



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, March 13, 2018

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [18-0216](#) Consideration Of Resolution 2018-22, A Resolution of Application For Valet Parking Services From The Shalom Foundation For An Event On April 21, 2018, In Downtown Franklin at Biscuit Love From 5:00 p.m. to 11:00 p.m. (03/13/18 WS)

Sponsors: Building and Neighborhood Services (BNS) and Chris Bridgewater

Attachments: [RES 2018-22 Valet Parking Permit for Shalom Foundation.Law Approved.pdf](#)
[Shalom Valet Parking Permit and Application 031318](#)
2. [18-0148](#) Consideration of Liquor License Renewal for West Main Street Liquors, (Mr. Jose Arredondo, Managing Agent) 1326 West Main Street, Franklin, TN 37064. (03/13/18 WS)

Sponsors: Lanaii Benne

Attachments: [2018 CERT Arredondo, Jose 03-2018.pdf](#)
3. [18-0191](#) *Consideration of Resolution No. 2017-49, a resolution approving and authorizing the Mayor to execute a Pinnacle Bank Governmental Certificate, and authorizing the City Administrator to execute a Pinnacle Bank Corporate Purchasing Card Application (City Contract No. 2017-0141)

Sponsors: Kristine Brock

Attachments: [Res. No. 2017-49 pertaining to Pinnacle Bank Governmental Certificate and Pin](#)
4. [18-0177](#) Discussion of Sanitation & Environmental Services Operations

Sponsors: Mark Hilty and Jack Tucker

Attachments: [20180223 - SES Operations.pdf](#)

Legislative History

2/27/18	Work Session	referred to the Work Session
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5. [18-0223](#) *Consideration of Resolution 2018-34, A Resolution Authorizing The City Of Franklin To Assign Capacity Fees To Five Parcels That Will Benefit From An Unplanned Capital Improvement To The City's Public Wastewater System For The Purpose Of Recapturing The City' Of Franklin's Monetary Contribution Toward Upsizing Of Sanitary Sewer Infrastructure In The Area Of Boyd's Mill. (Ward's Mill) (03/13/18 WS, 04/10/18 WS, Deferred from 05/08/18 7-0 to 6/12 Work Session and Old Business)

Sponsors: Eric Stuckey, Vernon Gerth, Mark Hilty, Michelle Hatcher and Jimmy Wiseman

Attachments: [Wards Mill Development Fee-Revised 03-13.pdf](#)
[Resolution 2018-34 Wards Mill Capacity Fee with Exhibit A.Law Approved](#)
[Citizen letter.pdf](#)
[Wards Mill - Utility Plan Sheet](#)

6. [18-0240](#) *Consideration of Sanitary Sewer Reimbursement Agreement (COF Contract No. 2018-0029) with Trace Construction Inc. for Wards Mill PUD Subdivision Off-site Sanitary Sewer Improvements (Deferred from 3/13/18 WS and BOMA 8-0)

Sponsors: Michelle Hatcher and Mark Hilty

Attachments: [COF 2018-0029 Wards Mill Sanitary Sewer Agreement with Attachment.Law A](#)

7. [18-0131](#) Consideration of Ordinance 2018-03, To Be Entitled: "An Ordinance To Rezone 22.37 Acres From Specific Development Variety (SD-X 0/34,500) District To Specific Development Variety (SD-X 0/60,820) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 554 And 562 Franklin Road) (Family Legacy PUD Subdivision, Revision 1)." (2/22/18 FMPC 8-0, 3/13/18 WS & 1st BOMA Reading 8-0; 04/10/18 2ND Reading 7-0) THIRD AND FINAL READING

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

Attachments: [MAP FamilyLegacy.pdf](#)
[2018-03 ORD Family Legacy with Map.Law Approved.pdf](#)

Legislative History

2/22/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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8. [18-0132](#) PUBLIC HEARING: Consideration of Resolution 2018-07, To Be Entitled: "A Resolution Approving A Revised Development Plan For Family Legacy PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 554 And 562 Franklin Road." (02/22/18 FMPC; 03/13/18 WS)

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

Attachments: [MAP_FamilyLegacy.pdf](#)
[RES 2018-07 Family Legacy PUD Subdivision Rev1_with Map.Law Approved.p](#)
[FamilyLegacy_Conditions of Approval_01.pdf](#)
[Family Legacy Development Plan Revision 1 02.01.2018.pdf](#)
[ELEVATIONS_FamilyLegacy.pdf](#)
[LAYOUT_Family Legacy Development Plan Revision 1 02.01.2018-2.pdf](#)

Legislative History

2/22/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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9. [18-0172](#) *Consideration of Resolution 2018-14, A Resolution Selecting the Design Concept for the SR96 West and Westhaven Boulevard / Old Charlotte Pike Intersection Project (02/13/18 and 3/13/18 WS)

Sponsors: Paul Holzen and Jonathan Marston

Attachments: [Submitted Res 2018-14 Westhaven Law Approved.pdf](#)

Legislative History

2/27/18	Board of Mayor & Aldermen	referred to the Work Session
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10. [18-0210](#) Consideration of Resolution No. 2018-27, "A Resolution to Fund and Authorize Staff to Proceed with the Design, ROW Acquisition and Construction Phase for the West Main Street Bridge Modifications Project (Located Just Northeast of Roberts Street (CIC 2/22/18 3-0, 03/13/18 WS, 05/08/18 WS)

Sponsors: Paul Holzen and Jonathan Marston

Attachments: [Res 2018-27 - West Main Bridge Widening_with attachment.Law Approved.pdf](#)
[Ped Counts](#)
[Submitted Res 2018-27 - West Main Bridge Widening - Exhibit A](#)
[Submitted Res 2018-27 - West Main Bridge Widening](#)

11. [18-0173](#) Consideration of Resolution 2018-15, A Resolution approving the Design Concept for the Southeast Municipal Complex. (02/27/18 WS, 03/13/18 WS)

Sponsors: Mark Hilty, Lisa Clayton and Paul Holzen

Attachments: [2018-15 Res Adopting Master Plan_with Exhibit A.Law Approved.pdf](#)
[SE Municipal Complex Park BOMA Work Session 2_27_18.pptx](#)
[Master Concept 1 January 2018](#)
[Master Concept 2 1.24.18](#)

Legislative History

2/27/18 Work Session referred to the Work Session

Other Business

Adjournment

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

RESOLUTION 2018-22

A RESOLUTION APPROVING A VALET PARKING PERMIT FOR THE SHALOM FOUNDATION FOR AN EVENT ON APRIL 21, 2018, IN DOWNTOWN FRANKLIN AT BISCUIT LOVE FROM 5:00 PM TO 11:00 PM

WHEREAS, Shalom Foundation, a charitable organization and 501(c)(3) non-profit that provides life-changing medical and surgical care to impoverished children in Guatemala, is hosting the 2nd Annual Meal that Heals at Biscuit Love in Franklin; and

WHEREAS, on-street parking adjacent to Biscuit Love is limited; and

WHEREAS, the City of Franklin has a Valet Permit process that allows for use of parking spaces within the right-of-way for a valet service and for use of 100 parking spaces in the 2nd Avenue Parking garage; and

WHEREAS, an application has been made to the Building and Neighborhood Services Department that is complete in all particulars.

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

The application and permit are granted to Shalom Foundation for parking of cars in a limited portion of the 2nd Avenue Parking Garage relating to Special Event approval for the Foundation's one-time event at Biscuit Love on April 21, 2018.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Sauna R. Billingsley
City Attorney



VALET PARKING PERMIT

4/21/18 5 PM- 11 PM

Issued under authority of Municipal Code Title 16 Chapter 13 for a one time event.

Name, address and phone number of the establishment for whom the valet parking service is proposed.	NAME THE SHALOM FOUNDATION	
	ADDRESS 412 CUMMINS ST. FRANKLIN TN 37064	
	PHONE 615-595-5811	EMAIL TERESA@THESHALOMFOUNDATION.ORG
Primary Applicant Name	TERESA PARR	
Primary Applicant Address	412 CUMMINS ST.	
Primary Applicant Business Name	BISCUIT LOVE	
Primary Applicant Business Address	132 3 RD AVE SOUTH	
Primary Applicant	PHONE 615 830 1790	EMAIL SARAH@BISCUITLOVEBRUNCH.COM
Valet Parking Operator Name	PMC PARKING	
Valet Parking Operator Address	306 42 ND AVENUE NORTH, NASHVILLE, TN 37209	
Valet Parking Operator	PHONE 615-352-0415 EMAIL INFO@PARKINGMGT.COM	
Responsible Party Name	Valet Parking service onsite will be managed by PMC. Contact Biscuit Love restaurant manager onsite or Teresa Parr of the Shalom Foundation with any issues.	

Permit issued on behalf of BOMA action 3/13/18. Post prominently at the site of the event and at the parking deck.

Signed _____

Date _____

Dr. Ken Moore, Mayor



VALET PARKING PERMIT

4/21/18 5 PM- 11 PM

Conditions of Permit:

A permit to utilize City owned Right of Way (parking spaces in front of Biscuit Love) and to shuttle cars for parking to the 2nd Avenue parking garage on April 21, 2018 from 5 pm to 11 pm.

Valet Parking Services Applicant Checklist:

- A detailed plan of the proposed pick up/drop off area that shows the number of spaces to be occupied by the valet zone is attached.
- The proposed parking area is the top deck of the 2nd Avenue City Parking Garage.
- A letter of intent to use a public parking facility is attached.
- A detailed plan of the proposed valet operation is attached.
- A certificate of insurance has been submitted.
- Neighbor notification has been attached.
- The applicant shall hold the numbered retained receipts for a minimum of one year and shall make those available at the request of the Building and Neighborhood Services Department Director.
- Permit shall be displayed at the valet dropoff site at Biscuit Love and at the upper deck of the 2nd Avenue Parking Garage where event cars are parked.



**Application for Valet Parking Services
Municipal Code Title 16 Chapter 13
See attached Valet Parking Services Applicant Checklist**

Name, address and phone number of the establishment for whom the valet parking service is proposed.	NAME THE SHALOM FOUNDATION	
	ADDRESS 412 CUMMINS ST. FRANKLIN, TN 37064	
	PHONE 615-595-5811	EMAIL TERESA@THESHALOMFOUNDATION.ORG
Primary Applicant Name	TERESA PARR	
Primary Applicant Address	412 CUMMINS ST. FRANKLIN, TN 37064	
Primary Applicant Business Name	BISCUIT LOVE	
Primary Applicant Business Address	132 3 RD AVENUE SOUTH, FRANKLIN, TN 37064	
Primary Applicant	PHONE 615-830-1790	EMAIL SARAH@BISCUITLOVEBRUNCH.COM
Valet Parking Operator Name		
Valet Parking Operator Address	306 42 ND AVENUE NORTH, NASHVILLE, TN 37209	
Valet Parking Operator Business Name	PMC PARKING	
Valet Parking Operator Business Address	306 42 ND AVENUE NORTH, NASHVILLE, TN 37209	
Valet Parking Operator	PHONE 615-352-0415	EMAIL INFO@PARKINGMGT.COM
Responsible Party Name	PMC	
Responsible Party Address	306 42 ND AVENUE NORTH, NASHVILLE, TN 37209	
Responsible Party	PHONE 615-352-0415	EMAIL EVENTS@PARKINGMGT.COM

Except as provided, no person, firm, corporation, or other entity shall operate a valet parking service that utilizes any public street or leased public parking area, except in accordance with a valid valet parking permit issued by the city.

The building and neighborhood services department director or their designee shall collect a valet parking permit fee and the required certificate of insurance prior to issuing the valet parking permit. The fee for the valet parking permit shall be determined by the length of the valet zone. This fee shall be as specified in appendix A - comprehensive fees and penalties.

Permit # 2 Fee: \$ 60 Date: 3/13/18

Biscuit Love Valet Plan

Valet Lane:

The valet lane would need to use the 4 spaces in front of 132 3rd Ave South.

Event details:

Who: Biscuit Love/Parking management Company

When: April 21, 2018 5pm - 11pm

Where: 132 3rd Ave South, Franklin, TN 37064

Number of cars: 100

Ingress:

Taking cars in valet lane (in Blue) in front of 132 3rd Ave south.

Parking cars in either the garage on 2nd Ave or the garage on 4th Ave. using Church St. (Route in pink for 4th Ave garage, route in green for 2nd Ave garage)

Valet will park car and return to event address.

Egress:

Valet will get ticket from guest

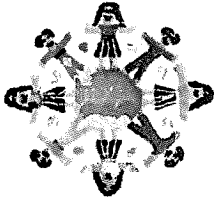
Valet will retrieve car from either the 2nd Ave or 4th Ave garage and return them using Main St/ Public (Routes in red)

Valet would meet guest in valet lane (in Blue) and return keys to guest.

8/1/18

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**THE SHALOM
FOUNDATION**
GIVE HEALING, GIVE HOPE



February 22, 2018

City of Franklin
109 3rd Avenue South
Franklin, TN 37064

To Whom It May Concern:

Please accept this **letter of intent** to use the City of Franklin Second Avenue Parking Garage as well as the Fourth Avenue Parking Garage for the sole purpose of parking vehicles during the operation of the valet parking service.

Event Location: Biscuit Love – Franklin. 132 3rd Avenue South, Franklin, TN 37064

Event Date: Saturday, April 21, 2018

Hours: 5:00 pm to 11:00 pm

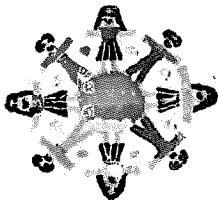
Expected Number of Vehicles: 100 (to be split between the two parking garages)

Sincerely,

Teresa Parr
Program Director
The Shalom Foundation

Shalom: peace, wholeness, completeness, harmony, safety, soundness. A powerful blessing.

FRANKLIN OFFICE: 412 Cummins Street | Franklin, TN | 37064
MAILING ADDRESS: P.O. Box 1354 | Franklin, TN | 37065
(615) 595-5811 | theshalomfoundation.org



**THE SHALOM
FOUNDATION**
GIVE HEALING, GIVE HOPE



February 22, 2018

Sworn Statement of Delivery of Notification to Neighbors by Teresa Parr of The Shalom Foundation

Re: The Shalom Foundation Valet Parking Proposal on April 21, 2018 5:00 pm – 11:00pm at 132 3rd Avenue South Franklin, TN 37064

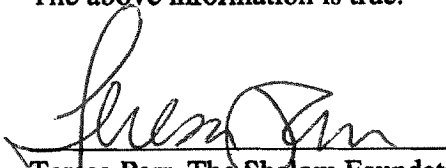
This statement is to confirm a letter was delivered via Certified Mail/First Class Mail to the following neighbors to inform them of the valet proposal set to be discussed at the Board of Mayor and Alderman Work Session on March 13, 2018 at 5:00 pm:

1. Cornerstone Presbyterian Church
136 3rd Avenue South
Franklin, TN 37064
2. Moran-Pope Palmer House
120 3rd Avenue South
Franklin, TN 37064
3. Williamson Circuit Court
135 4th Avenue South #103
Franklin, TN 37064

The following supporting documents are attached:

1. Copy of letter and detailed plan mailed to the three neighbors listed above
2. Copy of Certified Mail receipts

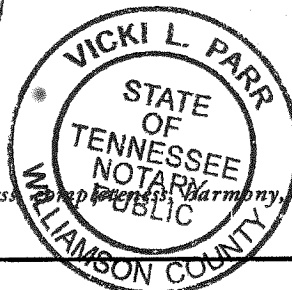
The above information is true.


Teresa Parr, The Shalom Foundation


Name Printed


Date


Notary



Shalom: peace, wholeness, completeness, harmony, safety, soundness. A powerful blessing.

FRANKLIN OFFICE: 412 Cummins Street | Franklin, TN | 37064
MAILING ADDRESS: P.O. Box 1354 | Franklin, TN | 37065
(615) 595-5811 | theshalomfoundation.org

Biscuit Love Valet Plan

Valet Lane:

The valet lane would need to use the 4 spaces in front of 132 3rd Ave South.

Event details:

Who: Biscuit Love/Parking management Company

When: April 21, 2018 5pm - 11pm

Where: 132 3rd Ave South, Franklin, TN 37064

Number of cars: 100

Ingress:

Taking cars in valet lane (in Blue) in front of 132 3rd Ave south.

Parking cars in either the garage on 2nd Ave or the garage on 4th Ave. using Church St. (Route in pink for 4th Ave garage, route in green for 2nd Ave garage)

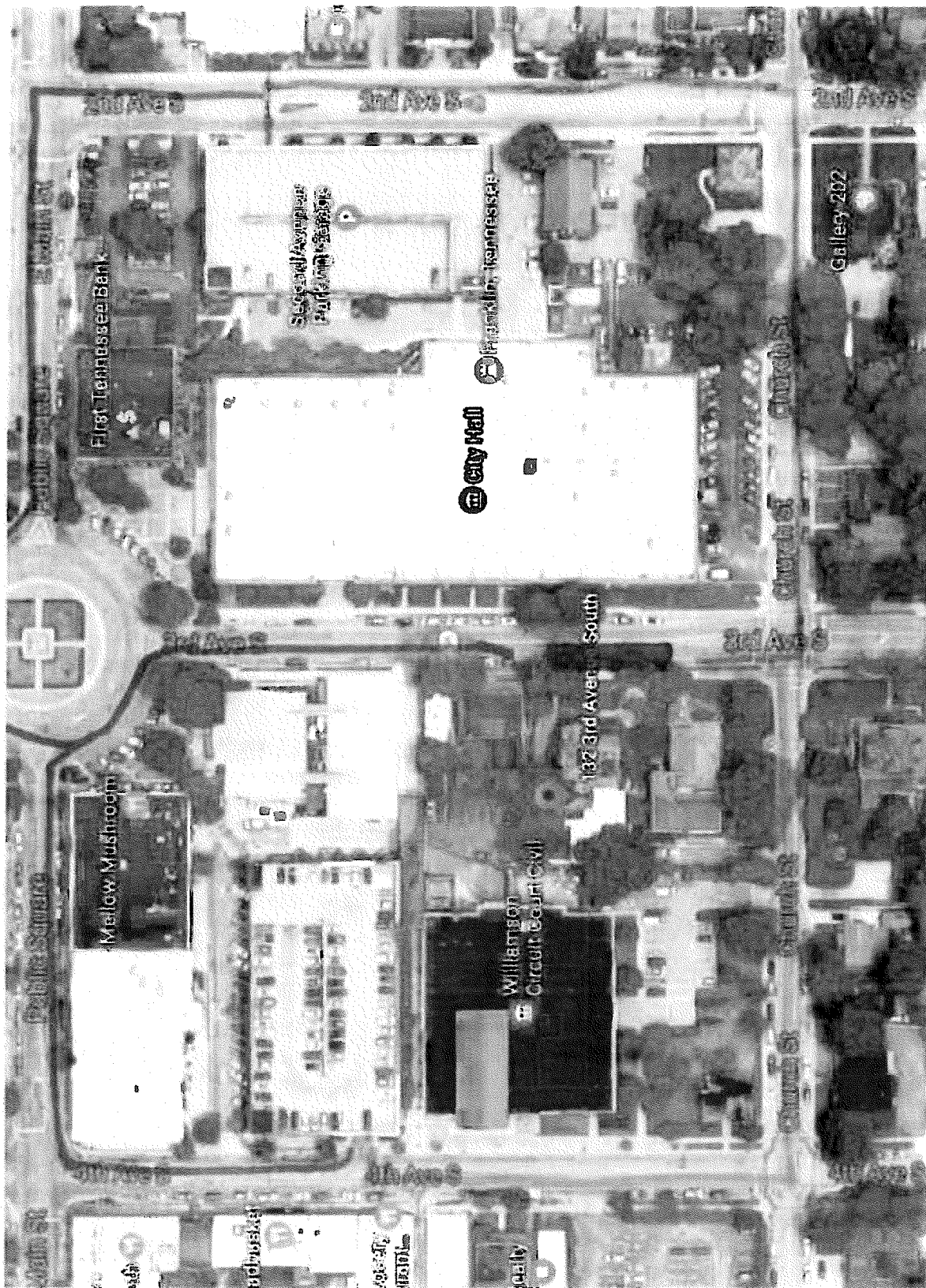
Valet will park car and return to event address.

Egress:

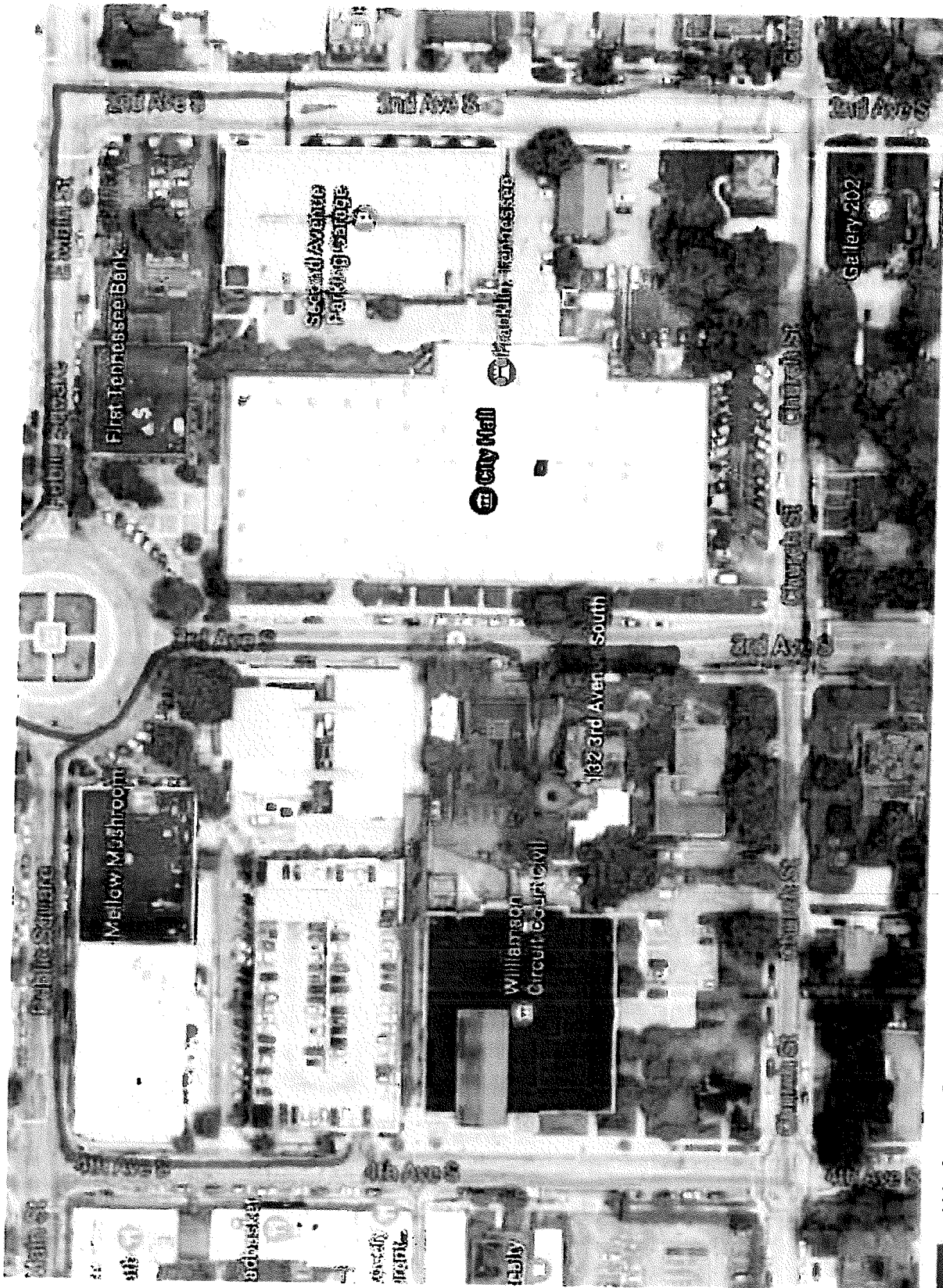
Valet will get ticket from guest

Valet will retrieve car from either the 2nd Ave or 4th Ave garage and return them using Main St/ Public (Routes in red)

Valet would meet guest in valet lane (in Blue) and return keys to guest.



- VALET LANE
- ROUTE TO GARAGE @ 123 4TH AVE SOUTH
- ROUTE TO GARAGE @ 109 2ND AVE SOUTH
- ROUTE BACK TO 132 3RD AVE SOUTH



- VALET LANE
- ROUTE TO GARAGE @ 123 4TH AVE SOUTH
- ROUTE TO GARAGE @ 109 2ND AVE SOUTH
- ROUTE BACK TO 132 3RD AVE SOUTH

CHAPTER 13. - VALET PARKING SERVICES

Sec. 16-1301. - Purpose and intent.

This chapter is intended to provide for the board of mayor and aldermen reasonable standards for authorizing the safe and legal operation of valet parking services conducted within the public right-of-way within the City of Franklin's Historic Downtown for the use and convenience of employees of local businesses, their customers, and the general public.

(Ord. No. 2016-11, § I, 8-9-2016)

Sec. 16-1302. - Definitions.

[The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

- (1) Applicant. The person who applies for a valet parking permit. An applicant shall be a single business, or a group of businesses; provided, however, that in the event that a group of businesses desire to jointly provide valet parking services, one business shall be listed as the primary applicant and responsible party.
- (2) Attendant. A person employed by a valet parking operator to operate a vehicle in the course of providing valet parking services.
- (3) Customer. Any person granting temporary custody of a motor vehicle to a valet parking operator or attendant for the purpose of valet parking services.
- (4) Director. The director of building and neighborhood services department or their designee.
- (5) Historic downtown. For the purposes of this chapter, the area that encompasses the City of Franklin's Historic Downtown is bounded by the Harpeth River/Bi-Centennial Park on the north, the Harpeth River on the east, Church Street on the south, and 5th Avenue on the west.
- (6) Leased public parking area. A City of Franklin publicly-owned or leased off-street parking facility for which the valet parking operator desires to enter into a lease agreement with the City of Franklin Board of Mayor and Aldermen to park vehicles during the operation of a valet parking service.
- (7) Private parking area. An off-street private parking facility which the valet parking operator has secured written permission to park vehicles. The private parking

(Ord. No. 2016-11, § 1, 8-9-2016)

Sec. 16-1303. - Valet parking permit required.

- (1) Except as provided, no person, firm, corporation, or other entity shall operate a valet parking service that utilizes any public street or leased public parking area, except in accordance with a valid valet parking permit issued by the city.
- (2) Notwithstanding, a valet parking permit shall not be required for the operation of valet parking services that:
 - (a) Are conducted solely on private property; or
 - (b) Do not necessitate the usage of any public streets or thoroughfares for valet zones, or the use of any leased public parking areas in the course of providing valet parking services.

(Ord. No. 2016-11, § 1, 8-9-2016)

Sec. 16-1304. - Restricted area—Historic downtown.

Unless exceptional circumstances exist, the board of mayor and aldermen shall limit valet parking services within the historic downtown, as defined, in accordance with the criteria and standards set forth in this chapter.

(Ord. No. 2016-11, § 1, 8-9-2016)

Sec. 16-1305. - Valet parking permit application and procedure.

A valet parking permit application and supporting documentation shall be submitted to the building and neighborhood services department a minimum of 90 days prior to the proposed starting date of the valet parking service. The application and supporting documentation shall include:

- (1) Name, address, phone number of the applicant(s).
- (2) Name, address, phone number of valet parking operator.
- (3) Name, address, phone number of the establishment for whom valet service is proposed.
- (4) A detailed plan of the proposed pick up/drop off area that shows the number of

Sec. 16-1306. - Valet parking permit approval authority and duration.

- (1) The board of mayor and aldermen by resolution may authorize the issuance of a valet parking permit within the historic downtown, as defined, under the following conditions:
 - (a) In conjunction with the consideration of a development plan;
 - (b) Prior to the approval of a site plan;
 - (c) In conjunction with the consideration of a special event permit, or in the absence of a special event permit, in consideration of a special occasion/event for a period of no longer than two consecutive days within any six-month period serving the same business or property; or
 - (d) In the permitting of a universal valet parking service.
- (2) Duration. The board of mayor and aldermen may authorize the issuance of a valet parking permit for a period up to one year. In authorizing the issuance of a valet parking permit the board of mayor and aldermen may also authorize the automatic renewal of subsequent valet parking permits provided no violations occurred during the duration of the previous valet parking permit.

(Ord. No. 2016-11, § I, 8-9-2016)

Sec. 16-1307. - Valet parking permit fee, stand, and signage.

the safe operation of valet parking services. Examples of conditions may include, but are not limited to, valet parking permits not being valid within areas of increased vehicular and pedestrian traffic, during inclement weather, construction within the public right-of-way, or when parking is restricted near the valet zone for any public purpose such as Main Street Festival, Pumpkinfest, Dickens of a Christmas, and similar events.

(Ord. No. 2016-11, § I, 8-9-2016)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/6/2018

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 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 Scott Insurance (Nashville) 6640 Carothers Parkway Ste 100 Franklin TN 37067		CONTACT NAME: Rachel Franklin PHONE (A/C, No, Ext): 615-224-2690 FAX (A/C, No): 434-455-8980 E-MAIL ADDRESS: rfranklin@scottins.com	
INSURED Parking Management Company LLC 306 42nd Ave N Nashville TN 37209		INSURER(S) AFFORDING COVERAGE	
PMCAC-1		INSURER A: Liberty Mutual Fire Insurance Company (A)	
		INSURER B: First Liberty Insurance Corporation (A)	
		INSURER C: Western World Insurance Company (A)	
		INSURER D: Endurance American Specialty Insurance Company	
		INSURER E: RSUI Indemnity Company (A+)	
		INSURER F: Federal Insurance Company (A++)	
		NAIC #	
		23035	
		33588	
		13196	
		41718	
		22314	
		20281	

COVERAGES**CERTIFICATE NUMBER:** 307274774**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 SUBR INSD WYD	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:	Y	TB2-Z91-466782-038	1/1/2018	1/1/2019	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS		AS6-Z91-466782-018	1/1/2018	1/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$0		GLX 1000105-00	1/1/2018	1/1/2019	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	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 N/A	WC2-Z91-466782-048	1/1/2018	1/1/2019	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D E F	Excess Umbrella Excess Umbrella Employment Practices Liability	N N	ELD30000237101 NHA 081773 8248-3002	1/1/2018 1/1/2018 10/1/2017	1/1/2019 1/1/2019 10/1/2018	\$10MM x of \$5MM \$10,000,000 \$15MM x of \$15MM \$15,000,000 Per Claim/Per Agg \$1,000,000

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

\$1,600,000 GKLL Comprehensive Ded \$5,000/\$25,000; Collision Ded \$5,000 - TN
\$1,000,000 GKLL Comprehensive Ded \$5,000/\$25,000; Collision Ded \$5,000 - TX, IL, KY, FL, SC, VA, GA, MO, LA, VT, IA, NE, AR, IN
\$1,200,000 GKLL Comprehensive Ded \$5,000/\$25,000; Collision Ded \$5,000 - OK
\$2,500,000 GKLL Comprehensive Ded \$5,000/\$25,000; Collision Ded \$5,000 - AL
\$5,000,000 GKLL Comprehensive Ded \$5,000/\$25,000; Collision Ded \$5,000 - NC

INSR LTR A - Crime: Theft of Client Property - Policy: YC2-Z91-466782-028 - Effective: 1/1/2018 - 1/1/2019 - Limit: \$1,000,000

Biscuit Love and the City of Franklin are additional insured as respects General Liability, when required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

Biscuit Love
132 3rd Ave South
Franklin TN 37064

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

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HISTORIC
FRANKLIN
TENNESSEE

RETAILER'S CERTIFICATE

Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning application in the name of West Main Street Liquors, owned by the managing agent, Jose Arredondo, who has made application for a retailer's license to handle alcoholic beverages at 1326 West Main, Franklin, TN 37064, which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owner(s) who are to be in actual charge of the business have not been convicted of any violation of the laws against possession, sale, manufacture, or transportation of beer or other alcoholic beverages, or of any felony, or of any crime involving moral turpitude, within the past ten (10) years immediately preceding the date of application, and will not violate any of the provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. The applicant(s) has secured a location for the business which complies with all restrictions of local law, ordinances, or resolutions, duly adopted by the local authorities as to location.
3. The applicant (by and through one or more of its owners) meets all residency requirements established by local authority under Franklin Municipal Code Section 2-108A.
4. The applicant has complied with local laws, ordinances, and resolutions duly adopted by the local authority regulating the number of retail licenses to be issued within the jurisdiction.

This, the 27th Day of March, 2018.

Dr. Ken Moore
Mayor

RESOLUTION 2017-49

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A PINNACLE BANK GOVERNMENTAL CERTIFICATE, AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PINNACLE BANK CORPORATE PURCHASING CARD APPLICATION

WHEREAS, the City issued (a) on February 3, 2017 Purchasing Office Solicitation No. 2017-011, a request for proposals for comprehensive banking services, including general banking, lockbox processing, and purchasing cards, (b) on February 23, 2017 Addendum No. 1 to Purchasing Office Solicitation No. 2017-011, and (c) on March 1, 2017 Addendum No. 2 to Purchasing Office Solicitation No. 2017-011; and

WHEREAS, at its meeting on April 25, 2017, the Board of Mayor and Aldermen voted to award comprehensive banking services, including general banking, lockbox processing, and purchasing cards, to Pinnacle Bank of Nashville, Tennessee for a term of award of one (1) year, to be effective July 1, 2017, with four (4) one-year options to extend the term of award thereafter; and

WHEREAS, pursuant to authority previously granted by the Board of Mayor and Aldermen, a Procurement Agreement (City Contract No. 2017-0088) with Pinnacle Bank for general banking, lockbox processing, and purchasing card services was executed for the City by the City Administrator and, on May 23, 2017, reported to the Board of Mayor and Aldermen; and

WHEREAS, Pinnacle Bank subsequently presented the City with a Governmental Certificate and has requested it be executed by the City; and

WHEREAS, Pinnacle Bank subsequently presented the City with an application for corporate purchasing card and has requested that the City's Board of Mayor and Aldermen, by resolution, name the individual authorized to execute said application on behalf of the City.

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

Section 1. The Pinnacle Bank Governmental Certificate, attached as Exhibit A hereto, is hereby approved.

Section 2. The Mayor is hereby authorized to execute the Pinnacle Bank Governmental Certificate attached as Exhibit A hereto.

Section 3. The City Administrator is hereby authorized to execute the Pinnacle Bank Corporate Purchasing Card Application (City Contract No. 2017-0141), a redacted version of which is attached as Exhibit B hereto.

Adopted this ____ day of _____, 2018.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
Eric S. Stuckey, City Administrator/Recorder

BY: _____
Dr. Ken Moore, Mayor

APPROVED AS TO FORM BY:

Tiffani Pope, Staff Attorney

GOVERNMENTAL CERTIFICATE

Entity: City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Lender: Pinnacle Bank
Cool Springs - Carothers Pkwy Office
7040 Carothers Parkway
Franklin, TN 37067

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT:

THE ENTITY'S EXISTENCE. The complete and correct name of the governmental entity is City of Franklin ("Entity"). The Entity is a governmental entity which is, and at all times shall be, duly organized, validly existing, and in good standing under and by virtue of the laws and regulations of the State of Tennessee. The Entity has the full power and authority to own its properties and to transact the business and activities in which it is presently engaged or presently proposes to engage. The Entity maintains an office at 109 3rd Avenue South, Franklin, TN 37064. The Entity shall do all things necessary to preserve and to keep in full force and effect its existence, rights and privileges, and shall comply with all regulations, rules, ordinances, statutes, orders and decrees of the Entity and any other governmental or quasi-governmental authority or court applicable to the Entity and the Entity's business activities.

CERTIFICATES ADOPTED. At a meeting of the appropriate governing body of the Entity, duly called and held on **March 13, 2018**, at which a quorum was present and voting, or by other duly authorized action in lieu of a meeting, the resolutions set forth in this Certificate were adopted.

OFFICIALS. The following named persons is an Officials of City of Franklin:

<u>NAMES</u>	<u>TITLES</u>	<u>AUTHORIZED</u>	<u>ACTUAL SIGNATURES</u>
Eric S. Stuckey	City Administrator/City Recorder	Y	X _____

ACTIONS AUTHORIZED. Any one (1) of the authorized persons listed above may enter into any agreements of any nature with Lender, and those agreements will bind the Entity. Specifically, but without limitation, any one (1) of such authorized persons is authorized, empowered, and directed to do the following for and on behalf of the Entity:

Borrow Money. To borrow, as a cosigner or otherwise, from time to time from Lender, on such terms as may be agreed upon between the Entity and Lender, such sum or sums of money as in their judgment should be borrowed, without limitation.

Execute Notes. To execute and deliver to Lender the promissory note or notes, or other evidence of the Entity's credit accommodations, on Lender's forms, at such rates of interest and on such terms as may be agreed upon, evidencing the sums of money so borrowed or any of the Entity's indebtedness to Lender, and also to execute and deliver to Lender one or more renewals, extensions, modifications, refinancings, consolidations, or substitutions for one or more of the notes, any portion of the notes, or any other evidence of credit accommodations.

Execute Security Documents. To execute and deliver to Lender the forms of mortgage, deed of trust, pledge agreement, hypothecation agreement, and other security agreements and financing statements which Lender may require and which shall evidence the terms and conditions under and pursuant to which such liens and encumbrances, or any of them, are given; and also to execute and deliver to Lender any other written instruments, any chattel paper, or any other collateral, of any kind or nature, which Lender may deem necessary or proper in connection with or pertaining to the giving of the liens and encumbrances. Notwithstanding the foregoing, any one of the above authorized persons may execute, deliver, or record financing statements.

Negotiate Items. To draw, endorse, and discount with Lender all drafts, trade acceptances, promissory notes, or other evidences of indebtedness payable to or belonging to the Entity or in which the Entity may have an interest, and either to receive cash for the same or to cause such proceeds to be credited to the Entity's account with Lender, or to cause such other disposition of the proceeds derived therefrom as they may deem advisable.

Further Acts. In the case of lines of credit, to designate additional or alternate individuals as being authorized to request advances under such lines, and in all cases, to do and perform such other acts and things, to pay any and all fees and costs, and to execute and deliver such other documents and agreements, including agreements requiring disputes with Lender to be submitted to binding arbitration for final resolution and waiving the right to a trial by jury, as the Officials may in their discretion deem reasonably necessary or proper in order to carry into effect the provisions of this Certificate.

ASSUMED BUSINESS NAMES. The Entity has filed or recorded all documents or filings required by law relating to all assumed business names used by the Entity. Excluding the name of the Entity, the following is a complete list of all assumed business names under which the Entity does business: **None.**

NOTICES TO LENDER. The Entity will promptly notify Lender in writing at Lender's address shown above (or such other addresses as Lender may designate from time to time) prior to any (A) change in the Entity's name; (B) change in the Entity's assumed business name(s); (C) change in the structure of the Entity; (D) change in the authorized signer(s); (E) change in the Entity's principal office address; (F) change in the Entity's principal residence; or (G) change in any other aspect of the Entity that directly or indirectly relates to any agreements between the Entity and Lender.

CERTIFICATION CONCERNING OFFICIALS AND CERTIFICATES. The Officials named above is duly elected, appointed, or employed by or for the Entity, as the case may be, and occupy the positions set opposite their respective names. This Certificate now stands of record on the books of the Entity, is in full force and effect, and has not been modified or revoked in any manner whatsoever.

CONTINUING VALIDITY. Any and all acts authorized pursuant to this Certificate and performed prior to the passage of this Certificate are hereby ratified and approved. This Certificate shall be continuing, shall remain in full force and effect and Lender may rely on it until written notice of its revocation shall have been delivered to and received by Lender at Lender's address shown above (or such addresses as Lender may designate from time to time). Any such notice shall not affect any of the Entity's agreements or commitments in effect at the time notice is given.

IN TESTIMONY WHEREOF, I have hereunto set my hand and attest that the signatures set opposite the names listed above is their genuine signatures.

I have read all the provisions of this Certificate, and I personally and on behalf of the Entity certify that all statements and representations made in this Certificate are true and correct. This Governmental Certificate is dated **March 13, 2018**.

**GOVERNMENTAL CERTIFICATE
(Continued)**

Loan No: 90016901

Page 2

CERTIFIED TO AND ATTESTED BY:

X

Dr. Ken Moore , Mayor of City of Franklin, Tennessee

NOTE: If the Officials signing this Certificate is designated by the foregoing document as one of the officials authorized to act on the Entity's behalf, it is advisable to have this Certificate signed by at least one non-authorized official of the Entity.

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BUSINESS INFORMATION

Legal Business Name City of Franklin		Business Name to Appear on Card (If different from Legal Name - Max. 21 Characters)	
Pinnacle Financial Advisor Name Vickie Manning [651]		Pinnacle Treasury Management Advisor Name Julia Suddath	
Legal Structure: ☐ Partnership ☐ Sole Proprietor ☐ Corporation ☐ Nonprofit ☒ Other (explain) municipality		Year Established (YYYY) 1799	Tax ID Number 62-6000290
Street Address (Physical address other than P.O. Box) 109 3rd Avenue, South		City Franklin	State TN Zip Code 37064
Mailing Address (If different from street address) P.O. Box 305		City Franklin	State TN Zip Code 37065
Business Gross Annual Revenue \$ n/a	Business Phone with Area Code (615) 550 - 6692	Primary Bank Pinnacle Bank	
Main Contact Brian Wilcox	Phone with Area Code (615) 550- 6614	Email Address ¹ purchasing@franklin.tn.gov	
Accounts Payable Contact Angelique Franzoni	Phone with Area Code (615) 550 - 6686	Email Address ¹ accountspayable@franklin.tn.gov	
Anticipated Monthly Spend \$ 500,000 to \$990,000	Requested Credit Limit \$ 2,150,000		
Pinnacle Checking Account for Monthly Payment [REDACTED]		(payment will be automatically debited on the 25th of each month) Settlement Instructions (Internal Only): Direct Draft 25th of same month as cycle end date (3rd of mo.)	

AUTHORIZING OFFICER/GUARANTOR INFORMATION

First Name Eric	M.I. S	Last Name Stuckey	Suffix
Please select one: ☒ Authorizing Officer ☐ Guarantor ☐ Owner ☐ Partner ☐ President ☐ Vice President ☐ Treasurer/Secretary ☐ Other			
Date of Birth (MM/DD/YYYY) 0 / 0 / 0	Social Security Number n/a	Phone with Area Code (615) 791- 3217	Email Address ¹ eric.stuckey@franklin.tn.gov
Home Address n/a	City n/a	State n/a	Zip Code n/a
If you are a guarantor on this account, please provide the following information:			
Ownership %	Current Owner Since	Annual Individual Income ² \$	

SECOND AUTHORIZING OFFICER/GUARANTOR INFORMATION

First Name	M.I.	Last Name	Suffix
Please select one: ☐ Authorizing Officer ☐ Guarantor ☐ Owner ☐ Partner ☐ President ☐ Vice President ☐ Treasurer/Secretary ☐ Other			
Date of Birth (MM/DD/YYYY) / /	Social Security Number	Phone with Area Code () -	Email Address ¹
Home Address	City	State	Zip Code
If you are a guarantor on this account, please provide the following information:			
Ownership %	Current Owner Since	Annual Individual Income ² \$	

TECHNICAL CONTACT INFORMATION, INTEGRATION REQUIREMENTS, AND GHOST/VIRTUAL CARD ENABLEMENT

Primary Technical Contact Dawn Wildrick	Phone with Area Code (615) 550 - 6684	Email Address ¹ dawnw@franklin.tn.gov
☒ Data file needed for General Ledger/Accounts Payable Integration		
Name of Software Provider MS Dynamics Great Plains		
☐ Please issue Ghost Card for Online Payments ☐ Please enable Virtual Cards for Vendor Payments		

¹ We may email you about your account or other services.² You may include income from any source. Alimony or child support need not be revealed if you do not wish to have it considered as a basis for repaying this obligation.

Corporate Purchasing Card Order Form

EXHIBIT B
City Contract No. 2017-0141

EMBOSSSED NAME ON CARD (Employee or Department) Can include middle initial, no punctuation, 26 characters maximum		PER TRANSACTION DOLLAR LIMIT	PER DAY DOLLAR LIMIT	# SWIPES PER DAY	PER MONTH DOLLAR LIMIT Refreshes on the 4th	CARD PROFILE	FUEL PROMPT TYPE Default is 5-None
1	See Excel list from City	see list	n/a	999	see list	3	5
2							
3							
4							
5							
6							
7							
8							
9							
10							
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33							

Corporate Purchasing Card Application

EXHIBIT B

City Contract No. 2017-0141

CARD PROFILE CHOICES		FUEL MERCHANTS	MAINTENANCE MERCHANTS	CAR RENTAL	RESTAURANTS	HOTELS	COLLEGE/SCHOOL	RETAIL	E-COMMERCE	AIRLINE PASSENGER
Profile 1	Fuel Merchants Only	X								
Profile 2	Fuel & Maintenance Only	X	X							
Profile 3	Business or Travel & Expense	X	X	X	X	X	X	X	X	X
Profile 4	Fuel, Maintenance & Hotels	X	X			X				
Profile 5	Fuel, Maintenance & Restaurants	X	X		X					
Profile 6	Fuel, Car Rental & Hotels	X		X		X				X
Profile 7	Retail & E-Commerce							X	X	
Profile 8	Create Your Own - Place "X" in desired field(s)									
Profile 9	Create Your Own - Place "X" in desired field(s)									
Profile 10	Create Your Own - Place "X" in desired field(s)									

Fuel Prompt Options - (Fuel Cards Only)			
Type 1	Driver ID and Odometer	Type 4	Odometer
Type 2	Vehicle Number and Odometer	Type 5	No Prompt

VOLUME REBATE SCHEDULE

Pinnacle offers a monthly rebate that is calculated on your net monthly spend volume. The rebate is paid on the 15th of each month to your Pinnacle checking account based on your net spend for the preceding month. The rebate percentage increases as your cumulative net annual spend increases according to the following tiers:

Cumulative Annual Spend (fill-a-tier)	*Rebate %
\$0-999,999.99	0.50%
\$1,000,000 to 2,999,999.99	0.75%
\$3,000,000 to 4,999,999.99	1.00%
\$5,000,000 and up	1.25%

*Transactions qualifying for "Large Ticket Interchange" will earn a rebate equal to 0.50% of the transaction, regardless of the Cumulative Annual Spend, and will be deducted from the Annual Spend calculation used in the standard rebate schedule above. Large Ticket Interchange transactions are single transactions for \$7,255.00 or more, and are processed by merchants who have passed certification. The authorization request for the transaction must also include Level 3 data. Should MasterCard change or broaden the classification for transactions that qualify for "Large Ticket Interchange," Pinnacle reserves the right to use the then current definition for purposes of calculating your rebate.

Internal Use Only:

Exception Rebate of 1.25% on 1st dollar of spend; 0.50% on Large Ticket Interchange (LTI) [City requests breakdown each mo. of Std Vs LTI]

PROGRAM ADMINISTRATION AND WEB ACCESS INFORMATION

Program Administration/Web Portal User Access Information:

System Access Level (pick one):

First and Last Name of Web User Brian Wilcox	User PIN Limit* \$ 99,999	☐ Full Access to Card Changes, Financial Info, & Virtual Cards ☐ View Only, no Financial Info	☐ Reports & Invoice Access ☒ Program Administrator**
First and Last Name of Web User Natalie Keene	User PIN Limit* \$ 99,999	☐ Full Access to Card Changes, Financial Info, & Virtual Cards ☐ View Only, no Financial Info	☐ Reports & Invoice Access ☒ Program Administrator**
First and Last Name of Web User Suzanne Ward	User PIN Limit* \$ 99,999	☐ Full Access to Card Changes, Financial Info, & Virtual Cards ☐ View Only, no Financial Info	☐ Reports & Invoice Access ☒ Program Administrator**
First and Last Name of Web User Kristine Tallent	User PIN Limit* \$ 0	☒ Full Access to Card Changes, Financial Info, & Virtual Cards ☐ View Only, no Financial Info	☐ Reports & Invoice Access ☐ Program Administrator**
First and Last Name of Web User Mike Lowe	User PIN Limit* \$ 0	☒ Full Access to Card Changes, Financial Info, & Virtual Cards ☐ View Only, no Financial Info	☐ Reports & Invoice Access ☐ Program Administrator**
First and Last Name of Web User Katie Hilty	User PIN Limit* \$ 0	☒ Full Access to Card Changes, Financial Info, & Virtual Cards ☐ View Only, no Financial Info	☐ Reports & Invoice Access ☐ Program Administrator**

*Maximum Limit User Can Assign to a Cardholder

**Program Administrator has full system access including the ability to add new users and deactivate cards

Law Dept. Approved 02/28/18

Angelique Franzoni (same settings as for Tallent, Lowe and Hilty)

Equal Credit Opportunity Act Notice

If your application for business credit is denied, you have the right to a written statement of the specific reason for the denial. To obtain the statement, please contact: Pinnacle Bank, 150 Third Ave South, Suite 900, Nashville TN 37201 - (615) 744-3700, within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement.

The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant’s income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is:

FDIC Consumer Response
Center 1100 Walnut Street, Box
#11 Kansas City, Mo 64106

IMPORTANT NOTICE:
By signing below as an authorized signer or guarantor, you: a) certify that the information provided in this application is true, correct and accurate; b) request the maximum credit limit from Pinnacle Bank ("the Bank") for which you qualify, but not to exceed the limit necessary for you to make full use of the corporate purchasing card program offered by the Bank; c) agree to comply with the Terms and Conditions provided with this application and the Business Cardmember Agreement attached as Appendix A; and d) agree that the Bank may contact any source necessary to verify your credit worthiness. By signing below as a guarantor, you affirm your intent to Apply Jointly.

SIGNATURES REQUIRED TO PROCESS YOUR APPLICATION	
Signature of Authorized Officer/Guarantor:	Date:
Signature of Authorized Officer/Guarantor:	Date:
Signature of Authorized Officer/Guarantor:	Date:
Signature of Authorized Officer/Guarantor:	Date:

PINNACLE APPROVAL			
Pinnacle Approval Signature:			Date:
Approved Credit Line:			
Special Instructions:			
Outsource ID 4500	Financial Advisor:	Office Code:	Treasury Management Advisor:

EXHIBIT B
City Contract No. 2017-0141
Application Disclosures - Corporate Purchasing Card

Interest Rates and Interest Charges	
Annual Percentage Rate (APR) for Purchases	N/A
How to Avoid Paying Interest on Purchases	Your due date is at least 15 days after the close of each billing cycle. We will not charge you any interest on purchases if you pay your entire balance by the due date each month.
Minimum Interest Charge	N/A

Fees	
Annual Fee	None
Transaction Fees Foreign Transactions	MasterCard Cross Border Fee equal to 0.90% of the U.S. Dollar value of any transaction conducted at a non-U.S. merchant or location. Fee is originated by MasterCard. MasterCard Currency Conversion Fee equal to 0.20% of the U.S. Dollar value of any transaction where a conversion to a non-U.S. Dollar denomination occurs. Fee is originated by MasterCard.
Penalty Fees - Late Payment - Returned Payment - Over-the-credit limit	N/A N/A N/A

How We Will Calculate Your Balance: We use a method called “average daily balance (including new purchases).”

Terms and Conditions: You are applying for a credit card account provided by Pinnacle Bank, Nashville, TN (“we,” “us,” and “our”). The words “you” and “your” mean the entity applying for the Corporate Purchasing Card Account as the Company that agrees to be liable for the Corporate Purchasing Card Account and comply with the Business Cardmember Agreement, (attached as Appendix A). The Minimum Payment you must pay by the due date after each Billing Cycle will be the entire New Balance of your Account. By applying, you certify and agree that:

- You are, if applying as an individual, at least 18 years old (or at least 19, if a Nebraska or Alabama resident);
- The duly appointed Authorized Company Representative (as that term is defined in the Business Cardmember Agreement attached as Appendix A) received, read, and agree to all terms and conditions provided with this application;
- All information and documents provided with your application is true, correct, and complete and we may rely on it;
- You are asking us to issue credit cards for account access to your Authorized Company Representative and each Authorized User (as that term is defined in the Business Cardmember Agreement attached as Appendix A) designated by an Authorized Company Representative;
- The Company agrees to be responsible for Account use by any Authorized User;
- Your Authorized Company Representative will read the Business Cardmember Agreement attached as Appendix A and its Application Disclosures carefully before using or allowing anyone else to use any Corporate Purchasing Card Account we may provide;
- We are allowed to verify Company's credit worthiness with financial institutions, credit reporting agencies, employers, government agencies, and other third parties; and
- We are authorized to use and disclose information about the Company, this application and any Corporate Purchasing Card Account we provide for our everyday business purposes, to the extent permitted by applicable law, including information we share about the Company and the Corporate Purchasing Card Account with credit reporting agencies, with our service providers, and with other financial institutions and merchants to maintain and provide your Corporate Purchasing Card

The Company agrees that we may obtain credit reports about the Company to review this application, and, if we open a credit card account for the Company, that we may obtain credit reports about the Company in the future to review, update, renew, collect, and service your credit card account and for other purposes permitted by law. We will, upon request, tell you whether we

obtained a credit report about the Company and tell you the name and address of any credit reporting agency that provided the report.

If we open a credit card account for you, you understand and agree that you will be subject to all terms and conditions described in our Business Cardmember Agreement (attached as Appendix A). You understand and agree that this Business Cardmember Agreement (attached as Appendix A) becomes effective the first time any of you or any Authorized User activates a Card or uses the Account in any way. You understand and agree that we may change the Business Cardmember Agreement (attached as Appendix A), and the rates, fees, and terms of your Corporate Purchasing Card Account as allowed by law and the Business Cardmember Agreement (attached as Appendix A) after we give any notice and wait any time period that the law may require.

Consent for Communications: By applying and providing your telephone number(s) and email address(es), you expressly authorize us and our agents and service providers to use any available written, electronic, or verbal means of contacting you for any purpose related to the servicing and collection of your accounts with us, for surveys and research, and for any other informational purpose related to your accounts with us (each, a "Communication"). You agree this authorization for Communications includes, but is not limited to, our use of manual calling methods, prerecorded or artificial voice messages, text messages, e-mail messages, and/or automatic telephone dialing systems. You agree that we and our agents and service providers may contact you for these Communications using any e-mail address or telephone number you provide, including a number for a cellular telephone or other wireless device, regardless of any charges you may incur as a result. We will not charge you for making a Communication, but your service provider may. You agree that we and our agents and service providers may monitor and record telephone calls about your credit card account to assure service quality or for other legitimate business reasons. You understand and agree that we and our agents and service providers may always communicate with you in any manner permitted by law that does not require your prior consent.

Notice of Negative Information Furnishing: We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

Notice to California Residents: An applicant, if married, may apply for a separate account. After credit approval, the primary applicant and any co-applicant shall each have the right to use the account to the extent of any established credit limit and each may be liable for all credit extended under the account.

Notice to Ohio Residents: The Ohio laws against discrimination require that all creditors make credit equally available to all creditworthy customers and that credit reporting agencies maintain separate credit histories on each individual upon request. The Ohio Civil Rights Commission administers compliance with this law.

Notice to New York Residents: You may contact the New York State Department of Financial Services by telephone or visit its website for free information on comparative credit card rates, fees and grace periods. NY State Dept of Financial Services:

1-800-342-3736 <https://dfs.ny.gov/consumer/creditdebt.htm>

Notice to Married Wisconsin Residents: Wisconsin law provides that no agreement, unilateral statement or court decree relative to marital property shall adversely affect a creditor's interest, unless prior to the time credit is granted the creditor is furnished a copy of the agreement, statement or decree, or has actual knowledge of the adverse provision. If any or both of you are married Wisconsin residents, each of you agree to provide us with your spouse's name and address at the following address within five (5) days of your application, so we can provide your spouse(s) with any notice required by Wisconsin law: Pinnacle Bank, P.O. Box 332509, Attn: Cardmember Services, Murfreesboro, TN 37133.

Important Information About Procedures for Opening a New Account. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. **What this means for you:** When you open an account, we will ask for your name, address, date of birth and other information that will allow us to identify you. We may also ask to see your driver's license and other identifying documents.

Notwithstanding the "Important Information About Procedures for Opening a New Account" provision above, the parties agree: (a) that the reference therein to "name" shall mean Company name; (b) that the reference therein to "date of birth" does not apply; and (c) that the reference therein to "your driver's license" does not apply.

Appendix A to City of Franklin, TN Contract No. 2017-0141

Business Cardmember Agreement

This Business Cardmember Agreement applies to your credit card account and any of its associated credit cards and sub-accounts provided by Pinnacle Bank, Nashville, Tennessee, (individually and together, your “Business Card Account” or “Account”).

1. Some Key Definitions

The words “we,” “us,” and “our” mean Pinnacle Bank, its agents, authorized representatives, successors, and assigns.

The “Company” means the City of Franklin, Tennessee.

An “Authorized Company Representative” means and includes any person duly authorized by the Company to act on its behalf: (i) in applying for an Account and binding the Company to the Agreement for the Account; (ii) in designating persons as Authorized Users of an Account; and/or (iii) in designating persons as Program Administrators of an Account.

The words “you” and “your” mean the Company and any other person or entity on whose behalf we provide an Account and issue any Card, as: (i) shown on an Account application that an Authorized Company Representative submitted on behalf of the Company; or (ii) who otherwise uses or allows others to use an Account or a Card in any way.

The “Card” means any card we issue for Account access, including renewal and substitute cards. The term “Card” also means any other access device or method, including an Account number that allows any of you or any Authorized User to obtain credit from us using an Account.

An “Authorized User” means any employee, agent, contractor, representative, director, member, manager, partner, shareholder, and/or officer designated by any of you or any Authorized Company Representative to receive a Card at any time, or who is otherwise allowed by any of you or an Authorized Company Representative to use the Account or a Card in any way, but who did not apply for or otherwise accept direct liability as one of you for an Account.

A “Program Administrator” is you or any other employee, agent, contractor, representative, director, member, manager, partner, shareholder, and/or officer designated by any of you or by any

Authorized Company Representative to administer and manage the use and availability of a Business Card Account and Cards, as well as the reporting, credit limits, and other controls associated with an Account and the Cards.

Other capitalized terms that are not defined here are generally defined with their first use in the Agreement or in the Glossary in section below

2. Your Account Agreement and When It Becomes Effective

Our complete Account agreement with you (the “Agreement”) is contained in and governed by:

- (A) This document, called the Business Cardmember Agreement;
- (B) All Account disclosures and terms provided to you before we opened the Business Card Account for your use, including the terms we disclosed when you applied for or accepted the Account, the disclosures we made in our **Application Disclosures**, and any terms we provided in written materials accompanying a Card;
- (C) All other documents, disclosures and terms that relate specifically to your Account and its related features and services, including:
 - all rewards disclosures, if your Account has rewards;
 - the Card benefits brochure that describes benefits provided by any payment card network displayed on your Card (each, a “Payment Card Network”);
 - the terms shown on periodic billing statements for your Account (each, a “Statement”); and

(D) Any future changes we make to any of these documents, as permitted or required by law.

Please read all of these materials carefully and keep them for future reference. You understand and agree that this Agreement becomes effective the first time you or any Authorized User activates a Card or uses the Account in any way. When the Agreement says that we “may” take an action, this means we are authorized to take that action in our sole discretion, subject only to the limitations or requirements that are established by law or by the express terms of this Agreement. We may make new offers to you in the future or forward offers from others that may interest you. If these offers have new or different terms, those terms will be provided with the offer. If you accept the offer, the previously disclosed terms in the Agreement will still apply, except as modified by the offer.

3. Your Promises to Us

The City promises to do everything the Agreement requires of it, so long as the Account has an unpaid balance, remains open to future transactions, or both. If the City or an Authorized User use your Card number without presenting the Card itself (such as for mail, telephone or Internet purchases), these transactions will be treated as if you or an Authorized User used the Card in person. The amounts you promise to pay in connection with your Account includes all Account transactions in each Balance Category that are made by any of you and any Authorized User, plus all Fees and all Interest Charges, as described in the Agreement.

4. Required Account Information

We must have complete, current and valid information about you and

any Authorized Users to provide your Corporate Purchasing Card Account (including names; the City’s address; telephone numbers; tax Identification numbers, or other government identification numbers). You must tell us when this information changes. To do this, follow the instructions on your most recent Statement, use the appropriate area of any Account web site we maintain for this purpose, or call us at the customer service telephone number shown on your most recent Statement or on the back of your Card. We may require that you provide additional documents that are acceptable to us so that we can verify this information and any changes. We may restrict or close your Account, if we are unable to verify your information or you do not provide the additional information we request.

5. Using Your Account and Card

You and any Authorized User are allowed to use a Card and the Account to make Purchases as permitted by this Agreement and applicable law. You or any Authorized User must sign the Card immediately after receiving it. The Card is valid through the expiration date shown on the front. The Card is our property and you agree to return it to us or destroy it, if we ask. You agree to take reasonable steps to prevent unauthorized use of your Card and Account. If you or an Authorized User allow someone else to use a Card, you are responsible for all Account transactions made by that person and all of the associated Fees and Interest Charges, except to the extent prohibited by law.

We reserve the right to not allow specific Account transactions, to suspend Account use, or to close the Account, at any time, for any reason, and without advance notice, unless we are expressly required by law to notify you and wait any period of time before taking these actions. We may limit the combined dollar amount or the total number of certain Account transactions, allowed during a single day or other time periods. We may restrict your Account transactions and the availability of your Account credit, to protect you and us against potential fraud, unauthorized transactions, Account misconduct or misuse, or for our risk management and business reasons. From time to time, Account services may be unavailable to you and Authorized Users, due to circumstances beyond our control, such as system failures, fires, floods, natural disasters or other unpredictable events. If any of these events happens, we will not be responsible or liable to you.

You and your Authorized Users must not use, try to use, or permit use of a Card or the Account for any Internet gambling transactions or any other transactions that are illegal or not permitted by us. If this happens, you must still pay us for these

transactions and they remain subject to all other terms of our Agreement. You must reimburse us and the Payment Card Network for all damages and expenses associated with these transactions. You and your Authorized Users must not use the Account to conduct transactions in any country or territory, or with any individual or entity, subject of economic sanctions that are enforced and administered by the Office of Foreign Assets Control ("OFAC") in the U.S. Department of the Treasury. We may block use of the Card and Account in these countries and territories or with these individuals or entities.

6. Authorized Users and Program Administrators

When we open the City's Account and afterwards, the City agrees that we may accept and follow any instructions given to us by an Authorized Officer of the City and by any Program Administrator. Upon the City's request or the request of a Program Administrator, we may agree to limit: (a) an Authorized User's ability to initiate certain Account transactions; and/or (b) a Program Administrator's ability to make certain Card requests and Account changes. Except for these limitations and others described in the Agreement, you are responsible for: (i) any use of a Card or the Account by each Authorized User, as well as anyone else you or they allow to use your Account or a Card; and (ii) any changes we make to the Account and any Cards we issue at the request of a Program Administrator. This will be true, even if you did not want or agree to the changes to or use of a Card of the Account. If you want to remove an Authorized User or Program Administrator from the Account, another Program Administrator or Authorized Officer of the City via e-mail or written letter. The City agrees that we have a reasonable amount of time after the request to research the City's Account information and remove an Authorized User or Program Administrator. The City must immediately destroy all Cards in the Authorized User's possession and cancel all of their billing arrangements to the Account. We will not do this for you. During this time, you are still responsible for paying all amounts they may charge to the Account, even if these amounts do not appear on the Account until later. An Authorized User may remove themselves from the Account at any time, upon request. We may close your existing Account, or issue a new Card with a new Account number, after an Authorized User is removed.

7. Statements and Billing Cycles

The documents or information your Statement includes after each Billing Cycle will disclose important information about your Account, including your Account transactions in each Balance Category, Account payments, Fees, Interest Charges, unpaid Account balances, and payment requirements. The amount of time between your regular Statements is generally equal (approximately 30 days), but may vary slightly in length from Billing Cycle to Billing Cycle. Your first Billing Cycle may be more or less than 30 days. You must pay any Minimum Interest Charge and any Fees due after the first Billing Cycle, even if it is for a period less than 30 days. Your Statements disclose the specific length of each Billing Cycle. Your Account will continue to have Billing Cycles, even if a Statement is not required after any Billing

Cycle. We will send a single Statement to one of you or a Program Administrator for all Cards on your Account, except: (i) when the law does not require or permit us to send a Statement to any of you; or (ii) when we agree to send more than one Statement to you, your Program Administrators, and other Authorized Users. You agree that we may send Statements to the first one of you named in our Account records, unless we agree or decide to change this after the Account is opened.

8. Disputed Transactions; Lost or Stolen Cards; Unauthorized Use

You and any Authorized User or Program Administrator who receives a Statement must promptly inspect it and tell us about any errors or questions, as described in the "Billing Rights" section of your Statement and this Agreement. If we are not notified in the time and manner described in these disclosures, you agree that we may assume that all information in the Statement is correct. The City, its Authorized users, and your Program Administrators must take reasonable steps to prevent the unauthorized use of each Card and the Account. If you notice or learn about the loss or theft of a Card, or any possible unauthorized use of a Card, you should write to us immediately at the address provided on your Statement or call us at the telephone number provided on your Statement. You will not be liable for any unauthorized use that occurs after you notify us. The City may, however, be liable for unauthorized use that occurs before your notice to us if notice is not made within 60 days from questionable transaction occurrence. If we issue less than ten Cards for use by your employees, your liability will not exceed \$50 (or any lesser amount required by law or as provided under the express terms of a benefit provided by a Payment Card Network). If we reimburse your Account for unauthorized charges made using your Card, you agree to help us investigate, pursue and obtain reimbursement from the wrongdoer. Your help includes giving us documents that we reasonably request, in a form that is acceptable to us.

9. Credit Limits

We will disclose information about the credit limits that apply to your Account when we open it. Your Statements will also disclose information about your Account credit limits. We may assign different credit limits for the different Balance Categories of your Account and for different Authorized Users. For example, the credit limit we assign for Cash Advances, Balance Transfers, or Promotional Offers may be lower than your credit limit for Purchases or the overall credit limit of your Account. We may raise, lower, restrict, or cancel the credit limit that applies to any Balance Category, any Authorized User, or the Account itself at any time and for any reason, subject to any notices that are required by law. This will not affect your obligation to pay us. You must keep track of your Account balances and available credit. You agree not to allow your Account to go over any credit limit. We may honor transactions above your credit limits, but, if we do, this will not increase your credit limit and you must pay us the full amount of these transactions under the Agreement.

10. Fees

You promise to pay the following Fees that we charge to your Account, in the amounts shown on your **Application Disclosures** or this section of the Agreement.

Expedite and Rush Card Fees: If you ask us to expedite our delivery of a Card the following options are available and respective fees apply:

- Standard Delivery – US Mail (10 to 15 days) no charge.
- 3 day Expedite Card Fee* = \$45 will be charged to the City's account.
- 2 day Rush Card Fee* = \$75 will be charged to the City's account.

*The Rush and Expedite Fees are a pass-thru charge from our vendor partner WEX.

Replacement Card Fees: There is no fee for 3 day Expedite of a replacement card that has been compromised or incurred fraudulent activity. If a card has been lost due to negligence on the part of the cardholder, standard delivery is no cost. If a lost card needs to be expedited, the City will incur the \$45 three (3) day Expedite fee.

11. Transactions Made in Foreign Currencies

If an Account transaction is in a foreign currency, the Payment Card Network (such as MasterCard International) will convert the transaction into U.S. dollars. The Payment Card Network will use its' own currency Conversion procedures that are in effect when the Payment Card Network processes the transaction. The exchange rate used by the Payment Card Network may be a government-mandated exchange rate or may be based on a range of rates available in the wholesale currency markets as of the processing date (which may be different from the rate the Payment Card Network receives). The conversion rate that is in effect on the processing date may be different than the rate that is in effect on the transaction or posting date.

12. Minimum Payments

For some Accounts, the Minimum Payment is equal to the entire New Balance of the Account after the Billing Cycle. For other Accounts, the Minimum Payment is equal to a portion of the New Balance after each Billing Cycle. Your **Application Disclosures** will disclose the Minimum Payment you must pay by the due date after each Billing Cycle. To avoid a Late Payment Fee, you must pay us at least this Minimum Payment by the due date shown on the Statement. In addition to the Minimum Payment, you may pay all or part of the total balance of your Account at any time. You must still pay at least the Minimum Payment after each Billing Cycle, even if you paid more than the Minimum Payment due for any previous Billing Cycle.

13. Making Payments

Your payments to us must be in U.S. dollars from a U.S. deposit account and must otherwise be acceptable to us. We do not accept cash payments through the mail. You may not make Account payments with funds borrowed from your Account or any other credit account with us. You agree to follow the payment requirements we disclose on Statements from time to time. Any in-person payment that we accept from you at one of our branch

offices before its closing time will be credited to your Account on the day we receive it. Any payment method that we promote, such as payments you authorize by electronic fund transfer, will be credited to your Account on the day we receive it. Mailed payments must be mailed to us at the address for payments shown on your Statement, unless we expressly instruct you to make payments at a different address. A mailed payment will be credited to your Account on the day we receive it, if you send the payment coupon from your Statement in the same envelope with your payment or you include your Account number on your payment, and your payment arrives at the address we specify no later than the due date indicated on your Statement. If your due date falls on a day when we do not receive payments, any payment we receive the next day that conforms to these payment requirements will not be treated as late. Please allow at least five (5) days for postal delivery. Unless we or our agents specifically instruct you to make payment in a different manner, payments received at any other location or in any other form may not be credited for up to five (5) days. We may refuse to accept any payment made by someone else for your Account. If we accept a payment made by someone else for your Account, you will be responsible for the payment made, even if that payment is rejected or not paid.

14. How We Apply Your Payments

We may apply your payments in any manner we choose that is not prohibited by law, even if this causes you to pay additional Interest

Charges and Fees. Generally speaking, we apply your payment of a Minimum Payment to the Balance Categories with lower Annual Percentage Rates before the Balance Categories with higher Annual Percentage Rates. We apply any portion of a payment that exceeds your Minimum Payment to the Balance Categories with higher Annual Percentage Rates before the Balance Categories with lower Annual Percentage Rates.

15. Payment Processing; Items with Restrictive Conditions or Instructions

We may accept and process payments without losing any of our rights. Even if we apply a payment to your Account, we may delay the availability of credit in your Account until we confirm your payment has cleared. We may resubmit and electronically collect returned payments. We may also adjust your Account as necessary to correct errors, to process returned and reversed payments, and to handle similar issues. An "Item" means a check, draft, money order or other negotiable instrument you use to pay your Account. This includes any image of these instruments. When you provide an Item as payment, you authorize us either to use information from your Item to make a one-time electronic fund transfer from your deposit account or to process the payment as a check transaction. When we use information from your Item to make an electronic funds transfer, funds may be withdrawn from your deposit account as soon as the same day your payment is received and you will not receive

your Item back from your financial institution. You may contact us and ask that we not process your future Items in this way. If we process the payment as a check transaction, you understand and agree that we may convert your Item into an electronic image that can be collected from your depository institution as a substitute check. We will not be responsible if an Item you provide has physical features that, when imaged, result in it not being processed as you intended.

Any Item that has restrictive words, conditions, limitations or special instructions (including Items marked with the words "Paid in Full" or similar language), and all accompanying communications, must be mailed to us at Pinnacle Bank, Attn: Cardmember Services, 214 West College Street, Murfreesboro, TN 37130. If you make your payment or send any accompanying communications to any other address, we may accept and process the payment, without losing any of our rights.

16. Credit Balances

We may reject and return to you any payment that creates a credit balance on your Account. Any credit balance we allow will not be available until we confirm that your payment has cleared. If we allow a credit balance after receiving a payment that exceeds the New Balance, this will not increase the credit limit of your Account and we will have no duty to authorize Account transactions that would exceed your Account's credit limit. We may, at our option, reduce the amount of any credit balance by any new amounts billed to your Account. You may contact us as provided on your Statement and request a refund of any available credit balance. If you contact us in writing, we will refund your credit balance within seven (7) business days from our receipt of your written request. A business day means any day in which our offices are open for the processing of Account payments and credits.

17. Account Default and Remedies

We may consider you in default of your Agreement with us if:

- (1) you do not make at least the Minimum Payment due after a Billing Cycle by its due date;
- (2) any payment you make or attempt is rejected, not paid or cannot be processed;
- (3) you exceed an assigned credit limit;
- (4) a bankruptcy or other insolvency proceeding is filed by or against you;
- (5) you die or are legally declared incompetent or incapacitated;
- (6) we determine that you made a false, incomplete or misleading statement on any of your Account documentation, or you otherwise tried to defraud us;
- (7) you do not comply with any term of this Agreement or any other agreement with us; or
- (8) you permanently reside outside the United States.

18. Communications

You expressly authorize us and our agents and service providers to use any available written, electronic, or verbal means of contacting you for any purpose related to the servicing and collection of your Account and for any other informational purpose related to your Account (each, a "Communication"). You agree this authorization for Communications includes, but is not limited to, our use of manual calling methods, prerecorded or artificial voice messages, text messages, e-mail messages, and/or automatic telephone dialing systems. You agree that we and our agents and service providers may contact you for these Communications using any e-mail address or telephone number you provide, including a number for a cellular telephone or other wireless device, regardless of any charges you may incur as a result. We will not charge you for making a Communication, but your service provider may. You agree that we and our agents and service providers may monitor and record telephone calls about your credit card account to assure service quality or for other legitimate business reasons. You understand and agree that we and our agents and service providers may always communicate with you in any manner permitted by law that does not require your prior consent.

19. Credit Reports

We may provide information about you and the Account to credit reporting agencies and others, to the extent permitted by law. Information we provide about the Account may appear on credit reports about you. This could include negative information, if you do not comply with the terms of this Agreement. We may obtain and use credit and income information about you from consumer reporting agencies, credit reporting agencies, and others, as the law allows.

If you believe we have reported inaccurate information about you to a credit reporting agency, notify us in writing at: Pinnacle Bank, Attn: Cardmember Services, P.O. Box 332509, Murfreesboro, TN 37133. In doing so, identify yourself, your Account, the information you believe is inaccurate, and tell us why you believe the information is incorrect. If you have supporting

documents or information, such as a copy of a credit report that includes information you believe is inaccurate, please send us the supporting documents and information, too.

20. Closing or Suspending Your Account

You may ask us to close your Account by calling or writing us at the address for customer service as described on your Statement. If you do, we may provide you with additional details about this process and request certain information from you, including payment information. If a Card is used or charges post to your Account after you ask us to close it, we may keep your Account open or reopen it. We may close or suspend your Account and your right to obtain credit from us. We may do this at any time and for any reason, as permitted by law, even if you are not in default. A suspension of your Account might be permanent or temporary. If your Account is closed or suspended for any reason, you and all Authorized Users must stop using your Card immediately. You must also cancel all recurring charges or similar billing arrangements connected with the Account. We will not do this for you. If we close or permanently suspend your Account, you must also destroy all Cards. You must still pay us all amounts you owe on the Account, even if these amounts are charged after your Account is closed or suspended.

21. Changes to Your Agreement

You may not change the Agreement, unless one of our authorized officers expressly agrees to do so in a signed writing. We may, at any time, add, delete or change any term of this Agreement, unless the law prohibits us from doing so. We will give you any notice and wait any time period that the law requires before changing the Agreement and Account terms. If we notify you of changes, we will send you a separate notice or inform you on your Statement. We may send this notice to you electronically, as permitted by law. Our notice will tell you when and how the changes will take effect and describe any rights you have in connection with the changes. You understand that any variable APRs associated with your Account can increase or decrease in each Billing Cycle, as the published index for these rates goes up or down. If we increase your Interest Charges for any other reason, we will notify you in advance and inform you of your options, including any right to reject these changes. If we increase your Fees or change other significant Account terms, we will also notify you in writing and inform you of your options, including any right to reject these changes. We may change any other terms of your Account at any time, after we give you any notice and wait any time period required by law.

22. The Law that Applies to Your Agreement; Statute of Limitations

We make decisions to grant credit, open Accounts, and issue Cards from our offices in Tennessee. The interpretation and enforcement of this Agreement (including the exportation of interest) shall be governed by Tennessee law and, to the extent federal law applies, federal law, without regard to conflict of law principles. If any part of this Agreement is found to be

unenforceable or invalid, the remaining parts will remain in effect.

23. Warranties; Merchant Refunds

We make no warranties to you about any goods or services you or any Authorized User may purchase from others using your Account or Card. Except as otherwise provided in the “Billing Rights” section below, we are not responsible to you for any claim you may have related to the goods or services purchased with a Card. If you are entitled to a refund for goods and services purchased with a Card, you agree that we may process these refunds as credits to the Balance Category for Purchases. You understand and agree that we have no control over when a merchant initiates a refund. You agree that we have a reasonable amount of time after we receive your refund to process it.

24. Glossary

The “**Application Disclosures**” are the tabular disclosures and other disclosures we provide before you and your Authorized Users are allowed to use the Account or a Card. These **Application Disclosures** include information about certain Fees that apply to your Account and the Interest Charges that apply to the Balance Categories of your Account.

The “Balance Categories” are the different Account segments we may establish with unique pricing, grace periods or other terms. The Balance Categories of your Account may include Purchases, Cash Advances, Balance Transfers, and Promotional Offers. We reserve the right to decide which Balance Category applies for each Account transaction and our decision will be final.

A “Balance Transfer” means a balance we allow you to transfer to the Account from an account you owe to another financial institution or creditor, by using any written, electronic, or telephonic device or method we approve for this purpose.

A “Billing Cycle” is the period of time covered by each Statement we send you.

A “Cash Advance” means a loan you or your Authorized Users obtain from us by using the Card, convenience checks, or other forms or devices we approve for Account access, including transactions initiated through a bank teller or an Automated Teller Machine (ATM).

A “Cash Advance” includes use of the Card or Account to obtain something we consider a cash equivalent, such as wire transfers, travelers’ checks, money orders, foreign currency, lottery tickets, gaming chips, and wagers.

“Fees” are the charges we add to your Account that are not based on the Annual Percentage Rates.

“Interest Charges” are the charges we add to your Account based on the Annual Percentage Rates and corresponding Daily Periodic Rates we apply to your Account balances.

The “New Balance” is the full unpaid balance of your Account as of the

end of a Billing Cycle, which includes the billed and unpaid amounts due for all Account transactions made in each Balance Category, Interest Charges, and Fees. A “Promotional Offer” means transactions and balances that post to your Account and are subject to unique pricing, grace periods, or other terms we disclose from time to time for promotional and other reasons.

A “Purchase” means the property, rights, goods and services you or an Authorized User purchase, rent, or otherwise obtain directly from merchants and vendors by using a Card or the Account.

25. Your Billing Rights: Keep This Document for Future Use

This notice tells you about your rights and our responsibilities under the Fair Credit Billing Act.

What to Do If You Find A Mistake On Your Statement

If you think there is an error on your statement, write to us at the address provided on your billing statement.

In your letter, give us the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us:
 - Within 60 days after the error appeared on your statement.
 - At least 3 business days before an automated payment is scheduled, if you want to stop payment on the amount you think is wrong.

You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

What Will Happen After We Receive Your Letter

When we receive your letter, we must do two things:

1. Within 30 days of receiving your letter, we must tell you that we received your letter. We will also tell you if we have already corrected the error.
2. Within 90 days of receiving your letter, we must either correct the error or explain to you why we believe the bill is correct.

While we investigate whether or not there has been an error:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit. After we finish our investigation, one of two things will happen:

- *If we made a mistake:* You will not have to pay the amount in question or any interest or other fees related to that amount.
- *If we do not believe there was a mistake:* You will have to pay

the amount in question, along with applicable interest and fees. We will send you a statement of the amount you owe and the date payment is due. We may then report you as delinquent if you do not pay the amount we think you owe.

If you receive our explanation but still believe your bill is wrong, you must write to us within 10 days telling us that you still refuse to pay. If you do so, we cannot report you as delinquent without also reporting that you are questioning your bill. We must tell you the name of anyone to whom we reported you as delinquent, and we must let those organizations know when the matter has been settled between us. If we do not follow all of the rules above, you do not have to pay the first \$50 of the amount you question even if your bill is correct.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.

To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
2. You must have used your credit card for the purchase.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at the address provided on your billing statement.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay, we may report you as delinquent.



City of Franklin, Tennessee

Sanitation and Environmental Services

Residential Service Delivery Discussion

Jack Tucker – Director

Mark Hilty – ACA Public Works



City of Franklin, Tennessee

Sanitation and Environmental Services

Current Weekly Curbside Residential Services

- Residential municipal solid waste (MSW) collection
 - Blue bag recycling
 - Brush collection
 - Yard waste (brown bags)
 - Ground trash (buck-a-bag)
 - Bulky waste
-



City of Franklin, Tennessee

Sanitation and Environmental Services

Core Services

- Maintain our weekly MSW and recycling collection
 - Continue to evaluate the use of rollout carts for recycling
 - Safety
 - Efficiency
 - Marshall County's ability to process volume due to handling of bags
 - Recycling commodity market
-



City of Franklin, Tennessee

Sanitation and Environmental Services

Brush and Brown Bag Collection

- Combine brush and brown bag collection
 - Combining these services would eliminate three trucks from routes on a daily basis
 - Will reduce labor requirements and injuries
 - Reduce number of temporary staff
-



City of Franklin, Tennessee

Sanitation and Environmental Services

Ground Trash and Bulky Waste

- Ground trash
 - Reevaluate buck-a-bag program and other alternatives
 - Current revenues indicate that ground trash far exceeds use of buck-a-bag stickers
 - Bulky waste
 - Move towards a more focused bulky waste collection model using call-in scheduling
-



City of Franklin, Tennessee

Sanitation and Environmental Services

Route Smart Enabled Tablet Key Benefits

- Program enhancement (priority 1) (~\$145,000)
 - Provides visual and voice navigation
 - Improve driver training on new routes
 - Web based live view of truck locations for customer service staff and management showing locations serviced
 - Drivers will be able to input real time issues at collection points such as cart not out, cart blocked, cart needs repair, trash on ground
 - If a truck breaks down during a route, another driver can navigate to the unfinished route and finish the route
 - Fundamental component for being able to efficiently route call in service request
 - Export reports and data for management review
-



City of Franklin, Tennessee

Sanitation and Environmental Services

Discussion

Ward's Mill Capacity Fee

Scott Andrews, EI

Brian Goodwin, PE

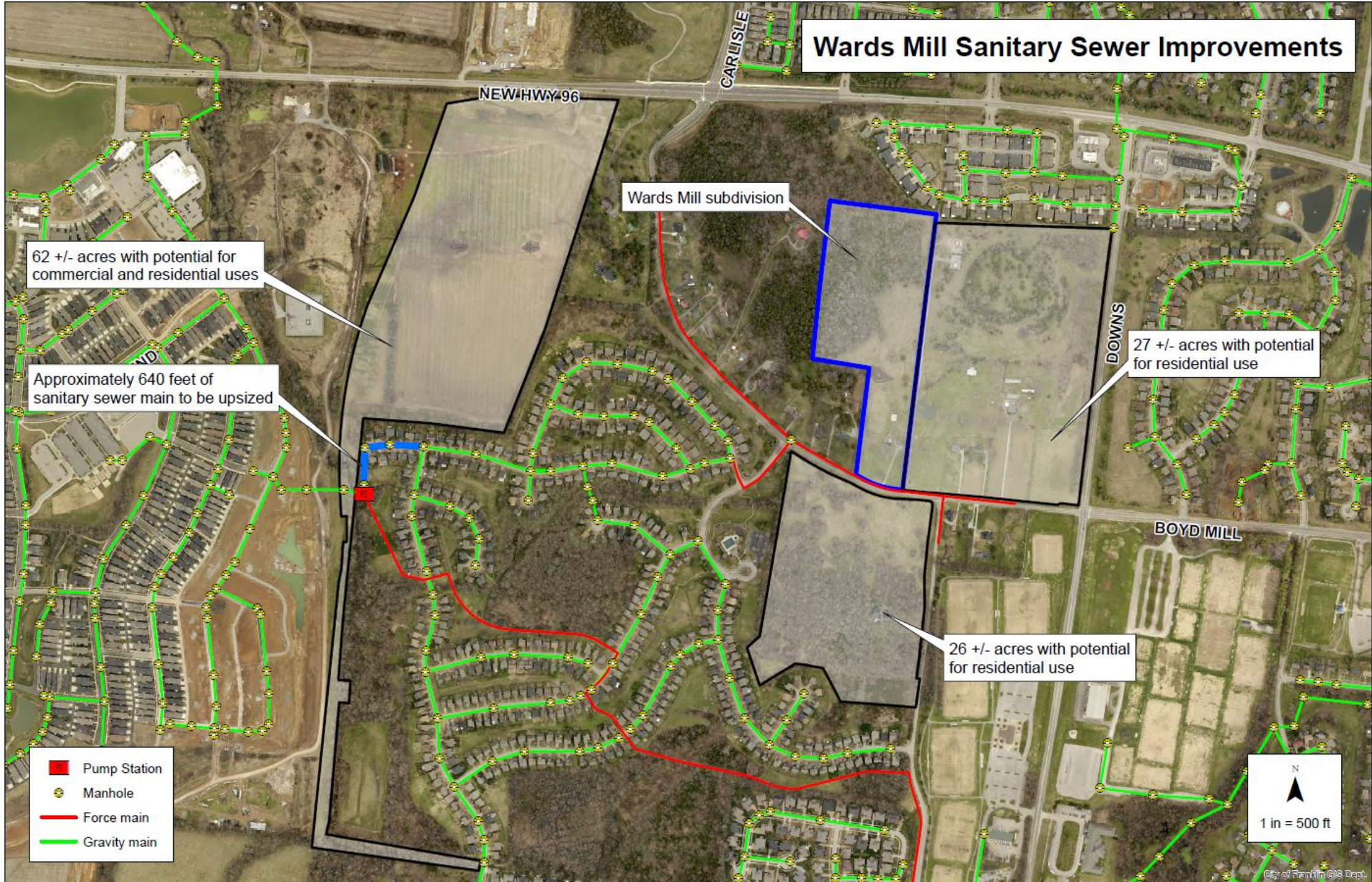
Jimmy Wiseman, PE

Ben McNeil

Outline

- Development initiated request
- Review of sewer infrastructure
 - Contributing drainage area study
- Developer led infrastructure upsizing
- Capacity fee model created for additional development

Wards Mill Sanitary Sewer Improvements

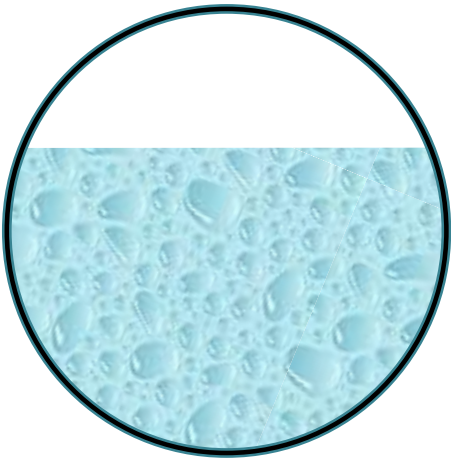


Contributing drainage area at full development

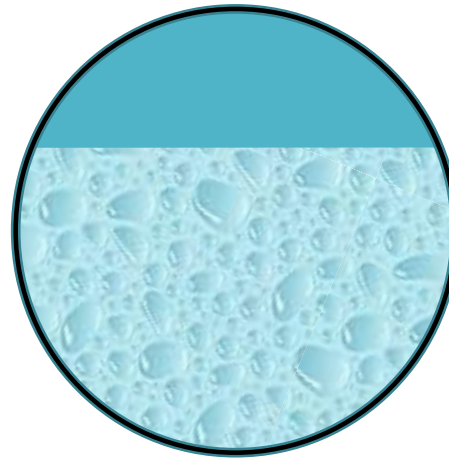
- Wards Mill and potential future developments will utilize additional capacity achieved from upsizing to 15-inch pipe
- The contributing drainage area will essentially be built out at that time, with no major additional flows requiring further improvements

Existing versus Ward's Mill Development

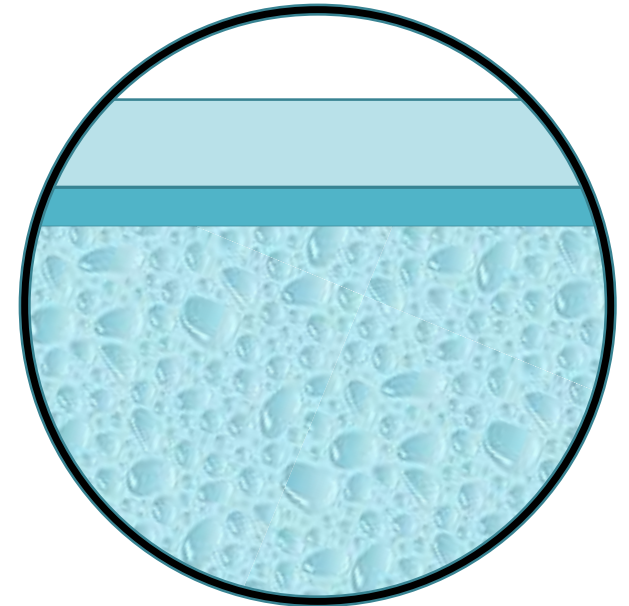
8" diameter
Available capacity = 27%



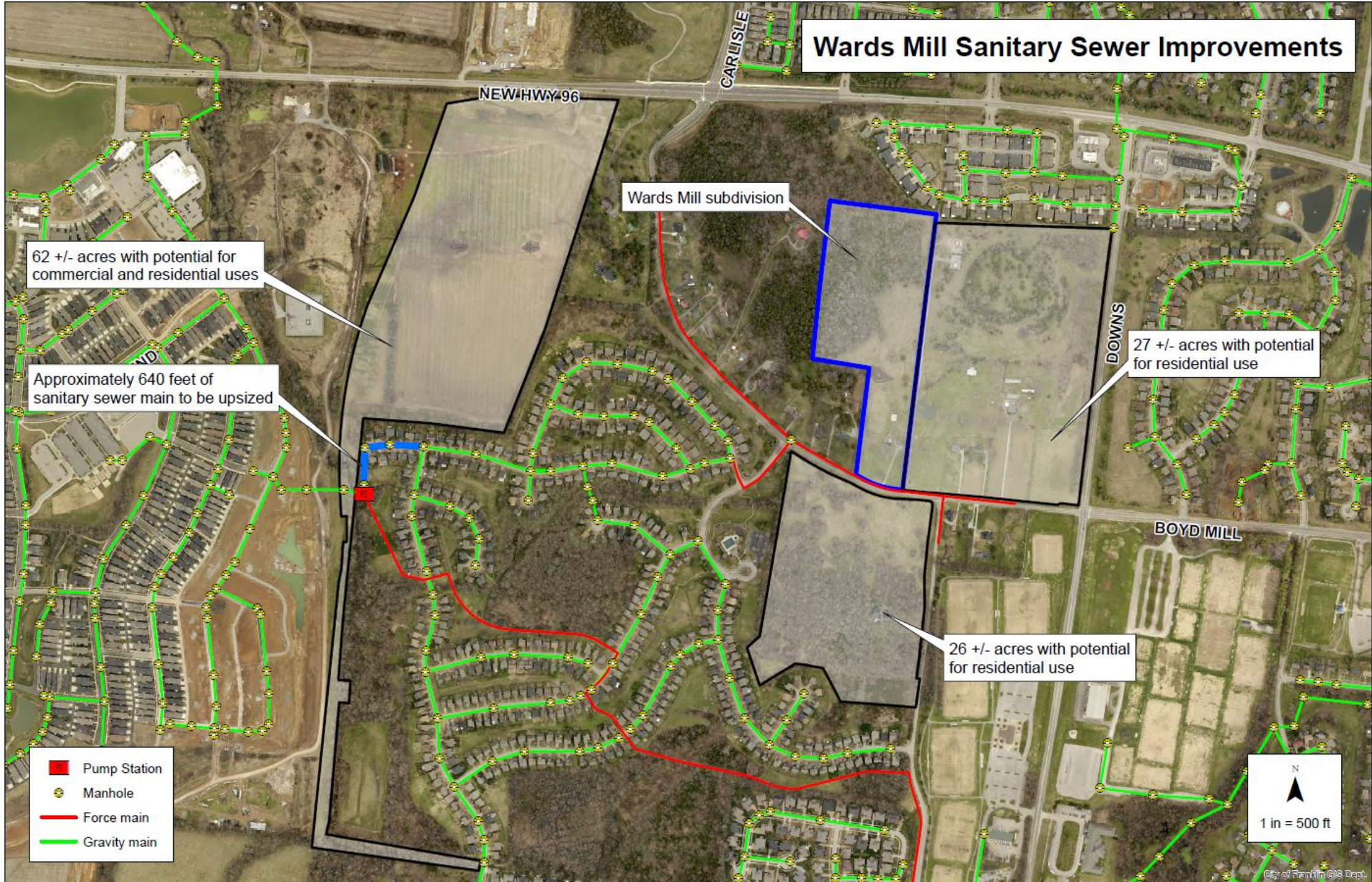
8" diameter
Existing flow + Wards Mill
Available Capacity = 0%



15" diameter
Existing flow + Wards Mill
+ Future Development
Available Capacity = 20%



Wards Mill Sanitary Sewer Improvements



RESOLUTION NO. 2018-34

A RESOLUTION AUTHORIZING THE CITY OF FRANKLIN TO ASSIGN CAPACITY FEES TO FIVE PARCELS THAT WILL BENEFIT FROM AN UNPLANNED CAPITAL IMPROVEMENT TO THE CITY'S PUBLIC WASTEWATER SYSTEM FOR THE PURPOSE OF RECAPTURING THE CITY OF FRANKLIN'S MONETARY CONTRIBUTION TOWARD UPSIZING OF SANITARY SEWER INFRASTRUCTURE IN THE AREA OF BOYD'S MILL.

WHEREAS, the City of Franklin Board of Mayor and Aldermen approved the Wards Mill PUD Development Plan and the Sanitary Sewer Reimbursement Agreement COF Contract No. 2018-0029 in April of 2018; and

WHEREAS, historically the City of Franklin required developers to install infrastructure needed to serve their proposed developments, and the sanitary sewer improvements required to serve the Wards Mill Residential PUD were estimated to be \$350,000.00 and exceeded the financial capacity of this 18-residential unit development; and

WHEREAS, the developer of the Wards Mill PUD has agreed to upsize an existing section of sanitary sewer infrastructure as illustrated on Exhibit A, with the City of Franklin contributing up to \$250,000.00; and

WHEREAS, the following five parcels listed below and illustrated on Exhibit A are in the immediate vicinity of the Wards Mill PUD and were identified as having the potential to redevelop and increase density in the future and directly benefit from the additional capacity achieved through the infrastructure upsizing:

Map 064, Parcel 02800
Map 064, Parcel 02801
Map 077, Parcel 01300
Map 077, Parcel 00201
Map 077, Parcel 00202; and

WHEREAS, the Capacity Fee, which is in addition to the City of Franklin sanitary sewer access and system development fees, will only be collected at such time new development or redevelopment occurs on these parcels, which increases density and capacity of the public sanitary sewer system that existed at the time of the approval of this Resolution.

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

All recitals set forth above are incorporated herein.

Authority is granted to the City Administrator to establish Capacity Fees for each of the five parcels listed below in the amount of \$452.00 per additional dwelling unit and \$84.00 per 100 square feet of additional non-residential space, to provide the opportunity to contribute their proportionate share of the cost to upsize the sanitary sewer infrastructure

Map 064, Parcel 02800
Map 064, Parcel 02801

Map 077, Parcel 01300
Map 077, Parcel 00201
Map 077, Parcel 00202

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2018

ATTEST:

By: _____

ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____

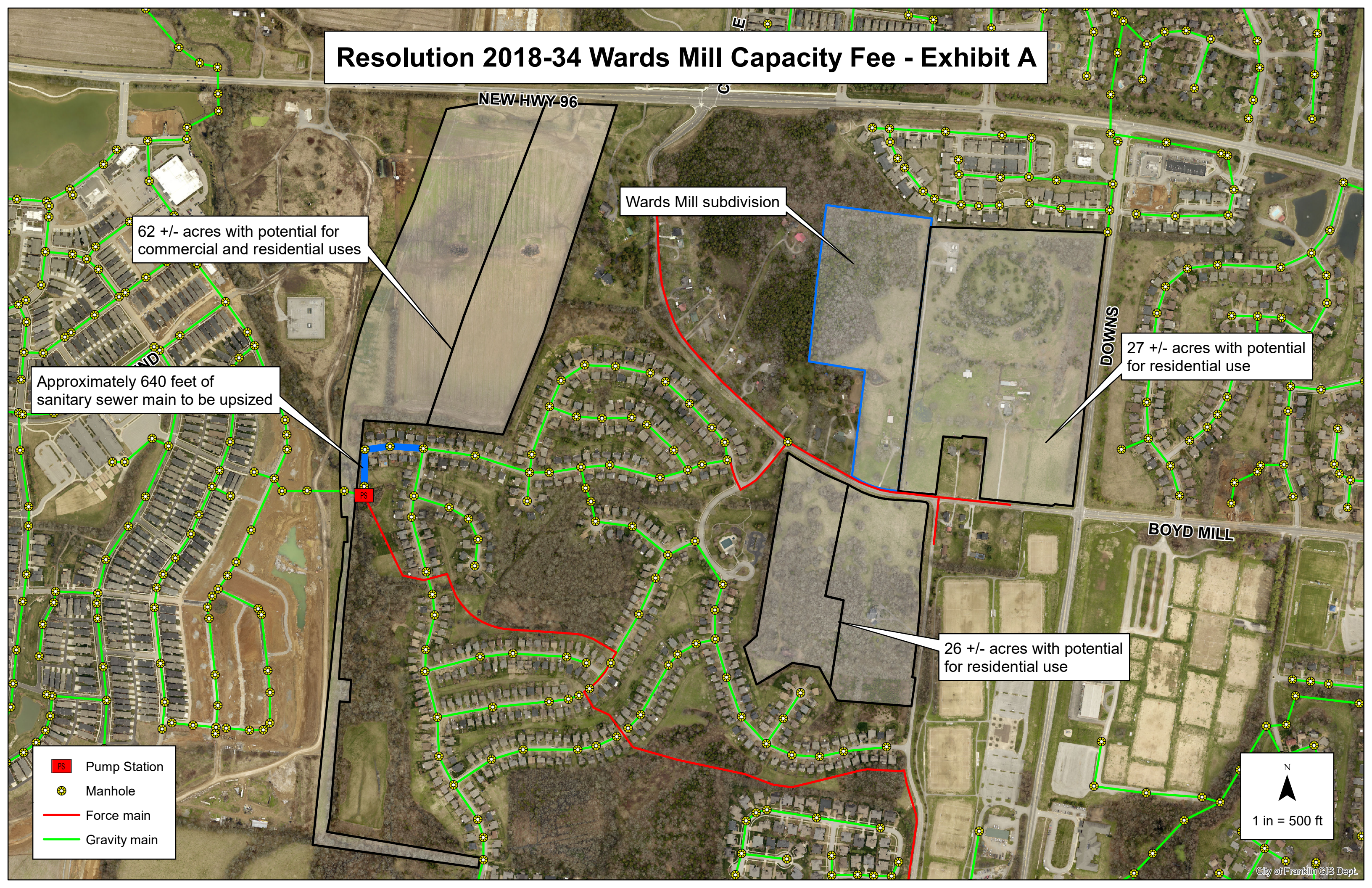
DR. KEN MOORE
Mayor

Approved as to Form

By: _____

Shauna R. Billingsley, City Attorney

Resolution 2018-34 Wards Mill Capacity Fee - Exhibit A



BOMA Work Session

May 8, 2018

My name is Susan Joyner and we own land on Boyd Mill Avenue. We wish to enter the following statement into the minutes of this Work Session.

We oppose the passage of the Consideration of Resolution 2018-34 for the following reasons:

- **The Resolution is directly tied to Contract 2018-0029 with Trace Construction for the purpose of recapturing funds being given to that contractor for an existing gravity sewer system to be upgraded solely for his project at this time.**
- **The Resolution would not be needed if the aforementioned Contract had not been put in place.**
- **The online BOMA agenda gave the name of this Resolution item as Sanitary Sewer Capacity Fee Model which implies that this same strategy will be applied in the future to similar (or not) projects.**
- **As owners of two of the parcels mentioned in the Resolution, we oppose "future requirements" (in this particular instance, recapture amounts that a developer must pay to the City) tied to our property and we know that the dollar amount can increase without notice.**
- **We have been advised by legal counsel that the Resolution can affect the "future value" of our land as a developer may choose to acquire other acreage that is not so encumbered.**
- **BOMA and landowners installed a grinder pump sewer system several years ago that will not support additional development. An upgrade to the existing gravity sewer system in the area would have been the correct solution then.**
- **We conclude this action is setting a precedent for incentive contracts with developers who are not seeking those funds because they desire to build in beautiful Franklin.**

Susan Joyner
Lucile Rosenthal

WATER & 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 ALDERMEN BY RESOLUTION.
- 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.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN 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.
- BEGINNING AT THE DOUBLE CHECK VALVE ASSEMBLY, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL.
- THE SITE UTILITY CONTRACTOR IS NOT SPECIFICALLY APPROVED FOR FIRE PROTECTION INSTALLATION.
- THERE IS A 2" PROPOSED GAS MAIN TO THIS PROJECT THAT WILL TAP OFF THE EXISTING 4" GAS MAIN ON THE SOUTH SIDE OF BOYD MILL.

IMPACT STATEMENT

THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE DOMESTIC, FIRE AND IRRIGATION WATER SERVICE PROVIDED BY THE CITY OF FRANKLIN. SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. RECLAIMED WATER IS NOT INCLUDED IN THE PROPOSED DEVELOPMENT, BUT MAY BE UTILIZED FOR IRRIGATION PURPOSES IF IT IS AVAILABLE.

UTILITY NETWORK NARRATIVE

THE PROPOSED DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT WILL UTILIZE EXISTING UTILITIES ADJACENT TO THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. AN OFF-SITE SANITARY SEWER EXTENSION FROM THE ADJACENT FRANKLIN GREEN SUBDIVISION WILL BE REQUIRED (APPROX. 1208' +/- LF OF 8" SANITARY SEWER) AND APPLICANT IS EVALUATING THE CAPACITY OF THE REMAINING DOWNSTREAM SANITARY SEWER SYSTEM PRIOR TO IT ENTERING THE 16" TRUNK SEWER IN WESTHAVEN TO VERIFY CAPACITY. NO OTHER UTILITY MAIN EXTENSIONS ARE EXPECTED TO BE REQUIRED TO FACILITATE THE DEVELOPMENT OTHER THAN WHAT IS NEEDED INTERNALLY TO SERVICE THE PROPOSED SUBLOTS. ADDITIONAL FIRE HYDRANTS ARE TO BE INSTALLED TO PROVIDE ADEQUATE FIRE PROTECTION HOSE COVERAGE.

NOTES:

- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS CITY OF FRANKLIN SPECIFICATIONS REQUIRE FLOWABLE FILL.
- WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
- ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
- PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
- THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
- A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
- SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
- ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
- GC SHALL REVIEW MTEMC AND CITY OF FRANKLIN SPECIFICATIONS PRIOR TO INITIATING WORK.
- CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
- TRENCH EXCAVATIONS WITHIN PUBLIC STREETS SHALL BE MILLED AND OVERLAID A MINIMUM OF 50 FEET IN EACH DIRECTION FROM THE TRENCH WHEN PERPENDICULAR TO TRAFFIC FLOW, AND FOR THE FULL PAVEMENT WIDTH WHEN PARALLEL TO TRAFFIC FLOW.

UTILITY CONTACTS:

SANITARY SEWER
COF WATER MANAGEMENT INSPECTIONS 124
LUMBER DRIVE FRANKLIN, TN 37064 CONTACT:
UTILITY INSPECTOR

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: BOBBY O'NEAL
BOBBY.O'NEAL@MTEMC.COM
615-595-4683

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064
CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: RUSTY HOLLOWAY
RUSTY.HOLLOWAY@COMCAST.COM
615-244-7462X115471

WATER & SEWER DATA CHART

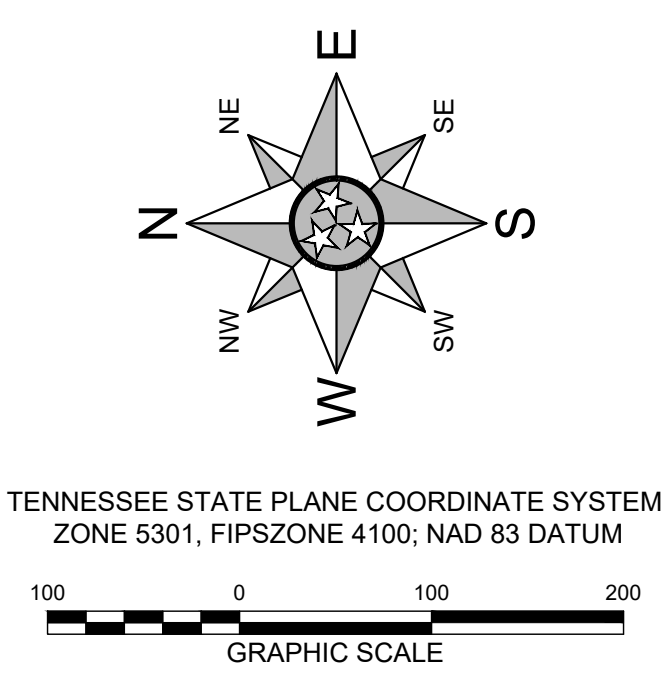
THE ANTICIPATED SEWER FLOWS ARE:
FACILITY TYPE: SINGLE FAMILY DETACHED SUBLOTS
UNIT FLOW (GPD): 350 GPD FOR 4-BEDROOM HOMES
NUMBER OF UNITS: 18 UNITS OF FLOW (350 GPD/UNIT)
TOTAL FLOW: 6,300 GPD +/-

THE ANTICIPATED WATER DEMAND IS:
DOMESTIC: 75 GPM +/-
FIRE: 1,000 GPM @ 20 PSI
IRRIGATION: 25 GPM +/-

2 - HYDRANT FLOW TEST RESULTS
DATE: 12-01-17
TIME: 10:30 am
PERFORMED BY: M2 GROUP,LLC

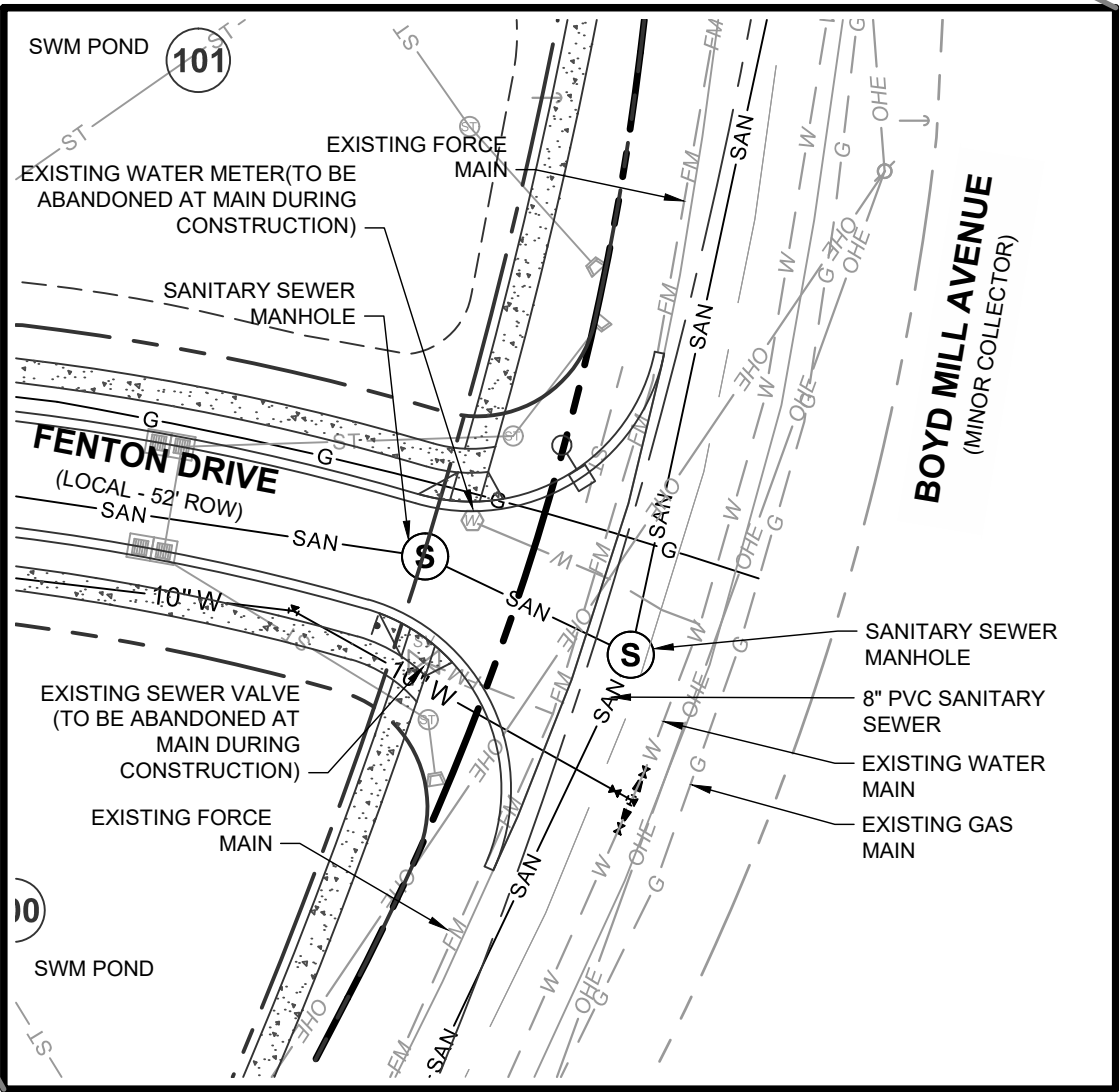
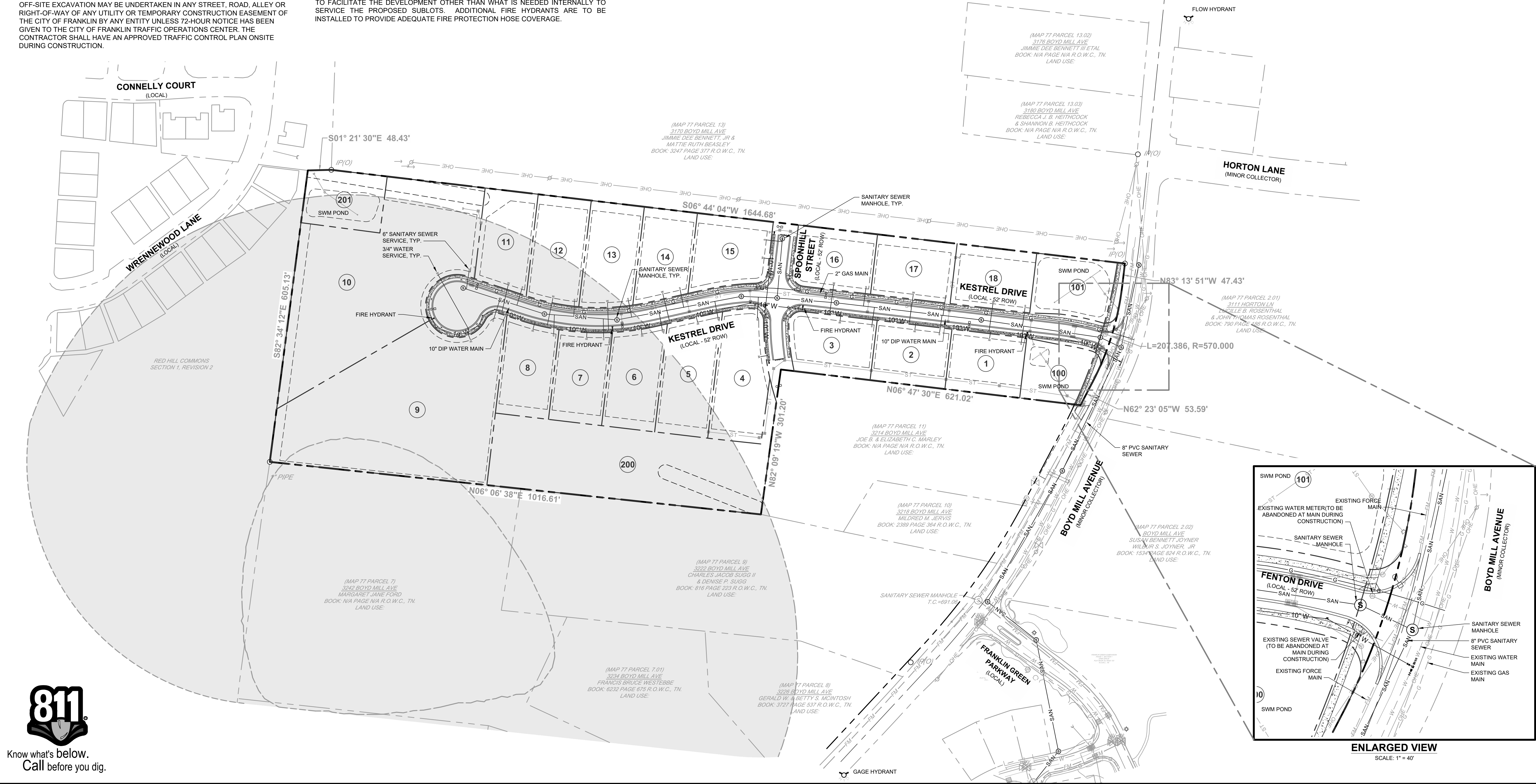
GAGE HYDRANT
STATIC: 56 psi
RESIDUAL: 54 psi

FLOW HYDRANT
STATIC: 65 psi
RESIDUAL: 56 psi
FLOW: 1,256 gpm / 5,991.2 gpm @ 20 psi



LEGEND

- HILLSIDE / HILLCREST OVERLAY DISTRICT
- 500' BUFFER OF HILLSIDE OVERLAY
- G GAS
- SAN SANITARY SEWER
- W WATER



DESCRIPTION

RE-SUBMITTAL TO COF PER FRAPP COMMENTS

RE-SUBMITTAL TO COF PER SP-REVIEW COMMENTS

REVISION #	DATE	DESCRIPTION
1	03-12-18	
2	04-05-18	

MATTHEW W. BRYANT
REGISTERED PROFESSIONAL ENGINEER
No. 10000
STATE OF TENNESSEE
04/05/18

SITE DEVELOPMENT PLANS FOR:
WARDS MILL
C.O.F. PROJECT #6663
3206 BOYD MILL AVENUE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 848
FRANKLIN, TN 37065
WWW.M2GROUP,LLC.COM

DATE: FEBRUARY, 2018
DRAWN BY: DT, BPH, MSC
PROJECT NO.: -
CHECKED BY: MWB

ENLARGED UTILITY PLAN

SHEET NUMBER:
C5.2

**SANITARY SEWER REIMBURSEMENT AGREEMENT COF
CONTRACT NO. 2018-0029**

This Agreement is entered into between THE CITY OF FRANKLIN, TENNESSEE, ("City") and **Trace Construction Inc.**, ("Developer"), on this the 10th day of April 2018, pursuant to Title 18, Chapter 2 of the Franklin Municipal Code ("FMC").

WHEREAS, the Developer has previously submitted to the Franklin Municipal Planning Commission Wards Mill PUD Subdivision Development Plan (COF Project # 6596) and

WHEREAS, the Developer's development plan as shown in Attachment A, requires the City to increase the size, and therefore capacity, of the existing sanitary sewer infrastructure to provide the minimum capacity required; and

WHEREAS, the City has required the Developer to complete the off-site sanitary sewer improvements, prior to the issuance of building permits, to ensure that the off-site sanitary sewer collection system has the minimum required capacity; and

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Developer and the City have jointly prepared a reliable estimate, as shown in Attachment A, related to the costs of the off-site sanitary sewer improvements and/or works.
3. The total estimated cost of engineering/design, permitting, right-of-way and construction of the above off-site sanitary sewer improvements is **Three Hundred Forty-Nine Thousand One Hundred Eleven and 70/100 Dollars (\$349,111.70)** for the offsite sanitary sewer improvements as shown in Attachment A. The following costs are specifically excluded: fiscal costs, including interest of money borrowed to finance the construction, bond costs and internal management fees.
4. The proportionate share of the costs associated with the off-site sanitary sewer improvements for the City of Franklin shall not exceed \$250,000.00. The Developer shall be responsible for the remainder of all costs associated with the project. Should the project be completed for less than the estimated cost of \$349,111.70, the cost savings shall be applied to the City of Franklin and the Developer in proportion to their relative contributions to the overall project cost.

The City agrees to reimburse the Developer for the City's proportionate share of the final cost associated with the off-site sanitary sewer improvements. The Developer may submit periodic invoices to the City during the course of construction (not more frequently than every ninety (90) days), which invoices shall be payable within thirty (30) days after approval by the City Engineer. Invoices shall include copies of contracts and invoices associated with the off-site sanitary sewer improvements and copies of checks to show proof of payment.

5. Within 60 days of completion and acceptance of the off-site sanitary sewer improvements, the Developer and the City shall settle on a final billing. The Developer will provide reasonable documentation for all such cost and provide notarized releases of liens.
6. The City and Developer agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

By: _____
DR. KEN MOORE
Mayor

ATTEST:

Date: _____

Before me, the undersigned Notary Public of said County and State, personally appeared **DR. KEN MOORE and ERIC S. STUCKEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Mayor and City Administrator, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by themselves as Mayor and City Administrator.

Notary Public
My Commission Expires:_____

Shauna R. Billingsley, City Attorney

ATTACHMENT A

Cost Estimate

Exhibit

Sewer Study

ITEMIZED PROJECT COST

LOCATION:

Nolen Ln

1/25/2018

PROJECT # TBD

15 Inch sewer line est.

LABOR

PAYROLL ID	CLASSIFICATION	HOURS	RATE	OVERHEAD RATE	TOTAL
	E	345	\$ 23.14	\$ 15.00	\$ 13,158.30
	E	345	\$ 20.74	\$ 15.00	\$ 12,330.30
	D	345	\$ 22.81	\$ 15.00	\$ 13,044.45
	D	345	\$ 17.25	\$ 15.00	\$ 11,126.25
	C	345	\$ 15.80	\$ 15.00	\$ 10,626.00
	C	345	\$ 15.80	\$ 15.00	\$ 10,626.00
SUB-TOTAL					\$ 70,911.30

EQUIPMENT

TYPE	HOURS	RATE	TOTAL
Kubota Exc.	345	\$ 39.00	\$ 13,455.00
Volvo Loader	345	\$ 33.00	\$ 11,385.00
Dump Truck	345	\$ 65.00	\$ 22,425.00
Dump Truck	345	\$ 65.00	\$ 22,425.00
1.5 Ton Service Truck	345	\$ 25.00	\$ 8,625.00
.75 Ton Service Truck	345	\$ 17.00	\$ 5,865.00
Bypass Pumping by Xylem	Estimated lump sum for bypass pumping		\$ 100,000.00
SUB-TOTAL			\$ 184,180.00

MATERIALS

MATERIALS	QUANTITY	UNIT PRICE	TOTAL
15 Inch Sch 35 PVC	700	\$ 13.91	\$ 9,737.00
15 X 6 PVC Tee	11	\$ 250.00	\$ 2,750.00
6 Inch Sch 35 PVC	220	\$ 2.32	\$ 510.40
MH Core And Boot	2	\$ 600.00	\$ 1,200.00
4 Foot Manhole	2	\$ 2,500.00	\$ 5,000.00
MH Casting And Lid	2	\$ 224.00	\$ 448.00
No 67 Stone	1500	\$ 16.25	\$ 24,375.00
Mill and overlay	Estimated lump sum for paving	\$ 50,000.00	\$ 50,000.00
SUB-TOTAL			\$ 94,020.40
TOTAL			\$ 349,111.70

Wards Mill Sanitary Sewer Improvements

Approximately 647 feet of 8-inch sanitary sewer main to be upsized to 15-inch sanitary sewer main

PS

Pump Station



Manhole



Force main



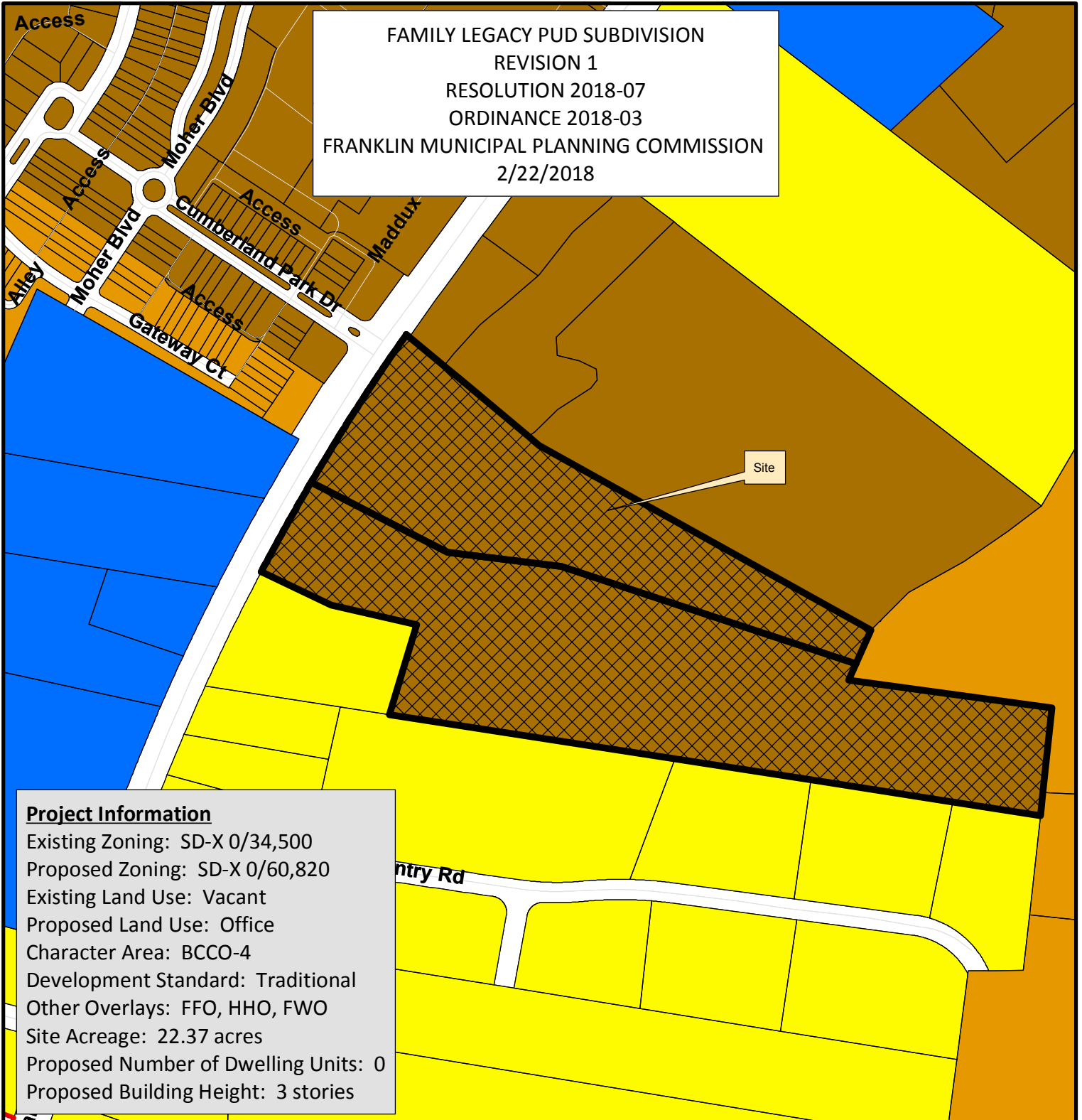
Gravity main

N



1 in = 100 ft

FAMILY LEGACY PUD SUBDIVISION
 REVISION 1
 RESOLUTION 2018-07
 ORDINANCE 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/22/2018



Project Information

Existing Zoning: SD-X 0/34,500
 Proposed Zoning: SD-X 0/60,820
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 22.37 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 3 stories

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



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2018-03

TO BE ENTITLED: "AN ORDINANCE TO REZONE 22.37 ACRES FROM SPECIFIC DEVELOPMENT VARIETY (SD-X 0/34,500) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY (SD-X 0/60,820) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD (NEAR 554 AND 562 FRANKLIN ROAD) (FAMILY LEGACY PUD SUBDIVISION, REVISION 1)."

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

WHEREAS, the Specific Development Variety (0/60,820) district provides zoning for land uses compatible with both the Envision Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-07, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development Variety (0/34,500) District to Specific Development Variety (0/60,820) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
053---07300	14.38
053---07401	7.99
Total	22.37

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

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

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

ATTEST:

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:

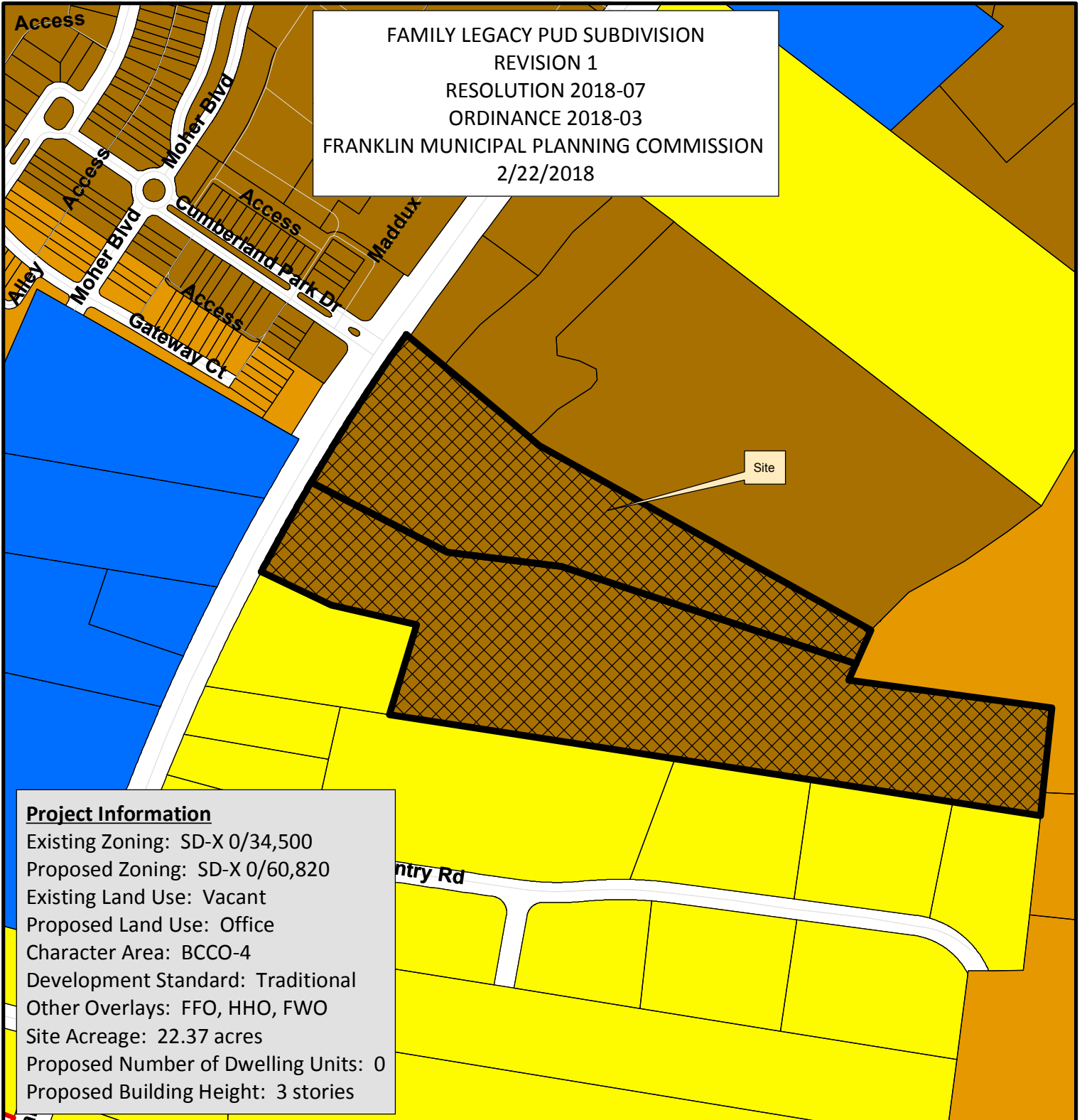
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

FAMILY LEGACY PUD SUBDIVISION
 REVISION 1
 RESOLUTION 2018-07
 ORDINANCE 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/22/2018



Project Information

Existing Zoning: SD-X 0/34,500
 Proposed Zoning: SD-X 0/60,820
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 22.37 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 3 stories

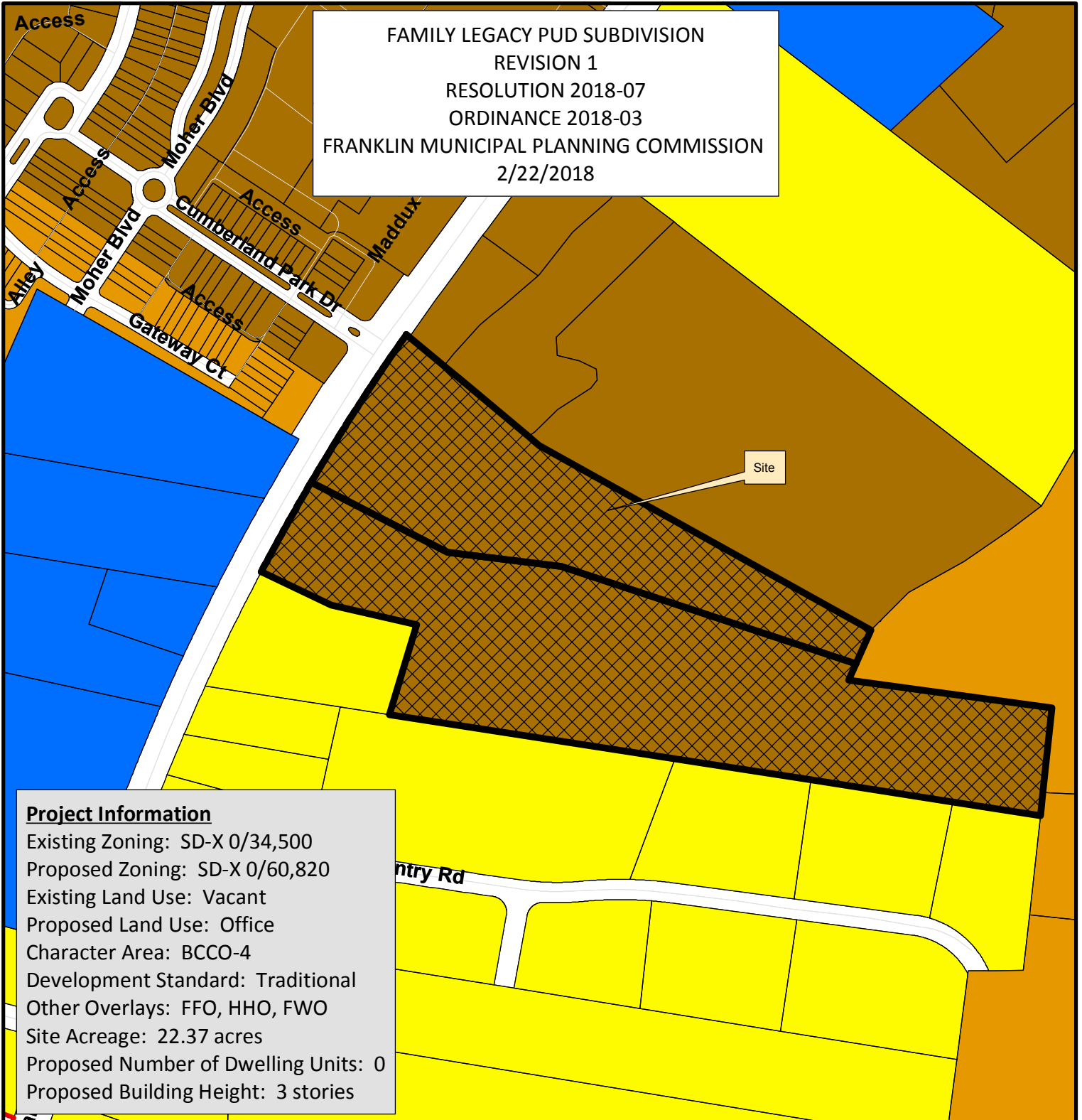
- | | |
|--|---------------------------------------|
| Family Legacy | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential 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 |



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 Feet

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RESOLUTION 2018-07

TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR FAMILY LEGACY PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, NEAR 554 AND 562 FRANKLIN ROAD.”

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

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

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

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2015-17 on 10/12/2015, and originally approved a Development Plan for the subject property as part of Resolution 2015-70 on 9/22/2015; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2015-70, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2018-03.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
053---07300	14.38
053---07401	7.99
Total	22.37

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

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

SECTION III: That the overall entitlements, as amended, for the Family Legacy PUD Subdivision are as follows:

Entitlements	Family Legacy PUD
Original Base Zone District	Specific Development Variety (0/34,500) {SD-X (0/34,500)}
Requested Base Zone District	Specific Development Variety (0/68,620) {SD-X (0/68,620)}
Character Area Overlay	BCCO-4
Other Zoning Overlays	FFO, FWO, HHO
Development Standard	Traditional
Number of Nonresidential Square Footage	68,620
Open Space Requirements	0.68 Formal
Number of Phases in Development	2

Original Development Plan Approval	Resolution No. 2015-70 Date of approval: 9/22/2015
Development Plan Revision Number	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2018-03 on third and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: 12/07/2017

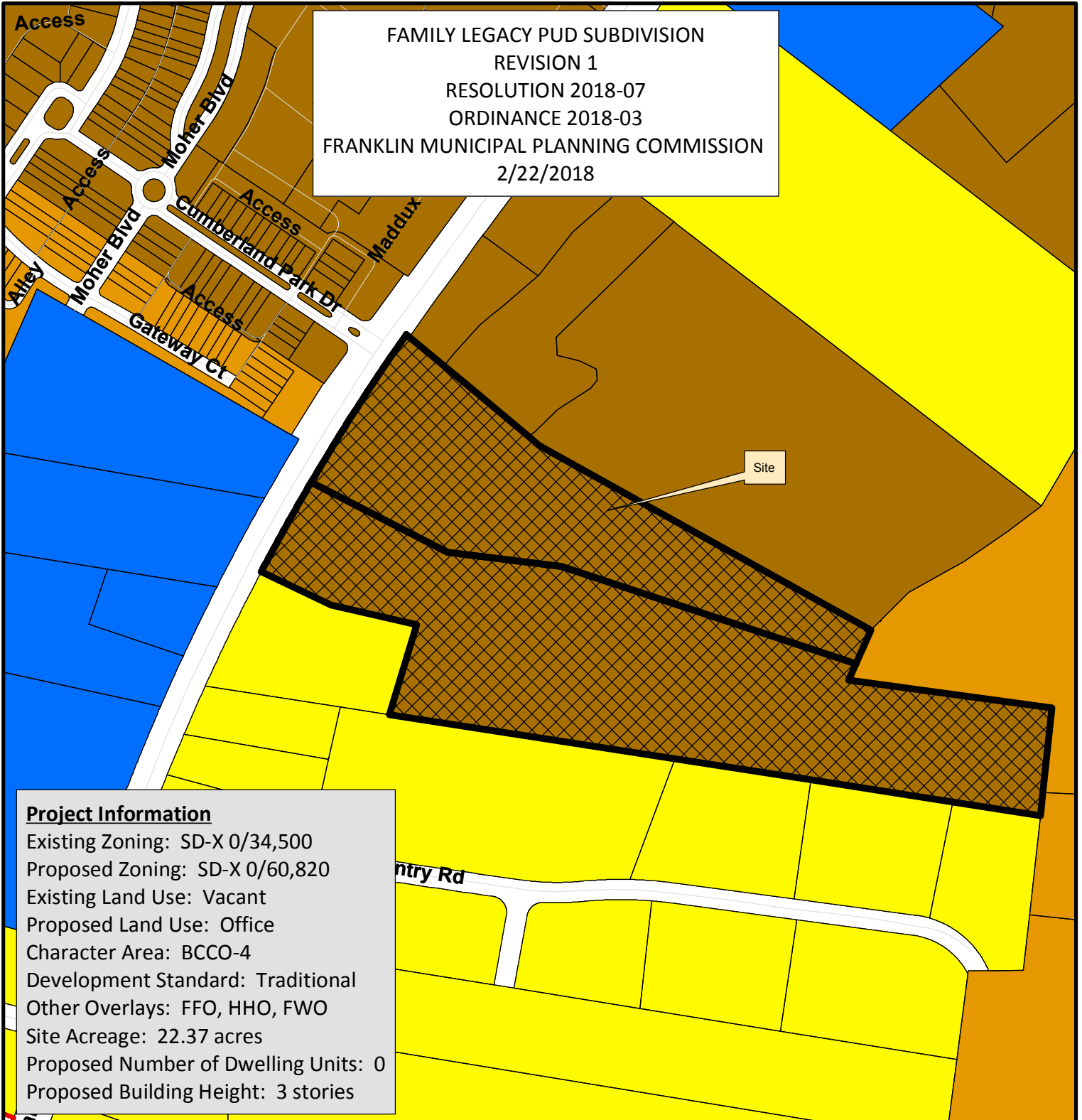
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 12/14/2017

NEIGHBORHOOD MEETING: 11/29/2017

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

FAMILY LEGACY PUD SUBDIVISION
 REVISION 1
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 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/22/2018



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 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Fire-Planning

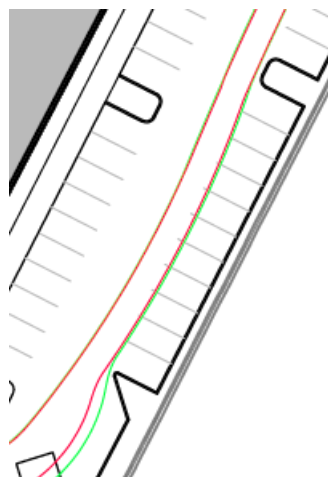
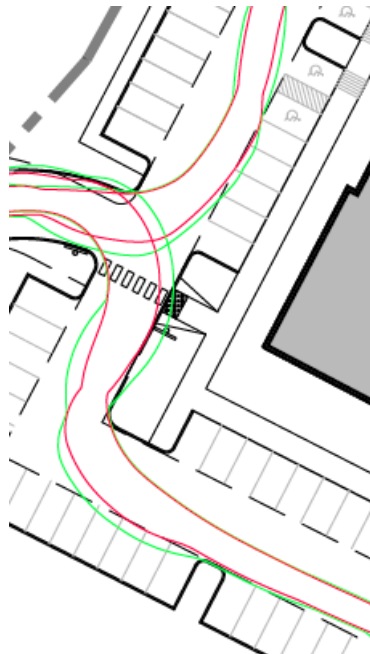
Family Legacy Development Plan Revision 1.pdf

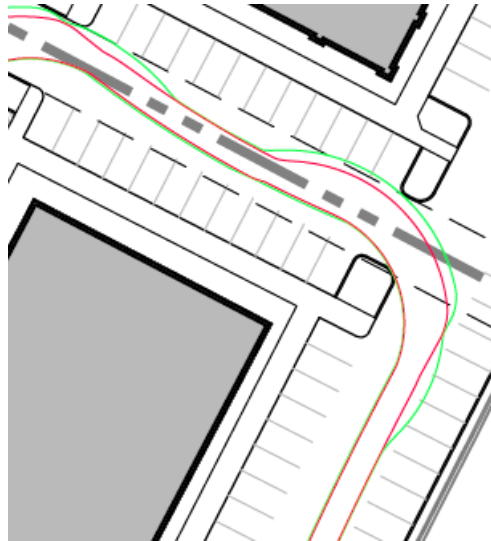
5. Access

geoffw@franklinn.gov As noted in November 2017, an autoturn illustration was necessary to determine the ability of the fire department to access the site and navigate around the building with the noted changes to the site layout.

As shown in the recently provided autoturn, the apparatus travel results in collision with multiple parking spaces as well as an undefined "sharp" turn near the entrance which may not be realistic in real-world application.

The applicant shall provide the necessary changes to the site to accommodate the minimum access requirements for emergency and large-vehicle access.





Planning

General Issues

12. Architecture

josh.king@franklinton.gov Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

FAMILY LEGACY SUBDIVISION DEVELOPMENT PLAN, REVISION I

WILLIAMSON COUNTY, TENNESSEE

OWNER
FRANKLIN FUNERAL HOME
RODNEY EDWARDS
7427 CHARLOTTE PIKE

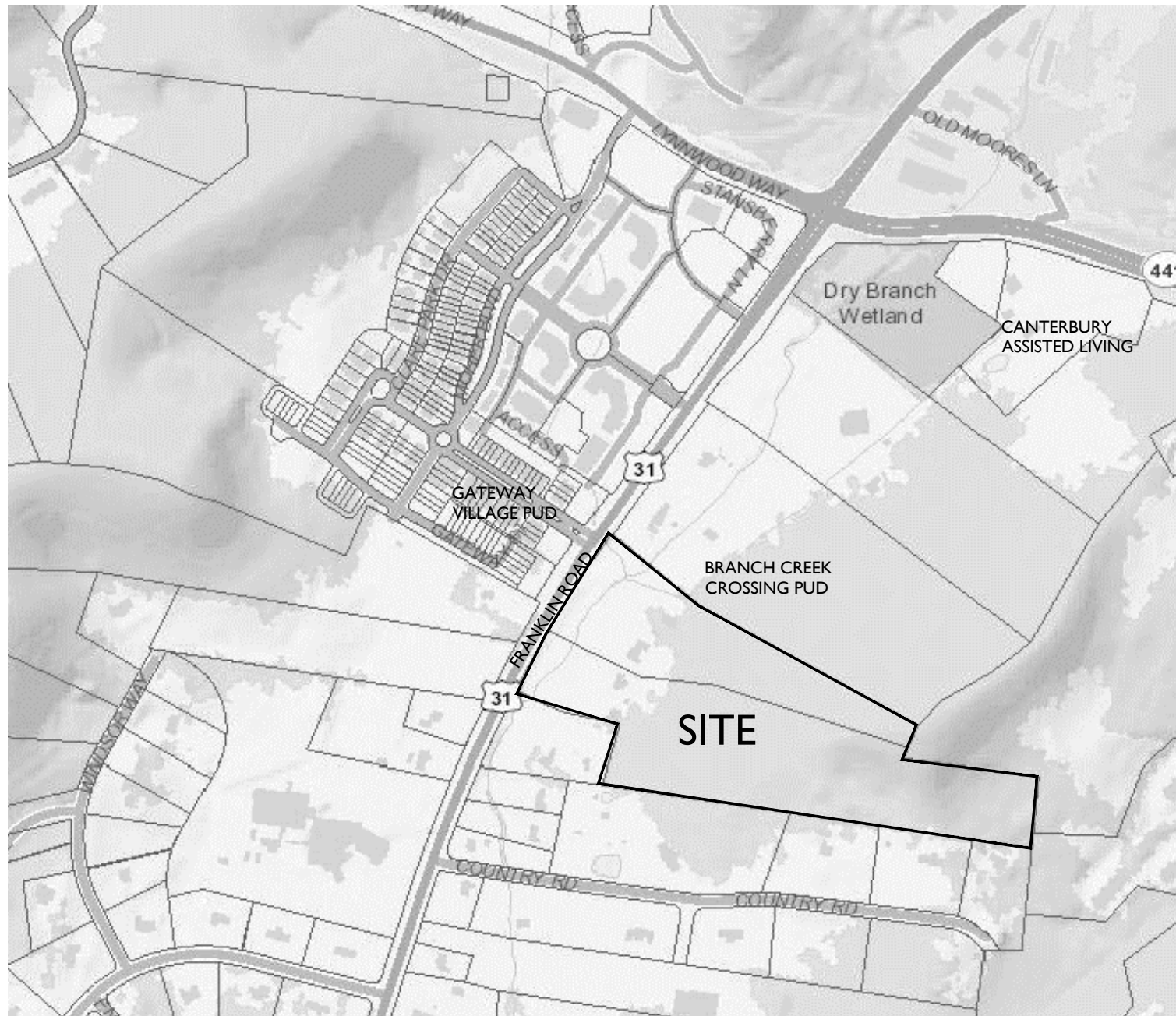
APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

ENGINEER:
LAND SOLUTIONS COMPANY, LLC
LYNN EALEY
2925 BERRY HILL DRIVE, 2ND FLOOR
NASHVILLE, TN 37204

DEVELOPER LOT 1
FORD CUSTOM CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067

DEVELOPER LOT 2
THE POOL
DAWN CRAWFORD
5100 MARYLAND WAY

MAP 053, PARCEL 73
MAP 053, PARCEL 74.01



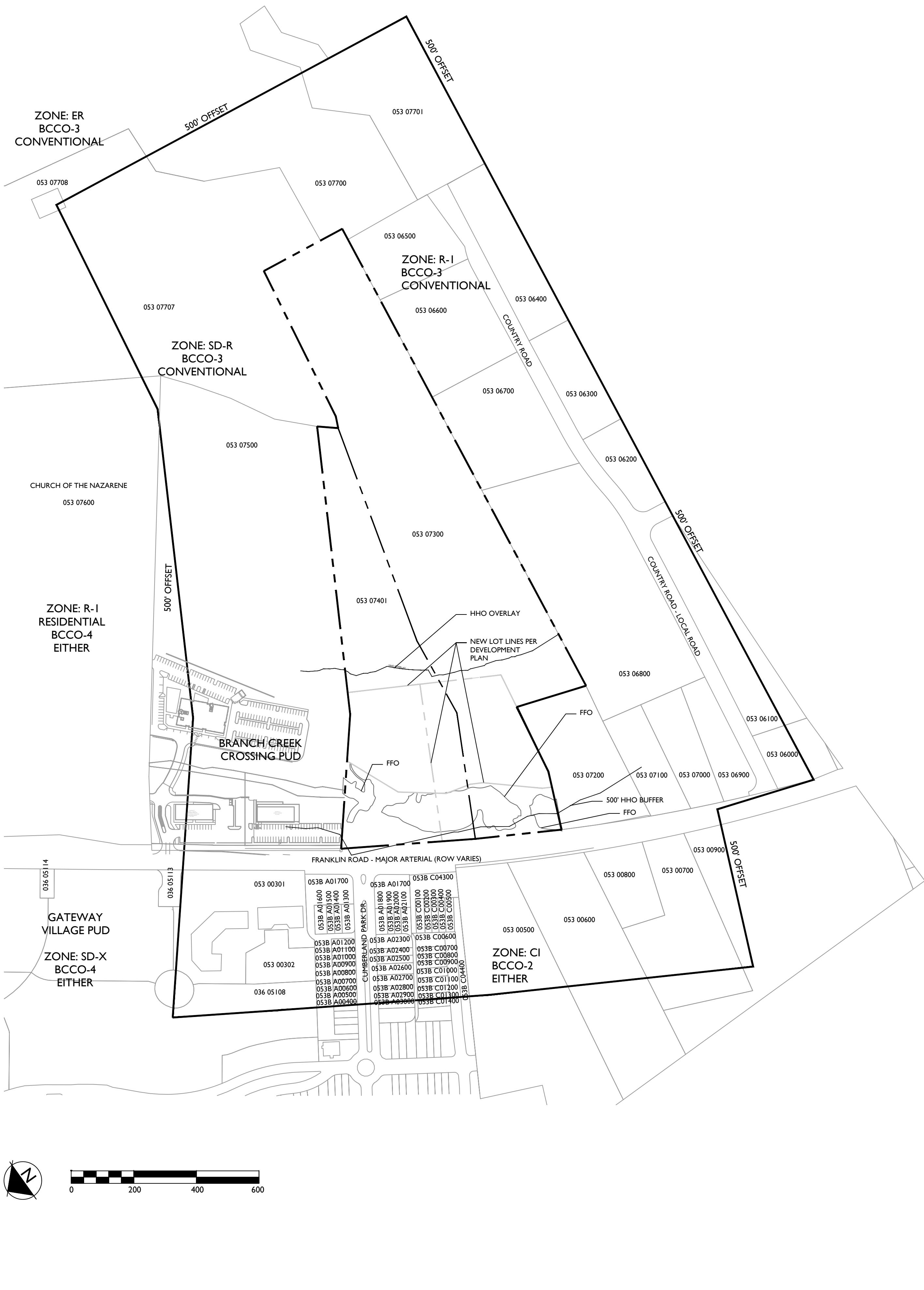
SHEET INDEX	
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	APPROVED DEVELOPMENT PLAN
C2.1	REVISED DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	AUTO-TURN PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURE

DEVELOPMENT SUMMARY	
REVISION 1: SUBMITTED JANUARY 2018	
• LOT 1 APPROVED USE CHANGES FROM A FUNERAL HOME TO OFFICE	
• NO CHANGE PROPOSED FOR LOT 2 (SITE PLAN UNDER REVIEW)	
ORIGINAL DEVELOPMENT PLAN: APPROVED OCTOBER 2015	
• LOT 1, FUNERAL HOME (10,500 SF)	
• LOT 2, 3 STORY OFFICE (24,000 SF)	



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

PRE-APPLICATION SUBMITTAL: NOVEMBER 14, 2017
FIRST SUBMITTAL: JANUARY 8, 2018
SECOND SUBMITTAL: FEBRUARY 1, 2018



LEGAL DESCRIPTION

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 354, R.O.W.C., TN.

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Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

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500' ADJACENT PROPERTY OWNERS:

PROPERTY STREET ADDRESS	OWNER1	OWNER2	STREET ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	ZONING	LAND USE	CHARACTER	DEV
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Subd GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot 0138	SD-X	VACANT	BCCO-4	T
121 DAVENPORT BLVD 1	CAMDEN COMMONS I LLC		5042 THOROUGHRED LN STE 200	BRENTWOOD	TN	37027	Subd CAMDEN COMMONS PB 6240 Pg 673 Unit 1	SD-X		BCCO-4	T
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Subd GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot OPEN SPACE 140	SD-X	OPEN SPACE	BCCO-4	T
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
553 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST INC		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
549 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
541 FRANKLIN RD	MASTER PLANS LLC		1228 LAKEVIEW DR	FRANKLIN	TN	37064		CI	CHURCH	BCCO-3	C
537 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
1211 COUNTRY RD	BROOKS JOY T REV TRUST		1228 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0002	R1	SINGLE FAMILY	BCCO-3	C
1215 COUNTRY RD	MOORE BOB L	MOORE KITTRA MARY	1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0004	R1	SINGLE FAMILY	BCCO-3	C
1219 COUNTRY RD	DEMONBREUN TROY S	MASSEY-DEMONBREUN LORI	1219 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0006	R1	SINGLE FAMILY	BCCO-3	C
1223 COUNTRY RD	MCKEEHAN KEVIN M		227 3RD AVE N	FRANKLIN	TN	37064	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0008	R1	SINGLE FAMILY	BCCO-3	C
1226 COUNTRY RD	PARRIS JEFFREY S	PARRIS CINDY B	1226 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0009	R1	SINGLE FAMILY	BCCO-3	C
1222 COUNTRY RD	ZHU HUIRONG	ZHOU TINA	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0007	R1	SINGLE FAMILY	BCCO-3	C
1218 COUNTRY RD	ROVENSTINE JOHN JASON	ROVENSTINE USA	1218 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 22 Pg 98 Lot 0005	R1	SINGLE FAMILY	BCCO-3	C
1208 COUNTRY RD	HUGHES TERESA BROOKS		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
536 FRANKLIN RD	BROOKS JOY T TR		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0001	R1	SINGLE FAMILY	BCCO-3	C
540 FRANKLIN RD	MARCHESI CECILIA C		407 HORSESHOE LANE	NASHVILLE	TN	37221		R1	SINGLE FAMILY	BCCO-3	C
544 FRANKLIN RD	GARRETSON ROBERTA NELL		544 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-3	C
548 FRANKLIN RD	SMITH AMY JENKINS		548 FRANKLIN RD	FRANKLIN	TN	37069	Subd SMITH AMY JENKINS PB 60 Pg 91	R1	SINGLE FAMILY	BCCO-4	T
554 FRANKLIN RD	ROGERS STEPHEN T	DETCH ETHEL R	554 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
562 - 68 FRANKLIN RD	HOLLOWAY JAMES F	HOLLOWAY EVELYN A	562 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
574 FRANKLIN RD	FAGAN GARY DWAYNE		545 LITTLESTONE DR	BRENTWOOD	TN	37027		SD-X	SINGLE FAMILY	BCCO-4	T
580 FRANKLIN RD	FAGAN MARY R	FAGAN LEONARD B	580 FRANKLIN RD	FRANKLIN	TN	37069		SD-X	SINGLE FAMILY	BCCO-4	T
584 FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE		584 FRANKLIN RD	FRANKLIN	TN	37069		R1	CHURCH	BCCO-4	T
MCKAYS CT	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 22 Pg 15 Lot 0001 Subd REV 2	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 10 Pg 68 Lot 0005 Subd REV	SD-R	APARTMENTS	BCCO-3	C
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	BROOKS WALTER BRYAN	2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 10 Pg 68 Lot 0006 Subd REV	SD-R	APARTMENTS	BCCO-3	C
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID		1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0029	SD-X	SINGLE FAMILY	BCCO-4	T
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNShP		1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0028	SD-X	SINGLE FAMILY	BCCO-4	T
1018 CUMBERLAND PARK DR	DOMAN FRANK P	DOMAN JESSICA R	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0026	SD-X	SINGLE FAMILY	BCCO-4	T
1016 CUMBERLAND PARK DR	LEPPER BOBBY	LEPPER MARY K	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0025	SD-X	SINGLE FAMILY	BCCO-4	T
1014 CUMBERLAND PARK DR	WYUKE SUZANNE F		1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0024	SD-X	SINGLE FAMILY	BCCO-4	T
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES		1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0023	SD-X	SINGLE FAMILY	BCCO-4	T
1010 CUMBERLAND PARK DR	THORNTON DON TYLER		1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0022	SD-X	SINGLE FAMILY	BCCO-4	T
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W		1010 CUMBERLAND DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0021	SD-X	SINGLE FAMILY	BCCO-4	T
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	JONES BRETT THAYER	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0020	SD-X	SINGLE FAMILY	BCCO-4	T
1004 CUMBERLAND PARK DR	COMBES BEGFORD M	JONES MELISSA J	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0019	SD-X	SINGLE FAMILY	BCCO-4	T
1006 CUMBERLAND PARK DR	TAAFFE PAULINE		1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0018	SD-X	SINGLE FAMILY	BCCO-4	T
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC		1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0017	SD-X	SINGLE FAMILY	BCCO-4	T
1001 CUMBERLAND PARK DR	CAMERON DARELL C	CAMERON SHARON W	5042 THOROUGHRED LN # 200	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1003 CUMBERLAND PARK DR	KEENAN THOMAS C		1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M		1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0006	SD-X	SINGLE FAMILY	BCCO-4	T
1007 CUMBERLAND PARK DR	AILOR RACHEL R	AILOR JAMES J	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0007	SD-X	SINGLE FAMILY	BCCO-4	T
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC		1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0008	SD-X	SINGLE FAMILY	BCCO-4	T
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS		113 SEABOARD LN #A-105	FRANKLIN	TN	37067	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1013 CUMBERLAND PARK DR	HINE GEORGE ALLEN		PO BOX 50586	NASHVILLE	TN	37205	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0009	SD-X	SINGLE FAMILY	BCCO-4	T
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REV INT		1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0010	SD-X	SINGLE FAMILY	BCCO-4	T
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA		1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0011	SD-X	SINGLE FAMILY	BCCO-4	T
1019 CUMBERLAND PARK DR	ROSS RICHARD F	ROSS NANCY L	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0012	SD-X	SINGLE FAMILY	BCCO-4	T
1021 CUMBERLAND PARK DR	WIENCEK TOM C	WIENCEK BONNIE A	563 MIDWAY CIR	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0013	SD-X	SINGLE FAMILY	BCCO-4	T
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M		1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0014	SD-X	SINGLE FAMILY	BCCO-4	T
201 GATEWAY CT	CUMBERLAND PARK LLC		215 DEER PARK CIR	NASHVILLE	TN	37205	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0015	SD-X	SINGLE FAMILY	BCCO-4	T
207 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0001	SD-X	VACANT	BCCO-4	T
213 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0002	SD-X	VACANT	BCCO-4	T
219 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0003	SD-X	VACANT	BCCO-4	T
225 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0004	SD-X	VACANT	BCCO-4	T
232 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0005	SD-X	VACANT	BCCO-4	T
238 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0006	SD-X	VACANT	BCCO-4	T
242 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0007	SD-X	VACANT	BCCO-4	T
248 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0008	SD-X	VACANT	BCCO-4	T
254 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0009	SD-X	VACANT	BCCO-4	T
260 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0010	SD-X	VACANT	BCCO-4	T
266 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0011	SD-X	VACANT	BCCO-4	T
272 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0012	SD-X	VACANT	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0013	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot OPEN SPACE 44	SD-X	OPEN SPACE	BCCO-4	T

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027



ISSUED: 01.08.2018

Revision Date

02.01.2018

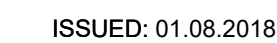
OVERALL EXISTING

CONDITIONS

SHEET

C1.0

COF # 6612

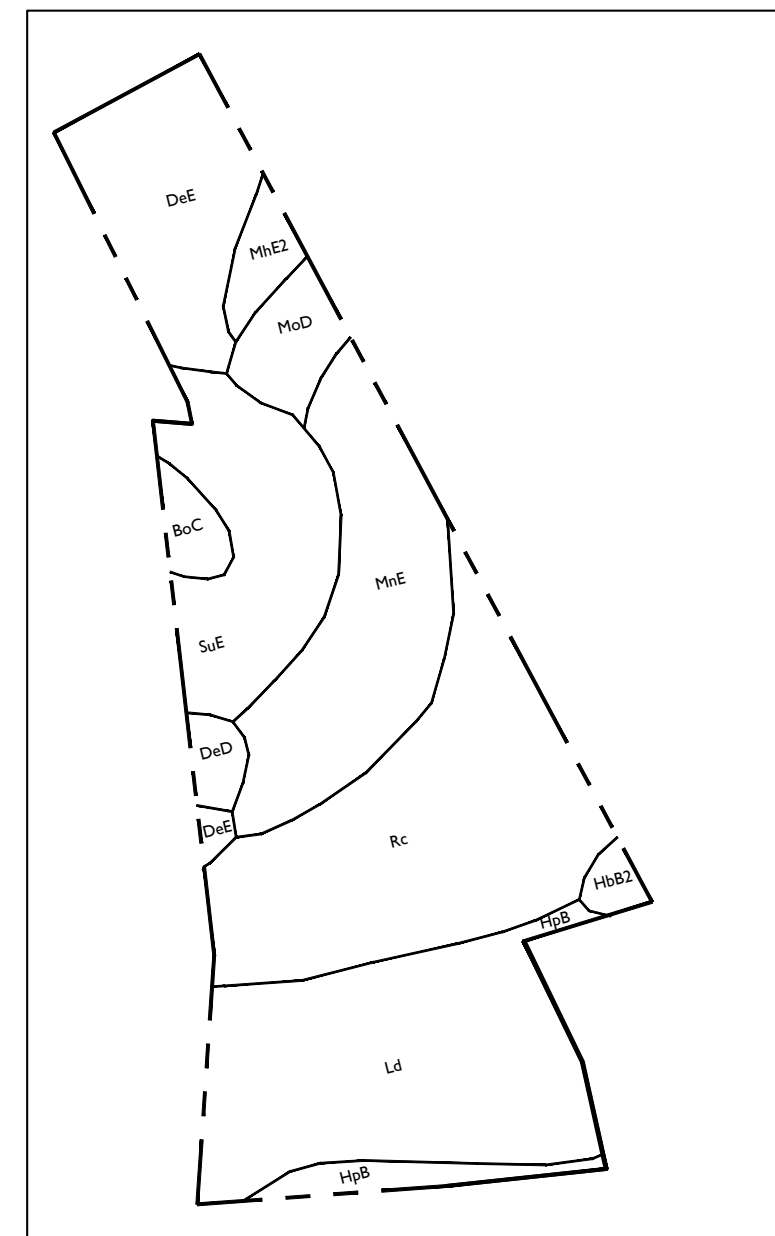


Revision Date
 1 02.01.2018
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S H E E T

C1.1

COF # 6612

 SOIL MAP : NOT TO SCALE

SOIL KEY

BoC	BODINE GRAVELLY SILT LOAM, 5 TO 12 PERCENT SLOPES
DeD	DELRROE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
DeE	DELRROE GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
HbB2	HAMPSHIRE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
HbB	HAMPSHIRE GRAVELLY SILT LOAM, 2 TO 5 PERCENT SLOPES
LpD	LINDSIDE CHERTY SILT LOAM, PHOSPHATIC
MhB	MIHOSHA GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
MhD	ASHWOOD-MIHOSHA ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES
MhE	MIHOSHA ROCK OUTCROP COMPLEX, 20 TO 40 PERCENT SLOPES
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES

SLOPES KEY:

 SLOPES >20%
  SLOPES 14-20%

RIPARIAN ZONES KEY:



RIPARIAN ZONE 1

RIPARIAN ZONE 2

FLOODPLAIN KEY:

 100 YEAR FLOODPLAIN

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SP LOT 1 (COF # 6072)	REMOVED CANOPY SP LOT 2 (COF TBD)	REMAINING CANOPY
TREE 'A'	763.507 SF	1,736 SF	24,231 SF	735,069 SF
TREE 'B'	17,549 SF	9,423 SF	-----SF	8,126 SF
TREE 'C'	23,135 SF	-----SF	14,726 SF	9,009 SF
TOTAL SF	804,191 SF	27,159 SF	38,357 SF	752,204 SF
TOTAL ACRES	18.46 AC	0.62 AC	0.88 AC	17.27 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 804,191 SF (81.3% OF TOTAL SITE)
 REQUIRED CANOPY PRESERVATION = 15%
 REQUIRED PRESERVATION = 120,629 SF (2.8 AC)

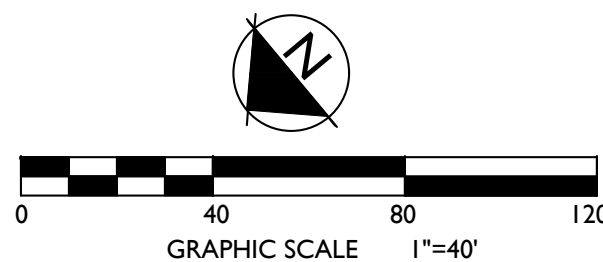
TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 65,516 SF
TOTAL REMAINING TREE CANOPY: 752,204 SF

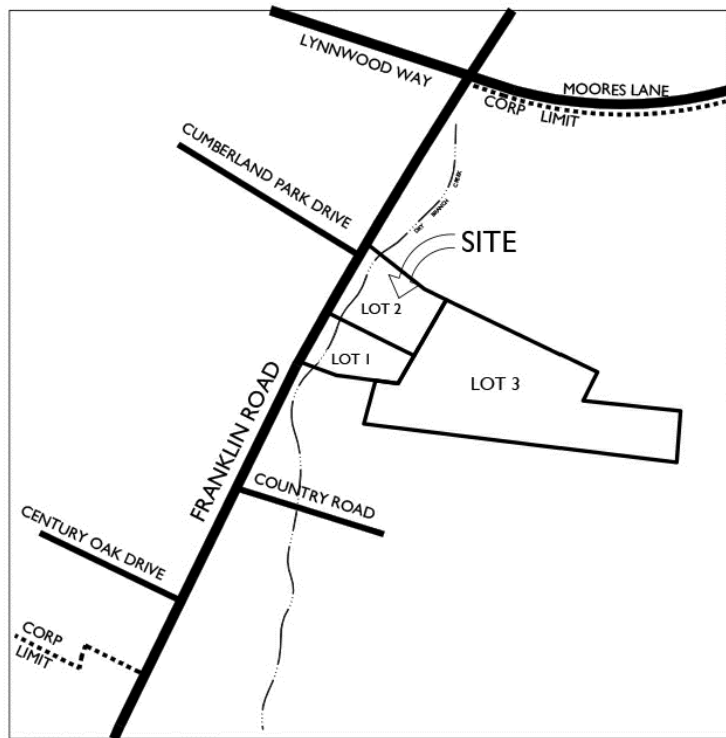
TREE CANOPY KEY:

 EXISTING TREE CANOPY
  TREE CANOPY REMOVED WITH PREVIOUS SITE PLANS

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

MINERAL RIGHTS:
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

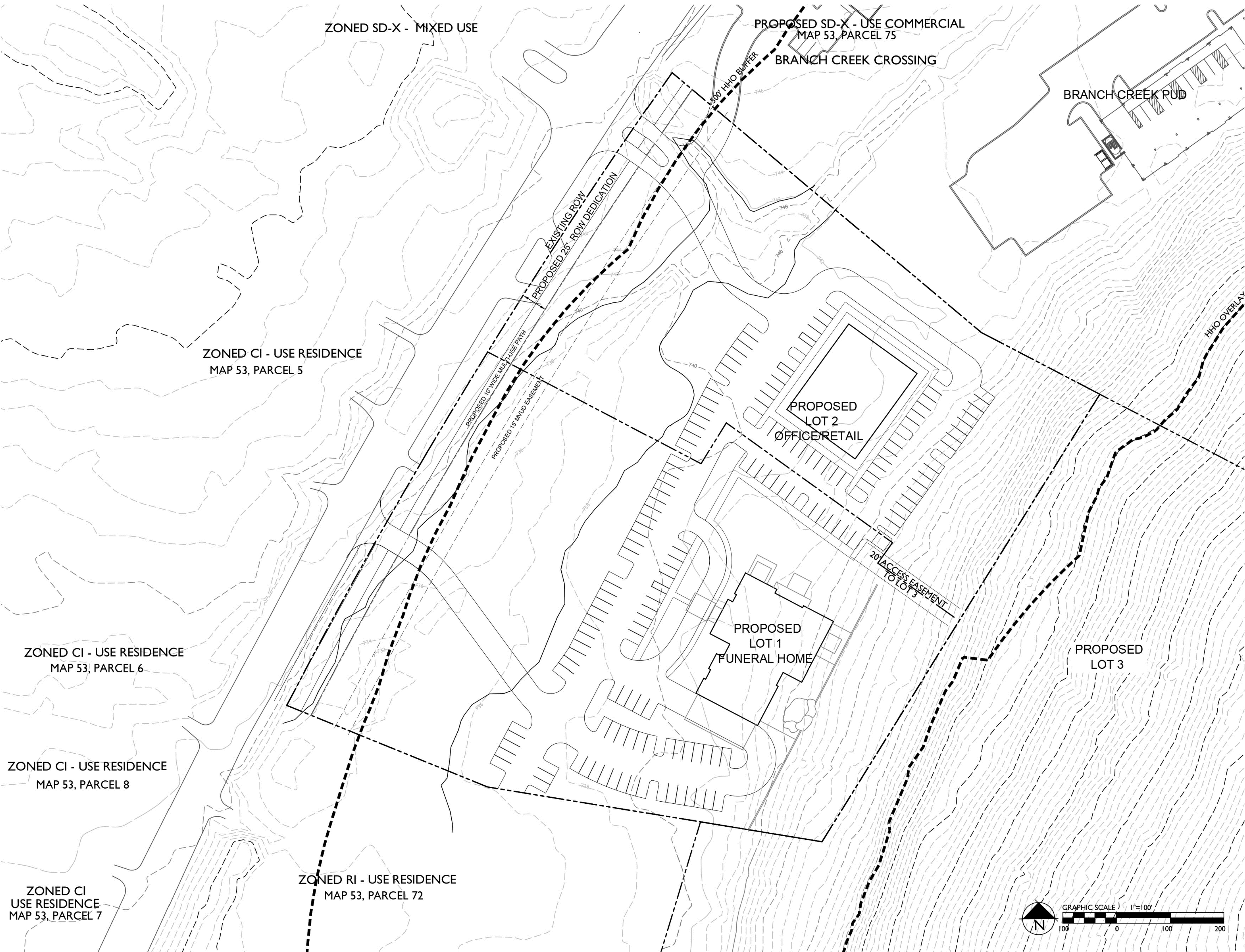




VICINITY MAP

TRIP GENERATION TABLE

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC					
			AM PEAK HOUR		MID PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Funeral Home	10,500 sq.ft.	undefined	20	20	20	20	20	20
Office (LUC 210)	24,000 sq.ft.	444	54	7	16	16	18	87
TOTAL	35,500 sq.ft.	undefined	74	27	36	36	38	107



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

SITE DATA:

PROJECT NAME: FAMILY LEGACY SUBDIVISION
PROJECT NUMBER: 5849
SUBDIVISION: NOT APPLICABLE
LOT NUMBER: NOT APPLICABLE
ADDRESS: 554 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 6TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 53, PARCEL 73.00
EXISTING ZONING: R1
PROPOSED ZONING: SD-X 0/34,500
CHARACTER AREA OVERLAY: BERRYS CHAPEL BC-4
OTHER APPLICABLE OVERLAYS: HHO - HILLSIDEHILLCREST OVERLAY
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
PARCEL ACREAGE: 22.72 ACRES OR 989,504 SF
TOTAL ACREAGE/SQUARE FOOTAGE: AS ESTABLISHED BY P.U.D. PLAN
MINIMUM REQUIRED SETBACKS:

OWNER PARCEL 73: STEPHEN T. ROGERS, ETHEL R. DETCH, 554 FRANKLIN ROAD, FRANKLIN TN 37069
OWNER PARCEL 74.01: JAMES F. HOLLOWAY, EVELYN A. HOLLOWAY, 562 FRANKLIN ROAD, FRANKLIN TN 37069

APPLICANT: WILLIAM GREGORY, 7427 CHARLOTTE PIKE, NASHVILLE TN 37209, (615) 390-7724, WGregory@familylegacy.com

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE, 144 SOUTHEAST PARKWAY, SUITE 200, FRANKLIN, TN 37064, 615.975.5765, greggambledc20@gmail.com, GREG GAMBLE

OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: greggambledc20@gmail.com
CONTACT: GREG GAMBLE

PROPOSED LOT 1: 165,588 SF or 3.80 ACRES
PROPOSED LOT SIZE: FUNERAL HOME
BUILDING SQUARE FOOTAGE: 10,500 SF
BUILDING HEIGHT: ONE STORY
MINIMUM L.S.R.: 20
L.S.R. PROVIDED: 668
INCOMPATIBLE BUFFER REQUIRED: NONE
MINIMUM PARKING REQUIRED BY CODE: 200
MAXIMUM PARKING PERMITTED: 220
PARKING REQUESTED BY M.O.S.: 86
PARKING PROVIDED: 89
BIKE PARKING PROVIDED: 5

PROPOSED LOT 2: 143,331 SF or 3.29 ACRES
PROPOSED LOT SIZE: 8,000 SF RETAIL + 16,000 OFFICE
BUILDING SQUARE FOOTAGE: 24,000 SF
BUILDING HEIGHT: THREE STORY
MINIMUM L.S.R.: 20
L.S.R. PROVIDED: 641
INCOMPATIBLE BUFFER REQUIRED: NONE
MINIMUM PARKING REQUIRED BY CODE: 66
MAXIMUM PARKING PERMITTED: 83
PARKING PROVIDED: 67
BIKE PARKING PROVIDED: 4

PROPOSED LOT 3: 680,787 SF or 15.63 ACRES
PROPOSED LOT SIZE: UNDEVELOPED

STATEMENT OF IMPACTS

WATER: WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT. ADEQUATE SUPPLY EXISTS AND THERE IS NO ADVERSE IMPACT ANTICIPATED.
SEWER: SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN EXISTS ON THE PROPERTY AND THERE ARE EXISTING TAPS THAT WILL BE RE-PURPOSED. THE EXISTING MAIN LINE IS OF SUFFICIENT SIZE AND NO ADVERSE IMPACTS ARE ANTICIPATED.
DRAINAGE FACILITIES: THE PROPERTY DRAINS TO THE SOUTH VIA DRY BRANCH CREEK TO JACKSON LAKE. PROPOSED SITE DETENTION WILL PREVENT ADDITIONAL VOLUME TO THE CONVEYANCE AND THEREFORE NO ADVERSE IMPACT IS ANTICIPATED.
POLICE AND FIRE PROTECTION: FRANKLIN FIRE DEPT STATION #3 - 1.5 MILES
COLUMBIA AVE. POLICE STATION - 4.7 MILES
RECREATION FACILITIES: THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT.
PROJECTED STUDENT POPULATION: THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT.
REFUSE COLLECTION: REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SOLID WASTE.
RESTRICTIVE COVENANTS: THIS IS A PRIVATELY OWNED DEVELOPMENT WITH NO PROPERTY OWNERS ASSOCIATION.
MINERAL RIGHTS: NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
PLANNED ROAD NETWORK: THE ONLY STREET WITHIN 1500' OF THE SITE THAT APPEARS ON THE MAJOR THOROUGHFARE PLAN IS FRANKLIN ROAD CLASSIFIED AS A MAJOR ARTERIAL & ALTHOUGH THE IMPACT WILL BE TO INCREASE TRAFFIC, IT WILL BE NEGLIGIBLE.
THERE ARE TWO SINGLE FAMILY RESIDENCES ON THE PROPERTY THAT WILL BE MOVED/DEMOLISHED.
THERE ARE NO RAILROADS OR ASSOCIATED RAILROAD RIGHTS OF WAY ON THE PROPERTY.
UTILITY EASEMENTS: THERE ARE NO KNOWN HISTORIC PROPERTIES WITHIN 500' OF THE SITE.

CONNECTIVITY INDEX

NOT APPLICABLE

PARKLAND DEDICATION

NOT APPLICABLE

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: BERRYS CHAPEL BC-4
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
THE EXISTING SINGLE FAMILY HOMES WILL BE REMOVED AND REPLACED WITH COMMERCIAL STRUCTURES BETWEEN THE DRY BRANCH CREEK STREAM BUFFER AND THE PRESERVED TREE AREA. THIS IS CONSISTENT WITH THE CHARACTER OF OTHER DEVELOPED PROPERTIES LOCATED ON THE EAST SIDE OF FRANKLIN IN THIS CHARACTER AREA. THIS SUPPORTS THE LAND USE PLAN THAT CALLS FOR MIXED USE CENTERS TO MIRROR THE USES ON THE WEST SIDE OF FRANKLIN ROAD. IT ALSO FOR SIGNIFICANT SETBACKS TO MAINTAIN THE RURAL CHARACTER OF FRANKLIN ROAD AND THE PROTECTION OF ENVIRONMENTAL FEATURES.

LOCAL COMPATIBILITY

IN ADDITION TO THE MIXED USE DEVELOPMENT OF GATEWAY VILLAGE LOCATED ON THE WEST SIDE OF FRANKLIN ROAD, A COMMERCIAL DEVELOPMENT, BRANCH CREEK CROSSING AND THE CANTERFIELD ASSISTED LIVING CENTER ARE PROPOSED FOR THE EAST SIDE OF FRANKLIN ROAD NORTH OF THIS PROPOSED DEVELOPMENT.

FRONT SETBACKS ON FRANKLIN ROAD WILL BE CONSISTENT ALONG THE EAST SIDE DUE TO THE REQUIRED BUFFER AREAS ALONG DRY BRANCH CREEK.

MODIFICATION OF STANDARDS

I. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE 25 PARKING SPACES/ PERSON OF MAXIMUM OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE THOUSAND SQUARE FEET.

THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS FOR THE PARKING REQUIREMENT BASED ON THE FOLLOWING REASONS. THE TWO PRIMARY PUBLIC FUNCTIONS CARRIED OUT AT THE FACILITY ARE CHAPEL AND VISITATION FACILITIES. IF A SERVICE WAS BEING CONDUCTED CONCURRENT WITH A VISITATION THE MAXIMUM OCCUPANCY OF THE CHAPEL IS 200 PEOPLE AND THE VISITATION IS 128 PEOPLE. BASED ON THE PROJECTED 25 SPACES PER PERSON THIS WOULD BE EQUAL TO 82 SPACES. IT IS ANTICIPATED THAT THERE WOULD BE 2-3 STAFF PERSONNEL IN THIS INSTANCE. THIS YIELDS A PARKING DEMAND OF 84-85 SPACES. GIVEN THE ADJOINING FACILITY, A SURPLUS OF SPACES EXISTS WITHIN THE OVERALL SITE AND THIS COULD SATISFY THE DEMAND IN ALL FORESEEABLE INSTANCES.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
MAY 11, 2015
RESUBMITTAL 6.4.2015
POST PC 10.19.2015



DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledc20@gmail.com
615.975.5765

DEVELOPMENT
PLAN

COF # 5849

C 3.0

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

FAMILY LEGACY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee



ISSUED: 01.08.2018

Revision Date
02.01.2018

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PREVIOUSLY
APPROVED
DEVELOPMENT PLAN
SHEET

C2.0

COF # 6612

PREVIOUSLY APPROVED DEVELOPMENT
PLAN FOR REFERENCE (COF # 5849) - N.T.S.



ISSUED: 01.08.2018

Revision Date

02.01.2018

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OVERALL
DEVELOPMENT PLAN

SHEET

C2.1

COF # 6612

DEVELOPMENT SUMMARY

- REVISION 1: SUBMITTED JANUARY 2018
- LOT 1 APPROVED USE CHANGES FROM A FUNERAL HOME TO OFFICE
 - NO CHANGE PROPOSED FOR LOT 2 (SITE PLAN UNDER REVIEW)

ORIGINAL DEVELOPMENT PLAN: APPROVED OCTOBER 2015

- LOT 1, FUNERAL HOME (10,500 SF)
- LOT 2, 3 STORY OFFICE (24,000 SF)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SF LOT 1	REMOVED CANOPY SF LOT 2	REMOVED CANOPY DEV. PLAN REV 1	REMAINING CANOPY
TREE 'A'	763,507 SF	17,736 SF	24,231 SF	12,796 SF	722,273 SF
TREE 'B'	17,549 SF	9,423 SF	----- SF	----- SF	8,126 SF
TREE 'C'	23,135 SF	----- SF	14,126 SF	----- SF	9,009 SF
TOTAL SF	804,191 SF	27,159 SF	38,357 SF	12,796 SF	739,408 SF
TOTAL ACRES	18.46 AC	0.62 AC	0.88 AC	0.29 AC	16.97 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 804,191 SF (81.3% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 120,629 SF (2.8 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 65,516 SF
TOTAL CANOPY REMOVED WITH DEVELOPMENT PLAN REVISION 2: 12,796 SF

TOTAL CANOPY REMOVED: 78,312 SF (1.80 AC)

REMAINING TREE CANOPY TO BE PRESERVED: 739,408 SF (16.97 AC)
(91.9% OF ORIGINAL EXISTING CANOPY)



TREE CANOPY PRESERVATION AREA

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 57,900 SF
SUBDIVISION: 1
TOTAL PARKING REQUIRED: 166 SPACES
TOTAL PARKING PROVIDED: 199 SPACES

LOT 1:
TOTAL OFFICE SF: 35,000 SF
TOTAL PARKING PROVIDED: 122 SPACES
LOT 2:
TOTAL OFFICE SF: 22,900 SF
TOTAL PARKING PROVIDED: 77 SPACES

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE

3% * 22.72 AC = 0.68 AC / 29,690 SF

NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA
OS1 (LOT 1)	FORMAL	PLAZA	12,662 SF
OS2 (LOT 2)	FORMAL	PLAZA	9,189 SF
OS3 (LOT 1)	FORMAL	GREENBELT	5,337 SF
OS4 (LOT 2)	FORMAL	GREENBELT	1,465 SF

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.69 AC / 29,643 SF (3.0%)

FLOODPLAIN KEY:

100 YEAR FLOOD PLAIN

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

RIPARIAN BUFFER ZONE KEY:

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

SITE DATA:

PROJECT NAME: FAMILY LEGACY (PUD), DEVELOPMENT PLAN REVISION 1
PROJECT NUMBER: XXXX
SUBDIVISION: FAMILY LEGACY PUD
LOT NUMBER: NA
ADDRESS: 554 & 562 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP 53, PARCELS 73.00 & 74.01

EXISTING ZONING: SD-X 0 / 34,500
PROPOSED ZONING: SD-X 0 / 57,900
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 22.72 AC
TOTAL SQUARE FOOTAGE: 988,971 +/- SF

MINIMUM REQUIRED SETBACKS: AS ESTABLISHED BY P.U.D.

OWNER: FRANKLIN FUNERAL HOME
RODNEY EDWARDS
7427 CHARLOTTE PIKE

DEVELOPER: MIKE FORD
LOT 1
FORD CUSTOM CLASSIC HOMES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
(615) 503-9727

DEVELOPER: THE POOL
LOT 2
DAWN CRAWFORD
5100 MARYLAND WAY
(615) 371-0049

APPLICANT: GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggamble2009@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: TOTAL - 57,900 SF
LOT 1 - 35,000 SF
LOT 2 - 22,900 SF
LOT 1 - 3 & 2 STORIES
LOT 2 - 3 STORIES

LANDSCAPE SURFACE RATIO: 0.87/ 19.9 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.2/ 4.5 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 2.85 SPACES / 1,000 SF (166 SPACES)

MAXIMUM PARKING LIMIT: 200 SPACES (120% OF MINIMUM)
EXISTING PARKING: N/A
PARKING PROVIDED: 199 SPACES

RESIDENTIAL DENSITY: N/A
TREE CANOPY: 804,191 SF (81% OF TOTAL SITE)

PARKLAND DEDICATION: N/A
OPEN SPACE: 3% REQ. (0.68AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.44 AC
PROVIDED LOT 2: 0.25 AC
TOTAL PROVIDED: 0.69 AC

OVERALL DENSITY: N/A
NET DENSITY: N/A
RESIDENTIAL UNITS BY USE TYPE: N/A
NON-RESIDENTIAL SF: TOTAL: 57,900 SF
LOT 1 - 35,000 SF OFFICE
LOT 2 - 22,900 SF - OFFICE

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
WATER SERVICE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
3,658 GPD

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
SEWER PROVIDED BY THE CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
THE PROPERTY HAS FRONTAGE ON FRANKLIN ROAD, CLASSIFIED AS A MAJOR ARTERIAL. TWO SITE ACCESS POINTS, PREVIOUSLY APPROVED HAVE BEEN INSTALLED. A 25' ROW DEDICATION, PREVIOUSLY REQUESTED BY THE CITY, HAS BEEN PROVIDED.

DRAINAGE FACILITIES:
STORMWATER TO BE TREATED VIA PERVIOUS PAVERS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.0 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 1.9 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.2 MILES

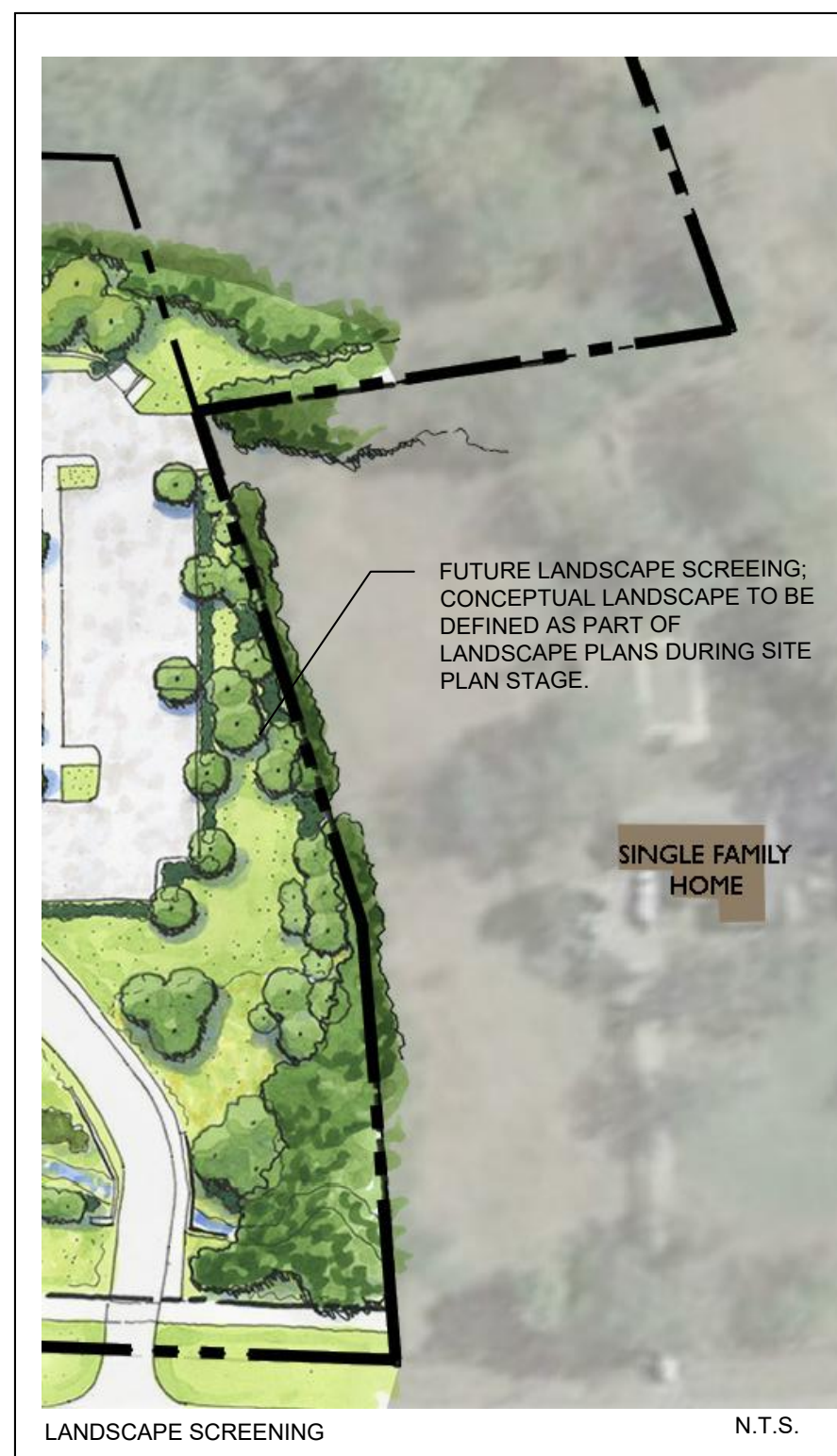
PROJECTED STUDENT POPULATION:
NO STUDENTS

REFUSE COLLECTION:
DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

OFFICE USE IS LISTED AS A PRIMARY USE. BUILDING ENTRANCES ARE ORIENTED TO THE STREET; HOWEVER THE BUILDINGS WILL SIT BEHIND A CREEK AND STREAM BUFFER. SIDEWALKS WILL CONNECT BACK TO THE MULTI-USE PATH ALONG FRANKLIN ROAD. FORMAL OPEN SPACE WILL BE PEDESTRIAN PLAZAS AROUND THE BUILDING. OFFICE BUILDINGS ARE AT 3 STORIES IN HEIGHT (AS ENVISION FRANKLIN PROPOSES OUTSIDE OF MACK HATCHER PARKWAY.) HOWEVER, THE LOT 1 OFFICE STEPS DOWN TO TWO-STORY TO TRANSITION TO THE SOUTH.



LANDSCAPE SCREENING

N.T.S.



STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS/HER DESIGNEE.

100 YEAR FLOODPLAIN
BY ELEVATION PER
L.O.M.R. 08-04-0312P
DATED 9/22/2009 & BY
COF BZA 7/2/15 ITEM 1

100 YEAR FLOODPLAIN
BY ELEVATION PER
L.O.M.R. 08-04-0312P
DATED 9/22/2009 & BY
COF BZA 7/2/15 ITEM 1

100 YEAR FLOODPLAIN
BY ELEVATION PER
L.O.M.R. 08-04-0312P
DATED 9/22/2009 & BY
COF BZA 7/2/15 ITEM 1

15' Exclusive Water Line Esmt.
Bk. 4749, Pg. 309, R.O.W.C., TN.

hbash
750.75

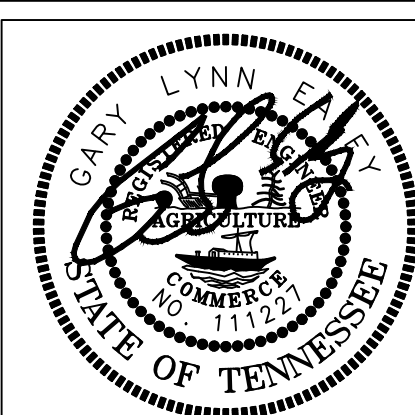
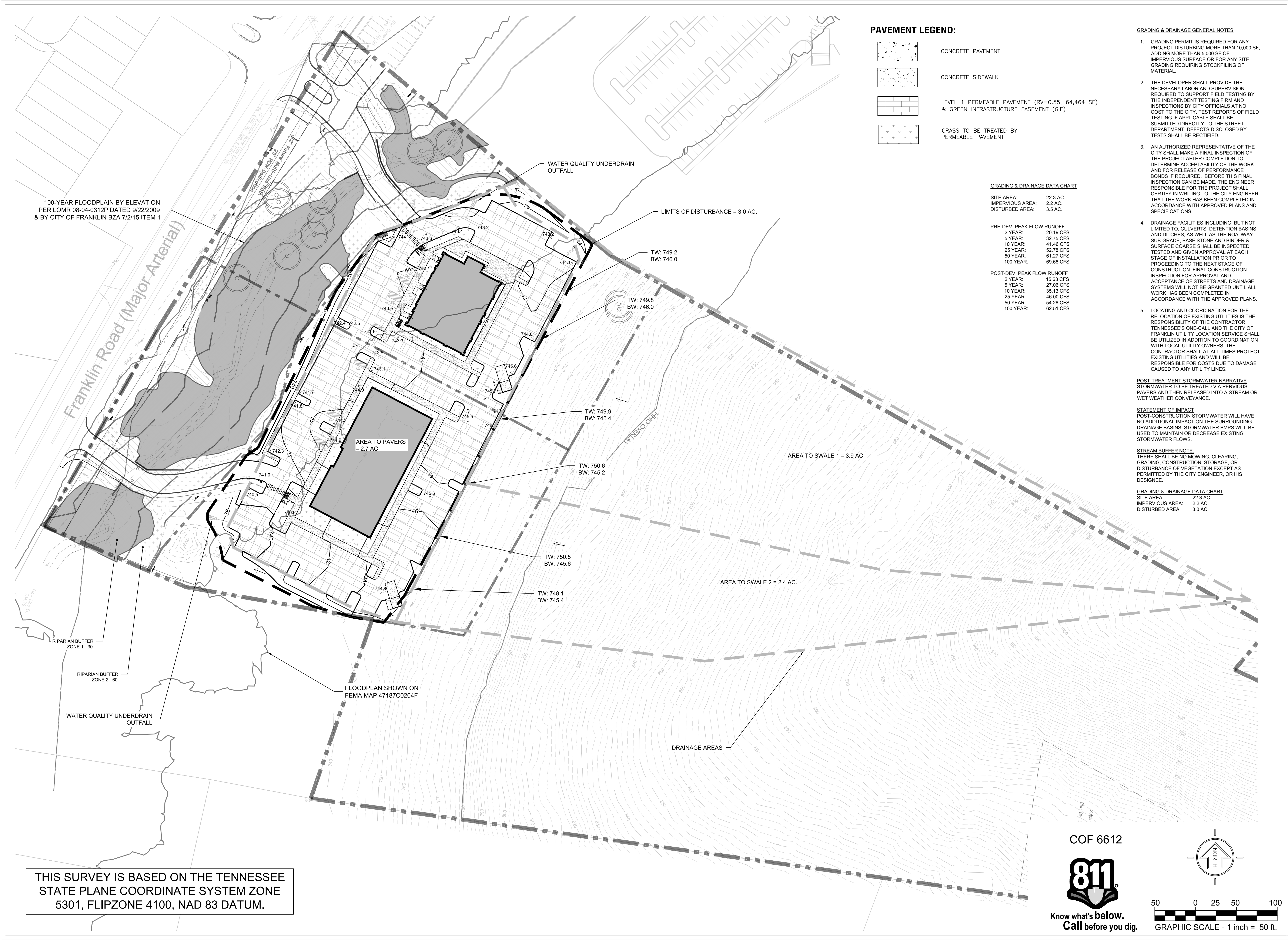


PREVIOUSLY APPROVED DEVELOPMENT PLAN FOR REFERENCE (COF # 5849) - N.T.S.



DEVELOPMENT PLAN CHANGE:
REMOVE FUNERAL HOME USE AND
REPLACE WITH OFFICE BUILDING

DEVELOPMENT PLAN REVISION 1



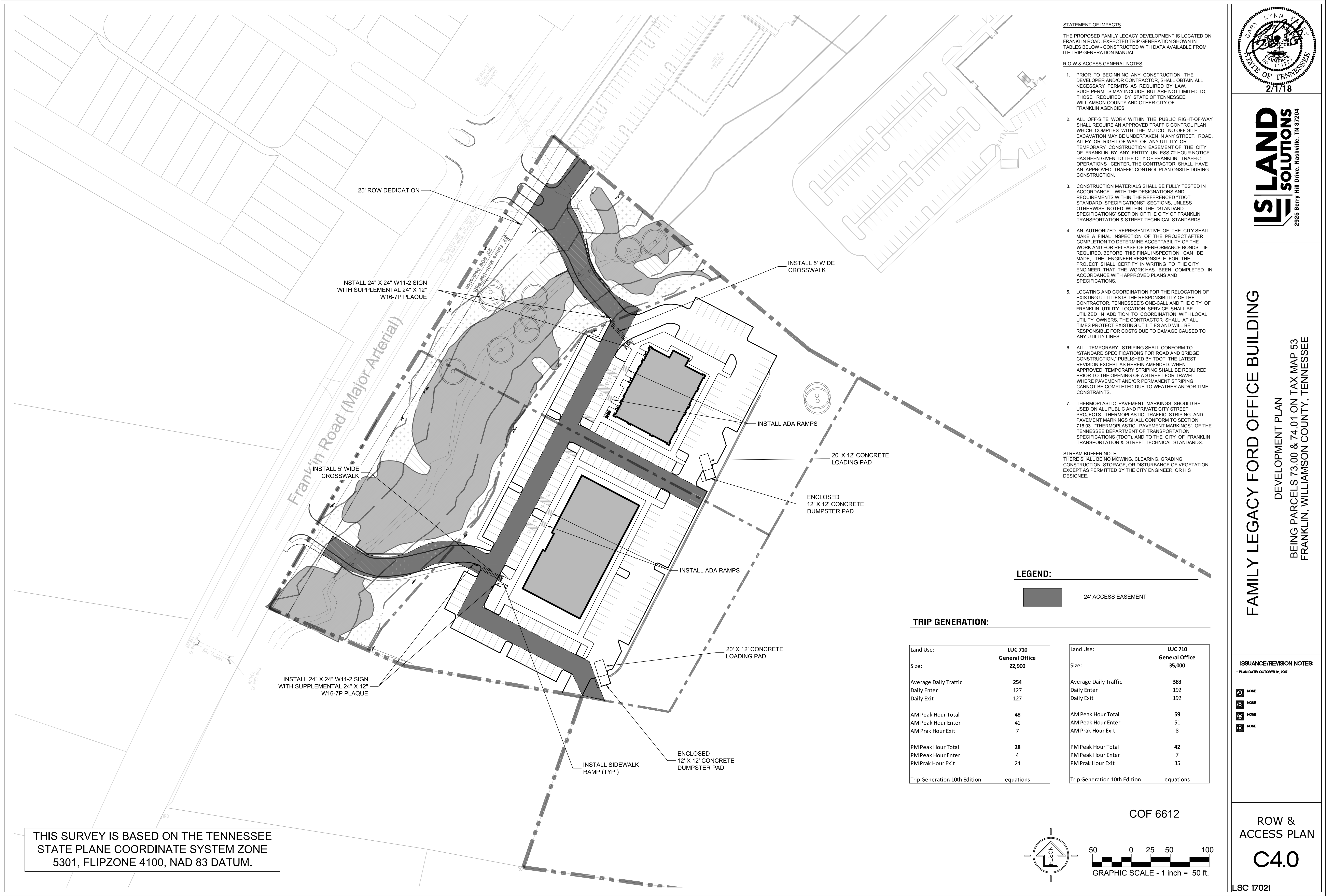
ISLAND SOLUTIONS
2025 Berry Hill Drive, Nashville, TN 37204

FAMILY LEGACY FORD OFFICE BUILDING
DEVELOPMENT PLAN
BEING PARCELS 73.00 & 74.01 ON TAX MAP 53
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: OCTOBER 12, 2017

A	NONE
B	NONE
C	NONE
D	NONE

GRADING & DRAINAGE PLAN
C3.0
LSC 17021



THIS SURVEY IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 5301, FLIPZONE 4100, NAD 83 DATUM.

STATEMENT OF IMPACTS

THE PROPOSED FAMILY LEGACY DEVELOPMENT IS LOCATED ON FRANKLIN ROAD. EXPECTED TRIP GENERATION SHOWN IN TABLES BELOW - CONSTRUCTED WITH DATA AVAILABLE FROM ITE TRIP GENERATION MANUAL.

R.O.W & 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.

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

LEGEND:

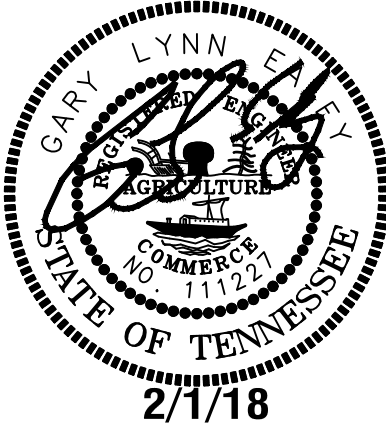
24' ACCESS EASEMENT

TRIP GENERATION:

Land Use:	LUC 710
Size:	General Office 22,900
Average Daily Traffic	254
Daily Enter	127
Daily Exit	127
AM Peak Hour Total	48
AM Peak Hour Enter	41
AM Peak Hour Exit	7
PM Peak Hour Total	28
PM Peak Hour Enter	4
PM Peak Hour Exit	24
Trip Generation 10th Edition equations	

Land Use:	LUC 710
Size:	General Office 35,000
Average Daily Traffic	383
Daily Enter	192
Daily Exit	192
AM Peak Hour Total	59
AM Peak Hour Enter	51
AM Peak Hour Exit	8
PM Peak Hour Total	42
PM Peak Hour Enter	7
PM Peak Hour Exit	35
Trip Generation 10th Edition equations	

COF 6612



ISLAND
SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

FAMILY LEGACY FORD OFFICE BUILDING

DEVELOPMENT PLAN
BEING PARCELS 73.00 & 74.01 ON TAX MAP 53
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: OCTOBER 12, 2017

- A NONE
- B NONE
- C NONE
- D NONE

ROW &
ACCESS PLAN

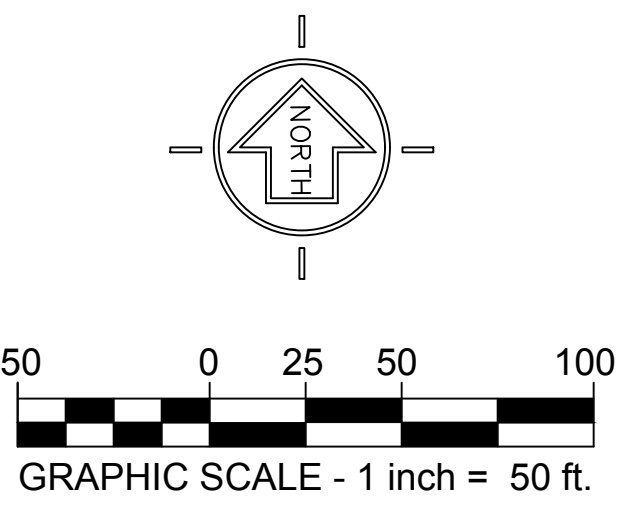
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LSC 17021



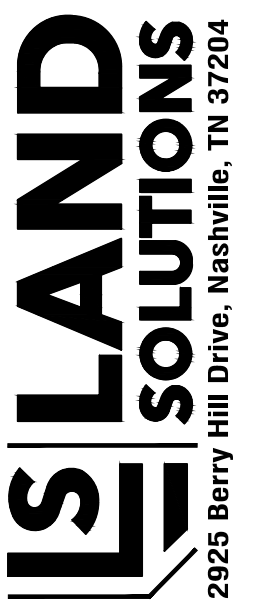
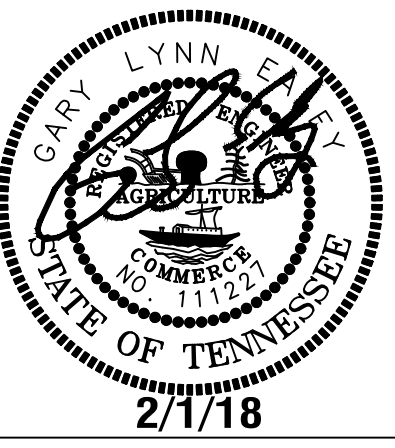
THIS SURVEY IS BASED ON THE TENNESSEE
STATE PLANE COORDINATE SYSTEM ZONE
5301, FLIPZONE 4100, NAD 83 DATUM.

COF 6612



TOWER 2 APPARATUS AUTOTURN

Apparatus Specifications
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'



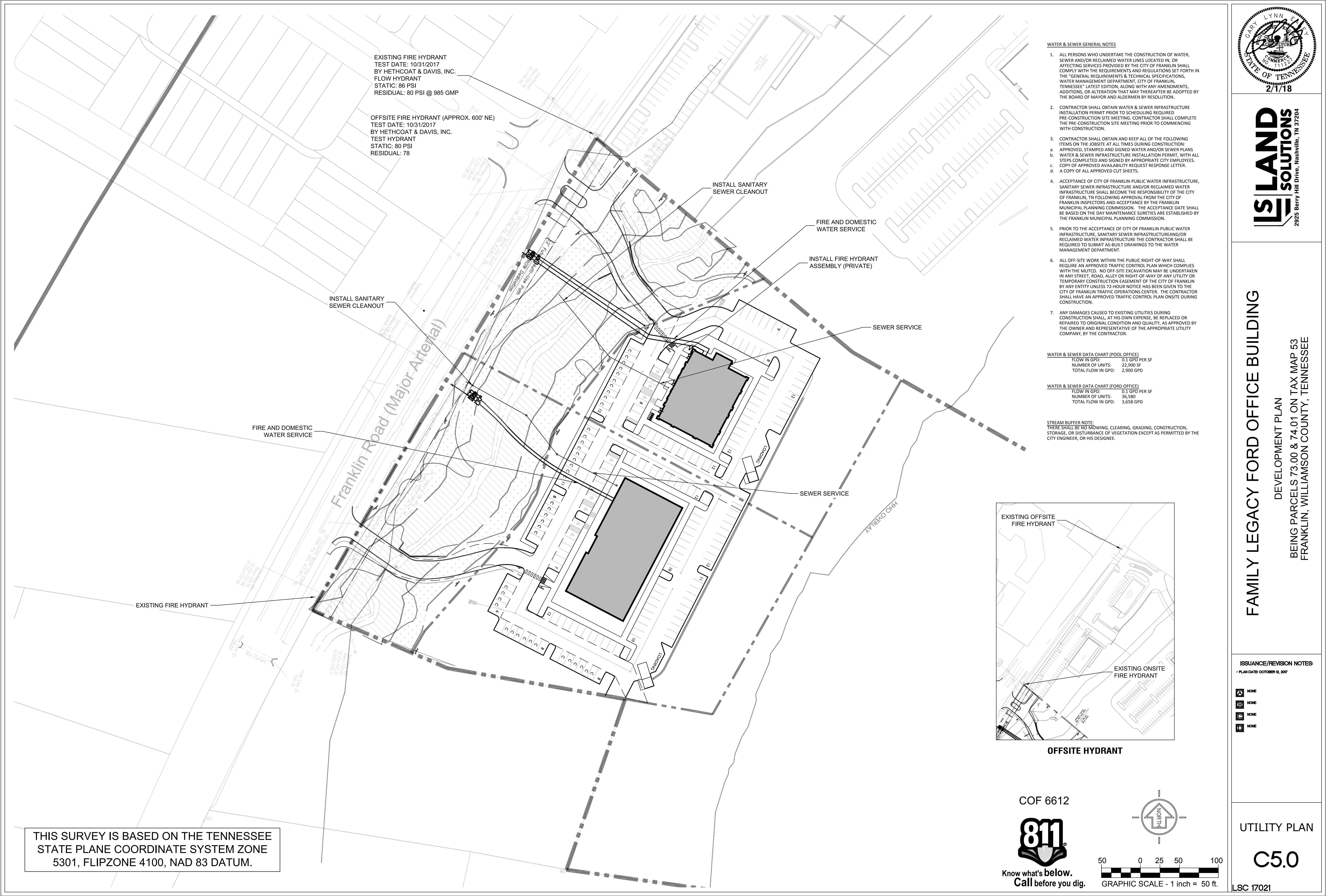
FAMILY LEGACY FORD OFFICE BUILDING

DEVELOPMENT PLAN
BEING PARCELS 73.00 & 74.01 ON TAX MAP 53
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: OCTOBER 12, 2017

- A NONE
- B NONE
- C NONE
- D NONE

AUTOTURN
PLAN
C4.1
LSC 17021



THIS SURVEY IS BASED ON THE TENNESSEE
STATE PLANE COORDINATE SYSTEM ZONE
5301, FLIPZONE 4100, NAD 83 DATUM.

- WATER & SEWER GENERAL 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 PRE-CONSTRUCTION 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 WATER MANAGEMENT DEPARTMENT.
 6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

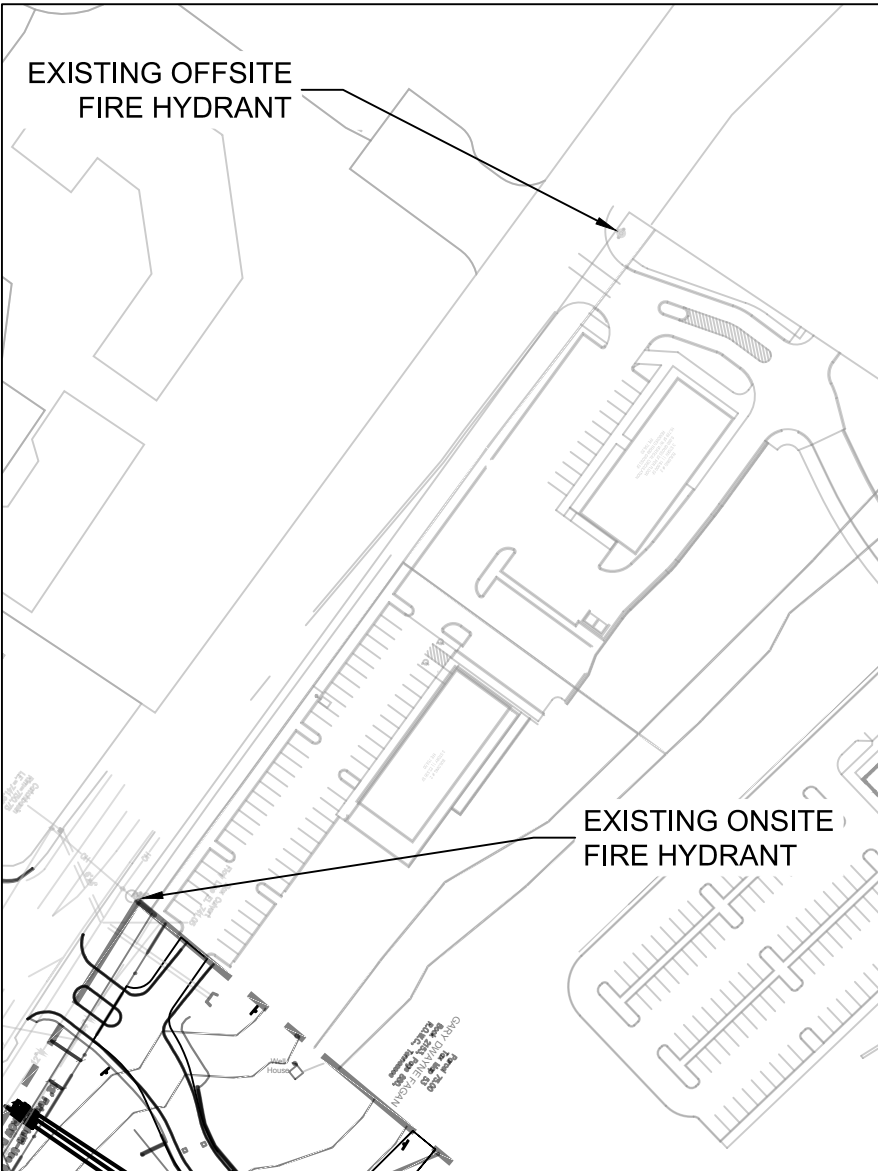
WATER & SEWER DATA CHART (POOL OFFICE)

FLOW IN GPD:	0.1 GPD PER SF
NUMBER OF UNITS:	22,900 SF
TOTAL FLOW IN GPD:	2,900 GPD

WATER & SEWER DATA CHART (FORD OFFICE)

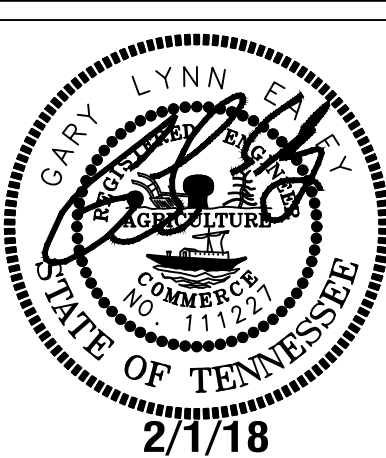
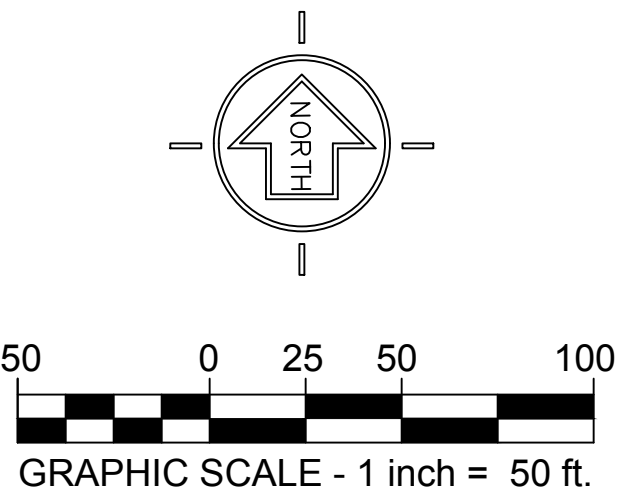
FLOW IN GPD:	0.1 GPD PER SF
NUMBER OF UNITS:	36,580
TOTAL FLOW IN GPD:	3,658 GPD

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



OFFSITE HYDRANT

COF 6612



FAMILY LEGACY FORD OFFICE BUILDING

DEVELOPMENT PLAN
BEING PARCELS 73.00 & 74.01 ON TAX MAP 53
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: OCTOBER 12, 2017

- A NONE
- B NONE
- C NONE
- D NONE

UTILITY PLAN

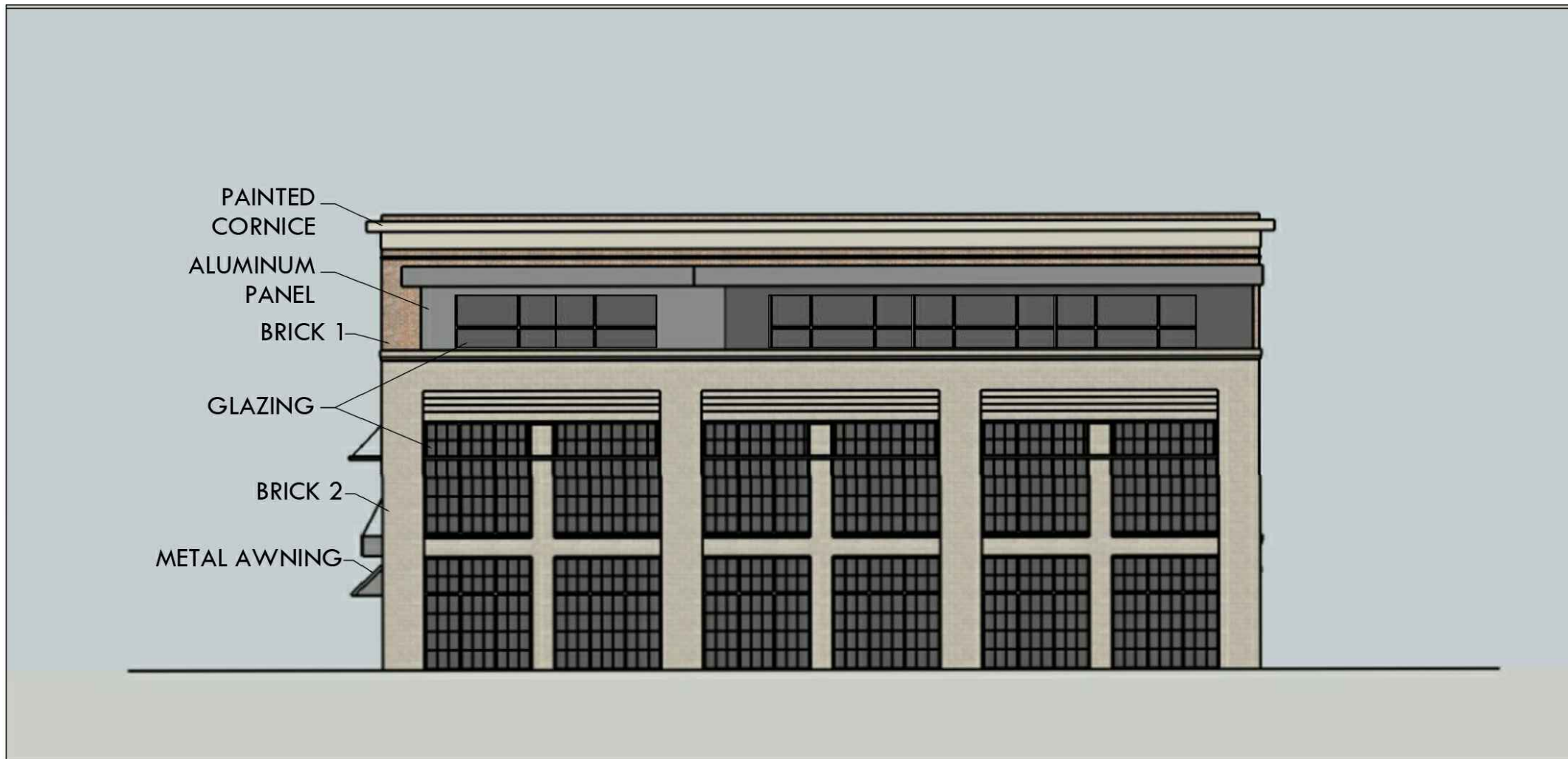
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LSC 17021



1 FRONT ELEVATION
N.T.S.

4 LEFT ELEVATION
N.T.S.



2 REAR ELEVATION
N.T.S.

3 RIGHT ELEVATION
N.T.S.

PROPOSED ARCHITECTURE LOT 1



PROPOSED ARCHITECTURE LOT 2 SUBMITTED WITH SITE PLAN COF# 6574



ISSUED: 01.08.2018

Revision Date

Δ 02.01.2018

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Δ

Δ

ARCHITECTURE

SHEET

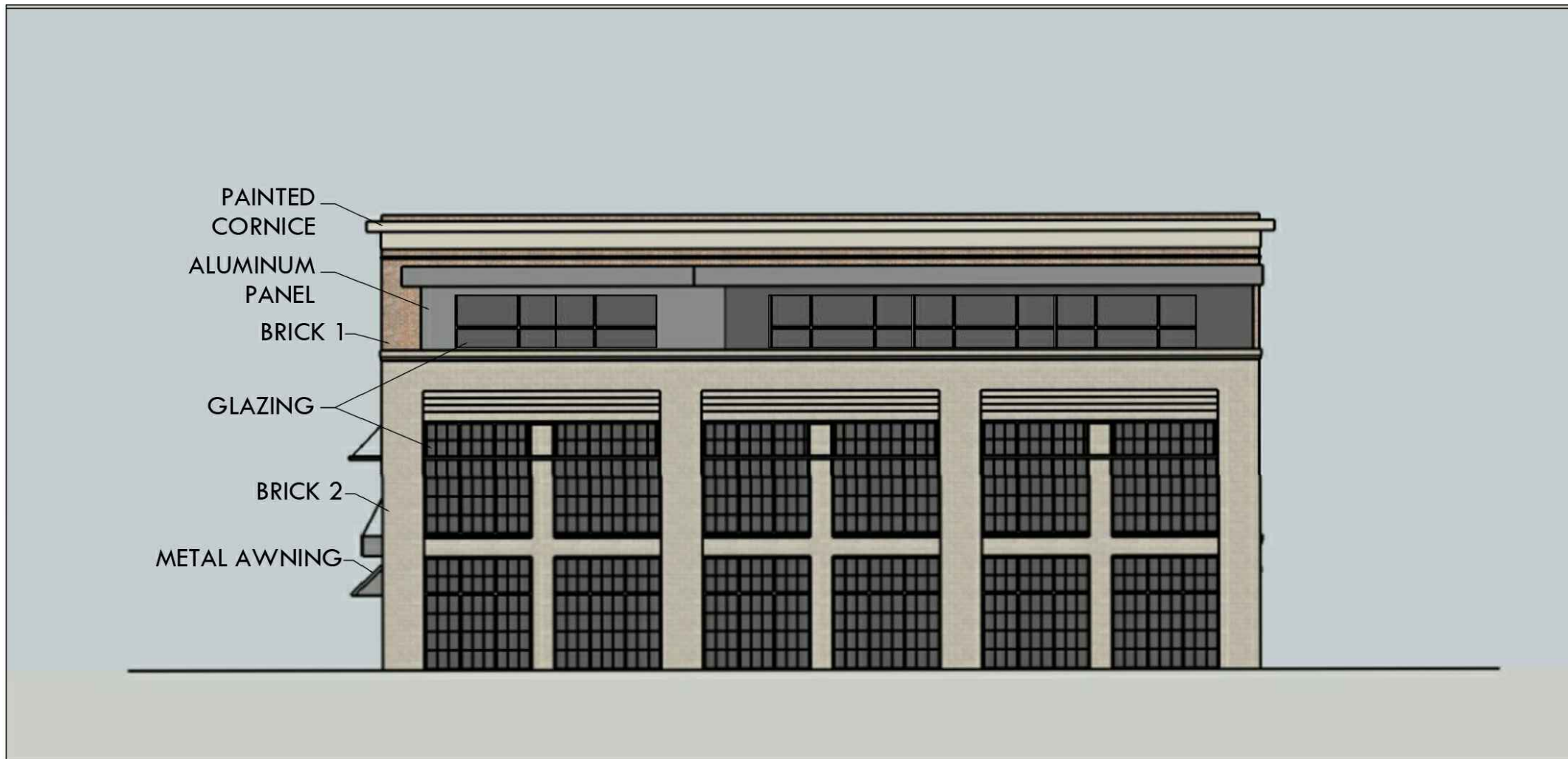
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COF # 6612



1 FRONT ELEVATION
N.T.S.

4 LEFT ELEVATION
N.T.S.



2 REAR ELEVATION
N.T.S.

3 RIGHT ELEVATION
N.T.S.

PROPOSED ARCHITECTURE LOT 1



PROPOSED ARCHITECTURE LOT 2 SUBMITTED WITH SITE PLAN COF# 6574



ISSUED: 01.08.2018

Revision Date

Δ 02.01.2018

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Δ

Δ

ARCHITECTURE

SHEET

A1.0

COF # 6612



ISSUED: 01.08.2018

Revision Date

02.01.2018

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OVERALL
DEVELOPMENT PLAN

SHEET

C2.1

COF # 6612

DEVELOPMENT SUMMARY

REVISION 1: SUBMITTED JANUARY 2018

- LOT 1 APPROVED USE CHANGES FROM A FUNERAL HOME TO OFFICE
- NO CHANGE PROPOSED FOR LOT 2 (SITE PLAN UNDER REVIEW)

ORIGINAL DEVELOPMENT PLAN: APPROVED OCTOBER 2015

- LOT 1, FUNERAL HOME (10,500 SF)
- LOT 2, 3 STORY OFFICE (24,000 SF)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SF LOT 1	REMOVED CANOPY SF LOT 2	REMOVED CANOPY DEV. PLAN REV 1	REMAINING CANOPY
TREE 'A'	763,507 SF	17,736 SF	24,231 SF	12,796 SF	722,273 SF
TREE 'B'	17,549 SF	9,423 SF	----- SF	----- SF	8,126 SF
TREE 'C'	23,135 SF	----- SF	14,126 SF	----- SF	9,009 SF
TOTAL SF	804,191 SF	27,159 SF	38,357 SF	12,796 SF	739,408 SF
TOTAL ACRES	18.46 AC	0.62 AC	0.88 AC	0.29 AC	16.97 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 804,191 SF (81.3% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 120,629 SF (2.8 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 65,516 SF
TOTAL CANOPY REMOVED WITH DEVELOPMENT PLAN REVISION 2: 12,796 SF

TOTAL CANOPY REMOVED: 78,312 SF (1.80 AC)

REMAINING TREE CANOPY TO BE PRESERVED: 739,408 SF (16.97 AC)
(91.9% OF ORIGINAL EXISTING CANOPY)

100 YEAR FLOOD PLAIN

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 57,900 SF
SUBDIVISION: 1
TOTAL PARKING REQUIRED: 166 SPACES
TOTAL PARKING PROVIDED: 199 SPACES

LOT 1:
TOTAL OFFICE SF: 35,000 SF
TOTAL PARKING PROVIDED: 122 SPACES
LOT 2:
TOTAL OFFICE SF: 22,900 SF
TOTAL PARKING PROVIDED: 77 SPACES

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
3% * 22.72 AC = 0.68 AC / 29,690 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA
OS1 (LOT 1)	FORMAL	PLAZA	12,662 SF
OS2 (LOT 2)	FORMAL	PLAZA	9,189 SF
OS3 (LOT 1)	FORMAL	GREENBELT	5,327 SF
OS4 (LOT 2)	FORMAL	GREENBELT	1,465 SF

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.69 AC / 29,643 SF (3.0%)

FLOODPLAIN KEY:

100 YEAR FLOOD PLAIN

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

RIPARIAN BUFFER ZONE KEY:

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

SITE DATA:

PROJECT NAME: FAMILY LEGACY (PUD), DEVELOPMENT PLAN REVISION 1
PROJECT NUMBER: XXXX
SUBDIVISION: FAMILY LEGACY PUD
LOT NUMBER: NA
ADDRESS: 554 & 562 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP 53, PARCELS 73.00 & 74.01

EXISTING ZONING: SD-X 0 / 34,500
PROPOSED ZONING: SD-X 0 / 57,900
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 22.72 AC
TOTAL SQUARE FOOTAGE: 988,971 +/- SF

MINIMUM REQUIRED SETBACKS: AS ESTABLISHED BY P.U.D.

OWNER: FRANKLIN FUNERAL HOME
RODNEY EDWARDS
7427 CHARLOTTE PIKE

DEVELOPER: MIKE FORD
LOT 1
FORD CUSTOM CLASSIC HOMES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
(615) 503-9727

DEVELOPER: THE POOL
LOT 2
DAWN CRAWFORD
5100 MARYLAND WAY
(615) 371-0049

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

BUILDING SQUARE FOOTAGE: TOTAL - 57,900 SF
LOT 1 - 35,000 SF
LOT 2 - 22,900 SF
LOT 1 - 3 & 2 STORIES
LOT 2 - 3 STORIES

LANDSCAPE SURFACE RATIO: 0.87/ 19.9 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.2/ 4.5 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 2.85 SPACES / 1,000 SF (166 SPACES)

MAXIMUM PARKING LIMIT: 200 SPACES (120% OF MINIMUM)
EXISTING PARKING: N/A
PARKING PROVIDED: 199 SPACES
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 804,191 SF (81% OF TOTAL SITE)

PARKLAND DEDICATION: 3% REQ. (0.68AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
PROVIDED LOT 1: 0.44 AC
PROVIDED LOT 2: 0.25 AC
TOTAL PROVIDED: 0.69 AC

OVERALL DENSITY: N/A
NET DENSITY: N/A
RESIDENTIAL UNITS BY USE TYPE: N/A
NON-RESIDENTIAL SF: TOTAL: 57,900 SF
LOT 1 - 35,000 SF OFFICE
LOT 2 - 22,900 SF - OFFICE

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
WATER SERVICE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
3.658 GPD

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
SEWER PROVIDED BY THE CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
THE PROPERTY HAS FRONTAGE ON FRANKLIN ROAD, CLASSIFIED AS A MAJOR ARTERIAL. TWO SITE ACCESS POINTS, PREVIOUSLY APPROVED HAVE BEEN INSTALLED. A 25' ROW DEDICATION, PREVIOUSLY REQUESTED BY THE CITY, HAS BEEN PROVIDED.

DRAINAGE FACILITIES:
STORMWATER TO BE TREATED VIA PERVIOUS PAVERS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.0 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 1.9 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.2 MILES

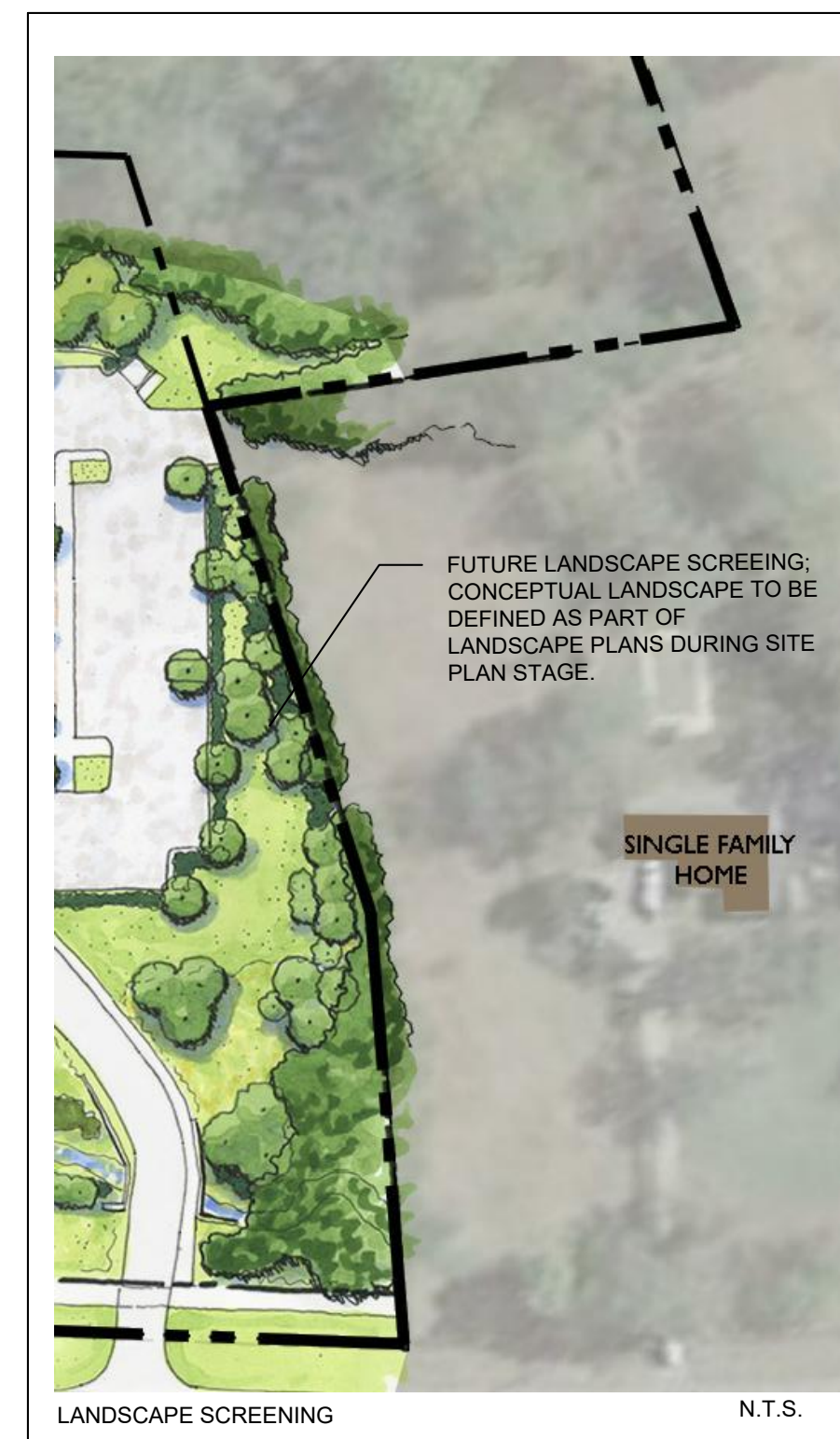
PROJECTED STUDENT POPULATION:
NO STUDENTS

REFUSE COLLECTION:
DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

OFFICE USE IS LISTED AS A PRIMARY USE. BUILDING ENTRANCES ARE ORIENTED TO THE STREET; HOWEVER THE BUILDINGS WILL SIT BEHIND A CREEK AND STREAM BUFFER. SIDEWALKS WILL CONNECT BACK TO THE MULTI-USE PATH ALONG FRANKLIN ROAD. FORMAL OPEN SPACE WILL BE PEDESTRIAN PLAZAS AROUND THE BUILDING. OFFICE BUILDINGS ARE AT 3 STORIES IN HEIGHT (AS ENVISION FRANKLIN PROPOSES OUTSIDE OF MACK HATCHER PARKWAY.) HOWEVER, THE LOT 1 OFFICE STEPS DOWN TO TWO-STORY TO TRANSITION TO THE SOUTH.



LANDSCAPE SCREENING

N.T.S.



STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS/HER DESIGNEE.

0 40 80 120

RESOLUTION 2018-14

A RESOLUTION SELECTING THE DESIGN CONCEPT FOR THE SR96 WEST AND WESTHAVEN BOULEVARD / OLD CHARLOTTE PIKE INTERSECTION PROJECT

WHEREAS, as part of the Westhaven Development the City has required the developer to signalize the intersection of SR-96W and Westhaven Boulevard/Old Charlotte Pike; and

WHEREAS, the City's Major Thoroughfare Plan and Traffic Signal Master Plan includes a traffic signal at the intersection of SR-96W and Westhaven Boulevard/Old Charlotte Pike; and

WHEREAS, the Developer has made application to offset the costs of construction for these improvements against any Road Impact Fees due from the Development Project; and

WHEREAS, the intersection design concepts were presented at a Board of Mayor and Aldermen work session on February 13, 2018, and included on Exhibit A.

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

Section 1. The Board of Mayor and Aldermen have selected Option _____ as the preferred corridor design concept for the SR-96W and Westhaven Boulevard/Old Charlotte Pike.

Section 2. City staff is directed to continue to work with the Developer to finalize the Road Impact Fee Offset Agreement and complete the design, right-of-way acquisition, and construction for the project.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

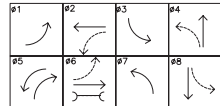
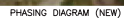
By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

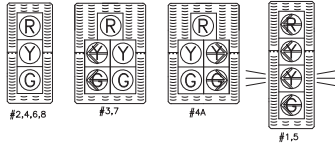
By: _____
Tiffani M. Pope
Staff Attorney

NOT FOR CONSTRUCTION	
OPTION B - 4' SHOULDER - NO CURB AND GUTTER	
DESIGN SPEED = 35 MPH	
\$ 30,000.00	SURVEY
\$ 70,000.00	DESIGN COST
\$ 80,000.00	ROW COST
\$ 600,000.00	CONSTRUCTION COST
\$ 780,000.00	TOTAL ESTIMATED COST

OPTION B - 4' SHOULDER - NO CURB AND GUTTER	
DESIGN SPEED = 35 MPH	
\$ 30,000.00	SURVEY
\$ 70,000.00	DESIGN COST
\$ 80,000.00	ROW COST
\$ 600,000.00	CONSTRUCTION COST
\$ 780,000.00	TOTAL ESTIMATED COST



SIGNAL HEAD DISPLAYS (NEW)

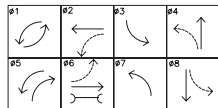
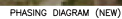


Res 2018-14 Exhibit A
PG 2 of 4

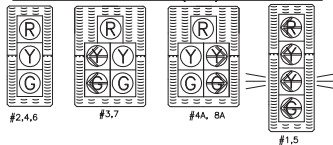
[illegible]

NOT FOR CONSTRUCTION	
OPTION C - CURB AND GUTTER	
DESIGN SPEED = 35 MPH	
\$ 35,000.00	SURVEY
\$ 70,000.00	DESIGN COST
\$ 100,000.00	ROW COST
\$ 925,000.00	CONSTRUCTION COST
\$ 1,130,000.00	TOTAL ESTIMATED COST

OPTION C - CURB AND GUTTER	
DESIGN SPEED = 35 MPH	
\$ 35,000.00	SURVEY
\$ 70,000.00	DESIGN COST
\$ 100,000.00	ROW COST
\$ 925,000.00	CONSTRUCTION COST
\$ 1,130,000.00	TOTAL ESTIMATED COST



SIGNAL HEAD DISPLAYS (NEW)

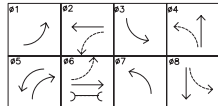
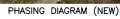


Res 2018-14 Exhibit A
PG 3 of 4

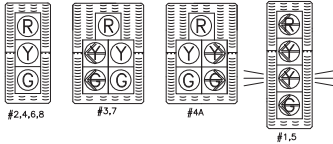
[illegible]

NOT FOR CONSTRUCTION	
OPTION D - SIGNAL ONLY	
DESIGN SPEED = 35 MPH	
\$ 15,000.00	SURVEY
\$ 20,000.00	DESIGN COST
\$ -	ROW COST
\$ 365,000.00	CONSTRUCTION COST
\$ 400,000.00	TOTAL ESTIMATED COST

OPTION D - SIGNAL ONLY	
DESIGN SPEED = 35 MPH	
\$ 15,000.00	SURVEY
\$ 20,000.00	DESIGN COST
\$ -	ROW COST
\$ 365,000.00	CONSTRUCTION COST
\$ 400,000.00	TOTAL ESTIMATED COST



SIGNAL HEAD DISPLAYS (NEW)



Res 2018-14 Exhibit A
PG 4 OF 4

[illegible]

RESOLUTION NO. 2018-27

A RESOLUTION TO FUND AND AUTHORIZE STAFF TO PROCEED WITH THE DESIGN, RIGHT-OF-WAY ACQUISITION, AND CONSTRUCTION PHASE FOR THE WEST MAIN STREET BRIDGE MODIFICATIONS PROJECT (LOCATED JUST NORTHEAST OF ROBERTS STREET).

WHEREAS, the existing bridge located on West Main Street is approximately 26' wide; and

WHEREAS, the Board of Mayor and Aldermen desire to widen this bridge, to improve the safety of the roadway, by adding a shoulder on the north side of the bridge; and

WHEREAS, the City of Franklin Engineering Department has presented the design option and cost estimate as shown in Exhibit A to the Board of Mayor and Aldermen.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that staff is directed to proceed with the design, right-of-way acquisition, and construction of the conceptual project as shown in exhibit A. Funding for the project shall be either amended into the FY 2018-2019 Engineering Stormwater Capital Budget or included in the FY 2019-2020 Engineering Stormwater Capital Budget.

IT IS SO RESOLVED AND DONE on this ____ day of _____ 2018.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator

By: _____
DR. KEN MOORE
Mayor

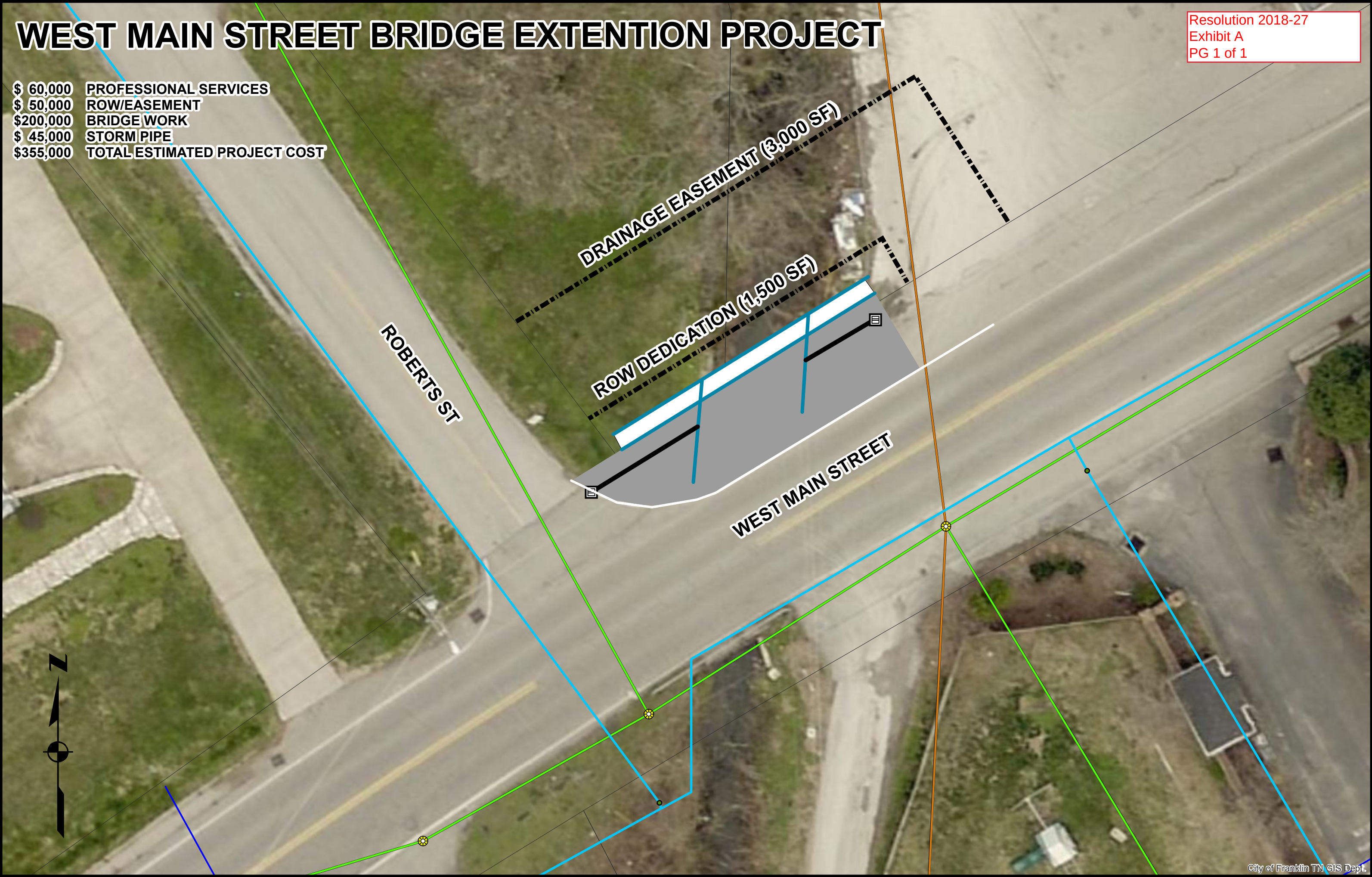
Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

WEST MAIN STREET BRIDGE EXTENTION PROJECT

Resolution 2018-27
Exhibit A
PG 1 of 1

\$ 60,000	PROFESSIONAL SERVICES
\$ 50,000	ROW/EASEMENT
\$200,000	BRIDGE WORK
\$ 45,000	STORM PIPE
\$355,000	TOTAL ESTIMATED PROJECT COST

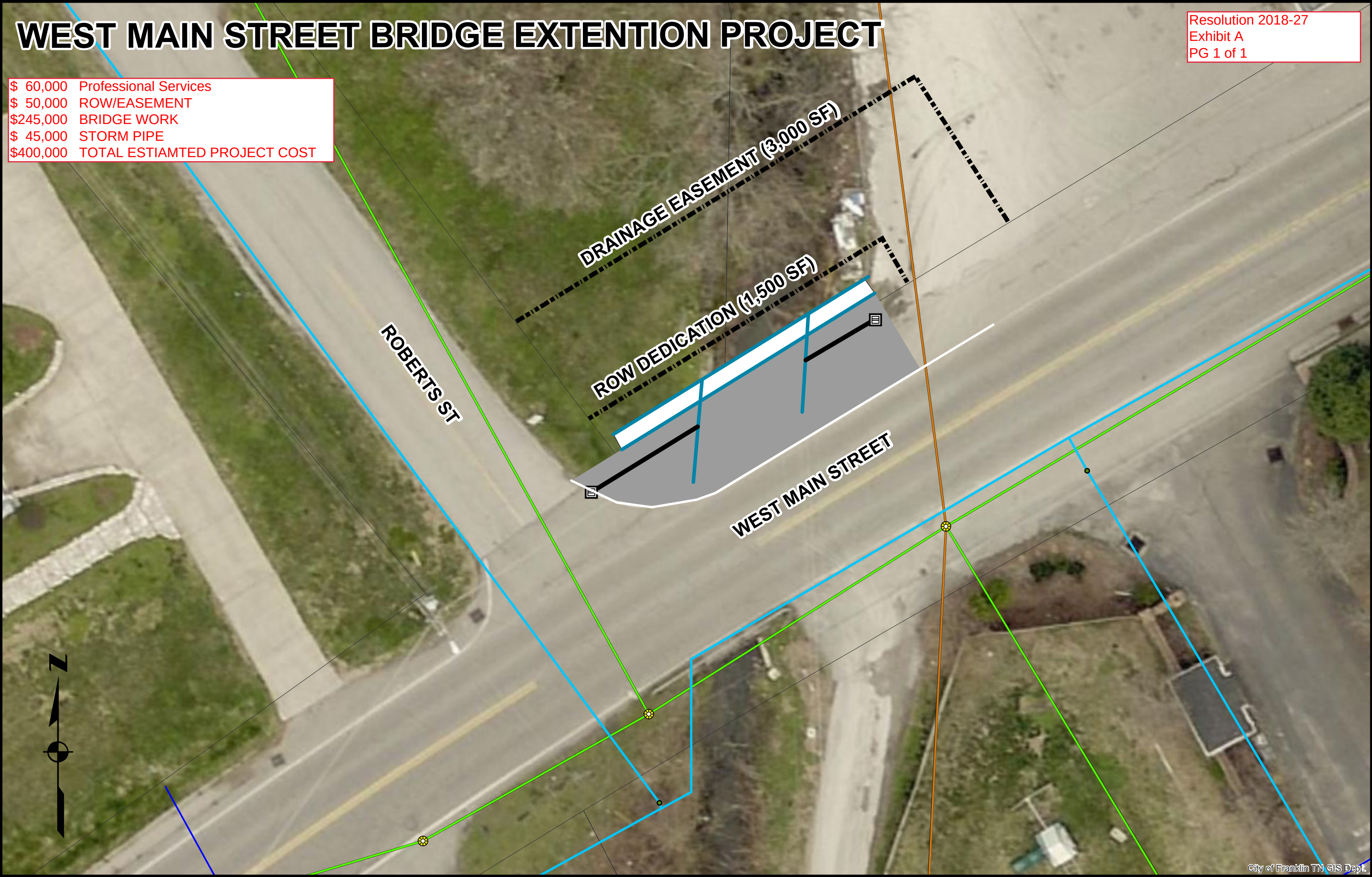


	4/10/2018		4/11/2018		4/12/2018	
	Pedestrian	Bicycle	Pedestrian	Bicycle	Pedestrian	Bicycle
12:00 AM			0	0	1	0
1:00 AM			0	2	0	0
2:00 PM			0	0	0	0
3:00 AM			0	0	0	0
4:00 AM			0	0	0	0
5:00 AM			3	0	8	3
6:00 AM			3	1	1	0
7:00 AM			3	1	5	0
8:00 AM			7	1	5	0
9:00 AM			5	1	7	0
10:00 AM			10	0	10	0
11:00 AM			6	0	13	0
12:00 PM	7	1	5	0		
1:00 PM	7	0	5	0		
2:00 PM	6	0	3	0		
3:00 PM	1	0	8	1		
4:00 PM	4	0	10	2		
5:00 PM	7	0	8	2		
6:00 PM	6	4	5	1		
7:00 PM	3	1	7	1		
8:00 PM	5	2	3	0		
9:00 PM	1	0	6	0		
10:00 PM	1	0	3	1		
11:00 PM	0	0	0	0		

WEST MAIN STREET BRIDGE EXTENTION PROJECT

Resolution 2018-27
Exhibit A
PG 1 of 1

\$ 60,000	Professional Services
\$ 50,000	ROW/EASEMENT
\$245,000	BRIDGE WORK
\$ 45,000	STORM PIPE
\$400,000	TOTAL ESTIAMTED PROJECT COST



RESOLUTION NO. 2018-27

A RESOLUTION TO FUND AND AUTHORIZE STAFF TO PROCEED WITH THE DESIGN, ROW ACQUISITION AND CONSTRUCTION PHASE FOR THE WEST MAIN STREET BRIDGE MODIFICATIONS PROJECT (LOCATED JUST NORTHEAST OF ROBERTS STREET).

WHEREAS, the existing bridge located on West Main Street is approximately 26' wide; and

WHEREAS, the Board of Mayor and Aldermen desire to widen this bridge, to improve the safety of the roadway, by adding a shoulder on the north side of the bridge; and

WHEREAS, the City of Franklin Engineering Department has presented the design option and cost estimate as shown in Exhibit A to the Board of Mayor and Aldermen.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that staff is directed to proceed with the design, right-of-way acquisition and construction of the conceptual project as shown in exhibit A. Funding for the project shall be either amended into the FY 2018-2019 Engineering Stormwater Capital Budget or included in the FY 2019-2020 Engineering Stormwater Capital Budget.

IT IS SO RESOLVED AND DONE on this ____ day of _____ 2018

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

RESOLUTION 2018-15

**A RESOLUTION ADOPTING THE SOUTHEAST MUNICIPAL COMPLEX
MASTER PLAN**

WHEREAS, on June 13, 2016, The Board of Mayor and Aldermen approved a professional services agreement with Barge Design Solutions to develop a master plan for the Southeast Municipal Complex; and

WHEREAS, the primary purpose of the master plan is to define expectations for the use and general layout of the park and to assist in planning and decision-making process regarding capital investments; and

WHEREAS, City staff has facilitated two stakeholder and core planning team meetings to obtain input from multiple stakeholders; and

WHEREAS, on February 5, 2018, the City facilitated a public meeting/open house to present the master plan to the public and obtain additional feedback from stakeholders, organizations, and residents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the Southeast Municipal Complex Master Plan (Exhibit A) is hereby adopted as depicted in Exhibit A attached hereto.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley
City Attorney

Southeast Municipal Complex: Inventory, Analysis and Concept Plan Summary

INVENTORY AND ANALYSIS

The proposed Southeast Municipal Complex site is 180.36 acres based on GIS property information provided by the City of Franklin. The site is owned by the City of Franklin. Purchased for a future water reclamation facility, the property now is being considered as a shared complex between Parks and Water Management. The need for a large park in the southeast portion of the City, currently underserved by park land, was identified in the 2015 Parks and Recreation Master Plan. The master plan further recommended that the Cowboys Football program be moved from Jim Warren Park to a new park in this area to provide more multi-purpose fields and for better operation of Jim Warren Park.

The site is entirely bounded by the Harpeth River to the north, east, and south. I-65 lies along the entire western boundary of the site. Historically the site has been used for cultivation of agricultural crops. The site's proximity to many new and existing residential developments along Carothers Parkway, and visibility from I-65, make this an attractive location for a park site.

The site offers some opportunities for a multi-use sports field complex; however, there are significant constraints on a majority of the land. Additionally, access to the property is limited as currently there is no direct access from Carothers Parkway. The Harpeth River and stands of existing hardwood trees will allow for a variety of passive park uses. This could be further enhanced as the recently purchased, adjacent Lockwood property to the north and across the Harpeth River is being considered as a large passive park, creating a larger network of recreational opportunities.

Of the total 180 acres, approximately 142 acres of the site is located within the floodway (+/- 73 acres) and 100-year flood plain (+/- 69 acres) of the Harpeth River. The large floodway and flood plain will present challenges to the development of the site, as there are restrictions which limit development and uses.

In addition to the flood plain and floodway that cover much of the site, TDEC requires a 60' buffer along the Harpeth River. The buffer is measured from the top

of bank running the length of the Harpeth, totaling 15 acres. Like the floodway, the buffer area will restrict development; however, the acreage of the buffer is included within the 73 acres of floodway.

Two isolated wetlands totaling approximately 5 acres were identified from the National Wetlands Inventory and city staff near the NW corner of the site in the area of the proposed water reclamation facility. It's anticipated these wetlands will be impacted during mass grading operation.

The site topography is relatively flat along the Harpeth River and gently raises to a pair of knolls along the central western edge running parallel with I-65. Approximately 4% (+/- 7 acres) of the site is at a 15% slope or higher, with the remaining 96% (+/- 173 acres) of the site at less than 15% slopes.

Vegetation on the site consists of a variety of hardwood trees and understory plant cover, covering approximately 67 acres. Some of the hardwood trees are significant in size. Several large active crop fields make up much of the site's interior. These fields total approximately 113 acres. Dense vegetation lines the steep banks along the Harpeth River and fingers of vegetation outline the interior of the site and cover the high knoll areas, totaling approximately 10 acres.

Currently, direct access to the site is by a narrow gravel road on the west of I-65 which passes under an I-65 bridge over the Harpeth River. Access to the gravel road is currently restricted to city personnel at the Goose Creek sewer lift station located at the end of the Redwing Meadows neighborhood. A primary access from west of I-65 is not feasible.

The more direct and favorable access point to the site would be on the east side with a bridge crossing the Harpeth River connecting to Carothers Parkway. The wide floodway of the Harpeth River will present a challenge for a bridge crossing as the bridge will have to be elevated above the flood elevation. Access points along Carothers Parkway are limited by planned median cuts. The City does have a dedicated access to

the site via Mainstream Drive through the Water's Edge residential neighborhood; however, this access would not be an appropriate primary access to the site due to the traffic it would generate through the neighborhood. The recently purchased Lockwood property provides access from Carothers at a planned median cut.

There are three utility easements encumbering the property. One is a 100-foot wide TVA overhead power/utility easement that runs along the western edge of the site along I-65. The others are sanitary sewer easements running east and west on the northern portion of the property and north and south along the Harpeth River. The sewer lines connect to an existing sewer pump station on the opposite side of I-65.

The north-south sewer line is currently being installed across the site for developments along Carothers. It's assumed this line will be available for sanitary use for the proposed park. Water service is available through Milcrofton Utility district, and Electric service will be provided by Middle Tennessee Electric. Both water and electrical service to the site is available across the Harpeth River from the site along Carothers Parkway. Although costly, electrical service to the site can be underground by boring under the Harpeth River.

PROGRAM ELEMENTS

The 2015 Master Plan recommended that the new park include a minimum of 8 multi-purpose fields, playgrounds, sand volleyball courts, basketball courts, a splash pad, walking trails, and other neighborhood/community park elements. Other items that Franklin Parks staff identified as needs include environmental interpretation/education facilities, pavilion/picnic shelters, picnic sites, and pickleball courts.

In August 2017 a presentation of the site's inventory analysis was made to the Core Planning Team (CPT), a group established to give the Barge Design Solutions design team guidance on developing the master plan for the park. The CPT members include City staff, representatives from neighborhood associations in the area, and youth sports program providers (Franklin Cowboys football, etc.). The group was presented with the potential program elements listed above and were asked to provide other suggestions. Their primary suggestions included lawn bowling, bocce courts, and a dog park. Pedestrian connections to the surrounding neighborhoods and a canoe launch were considered very important to the group.

CONCEPT PLAN DEVELOPMENT

Following the CPT meeting, Barge worked with subconsultant CDM Smith and City staff to define the location and orientation requirements for the future water reclamation facility. A 30-acre area currently outside the 100-year flood plan was reserved for the water facility. A conceptual facility layout such that the park could be designed to be compatible with it in the future was presented.

Next, preliminary engineering studies were undertaken to assist in determining potential access points from Carothers Parkway, the best location for a bridge crossing, preliminary mass grading, and flood plain modeling.

Following the completion of these preliminary engineering studies, Barge prepared two alternative concept plans. The plans were presented to the CPT in January 2018. Minor modifications were made and the two plans were presented to the public on February 5, 2018. Almost 100 people attended the meeting and provided a variety of comments on the two plans. After consultation with City staff regarding the public comments, a single final concept plan was developed for presentation to the Board of Mayor and Aldermen.

FINAL CONCEPT PLAN

It must be noted that although preliminary engineering studies have been completed, most of the park will be developed in the floodplain and floodway. Development in these zones is a complex process. There are many detailed engineering studies that must take place before the final park design can be determined. Therefore, the concept plan presented is subject to revisions based on the detailed engineering studies.

Barge completed an initial traffic study to assist in the early planning for the total number of access points. It was determined that to best serve the park and future water reclamations facility, a minimum of two points of access would be preferred. The complex's primary access to the north entry into the park is a new entrance road from Carothers Parkway. The new entry road intersects Carothers at a planned median cut when Carothers is widened to 4 lanes. The intersection aligns with the main entrance into the Lockwood Glen development. Barge worked with City Engineering staff to determine the best location for the entrance and the bridge across the Harpeth. The entrance road would

lead to a new bridge crossing the Harpeth River. Out of safety concerns and to serve as a functional access for the future water reclamation facility, the road and bridge is to be elevated above the 100 year flood elevation. Based on existing grades and known flood elevation, these elements will have to be elevated 10'- 15' until the road reaches higher elevations along the boundary identified on the plan as "Reserved for Future Water Reclamation Facility".

A planned secondary entrance is shown on the southern end of the property. The city is currently exploring extending a drive from this location to Long Lane through the Ladd Park subdivision. Barge is working on finalizing the traffic impact study to determine the required improvement to Carothers Parkway, as well as recommended traffic control measures.

From the primary entry, the first park elements the road passes by on the northern portion of the park include those typically found in a neighborhood or community park. Included in this area is:

- parking
- restroom/pavilion
- two playgrounds (which could be combined into one large one)
- dog park
- outdoor table tennis
- lawn bowling
- bocce court
- 2 basketball courts
- 2 sand volleyball courts
- separate pavilion
- 3 pickle ball courts

The area northeast of the dog park could be used for open play or practice for athletic teams. By separation from the athletic field complex to the south, this area could serve as a neighborhood park for City residents without competing for parking and dealing with the number of people that would use the athletic complex.

The inclusive playground that will be in the park is planned for this area. This playground would serve people of all ages and abilities. Future detailed design studies of this playground will determine if it will be one large playground or separated into two areas. Appropriate fencing around the playground would be provided. For this to happen, the playground would need to be elevated above the flood elevation.

The southern end of the park is designated for the athletics complex. It features 10 large multi-purpose fields that could be used for football, lacrosse, rugby, ultimate frisbee, etc. Two of the fields are proposed to be synthetic turf and set up as championship fields. The synthetic turf fields will have to be elevated above the 100-year flood elevation.

All the sports fields would be lit with state-of-the-art LED lighting, which will eliminate light spill and glare to the surrounding neighborhoods. Four of the fields would be located entirely or partially in the floodway. Therefore, they will be subject to periodic flooding as would any sports field that is below the flood elevation. Per Staff interpretation of current zoning regulations, no structures (including fencing) can be placed within the floodway. Bleacher pads and bleachers are proposed for the fields which can be elevated above the flood elevation. ADA accessible routes would be provided to the edge of each sports field and to any/all fixed spectator and player seating.

It is very common practice to place multi-use sports fields in flood zones. However, even with special design measures, the fields may not be playable for several days after they are flooded. In addition, cleanup of silt and debris may be necessary after a flooding event. Introduction of well-groomed sports fields in the flood zone can improve flood flow because of lessened resistance of water moving over their surface as compared to other types of vegetative covers.

Adequate parking to serve the complex is separated into three areas to limit visual impacts and provide convenient access to playing fields. The total number of spaces was sized based on similar sports complex facilities recently designed by Barge. Adjacent to the main entry is proposed a fenced playground, a splash pad, and 2 pavilions. These features would serve as amenities primarily for the families using the athletic complex, and for everyone when the complex was not in use.

A main building housing a restroom, concessions, football/lacrosse equipment storage, and space for football weigh-ins is proposed in the center of the complex. This building will have to be elevated above the flood elevation. A separate restroom/pavilion is proposed north of the main building to better serve field users and spectators in this area.

A maintenance building and compound is proposed across the main entry drive from the athletic complex. The building and complex would be tucked into the trees to limit its visibility. The building would have space for storage of equipment and supplies and space for maintaining equipment. It would also provide office space and restrooms for park operations staff. It may also include a lower level storm shelter for park staff. The complex would be fenced and gated and provide space for outdoor storage of equipment and supplies.

On the southern end of the park a small parking area and canoe/kayak launch is proposed. Ideally this launch will work in conjunction with a proposed launch planned within the Water's Edge Development, giving an additional means of access to the park.

A 2+/- mile multi-use greenway runs through the park along the Harpeth River. There are 3 connection points into the various park features and walkways which could be loops of various lengths. Access points from the trail to the river will be provided where possible. Public comments suggested an additional trail be run along I-65, thereby creating a loop. This potentially would add an additional 1 mile, creating a 3-mile loop.

The multi-use path would connect to the planned greenway to be developed within the Water's Edge Subdivision and the planned Lockwood property via pedestrian bridges. These bridge crossings would not be elevated above the 100-year flood plain. The multi-use path would utilize the existing access under I-65 to give pedestrian access to neighborhoods (Red Wing Meadows, Berry Farms, Ellington Park) on the west side of the interstate. Lastly, the multi-use path could connect to the Ladd Park trails to the south, as this point of access in to the park is further developed.

There are several areas noted on the concept plan to be constructed wetlands. The City staff has painted a vision for this park to be a model of sustainable development that can be used for environmental and public education. The constructed wetland areas would be used to treat run off from pavement and the sports fields before discharging into the Harpeth. They could also be used as a buffer to help protect the sport fields from high flowing flood waters. The detailed design of the park would incorporate extensive green infrastructure and other Low Impact Design elements in the hopes to serve as a model and teaching tool for surrounding developments.

Appropriate landscaping would be introduced to provide shade for the parking lots and park users across the park and to present the appropriate image of a high-quality park and recreation facility. Existing mature hardwoods will be preserved to the best extent possible and will be focal points of planned passive uses along the Harpeth River.

COSTS AND PHASING

Once the Board of Mayor and Aldermen provide direction on the final concept plan, Barge will produce an opinion of probable construction cost for the entire park development as illustrated on the concept plan. Based on Barge's experience with similar facilities, it is anticipated that all of the park elements shown on the concept plan cannot be constructed for the \$13.1 million that is currently budgeted. This is particularly true since Phase I will have to include the main entry drive, the bridge across the Harpeth, and other essential infrastructure improvements.

Barge will work with City staff to develop a phasing plan that best fits within the City's budgetary requirements and identify elements of the park recommended to be constructed in the initial phase and subsequent phases.

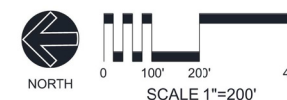


SOUTHEAST MUNICIPAL COMPLEX - CONCEPT 1

FRANKLIN, TENNESSEE

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January 2018



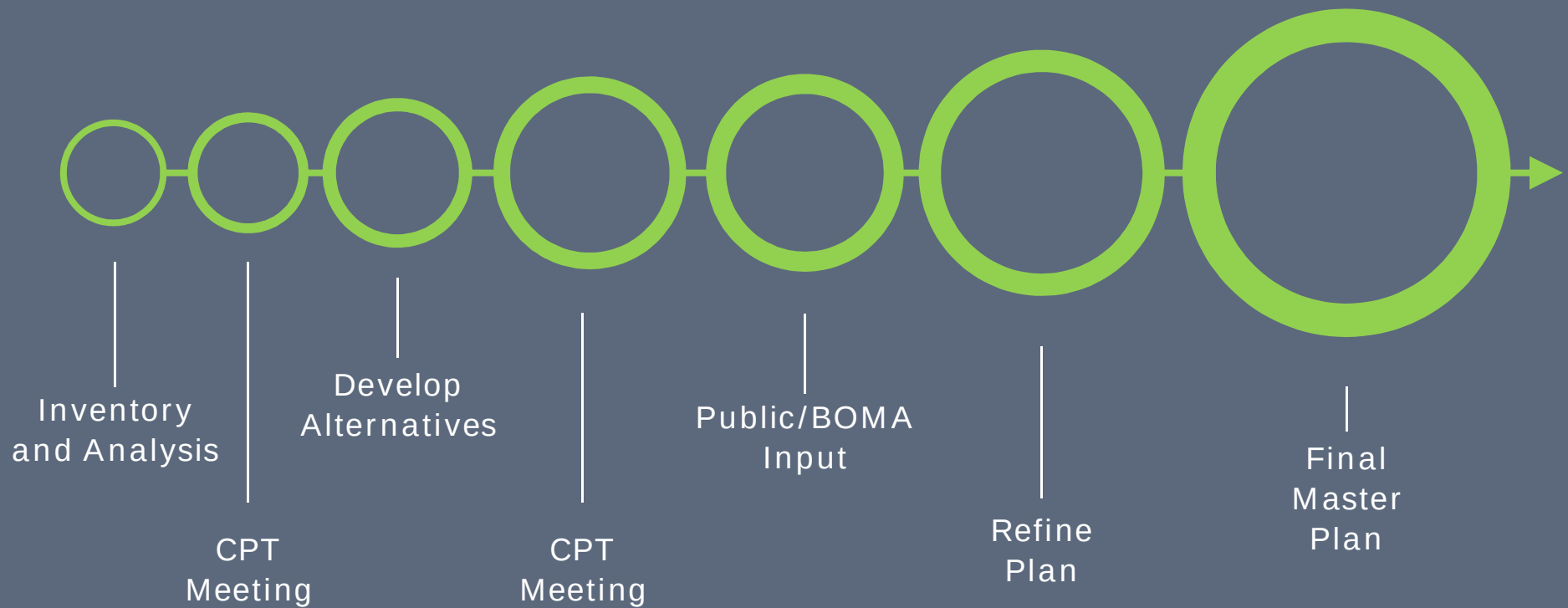
BARGE
DESIGN SOLUTIONS

Southeast Municipal Complex Park

BOMA Work Session

February 27, 2018

BARGE
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Planning Process

Key Site Information

**180
acres**



73 acres in floodway

69 acres in
100-year floodplain

38 acres
out of floodway/ floodplain

Core Planning Team

- Parks and Engineering staff
- Simmons Ridge
- Ladd Park
- FAHOA
- Franklin Cowboys
- Franklin Baseball
- Friends of Franklin Parks
- Williamson County Convention/Visitors Bureau
- Connectivity Committee
- Special Needs Community

Planning Process to Date

- Core Planning Team visioning meeting (August, 2017)
- Current Carothers Parkway traffic counts
- Site analysis
- Preliminary engineering analysis for reclamation plant layout, flood impacts and road/bridge accesses
- Development of alternative concept plans
- Core Planning Team review of concepts (January, 2018)

February 5 Public Meeting

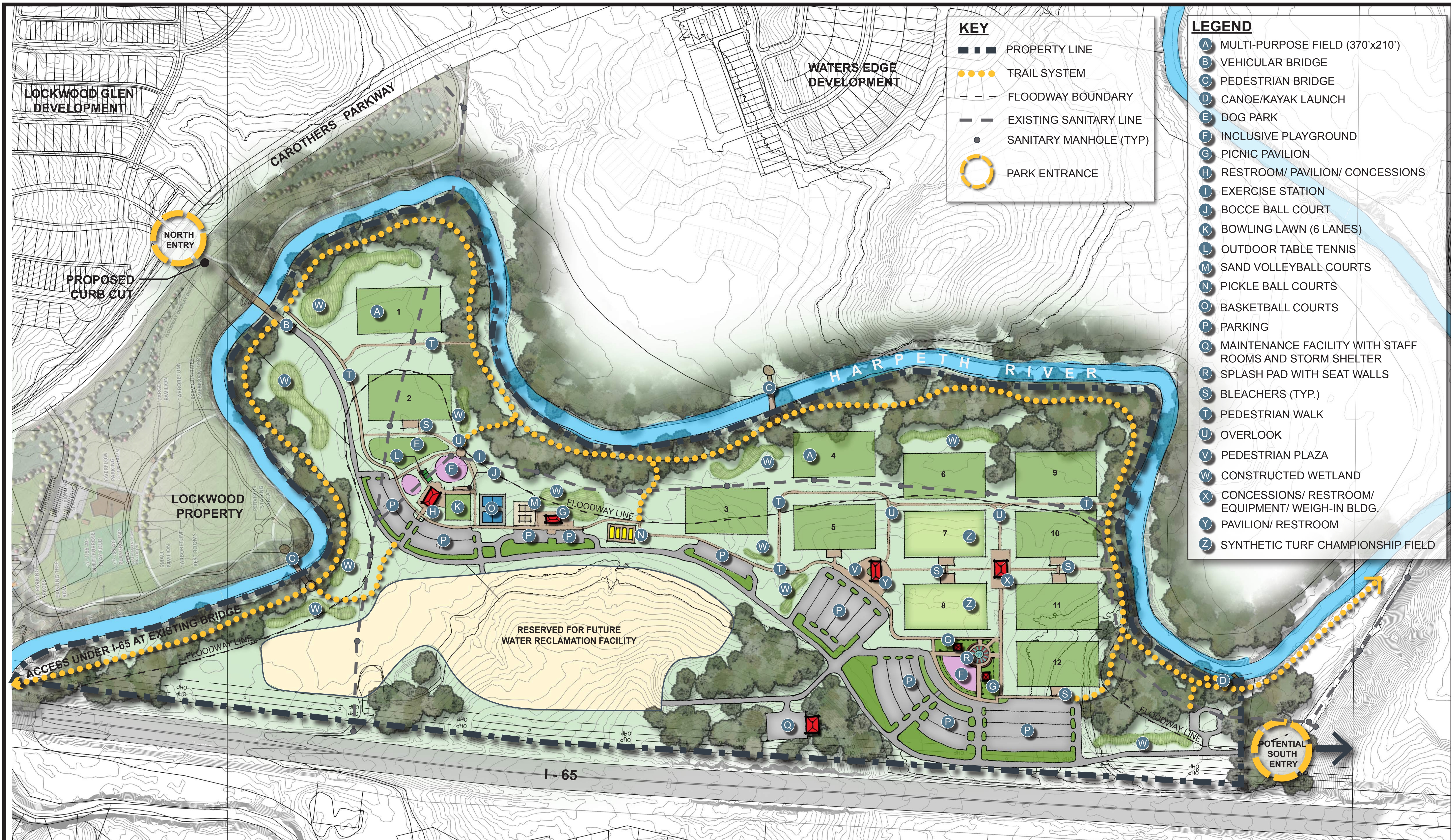
- 87 participants signed in
- 60+/- comment cards and emails
 - Inclusive playground
 - Like/need the sports fields
 - Ped/bike connections to neighborhoods
 - Traffic concerns
- Public meeting comments
 - Traffic concerns
 - Inclusive playground
 - Like/need the sports fields



Next Steps

- Incorporate any BOMA comments
- Finalize traffic study with recommendations for improvements
- Opinion of probable costs and phasing
- Branding
- Issue final draft master plan report in early April
- City reviews/approvals
- Begin construction documents

Questions?

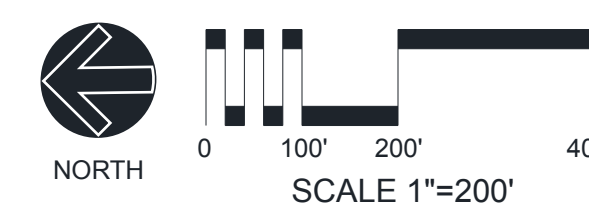


SOUTHEAST MUNICIPAL COMPLEX - CONCEPT 1

FRANKLIN, TENNESSEE

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January 2018



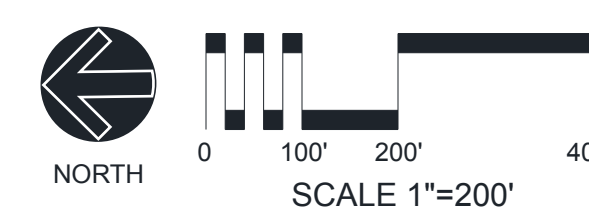
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SOUTHEAST MUNICIPAL COMPLEX - CONCEPT 2 FRANKLIN, TENNESSEE

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January 2018



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