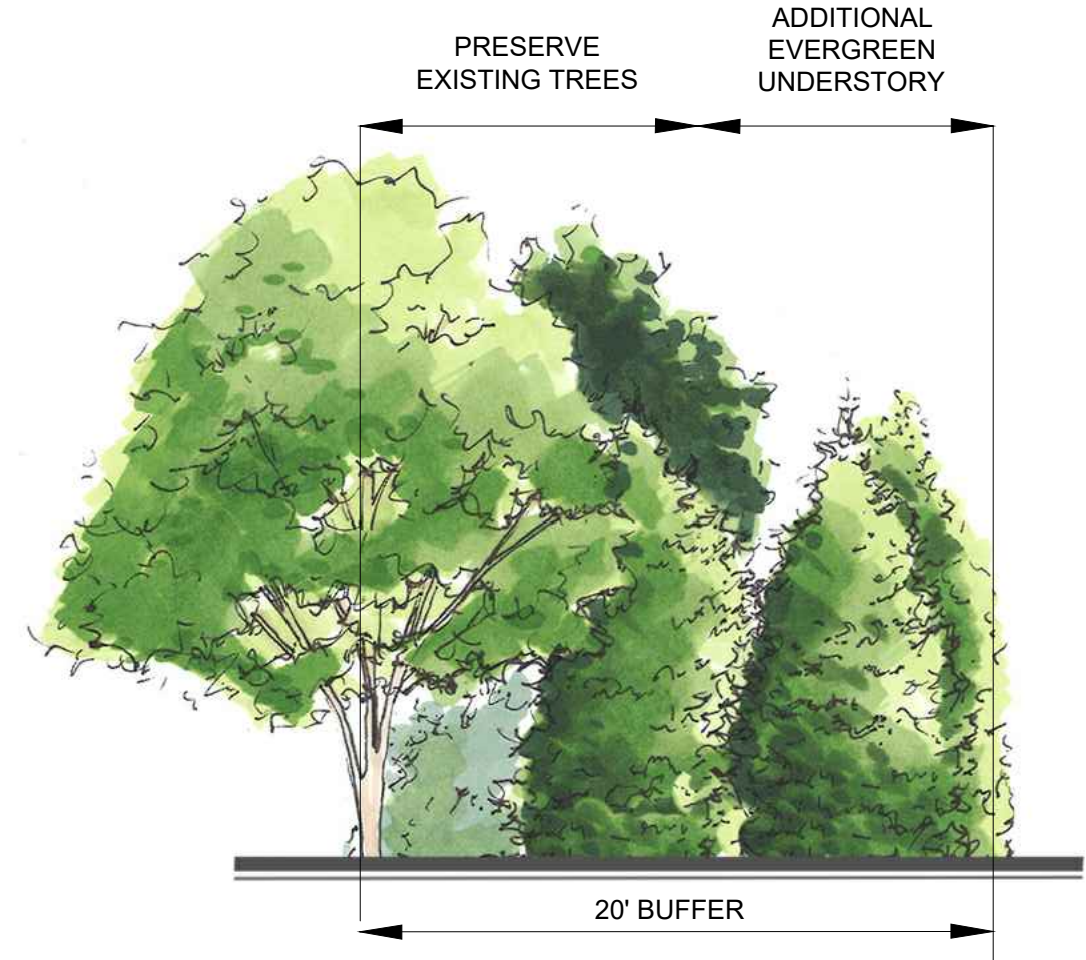


SITE DATA:

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6944
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

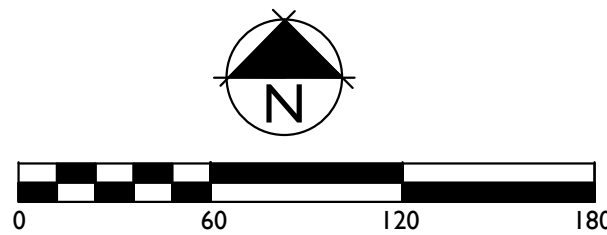
PUD COMMITMENTS

- BUILDING HEIGHT OF 2 STORIES
- BUILDING SETBACKS GREATER THAN REQUIRED FOR GENERAL OFFICE
- NIGHT SKY COMPLIANT (FULL CUT OFF) PARKING LOT LIGHTS
- TREE PRESERVATION BUFFERS ALONG THE PROPERTY BOUNDARY WHERE EXISTING TREES EXIST
- ADDITIONAL BUFFER PLANTING WHERE NECESSARY TO SCREEN PARKING AREAS
- ADDITION OF RIGHT TURN LANE ON LONG LANE
- NO OVERNIGHT STAYS
- NO PHARMACEUTICAL SALES



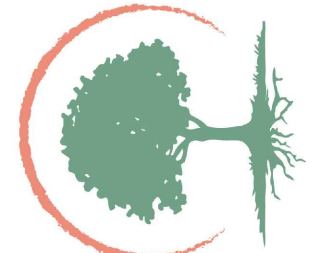
20' REAR YARD BUFFER

20' BUFFER PLANTINGS TO BE APPLIED ALONG SIDE THE PROPOSED BUILDING AND PARKING LOT AREA WHERE SCREENING NEEDS TO BE ENHANCED ADJACENT EXISTING RESIDENTIAL HOME.



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

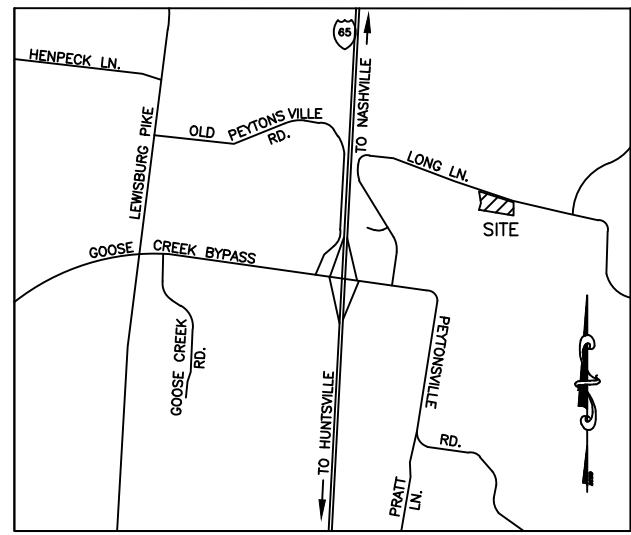
REVISION DATE

PLAN
FEATURES

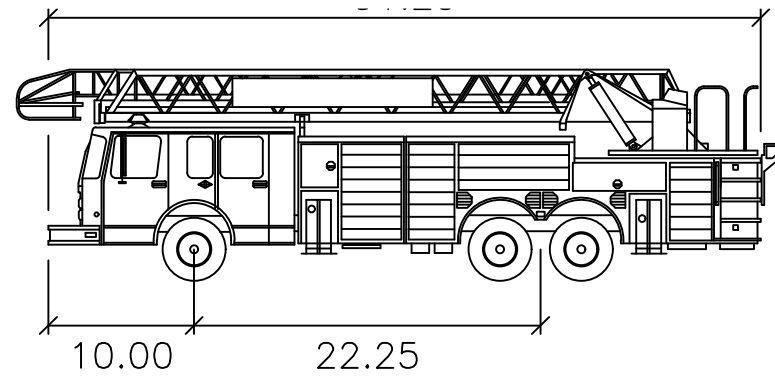
A1.10

11 MARCH 19
INITIAL SUBMITTAL

www.baueraskewarchitecture.com



VICINITY MAP (NTS)



T-2 SUTPHEN (SP100) - Franklin

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

BM: MAG NAIL
IN ASPHALT
EL=799.60

24' CMP
INV: 795.4
INV: 794.0

10' CMP
INV: 797.2
INV: 796.4

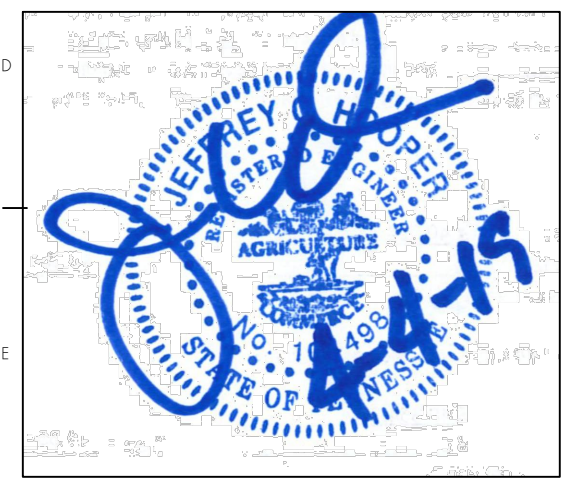
24' CMP
INV: 794.0
INV: 792.0

36' CMP
INV: 790.6
INV: 788.6

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING

THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

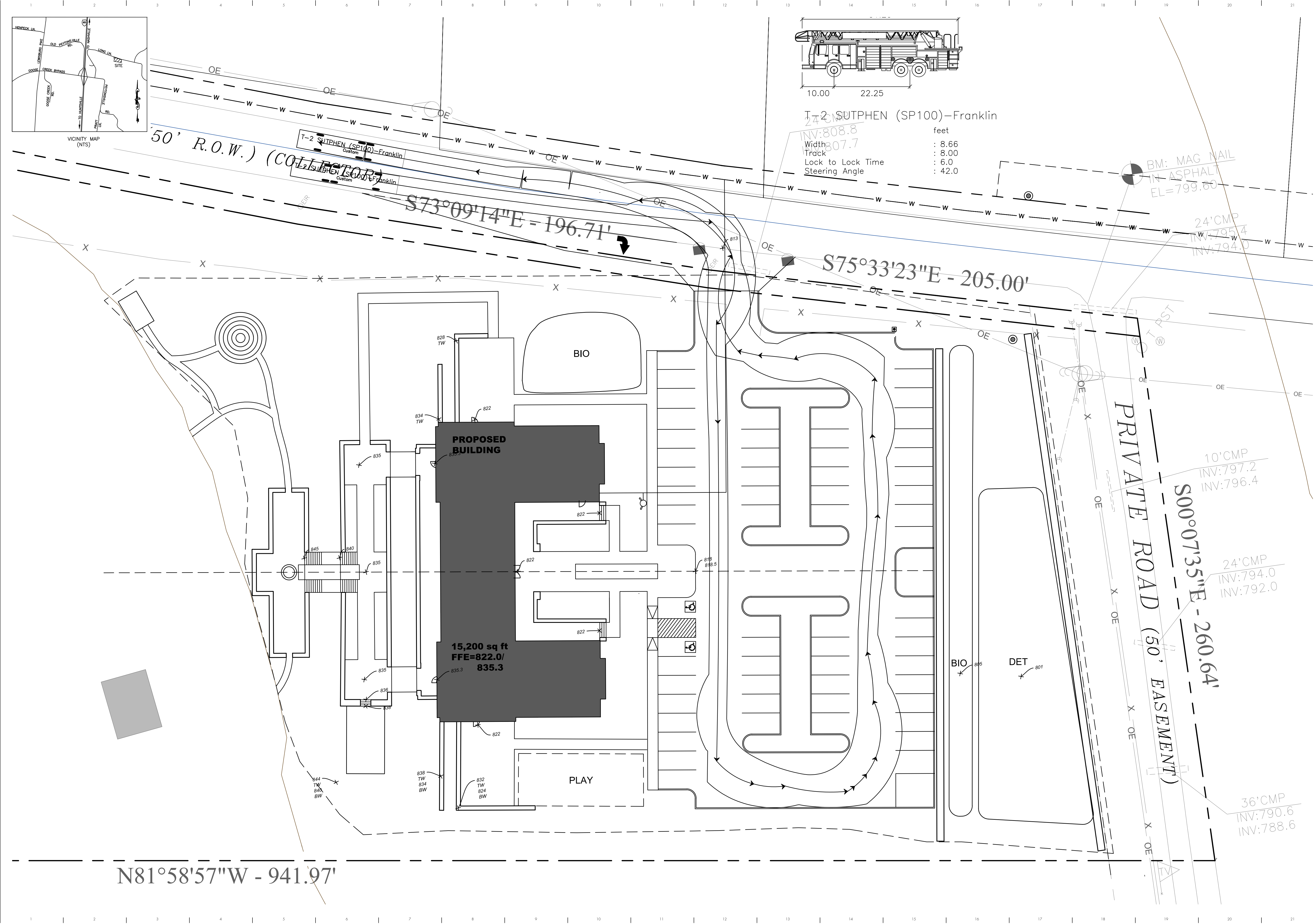
DATE
04/04/19

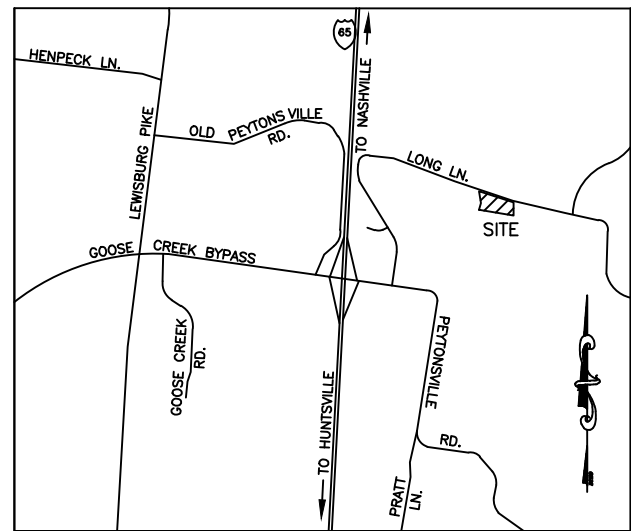
COF# 6944

AUTOTURN
EXHIBIT

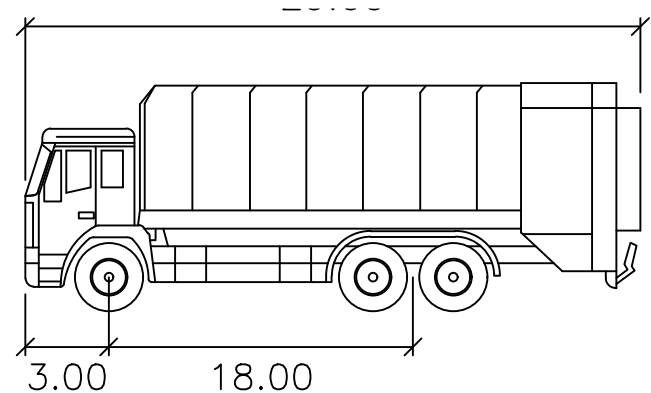
EX1.0

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com





VICINITY MAP (NTS)



compactor 3-Franklin

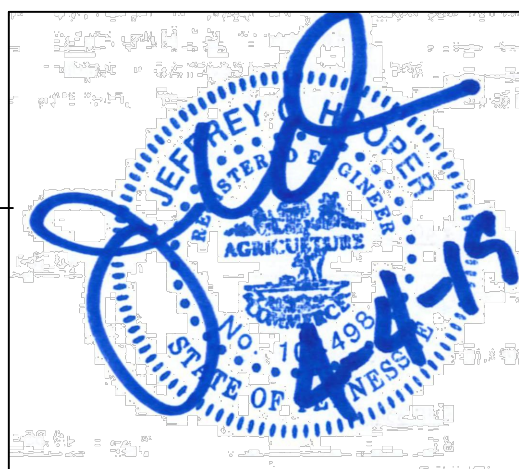
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

BM: MAG NAIL
IN ASPHALT
EL=799.60

BAUER | ASKEW
architecture . pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

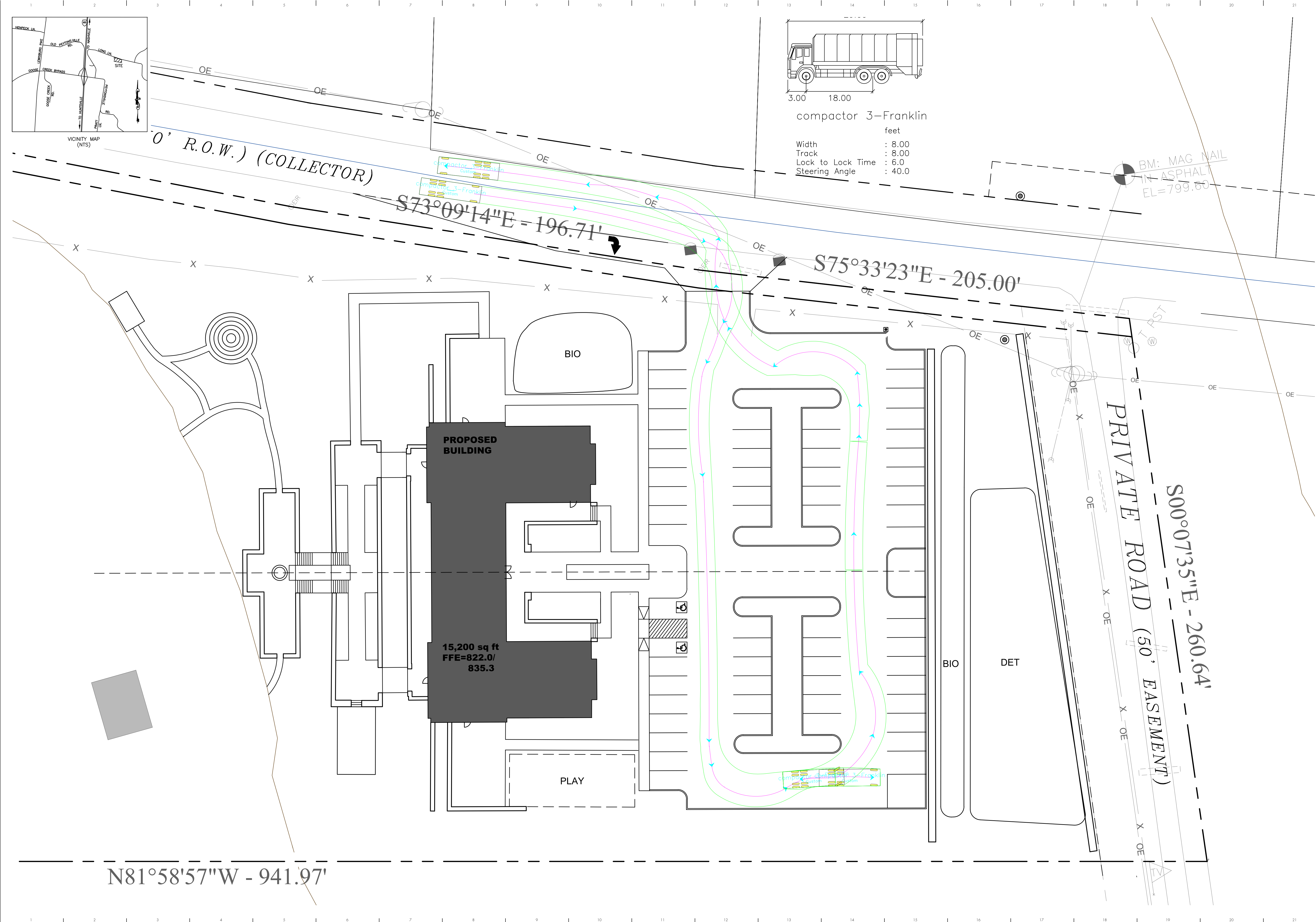
DATE
0404-19

COF# 6944

AUTOTURN
EXHIBIT

EX1.1

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I Greg Gamble
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

Map 106 Parcel 179.04
(Property Parcel/Tax ID Number)

and located at:

Next to 4321 Long Lane, Franklin, TN
(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


Signature

Subscribed and sworn to before me this

9th day of April, 20 19

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22





NOT TO SCALE

REFUGE CENTER SEWER OPTION EXHIBIT

March 20, 2019

RESOLUTION 2019-21 PLAN OF SERVICE
RESOLUTION 2019-30 ANNEXATION
REFUGE CENTER/BENNETT PROPERTY
7.00 +/- ACRES



Legend

-  Property To Be Annexed
-  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 2019. All rights reserved.

ENVISION FRANKLIN DESIGN CONCEPTS
PROPOSED BENNETT PROPERTY ANNEXATION
6.99 +/- ACRES

ALFRED LADD

HAROLD

CURRY

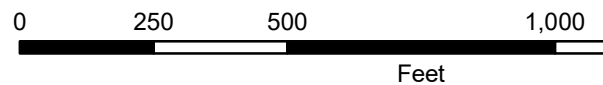
IRVINE

LONG

Site

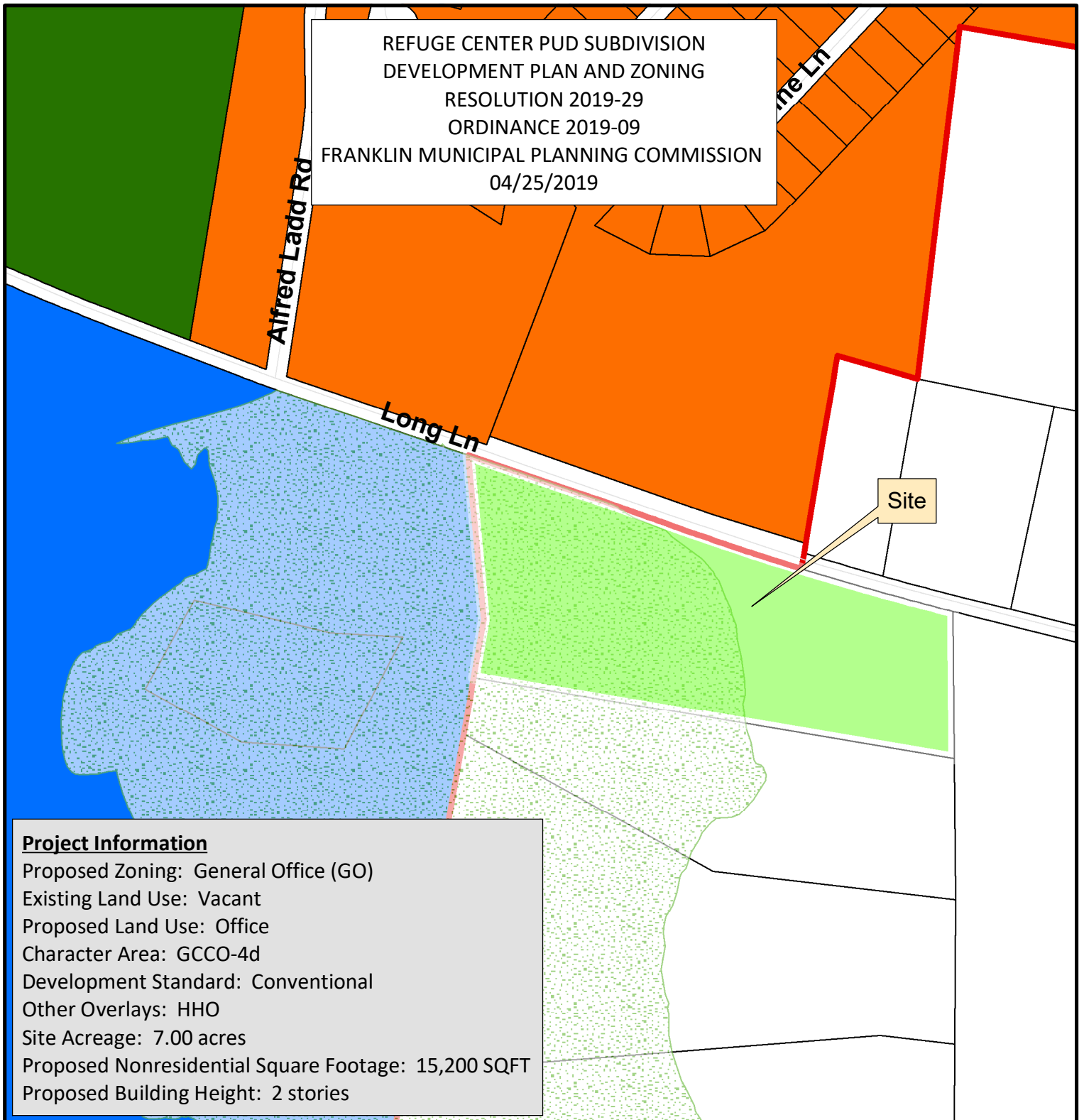
Legend

-  Conservation Overlay
-  Bennett Property
-  Existing City Limits
- Design Concept**
-  Regional Commerce
-  Single Family Residential



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

REFUGE CENTER PUD SUBDIVISION
DEVELOPMENT PLAN AND ZONING
RESOLUTION 2019-29
ORDINANCE 2019-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/25/2019



Project Information

Proposed Zoning: General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: GCCO-4d
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 7.00 acres
Proposed Nonresidential Square Footage: 15,200 SQFT
Proposed Building Height: 2 stories

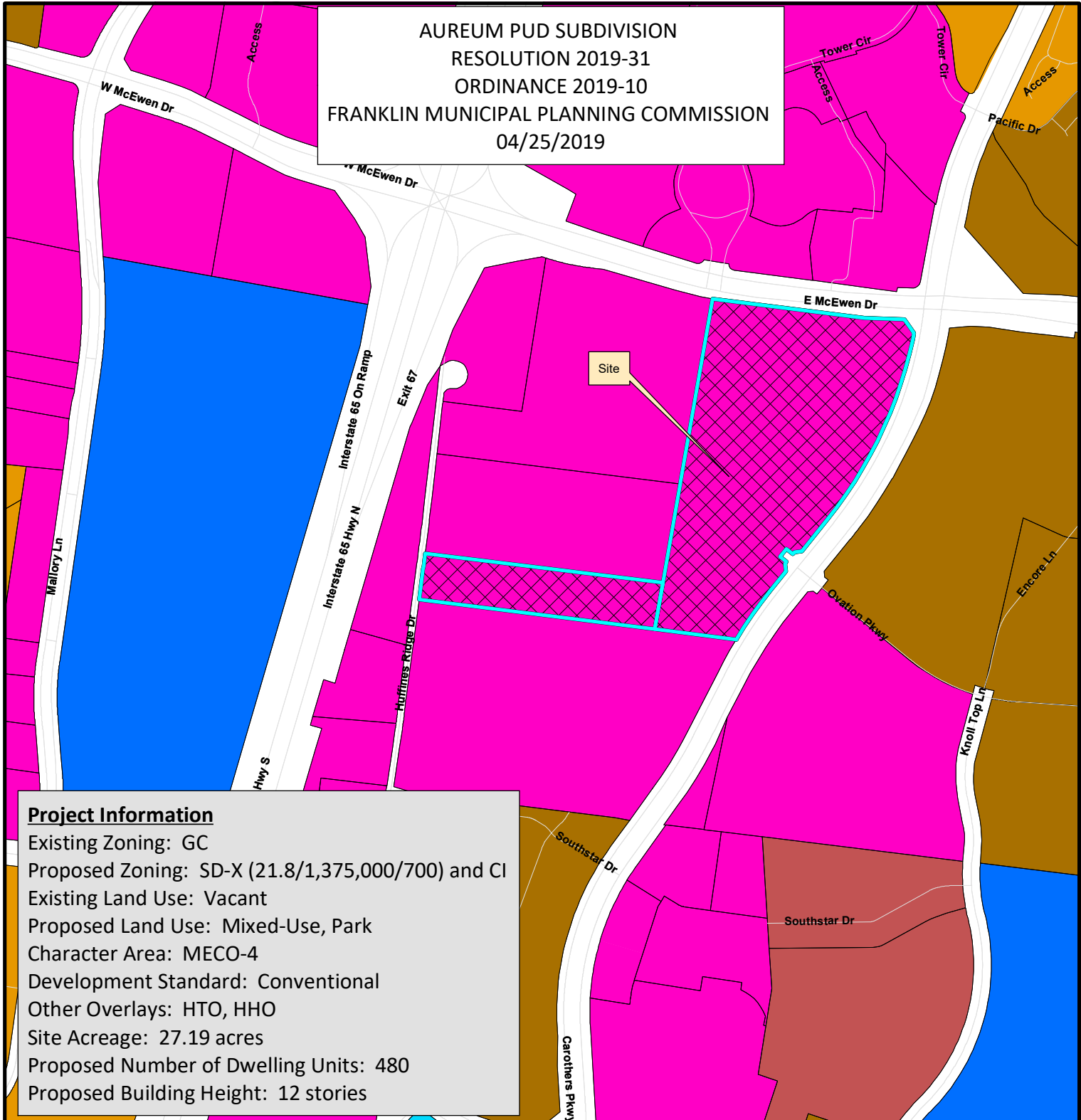
- | | |
|--|---|
| ■ Parcel to be Annexed | ■ SD-R Specific Development-Residential |
| ■ Hillside Overlay District | ■ SD-X Specific Development-Variety |
| ■ AG Agricultural District | ■ OR Office Residential District |
| ■ ER Estate Residential | ■ GO General Office District |
| ■ R-1 Residential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



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

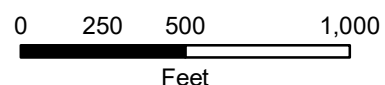
AUREUM PUD SUBDIVISION
 RESOLUTION 2019-31
 ORDINANCE 2019-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 04/25/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-X (21.8/1,375,000/700) and CI
 Existing Land Use: Vacant
 Proposed Land Use: Mixed-Use, Park
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HTO, HHO
 Site Acreage: 27.19 acres
 Proposed Number of Dwelling Units: 480
 Proposed Building Height: 12 stories

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



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.

SOUTHSTAR

CHARTWELL
HOSPITALITY

LOCATION MAP

SCALE

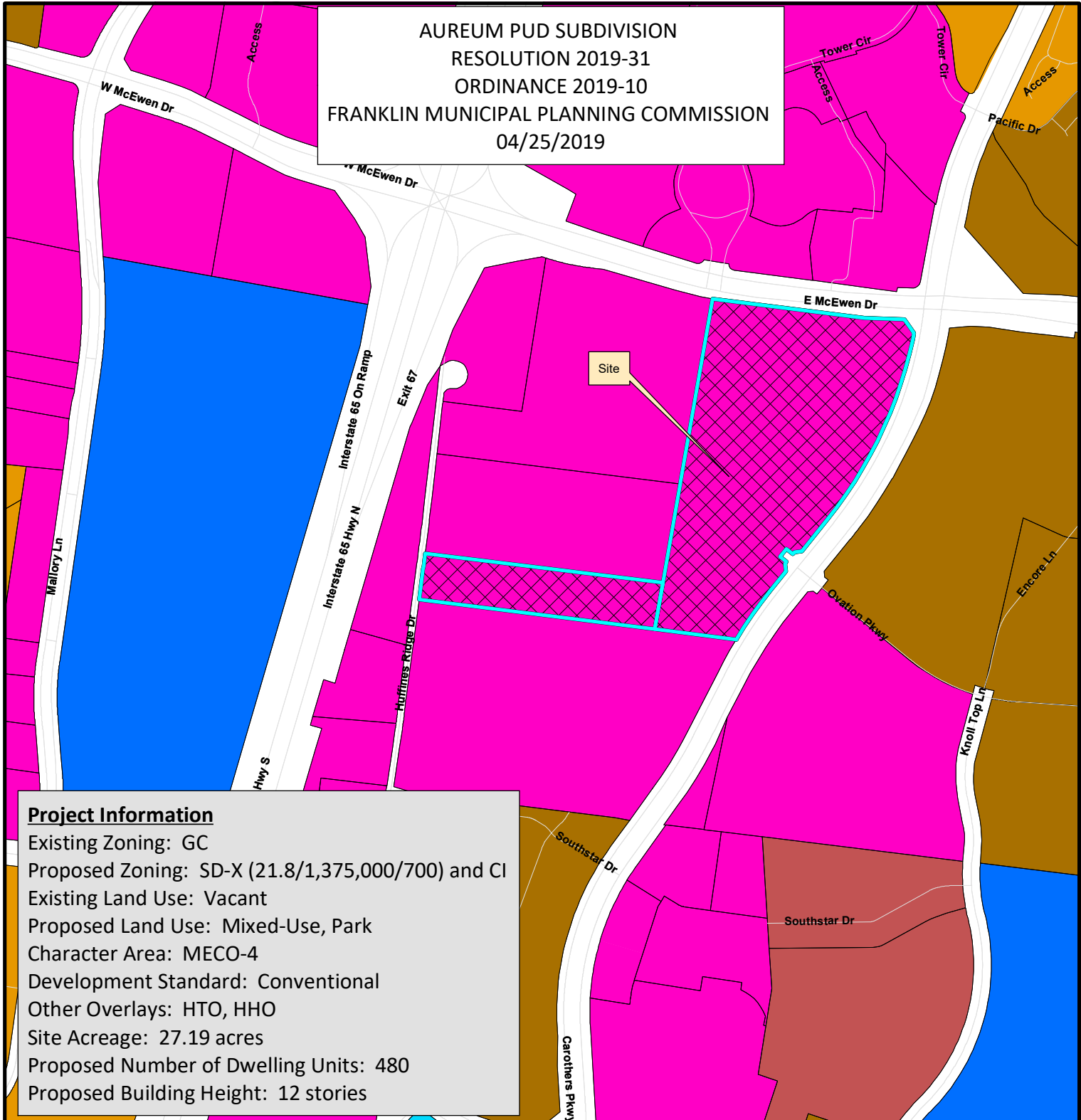
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

[illegible]

CVR

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

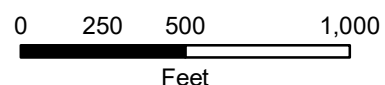
AUREUM PUD SUBDIVISION
 RESOLUTION 2019-31
 ORDINANCE 2019-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 04/25/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-X (21.8/1,375,000/700) and CI
 Existing Land Use: Vacant
 Proposed Land Use: Mixed-Use, Park
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HTO, HHO
 Site Acreage: 27.19 acres
 Proposed Number of Dwelling Units: 480
 Proposed Building Height: 12 stories

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



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.

CONDITIONS OF APPROVAL:

Open Issues: 28

Addressing

General Issues

54. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov	Please submit street names and subdivision names for approval to lori.jarosz@franklintn.gov
sbernick@ragansmith.com	Understood. Public and private Street names and subdivision name will be coordinated with Lori Jarosz prior to Site Plans/Final Plat approval. We anticipate the public roadway proposed internally to the site running east/west and connecting to Carothers Parkway will be an extension of Ovation Parkway and named as such. We anticipate the public roadway proposed internally to the site running north/south and connecting to E. McEwen Drive will be an extension of Edward Curd Lane and/or Tower Circle and named as such.
lori.jarosz@franklintn.gov	This comment to remain open until subdivision names and street names have been approved.
sbernick@ragansmith.com	The requested subdivision name is "Aureum". Although the development team would like the ability to update the street names if necessary, names for the public ROW's have been identified on the PUD plan. We're requesting the following: Tower Circle (north/south drive between the existing E. McEwen Drive and Tower Circle intersection to the proposed signalized intersection within the development), Ovation Parkway (east/west drive between the existing Carothers Parkway and Ovation Parkway intersection to the proposed signalized intersection within the development), Edward Curd Lane (Southern extension drive between the proposed signalized intersection of Tower Circle and Ovation Parkway heading south to the southern property line. We're requesting the following for the private drives: Aureum Trail (drive running north/south) and Golden Way (drive running east/west from proposed right-in/right-out entrance from Carothers Parkway heading west to the Franklin Summit property). [Edited By Scotty Bernick]
lori.jarosz@franklintn.gov	The use of Tower Circle and Edward Curd will need to be changed to a new street name. Ovation can cross over since the length is short. I have sent the other names over to E-911 center to be approved. Street names and subdivision names shall be approved and on the plans before resubmittal and there will not be an ability to update the street names once they have been approved. [Edited By Lori Jarosz]
sbernick@ragansmith.com	The development team discussed the proposed road names of "Edward Curd Lane" and "Tower Circle" with City staff at an April 2nd 2019 meeting. Per that correspondence and meeting, these proposed names are still being requested. [Edited By Scotty Bernick]

mollyp@franklintn.gov

The use of Tower Circle and Edward Curd will need to be changed to a new street name. Ovation can cross over since the length is short. I have sent the other names over to E-911 center to be approved. Street names and subdivision names shall be approved and on the plans before resubmittal and there will not be an ability to update the street names once they have been approved.

Engineering - PUD Plan Checklist

General Issues

17. F. Development Plan

kevin.long@franklintn.gov

Applicant shall reflect and clearly label all roadway improvements required in accordance with the finalized Traffic Impact Study to plan set. These may include, but are not limited to, auxiliary lanes, traffic signal modifications, or revised entrance/exit configurations.

sbernick@ragansmith.com

Agree, off-site and on-site roadway improvements have been labeled/dimensioned on the PUD enlarged development plan sheet C2.1. It is understood that further refinement is required for the road improvements, review by Volkert, and approval by the City for the finalized TIS document. Once this is complete sheet C2.1 will be updated to reflect these agreed upon improvements.

[Edited By Scotty Bernick]

kevin.long@franklintn.gov

Applicant shall show all proposed IGP improvements on the proposed development plan sheets as existing, as it is anticipated that that IGP improvements will be substantially completed prior to full build-out of this development. Specifically, include all improvements on McEwen between the I-65 ramps and the Carothers Parkway intersection, the dual right-turn lanes from McEwen onto southbound Carothers, and the third southbound lane on Carothers Parkway. These can be labeled "future", "by others", etc., as needed.

sbernick@ragansmith.com

Agree, the actual existing lane conditions have been removed and updated with the future IGP plans as requested. RSA is showing all of the IGP linework received from the City previously and requested the additional line work cad files from the City. RSA will block in the additional line work (once received) specifically from tower Circle west to the I-65 ramps and can address this comment in its entirety at resubmittal. Please advise on the status of this request.

kevin.long@franklin.tn.gov

To clarify, IGP improvements are to be shown only on proposed development plan sheets. Please remove IGP improvements from the Existing Conditions Sheet (C1.0). This sheet is to show what is existing today.

A conceptual exhibit is attached and the exhibit and CAD file were provided via email. The McEwen Drive improvements include an additional right-turn lane on the I-65 northbound ramp, a through-lane adjacent to the two existing through-lanes on eastbound McEwen Drive, and two right-turn lanes onto southbound Carothers Parkway. This shall include signal modifications at the Tower Circle / McEwen Drive and Carothers Parkway McEwen Drive intersections to accommodate the new lane configurations.



[Edited By Kevin Long]

sbernick@ragansmith.com

Understood. Future IGP improvements have been removed from the existing conditions plans. Furthermore, future IGP improvements including the specific IGP improvements proposed to be completed with the Aureum development are shown on all other sheets within the PUD set. This does not include off ramp improvements as discussed with staff on 4/2 this will be handled by others. Per coordination with the city staff, Volkert, and Ragan-Smith the Traffic Impact Study is being updated to correlate with this plans set update and resubmitted concurrently. Notes have been added accordingly to ensure that specific details will be handled during the site plan process.

[Edited By Scotty Bernick]

kevin.long@franklin.tn.gov

Applicant shall provide adequate pedestrian facilities including crosswalks and signals as deemed necessary and appropriate by City staff with all roadway improvements. (At the one-stop review of this PUD, applicant shall show conceptual crosswalk locations for the intersection of McEwen and Carothers.) Applicant shall provide final design of pedestrian facilities with the plans for modifying the traffic signal at McEwen and Carothers, and the final layout will be determined at that time.

[Edited By Kevin Long]

52. B. General Information

lance.fittro@franklin.tn.gov

MOS 4 - Where are there larger balconies proposed? Are there areas where the balconies will extend over the ROW, and to what extent is this proposed?

sbernick@ragansmith.com	We're requesting a Modification of Standard from Section 5.3.6(d)(viii) Facade Variation (Balconies) of the Zoning Ordinance to eliminate a minimum of 6' width and depth to allow 4' minimum depth. 4'-0" is a usable depth that allows room for a small chair and table. The balconies are intended to partially or fully cantilever over the ROW line or the minimum building setback line at the street emphasizing and urban feel to the streetscape. This requires cantilever construction rather than a post mounted/suburban look. 4'-0" is approaching the limit to cantilever a balcony in a structurally efficient manner; 6'- 0" is prohibitive in typical Type III or Type V construction. Based on the PUD layout, we potentially foresee balconies overhanging future public R.O.W. internally to the site along ST-1, ST-2, ST-4, and ST-5 from the Multi-Family and Hotel Uses (others may apply since this is mixed use). Additionally, we foresee the possibility of balconies (regardless of use) to overhang into the minimum building setback areas between the R.O.W. and buildings. Balconies will be coordinated with the utility providers/fire services with site plans to verify minimum clearance requirements are being met. [Edited By Scotty Bernick]
lance.fittro@franklinth.gov	4. MOS 5.3.6(6)(d)(viii) Facade Variation (Balconies)- Eliminate minimum of 6' width and depth to allow 4' minimum depth for all non-residential uses. This modification shall also eliminate the minimum 6' width and depth on multi-family structures with Type III or Type V construction. This requires cantilever construction rather than a post mounted/suburban look. 4'-0" is approaching the limit to cantilever in a structurally efficient manner; 6'- 0" is prohibitive in typical Type III or Type V construction. 4'-0" is a usable depth that allows room for small chair and table. Regardless of use, the balconies shall be allowed to partially or fully cantilever over the ROW line or the minimum building setback line at the street emphasizing and urban feel to the streetscape. As currently depicted on the plan view of the development, this MOS is not needed (i.e. building footprints are depicted with sufficient set back from ROW that balconies will not overhang). In order to consider any MOS for the development, the plans must be presented with the MOS incorporated into the plans so that the impact to the proposed development may be verified. [Edited By Lance Fittro]
sbernick@ragansmith.com	This MOS request was removed from the PUD application. Based on the work-session meeting it's out understanding that staff will require and allow a minimum of 6' depth on the balconies. It was noted that a 2' inset could be provided to meet this requirement. Balconies are intended and shall be allowed to be over the sidewalk/planted areas within the R.O.W. as approved by the Fire Marshal and utility providers at the Site Plan stage. The development/design team understands that clearance requirements shall be met and may limit balconies in all locations.
jimmy.wiseman@franklinth.gov	Further discussion is needed at the Site Plan stage. Any aerial encroachment into the right of way shall be shown on the final plat as an easement if approved by the DRT. The aerial encroachment must be submitted as a cross-section at the site plan stage, detailing any features in the right-of-way, including, but not limited to utilities, street trees, and sidewalks.
sbernick@ragansmith.com	Agree. Any requested aerial encroachment will be further defined at Site Plan level. It's understood that (if approved by the DRT) an easement will be expected to be recorded by a process determined by the DRT at that time (which could be a final plat). Details specific to this request will be included with the Site Plans for DRT review. [Edited By Scotty Bernick]

lance.fittro@franklin.tn.gov

This is an advisory comment to be addressed on the Site Plan(s), and **should not hinder approval of the Development Plan**:

At the Site Plan stage, any proposed aerial encroachment must be submitted as a cross-section detailing any features in the right-of-way, including, but not limited to utilities, street trees, and sidewalks. Aerial encroachments over the roadway shall not be approved. If approved by the DRT, the aerial encroachment(s) into the right of way shall be shown on the final plat.

[Edited By Lance Fittro]

56. F. Development Plan

jimmy.wiseman@franklin.tn.gov

The applicant shall show the full build out of Carothers Parkway and McEwen Drive, including all of the intersection improvements identified in the Integrated Growth Plan. The City of Franklin will send the applicant the appropriate design files as a guide.

sbernick@ragansmith.com

Agree, the future full build out of the IGP along Carothers Parkway and East McEwen Drive has been added to the PUD as a supplemental sheet. In efforts to provide more clarity with layer management, we've shown the proposed off-site improvements (to be built as part of this development) overlaid with the existing surveyed roadway line work and aerial. Furthermore, the supplemental plan provides the same info noted above along with the future full build out of the IGP (by others). The design team feels separating these illustrations will provide clarity for the reviewers, PC, and BOMA members as to what's specifically being proposed with this development. It is understood that further refinement is required for the road improvements, review by Volkert, and approval by the City for the finalized TIS document.

[Edited By Scotty Bernick]

jimmy.wiseman@franklin.tn.gov

Comment not adequately addressed.

The applicant shall show the full build out of Carothers Parkway and McEwen Drive, including all of the intersection improvements identified in the Integrated Growth Plan on all sheets.

sbernick@ragansmith.com

Agree, the PUD plans have been updated to show the proposed off-site roadway improvements consistent with the TIS recommendation and meetings with staff. Additionally, the full IGP build out is being shown as an existing conditions per a previous comment request from the City.

jimmy.wiseman@franklin.tn.gov

Additional offsite improvements include the following:

- **Prior to the certificate of occupancy** for the first phase office building the developer shall widen the I-65 northbound exit ramp to provide two (2) right turn lanes from I-65 North to East McEwen Drive. This includes any signal modifications necessary to accommodate the additional turn lane.
- **Prior to 50% build out** of the Aureum development, the construction of the East McEwen Drive IGP improvements shall be completed to the Carothers Parkway intersection.
 - Widen East McEwen Drive to provide three (3) travel lanes for eastbound through movements.
 - Widen the eastbound approach of East McEwen Drive to provide two (2) right turn lanes from eastbound East McEwen Drive to southbound Carothers Parkway.

The applicant shall meet with Staff to discuss what may qualify for an Impact Fee Offset Agreement. It is recommended that the applicant produce higher level drawings for estimating purposes as soon as possible in order to reduce delays.

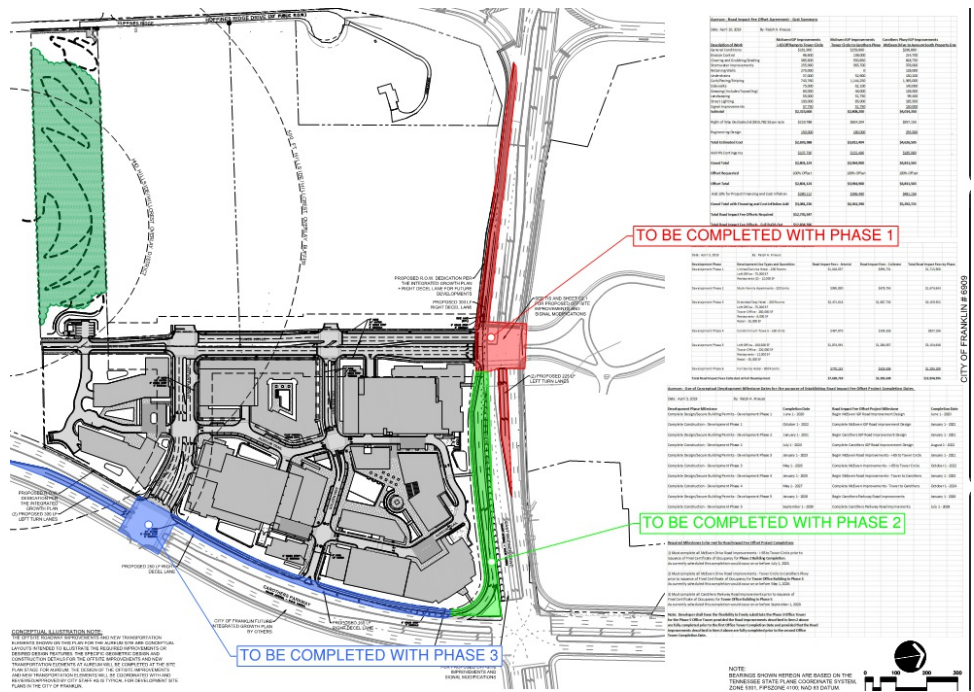
Per recent conversations with City and TDOT staff, it's understood that the I-65 ramp improvements will not be required with the Aureum development. Detailed Impact Fee Offset charts are being included within the PUD to identify full cost breakdown for the road improvements, an itemized breakdown of impact fees collected for each phase, and a conceptual schedule anticipated for each development phase with a conceptual schedule for each Road Impact Fee Offset project and completion. A summary of milestone requirements for completion of roadway improvements is also provided.

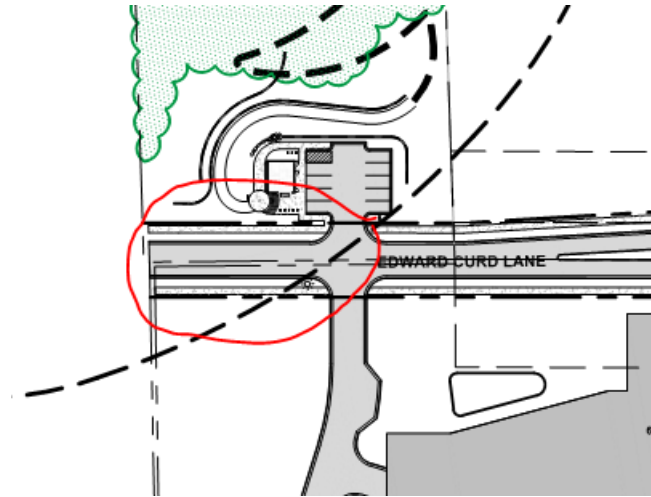
Offsite improvements include the following (exhibit below):

- With the development of **Phase 1**, all of the offsite improvement plans shall be completed and all of the necessary right-of-way shall be dedicated by plat.
- With the development of **Phase 1**, the developer shall provide one additional travel lane on McEwen Drive from I-65 North to Tower Circle, an eastbound right turn lane at the Tower Circle intersection and the westbound double left turn lanes at the Tower Circle intersection. This includes any signal modifications necessary to accommodate the additional turn lane.
- With the development of **Phase 2**, the construction of the East McEwen Drive IGP improvements shall be completed from Tower Circle to the Carothers Parkway intersection.
 - Widen East McEwen Drive to provide three (3) travel lanes for eastbound through movements.
 - Widen the eastbound approach of East McEwen Drive to provide two (2) right turn lanes from eastbound East McEwen Drive to southbound Carothers Parkway.
- With the development of **Phase 3**, the construction of the Carothers Parkway IGP improvements shall be completed along the frontage of the Aureum Development.
 - Widen Carothers Parkway to provide three (3) travel lanes for southbound through movements.
- With the development of **Phase 3**, the construction of the northbound left turn lanes at the Carothers Parkway and Ovation Parkway intersection shall be completed. This includes any signal modifications necessary to accommodate the additional turn lane.

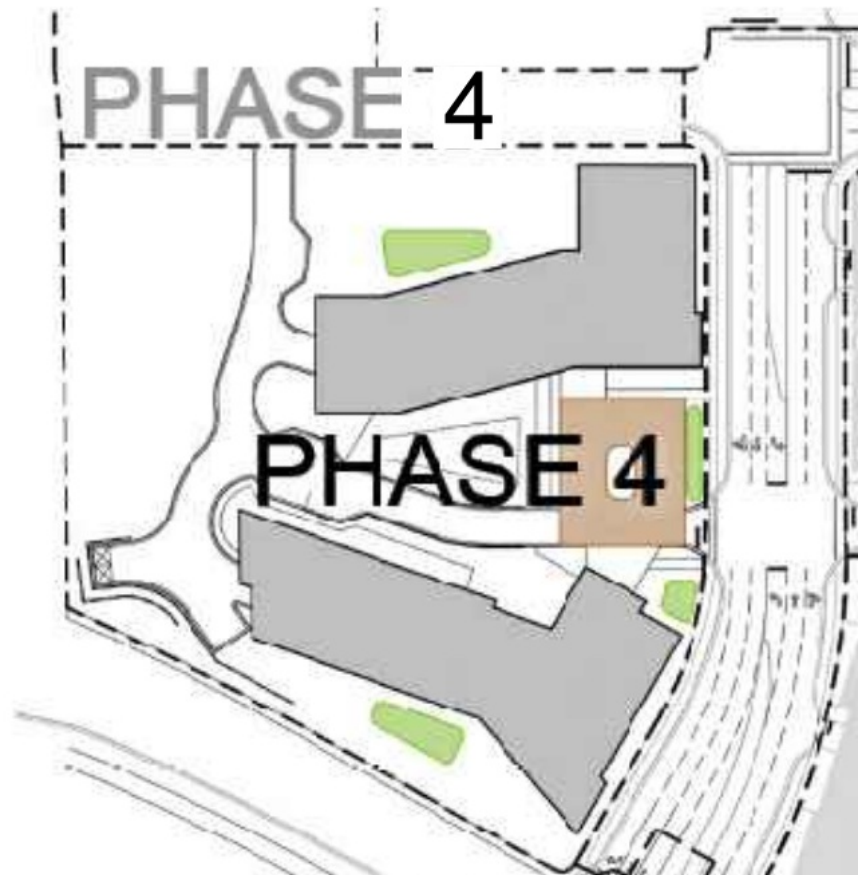
The applicant shall meet with Staff to discuss what may qualify for an Impact Fee Offset Agreement. It is recommended that the applicant produce higher level drawings for estimating purposes as soon as possible in order to reduce delays.

Additionally, the City Engineer reserves the right to adjust the phasing of roadway improvements as market conditions change the development phases.





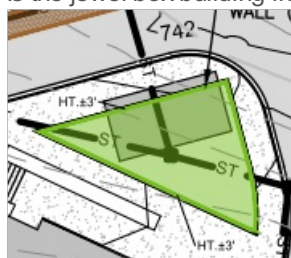
The development plan currently shows this as part of Phase 6. This connection shall be made with the development of the adjacent parcel identified as Phase 4.



119. Water Quality

joe.marlo@franklinn.gov

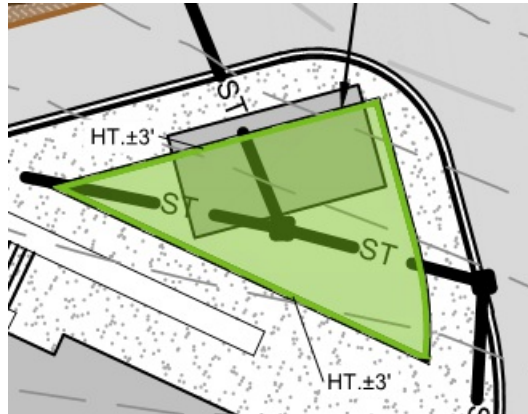
Is the jewel box building intended to be within (above?) the water quality area shown?



sbernick@ragansmith.com At this time, we are expecting the jewell box to be elevated above a portion of the water quality area as a design feature to engage and activate the space while not being adhered by the water quality feature. We understand that this is currently not a common practice in the city of Franklin, but do look forward to discussing the details for the proposed improvements with staff during the site plan stage.

[Edited By Scotty Bernick]

lance.fittro@franklin.tn.gov Applicant shall indicate the footprints of the water quality area and the jewel box building as separate on the development plan. The location of green infrastructure practices beneath structures is not an approved practice per the BMP manual. At Site Plan stage, it shall be demonstrated that all portions of the proposed water quality area are accessible with equipment as may be necessary for both installation and long term maintenance. Encroachment of structures over GIP's to the degree presented is not acceptable. Location of any portion of proposed structures over GIP's will be examined critically at Site Plan stage and any permitted encroachments shall be seen as exceptions to the non-encroaching scenario presented on the Development Plan, not vice versa.



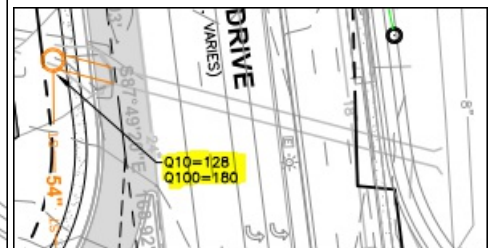
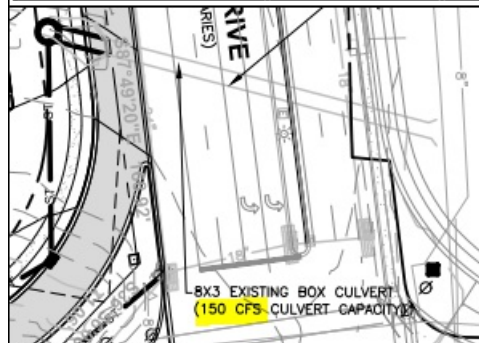
127. Offsite Stormwater Improvements

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

Advisory Comment: During detailed engineering design at the Site Plan Stage, the Applicant will be required to provide analysis for the next two off-site downstream structures, including for the existing culvert below East McEwen Drive. Should the analysis indicate that the existing storm structure(s) do not have capacity to handle flow from the site, the Applicant will be required to replace the structure(s) with appropriately sized infrastructure.

Drainage requirements from the City of Franklin Street Specifications Table 11.1 are copied below, along with screenshots of the latest PUD submittal. It is unclear if the Q10 and Q100 values shown below include flow from East McEwen Drive.

	Interstate and Limited Access Roadways	Arterials
Inlet Design Frequency	50-yr	10-yr
Storm Sewer Design Frequency	50-yr	10-yr
Culvert Design Frequency	50-yr Check for 100-yr	50-yr Check for 100-yr
Roadway Freeboard	50-yr	50-yr
Ditch Design Frequency	50-yr	10-yr



It is the intent of this development to maintain existing stormwater flow paths and outfall locations while providing stormwater detention onsite so that no additional burdens are placed on downstream structures. The development team also is anticipating that due to the fairly new construction of this box culvert, there should not be an expectation of it needing to be modified for existing conditions.

It is understood that additional calculations and analysis will be required at site plan submittals to ensure our proposed improvements can coexist with these existing conditions.

joe.marlo@franklinton.gov

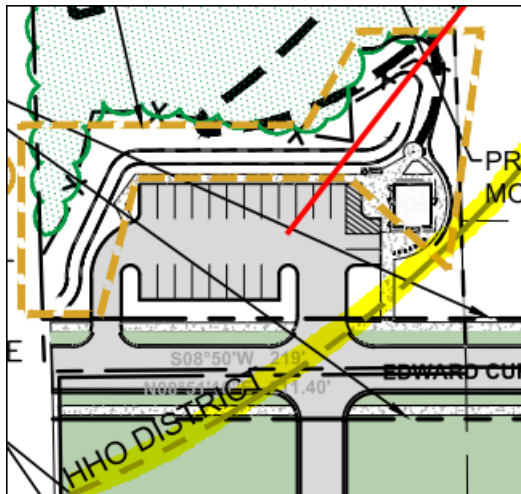
Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Development Plan.**

Advisory Comment: During detailed engineering design at the Site Plan Stage, the Applicant will be required to provide analysis for the next two off-site downstream structures, including for the existing culvert below East McEwen Drive. Should the analysis indicate that the existing storm structure(s) do not have capacity to handle flow from the site, the Applicant will be required to replace the structure(s) with appropriately sized infrastructure.

131. HHO

joe.marlo@franklinton.gov

No parking, except on-street parking associated with street infrastructure, is permitted within the HHO.



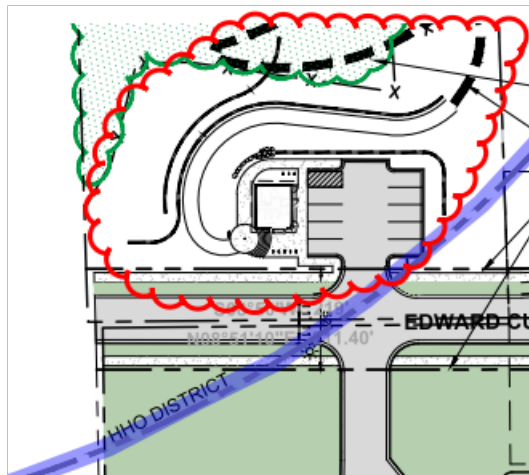
sbernick@ragansmith.com

Per clarification noted on staff comment 121, the parking proposed in this area is for the parkland dedication. Parking shown in this area is not being utilized to meet parking requirements for the Aureum development and is only being provided for public use to serve the mountain bike trail head. We also understand through discussions with staff that layouts for this area may desire to be modified to limit disturbance. We expect these details to be finalized during the site plan stages and final improvements to the southern connection to Huffines Ridge.

[Edited By Scotty Bernick]

joe.marlo@franklintn.gov Comment not adequately addressed.

Grading activities shown in the HHO are not permitted. Applicant to remove walls and associated elements requiring grading from within the HHO.



137. F. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

sbernick@ragansmith.com Understood. It is also understood that any adjustments which do not meet these requirements will be required to be approved by a letter from the director.
[Edited By Scotty Bernick]

kevin.long@franklin.tn.gov

This is an advisory comment and does not hinder the approval of this development plan.

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

138. Existing Conditions

joe.marlo@franklin.tn.gov

The following is a newcomment based on newinformation shown, as discussed with Ragan-Smith on 4/5/19.

Applicant to revise existing curb/gutter linework to reflect existing conditions in Carothers Parkway. (C1.0)

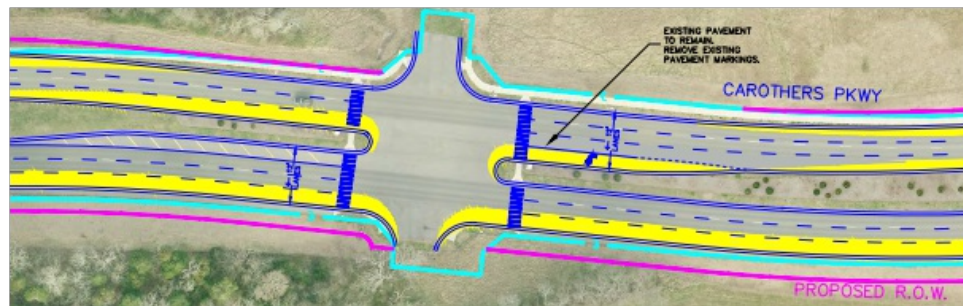


139. Carothers Parkway IGP

joe.marlo@franklin.tn.gov

The following is a newcomment based on newinformation shown, as discussed with Ragan-Smith on 4/5/19.

Applicant to revise ROW Dedication along Carothers Parkway to reflect the IGP. At the Carothers Parkway/Ovation Parkway intersection, Applicant to revise median / pavement / striping to accept SB through traffic.



142. Meeting Required Prior to One Stop

joe.marlo@franklin.tn.gov

Prior to submitting for One Stop, the Applicant is to schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo (joe.marlo@franklin.tn.gov) at the City of Franklin to arrange a meeting at City Hall.

143. B. General Information

jimmy.wiseman@franklinton.gov At One Stop, the right-of-way dedication shall match what is shown in the Offset Agreement exhibits.

Fire-Planning

General Issues

25. Building Code Issues

andyk@franklinton.gov More information is needed about the types of construction proposed for the apartments and the hotel(s).

Without building elevation views, emergency vehicle access requirements cannot be determined.

Parking structures wrapped with buildings generally require fire sprinklers.
Parking structure under any occupied building generally requires fire sprinklers.

[Edited By Andy King]

sbernick@ragansmith.com Anticipated construction types have been added to the plan on Sheet A1.0. Per our pre-application meeting it was noted that construction types may benefit the development and allow some flexibility on ways to address fire-safety concerns in an urban setting. Supplemental documents within the pattern booklet were identified at the Pre-Application meeting. It's the design/development teams understanding that some of the fire safety comments were issued prior to seeing the supplemental documents. Per the pre-application meeting the design/development team has consolidated the info the PUD plan sheets. Fire access via auto-turn has been provided in the set. Parking structures will comply with fire-safety requirements.

andyk@franklinton.gov The construction types on this page are typical IBC and should not be assumed to be acceptable. Specifically, the southern residential component is not clear how access is achieved especially from arterial roads, grade challenges, and retaining walls. Therefore, it is not approved in any form of combustible construction without further discussion.

The second large apartment building has steep grades on two sides, wraps a parking garage, and has limited access from the entrance side. Please prepare to provide fire sprinklers in the garage as it does not meet the intent of being open for emergency access. Additionally, it poses challenges for egress since the stairwells are likely shared.

The garage (serving the hotel) on the SE side of the property will likely need fire sprinklers due to lack of access.

[Edited By Andy King]

sbernick@ragansmith.com Understood. Based on our work-session, the design/development team has included a chart showing anticipated building types based on our opinion at this time. Although, we all understand a need for flexibility at this stage until site/building plans are designed/reviewed, we also understand additional fire comments may be forthcoming when additional information is provided.

andyk@franklintn.gov

The applicant shall modify the table on page A1.2 so that any constructed IBC Residential occupancy is Type III or non-combustible, regardless of the number of stories, podiums, and building height and areas based upon grade and access considerations. All IBC residential building shall provide full NFPA 13 systems. All structured parking requires fire sprinklers throughout based upon limited access and proximity to the buildings.

34. Access

andyk@franklintn.gov

There does not appear to be adequate emergency access to the southernmost apartments.

Please provide a description and measurements indicating that all points of the building are within 150' of the fire apparatus access road (drive lane/parking lot). - IFC 503.1.1

sbernick@ragansmith.com

Understood. Sheet C4.0 shows how anticipated access around the multi-family structures will be provided. Additionally, 150' hose pull radii are graphically shown in that area. It should also be noted that a southern road connection must be extended for the development. This residential pad will be further analyzed to provide a more composite access/connections that incorporate this required extension.
[Edited By Scotty Bernick]

andyk@franklintn.gov

see note on the previous comment that disagrees with combustible construction.

sbernick@ragansmith.com

Access around the southern multi-family block has been updated per revisions to the layout and incorporation of comments discussed. Hose pull dimensions are labeled on the plans. Circulation for emergency services is being shown in the service area to illustrate turning movements. Additionally, anticipated building types are being provided with this application.
[Edited By Scotty Bernick]

andyk@franklintn.gov

The applicant shall construct Edward Curd Lane and the rear access to the apartments prior to occupancy of the apartments.

144. Access

andyk@franklintn.gov

The applicant shall remove the hardscape raised median on Golden Way as an emergency vehicle cannot pass other vehicles.

145. Addressing

andyk@franklintn.gov

The applicant shall remove any reference to Tower Circle south of McEwen Drive as Edward Curd lane appears to be a more logical continuation for addressing purposes.

Parks

General Issues

4. Parkland information

kevinl@franklintn.gov

Parks-

This development will be under the new 2016-25 Ordinance. You may find the new code at:

https://library.municode.com/tn/franklin/codes/code_of_ordinances

Applicant shall inform staff how they plan to meet Parkland ordinance requirements and show on plan set.

The applicant shall adjust figures in the site data chart referring to parkland. This would be the number of dwellings times \$4,304. In this case you have 480 units or dwellings x \$4,304=\$2,065,920. Fees in Lieu due at final plat

These fees are due at the final plat stage.

Parkland impact fees are due prior to the issuance of the building permit if the final plat hasn't been recorded (in other words, whichever occurs first) or in those cases when a plat is not required, prior to the issuance of a building permit.

Please contact Kevin Lindsey at:

615-794-2103 ext 6948 or at KevinL@franklintn.gov

sbernick@ragansmith.com

Understood. The development team is pursuing the purchase of an adjacent parcel in efforts to dedicate that land towards meeting the parkland dedication requirements. The development team will be updating the City on the status of this possible dedication prior to Planning Commission.

This plan can't go to BOMA or placed on an the agenda without a Parkland Dedication and Impact Agreements being approved by the Law Department.

Parkland Impact fee And Dedication procedure and timeline

This template is used for all Parkland Dedication and Impact Agreements with the City of Franklin. Below is a list of components that should be included as exhibits (samples under Appendix A) with any Agreement, as well as a timeline for submittal and approval of agreements. It is important to note that this template, and provisions within it, may be altered when necessary to fit the project being proposed.

Exhibits to be Included:

- Image of Area to where the project will be built
- Design concept for the project
- Proposed budget for the project
- Full-Color Concept Plan

Timeline for Submittal and Approval

Development Agreements for Parkland Dedication projects must be submitted to the Franklin Municipal Planning Commission (FMPC) at the time the **Development Plan** is submitted. This is important as both documents will need to travel together through FMPC and the Board of Mayor and Aldermen (BOMA). Development Agreements will also be reviewed by the departments listed below. Other departments may need to review the Agreement, but the timeline for review will generally be:

- Parks Department Review: 10 days
- Risk Management Review: 10 days
- Engineering Department Review: 15 days
- Law Department Review: 30 days

After each of these departments has reviewed and approved the agreement, both the Development Agreement and Development Plan will be sent to FPMC and BOMA for review and approval.

Note: A development plan will NOT be placed on a BOMA agenda without an agreement accompanying the development plan. If fees are to be paid and no credit given, then the development plan shall show and be listed on the plan set that fees in lieu will be paid at the **final plat**.

Additional Notes

It is important to note that circumstances may arise which may alter this timeline, so please plan projects accordingly.

- These fees are due at the final plat stage.
Parkland impact fees are due prior to the issuance of the building permit if the **final plat** hasn't been recorded (in other words, whichever occurs first) or in those cases when a plat is not required, prior to the issuance of a building permit

Contact Kevin Lindsey at Parks for more information if needed. 615-794-2103-ext 6948

sbernick@ragansmith.com Understood. The required items noted are being provided with this submittal.

kevinl@franklintn.gov	Parks-The price for land in the take down chart on C2.2 list the property value at 1,300,000. According to the ordinance the price of land is set at \$62,121 per acre as listed in the ordinance on page 13 of 20. Please adjust the price of land to \$319,923.15.
sbernick@ragansmith.com	Parkland calculations and fees have been revised accordingly.
kevinl@franklintn.gov	Parks- 4-5-19 A Parks Narrative is needed for explaining the path this dedication process will follow. Land Dedication, Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets and Private Park and Recreation Amenities Off-sets. For Private Park Amenities- Include verbiage in the narrative on private amenities total cost of the amenity then include break down of the 25% which will be eligible for impacts so that is clear on total price of the amenity for off-set. The applicant shall start the Parkland Contract in a draft form including all exhibits needed to inform staff of details. This contract will be due at the site plan stage and if not completed by the 2nd DRT it will be held in that stage until approved by Law. 4-10-19 Ralph submitted a draft version of the contract with a narrative and exhibits on 4-9-19. This will be submitted to law as soon as Parks has looked over it. -Calculation sheet on C2.2 shall be updated to show new additions. -Include Narrative in IDT for further reference. 4-11-19 Josh updated sheet C2.2 in IDT The Narrative has been uploaded in IDT The Draft Contract has been submitted to Risk and Law [Edited By Kevin Lindsey]

Planning

General Issues

122. Trailhead

josh.king@franklintn.gov	Trailhead and restroom facilities. Staff is not supportive of the MOS request for the retaining wall on the eastside of Edward Curd Lane. Parking, restroom, and trailhead are acceptable, but we need to work collaboratively on a solution that does not involve 30 foot retaining walls.
sbernick@ragansmith.com	The parkland area has been adjusted to minimize the previous retaining wall heights and eliminate the MOS request. There are several control points that will dictate the design of the parkland area including wall location, height, slope grades on the southern access, coordination with the neighboring development to the south, and others. We understand there may need to be a different approach to this parkland trailhead and the development team will work with city staff to determine the best application for the city during site plan stages. [Edited By Scotty Bernick]

josh.king@franklintn.gov	Applicant shall remove parking lot area for the trailhead area. Grading is not permitted in the HHO and this supportive parking will be included in any parkland agreement/improvements.
--------------------------	--

135. Dumpster Enclosures

josh.king@franklintn.gov	Applicant shall, at site plan, provide plans that show how the dumpster enclosures: 1. Are not visible from McEwen or Carothers Parkway (topo, Vegetative buffer, etc.) 2. Meet the standards for a building elevation (i.e. roof form)
--------------------------	---

sbernick@ragansmith.com	Agree.
-------------------------	--------

josh.king@franklintn.gov	Applicant shall, at site plan, provide plans that show how the dumpster enclosures: 1. Are not visible from McEwen or Carothers Parkway (topo, Vegetative buffer, etc.) 2. Meet the standards for a building elevation (i.e. roof form)
--------------------------	---

140. Modification of Standards

amy.diaz-barriga@franklintn.gov	Per conversations on 4/5, applicant is no longer requesting MOS#3. Applicant shall remove the request from the cover sheet, and staff will process this application, and all associated documents, without this request.
---------------------------------	--

146. Modification of Standards

amy.diaz-barriga@franklintn.gov	Applicant has withdrawn their MOS #2 request as of 4.22/2019 via email from Scotty Bernick. As such, the applicant shall remove the MOS request from the cover sheet.
---------------------------------	---

2018.12.31_Aureum Pattern Booklet.pdf

26. Parking Garages

josh.king@franklintn.gov	Parking garages must meet the same building façade requirements as other buildings per the Zoning Ordinance. The first three images meet the intent of the ordinance but the remainder of the concept images do not. Please remove the images or the sheet. Staff is not comfortable with these images remaining in the development plan set if they do not meet the ordinance.
--------------------------	---

sbernick@ragansmith.com	Understood, parking structure images have been modified and/or removed based on our pre-application meeting.
-------------------------	--

josh.king@franklintn.gov	Comment to stay open as a Condition of Approval- Applicant shall ensure all visible sides (at time of construction) of the parking garage meet the COF ZO regulations pertaining to building design.
--------------------------	---

sbernick@ragansmith.com	Understood.
-------------------------	-------------

josh.king@franklintn.gov	Applicant shall, at site plan, ensure all visible sides of the parking structure (at time of construction) meet the COF Zoning Ordinance building requirements.
--------------------------	---

sbernick@ragansmith.com	Agree.
-------------------------	--------

josh.king@franklintn.gov	Applicant shall ensure all visible sides (at time of construction) of the parking garage meet the COF ZO regulations pertaining to building design.
--------------------------	---

28. Building Heights

josh.king@franklintn.gov	What are the intended building heights (min/max) and construction type? Several of the planned rooftop amenity spaces could be disapproved at site plan depending on the construction type.
--------------------------	---

sbernick@ragansmith.com	Understood. Intended building heights allow a maximum of 12 stories. Per our pre-application meeting, it's understood that certain rooftop elements with roofs and/or other structures may be restricted on top of the 12th story and may require certain rooftop elements to be placed on top of the 11th story. [Edited By Scotty Bernick]
josh.king@franklintn.gov	Comment to remain open until site plan stage. Final building heights and rooftop amenities will be approved at individual site plans. Permanent or semi permanent structures above the 12th floor will not be permitted or approved.
sbernick@ragansmith.com	Understood.
josh.king@franklintn.gov	Comment to remain open until site plan stage. Final building heights and rooftop amenities will be approved at individual site plans. Permanent or semi permanent structures above the 12th floor will not be permitted or approved.
sbernick@ragansmith.com	Understood.
josh.king@franklintn.gov	At Site Plan, building heights and rooftop amenities shall not exceed 12 stories in height

2018.12.31_Aureum PUD Plans.pdf

31. Shared Parking

josh.king@franklintn.gov	Submit a shared parking analysis with Initial Submittal. Staff will not permit a blanket 30% reduction without adequate documentation and justification. Parking will still be subject to take down charts evaluated at the site plan process. [Edited By Amy Diaz-Barriga]
sbernick@ragansmith.com	Agree, a shared parking analysis based on ULI recommend parking calculations is being included with the initial submittal. Detailed parking calculations will be verified at the site plan process as requested.
josh.king@franklintn.gov	Staff concurs with the approach and methodology to determine appropriate parking ratios and sharing. Final parking counts will be evaluated on a site plan by site plan basis. It will be based on: Parking analysis provided at time of submittal Parking demand for existing uses (if Any) Construction timing of the parking garage(s) Availability of any surface lot parking provided [Edited By Joshua King]
sbernick@ragansmith.com	Agree.
josh.king@franklintn.gov	Comment to remain as a condition of approval: Staff concurs with the approach and methodology to determine appropriate parking ratios and sharing. Final parking counts will be evaluated on a site plan by site plan basis. It will be based on: Parking analysis provided at time of submittal Parking demand for existing uses (if Any) Construction timing of the parking garage(s) Availability of any surface lot parking provided
sbernick@ragansmith.com	Agree.

josh.king@franklintn.gov	Staff concurs with the approach and methodology to determine appropriate parking ratios and sharing. Final parking counts will be evaluated on a site plan by site plan basis. It will be based on: Parking analysis provided at time of submittal Parking demand for existing uses (if Any) Construction timing of the parking garage(s) Availability of any surface lot parking provided
--------------------------	--

37. Service doors/Loading Zones

josh.king@franklintn.gov	I see one potential service area for the full service hotel. How will deliveries be handled for the other two? Show loading zones or a cross section showing adequate garage height if these are to be located internal to the garages.
--------------------------	---

sbernack@ragansmith.com	Agree, supplemental exhibits have been included with the initial submittal to show conceptual loading/unloading and circulation. These are being provided to show design intent at a conceptual level. The design/development team will verify that loading/unloading is being provided consistent with the enclosed concepts at the site plan phase.
-------------------------	---

josh.king@franklintn.gov	This can be continued through the site plan stage. Comment to remain as a condition of approval
--------------------------	---

sbernack@ragansmith.com	Understood.
-------------------------	-------------

josh.king@franklintn.gov	Applicant shall, at individual site plans, illustrate loading zones and appropriate service areas to support the overall development of each 'block.' These shall include autoturn templates, appropriate screening, and other illustrative details as required.
--------------------------	--

sbernack@ragansmith.com	Agree.
-------------------------	--------

josh.king@franklintn.gov	Applicant shall, at site plan illustrate how all of the service areas work with appropriate autoturn templates and are an appropriate size based on the intended users
--------------------------	--

Stormwater

General Issues

121. ARAP Permit Required

jeff.willoughby@franklintn.gov	Advisory comment: An Aquatic Resource Alteration Permit (ARAP) is required to alter the pond/wetland/stream onsite. A notice of coverage (NOC) will be required before site permits are issued at the site plan stage.
--------------------------------	--

sbernack@ragansmith.com	Understood.
-------------------------	-------------

Water/Sewer

General Issues

10. Sanitary sewer

ben.mcneil@franklintn.gov	The sanitary sewer availability that has been submitted has some miscalculations shown on the office numbers. The GPD was not figured with the correct SFU and it appears that the SFU equivalents are more than what was originally shown. The current South Prong Interceptor line is at or near capacity and the numbers shown with this development will trigger additional upgrades to this infrastructure. The applicant shall be aware that at this stage, the upgrades have not been identified and are expected to be significant. Franklin Water, Engineering and Admin staff are investigating requirements and options to keep the development plan moving forward. Prior to any approvals of the development plan, all development agreements and offsite infrastructure requirements must be identified and agreed upon. The development agreements shall be approved by BOMA and recorded prior to final approvals. Once the improvements have been identified, Franklin Water will schedule a meeting with applicant to review the findings. For Questions, please contact Ben McNeil or Scott Andrews at (615)794-4554.
lhorn@ragansmith.com	Per sanitary sewer treatment and conveyance availability received on January 11, 2019, this site has been approved for 1440 SFUE. Based on receipt of availability, we feel this comment no longer applies.
ben.mcneil@franklintn.gov	The sanitary sewer availability issued January 11, 2019 states, "The development is responsible for any extensions required for connection to the city's systems as well as any condition of approvals related to the submitted and approved Sanitary sewer drainage basin plans. In addition, the city of Franklin has determined that improvements to South Prong interceptor will be required in order to accommodate proposed sanitary sewer flows from this project and other projects leading to the aforementioned interceptor. As such, the developer and/or owner will be responsible for their respective and yet to be determined proportionate share of the cost of said infrastructure improvements as approved by the City of Franklin Board of Mayor and Alderman." The developer is responsible for all costs associated with the studying, design, and construction to improve and extend the sanitary sewer conveyance system for the proposed project and shall dedicate all easements associated with the upgrades. The developer must provide a phasing plan for approval concurrent with the development plan. It shall include anticipated construction dates, sequencing and anticipated dates for occupancy. To date, the requirements for the sanitary sewer upgrades have not been identified. The applicant shall be aware of the unknown factors that relate to the sanitary sewer and be prepared to discuss at a later date. This development plan cannot be approved until the upgrades required have been identified. A development agreement relating to the developer's and/or owner's financial contribution to the infrastructure upgrade must accompany the development plan for approval. For questions, please contact Scott Andrews or Ben McNeil with Franklin water management. 615-794-4554.

sbernick@ragansmith.com	Understood. A proposed phasing plan is provided within the PUD plans. It is expected that Phase 1 will begin construction in 2020 with occupancy in 2021. The development team will work closely with the City of Franklin Sewer Department to determine what upgrades will be needed and what financial contribution will be provided.
ben.mcneil@franklintn.gov	The sanitary sewer availability issued January 11, 2019 states, "The development is responsible for any extensions required for connection to the city's systems as well as any condition of approvals related to the submitted and approved Sanitary sewer drainage basin plans. In addition, the city of Franklin has determined that improvements to South Prong interceptor will be required in order to accommodate proposed sanitary sewer flows from this project and other projects leading to the aforementioned interceptor. As such, the developer and/or owner will be responsible for their respective and yet to be determined proportionate share of the cost of said infrastructure improvements as approved by the City of Franklin Board of Mayor and Alderman." The developer is responsible for all costs associated with the studying, design, and construction to improve and extend the sanitary sewer conveyance system for the proposed project and shall dedicate all easements associated with the upgrades. The developer must provide a phasing plan for approval concurrent with the development plan. It shall include anticipated construction dates, sequencing and anticipated dates for occupancy. • The applicant has added a proposed phasing plan for the sanitary sewer service. The applicant shall provide an estimated GPD/SFU required for each phase to better understand the overall build out and schedule. To date, the requirements for the sanitary sewer upgrades have not been identified. The applicant shall be aware of the unknown factors that relate to the sanitary sewer and be prepared to discuss at a later date. This development plan cannot be approved until the upgrades required have been identified. A development agreement relating to the developer's and/or owner's financial contribution to the infrastructure upgrade must accompany the development plan for approval. For questions, please contact Scott Andrews or Ben McNeil with Franklin water management. 615-794-4554.
sbernick@ragansmith.com	As discussed with staff, it is understood that this comment is the city's responsibility to finalize agreements needed. It is also understood from all discussions with staff that this comment will not stop this approval process for the development plan. Similar to other developments that have been approved in this sewer basin. If this comment is being misunderstood by the development team, we request staff contact Ralph Knauss at 615-472-8916 (southstar representative) to explain the details.

ben.mcneil@franklintn.gov The sanitary sewer availability issued January 11, 2019 states, "The development is responsible for any extensions required for connection to the city's systems as well as any condition of approvals related to the submitted and approved Sanitary sewer drainage basin plans. In addition, the city of Franklin has determined that improvements to South Prong interceptor will be required in order to accommodate proposed sanitary sewer flows from this project and other projects leading to the aforementioned interceptor. As such, the developer and/or owner will be responsible for their respective and yet to be determined proportionate share of the cost of said infrastructure improvements as approved by the City of Franklin Board of Mayor and Alderman."

The developer is responsible for all costs associated with the studying, design, and construction to improve and extend the sanitary sewer conveyance system for the proposed project and shall dedicate all easements associated with the upgrades.

The developer must provide a phasing plan for approval concurrent with the development plan. It shall include anticipated construction dates, sequencing and anticipated dates for occupancy.

- **The applicant has added a proposed phasing plan for the sanitary sewer service. The applicant shall provide an estimated GPD/SFU required for each phase to better understand the overall build out and schedule.**

To date, the requirements for the sanitary sewer upgrades have not been fully identified but WMD is actively working on finalizing the recommendations. The applicant shall be aware of the unknown factors that relate to the sanitary sewer and be prepared to discuss at a later date. The development plan can be approved under these conditions, but the site plan cannot be submitted until WMD has received and approved a detailed phasing plan for the project. The phasing plan shall include expected construction start dates for each phase, expected sanitary sewer flows for each phase, and anticipated date of application for certificate of occupancy for each phase.

To date no other developments have been approved in this basin. All developments are in progress and have same condition awaiting finalization. Vernon Gerth is aware of the conditions and is currently working through the issue with Franklin Water Management.

[Edited By Scott Andrews]

SOUTHSTAR

CHARTWELL
HOSPITALITY

The map displays the proposed site location in Franklin, Tennessee. The site is situated on Liberty Pike, just east of its intersection with E McEwen Dr. The area is marked with a hatched pattern and labeled 'SITE'. A dashed line delineates the boundary between Franklin City Limits to the west and Williamson County Limits to the east. Key landmarks and infrastructure shown include Liberty Park to the south, the Venue at Cool Springs to the northeast, and major roads such as E McEwen Dr and Liberty Pike. Other nearby locations like Kohl's Franklin and Toyota of Cool Springs are also indicated.

C0.0



ON SITE SPECIMEN TREES				
24" HACKBERRY	24" HACKBERRY	24" COTTONWOOD	30" OSAGE ORANGE	28" OAK
24" HACKBERRY	24" HACKBERRY	24" CEDAR	36" OSAGE ORANGE	30" OAK
24" HACKBERRY	30" HACKBERRY	24" OSAGE ORANGE	38" OSAGE ORANGE	36" OAK
24" HACKBERRY	30" HACKBERRY	26" OSAGE ORANGE	24" OAK	
24" HACKBERRY	32" HACKBERRY	26" OSAGE ORANGE	24" OAK	
24" HACKBERRY	36" PERSIMMON	30" OSAGE ORANGE	24" OAK	
SPECIMEN TREE CALIPER REMOVED:				672
***TOTAL EXEMPT (ACCESS ESMIT) CALIPERS TO BE REMOVED				-382
ADJUSTED SPECIMEN TREE CALIPERS REMOVED:				290
SPECIMEN TREE DBH REPLACEMENT:				580

KEY

X SPECIMEN TREES TO BE REMOVED

	SPECIMEN TREES TO REMAIN
	SPECIMEN TREES IN PROPOSED PUBLIC R.O. W.
	SPECIMEN TREES TO BE REMOVED

SURVEY INFORMATION:
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, R.L.S. DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

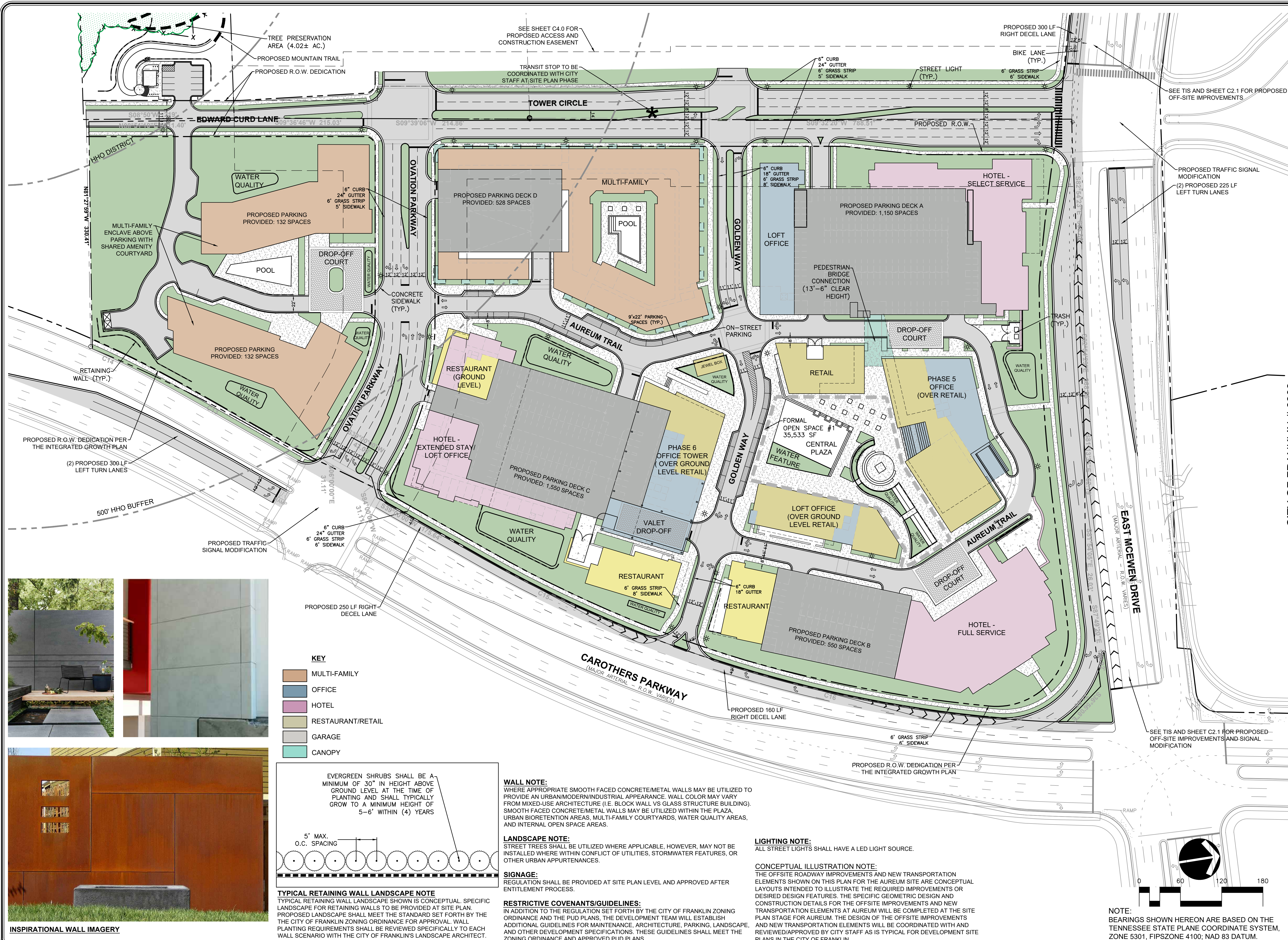
PLAT REFERENCE:
NONE

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7387, PAGE 667, REGISTERS' OFFICE WILLIAMSON COUNTY, TENNESSEE.

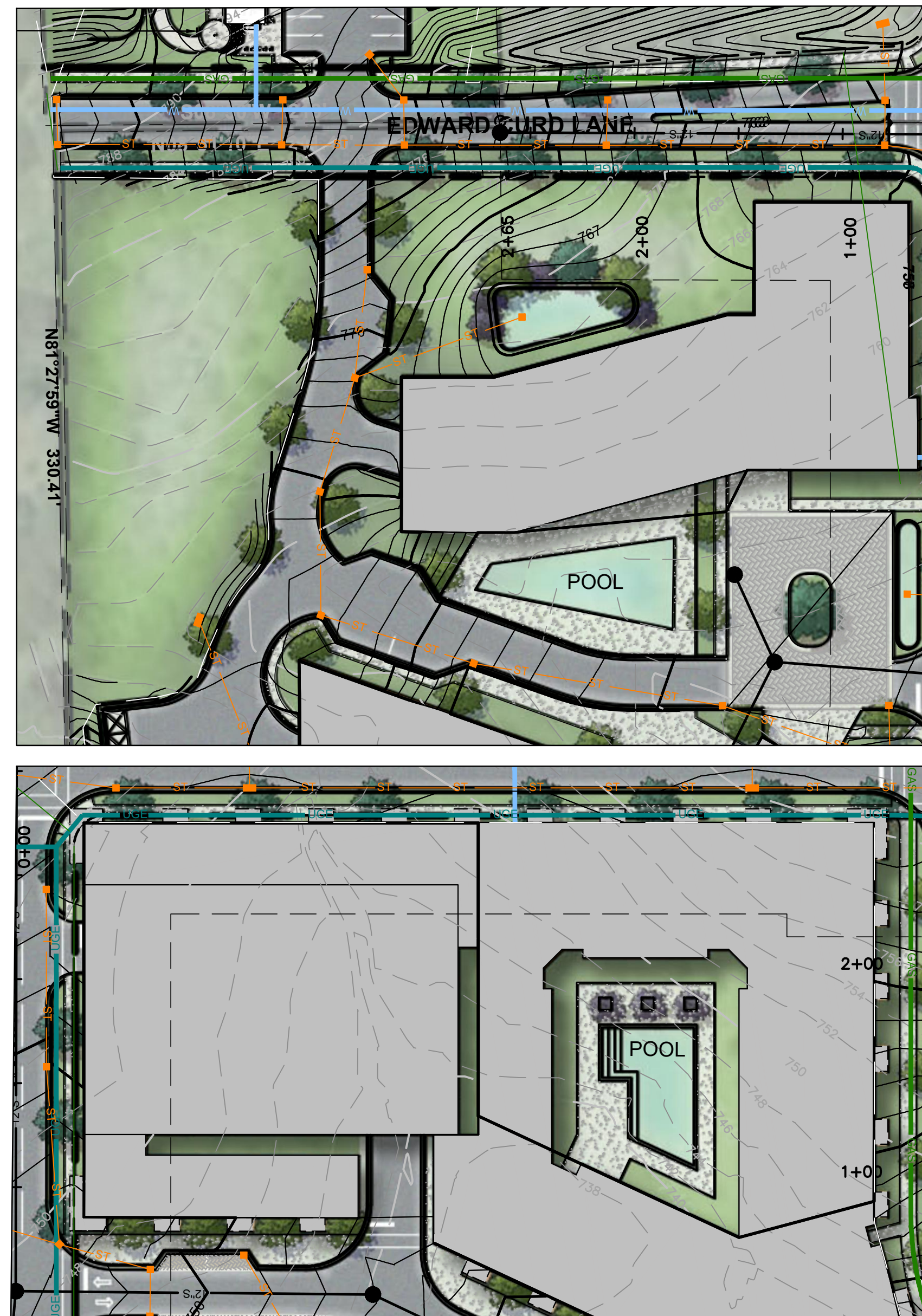
MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP No. 4718700212F, WITH AN EFFECTIVE DATE OF 29/09/2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL No. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROPERTY IS LOCATED. S400 MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOODPLAIN."

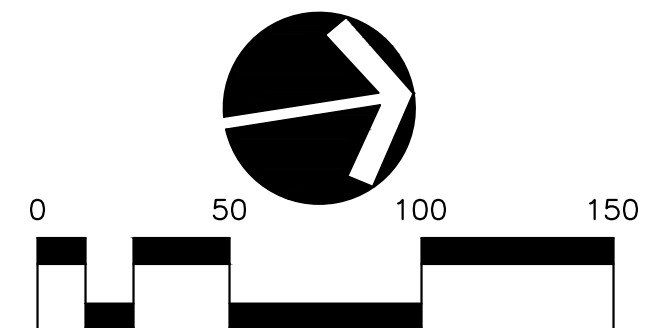
STATEMENT OF IMPACTS:
DRAINAGE FACILITIES - CURRENTLY, ALL SITE STORMWATER FLOW TO A CULVERT UNDER MCWEEN DRIVE NEAR THE NORTHWEST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.



K:\18106-1221\1-CIVIL ENGINEERING\5-PUD SHEETS\1221_PUD_LAYOUT.DWG
 PLOTTED BY KATE CHOI ON: 4/4/2019 3:15 PM LAST UPDATED BY KCHOI ON: 4/4/2019 2:40 PM



Aureum Parkland Dedication Calculations					
Parkland Impact Fee Calculations					
	Description	Qty.	Units	cost/unit	Required Impact Fee
	Multi-Family Units	480	Units	\$ 4,304.00	\$ 2,065,920.00
Parkland Land Dedication Calculations					
	Description	Qty.	Units	Remarks	
	Acreage Required	5	ac	As Approved by BOMA Plus Closing/Legal Fees	
	Acreage Provided	5.15	ac		
	Acreage Provided Value (Purchase Cost)	\$ 1,300,000.00			
Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets					
	Description	Qty.	Units	cost/unit	Total
	Parkland Construction Drawing Design Cost (Civil, Architectural, Landscape & Trail Design)	1	ls	\$ 125,000.00	\$ 125,000.00
	Land Acquisition -Legal, Survey, Title, Closing	1	ls	\$ 40,000.00	\$ 50,000.00
	Private Recreational Facilities:				
	Apartments - Pool/Deck/Furnishings (25%)	1	ls	\$ 125,000.00	\$ 125,000.00
	Condominiums - Pool/Deck/Furnishings (25%)	1	ls	\$ 125,000.00	\$ 125,000.00
	Primitive Bike/Hiking Trail (on-site)	2,600	lf	\$ 15.00	\$ 39,000.00
	Primitive Bike/Hiking Trail (off-site)	100	ac	\$ 20.00	\$ 2,000.00
	Trail Grading, Clearing, Grubbing	27,000	sf	\$ 1.80	\$ 48,600.00
	Park Appurtenances:				
	Benches	4	ea	\$ 4,500.00	\$ 18,000.00
	Trash Receptacles	2	ea	\$ 3,000.00	\$ 6,000.00
	Outdoor Drinking Fountain	1	ea	\$ 4,500.00	\$ 4,500.00
	Bike Racks	2	ea	\$ 2,500.00	\$ 5,000.00
	Trail Head Map Kiosk	2	ea	\$ 12,000.00	\$ 24,000.00
	Park Roadway Signage	1	ls	\$ 35,000.00	\$ 35,000.00
	Trail Head Plaza	2,000	sf	\$ 15.00	\$ 30,000.00
	Parking Lot:				
	Asphalt	931	SY	\$ 65.00	\$ 60,515.00
	Concrete Sidewalk	2,300	sf	\$ 8.00	\$ 18,400.00
	Curb/Gutter	500	lf	\$ 16.00	\$ 8,000.00
	Light Poles	6	ea	\$ 5,000.00	\$ 30,000.00
	Parking/Amenity Grading, Clearing, Grubbing	1	ea	\$ 150,000.00	\$ 150,000.00
	Storm Pipe	250	lf	\$ 105.00	\$ 26,250.00
	Storm Inlets	2	ea	\$ 4,800.00	\$ 9,600.00
	Utility Connections (Water/Sewer)	1	ls	\$ 35,000.00	\$ 35,000.00
	Retaining Wall	8,000	sf	\$ 42.00	\$ 336,000.00
	Park Structure/Restrooms	1	ea	\$ 120,000.00	\$ 120,000.00
	Landscaping:				
	3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	\$ 550.00	\$ 6,600.00
	2" Cal. Understory Trees (Accent Plantings)	10	ea	\$ 400.00	\$ 4,000.00
	36" Ht. Shrubs (Parking Lot Screening)	50	ea	\$ 180.00	\$ 9,000.00
	Seed	25,000	sf	\$ 0.25	\$ 6,250.00
	Construction Supervision and Management	1	ls	\$ 108,000.00	\$ 108,000.00
	Construction Inspection Costs - Consultants	1	ls	\$ 25,000.00	\$ 25,000.00
	Construction Finacing Costs (Includes Land)	1	ls	\$ 210,000.00	\$ 210,000.00
	Park Trailhead and Trail Maintenance	5	Years	\$ 24,000.00	\$ 120,000.00
Parkland Dedication Offset Calculations					
	Description	Qty.	Units	cost/unit	Total
	Parkland Land Dedication Value	5.15	Ac.	62,121.00	\$ 319,923.00
	Parkland Construction Cost				\$ 1,919,715.00
	Total Proposed Parkland Dedication				\$ 2,239,638.00
	Required Parkland Dedication				\$ 2,065,920.00
	Parkland Dedication Balance				\$ (173,718.00)



CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga 423-490-9400
Nashville 615-244-8391
Murfreesboro 615-546-0050

ragansmith.com



JOB NO.	18-106	WK. ORDER	1221	-	-	-
DESIGNED:	WLH	-	-	-	-	-
DRAWN:	ZDS	-	-	-	-	-
SCALE:	1"=50'	-	-	-	-	-
DATE:	FEBRUARY 11, 2019	REV.	1	2019.04.04	PER CITY COMMENT	
				DATE:	DESCRIPTION:	

ENLARGED
PARKLAND PLAN

C2.2



CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

Aureum - Road Impact Fee Offset Agreement - Cost Summary				
Date: April 3, 2019	By: Ralph A. Knauss			
Description of Work	McEwen IGP Improvements I-65 Off Ramp to Tower Circle	McEwen IGP Improvements Tower Circle to Carothers Pkwy	Carothers Pkwy IGP Improvements McEwen Drive to Aureum South Property Line	
General Conditions	\$181,900	\$259,900	\$296,800	
Erosion Control	96,600	138,000	214,700	
Clearing and Grubbing/Grading	385,600	550,850	818,750	
Stormwater Improvements	255,990	365,700	378,000	
Retaining Walls	275,000	0	128,000	
Underdrains	37,000	52,900	130,200	
Curb/Paving/Striping	743,760	1,144,250	1,365,000	
Sidewalks	75,000	62,100	140,000	
Grassing (Includes Topsoiling)	60,000	46,000	128,000	
Landscaping	55,000	51,750	99,400	
Street Lighting	100,000	85,000	185,500	
Signal Improvements	57,750	51,750	130,000	
Subtotal	\$2,323,600	\$2,808,200	\$4,014,350	
Engineering Design	150,000	180,000	255,000	
Total Estimated Cost	\$2,473,600	\$2,988,200	\$4,269,350	
Add 15% Contingency	\$371,040	\$448,230	\$640,040	
Grand Total	\$2,844,640	\$3,436,430	\$4,909,390	
Offset Requested	100% Offset	100% Offset	100% Offset	
Offset Total	\$2,844,640	\$3,436,430	\$4,909,390	
Add 10% for Project Financing and Cost Inflation	\$284,464	\$343,643	\$490,939	
Grand Total with Financing and Cost Inflation Add	\$3,129,104	\$3,780,073	\$5,400,329	
Total Road Impact Fee Offsets Required	\$12,309,506			
Total Road Impact Fee Offsets - Full Build-Out	\$12,834,336			
Excess Impact Fee Contingency - Full Build-Out	\$524,830			

Aureum - Summary of Road Impact Fees Collected by Phase of Development				
Date: April 3, 2019	By: Ralph A. Knauss			
Development Phase	Development Use Types and Quantities	Road Impact Fees - Arterial	Road Impact Fees - Collector	Total Road Impact Fees by Phase
Development Phase 1	Limited Service Hotel - 300 Rooms Loft Office - 75,000 SF Restaurants (2) - 12,000 SF	\$1,018,637	\$694,731	\$1,713,368
Development Phase 2	Multi-Family Apartments - 320 Units	\$995,890	\$678,754	\$1,674,644
Development Phase 3	Extended Stay Hotel - 200 Rooms Loft Office - 75,000 SF Tower Office - 280,000 SF Restaurants - 6,000 SF Retail - 35,000 SF	\$2,471,618	\$1,687,734	\$4,159,352
Development Phase 4	Condominium Towers - 160 Units	\$487,870	\$339,326	\$827,196
Development Phase 5	Loft Office - 200,000 SF Tower Office - 280,000 SF Restaurants - 12,000 SF Retail - 35,000 SF	\$1,874,591	\$1,280,057	\$3,154,648
Development Phase 6	Full Service Hotel - 300 Rooms	\$770,152	\$525,036	\$1,295,188
Total Road Impact Fees Collected at Full Development		\$7,628,758	\$5,205,638	\$12,834,396

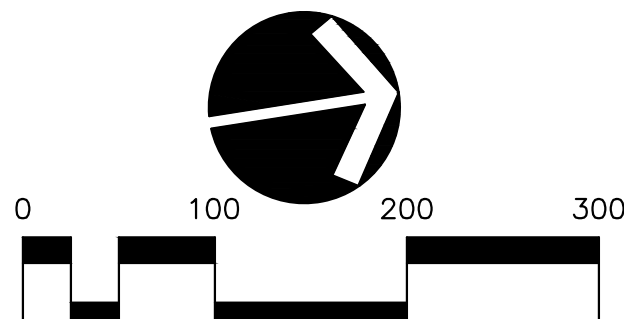
Aureum - Use of Conceptual Development Milestone Dates for the purpose of Establishing Road Impact Fee Offset Project Completion Dates			
Date: April 3, 2019	By: Ralph A. Knauss		
Development Phase Milestone	Completion Date	Road Impact Fee Offset Project Milestone	Completion Date
Complete Design/Secure Building Permits - Development Phase 1	June 1 - 2020	Begin McEwen IGP Road Improvement Design	June 1 - 2020
Complete Construction - Development Phase 1	October 1 - 2022	Complete McEwen IGP Road Improvement Design	January 1 - 2021
Complete Design/Secure Building Permits - Development Phase 2	January 1 - 2021	Begin Carothers IGP Road Improvement Design	January 1 - 2021
Complete Construction - Development Phase 2	July 1 - 2023	Complete Carothers IGP Road Improvement Design	August 1 - 2022
Complete Design/Secure Building Permits - Development Phase 3	January 1 - 2023	Begin McEwen Road Improvements - I-65 to Tower Circle	January 1 - 2021
Complete Construction - Development Phase 3	May 1 - 2026	Complete McEwen Improvements - I-65 to Tower Circle	October 1 - 2022
Complete Design/Secure Building Permits - Development Phase 4	January 1 - 2025	Begin McEwen Road Improvements - Tower to Carothers	January 1 - 2023
Complete Construction - Development Phase 4	May 1 - 2027	Complete McEwen Improvements - Tower to Carothers	October 1 - 2024
Complete Design/Secure Building Permits - Development Phase 5	January 1 - 2026	Begin Carothers Parkway Road Improvements	January 1 - 2026
Complete Construction - Development Phase 5	September 1 - 2029	Complete Carothers Parkway Road Improvements	July 1 - 2028
Complete Design/Secure Building Permits - Development Phase 6	January 1 - 2028		
Complete Construction - Development Phase 6	July 1 - 2030		

Required Milestones to be met for Road Impact Fee Offset Project Completions

- 1) Must complete all McEwen Drive Road Improvements - I-65 to Tower Circle prior to Issuance of Final Certificate of Occupancy for Phase 2 Building Completion. As currently scheduled this completion would occur on or before July 1, 2023.
- 2) Must complete all McEwen Drive Road Improvements - Tower Circle to Carothers Pkwy prior to Issuance of Final Certificate of Occupancy for Tower Office Building in Phase 3. As currently scheduled this completion would occur on or before May 1, 2026.
- 3) Must complete all Carothers Parkway Road Improvements prior to Issuance of Final Certificate of Occupancy for Tower Office Building in Phase 5. As currently scheduled this completion would occur on or before September 1, 2029.

Note: Developer shall have the flexibility to freely substitute the Phase 3 Office Tower for the Phase 5 Office Tower provided the Road Improvements described in Item 2 above are fully completed prior to the first Office Tower Completion Date and provided that the Road Improvements described in Item 3 above are fully completed prior to the second Office Tower Completion Date.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga
615-244-8991
Nashville
615-244-8991
Murfreesboro
615-546-6666
ragansmith.com



CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
18-106	1221	WLH	ZDS	1"=60'	FEBRUARY 11, 2019	1		2019.04.04 PER CITY COMMENT

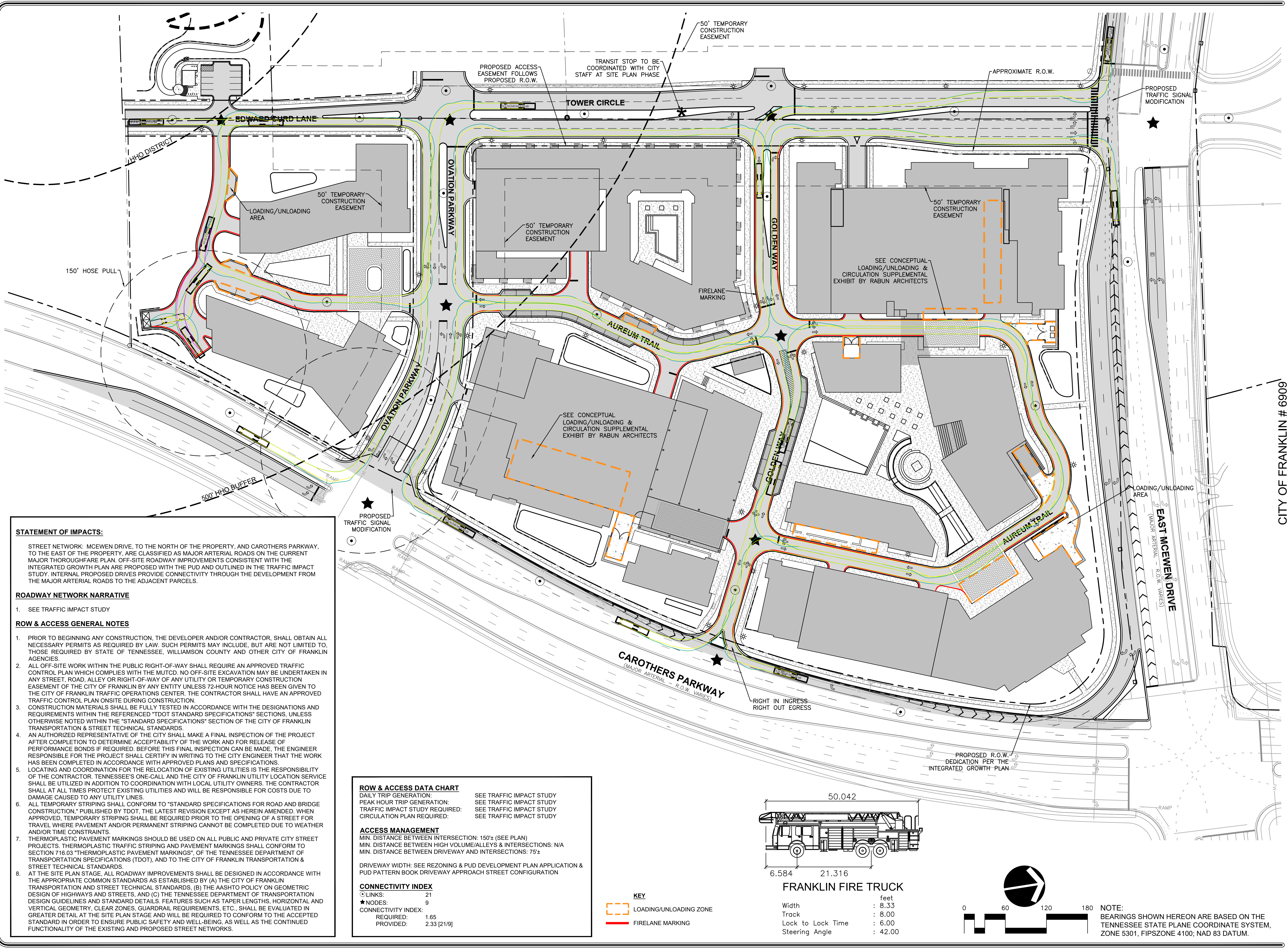
FUTURE IGP PLAN

C2.3



C3.0

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100; NAD 83 DATUM.



STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

ROADWAY NETWORK NARRATIVE

- 1. SEE TRAFFIC IMPACT STUDY

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 ONSITE DURING CONSTRUCTION.
- 3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- 4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
- 5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
- 6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
- 7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS," OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- 8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

ROW & ACCESS DATA CHART

DAILY TRIP GENERATION: SEE TRAFFIC IMPACT STUDY
PEAK HOUR TRIP GENERATION: SEE TRAFFIC IMPACT STUDY
TRAFFIC IMPACT STUDY REQUIRED: SEE TRAFFIC IMPACT STUDY
CIRCULATION PLAN REQUIRED: SEE TRAFFIC IMPACT STUDY

ACCESS MANAGEMENT

MIN. DISTANCE BETWEEN INTERSECTION: 150'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

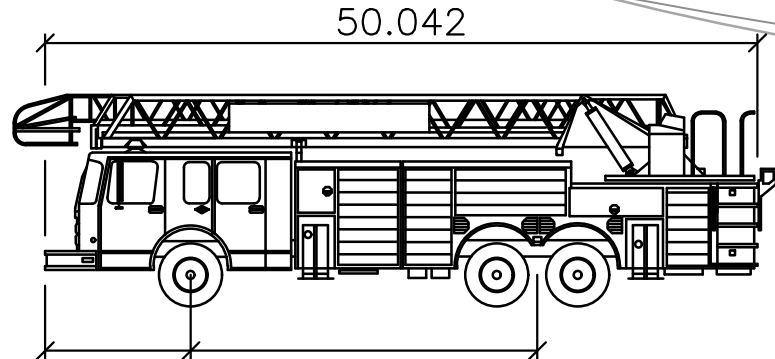
DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

CONNECTIVITY INDEX

LINKS: 21
NODES: 9
CONNECTIVITY INDEX:
REQUIRED: 1.65
PROVIDED: 2.33 [21/9]

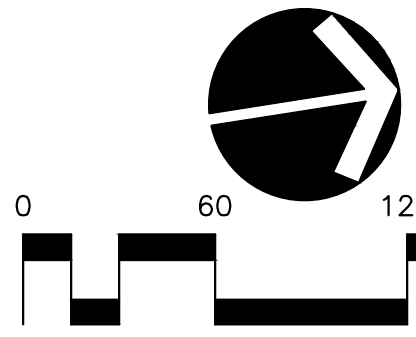
KEY

- LOADING/UNLOADING ZONE
- FIRELANE MARKING



FRANKLIN FIRE TRUCK

Width	feet
Track	8.33
Lock to Lock Time	8.00
Steering Angle	6.00
	42.00



NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-6060
ragansmith.com



CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

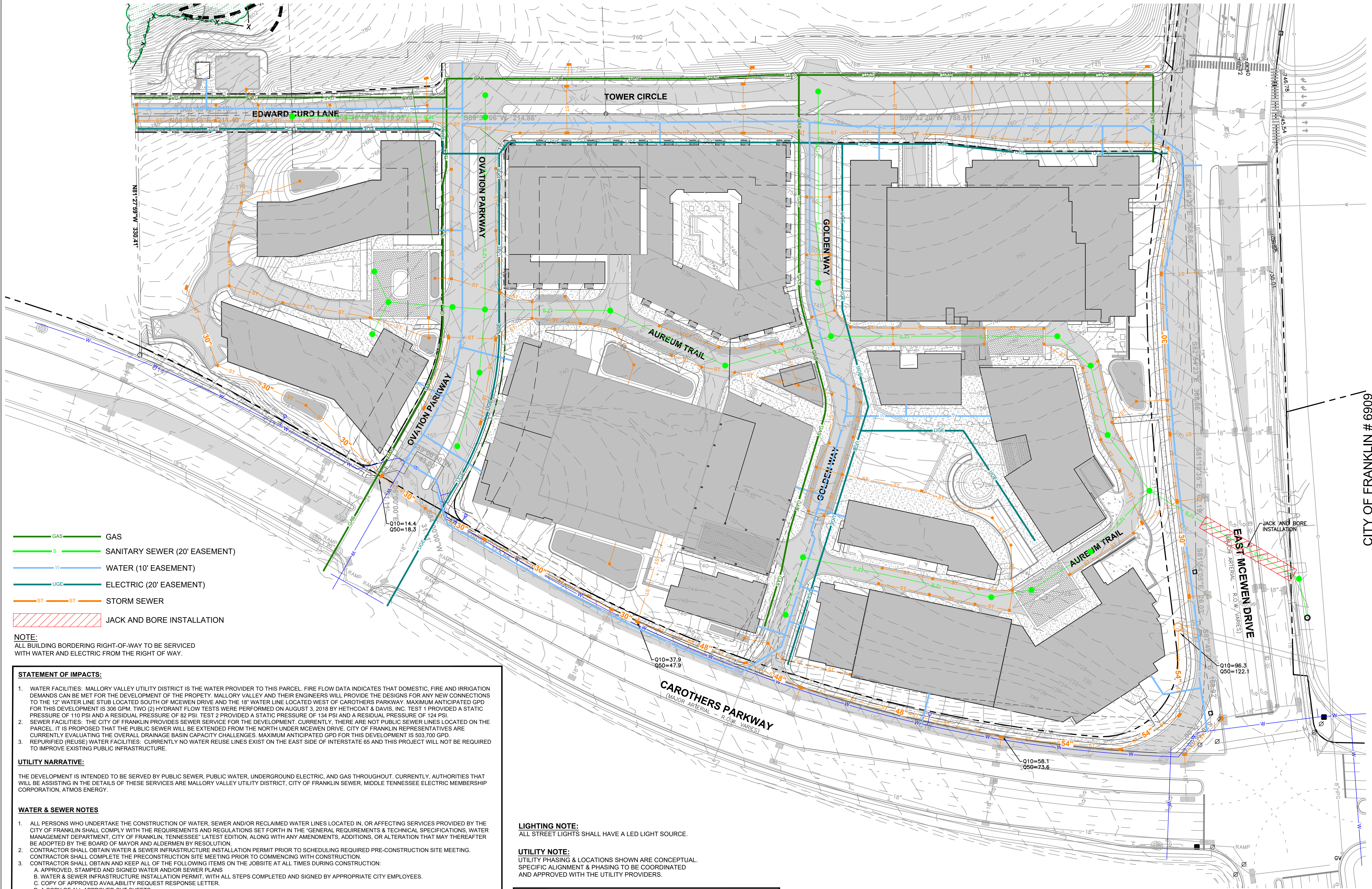
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
18-106	1221	WLH	ZDS	1"=60'	1	2019.04.04	2019.04.04	PER CITY COMMENT

OVERALL R.O.W. & ACCESS PLAN

C4.0

01/10/2019 10:11:11 AM, C:\WORKSPACE\18-106\SS-CH FRANKLIN\18-106-SS-CH FRANKLIN.dwg, PLOT BY LEE DOWSON, 11/10/2019 10:11:11 AM, LAST UPDATED BY DOWSON ON 11/10/2019 10:11:11 AM



- GAS — GAS
— S — SANITARY SEWER (20' EASEMENT)
— W — WATER (10' EASEMENT)
— UGE — ELECTRIC (20' EASEMENT)
— ST — STORM SEWER
[Hatched Box] JACK AND BORE INSTALLATION

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED
WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. TWO (2) HYDRANT FLOW TESTS WERE PERFORMED ON AUGUST 3, 2018 BY HETHCOAT & DAVIS, INC. TEST 1 PROVIDED A STATIC PRESSURE OF 110 PSI AND A RESIDUAL PRESSURE OF 82 PSI. TEST 2 PROVIDED A STATIC PRESSURE OF 134 PSI AND A RESIDUAL PRESSURE OF 124 PSI.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE NOT PUBLIC SEWER LINES LOCATED ON THE PARCEL. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE EXTENDED FROM THE NORTH UNDER MCEWEN DRIVE. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 503,700 GPD.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, ATMOS ENERGY.

WATER & SEWER NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUT. 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.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

LIGHTING NOTE:
ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

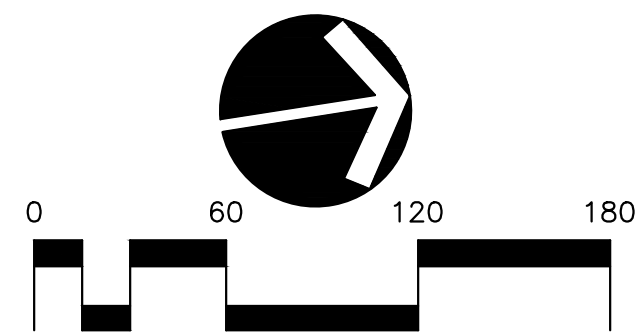
UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL.
SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED
AND APPROVED WITH THE UTILITY PROVIDERS.

WATER & SEWER DATA CHART

FACILITY TYPE: MIXED USE, SEWER
UNIT FLOW IN GPD: (SEE AVAILABILITY REQUEST)
NUMBER OF UNITS: (SEE AVAILABILITY REQUEST)
TOTAL FLOW IN GPD: 503,700 GPD (SEWER)
306 GPM (WATER)

UTILITY PROVIDERS

SEWER: FRANKLIN, TN WATER MANAGEMENT DEPARTMENT: 615-794-4554
WATER: MALLORY VALLEY UTILITY DISTRICT: 615-628-0237
GAS: ATMOS ENERGY: 615-966-3073
ELECTRIC: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

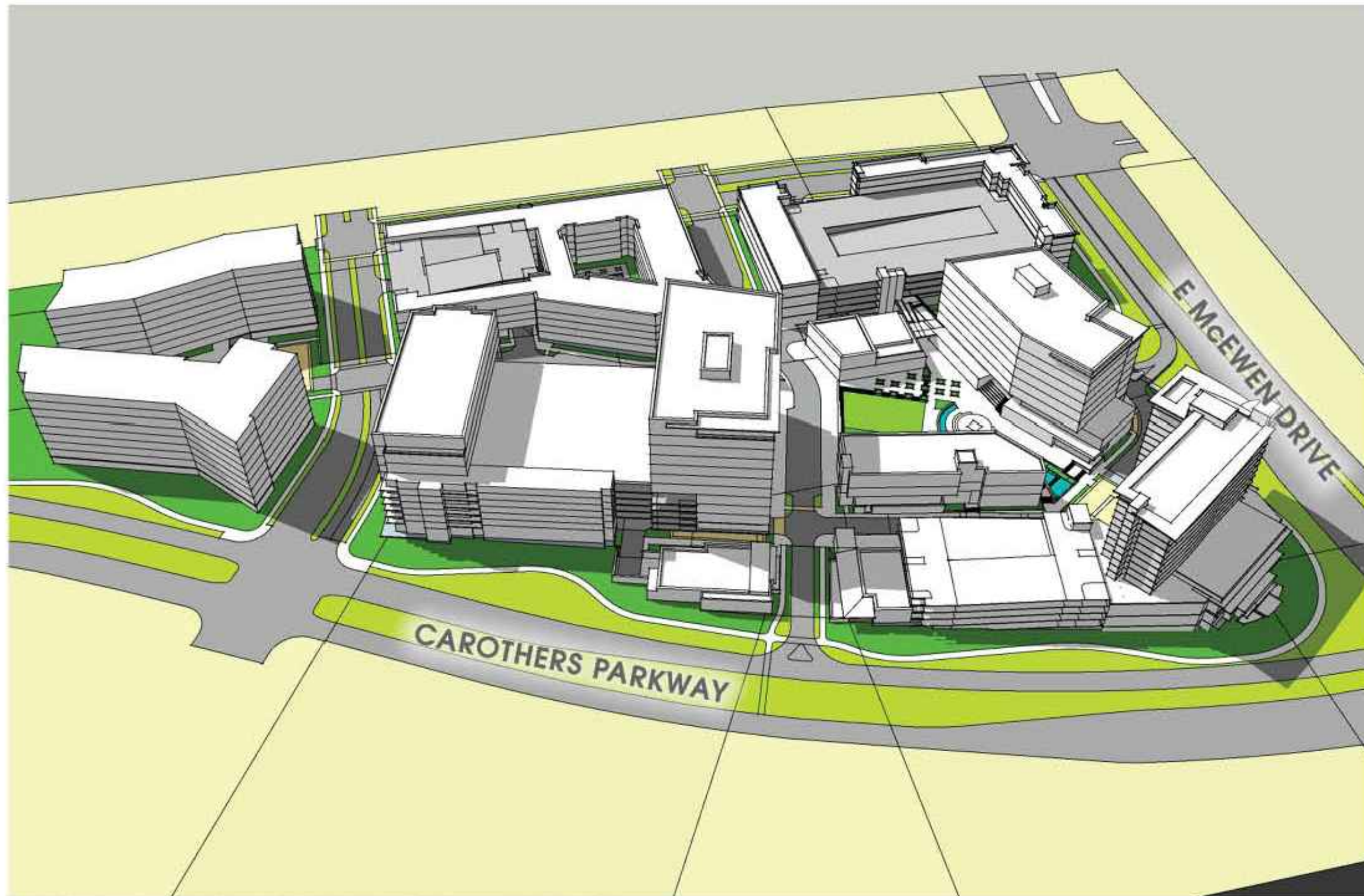
RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8991
Murfreesboro 615-546-6060
ragansmith.com



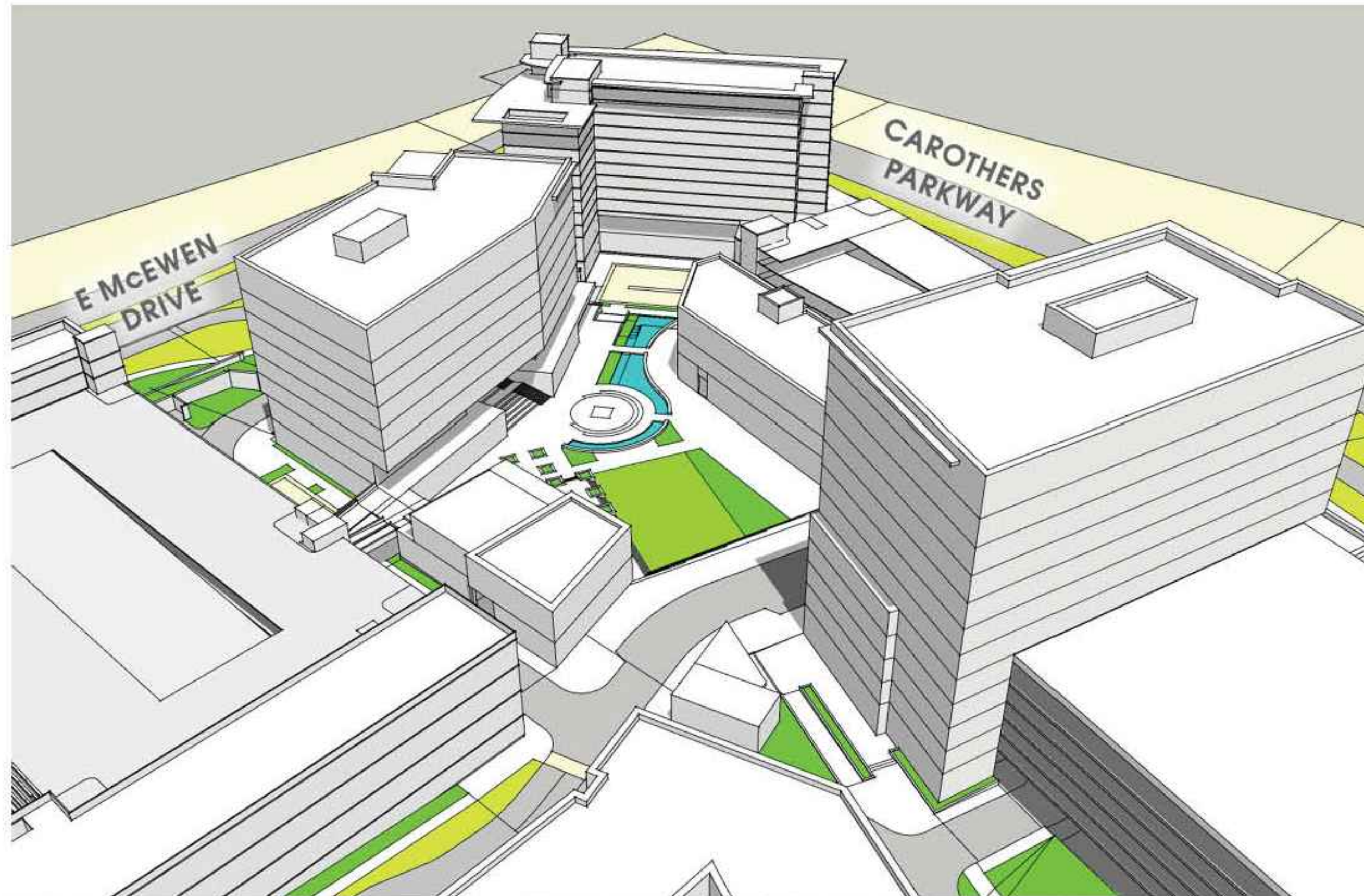
JOB NO	WK ORDER	DESIGNED	DRAWN	SCALE	DATE	REV	DATE	PER	DESCRIPTION
18-106	1221	WLH	ZDS	1"=60'	2019.04.04	1	2019.04.04	PER	CITY COMMENT
					FEBRUARY 11, 2019				

**OVERALL UTILITY
PLAN**

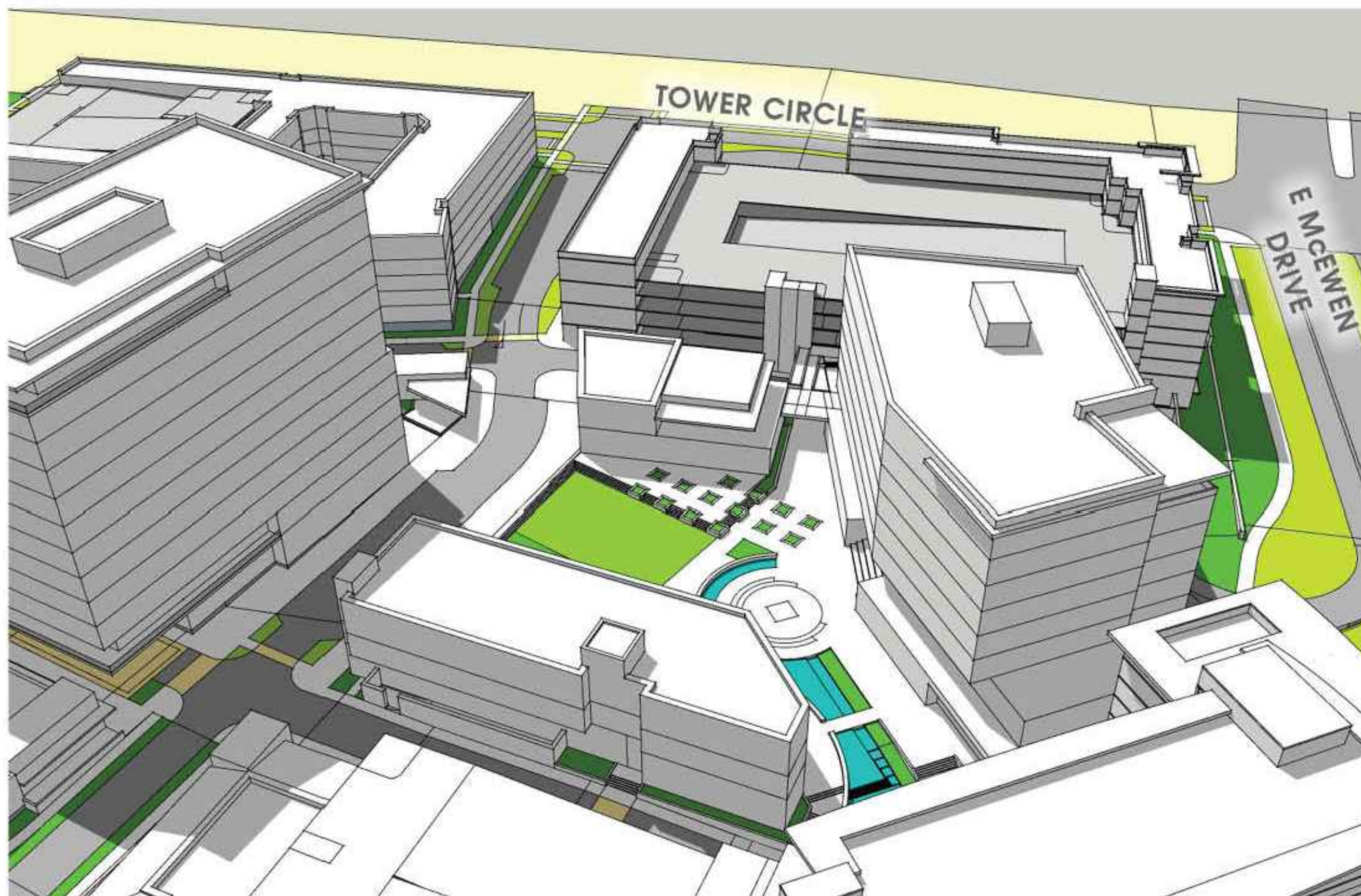
C5.0



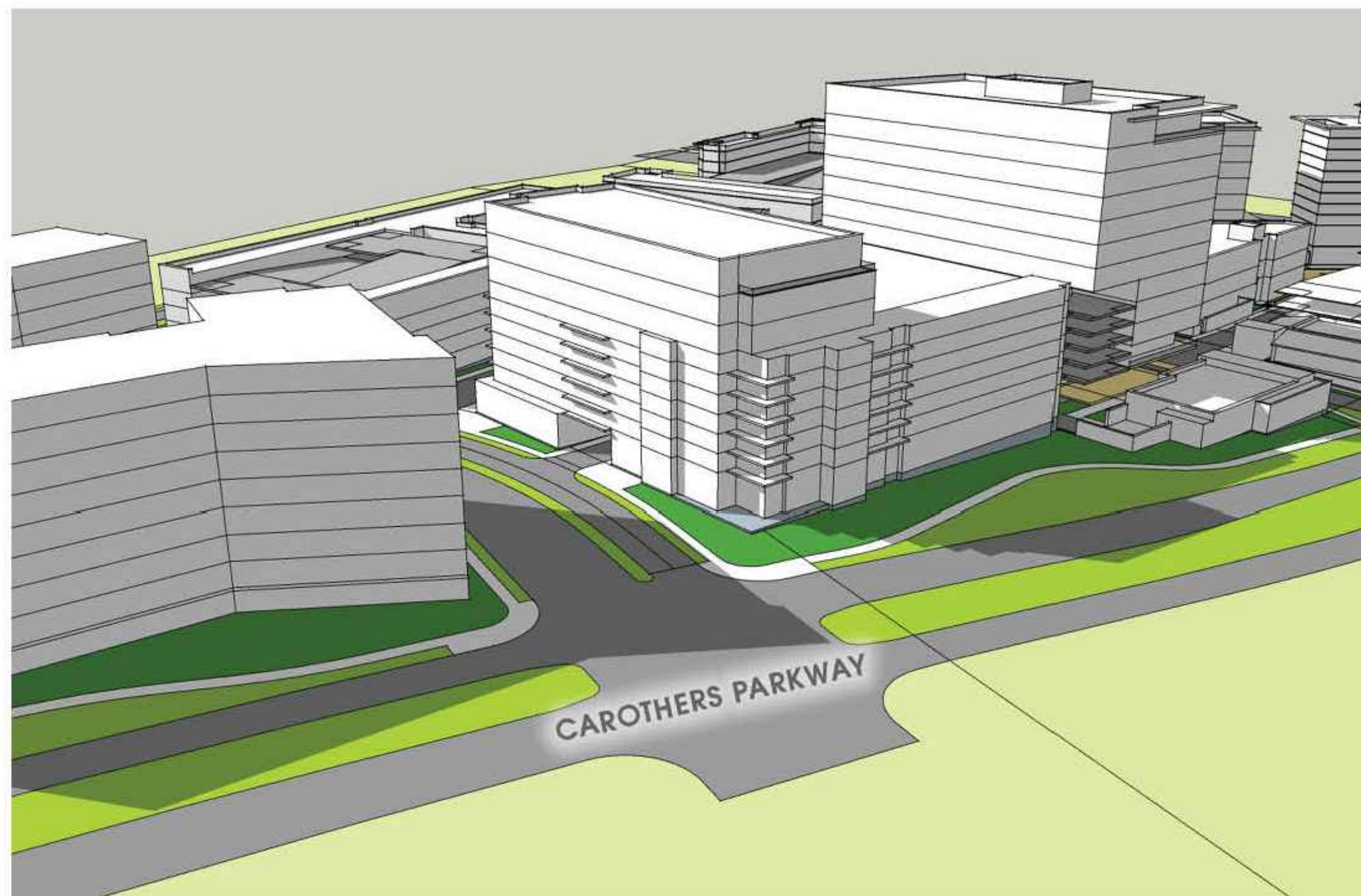
BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHEAST TOWARDS CAROTHERS PARKWAY AND E MCEWEN DRIVE INTERSECTION



BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHWEST INTO THE SITE FROM CAROTHERS PARKWAY

- NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL
STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE
ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ELEVATIONS MUST MEET
THE REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE
PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.
1. CONSTRUCTION TYPES:
Multifamily likely Type III or V; garage likely Type I or II; Buildings sprinkled NFPA
13 or 13R, Enclosed Garage NFPA 13 / Open Garage un sprinkled.
 2. SPRINKLERS
Condo and Garage likely Type I or Type II; Buildings and Garage sprinkled NFPA 13.
 3. The Hotels (A2 and R1 Uses) likely Type 1B construction.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

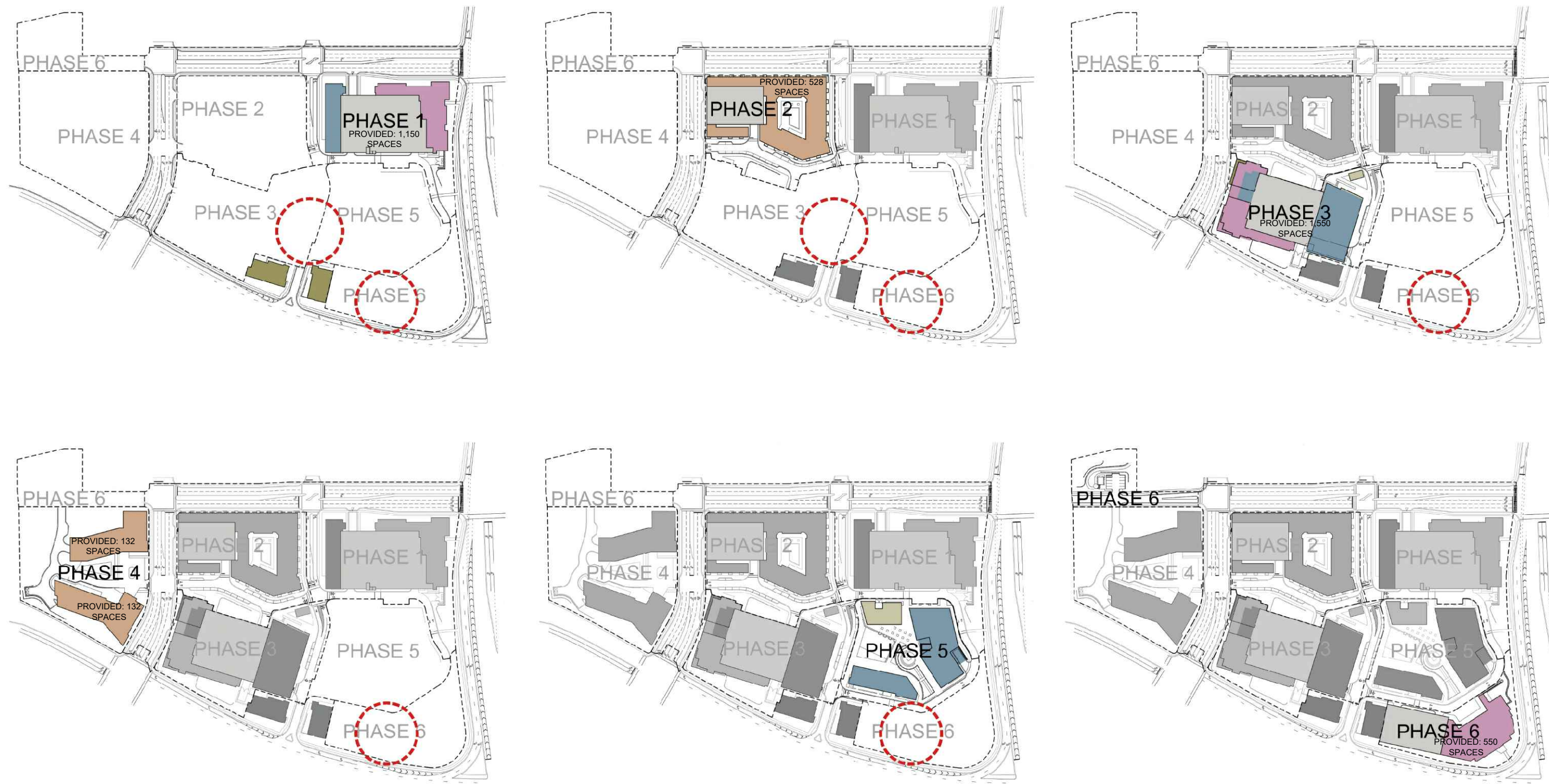
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DESCRIPTION
18-106	1221	WLH	ZDS	NOT TO SCALE	FEBRUARY 11, 2019		

MASSING

A1.0



Temporary Surface Parking - Temporary surface parking to be allowed during overall development build out. Temporary surface parking to be screened per section 5.4.5(3)(a)(b)(i) of the Zoning Ordinance.

ANTICIPATED DEVELOPMENT PHASING

ANTICIPATED DEVELOPMENT PHASING NOTE:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS. SUCH CHANGES MAY RESULT IN THE NEED TO HAVE THE APPROPRIATE BODY RE-APPROVE THE DEVELOPMENT PLAN.

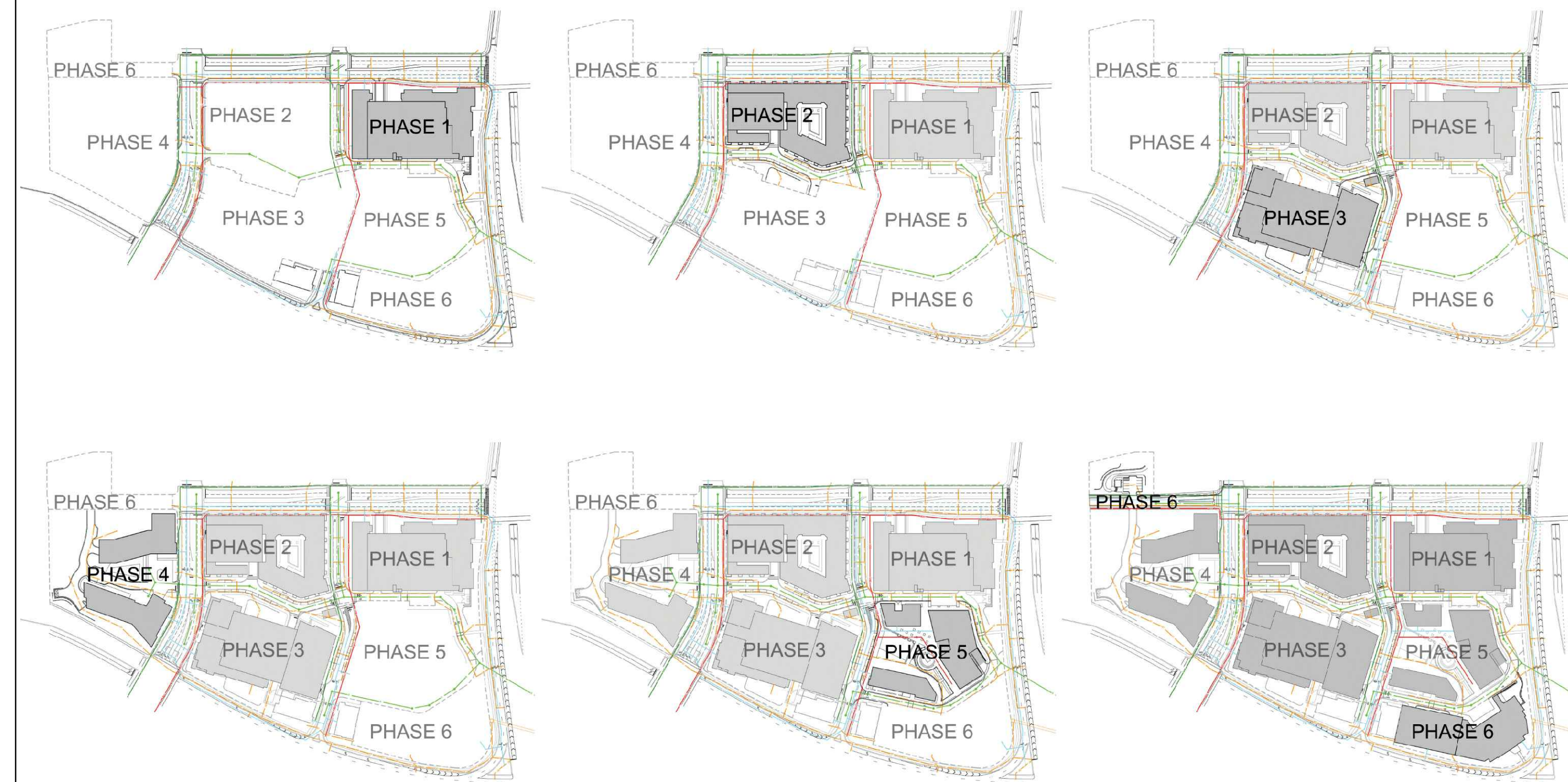


- KEY
- BIORETENTION
 - PAVERS
 - GREEN ROOF
 - TEMPORARY DETENTION
 - DETENTION/UNDERGROUND DETENTION
 - TEMPORARY BIORETENTION

STORMWATER NOTE:
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1.3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPs SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

ANTICIPATED DEVELOPMENT STORMWATER PHASING

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN
ARE CONCEPTUAL. SPECIFIC ALIGNMENT
& PHASING TO BE COORDINATED AND
APPROVED WITH THE UTILITY PROVIDERS.

ANTICIPATED DEVELOPMENT UTILITY PHASING

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville, TN 37203
Chattanooga, TN 37403
615-546-6050
615-546-6050
ragsmith.com



CITY OF FRANKLIN # 6909

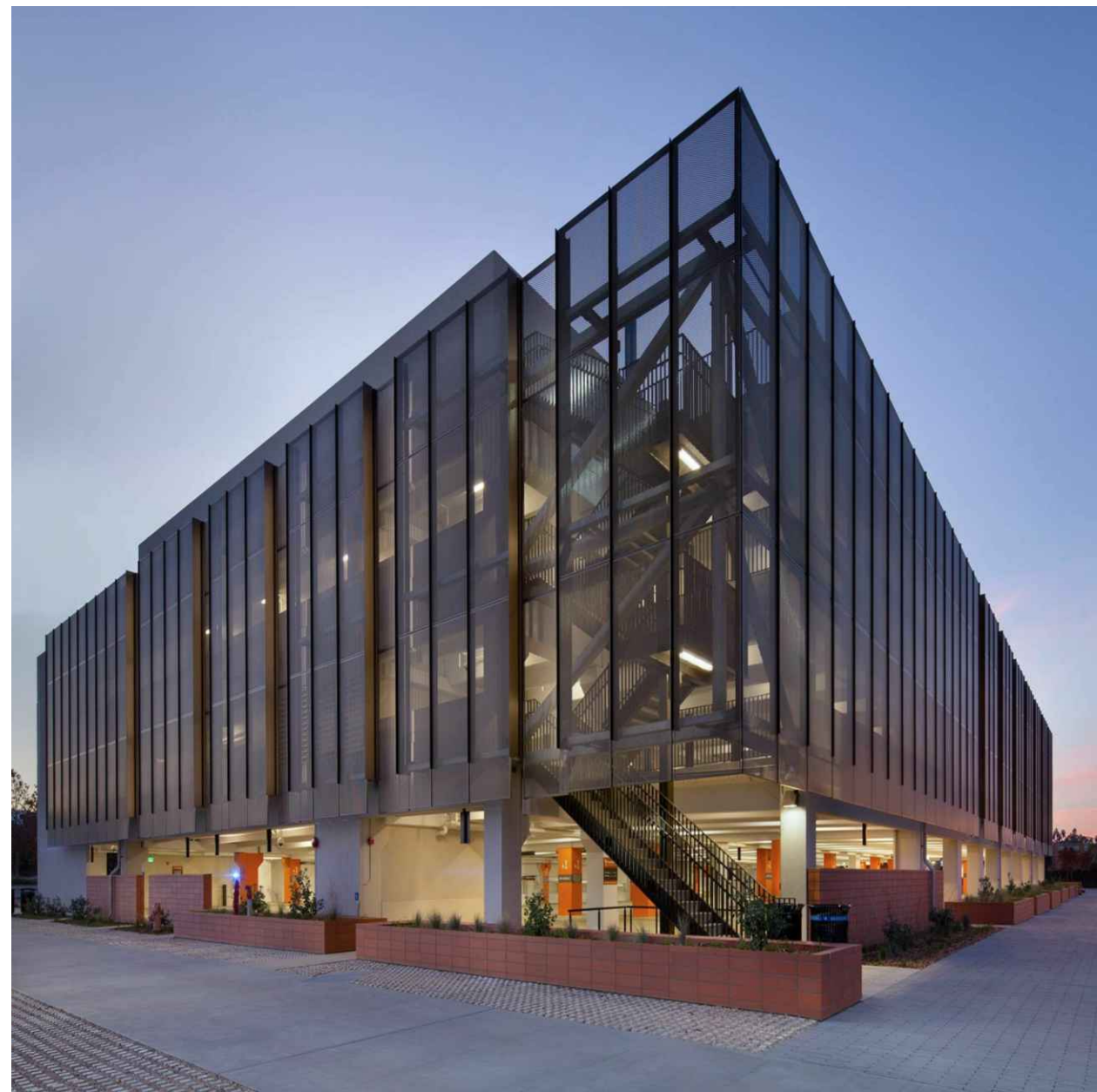
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	PER	DESCRIPTION
18-106	1221	WLH	ZDS	NOT TO SCALE	2019.04.04	1	2019.04.04	PER	CITY COMMENT

DEVELOPMENT
PHASING

A1.1



NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY. PARKING GARAGES SHALL HAVE 0' MINIMUM BUILDING SETBACK TO INTERNAL DRIVES (AS MEASURED FROM FACE OF CURB).

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8891
Murfreesboro 615-546-6060
ragansmith.com



CITY OF FRANKLIN # 6909

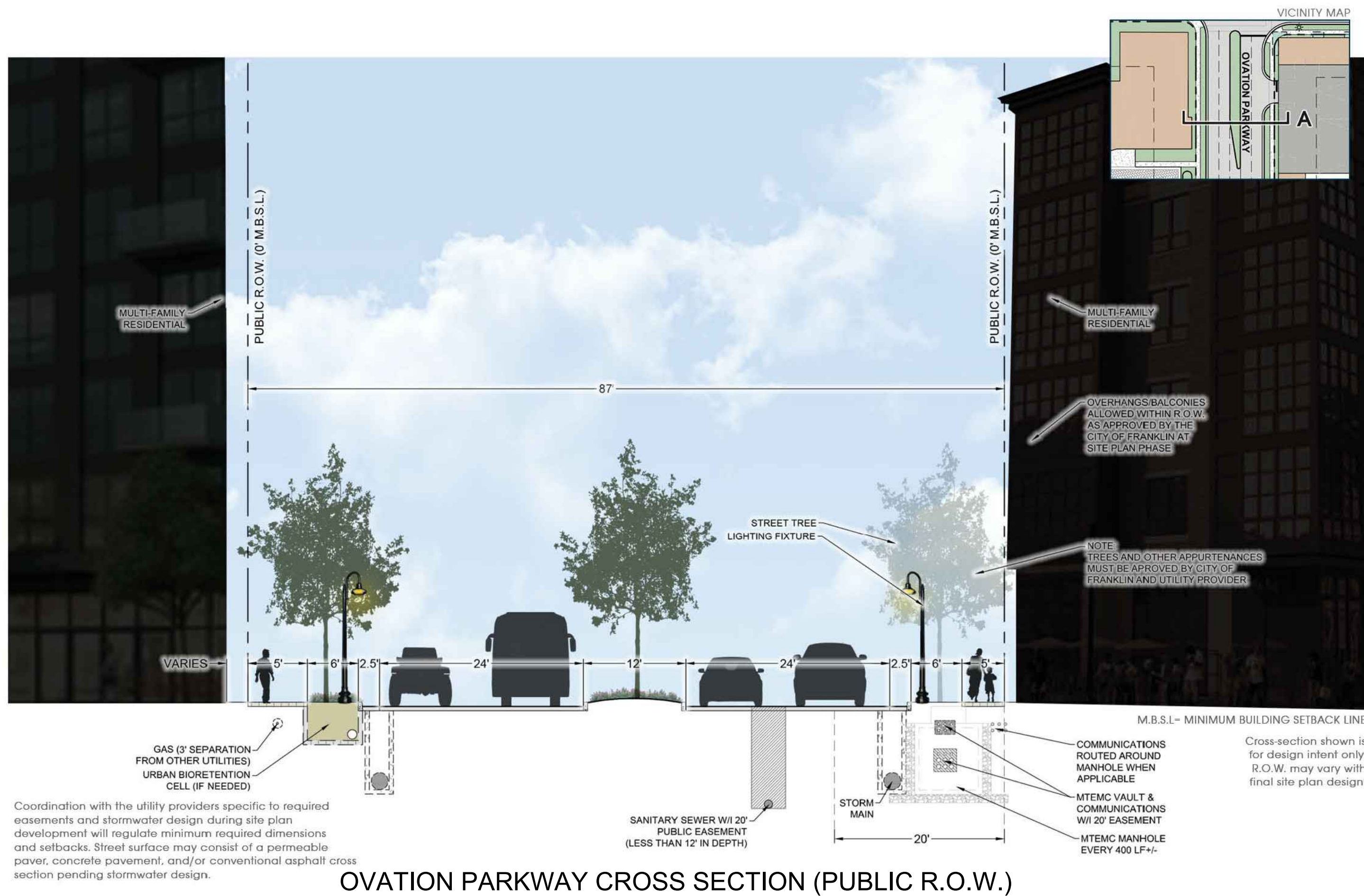
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

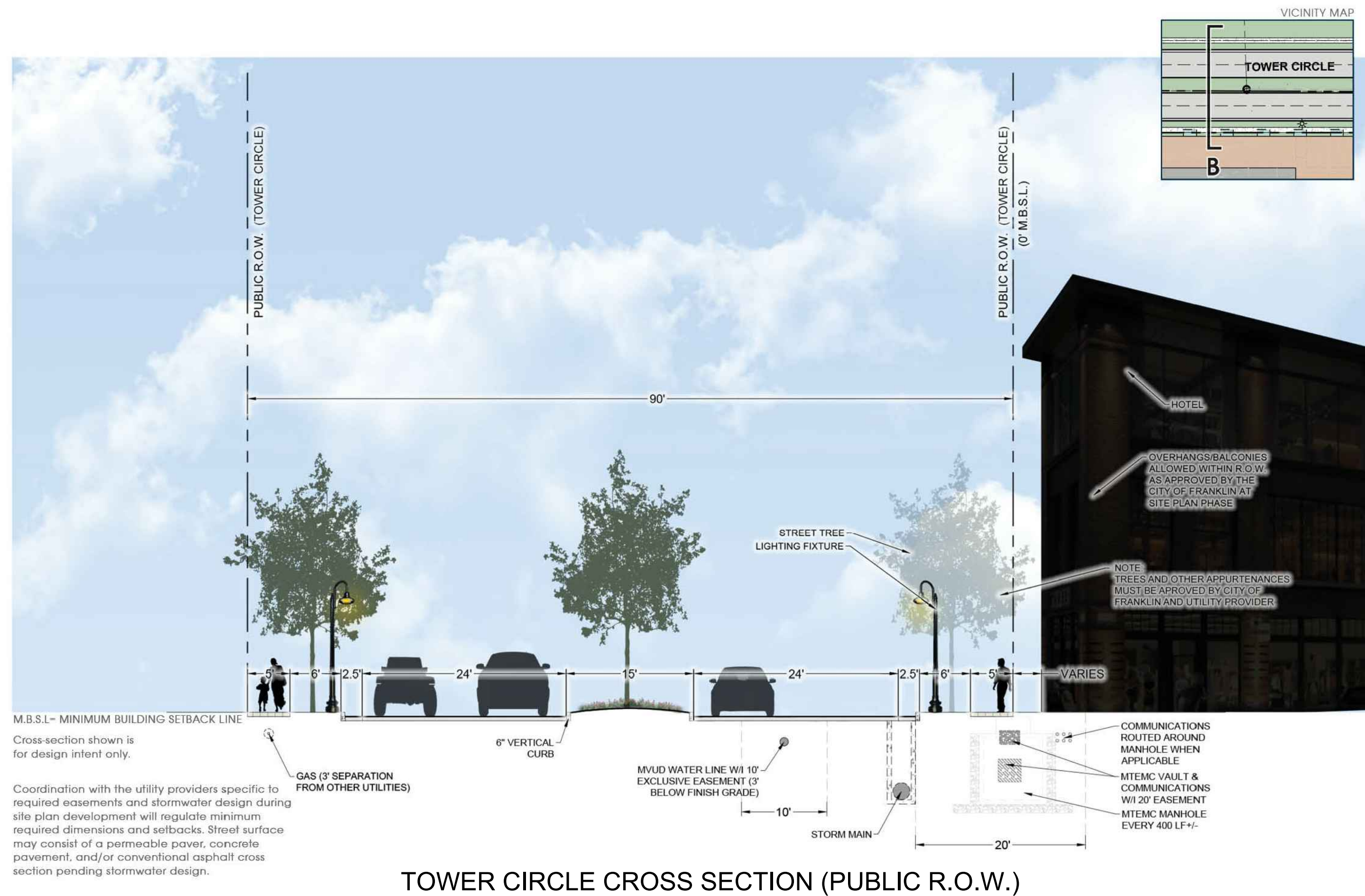
JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DESCRIPTION
18-106	1221	WLH	ZDS	NOT TO SCALE	FEBRUARY 11, 2019	#	

GARAGE FACADE IMAGERY

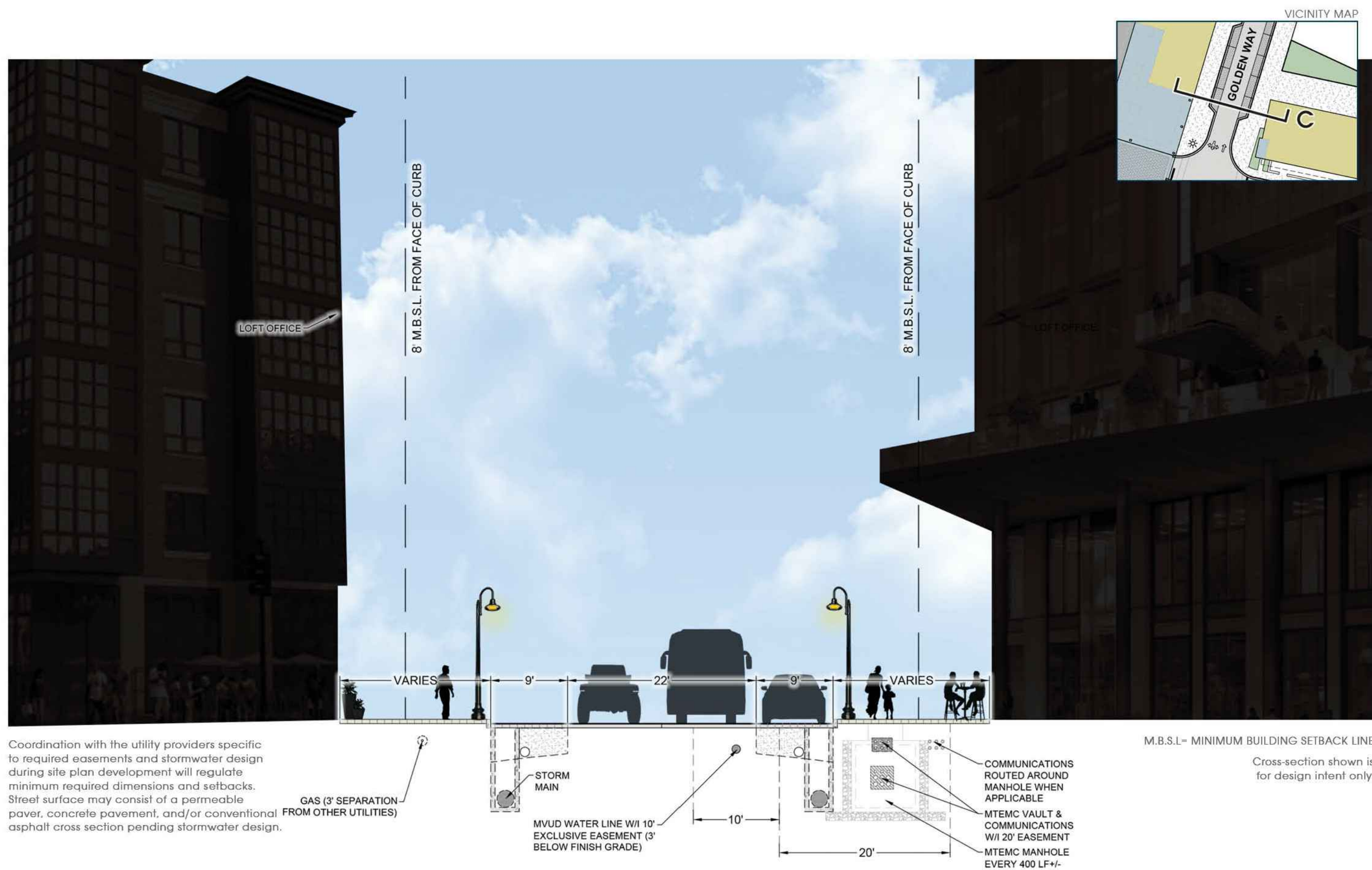
A1.3



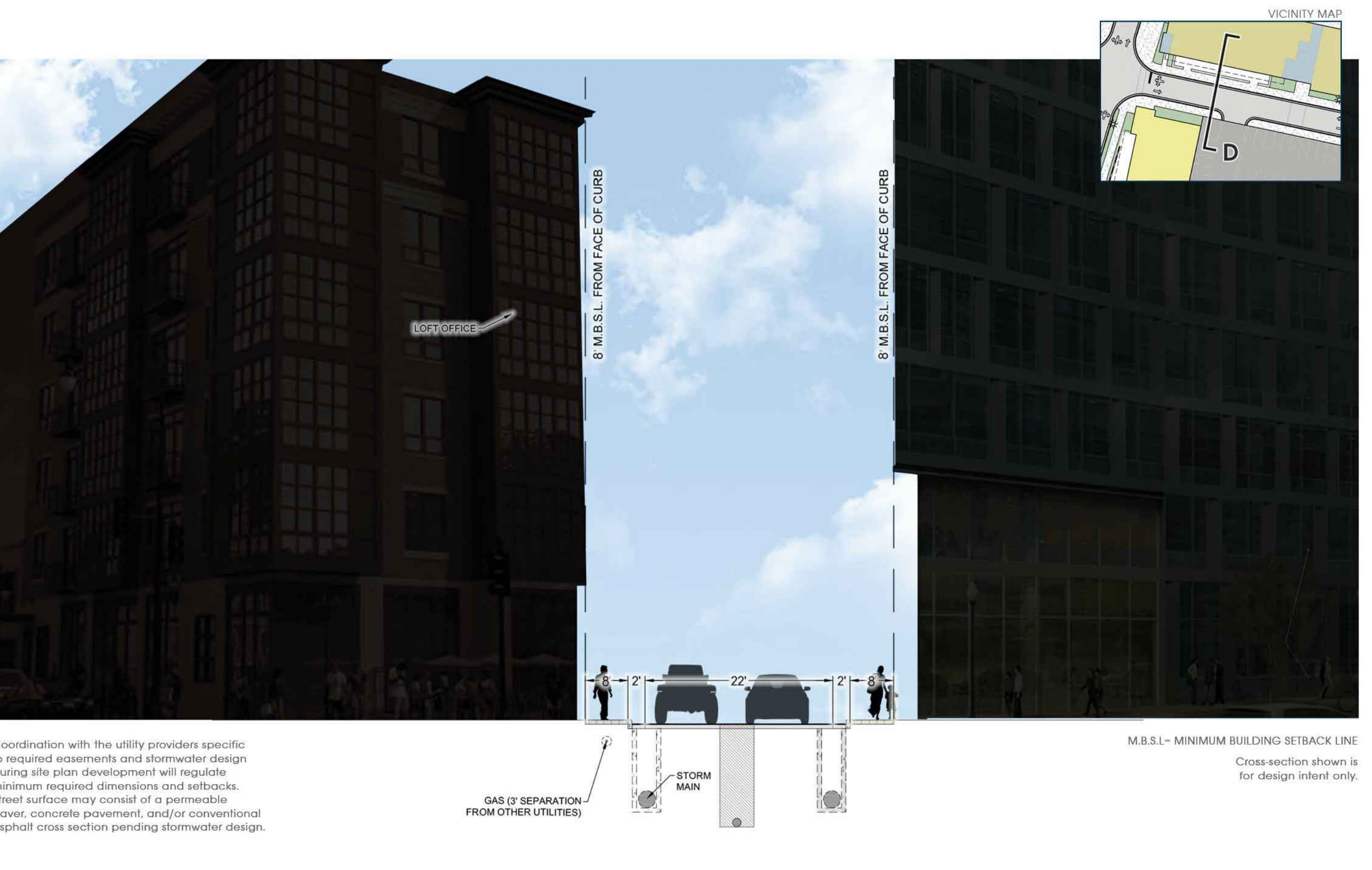
Ovation Parkway Cross Section (Public R.O.W.)



Tower Circle Cross Section (Public R.O.W.)



Aureum Trail [South of Golden Way] & Golden Way Cross Section (Private)



Aureum Trail [North of Golden Way] Cross Section (Private)

NOTE:
CROSS-SECTIONS SHOWN ARE FOR DESIGN INTENT ONLY. MAY VARY WITH FINAL SITE PLAN DESIGN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville
615-244-8891
Murfreesboro
615-546-6060
ragansmith.com



CITY OF FRANKLIN # 6909

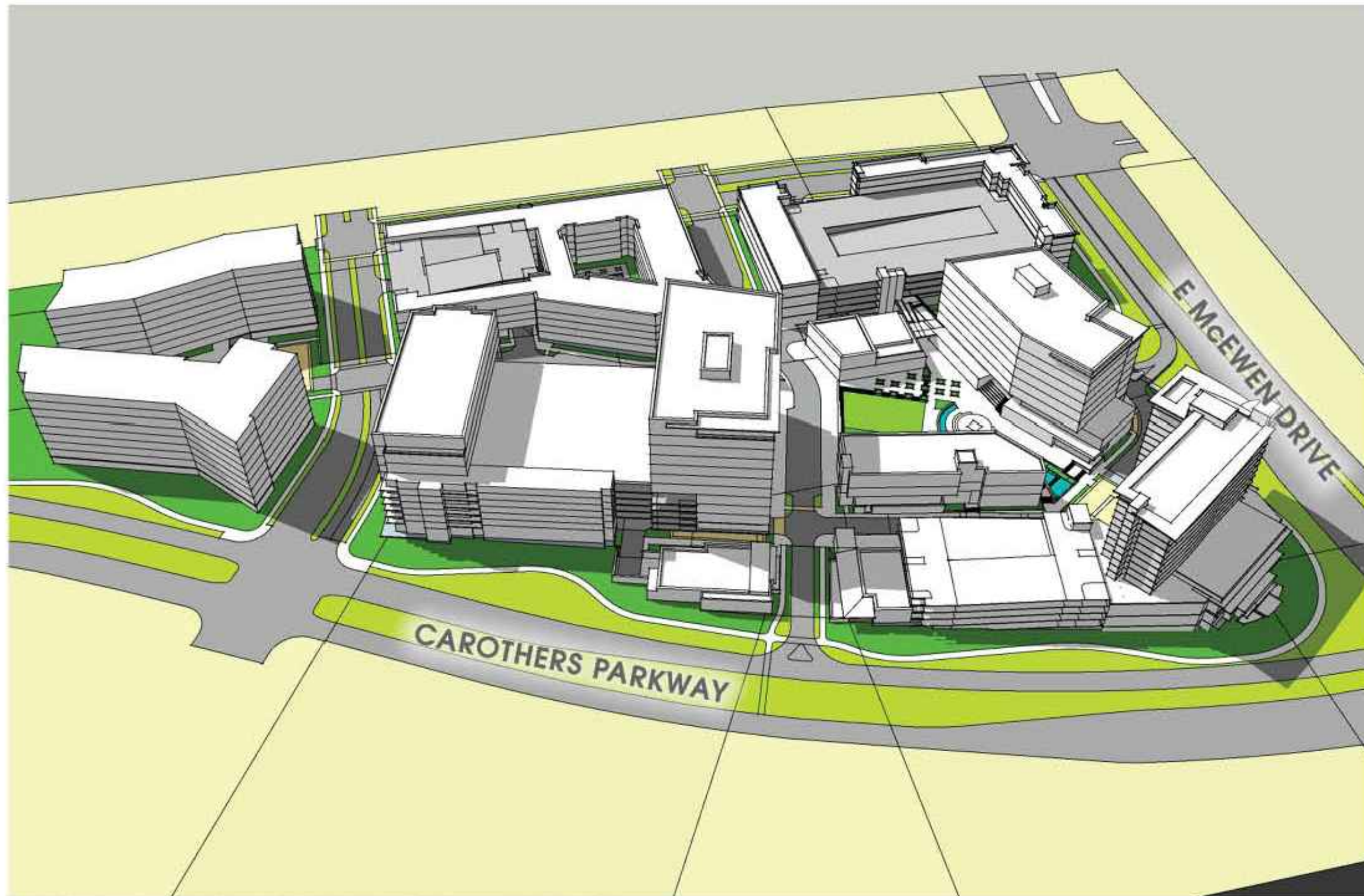
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

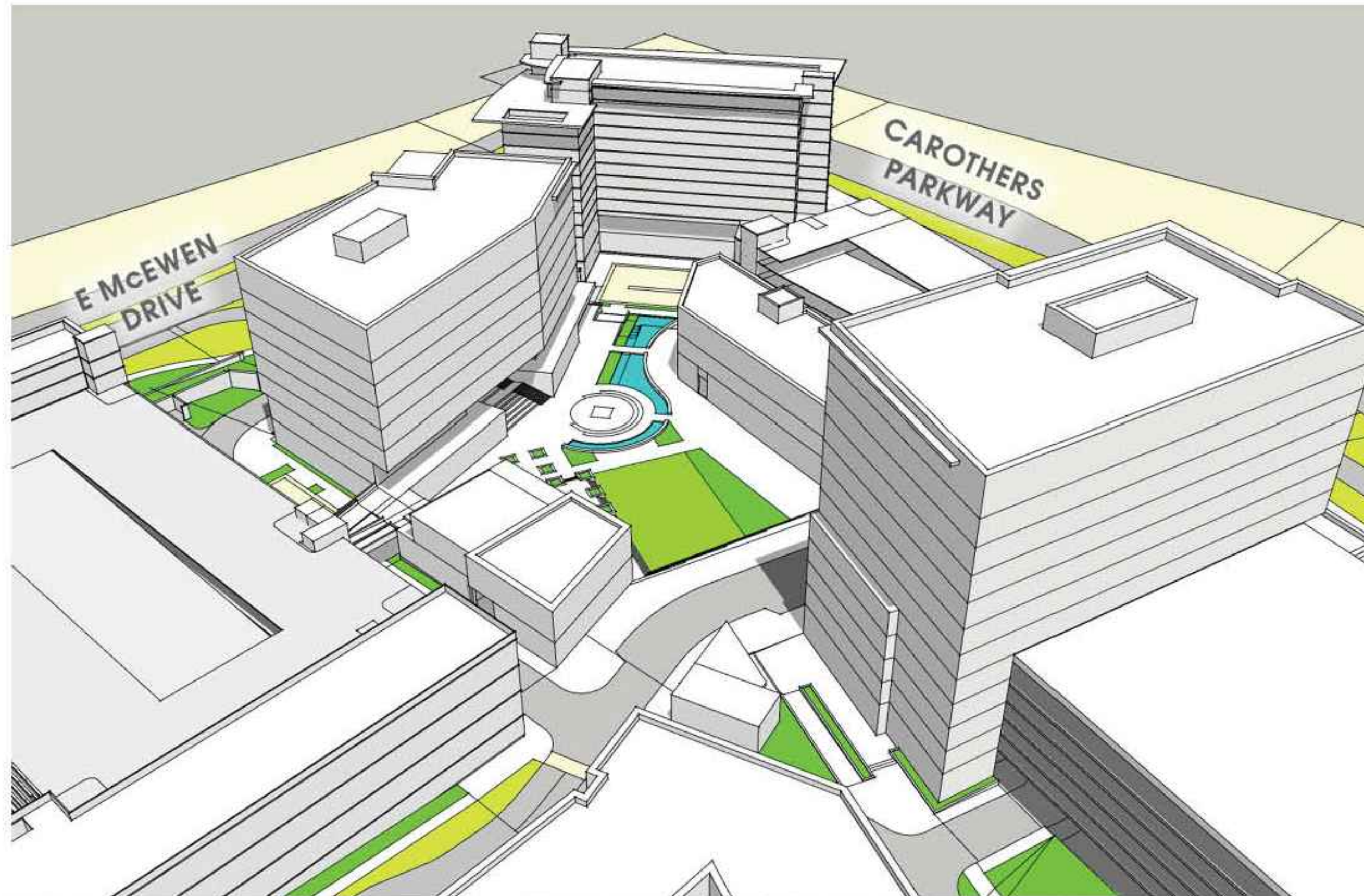
WK. ORDER	DESIGNED	DRAWN	NOT TO SCALE	DATE	REV.	DATE	DESCRIPTION
18-106	WLH	ZDS	1	2019.04.04	1	2019.04.04	PER CITY COMMENT
1221							

CROSS SECTIONS

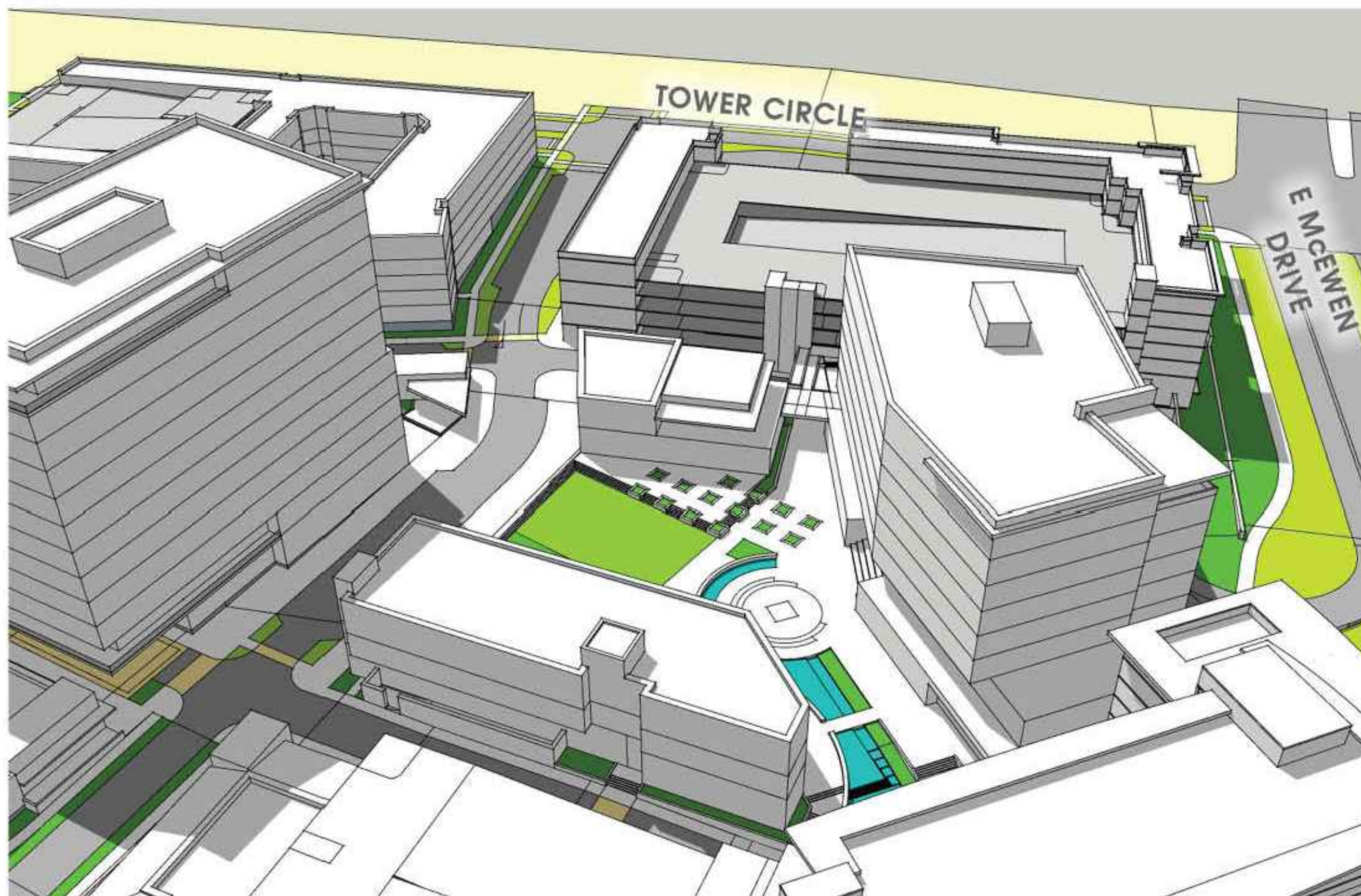
A1.4



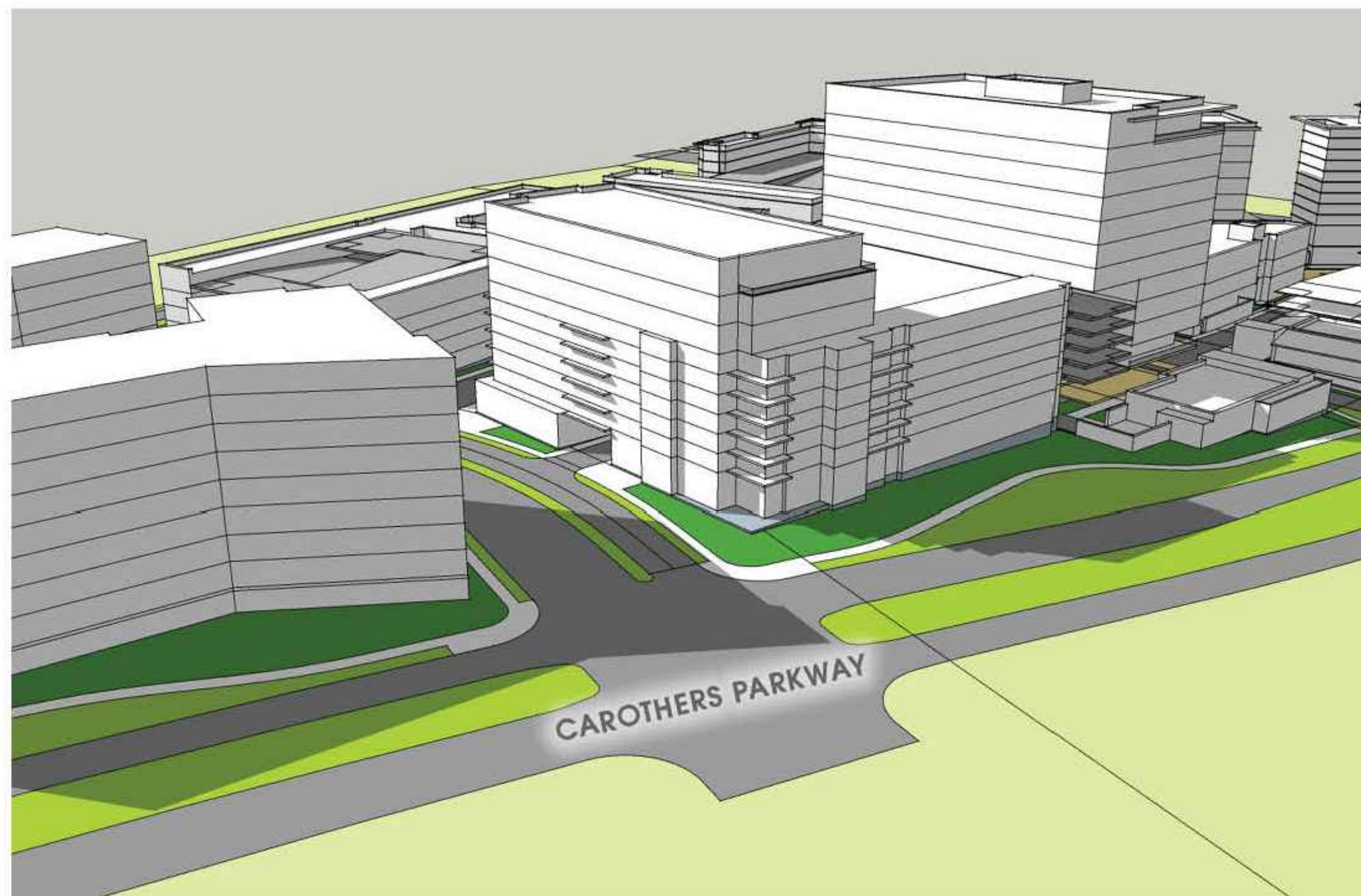
BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHEAST TOWARDS CAROTHERS PARKWAY AND E MCEWEN DRIVE INTERSECTION



BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHWEST INTO THE SITE FROM CAROTHERS PARKWAY

- NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL
STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE
ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ELEVATIONS MUST MEET
THE REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE
PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.
1. CONSTRUCTION TYPES:
Multifamily likely Type III or V; garage likely Type I or II; Buildings sprinkled NFPA
13 or 13R, Enclosed Garage NFPA 13 / Open Garage un sprinkled.
 2. SPRINKLERS
Condo and Garage likely Type I or Type II; Buildings and Garage sprinkled NFPA 13.
 3. The Hotels (A2 and R1 Uses) likely Type 1B construction.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

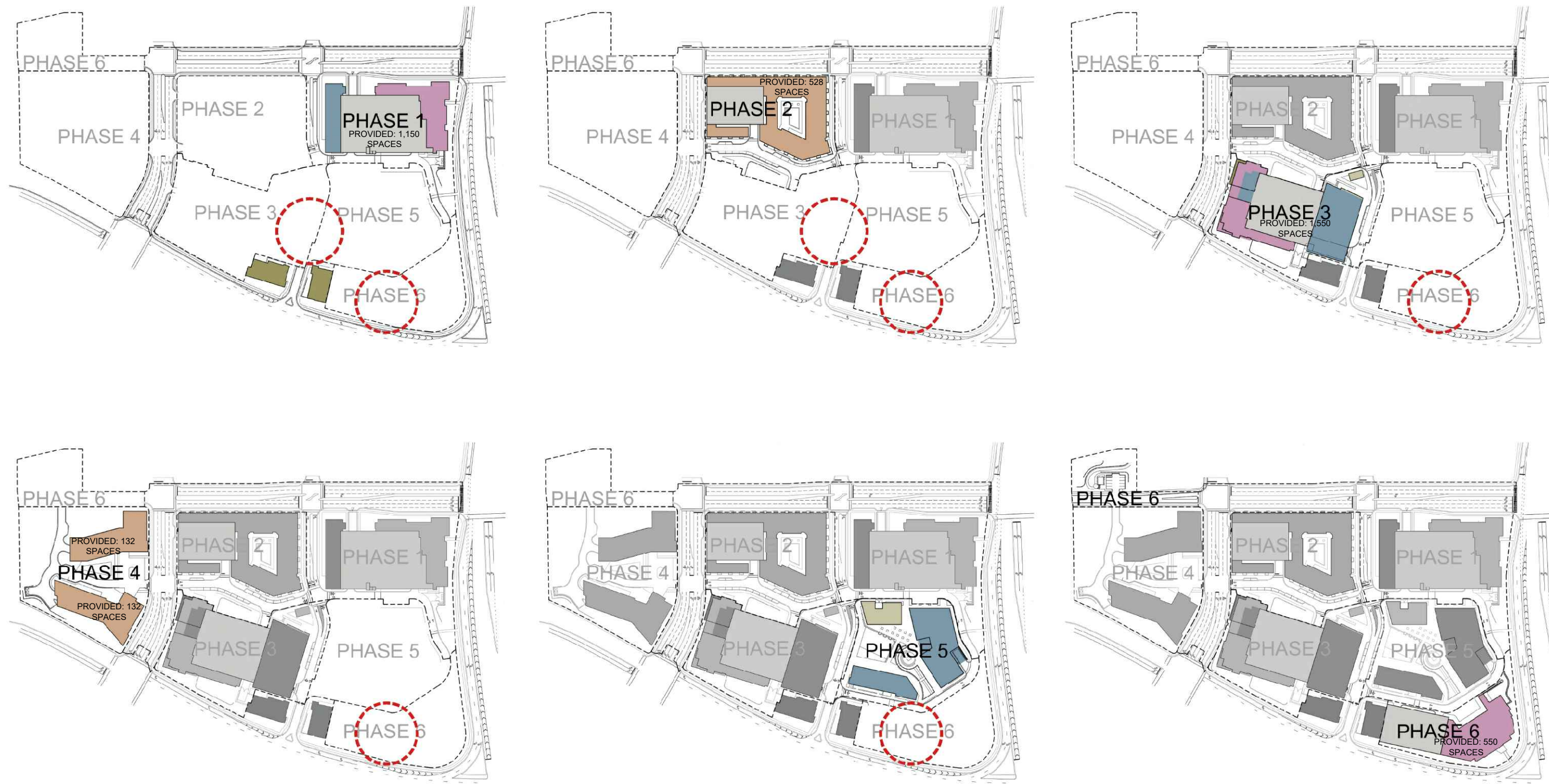
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DESCRIPTION
18-106	1221	WLH	ZDS	NOT TO SCALE	FEBRUARY 11, 2019		

MASSING

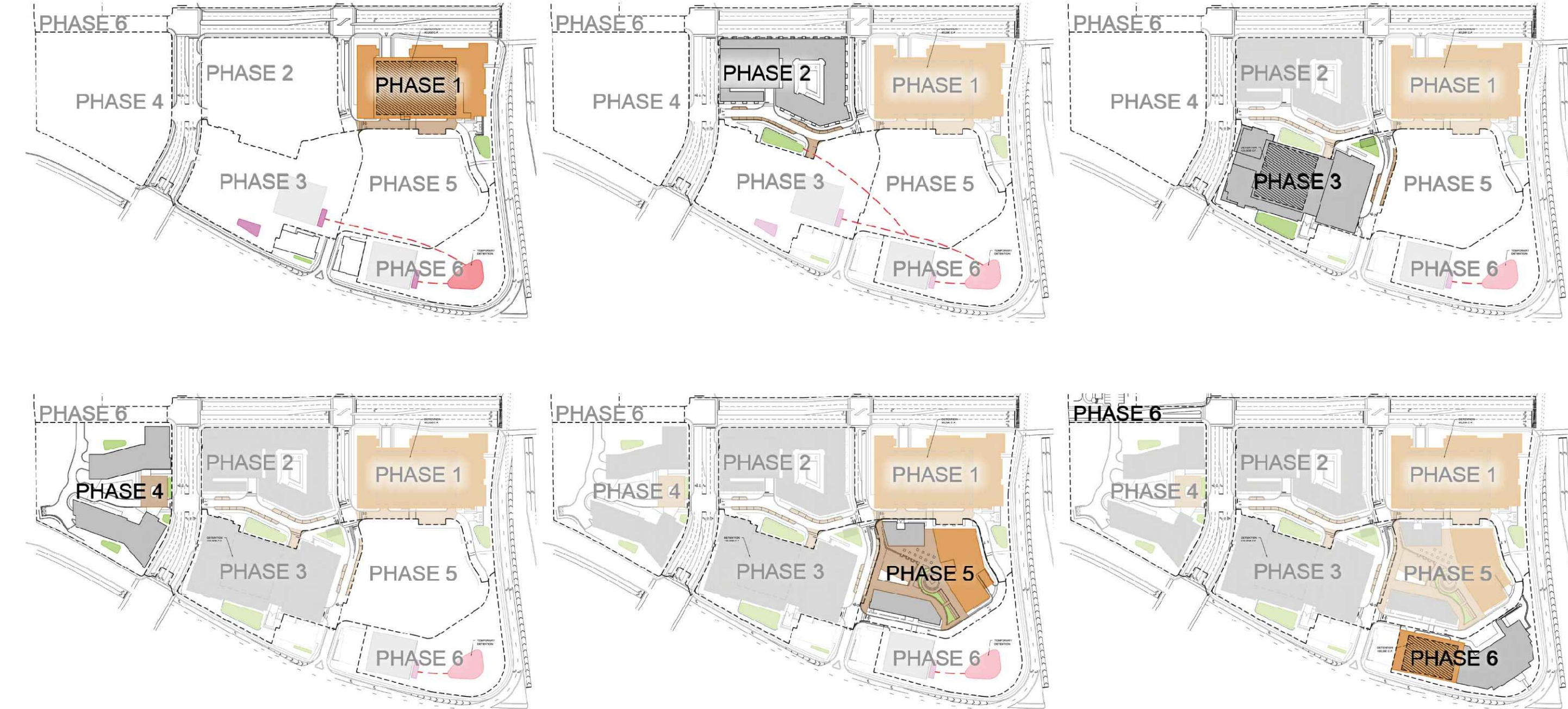
A1.0



Temporary Surface Parking - Temporary surface parking to be allowed during overall development build out. Temporary surface parking to be screened per section 5.4.5(3)(a)(b)(i) of the Zoning Ordinance.

ANTICIPATED DEVELOPMENT PHASING

ANTICIPATED DEVELOPMENT PHASING NOTE:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS. SUCH CHANGES MAY RESULT IN THE NEED TO HAVE THE APPROPRIATE BODY RE-APPROVE THE DEVELOPMENT PLAN.

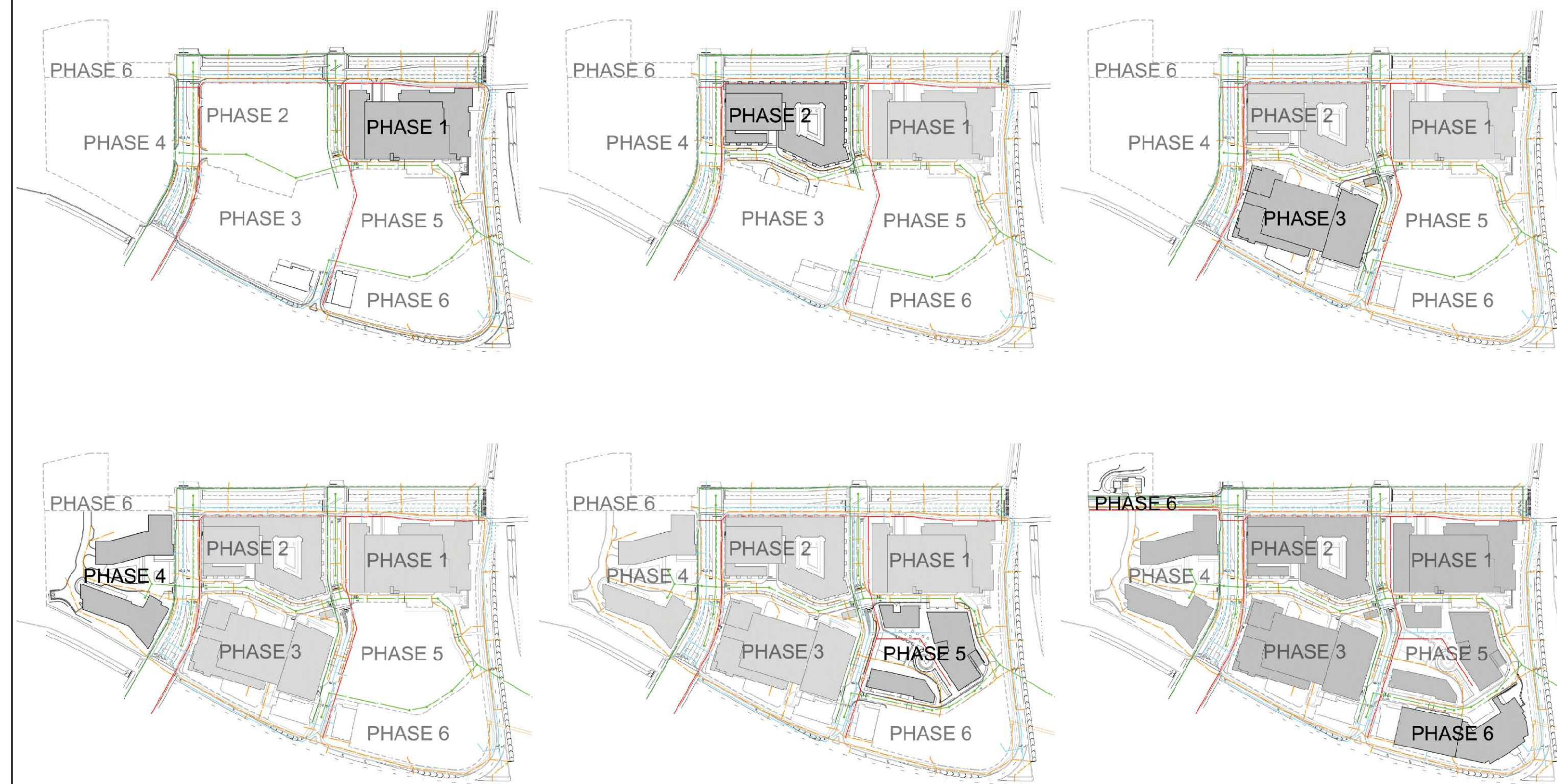


- KEY
- BIORETENTION
 - PAVERS
 - GREEN ROOF
 - TEMPORARY DETENTION
 - DETENTION/UNDERGROUND DETENTION
 - TEMPORARY BIORETENTION

STORMWATER NOTE:
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1.3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPs SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

ANTICIPATED DEVELOPMENT STORMWATER PHASING

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN
ARE CONCEPTUAL. SPECIFIC ALIGNMENT
& PHASING TO BE COORDINATED AND
APPROVED WITH THE UTILITY PROVIDERS.

ANTICIPATED DEVELOPMENT UTILITY PHASING

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-944-8591
Nashville 615-244-8591
Murfreesboro 615-546-6050
ragsmith.com



CITY OF FRANKLIN # 6909

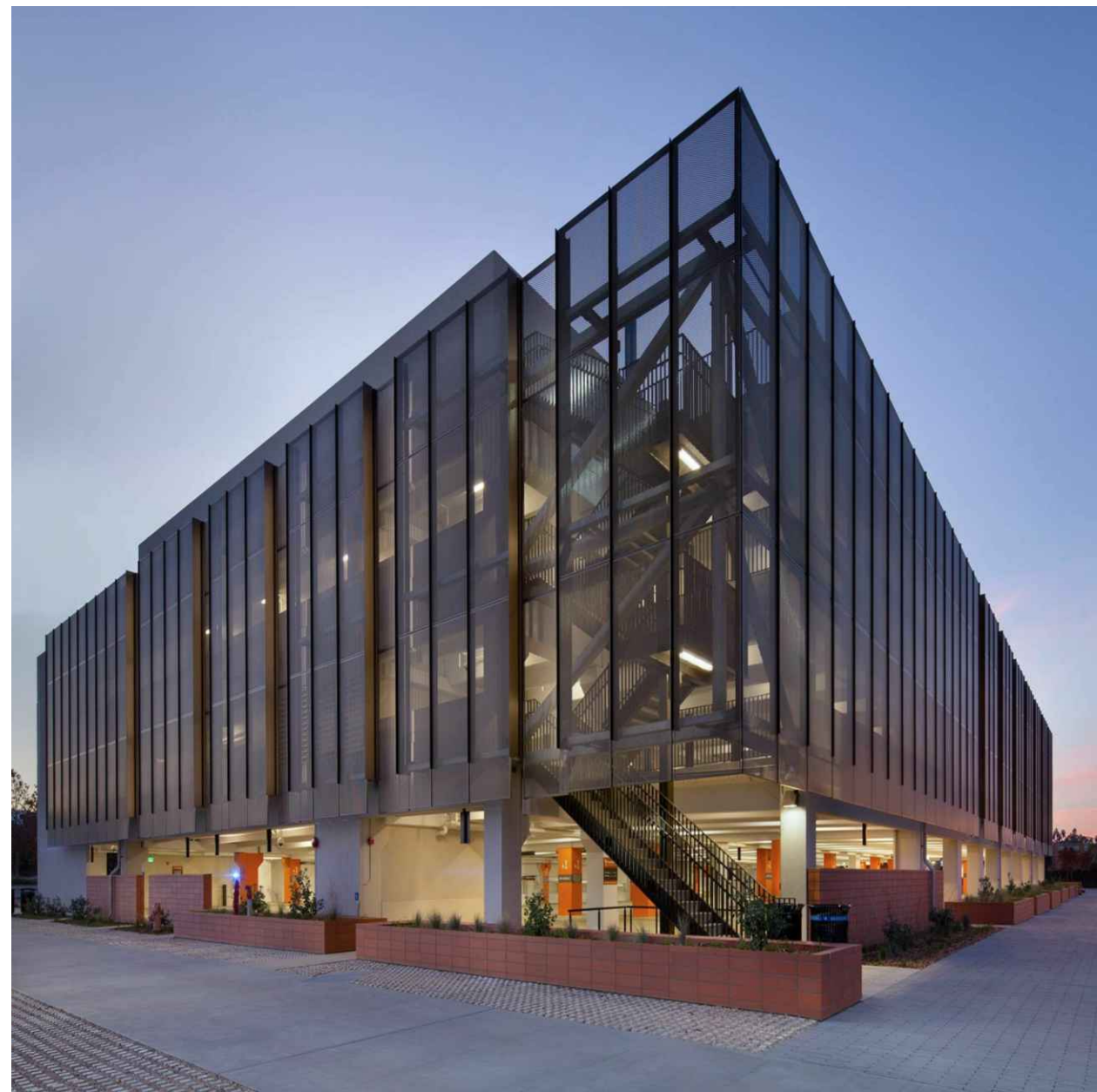
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	PER	DESCRIPTION
18-106	1221	WLH	ZDS	NOT TO SCALE	2019.04.04	1	2019.04.04	PER	CITY COMMENT

DEVELOPMENT
PHASING

A1.1



NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY. PARKING GARAGES SHALL HAVE 0' MINIMUM BUILDING SETBACK TO INTERNAL DRIVES (AS MEASURED FROM FACE OF CURB).

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8891
Murfreesboro 615-546-6060
ragansmith.com



CITY OF FRANKLIN # 6909

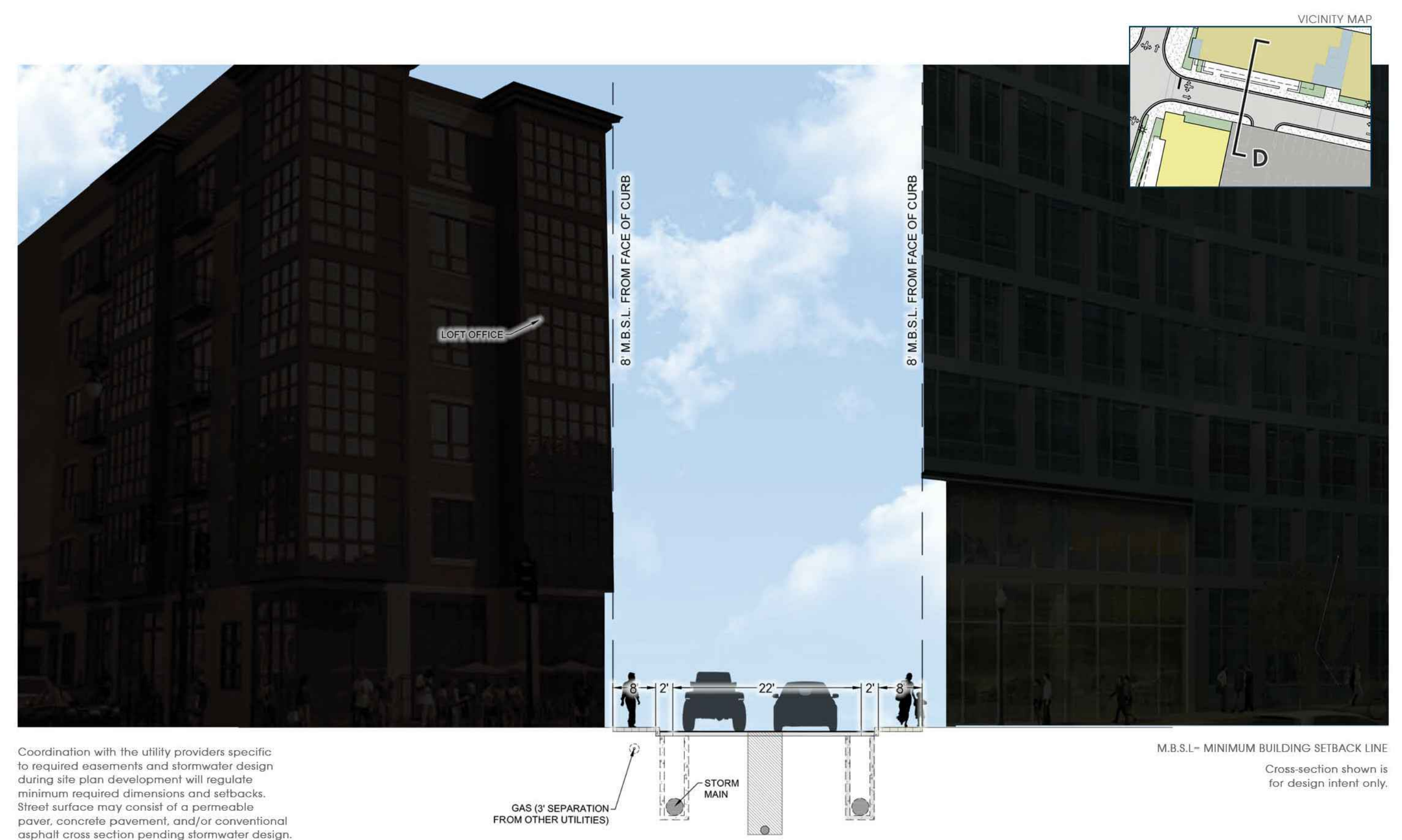
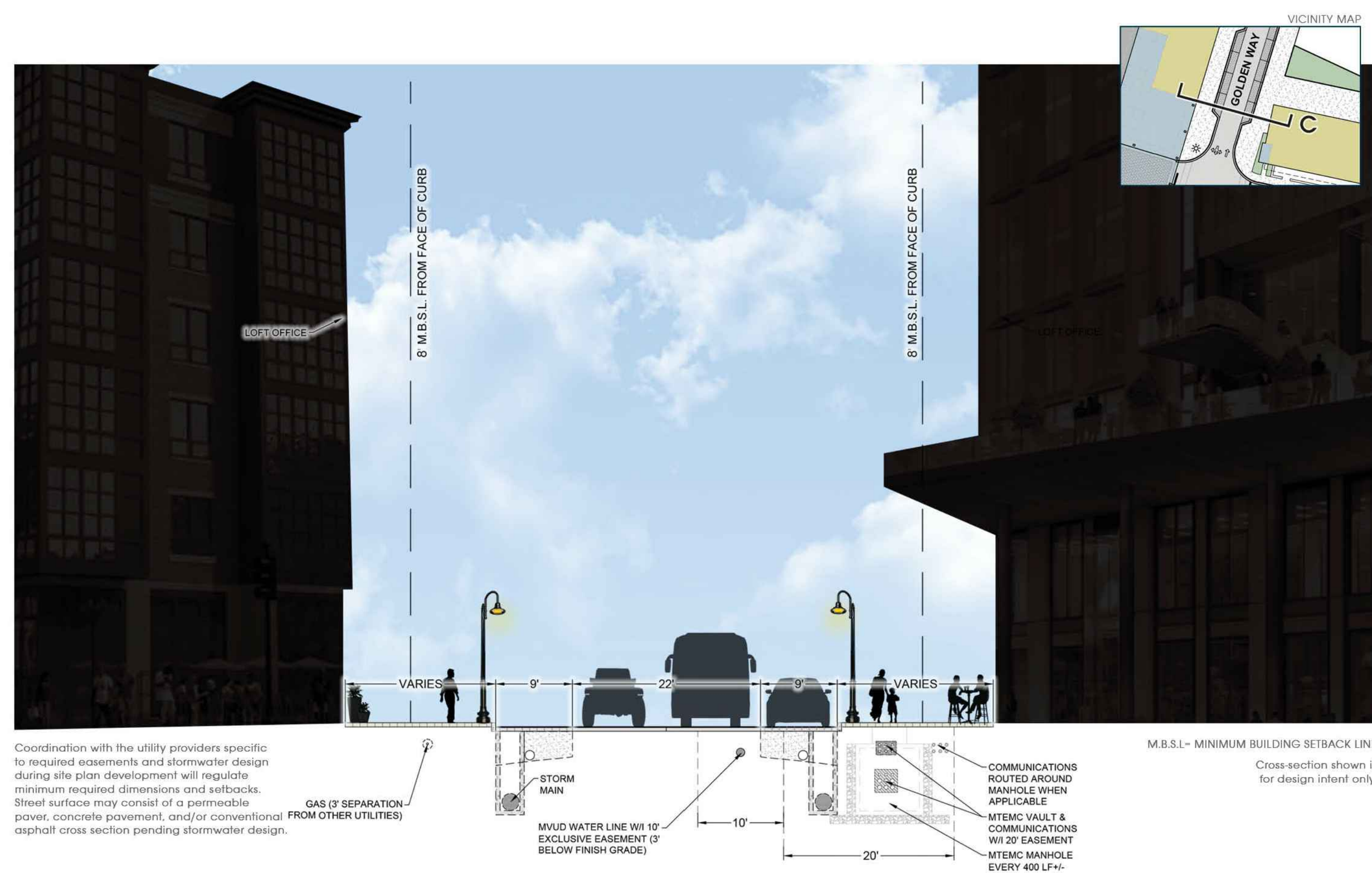
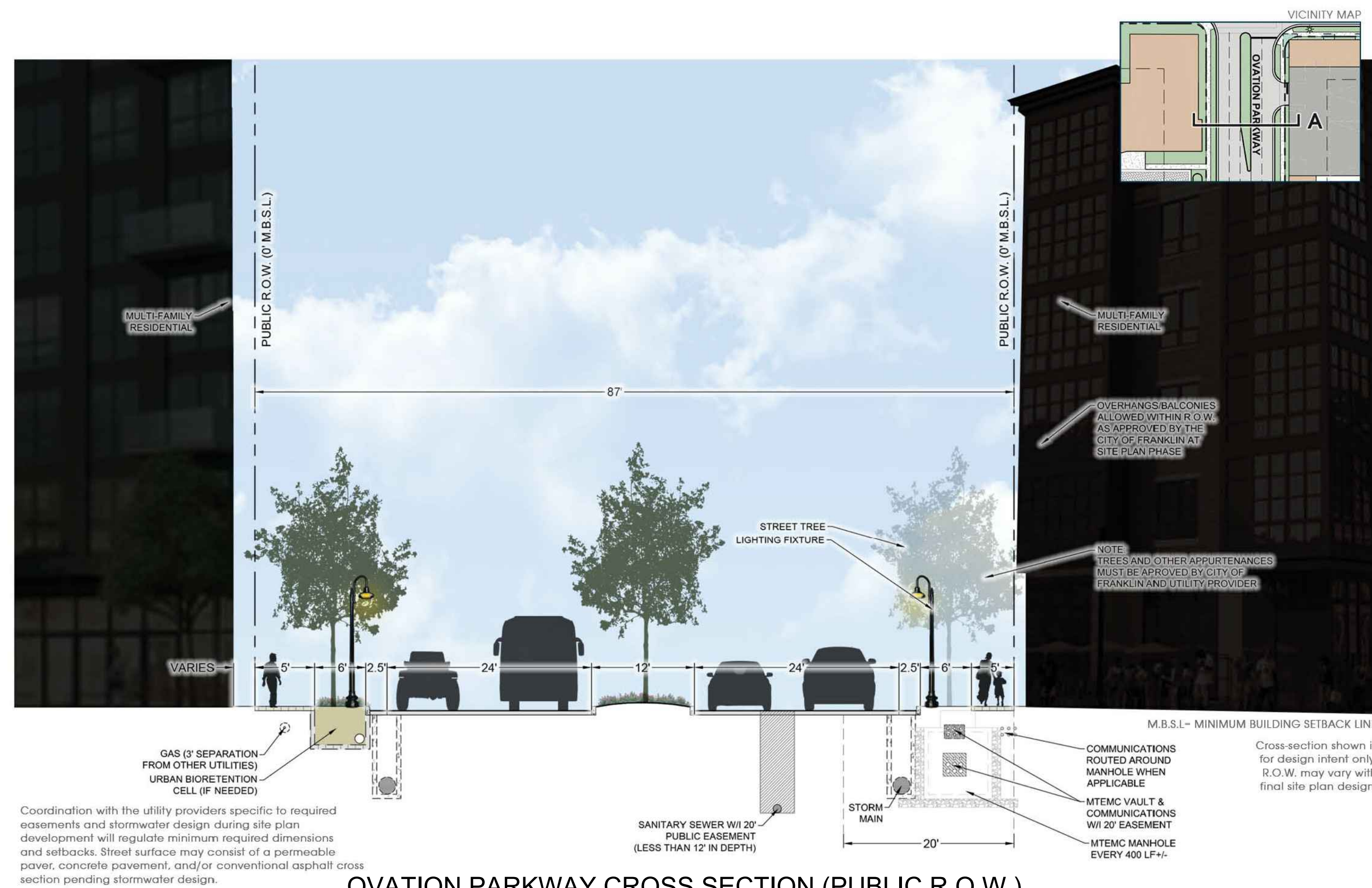
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DESCRIPTION
18-106	1221	WLH	ZDS	NOT TO SCALE	FEBRUARY 11, 2019	#	

GARAGE FACADE IMAGERY

A1.3



CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	1221	-	-
DESIGNED:	WJH	-	-
DRAWN:	ZDS	-	-
SCALE:	NOT TO SCALE	-	-
DATE:	FEBRUARY 11, 2019	REV:	1
		DATE:	2019.04.04
		DESCRIPTION:	PER CITY COMMENT

A1.4

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Ragan-Smith Associates, Inc., Scotty Bernick
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

Map 062 / Parcels 01802 and 01903 SW intersection of Carothers Pkwy & E. McEwen Dr.
(Property Parcel/Tax ID Number) (Street Address)

and identified on the application to the city as COF project number: 6909

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which requires written notice to adjacent property owners within 500 feet of the subject property by (check all):

- ☒ Certified mail, return receipt requested, and
- ☒ First-class mail, and
- ☒ Both mailings postmarked 15 days prior to the hearing or meeting at which the item will be considered,

which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


Signature

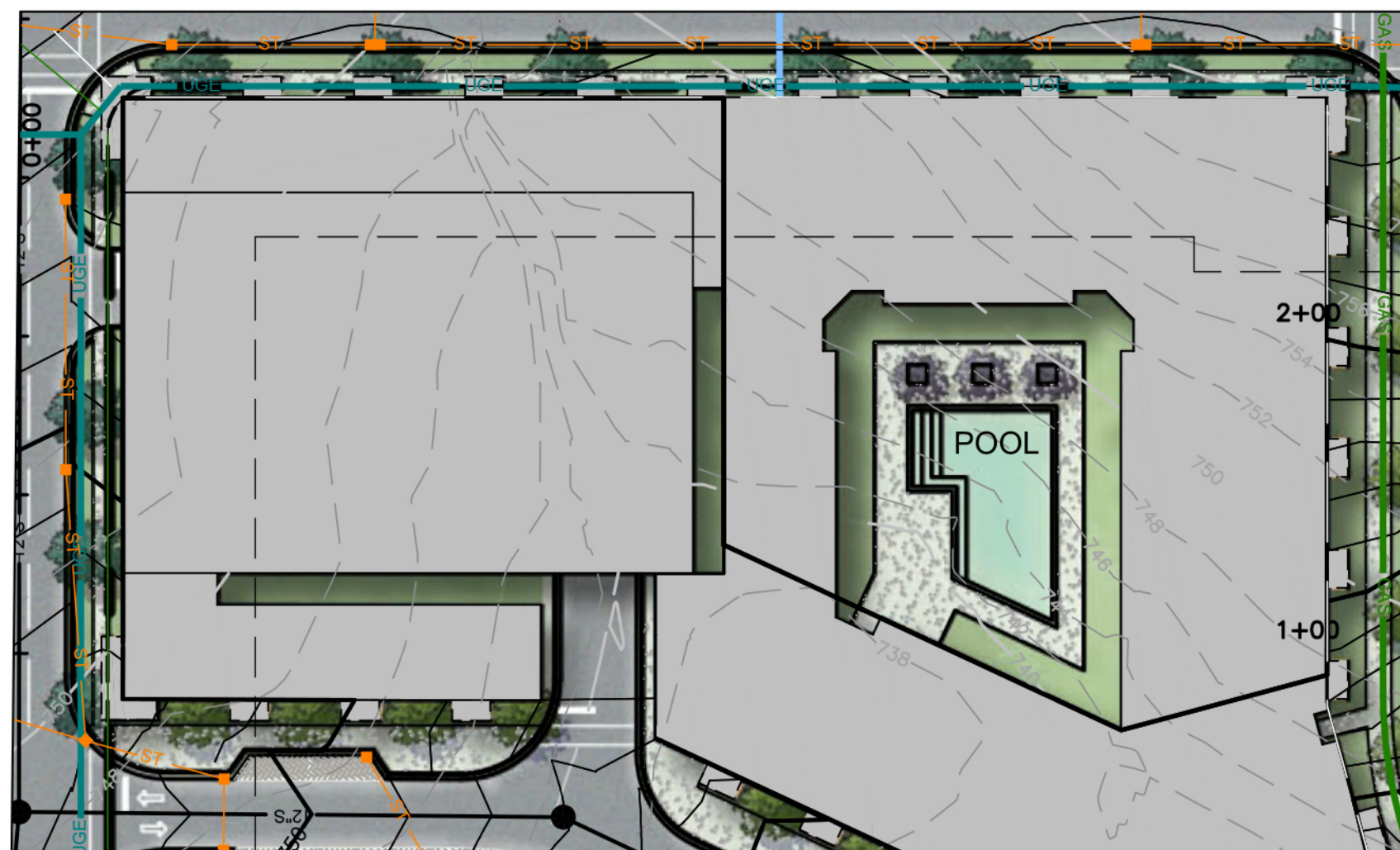
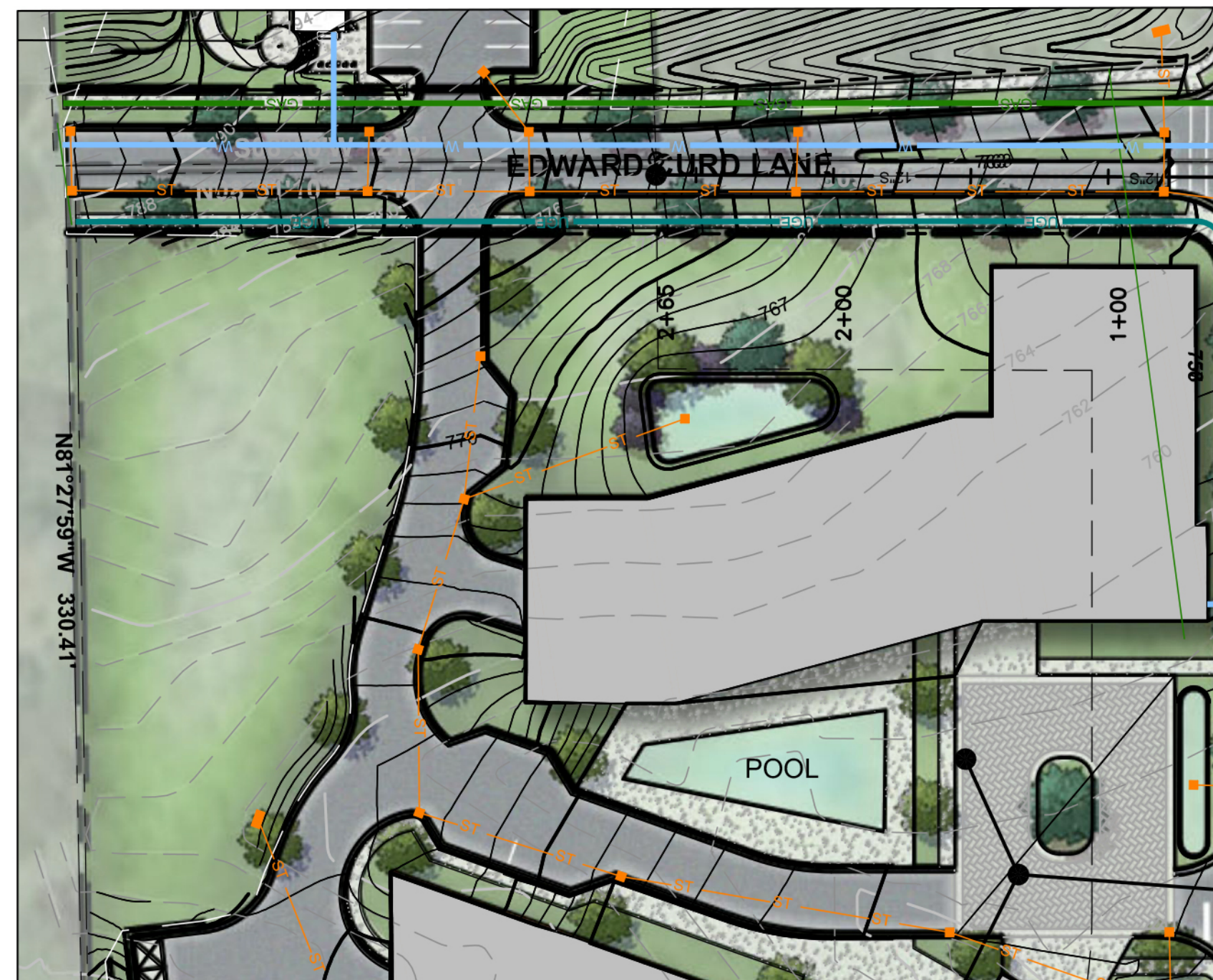
Subscribed and sworn to before me this

9th day of April, 20 19.

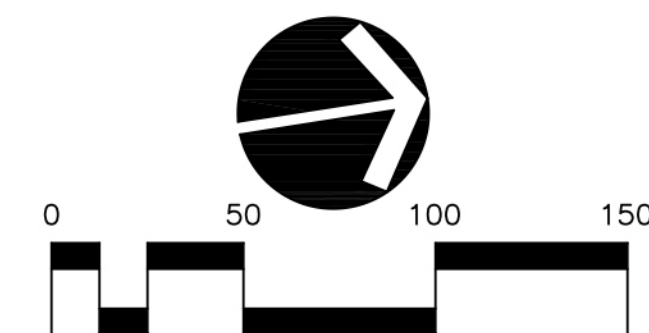

Notary Public

My Commission Expires: 9/23/19





Aureum Parkland Dedication Calculations					
Parkland Impact Fee Calculations					
Description	Qty.	Units	cost/unit	Required Impact Fee	
Multi-Family Units	480	Units	\$ 4,304.00	\$ 2,065,920.00	
Parkland Land Dedication Calculations					
Description	Qty.	Units	Remarks		
Acreege Required	5	ac	As Approved by BOMA		
Acreege Provided	5.15	ac			
Acreege Provided Value (Purchase Cost)	\$ 1,300,000.00			Plus Closing/Legal/Survey/Title Fees	
Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets					
Description	Qty.	Units	cost/unit	Total	
Land Acquisition Cost:					
Legal, Survey, Title, Closing	1	ls	\$ 40,000.00	\$ 40,000.00	
Land Financing Cost Prior to Const. (3yr@5%)	1	ls	\$ 195,000.00	\$ 195,000.00	
Total Land Acquisition Cost:				\$ 235,000.00	
Parkland Improvement Costs:					
Parkland Construction Drawing Design Cost	1	ls	\$ 125,000.00	\$ 125,000.00	
Park - Trail Improvements:					
Primitive Bike/Hiking Trail (on-site)	2,600	lf	\$ 15.00	\$ 39,000.00	
Primitive Bike/Hiking Trail (off-site)	100	ac	\$ 20.00	\$ 2,000.00	
Trail Grading, Clearing, Grubbing	27,000	sf	\$ 1.80	\$ 48,600.00	
Park Appurtenances					
Benches	4	ea	\$ 4,500.00	\$ 18,000.00	
Trash Receptacles	2	ea	\$ 3,000.00	\$ 6,000.00	
Outdoor Drinking Fountain	1	ea	\$ 4,500.00	\$ 4,500.00	
Bike Racks (For up to 24 Bikes, 2 bikes per Rack)	6	ea	\$ 2,500.00	\$ 15,000.00	
Trail Head Map Kiosk	2	ea	\$ 12,000.00	\$ 24,000.00	
Park Roadway Signage	1	ls	\$ 35,000.00	\$ 35,000.00	
Trail Head Plaza	2,000	sf	\$ 15.00	\$ 30,000.00	
Parking Lot					
Asphalt	931	sy	\$ 65.00	\$ 60,515.00	
Concrete Sidewalk	2,300	sf	\$ 8.00	\$ 18,400.00	
Curb/Gutter	500	lf	\$ 16.00	\$ 8,000.00	
Light Poles	6	ea	\$ 5,000.00	\$ 30,000.00	
Parking/Amenity Grading, Clearing, Grubbing	1	ea	\$ 150,000.00	\$ 150,000.00	
Storm Pipe	250	lf	\$ 105.00	\$ 26,250.00	
Storm Inlets	2	ea	\$ 4,800.00	\$ 9,600.00	
Utility Connections (Water/Sewer)	1	ls	\$ 35,000.00	\$ 35,000.00	
Retaining Wall	8,000	sf	\$ 42.00	\$ 336,000.00	
Park Structure/Restrooms	1	ea	\$ 120,000.00	\$ 120,000.00	
Landscaping					
3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	\$ 550.00	\$ 6,600.00	
2" Cal. Understory Trees (Accent Plantings)	10	ea	\$ 400.00	\$ 4,000.00	
36" Ht. Shrubs (Parking Lot Screening)	50	ea	\$ 180.00	\$ 9,000.00	
Seed	25,000	sf	\$ 0.25	\$ 6,250.00	
Construction Supervision and Management	1	ls	\$ 108,000.00	\$ 108,000.00	
Construction Inspection Costs - Consultants	1	ls	\$ 25,000.00	\$ 25,000.00	
Construction Financing Costs (1-Year)	1	ls	\$ 115,000.00	\$ 115,000.00	
Total Public Park Improvements Cost:				\$ 1,649,715.00	
Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)					
Description	Qty.	Units	25% cost/unit	Total	
Private Recreation Amenities					
Multi-Family (Phase 2) [Cost - 25% x \$700,000]	1	ls	\$ 175,000.00	\$ 175,000.00	
Multi-Family (Phase 3) [Cost - 25% x \$700,000]	1	ls	\$ 175,000.00	\$ 175,000.00	
Total Private Park Improvements Cost [25%]:				\$ 350,000.00	
Parkland Dedication Offset Calculations					
Description	Qty.	Units	cost/unit	Total	
Parkland Land Dedication Value	5.15	Ac.	\$ 62,121.00	\$ 319,923.15	
Public & Private Parkland Construction Cost Total:				\$ 1,999,715.00	
Total Proposed Parkland Dedication				\$ 2,319,638.15	
Required Parkland Dedication				\$ 2,065,920.00	
Parkland Dedication Balance				\$ (253,718.15)	



ENLARGED PARKLAND PLAN		C2.2	
JOB NO. 18-106	WK. ORDER 1221	DESIGNED: 	- - - - -
DRAWN: 	W.L.H.	- - - - -	- - - - -
SCALE: 	ZDS	- - - - -	- - - - -
DATE: 	1"=50'	1	2019.04.04
FEBRUARY 11, 2019		PER CITY COMMENT	REV. DATE: DESCRIPTION:

AUREUM

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga
 423-490-9400

Murfreesboro
 615-546-0020

ragansmith.com

CITY OF FRANKLIN, TENNESSEE

Cool Springs Integrated Growth Plan Update

BOMA Work Session | May 14, 2019





AGENDA

- Overview of Existing Transportation Plans
- Overview of Proposed / Approved Development
- Overview of Proposed Study
- Questions



OVERVIEW OF EXISTING TRANSPORTATION PLANS

Comprehensive Transportation Network Plan

- Adopted August 25, 2016
- All arterials within the Height Overlay study area are proposed to be 4 lanes with the ability to widen to 6 lanes (157' Right-of-Way)
- 2040 Projected Levels of Services for the arterial roadways in this area range from C-F

Does BOMA truly want 6 lane roadways within the Height Overlay District?

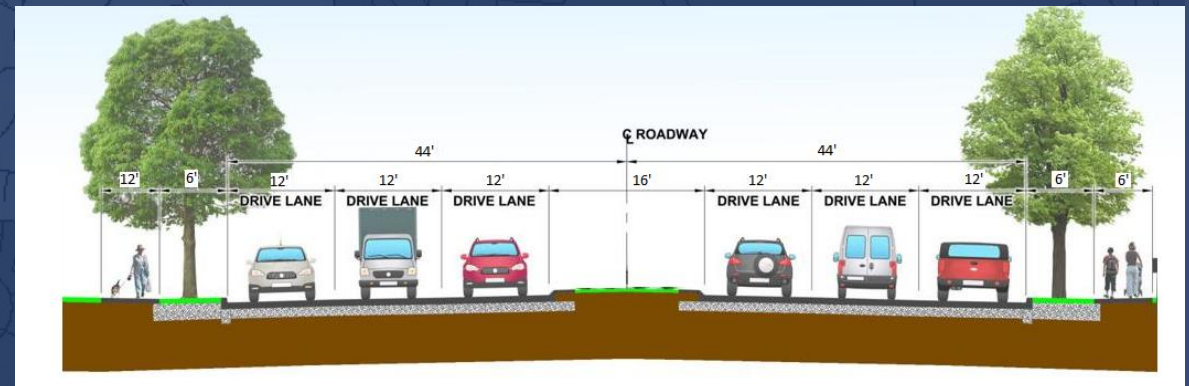
CAROTHERS PARKWAY LIBERTY PIKE TO EAST MCEWEN DRIVE 40

Carothers Parkway, a major arterial, will be widened to 6 lanes between Liberty Pike and East McEwen Drive. Carothers Parkway is a major collector that moves people from the south areas of the City into the employment areas. There is still some land to develop in this area and it is projected to be employment uses. The 2015 LOS is a B. The 2040 LOS after improvements changes the road to a LOS D due to the increase in jobs and people in this area.

PROJECT OVERVIEW	
OVERALL COST:	\$7,400,000
TIME FRAME:	Medium
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	0.76 miles
EXISTING LANES:	4
PROPOSED LANES:	6
PROPOSED RIGHT OF WAY:	157' feet

PROJECT SPECIFICS	
LANE WIDTH:	12 feet
MEDIAN:	Yes
CURB & GUTTER:	Yes
PARKING:	No
PEDESTRIAN FACILITY:	Sidewalk (East Side)
BICYCLE FACILITY:	Multi-Use Trail (West Side)
TRANSIT FACILITY:	Yes



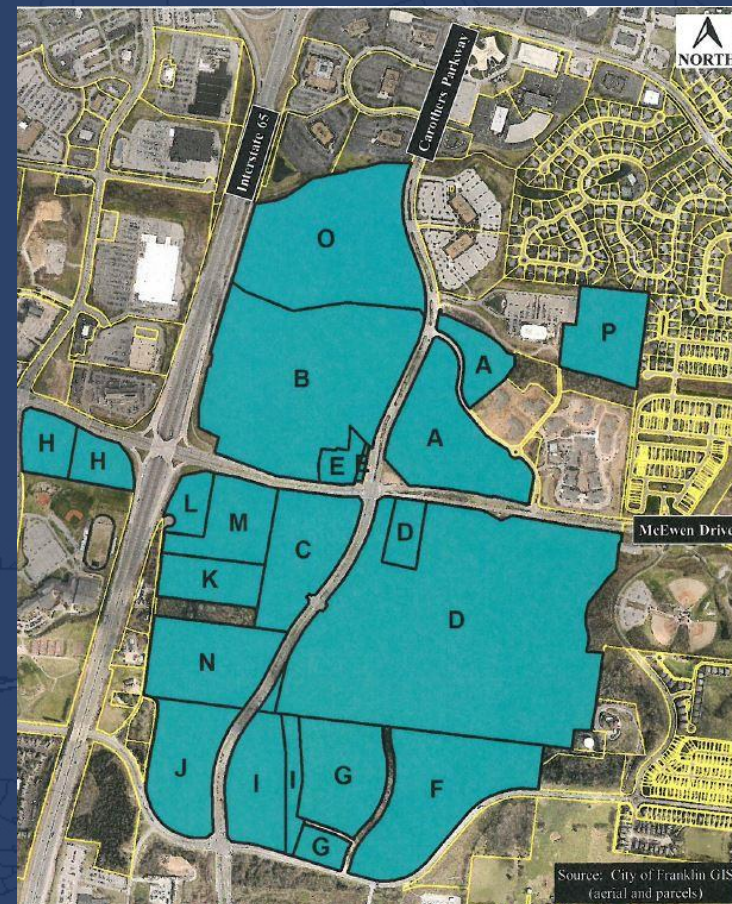
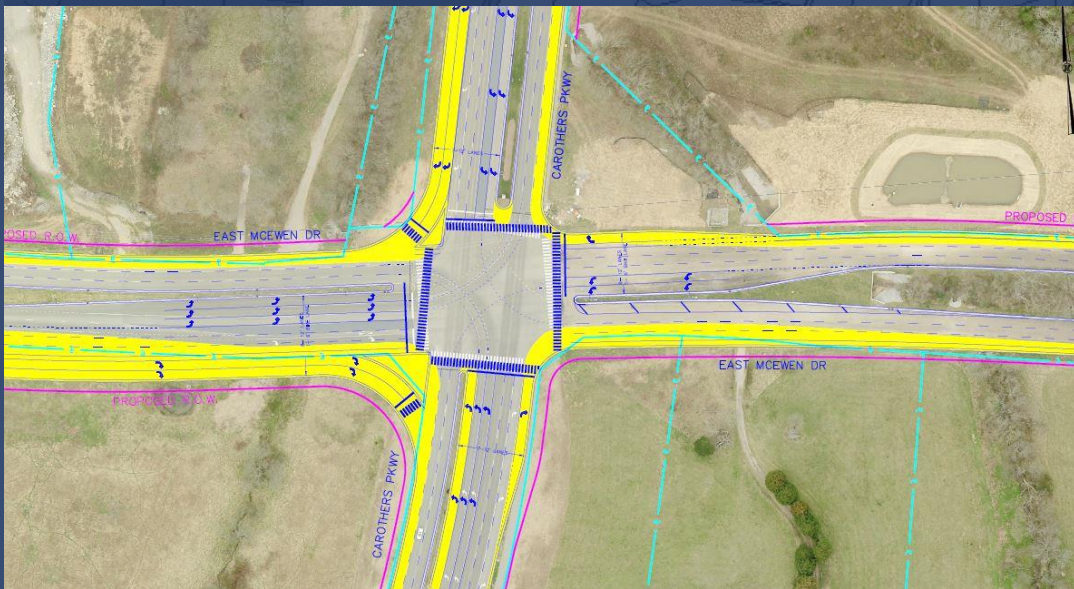


OVERVIEW OF EXISTING TRANSPORTATION PLANS

Integrated Growth Plan - Completed in 2013

IGP Recommendation:

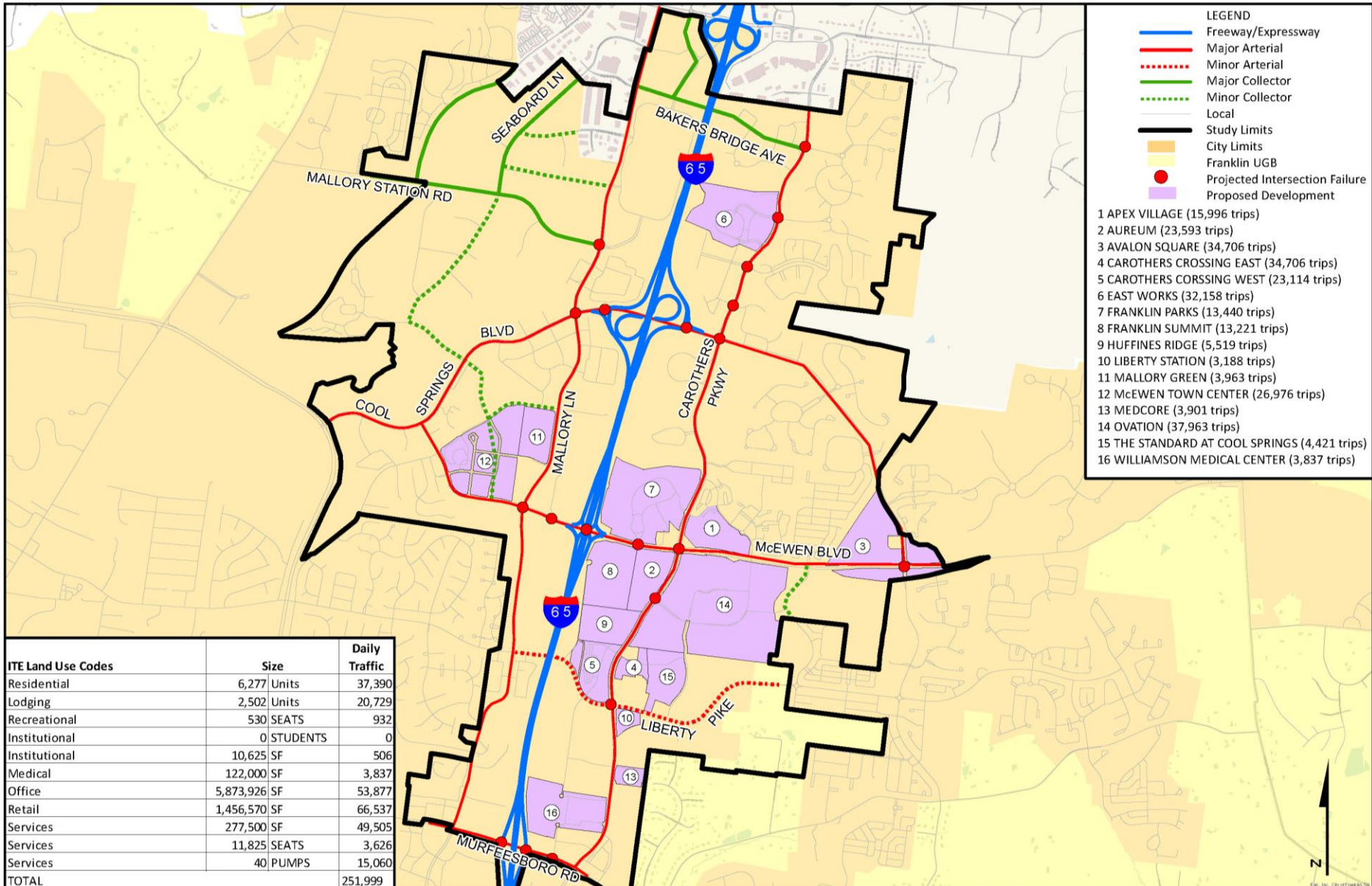
- 1 - Develop Functional Plans to Reserve Right-of-Way and Achieve LOS E or Better
- 2 - Promote Local Street and Development Connectivity
- 3 - Control Access
- 4 - Limit Traffic Signals
- 5 - Expand Pedestrian network and Transit



PROPOSED TRIP GENERATION OF APPROVED DEVELOPMENTS **246%** HIGHER THAN ESTIMATED IN IGP

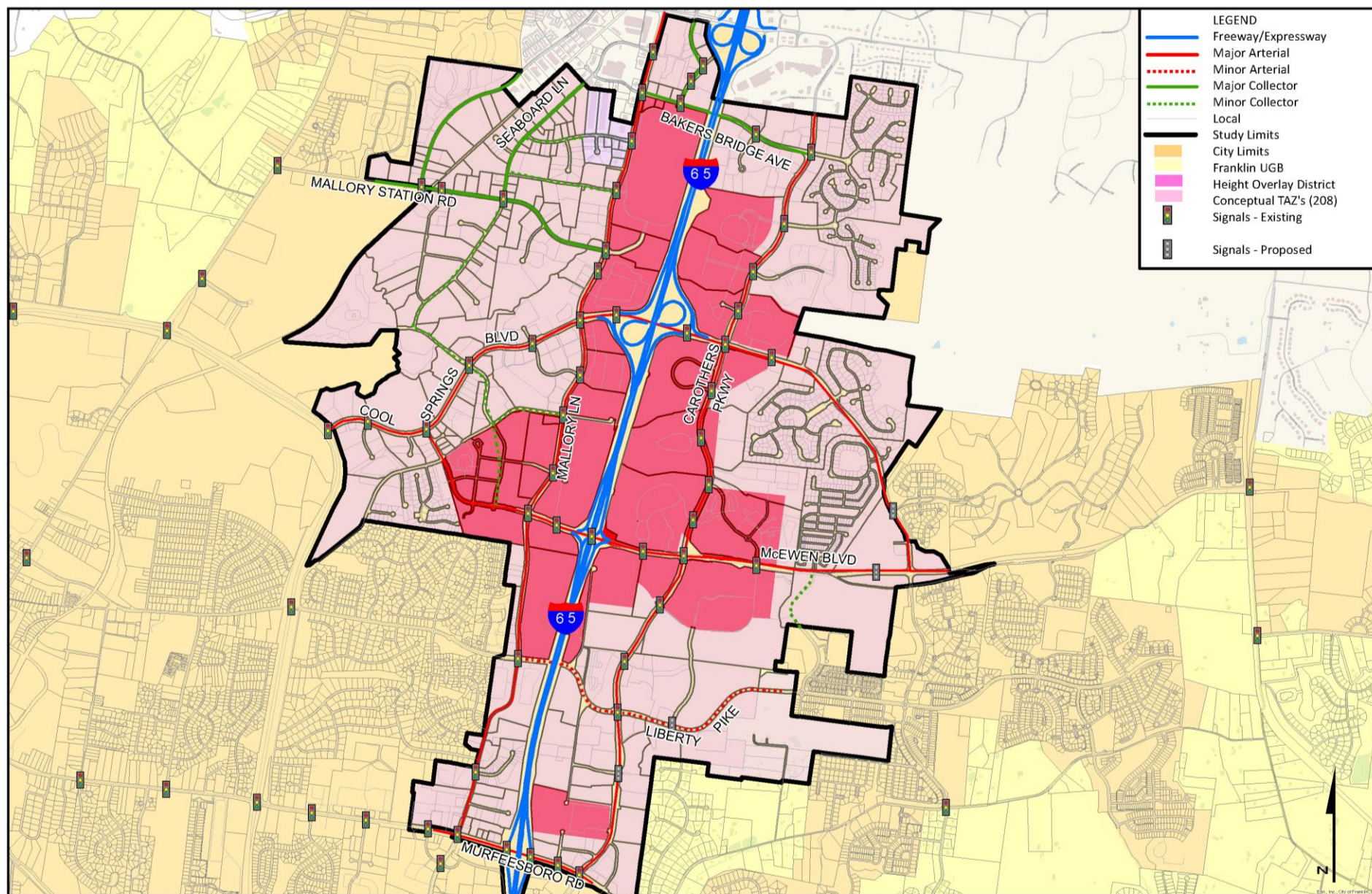


OVERVIEW OF PROPOSED/APPROVED DEVELOPMENT





OVERVIEW OF PROPOSED/APPROVED DEVELOPMENT





OVERVIEW OF PROPOSED STUDY

next steps

- **Task 1:** Complete a comprehensive evaluation of the existing conditions in the Cool Springs area and Height Overlay District.
- **Task 2:** Incorporate all approved development (at buildout) within the Cool Springs Area and Height Overlay District into baseline
 - What amount of delay (i.e. LOS D, E, F) is acceptable during the AM, MID and/or PM peak hours at these intersections and roadway links?
 - What might the intersections or roadway look like under these various conditions?
 - How will this impact the area's character and the built environment?
 - Should we develop maximum trip/acre requirements within the Height Overlay District to ensure future land use and infrastructure are coordinated to achieve the desired quality of life within Franklin?



OVERVIEW OF PROPOSED STUDY

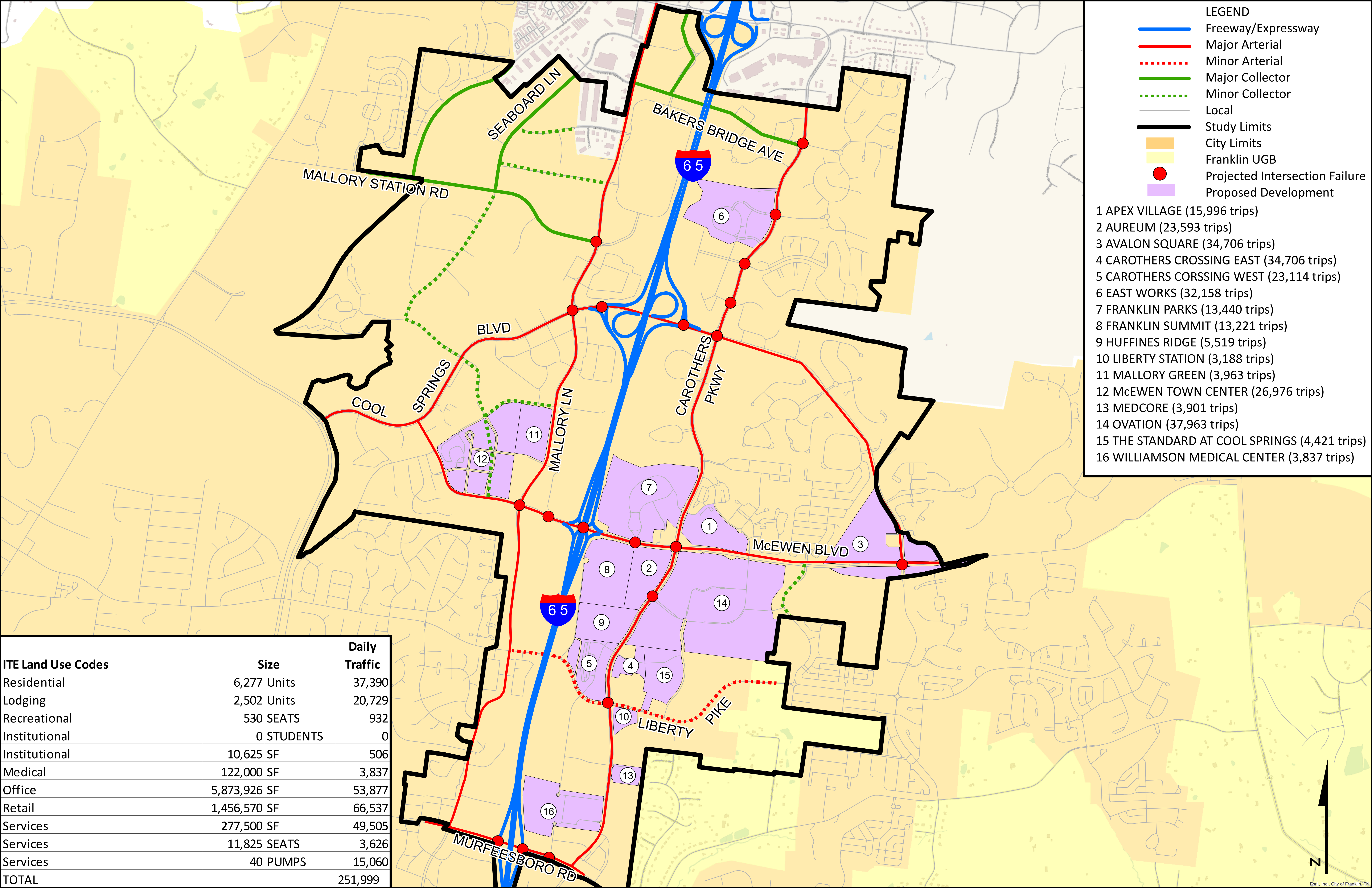
next
steps

- **Task 3:** Develop recommended projects and strategies to improve transportation and planning in the Cool Springs area based on BOMA direction
 - Review proposed improvement projects and prioritization:
 - Traffic signals/Locations
 - Intersection improvements/Alternatives
 - Roadway Widening
 - Review transportation planning strategies:
 - Capacity limitations
 - Development density
 - Access management/connectivity
- **Task 4:** Develop functional level plans to help Staff implement transportation improvements as development continues to occur in the study area.

We need your feedback!

Questions?

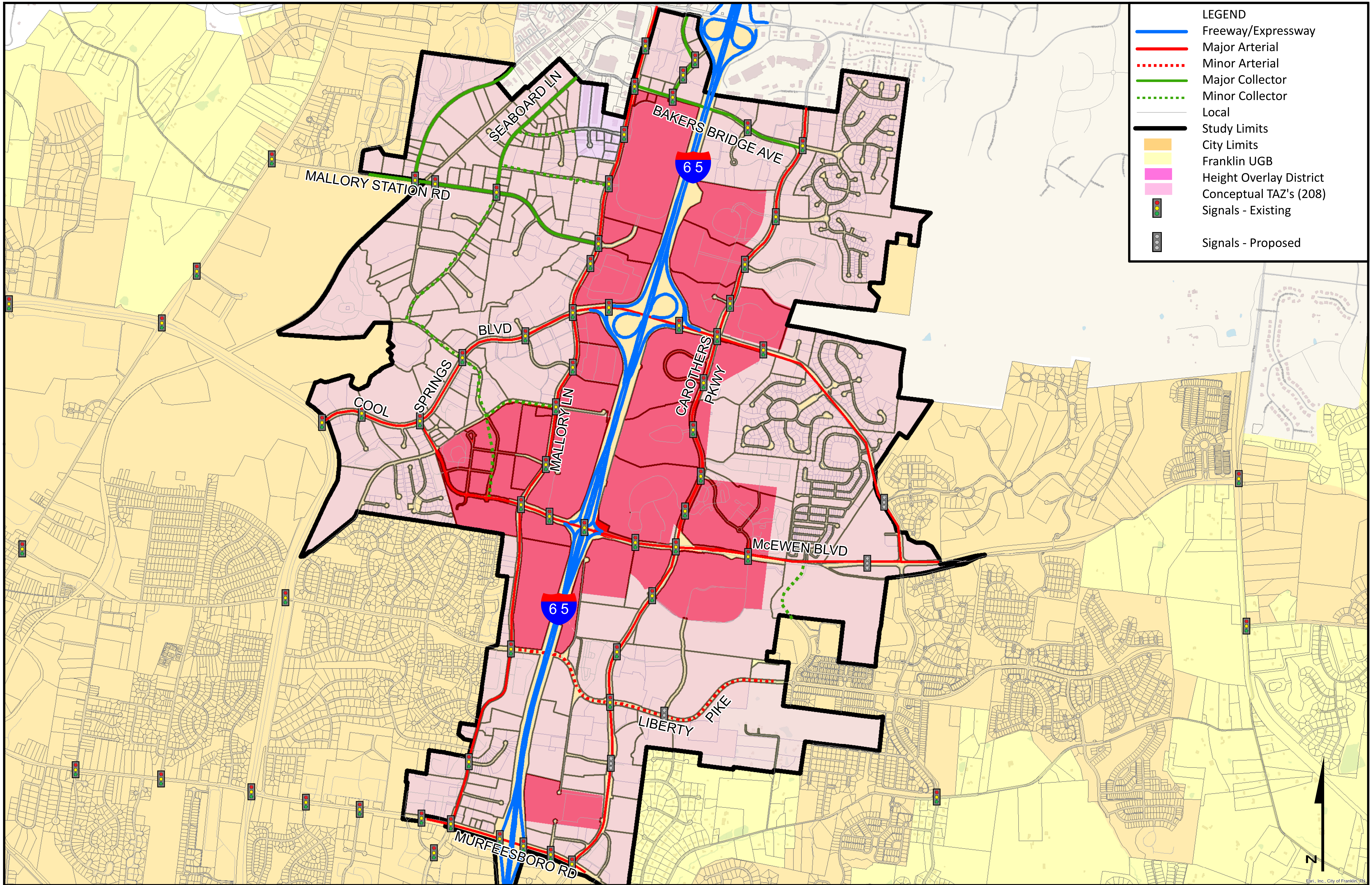




- LEGEND
- Freeway/Expressway
 - Major Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Study Limits
 - City Limits
 - Franklin UGB
 - Projected Intersection Failure
 - Proposed Development

- 1 APEX VILLAGE (15,996 trips)
- 2 AUREUM (23,593 trips)
- 3 AVALON SQUARE (34,706 trips)
- 4 CAROTHERS CROSSING EAST (34,706 trips)
- 5 CAROTHERS CORSSING WEST (23,114 trips)
- 6 EAST WORKS (32,158 trips)
- 7 FRANKLIN PARKS (13,440 trips)
- 8 FRANKLIN SUMMIT (13,221 trips)
- 9 HUFFINES RIDGE (5,519 trips)
- 10 LIBERTY STATION (3,188 trips)
- 11 MALLORY GREEN (3,963 trips)
- 12 McEWEN TOWN CENTER (26,976 trips)
- 13 MEDCORE (3,901 trips)
- 14 OVATION (37,963 trips)
- 15 THE STANDARD AT COOL SPRINGS (4,421 trips)
- 16 WILLIAMSON MEDICAL CENTER (3,837 trips)

ITE Land Use Codes	Size	Daily Traffic
Residential	6,277 Units	37,390
Lodging	2,502 Units	20,729
Recreational	530 SEATS	932
Institutional	0 STUDENTS	0
Institutional	10,625 SF	506
Medical	122,000 SF	3,837
Office	5,873,926 SF	53,877
Retail	1,456,570 SF	66,537
Services	277,500 SF	49,505
Services	11,825 SEATS	3,626
Services	40 PUMPS	15,060
TOTAL		251,999



- LEGEND
- Freeway/Expressway
 - Major Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Study Limits
 - City Limits
 - Franklin UGB
 - Height Overlay District
 - Conceptual TAZ's (208)
 - Signals - Existing
 - Signals - Proposed

N