



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, January 14, 2020

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [20-0024](#) Consideration Of Special Event Permit For The Pilgrimage Music And Cultural Festival At The Park At Harlinsdale Farm To Be Held September 25-27, 2020. (WS 1/14/20)

Sponsors: Lisa Clayton
Attachments: [PMCF 2020 APP REVISED.pdf](#)
2. [20-0026](#) Consideration Of Long-Term Special Event Permit For The Pilgrimage Music And Cultural Festival At The Park At Harlinsdale Farm (2020 Through 2024). (WS 1/14/20)

Sponsors: Lisa Clayton
Attachments: [PMCF 2020 Long Term Special Event Application Final copy.pdf](#)
3. [20-0021](#) Consideration Of Liquor License Application For Happy Ours Wine And Spirits, LLC (Terry W. Surgener And Michele Bouton Surgener, Managing Agents), 595 Hillsboro Road, Franklin, Tennessee, 37064. (WS 1/14/20)

Sponsors: Lanaii Benne
Attachments: [2020 Certificate Surgener Happy Ours, LLC.pdf](#)
4. [20-0022](#) Consideration Of Resolution 2019-135, A Resolution To Affirm Compliance With Federal Title VI Regulations. (WS 1/14/20)

Sponsors: Eric Stuckey
Attachments: [RES 2019-135 Affirm Compliance for 2019 with Title VI .pdf](#)

5. [19-1143](#) Consideration Of Ordinance 2019-45, An Ordinance To Rezone 1.95 Acres From Detached Residential (R-2) District To Planned (PD 3.59) District, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 Carothers Parkway (Carothers Stacked Flats PUD Subdivision). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: [ORD 2019-45 Carothers Stacked Flats Rez. with exhibits.Law Approved 2](#)
[MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD UPDATE TO P](#)
[2019-10-14 Carothers Stacked Flats Survey](#)

Legislative History

12/12/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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6. [19-1147](#) PUBLIC HEARING: Consideration Of Resolution 2019-114, A Resolution Approving A Development Plan For Carothers Stacked Flats PUD Subdivision, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 & 3515 Carothers Parkway. (FMPC 12/12/19, 8-0; WS 1/14/20)

Sponsors: Emily Hunter

Attachments: [RES 2019-114 Carothers Stacked Flats. with Exhibits.Law Approved 2](#)
[MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD UPDATE TO P](#)
[RES2019-114 Carothers Stacked Flats Resubmittal](#)
[Carothers Stacked Flats Conditions of Approval_01](#)
[Carothers Stacked Flats Conceptual Elevations](#)
[citizen letter in opposition carothers stacked flats](#)
[Citizen Comments on 3513 Carothers Parkway Proposal](#)

Legislative History

12/12/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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7. [19-1019](#) Consideration Of COF Contract No. 2019-0302 Parkland Impact Fee (Payment Of Fee Only) Agreement For Carothers Stacked Flats Between The City Of Franklin And Poora Properties For Payment Of Twenty-One Thousand Five Hundred Twenty Dollars (\$21,520.00). (WS 1/14/20)

Sponsors: Lisa Clayton and Parks

Attachments: [Carothers Stacked Flats Agreement Signed Correction.pdf](#)

8. [19-1150](#) Consideration Of Ordinance 2019-46, An Ordinance To Rezone 17.53 Acres From Specific Development Mixed-Use (SD-X 3.39/68,961) District To Planned (PD 2.74/68,961) District For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road (Township PUD Subdivision). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: [ORD 2019-46 Township PUD Rez. with Exhibits.Law Approved 2](#)
[MAP UPDATE 7112 & 7113 Township PUD UPDATE TO PD](#)
[COR 7112 7113 Township PUD survey](#)

Legislative History

12/12/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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9. [19-1151](#) PUBLIC HEARING: Consideration Of Resolution 2019-115, A Resolution Approving A Revised Development Plan For Township PUD Subdivision, For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road. (FMPC 12/12/19, 8-0; WS 1/14/20)

Sponsors: Emily Hunter

Attachments: [RES 2019-115 Township PUD with Exhibits.Law Approved 2](#)
[MAP UPDATE 7112 & 7113 Township PUD UPDATE TO PD](#)
[township Conditions of Approval 01](#)
[COR 7112 7113 Township PUD survey](#)
[Township Conceptual Elevations](#)

Legislative History

12/12/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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10. [19-1215](#) PUBLIC HEARING: Consideration Of Resolution 2019-117, A Resolution Adopting A Plan Of Services For The Annexation Of Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Meadows And Villages At Southbrooke PUD Subdivision), By The City Of Franklin, Tennessee. (FMPC 12/12/19, 8-0; WS 1/14/20)

Sponsors: Emily Hunter

Attachments: [MAP - Southbrooke - Annexation-POS Map December 2019](#)
[RES 2019-117 - Meadows and Villages at Southbrooke PUD Subdivision_POS](#)
[2019-11-05 Southbrooke Rezoning Request-Survey_archive](#)

Legislative History

12/12/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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11. [19-1214](#) Consideration Of Resolution 2019-121, A Resolution To Annex Two Properties At Or Near 1445 Lewisburg Pike, Consisting Of 74.95 Acres, Property Located East Of Lewisburg Pike And North And South Of Stream Valley Boulevard And Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (Meadows And Villages At Southbrooke PUD). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: [RES 2019-121 Meadows and Villages at Southbrooke PUD Annex Annexation](#)
[MAP - Southbrooke - Annexation-POS Map December 2019](#)
[2019-11-05 Southbrooke Rezoning Request-Survey archive](#)

Legislative History

12/12/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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12. [19-1216](#) Consideration Of Ordinance 2019-48, An Ordinance To Zone 74.95 Acres Planned (PD 2.74) District And Scenic Corridor Overlay (SCO) District For The Property Located East Of Lewisburg And North And South Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike (Meadows And Villages At Southbrooke PUD). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: [ORD 2019-48 Meadows and Villages at Southbrooke PUD Ordinance to Zone /](#)
[MAP UPDATED RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD](#)
[2019-11-05 Southbrooke Rezoning Request-Survey archive](#)

Legislative History

12/12/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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13. [19-1217](#) PUBLIC HEARING: Consideration Of Resolution 2019-119, A Resolution Approving A Development Plan For The Meadows And Villages At Southbrooke PUD Subdivision, For The Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike. (FMPC 12/12/19, 3-4; WS 1/14/20; BOMA 2/11/20, deferred to 2/25/20)

Sponsors: Emily Hunter

Attachments: [RES 2019-119 Meadows and Villages at Southbrooke PUD DP_with Exhibits.La](#)
[MAP UPDATED RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD](#)
[7110 Southbrooke PUD DP Conditions of Approval 01](#)
[2019-11-07 Southbrooke Resubmittal Plan](#)

Legislative History

12/12/19	Franklin Municipal Planning Commission	recommended unfavorably to the Work Session
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14. [20-0005](#) Consideration Of COF Contract No. 2019-0381 Parkland Impact Fee And Private Park Construction Agreement Between The City Of Franklin And Southbrooke, LLC For The Property Known As The Meadows And Villages Of Southbrooke PUD. (WS 1/14/20; BOMA 2/11/20, deferred to 2/25/20)
- Sponsors:** Lisa Clayton and Parks
- Attachments:** [Southbrooke - Parkland Agreement to City.docx](#)
15. [20-0006](#) *Consideration To Grant Water Availability For 2407 Hidden River Lane (Map 026, Parcel 03205).
- Sponsors:** Michelle Hatcher and Scott Andrews
- Attachments:** [2407 Hidden River - Water Availability - Form.pdf](#)
[map.pdf](#)
16. [19-1298](#) *Consideration To Deny Sewer Availability For 4426 S Carothers (Map 089, Parcel 05200).
- Sponsors:** Michelle Hatcher and Scott Andrews
- Attachments:** [4426 S Carothers - Sewer Availability - Form.pdf](#)
[map.pdf](#)
17. [19-1304](#) *Consideration Of Procurement Award To Stanard & Associates, Inc. Of Chicago, Illinois In The Total Estimated Annual Amount Of \$44,075 For Police Promotional Process Assessment Services For A Term Of Award For The Human Resources And Police Departments (Purchasing Office Procurement Solicitation No. 2020-011; Contract No. 2019-0380)
- Sponsors:** Kevin Townsel and Deb Faulkner
- Attachments:** [2020-011 Tabulation of proposals 2019.12.23](#)
[2019-0380 Procurement Agreement 2020.01.09.1350, signed for SERVICE PR](#)
18. [20-0030](#) *Consideration Of Resolution 2020-01, A Resolution To Revise The Organizational Chart Within The Fire Department.
- Sponsors:** Rocky Garzarek
- Attachments:** [Res 2020-01 Fire Reorg with Exhibit Law Approved.pdf](#)
[Exhibit A - Res 2020-01.pdf](#)
19. [19-1294](#) Consideration Of Change Order No. 1 To COF Contract No. 2019-0104, (Final Change Order And Project Closeout) To The Construction Contract With Sessions Paving Co. For The Hillsboro Road Driveway Paving Project. (WS 1/14/20)
- Sponsors:** Paul Holzen
- Attachments:** [COF2019-0104_Hillsboro_Rd_Driveways_CO#1\(Final\)Signed.pdf](#)

20. [20-0012](#) Consideration Of Resolution 2019-133, A Resolution Acknowledging The Letter Of Agreement Between The Tennessee Main Street Program And The Downtown Franklin Association. (WS 1/14/20)

Sponsors:

Eric Stuckey

Attachments:

[RES 2019-133 Resolution for 2020 Main Street Agreement.pdf](#)

[RES 2019-133 Letter of Agreement for signature.pdf](#)

[Tennessee Main Street Program.pdf](#)

[RES 2019-133 Letter of Agreement between Tennessee Main Street Program :](#)

Other Business

Adjournment

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



City of Franklin

Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Pilgrimage Music and Cultural Festival

2. **Location Requested:** (if Temporary Street Closure, list major roads to be closed):
The Park at Harlinsdale Farm

-partial closure of Franklin Road and Liberty Pike for site ingress and egress per the traffic plan develop with, submitted to and approved by the City of Franklin

3. **Date or dates of event:** 09/25/2020, 09/26/2020, 09/27/2020

4. **Start/End Times of Event:** 10am to 8:30am each day

What date/time will set-up begin? 9/14/2020 12:00 AM

What date/time will tear-down be complete? 10/2/2020 5:00 PM

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** (if applicable): as per the 2019 plan submitted to and approved by The City of Franklin

6. **An estimated number expected to attend during the course of the event:**

Spectators/Attendees: 25,000

Event Staff/Volunteers: 1,500

Total: 26,500

7. **Name of applicant and Organization Requesting Permit:**

william brandt wood - Pilgrimage Presents, LLC

a) Address: 230 Franklin Road Suite 12H
Franklin, TN 37064

b) Phone: 6157218111

c) Cell:

d) Fax:

e) E-mail address: brandt@pilgrimagefestival.com

8. **DETAILED description of event** (use additional sheets):

-multi-day music festival with multiple stages, food and beverage booths, maker village, and back of house operational infrastructure

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

Please detail any restricted parking areas on the event map.

Event Map: [PMCF Site Plans 190802.pdf](#)

10. **Person in charge on day of event:** William Brandt Wood
Cell: 214-952-9663 **E-mail address:** brandt@pilgrimagefestival.com
11. **Name and Cell Number of at least two others available on day of event:**
Name: Sharif Zawaideh **Cell:** 206-799-5136 **E-mail address:** Sharif@pilgrimagefestival.com
Name: Kevin Griffin **Cell:** 323-599-6643 **E-mail address:** Kevin@pilgrimagefestival.com

12.

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

Administrative Contact List: [2019 org chart.pdf](#)

13. **Where is your organization based?** Williamson County
14. **Is your organization authorized to do business in Tennessee?** Yes
15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [2019 org chart.pdf](#)
16. **Will you charge an admission fee?** Yes
Average admission fee: 185.00
17. **Will you charge a vendor participation fee?** Yes
Average vendor participation fee? \$1,200
18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
20. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Pilgrimage Foundation: Friends of Franklin Parks, Dark Horse Institute, Heritage Foundation, and more
What percentage of funds will they receive? 2
21. **Will parking in the area of the event need to be restricted or prohibited?** Yes
22. **Will any sound amplification equipment be used during the event?** Yes

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

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

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

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.** all same as last year
25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: [PMCF Site Plans 190802.pdf](#)
26. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations: per site plan
28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.
29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: [GNLFinal9.5.17.docx](#)
Good Nieghbor Letter Mailing List:



Rules and Regulations

Please Read All Attachments Before Signing Application.

1. I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
2. I/We do swear or affirm that all of the information given in this application is true and complete.
3. I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
4. I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
5. I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
6. I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
7. I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
8. I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
9. The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
10. I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

By: _____ Date: _____
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Return application to:

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

EventPilgrimage Music and Cultural
Name:Festival



FORM 1

Signature: _____

Buildings, Structures, & Power Sources

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

- Any site-built platforms (stages) and/or bleachers
- Any electrical work utilizing site-constructed equipment or wiring
- Any electrical equipment or work utilizing in excess of 120 volts
- Any cooking equipment requiring site modifications or additions (duct work
- exhaust systems
- electrical work
- etc.)
- or that utilizes in excess of 120 volts;

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

All Permit applications are subject to permit fees.

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

EventPilgrimage Music and
Name:Cultural Festival



FORM 1

Signature: _____

Sound Amplification

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

Applicant/Organization: william brandt wood - Pilgrimage Presents, LLC

Event Name: Pilgrimage Music and Cultural Festival

Event Date(s): 09/25/2020, 09/26/2020, 09/27/2020

1. **Time amplification equipment will be used:** From: 09:00:00 AM To: 07:30:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary:*
multiple stages
Sound Amplification Map: [PMCF Site Plans 190802.pdf](#)
3. **For what purpose will sound amplification be used?** *Please list all that apply:*
 - Announcements/Speeches
 - Band/Singers
 - DJ
 - Sound System
4. **Type of Amplifier:**
 - PA System
5.

Number of Amplifiers: 40	Number of Speakers: 80	Number of Performers: 55
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6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

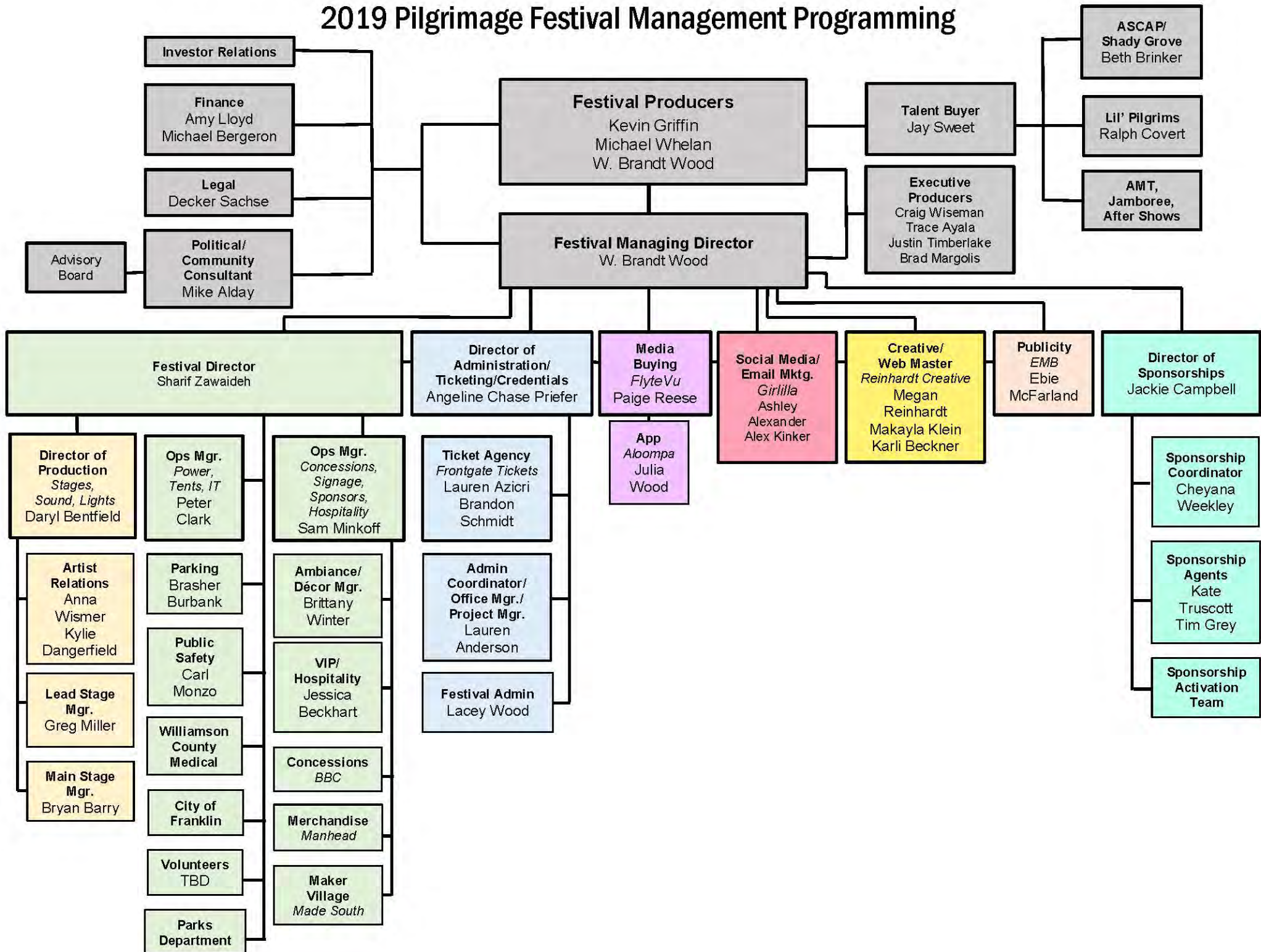
Name: Daryl Bentfield	Cell: 651-587-0563	E-Mail: daryl@pilgrimagefestival.com
Name: Greg Miller	Cell: 917-747-3956	E-Mail: gemaudio2@me.com

Authorized Signature: william brandt wood

Date: 10/28/2019

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

2019 Pilgrimage Festival Management Programming





September 8, 2017

Dear Neighbor,

As you are no doubt aware, we are on final approach for year three of the Pilgrimage Music & Cultural Festival. After a successful two years, we couldn't be more excited to continue this celebration of the rich music and cultural heritage of Franklin and Williamson County. This year's festival will be held on September 23rd and 24th at the Park at Harlinsdale Farm. We sincerely hope to see you and your family there!

A daytime festival, Pilgrimage will run from 10:00 a.m. until 8:30 p.m. and expects to draw over 25,000 guests each day. As with previous years, we have worked closely with the City in providing a traffic plan that considers the safe and efficient flow of regular Franklin traffic as well as festival attendee traffic. We will be utilizing the same plan we used last year: only southbound traffic flow will be permitted from Harpeth Industrial Court to First Avenue, while the northbound lane will be reserved for pedestrians, bicycles, and festival shuttle service. Two-way traffic flow will remain from Harpeth Industrial Court to Mack Hatcher. Franklin Police Officers will direct traffic along Franklin Road and will assist those residents who need to exit or enter their driveways or streets. Please visit www.franklinton.gov/pilgrimagefestival to see the complete plan as well as a map. Traffic updates will be provided throughout the weekend on the City of Franklin's Facebook (www.facebook.com/cityoffranklin) and Twitter (@cityoffranklin) feeds

On our website, www.pilgrimagefestival.com, you will find other event details, such as band line-ups, family activities, participating vendors and ticket information. The site also contains information about our ongoing support of Franklin's parks and the artist community through the Pilgrimage Foundation.

Should you have additional questions, contact Lauren Anderson at the Pilgrimage office at Lauren@PilgrimageFestival.com or email the City of Franklin at SpecialEvents@FranklinTN.gov.

Thank you for supporting Pilgrimage as we endeavor to deliver a world-class boutique music festival to Franklin.

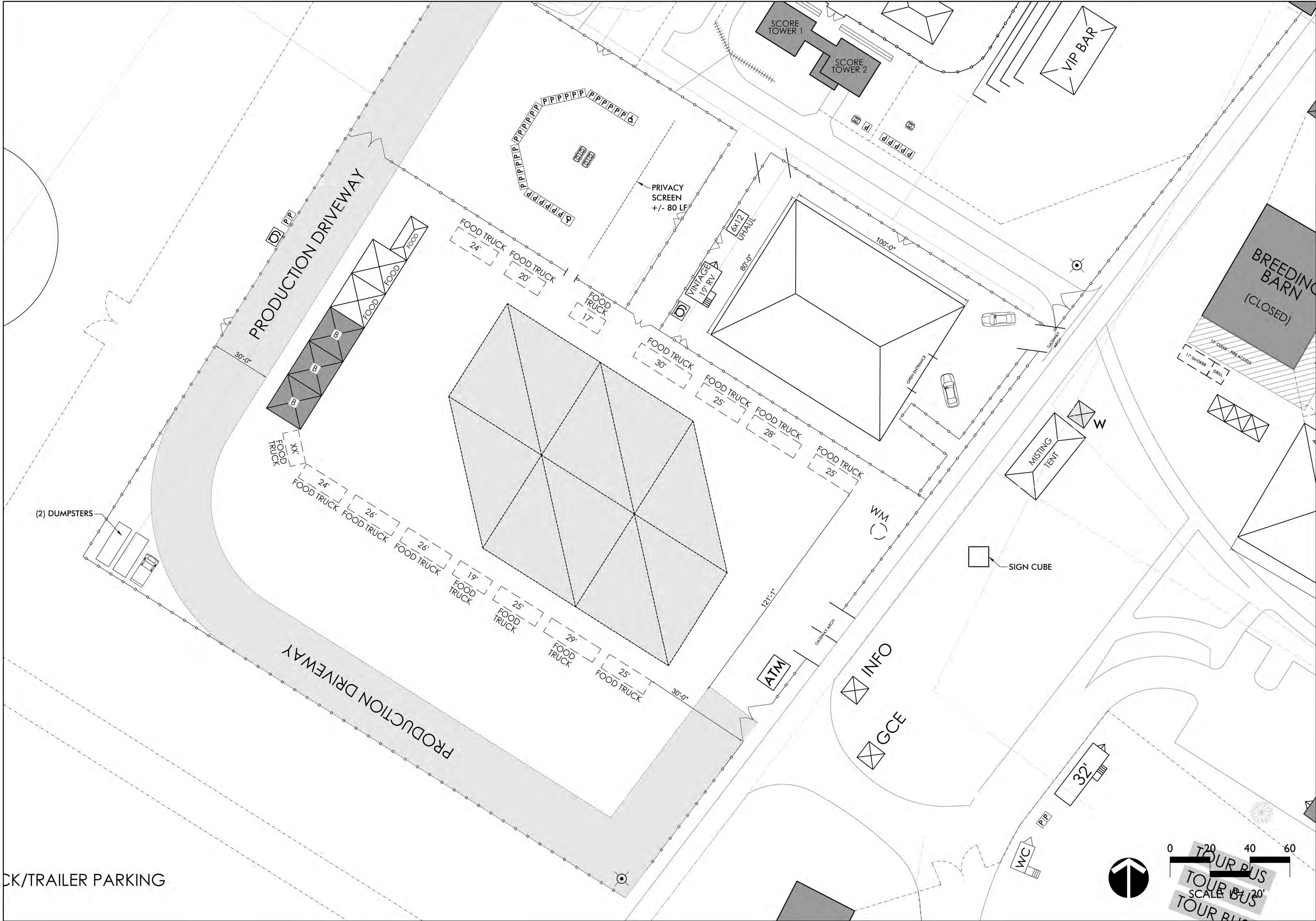
Sincerely,

Kevin Griffin
Michael Whelan
W. Brandt Wood

Pilgrimage Producers

615-716-2973 | P.O. BOX 570 • FRANKLIN, TENNESSEE 37065



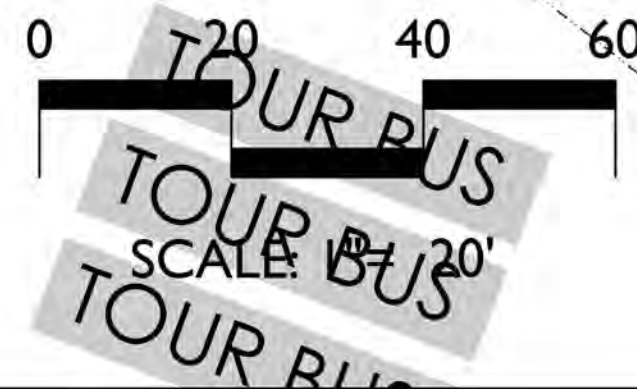


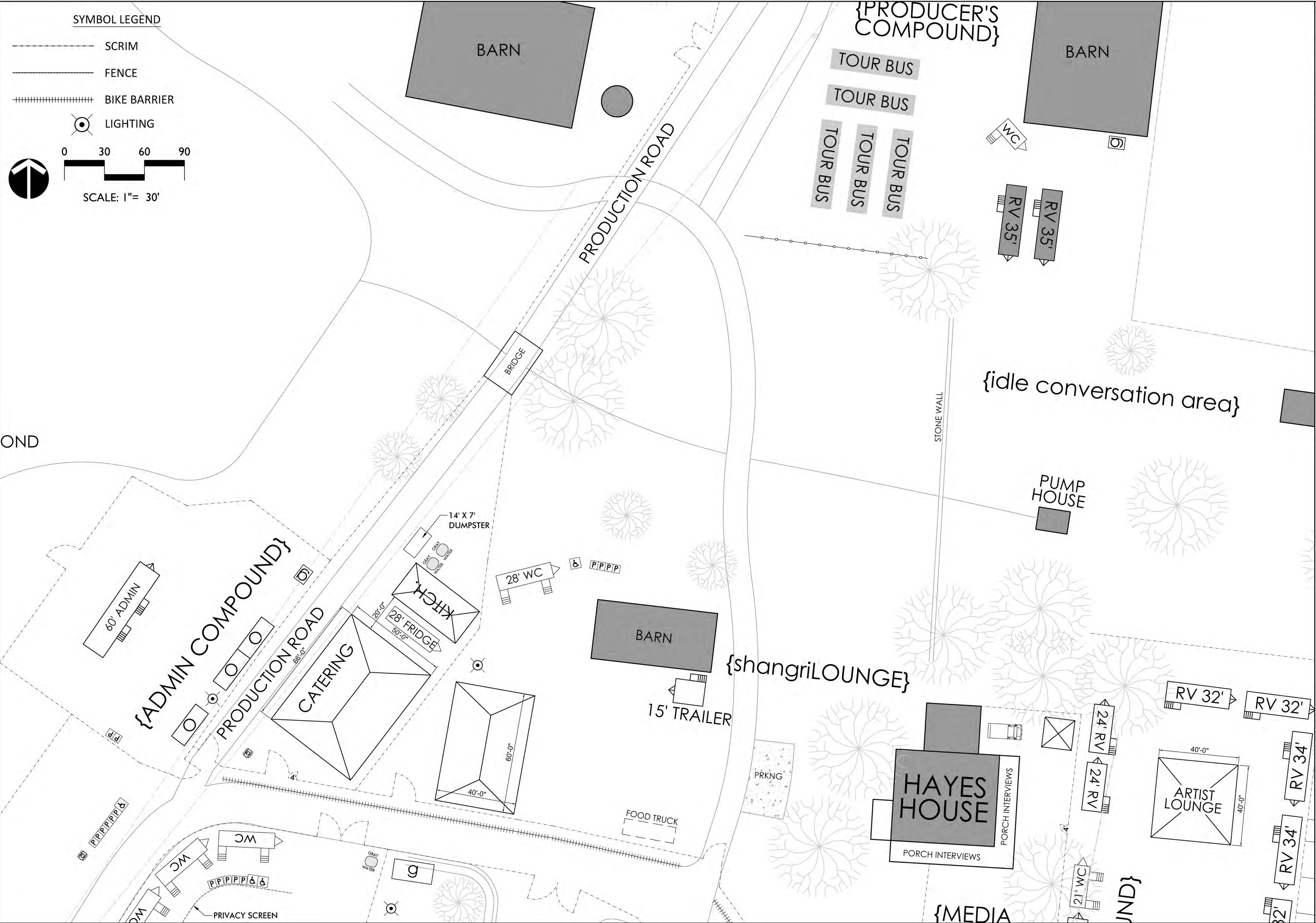
SOUTHERN PADDOCKS
PILGRIMAGE FESTIVAL - HARLINSDALE FARM
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:

DATE: 08.02.2019
DESIGNED BY: KHR
DRAWN BY: KHR
CHECKED BY: BW
SCALE: 1"=30'
PROJECT #: 17010
SHEET NUMBER:

L1.3

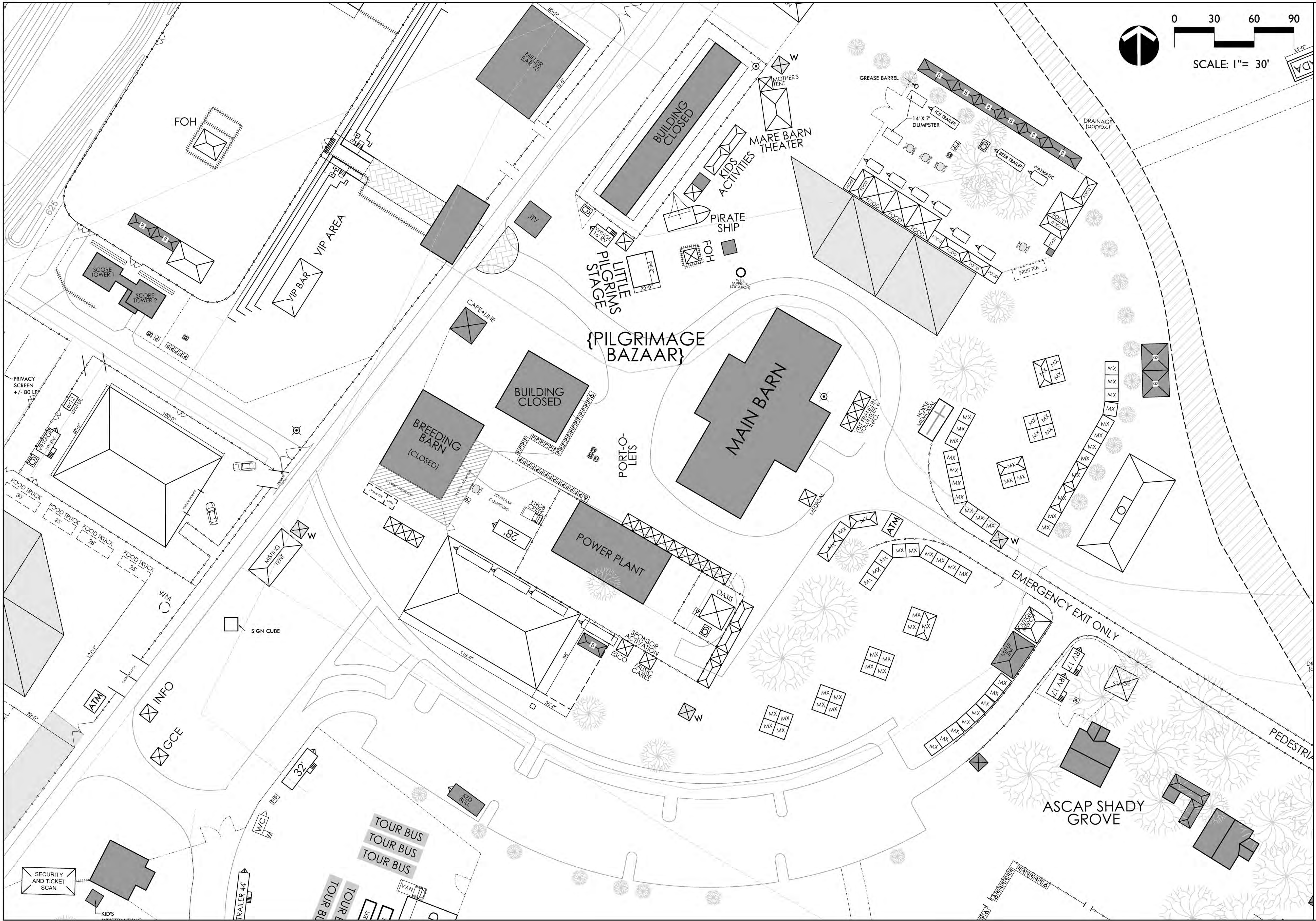






0 20 40

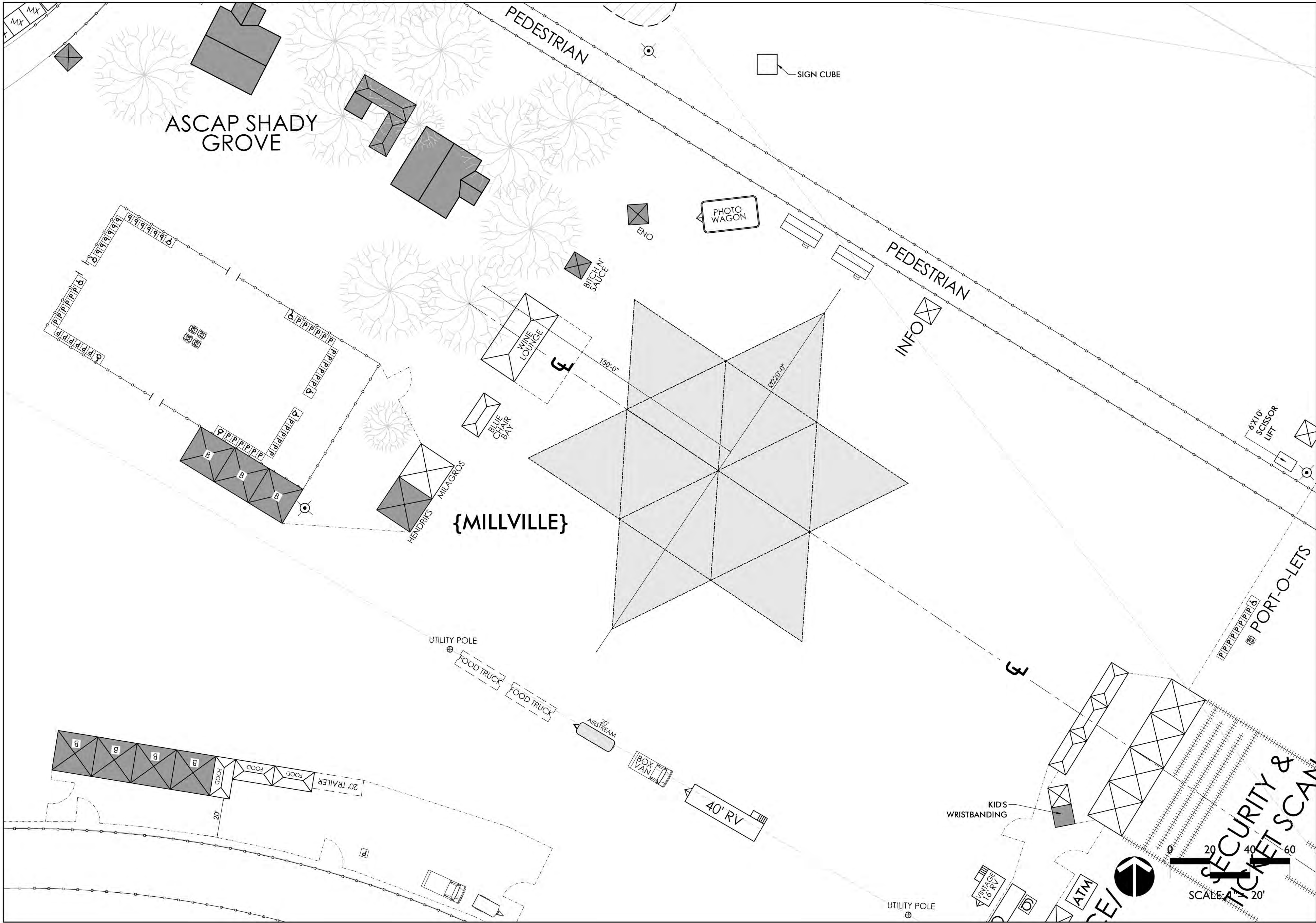
SCALE: 1" = 20'



FESTIVAL CORE AREA
PILGRIMAGE FESTIVAL - HARLINSDALE FARM
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:

DATE: 08.02.2019
DESIGNED BY: KHR
DRAWN BY: KHR
CHECKED BY: BW
SCALE: 1"=30'
PROJECT #: 17010
SHEET NUMBER:
L1.7



Open Issues: 11

electrical

PMCF Site Plans 190802.pdf

11. Ground-Fault Circuit-Interrupter

allen@franklintn.gov A GROUND-FAULT CIRCUIT-INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION FOR THE PROTECTION OF THE FAN SHEDS.

Fire-Planning

General Issues

1. Golf Cart

curt.edelmann@franklintn.gov Provide a golf-cart for exclusive use by fire prevention personnel.

2. Fan Sheds

curt.edelmann@franklintn.gov Fan sheds must have code-compliant steps with a 7-inch maximum riser and 11-inch minimum tread and adequate handrails on both sides of the steps.

3. Propane

curt.edelmann@franklintn.gov Event staff shall prepare a propane guide for vendors. The guide shall include the following:

1. Compression fittings are not acceptable. The use of flared fittings is recommended.
2. Test all systems for leaks prior to arriving on site.
3. Teflon tape must be listed for gas service.
4. Reduce the number of fittings an potential for leaks.

Work with a propane distributor to work out the guidelines.
 Provide a guideline to the fire department for review by August 7, 2020.

4. Tents

curt.edelmann@franklintn.gov The tent installer must work closely with the tradesmen installing the wooden facades. In a number of cases, the facades put undue stress on the tents causing them to lean.

5. Food Vendors

curt.edelmann@franklintn.gov Remind food vendors both in trucks and in booths, must have a fire department inspection sticker before they can begin cooking. Fire inspectors will be on site Friday afternoon and Saturday morning to inspect operations and issue stickers.

6. Tents

curt.edelmann@franklintn.gov Ideally, tent stakes are driven vertically into the ground with no more than 2-inches above the ground. Stakes should be located far enough away from the tent so that the ropes are at a 45-degree angle.

In an effort to reduce the footprint of the tent and stake line, stakes are driven closer to the tent, and since the upward pull on the stake is increased, stakes are driven at an angle. Rocks prevent driving the stakes fully into the ground.

If modifications to these staking requirements are used, additional stakes will be required to increase holding power.

Staking diagrams showing additional stakes where necessary shall be submitted to the fire department by August 7, 2020.

7. Tents

curt.edelmann@franklintn.gov Enclosed tents must have exits in accordance.

Minimum of two exits is required.

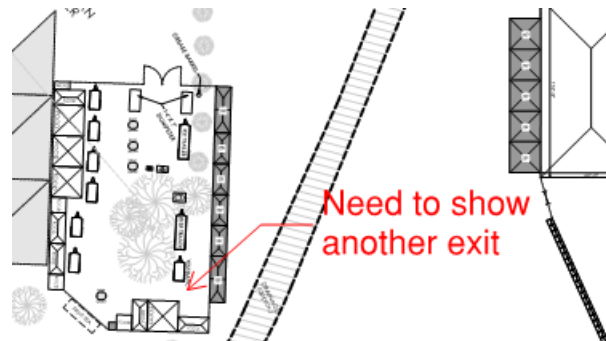
Minimum 36-inches wide (May have to be increased due to occupant load).

Height must be a minimum of 80-inches.

Triangular openings are not acceptable.

8. Enclosed areas

curt.edelmann@franklintn.gov Enclosed areas must have a minimum of two remotely located exits.



9. Flammable liquids / propane storage.

curt.edelmann@franklintn.gov Show the flammable liquids / propane storage areas on the drawing.



10. Fire Suppression

Gregw@franklintn.gov Provide the FD Suppression personnel 3 golf carts for the event.

OFFICE USE
ONLY:

Permit No:



CITY OF FRANKLIN

LONG TERM SPECIAL EVENT PERMIT APPLICATION

Please read application carefully and fully complete each section.

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

Name/purpose of event: Pilgrimage Music and Cultural Festival

Name of Applicant and Organization Requesting Permit:

William Brandt Wood / Pilgrimage Foundation, LLC

Address: 230 Franklin Road, Suite 11HH, Franklin, TN 37064

Phone: 615-716-2973 c) Cell: 214-952-9663 d) Fax: _____

E-mail address: brandt@pilgrimagefestival.com

Location requested (if Temporary Street Closure, list major roads to be closed):

The Park at Harlinsdale Farm - 230 Franklin Road, Franklin, TN 37064

Franklin Road will have closures per published traffic plan approved for PMCF 2019

Description of event: multi-day music festival with multiple stages, and food and beverage booths, makers village,

kid's village and back of house support areas (operations, production, etc)

List proposed dates requested for long-term special event permit:

1) Date or dates of event: September 25, 26, 27 - 2020

Start/End Times of Event: 10am - 8:30pm

Set-up Date 9/14/20 Tear-down completed date 10/2/20

2) Date or dates of event: September 24, 25, 26 - 2021

Start/End Times of Event: 10am - 8:30pm

Set-up Date/Time 9/13/21 Tear-down completed date/time 10/1/21

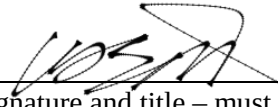


- 3) **Date or dates of event:** September 23, 24, 25 - 2022
Start/End Times of Event: 10am - 8:30pm
Set-up Date/Time 9/12/22 *Tear-down completed date/time* 9/30/22
- 4) **Date or dates of event:** September 22, 23, 24 - 2023
Start/End Times of Event: 10am - 8:30pm
Set-up Date/Time 9/11/23 *Tear-down completed date/time* 9/29/23
- 5) **Date or dates of event:** September 27, 28, 29 - 2024
Start/End Times of Event: 10am - 8:30pm
Set-up Date/Time 9/16/24 *Tear-down completed date/time* 10/4/24



Rules and Regulations

- 1) I/We do swear or affirm that all of the information given in this application is true and complete.
- 2) I/We do hereby understand that annual fees could increase and that I/we are responsible for the increased fees.
- 3) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
- 4) I/We understand that granting of Long-Term Special Event Permit does not imply granting of other permits that are separately required, including the annual special event permit.
- 5) I/We understand that it is a requirement to submit annual special event permits for each event and that all terms and conditions placed on each permit is a condition of this Long Term Special Event Permit.
- 6) Long-term special event permits shall be filed not less than 6 months prior to the scheduled date of such event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit. I understand that the Board of Mayor and Aldermen may only grant a permit for up to five years, and I am required to submit an application for amendment annually for staff review and Board of Mayor and Aldermen approval.

BY:  Date: 10/23/2019
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

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

Signature Certificate



Document Reference: 5ZG4MGISNLR4WVZL5VDUYC

RightSignature
Easy Online Document Signing



Brandt Wood

Party ID: E8J73BIL74IACSLDYJHVKV

IP Address: 162.195.128.20

VERIFIED EMAIL: brandt@pilgrimagefestival.com

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

045bb62c5978989bd8af44e21202bda08e0e7bc1



Timestamp

2019-10-23 14:10:44 -0700

2019-10-23 14:10:44 -0700

2019-10-23 14:10:29 -0700

2019-10-23 13:15:14 -0700

Audit

All parties have signed document. Signed copies sent to: Brandt Wood and Amy Lloyd.

Document signed by Brandt Wood (brandt@pilgrimagefestival.com) with drawn signature. - 162.195.128.20

Document viewed by Brandt Wood (brandt@pilgrimagefestival.com). - 162.195.128.20

Document created by Amy Lloyd (amy@mbergeron.net). - 198.0.31.185



This signature page provides a record of the online activity executing this contract.



HISTORIC
FRANKLIN
TENNESSEE

RETAILER'S CERTIFICATE

Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning applicant in the name of Happy Ours, owned by the managing agents, Terry W. Surgener and Michele Bouton Surgener, who have made application for a retailer's license to handle alcoholic beverages at 595 Hillsboro Road, which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owner who is to be in actual charge of the business has 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 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 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 28TH Day of January, 2020.

Dr. Ken Moore
Mayor

RESOLUTION 2019-135
A RESOLUTION TO AFFIRM COMPLIANCE WITH
FEDERAL TITLE VI REGULATIONS

WHEREAS, both Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987 provide that no person in the United States shall, on the ground of race, color or national origin be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving federal financial assistance; and

WHEREAS, the Tennessee Attorney General opined in Opinion No. 92.47 that state and local governments are required to comply with Title VI of the Civil Rights Act in administering federally funded programs; and

WHEREAS, the City of Franklin receives federal funds for various projects through several state agencies such as the Tennessee Department of Transportation (TDOT) the Tennessee Department of Environment and Conservation (TDEC) and others, as well as some federal agencies directly; and

WHEREAS, by virtue receiving the federal funds through the state agencies, the Board of Mayor and Aldermen need to confirm that the City is in compliance with the regulations of Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987.

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

SECTION 1. The Board of Mayor and Aldermen of the City of Franklin declares that the City is in compliance with the federal Title VI regulations.

SECTION 2. Any state agency providing pass through federal funds to the City, or any federal agency providing funds directly to the City may from time to time monitor the City's compliance with federal Title VI regulations.

SECTION 3. This Resolution shall take effect upon adoption, the public welfare requiring it.

Adopted this 28th day of January, 2020.

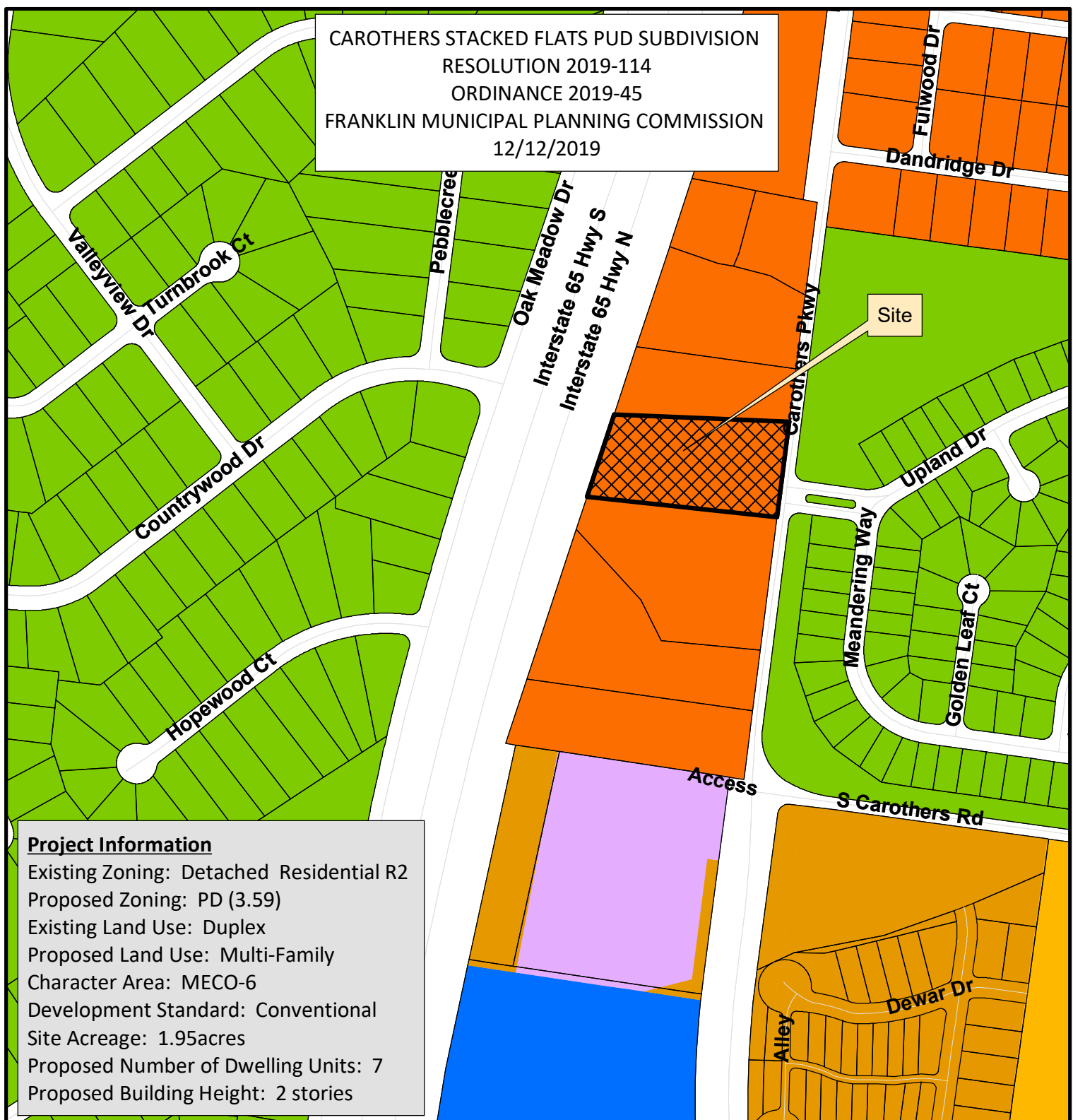
ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Recorder

By: _____
DR. KEN MOORE
Mayor

CAROTHERS STACKED FLATS PUD SUBDIVISION
 RESOLUTION 2019-114
 ORDINANCE 2019-45
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/12/2019



Project Information

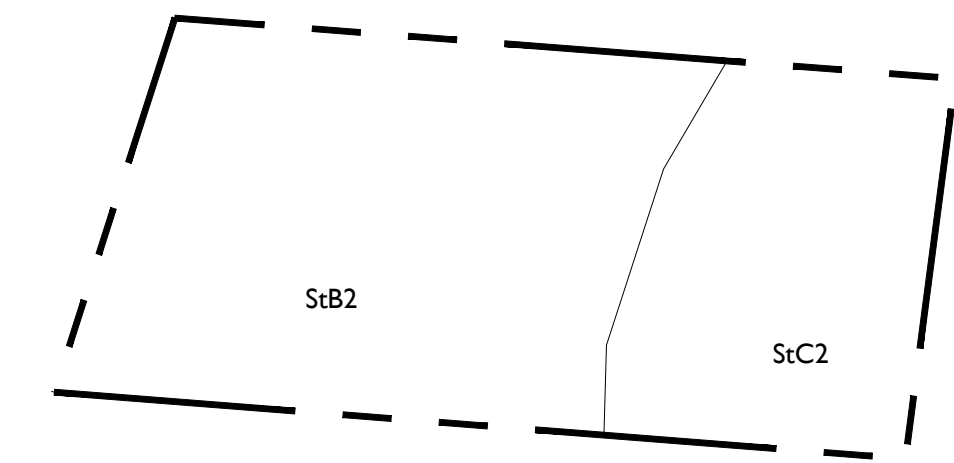
Existing Zoning: Detached Residential R2
 Proposed Zoning: PD (3.59)
 Existing Land Use: Duplex
 Proposed Land Use: Multi-Family
 Character Area: MECO-6
 Development Standard: Conventional
 Site Acreage: 1.95 acres
 Proposed Number of Dwelling Units: 7
 Proposed Building Height: 2 stories

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

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 It was compiled from the most authentic information available.
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SOIL MAP - N.T.S.



StB2 Stiversville silt loam, 2 to 5 percent slopes
StC2 Stiversville silt loam, 5 to 12 percent slopes, eroded

EXISTING TREE CANOPY

THE EXISTING TREE CANOPY IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA	11,005 SF
TOTAL	11,005 SF

EXISTING TREE CANOPY:
13% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION
54% OF TOTAL CANOPY = 5,943 SF

KEY

EXISTING CANOPY

Basin 1 Pre-Dev Grading & Drainage Data Chart

- Site Area: 1.53 AC
- Impervious Area: 0.22 AC
- Composite CN: 56
- Rv Value: 0.27
- Peak Flow Runoff
 - 2 year: 0.74 CFS
 - 5 year: 1.64 CFS
 - 10 year: 2.47 CFS
 - 25 year: 3.77 CFS
 - 50 year: 4.91 CFS
 - 100 year: 6.14 CFS

Basin 2 Pre-Dev Grading & Drainage Data Chart

- Site Area: 0.42 AC
- Impervious Area: 0.12 AC
- Composite CN: 63
- Rv Value: 0.38
- Peak Flow Runoff
 - 2 year: 0.45 CFS
 - 5 year: 0.77 CFS
 - 10 year: 1.04 CFS
 - 25 year: 1.45 CFS
 - 50 year: 1.81 CFS
 - 100 year: 2.18 CFS

SITE DATA

SUBDIVISION/DEVELOPMENT:
COF PROJECT NUMBER:
TAX MAP & PARCELS:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

CAROTHERS STACKED FLATS
XXXX
MAP 89, PARCEL 26.00
3513 CAROTHERS PARKWAY
FRANKLIN
WILLIAMSON
TENNESSEE
9

SITE ACREAGE: 1.95
CHARACTER OVERLAY: MECO-6
EXISTING ZONING: R-2
PROPOSED ZONING: SD-R (3.59)
OTHER APPLICABLE OVERLAYS: N/A

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

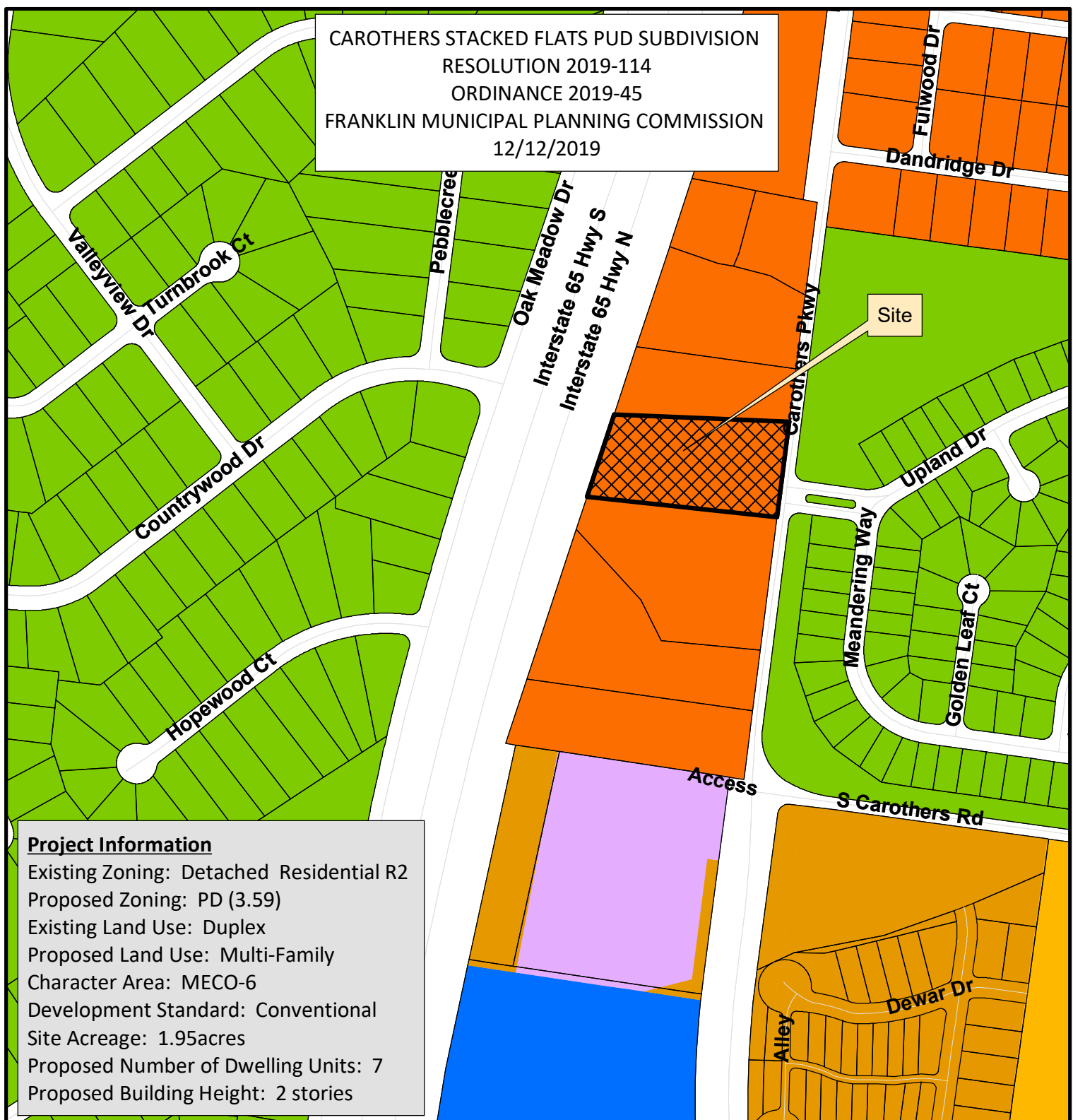
NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES, AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY EIJ
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



Revision Date
△
△
△
△

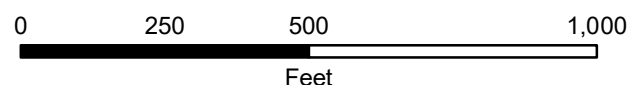
CAROTHERS STACKED FLATS PUD SUBDIVISION
 RESOLUTION 2019-114
 ORDINANCE 2019-45
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/12/2019



Project Information

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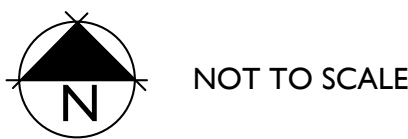


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CAROTHERS STACKED FLATS

PUD SUBDIVISION DEVELOPMENT PLAN

SD-R (3.59) SPECIFIC DEVELOPMENT - RESIDENTIAL
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765

ENGINEER:

ENERGY, LAND, AND INFRASTRUCTURE
MICHAEL RAY
1420 DONELSON PIKE
A-12
NASHVILLE, TN 37217
615-383-6300

ARCHITECT:

906 STUDIO ARCHITECTS
MIKE HATHAWAY
143 5TH AVENUE SOUTH
FRANKLIN, TN 37064
615-988-9065

OWNER:

POORA PROPERTIES
RAKESH BERRY
117 VAUGHNS GAP ROAD
NASHVILLE, TN 37205
615-300-4030

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY.
7 UNITS x 350 GPD = 2,450 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY COF .

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.1 MI (FORREST CROSSING GOLF CLUB)

PROJECTED STUDENT POPULATION
7 x 0.64 = 4 STUDENTS

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

SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C2.1	I-65 STREET BUFFER
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURE

CAROTHERS STACKED FLATS

SITE DATA

SUBDVISION/DEVELOPMENT:	CAROTHERS STACKED FLATS
COF PROJECT NUMBER:	7102
TAX MAP & PARCELS:	MAP 89, PARCEL 26.00
ADDRESS:	3513 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9

SITE ACREAGE:	1.95
CHARACTER OVERLAY:	MECO-6
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
OTHER APPLICABLE OVERLAYS:	N/A

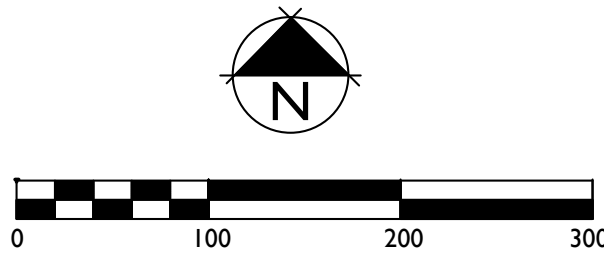
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.



PRE-APP SUBMITTAL: 9.30.2019
INITIAL SUBMITTAL: 10.14.2019
RESUBMITTAL: 11.07.2019
ONE STOP:





- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO & PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY ELI
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

LEGAL DESCRIPTION

Property situated in Franklin, Williamson County, Tennessee, being shown as Tax Map 89, Parcel 26.00, and being "Lot 4" of D.C. Baker Subdivision, recorded in Plat Book 10, Page 169, Register's Office, Williamson County, Tennessee (R.O.W.C.TN), in the name of Poora Properties, LLC, recorded in Book 7506, Page 187, (R.O.W.C.TN). Said property being bounded on the North by "Lot 3" of said D.C. Baker Subdivision, on the East by Carothers Road, on the South by "Lot 1" of Citizens Bank & Trust Company Subdivision, recorded in Plat Book 15, Page 13 (R.O.W.C.TN), and on the West by Interstate 65, and being more particularly described as follows.

Beginning at the Northeast corner of said "Lot 4", at the Southeast corner of "Lot 3" of said D.C. Baker Subdivision, in the name of KGB Properties, LLC, recorded in Book 7300, Page 376 (R.O.W.C.TN), and on the West right-of-way of Carothers Road;

THENCE, with the right-of-way of Carothers Road, South 04°41'00" West, a distance of 199.68 feet to the Southeast corner of "Lot 4", at the Northeast corner of "Lot 1" of said Citizens Bank & Trust Company Subdivision, and on the West right-of-way of Carothers Road;

THENCE, with the North line of said "Lot 1", North 88°28'09" West, a distance of 444.83 feet to the Southwest corner of said "Lot 4", at the Northwest corner of said "Lot 1", and on the East right-of-way of Interstate 65;

THENCE, with the right-of-way of Interstate 65, North 15°09'58" East, a distance of 205.16 feet to the Northwest corner of said "Lot 4", at the Southwest corner of said "Lot 3", and on the East right-of-way of Interstate 65;

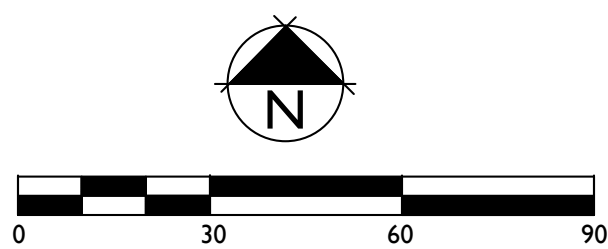
THENCE, with the South line of said "Lot 3", South 88°28'09" East, a distance of 407.44 feet to the Point of Beginning containing 1.95 acres.

ADJACENT PROPERTY OWNERS

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWN	OWN ZIP
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089---02604	3485 CAROTHERS PKWY	THEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02606	3535 CAROTHERS PKWY	KBG PROP LLC	6017 HILLSBORO PK	NASHVILLE	TN	37215
089---02607	3539 -47 CAROTHERS PKWY	MALLIPEDDI DAYAKER R	3555 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02608	3569 CAROTHERS PKWY	BAKER NANCY J	3569 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02610	3555 CAROTHERS PKWY	MALLIPEDDI DAYAKER R	3555 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089B-A00100	101 PEBBLECREEK RD	BIRDWELL WENDY	101 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00200	103 PEBBLECREEK RD	THORNE JOSEPH L	103 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00300	105 PEBBLECREEK RD	D'AMATO JOHN	105 PEBBLECREEK RD	FRANKLIN	TN	37064
089B-A00400	107 PEBBLECREEK RD	MEES STEPHEN	107 PEBBLE CREEK RD	FRANKLIN	TN	37064
089B-B01600	506 COUNTRYWOOD DR	WILLIAMS JOSEPH	506 COUNTRYWOOD DR	FRANKLIN	TN	37064
089B-B01700	504 COUNTRYWOOD DR	LINDSEY BRYAN C	504 COUNTRYWOOD DR	FRANKLIN	TN	37064
089B-B01800	500 COUNTRYWOOD DR	EVANS KENNETH	186 BLUE HILLS RD	NORTH HAVE CT		6473
089B-B01900	915 OAK MEADOW DR	BARNES TERRY L	915 OAK MEADOW DR	FRANKLIN	TN	37064
089B-B02000	919 OAK MEADOW DR	RUSSELL DAVID	919 OAK MEADOW DR	FRANKLIN	TN	37064
089C-A00100	201 DANDRIDGE DR	MEDLIN GREGORY S	201 DANDRIDGE DR	FRANKLIN	TN	37067
089F-B00100	UPLAND DR	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00200	UPLAND DR	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00300	1000 MEANDERING WAY	ELSESSER STEVEN R	1012 WATKINS CREEK DR	FRANKLIN	TN	37067
089F-B00400	1002 MEANDERING WAY	CHILDRESS DAVID	1002 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00500	1004 MEANDERING WAY	ALLEN LINDA	1004 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089---02600	3513 -15 CAROTHERS PKWY	POORA PROP LLC	117 VAUGHNS GAP RD	NASHVILLE	TN	37205
089F-B07000	213 GOLDEN LEAF CT	SCHREINER JEFFREY	213 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07100	211 GOLDEN LEAF CT	RUCKER MICHAEL S	104 MOSS LN	FRANKLIN	TN	37064
089F-B07200	209 GOLDEN LEAF CT	YAMADA TAKUJI	209 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07300	207 GOLDEN LEAF CT	SAAD MAHER	207 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07400	205 GOLDEN LEAF CT	STEPHENSON TROY A	205 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07500	203 GOLDEN LEAF CT	ROBERTS EVA GAY	203 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089F-B08100	1007 MEANDERING WAY	AVER ROGER MICHAEL	1420 HUNTER RD	FRANKLIN	TN	37064
089F-B08200	1005 MEANDERING WAY	WALLACE STACY L	1005 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08300	1003 MEANDERING WAY	MCDOWELL J WAYNE	1003 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08400	1001 MEANDERING WAY	LESTER ERIC WAYNE	1001 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08500	2000 UPLAND DR	MACKELPRANG FAMILY TRUST	163 W ALYSSA CANYON PLACE	ORO VALLEY AZ		85755
089F-B08600	2002 UPLAND DR	HUYOUNG ALFRED AND SARA REV TRUST 20	2002 UPLAND DR	FRANKLIN	TN	37067
089F-B08700	2004 UPLAND DR	GONZALEZ JESUS	PO BOX 467454	ATLANTA GA		31146
089F-B08800	100 LEAF CT	MOSCHEO DENISE CUMMINS	3610 RICHLAND AVE	NASHVILLE TN		37205
089F-B08900	102 LEAF CT	MERKEL LORI M	102 LEAF CT	FRANKLIN TN		37067
089F-B09000	104 LEAF CT	BONER WILLIAM E	104 LEAF CT	FRANKLIN TN		37067
089F-B11700	2013 UPLAND DR	CAVANAUGH ANDREW C	2013 UPLAND DR	FRANKLIN TN		37067
089F-B11800	2011 UPLAND DR	MUNSON BEVERLY SUE	233 ADAMS CT	FRANKLIN TN		37064
089F-B11900	2009 UPLAND DR	REESE DARLEEN S	2009 UPLAND DR	FRANKLIN TN		37067
089F-B12000	2007 UPLAND DR	GRIESBAUM DELIA	2007 UPLAND DR	FRANKLIN TN		37067
089F-B12100	2005 UPLAND DR	DARSEY MARY ALISHA	2005 UPLAND DR	FRANKLIN TN		37067
089F-B12200	2003 UPLAND DR	RAMIREZ MARIO	2003 UPLAND DR	FRANKLIN TN		37067
089F-B12300	2001 UPLAND DR	HOLLAND TREVICE	2001 UPLAND DR	FRANKLIN TN		37067
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN TN		37064
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN TN		37064



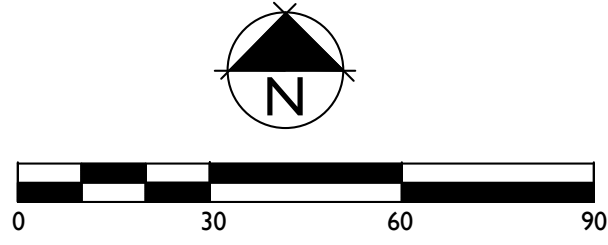
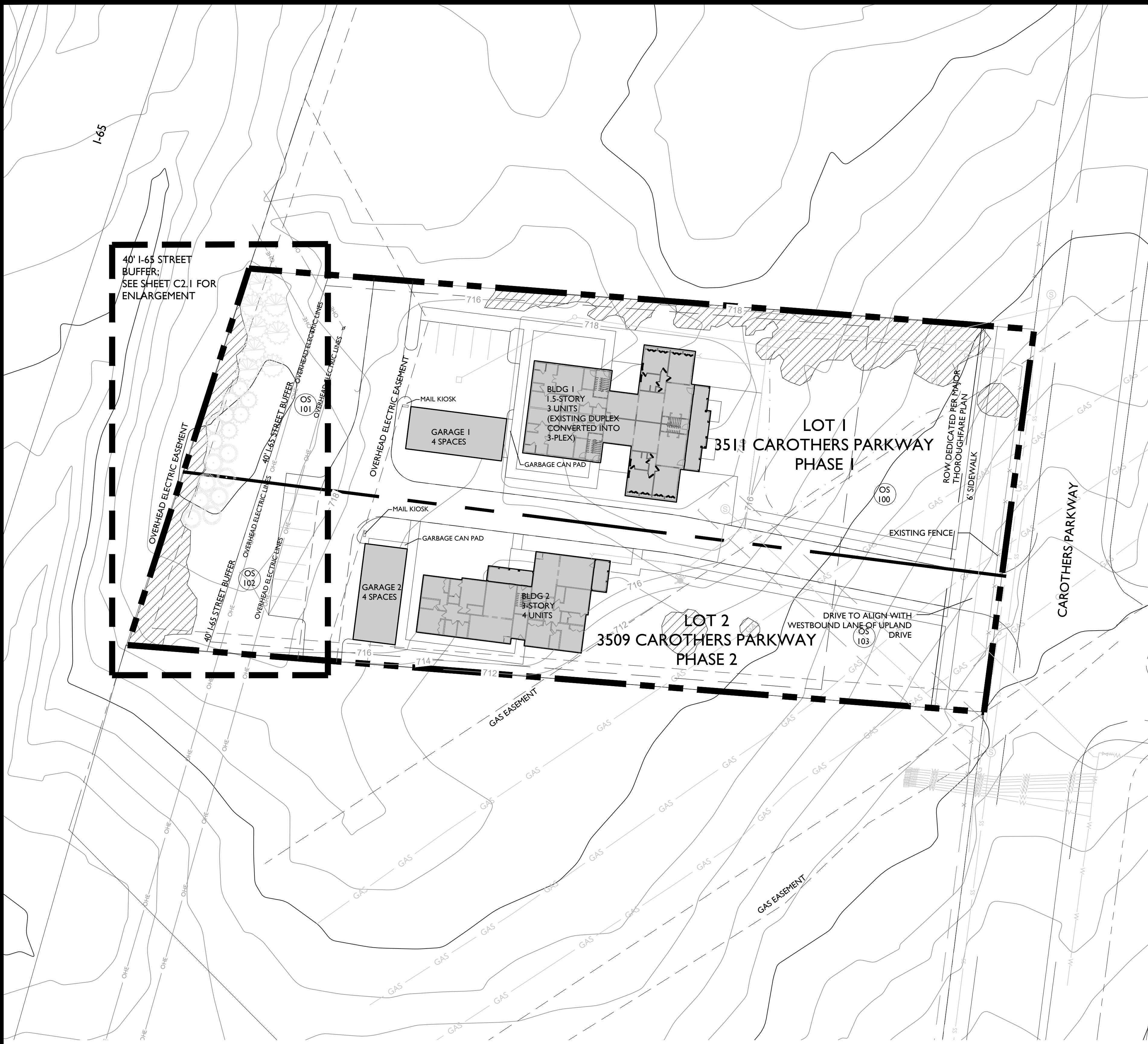
Revision Date	
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1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES, AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY ELI
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY	
THE EXISTING TREE CANOPY IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY	
<u>TREE CANOPY DATA</u>	
TREE AREA	EXISTING
TREE AREA	11,005 SF
TOTAL	11,005 SF
EXISTING TREE CANOPY: 13% OF TOTAL SITE	
REQUIRED CANOPY PRESERVATION 54% OF TOTAL CANOPY = 5,943 SF	

Basin 1 Pre-Dev Grading & Drainage Data Chart	Basin 2 Pre-Dev Grading & Drainage Data Chart
- Site Area: 1.53 AC - Impervious Area: 0.22 AC - Composite CN: 56 - Rv Value: 0.27 - Peak Flow Runoff: 2 year: 0.74 CFS 5 year: 1.64 CFS 10 year: 2.47 CFS 25 year: 3.77 CFS 50 year: 4.91 CFS 100 year: 6.14 CFS	- Site Area: 0.42 AC - Impervious Area: 0.12 AC - Composite CN: 63 - Rv Value: 0.38 - Peak Flow Runoff: 2 year: 0.45 CFS 5 year: 0.77 CFS 10 year: 1.04 CFS 25 year: 1.45 CFS 50 year: 1.81 CFS 100 year: 2.18 CFS



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY ELI
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

PRESERVED CANOPY

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 12,704 SF
34% FORMAL = 4,319* SF
66% INFORMAL = 8,385 SF

*NOTE - SINCE THE REQUIRED FORMAL OPEN SPACE REQUIREMENT IS LESS THAN THE MINIMUM ALLOWED SIZE, NO OPEN SPACE LOT IS CLASSIFIED AS FORMAL. OVERALL OPEN SPACE AREA DOES MEET THE 15% REQUIREMENT

PROVIDED: 58,761 SF TOTAL (67%)

LOT	TYPE	AREA (SF)
100	ACTIVE RECREATIONAL AREA	27,784
101	ACTIVE RECREATIONAL AREA	7,981
102	ACTIVE RECREATIONAL AREA	5,997
103	ACTIVE RECREATIONAL AREA	16,999

TREE CANOPY RETENTION

OVERALL SITE AREA = 84,695 SF (1.95 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
11,005 SF	7,350 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	11,005 SF (13% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (5,943 SF)
PROVIDED CANOPY PRESERVATION:	7,350 SF

SITE DATA CHART

PROJECT NAME:	CAROTHERS STACKED FLATS
PROJECT #:	PUD SUBDIVISION DEVELOPMENT PLAN 7102
ADDRESS:	3509 & 3511 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
EXISTING CHARACTER AREA:	MECO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	1.95 AC
MINIMUM SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	20'
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
TOTAL UNITS:	7 (ALL ATTACHED) 3 BR - 7
BUILDING HEIGHT:	2 STORIES
REQUIRED LSR:	0.2
PROVIDED LSR:	0.65
*MINIMUM PARKING REQUIREMENT:	3.0 / 3 BR: 21
MAXIMUM PARKING LIMIT:	24
EXISTING PARKING:	N/A
PROVIDED PARKING:	21
RESIDENTIAL DENSITY:	3.59 D.U.A.
PARKLAND DEDICATION:	\$21,520 (7 UNITS, 2 EXISTING) APPLICANT TO PAY FEE IN LIEU

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MILCROFTON. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY.
7 UNITS x 350 GPD = 2,450 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY COF .

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

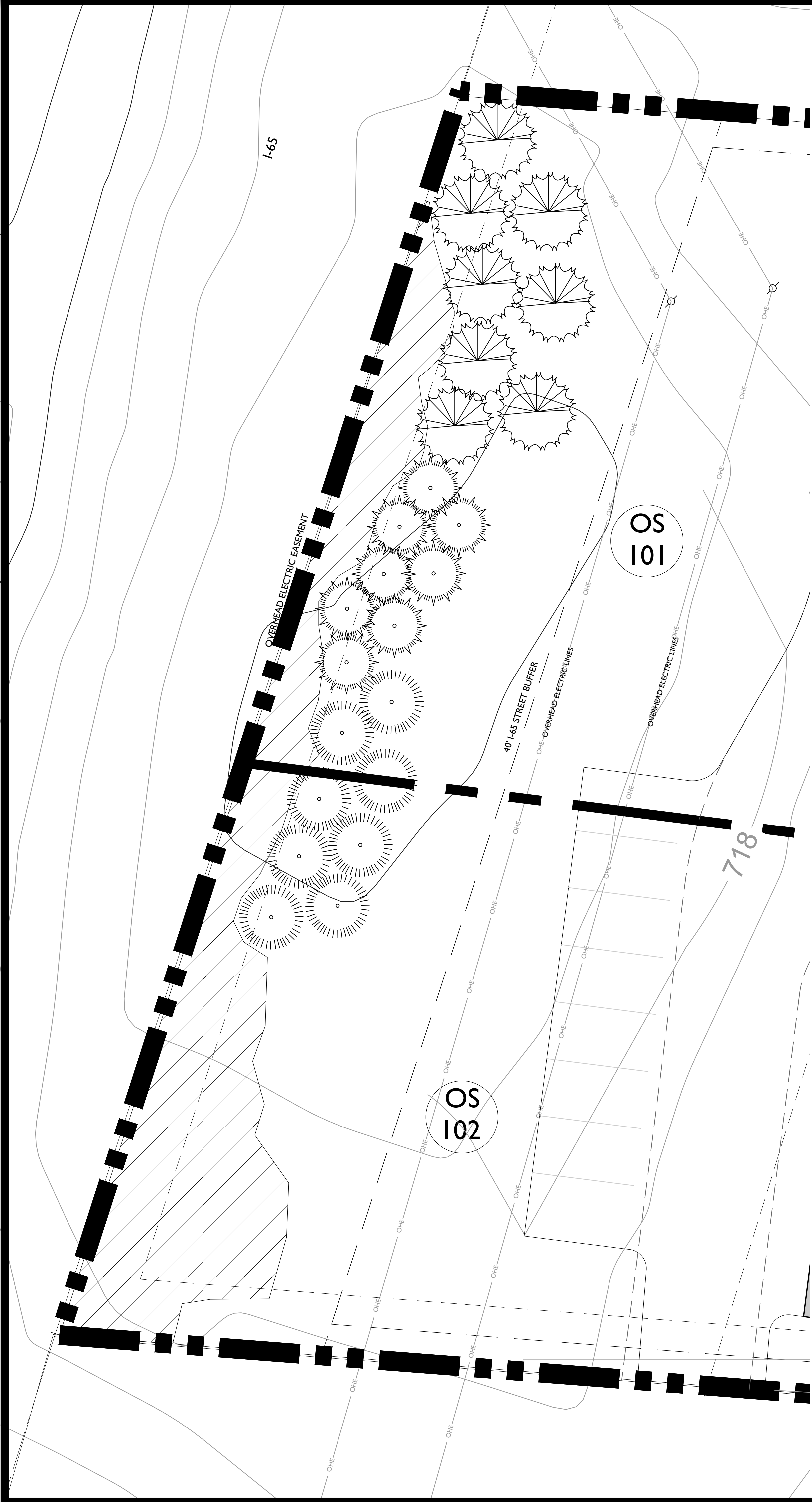
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.2 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.1 MI (FORREST CROSSING GOLF CLUB)

PROJECTED STUDENT POPULATION
7 x 0.64 = 4 STUDENTS

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



Revision Date	
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40' I-65 STREET BUFFER

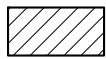
TYPE C 50' BUFFER REQUIREMENTS:
24 ACI TREES PER 100 LINEAR FEET

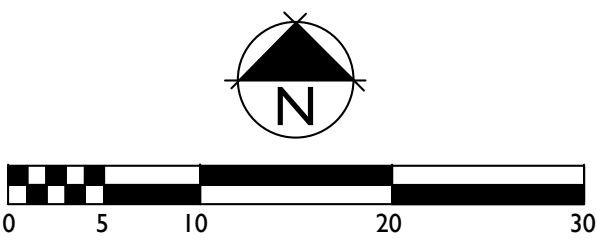
SITE LENGTH:
203 LINEAR FEET:
(24) 2" UNDERSTORY TREES

THE BUFFER WILL CONSIST OF ALL
EVERGREEN PLANT MATERIAL PLANTED
TO AUGMENT THE PRESERVED TREE
CANOPY ON SITE.

*NOTE:
PLANTING IS SCHEMATIC; SPECIFIC
SPECIES TO BE IDENTIFIED AT SITE PLAN

KEY

 PRESERVED CANOPY



- NOTES:**
- 1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 - 2. AERIAL PHOTO & PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
 - 3. SITE BOUNDARY CALLS PROVIDED BY ELI
 - 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



Revision	Date
△	_____
△	_____
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△	_____

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

POST-DEV STORMWATER NARRATIVE

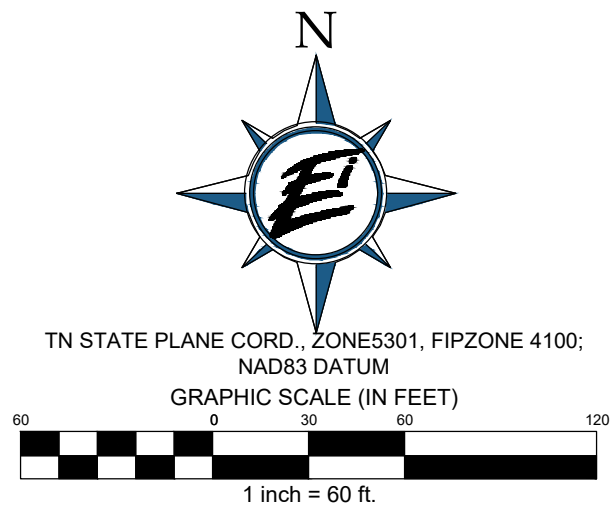
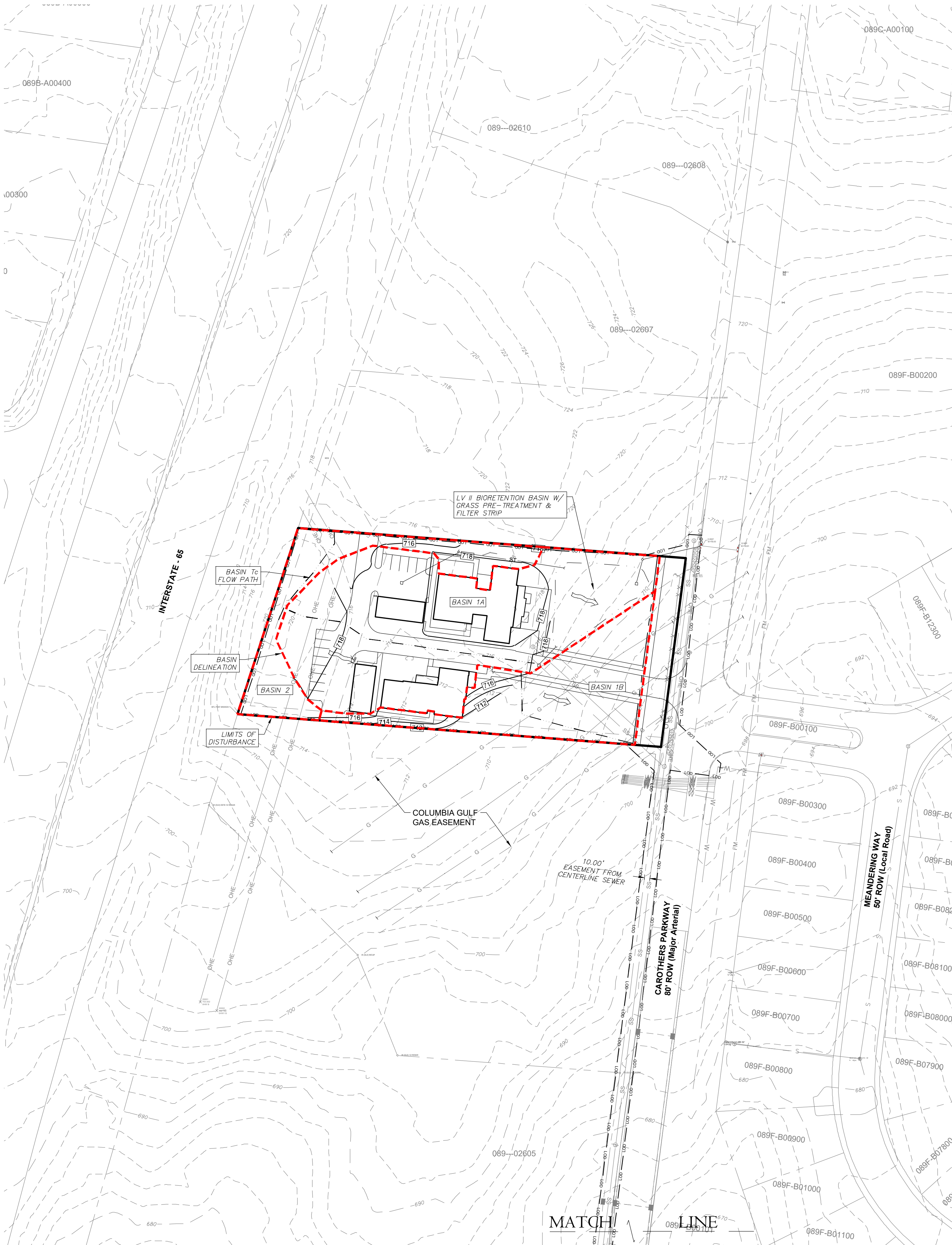
A level 2 bioretention with appropriate pretreatment methods will be utilized to meet the required treatment requirements. Practices will be sized such that adjusted curve numbers incorporated in the post-development runoff hydrographs will reduce post-development peak flows to rates at or below pre-development peak flows.

POST-DEV STORMWATER IMPACTS

The treated post-development Rv for the site will meet the city's requirements (less than 0.20). This information will be reflected on the Post Construction / Final EPSC Plan in each Site Plan submittal. The total post-development peak flow runoff rates will be less than the pre-development conditions for each of the 2-100 yr events.

SENSITIVE AREAS / STORMWATER BUFFERS

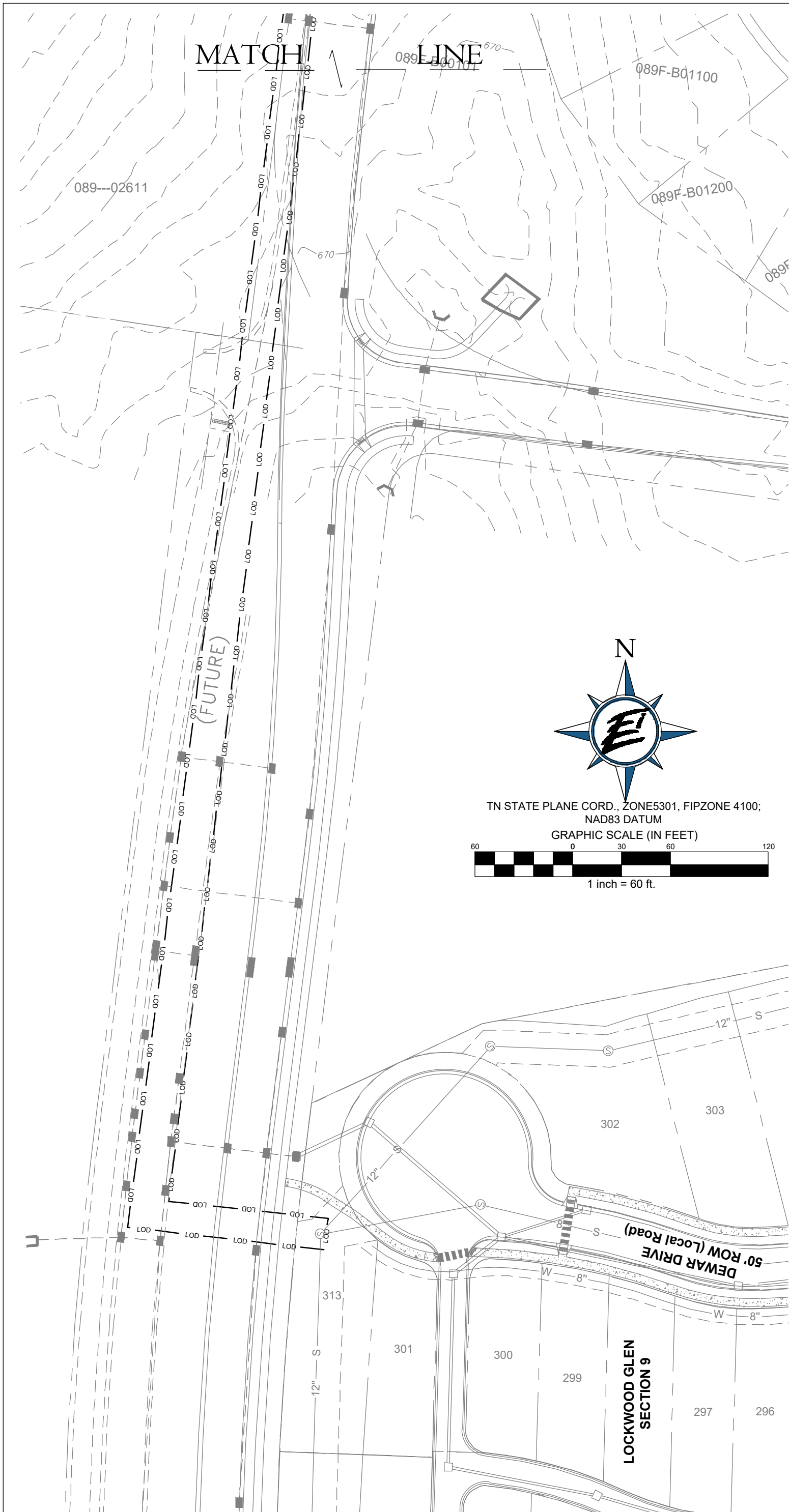
There are no jurisdictional water features location on or immediately adjacent to the site. The site will drain to the Harpeth River via existing swales and drainage networks.



- Basin 1A Post-Dev Grading & Drainage Data Chart**
- Site Area: 1.08 AC
 - Impervious Area: 0.58 AC
 - Disturbed Area: 1.08 AC
 - Composite CN: 56
 - Rv Value: 0.58
 - Peak Flow Runoff
 - 2 year: 0.52 CFS
 - 5 year: 1.16 CFS
 - 10 year: 1.75 CFS
 - 25 year: 2.66 CFS
 - 50 year: 3.46 CFS
 - 100 year: 4.34 CFS

- Basin 1B Post-Dev Grading & Drainage Data Chart**
- Site Area: 0.46 AC
 - Impervious Area: 0.06 AC
 - Disturbed Area: 0.46 AC
 - Composite CN: 55
 - Rv Value: 0.25
 - Peak Flow Runoff
 - 2 year: 0.19 CFS
 - 5 year: 0.45 CFS
 - 10 year: 0.69 CFS
 - 25 year: 1.07 CFS
 - 50 year: 1.40 CFS
 - 100 year: 1.77 CFS

- Basin 2 Post-Dev Grading & Drainage Data Chart**
- Site Area: 0.29 AC
 - Impervious Area: 0.01 AC
 - Disturbed Area: 0.29 AC
 - Composite CN: 51
 - Rv Value: 0.18
 - Peak Flow Runoff
 - 2 year: 0.05 CFS
 - 5 year: 0.17 CFS
 - 10 year: 0.39 CFS
 - 25 year: 0.51 CFS
 - 50 year: 0.70 CFS
 - 100 year: 0.91 CFS



Rev.	Date	Per CDF Comments	Revision Description
1	11/7/19		



Issue Date: Oct. 14, 2019
ELI Project No: 19-11-1104
Drafted By: RDP
Checked By: LCW
Sheet Title:

**OVERALL
GRADING
&
DRAINAGE
PLAN**

Sheet No.

C 3.0



TN STATE PLANE CORD., ZONE 5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.

Roadway Network Narrative

Residents will enter and leave the site via driveway connection to Carothers Parkway.

Roadway Impact Statement

The traffic generated by this section would be consistent with the typical traffic generated by 7 residential units.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection

INTERSTATE .65

PROPOSED GARAGES
(5 SPACES EA.)

PROPOSED 20' CROSS ACCESS
EASEMENT

EXISTING ASPHALT
DRIVEWAY TO BE
REMOVED

PROPOSED DEDICATED ROW
5915sq. ft. ±

COF FIRETRUCK
TOWER #2
VEHICLE TRACK

EXISTING ASPHALT
DRIVEWAY TO BE
REMOVED

PROPOSED 20' ASPHALT
DRIVEWAY

COLUMBIA GULF
GAS EASEMENT

CAROTHERS PARKWAY
80' ROW (Major Arterial)

MEANDERING WAY
50' ROW (Local Road)



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

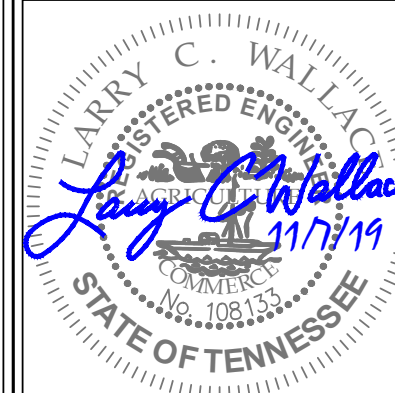
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



CAROTHERS STACKED FLATS
PUD SUBDIVISION

MAP 89, PARCEL 26.00
CITY OF FRANKLIN PROJECT NO. 7102
FRANKLIN, TENNESSEE

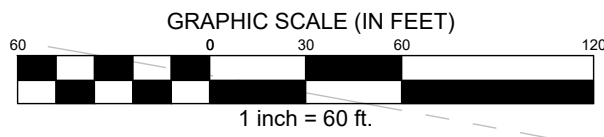
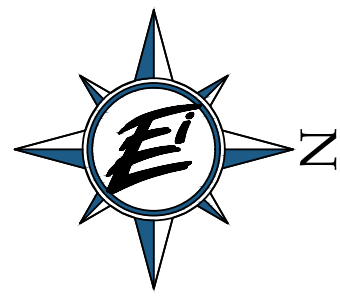
Rev.	Date	Per COF Comments	Revision Description
1	11/7/19		



Issue Date: Oct. 14, 2019
ELI Project No: 19-11-1104
Drafted By: RDP
Checked By: LCW

OVERALL
ROW &
ACCESS
PLAN

Sheet No.
C 4.0



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 Planning and Sustainability Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Final location of the offsite and onsite proposed sanitary sewer extension will be established at Site Plan. Proposed sanitary sewer manholes shall be located outside the existing Columbia Gulf easement and outside the future travel lanes of Carothers Pkwy.

Utility Providers

Electric
MTEM
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
Ben McNeil
City of Franklin Water & Sewer
124 Lumber Drive
Franklin, TN 37064
(615) 794-4554

Water
Microfton Utility District
Mike Jones
(615) 794-5947 ext 24

Water & Sewer Data Chart

Development Type: Big House Unit Residential Development
Unit Flow in GPD: 300 GPD
Number of Units: 7 (Residential Units)
Flow in GPD: 2100 GPD

Utility Network Narrative

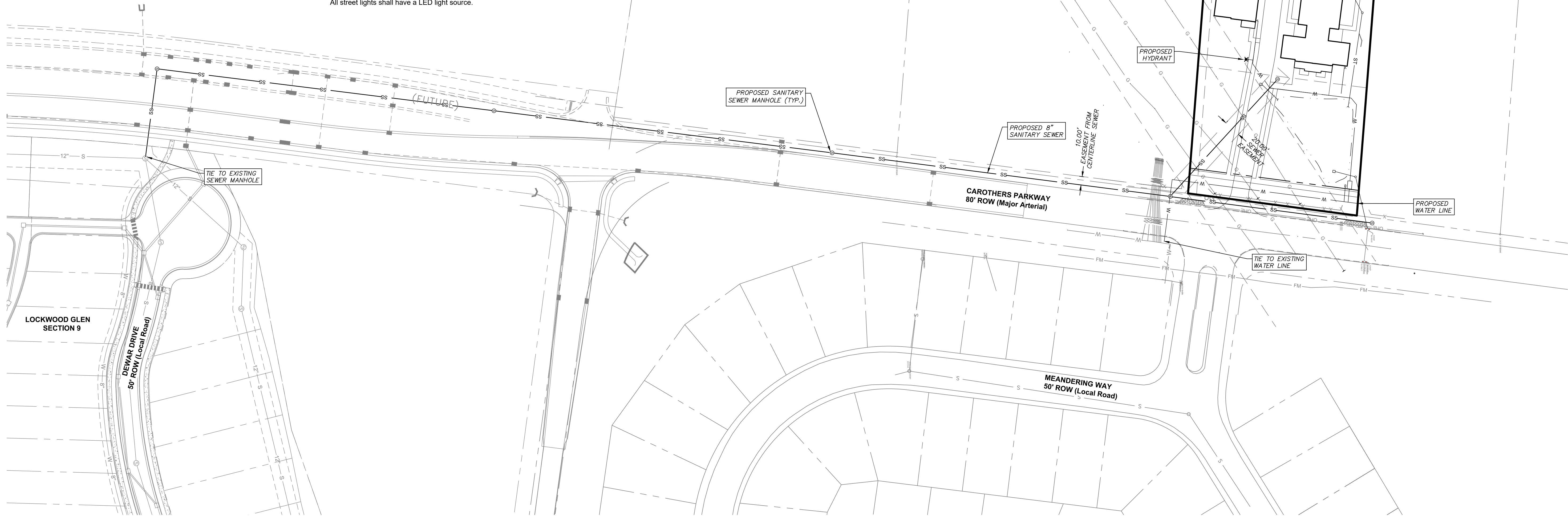
Existing utilities in Falcon Creek Subdivision to serve Carothers Stacked Flats. A fire sprinkler system will be required in proposed Big Houses in accordance with NFPA 13R for multi-family. No sewer main is greater than 12 feet deep

Utility Impact Statement

The anticipated demand for water and sewer is 2100 GPD based on a 300 GPD unit flow and 7 residential units. There are no reclaimed water lines in the vicinity.

Note

All street lights shall have a LED light source.



DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



**CAROTHERS STACKED FLATS
PUD SUBDIVISION**

MAP 99, PARCEL 26.00
CITY OF FRANKLIN PROJECT NO. 7102
FRANKLIN, TENNESSEE

Rev.	Date	Per COF Comments	Revision Description
1	11/7/19		



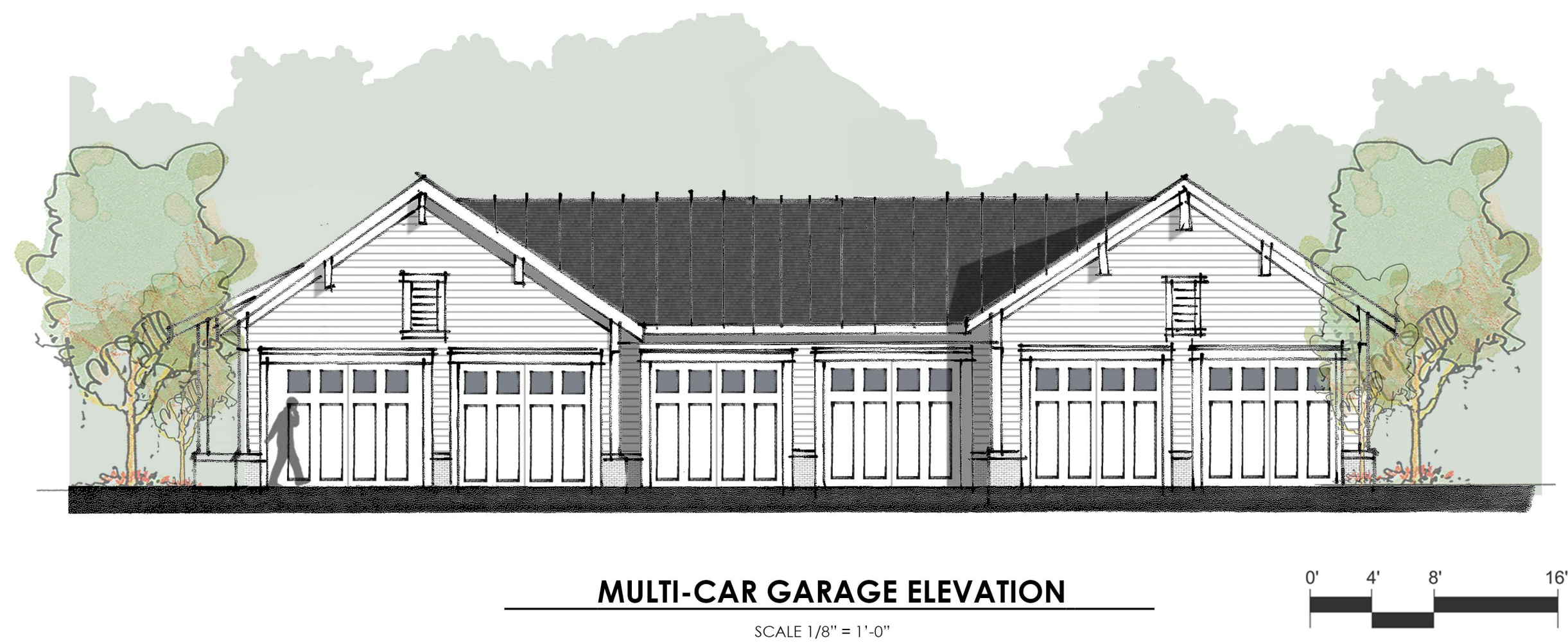
Issue Date: Oct. 14, 2019
ELI Project No: 19-11-1104
Drafted By: RDP
Checked By: LCW

Sheet Title:

**OVERALL
UTILITY
PLAN**

Sheet No.

C 5.0



CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Parks

General Issues

28. Parkland information

kevinl@franklintn.gov Typo was found on the Parkland Contract and it has been sent back to applicant for correction and new signature. This should not hold up the process.
[Edited By Kevin Lindsey]

Planning

General Issues

43. Parking

dianna.tomlin@franklintn.gov Advisory Comment:

Applicant shall coordinate with TVA for provision of their Letter of No Exception for the proposed parking to be located within their overhead easement. The Letter of No Exception shall be provided prior to approval of any site plan proposing encroachment into the TVA easement. Should TVA not grant approval it will be necessary to go back to BOMA for approval of a new development plan.
[Edited By Dianna Tomlin]

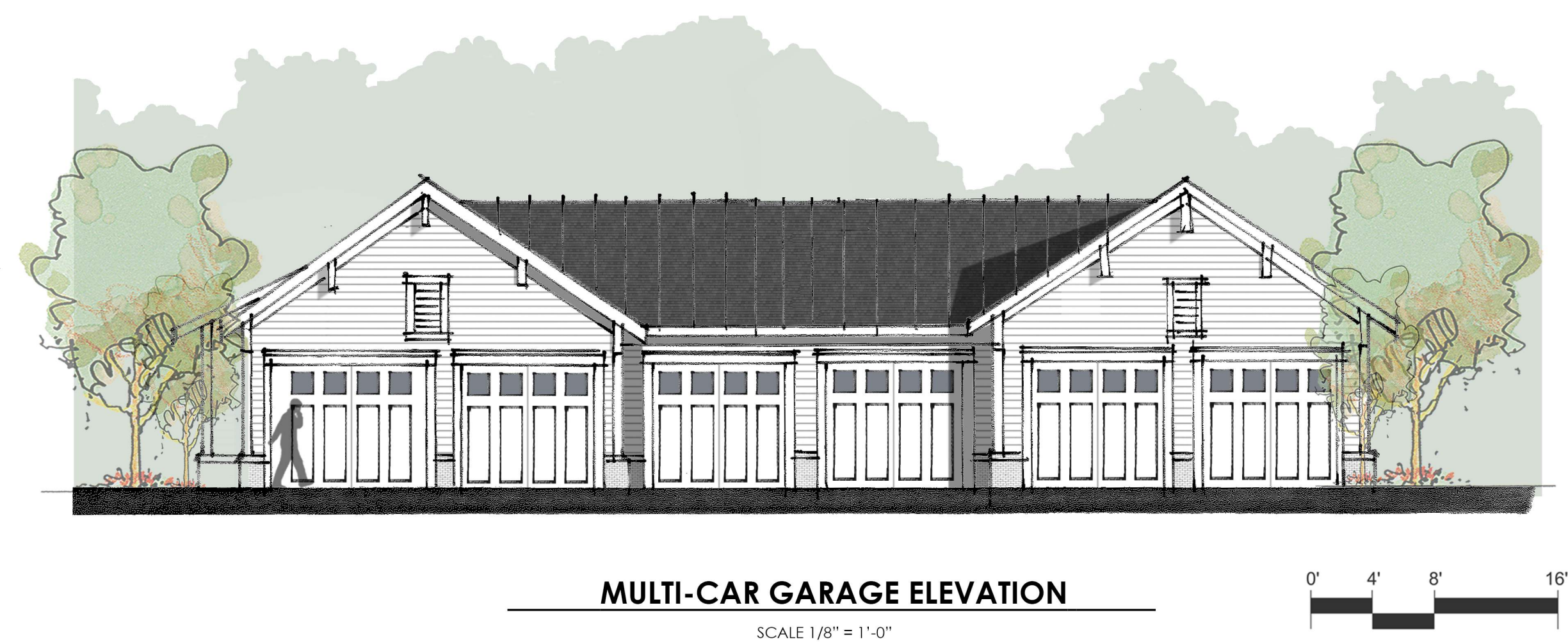
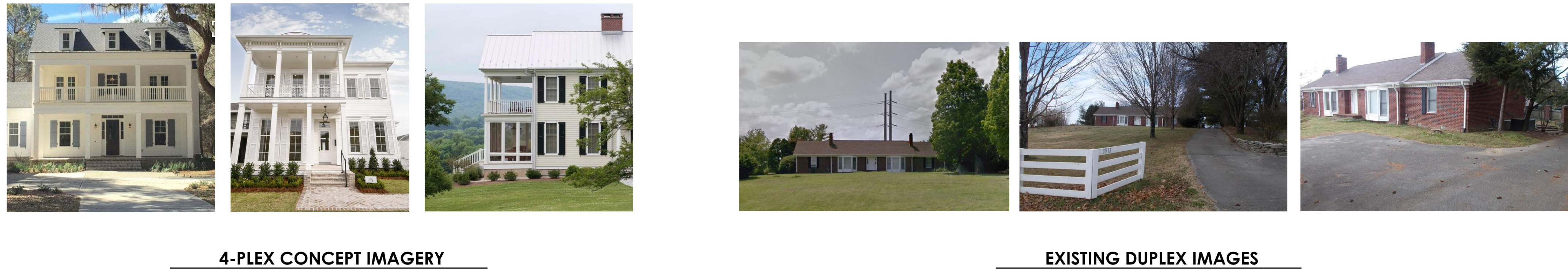
Planning (Landscape)

General Issues

41. I-65 buffer

jason.arnold@franklintn.gov Issue Closed

jason.arnold@franklintn.gov Applicant shall add website link to the development plan or list plants referenced on the list.
[Edited By Jason Arnold]



To

The planning commission

City of Franklin planning and sustainability Dept.

My comments on the development plan and rezoning of Map 89 parcel 02600 located at 3513 Carothers Parkway Franklin, TN.

1, Do we need this- too much traffic on Carothers Parkway hard to get off the driveway esp days when the traffic is diverted from I 65.

2, Poor infrastructure – No street lights on the segment of the street it is pitch dark in the night. High risk of crime. No sewer system - still some of the neighboring houses has septic tanks.

3, Water Meters there are about 5-6 water meters in this property yard. The pipes run through multiple drive ways. We have water pipes bursting multiple times just with garbage trucks driving on drive ways. Multiple times requested Milcrofton to shift water meters to individual yards. Milcrofton refused to do so. With the construction trucks I think we will have problems again.

I hope the city will fix the above issues.

Thanks

Dayaker Mallipeddi 12/5/19

3555 Carothers Parkway Franklin

TN. 37067

Dmallipeddi@yahoo.com

December 12, 2019

Franklin Municipal Planning Commission
City of Franklin Planning and Sustainability Department
109 3rd Avenue South, Franklin, TN 37064

To whom it may concern,

I am writing in regards to the proposal for conversion of an existing structure at 3513 Carothers Parkway into an apartment, and the building of an additional building on that site. I recently moved into a home in Cannonwood subdivision earlier this year, and purposefully chose an established subdivision that did not have new construction nearby. My primary concern is the potential for all of these additional or modified buildings to be converted into rental units. I'm concerned about home values in the area with this addition, whether it be rental properties or homes for sale. I'm also concerned this would pose a risk for a relatively congested area to become even more congested near my home if this property is meant to house 4 to 7 "single families".

This expansion would also be inconsistent with other properties in the area, which are single family homes, typically with lot sizes larger than would be allocated for each unit/home on this property. We also purposefully moved into a neighborhood with a higher median home price, and I'm concerned about having what appears to be rental properties so close to our home. We had looked in other areas and purposefully avoided areas with smaller rental units, apartments, etc. in the immediate vicinity. I'm concerned about the plans for upkeep of the area if this lot would then contain a multitude of rental properties. The usable space also appears to be less due to the gas easement running across the property, which may impact space per unit.

In addition to this, my husband works from home, as do I at times, and we were very selective in our home buying process to avoid the noise and disruption associated with construction. We have lived in areas with construction before and have found it highly troublesome and stressful, and were very careful in our home-buying process to try to avoid this risk in the future. While that is never guaranteed, I'm disappointed to also have this be a risk of rental property construction vs. a single family home on a single lot.

Thank you for your consideration of my comments.

Kind Regards,
Krista Zinn
201 Dandridge Dr., Franklin, TN 37067

**PARKLAND IMACT FEE (PAYMENT OF FEE ONLY)
AGREEMENT FOR CAROTHERS STACKED FLATS
BETWEEN THE CITY OF FRANKLIN AND POORA
PROPERTIES
CONTRACT NO. 2019-0302**

PARKLAND IMACT FEE (this "Agreement"), made and entered into this ____ day of _____ 2019 by and between THE CITY OF FRANKLIN, TENNESSEE (hereinafter "City") and Poora Properties (hereinafter "Poora") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, and Poora as owner of that certain land known as ~~Carothers Glen PUD~~ in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

CAROTHERS
STACKED
FLATS
B.

WITNESSETH:

WHEREAS, Poora is in the process of developing the property located at 3513-3515 Carothers Parkway, Franklin TN (the "Development Project"), located in Parkland Quadrant Four (4) of the City, consisting of Five (5) dwelling units known as Carothers Stacked Flats; and

WHEREAS, Parkland Impact Fees are calculated using the mathematical formulas and allocations set forth in the City's Parkland Impact Fees Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, and hereinafter, "Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is Twenty-One Thousand Five Hundred Twenty (\$21,520.00) and shall be paid at the final plat or at the issuance of the first building permit, whichever comes first.

NOW, THEREFORE, in consideration of the terms, conditions and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. This Agreement is non-transferable to the successors or assigns of Poora unless the successor assumes the same obligations of Poora in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, Poora shall be relieved from further liability under this Agreement.
3. The City and Poora agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns.
4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving

effect to any state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

5. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Vernon J. Gerth, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Poora:

Poora Properties
Attn: Rakesh Berry
117 Vaughns Gap Road
Nashville, TN 37025

6. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

II. General Terms and Conditions

1. **Personal Liability.**

No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Poora or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Poora or successor or on any obligations hereunder.

2. **Warranties /Limitation of Liability/Waiver.**

The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Poora to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq. for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

3. **Severability.**

If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE

)

)

COUNTY OF WILLIAMSON

)

Before me, _____, a Notary Public of said State and County, 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 where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher
Staff Attorney

Poorra Properties

By: Poonam Bery
Name: POONAM BERY
Title: PARTNER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TN

COUNTY OF Davidson

On 10/28/19 before me, Michael Wesley Allred
Notary Public, personally appeared Poonam Bery who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

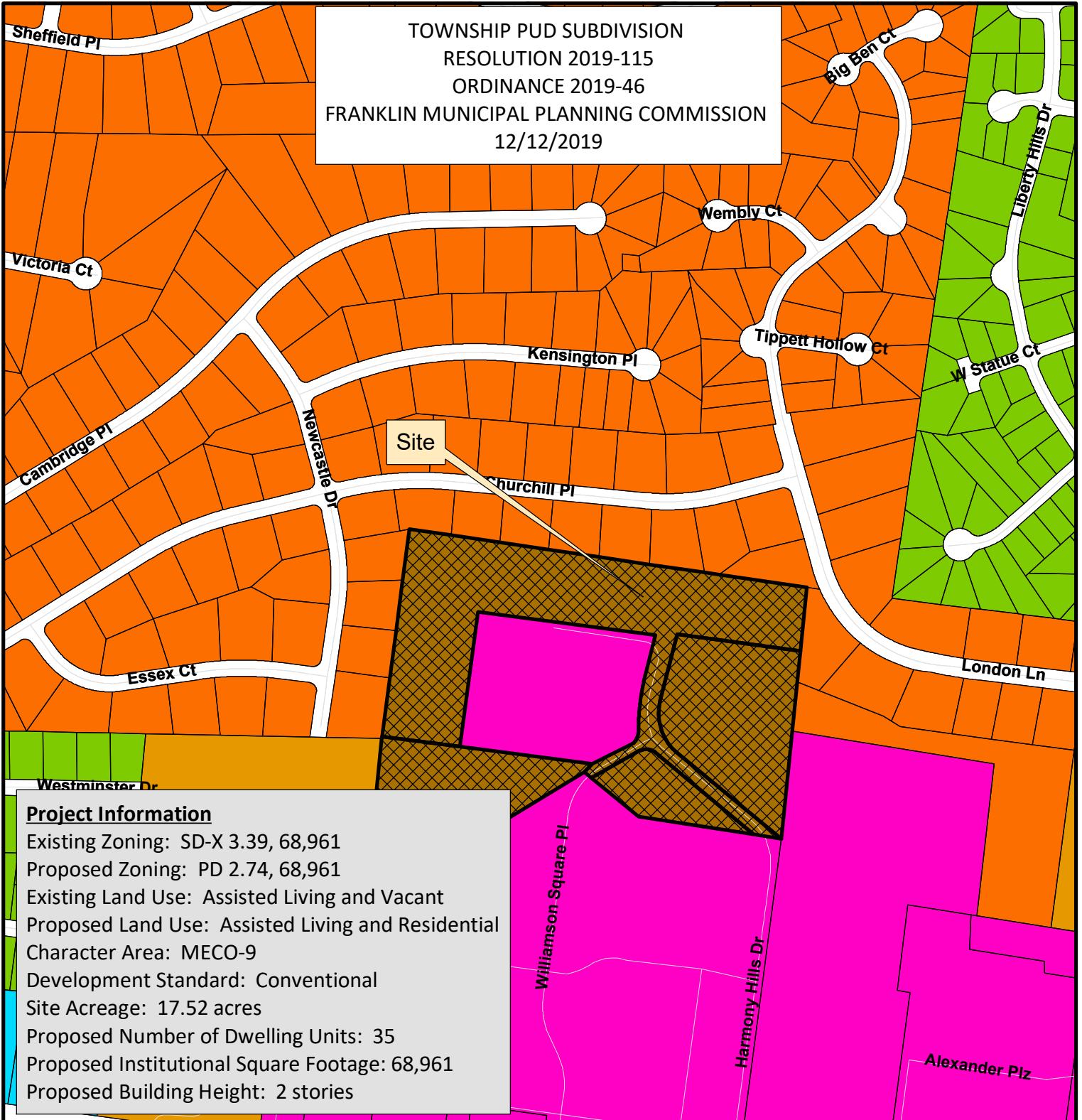
I certify under PENALTY OF PERJURY under the laws of the State of TN that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Michael Wesley Allred (seal)
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 7, 2021



TOWNSHIP PUD SUBDIVISION
 RESOLUTION 2019-115
 ORDINANCE 2019-46
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/12/2019



Project Information

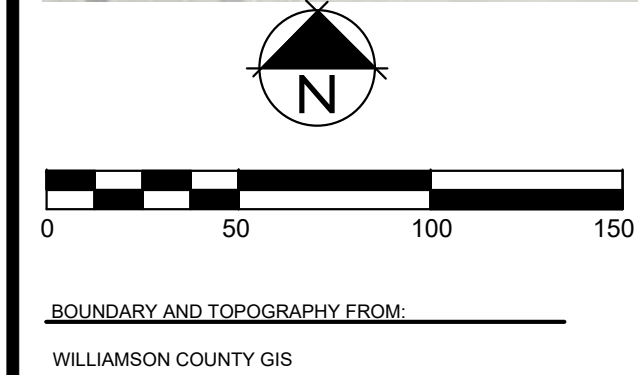
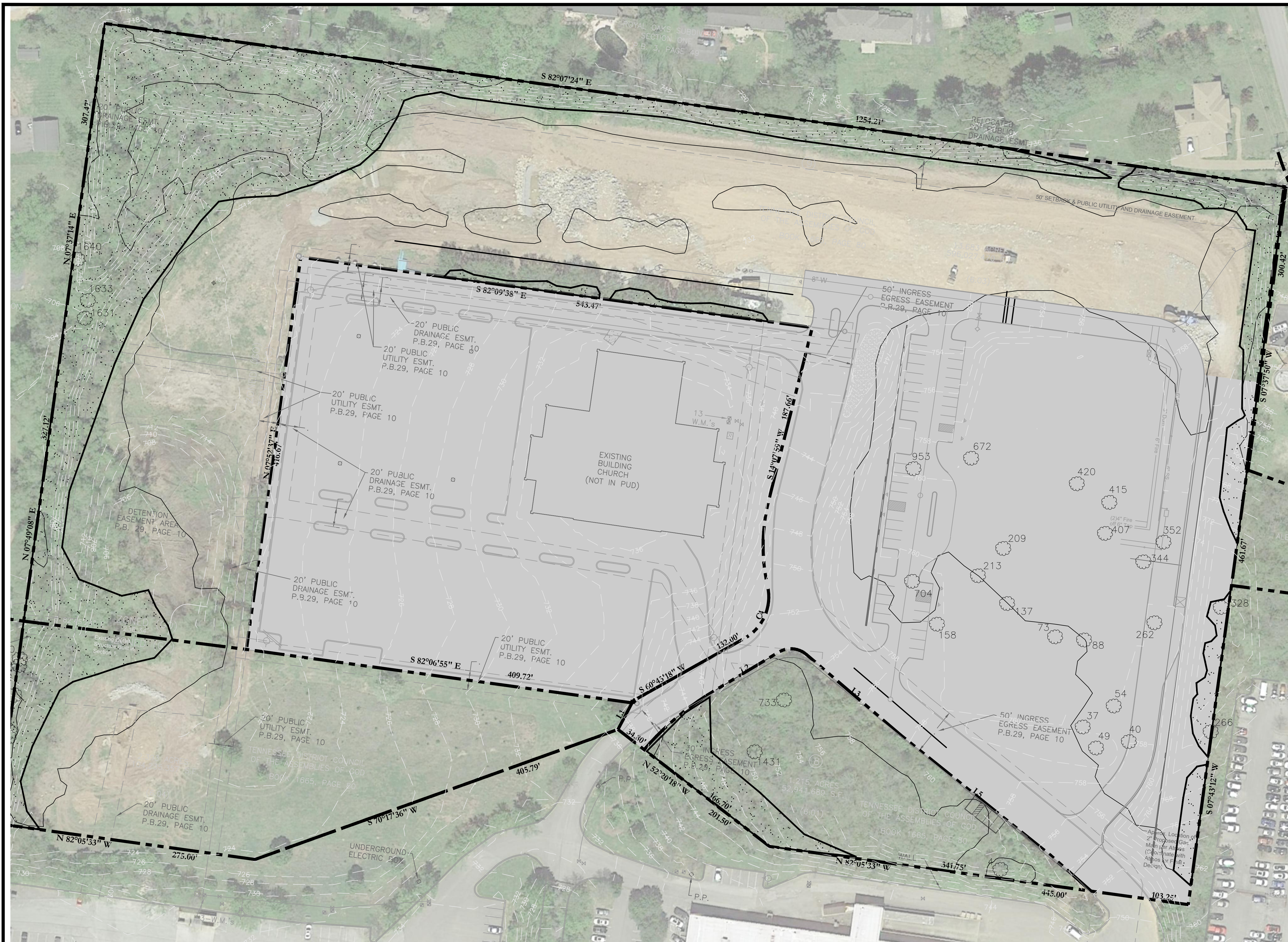
Existing Zoning: SD-X 3.39, 68,961
 Proposed Zoning: PD 2.74, 68,961
 Existing Land Use: Assisted Living and Vacant
 Proposed Land Use: Assisted Living and Residential
 Character Area: MECO-9
 Development Standard: Conventional
 Site Acreage: 17.52 acres
 Proposed Number of Dwelling Units: 35
 Proposed Institutional Square Footage: 68,961
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| COF 7112 & 7113 Township PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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 Feet

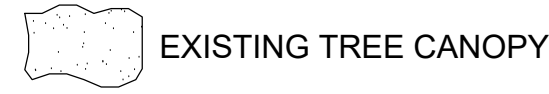
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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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SITE DATA CHART

PROJECT NAME:	TOWNSHIP PUD
PROJECT #:	XXXX
SUBDIVISION:	WILLIAMSON SQUARE
LOT NUMBER:	N/A
ADDRESS:	1127 MURFREESBORO ROAD FRANKLIN, TN WILLIAMSON
COUNTY:	
CIVIL DISTRICT:	9
EXISTING ZONING:	SD-X 3.39, 68.961
PROPOSED ZONING:	SD-X 2.74, 68.961
EXISTING CHARACTER AREA:	MECO-9
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.29
SQUARE FOOTAGE OF SITE:	753,152
OWNER 1:	JD EATHERLY
ADDRESS:	1720 W. END AVE. #600 NASHVILLE, TN 37203
OWNER 2:	S & E PARTNERS
ADDRESS:	1720 W. END AVE. #600 NASHVILLE, TN 37203
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 GREG.GAMBLE@GDC-TN.COM GREG GAMBLE
CONTACT:	

LEGEND



TREE CANOPY RETENTION CHART

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	140,085 SF	28,866 SF	111,219 SF
TA 2	15,368 SF	12,478 SF	2,890 SF
TA 3	155,272 SF	143,769 SF	11,503 SF
TA 4	39,990 SF	30,311 SF	9,679 SF
TOTAL SF	350,715 SF	215,424 SF	135,291 SF
TOTAL ACRES	8.05 AC	4.94 AC	3.10 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 350,715 SF
350,715 SF / 753,219 SF = 47% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
350,715 SF * 45% = 157,822 SF
PROVIDED CANOPY PRESERVED =
135,291 SF (39%) OF TOTAL EXISTING CANOPY



TOWNSHIP PUD REZONING REQUEST, REVISION 1

1127 MURFREESBORO ROAD

Franklin, Williamson County, Tennessee



Revision Date

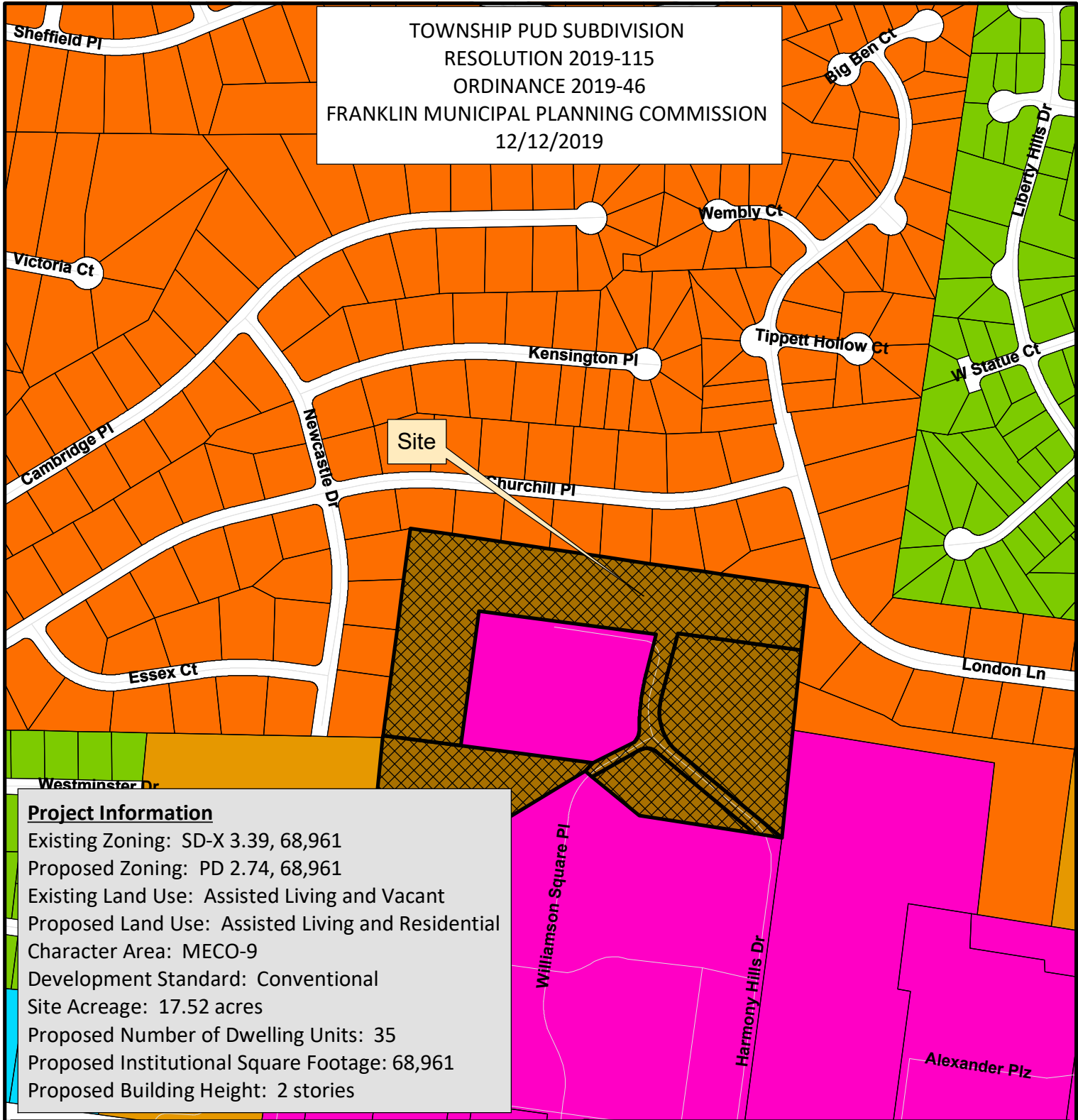
△	_____
△	_____
△	_____
△	_____

ENLARGED
EXISTING
CONDITIONS

C1.1

COF#XXXX

TOWNSHIP PUD SUBDIVISION
 RESOLUTION 2019-115
 ORDINANCE 2019-46
 FRANKLIN MUNICIPAL PLANNING COMMISSION
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| RM-10 Attached 10 Residential District | LI Light Industrial District |
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0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

4. F. Development Plan

lance.fittro@franklintn.gov This is an advisory comment to be addressed with the revised final plat which does not hinder approval of the Development Plan:

Applicant shall be aware that the extents of Township Drive across Lot 9 as depicted on the Development Plan are not currently platted as a private street. With the revised plat for the townhome development, Lot 9 shall be included in the plat in order to plat an appropriate Public Access Easement for the private street and clarify maintenance responsibility for both private streets shown is to be by the property owner(s) or HOA.

Parks

General Issues

20. Parkland Impact Fee

kevinl@franklintn.gov Applicant shall present to the Parks Department a TN certified appraisal with in a one year time frame of it's submittal date. Upon approval by the cities Finance team the invoice will be produced and sent back to the applicant for payment.

Please contact Kevin Lindsey for more information.

Stormwater

General Issues

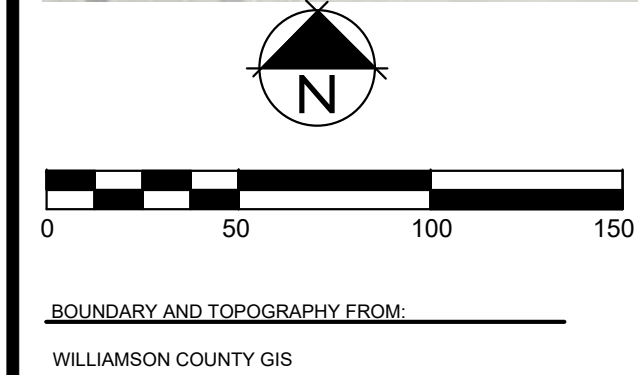
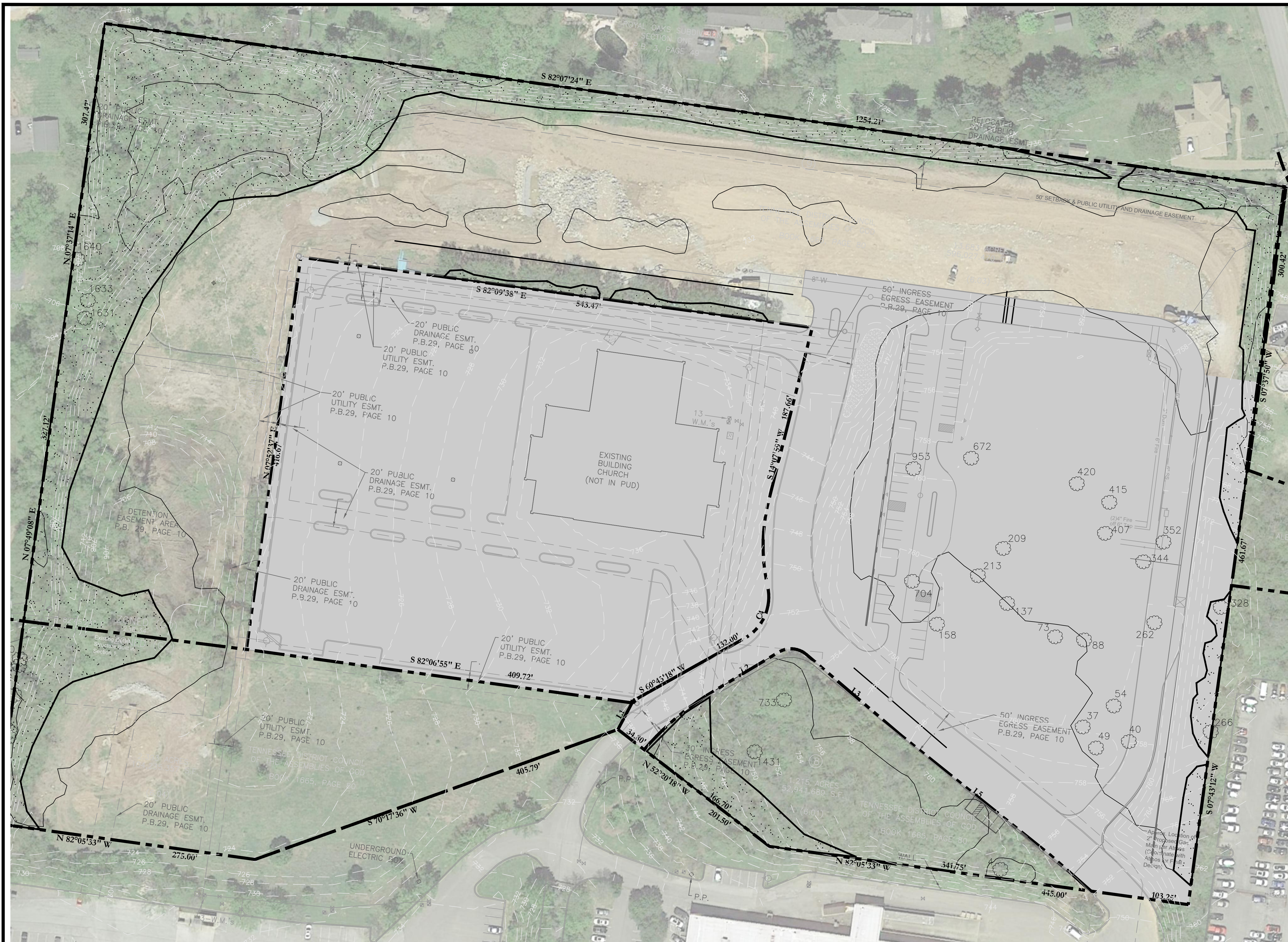
3. Stormwater Management Plan

ellen.moore@franklintn.gov This is an advisory comment and will be addressed at site plan.

No more than 5% of the site can bypass stormwater quality. Applicant shall ensure that the townhomes shown off of Harmony Hills Dr is less than 5% of the overall site. If not, stormwater management features will be required.

39. Riparian Buffer

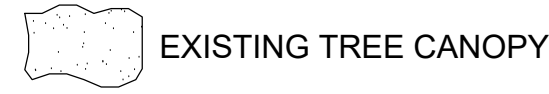
jeff.willoughby@franklintn.gov Riparian buffers are no longer required on WWC. However, a jurisdictional determination shall be submitted showing TDEC concurrence.



SITE DATA CHART

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APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
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CONTACT:	

LEGEND



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TOWNSHIP PUD REZONING REQUEST, REVISION 1

1127 MURFREESBORO ROAD

Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

ENLARGED
EXISTING
CONDITIONS

C1.1

COF#XXXX



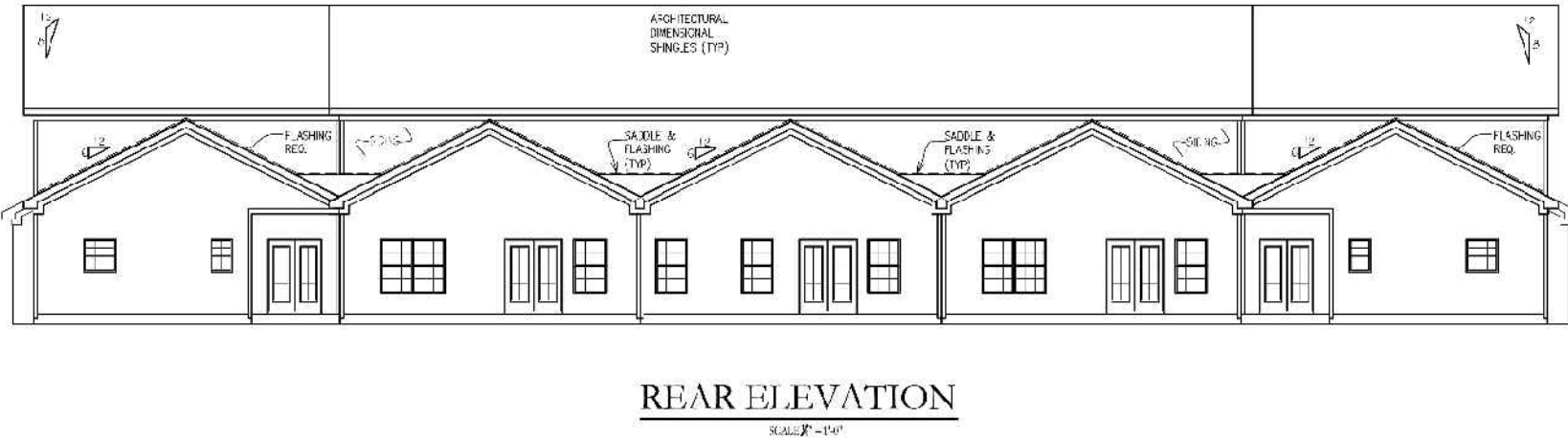
ASSISTED LIVING FACILITY FRONT ELEVATION



TOWNHOUSE FRONT ELEVATIONS



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

TOWNHOUSE REAR ELEVATIONS

ASSISTED LIVING FACILITY

ARCHITECTURAL DATA
BUILDING HEIGHT: 1 STORY, 59,736 SF
BUILDING MATERIALS: FIBER CEMENT SIDING & BRICK

ARCHITECTURAL DESCRIPTION:
The facility is a 1 story structure. The 68 unit facility faces the entry drive to the site. Parking is located in front of the building. There will be outdoor leisure area in front of the building. Residents at this facility are limited in mobility.

GENERAL ARCHITECTURAL
ELEVATION NOTES:

1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either Codes Director or Planning Commission.
2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.
3. Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.
4. The architecture is designed with detailing and facade variations to meet the requirements for the Franklin MOS. Side and rear elevations will be completed in a similar design at the same level of articulation.

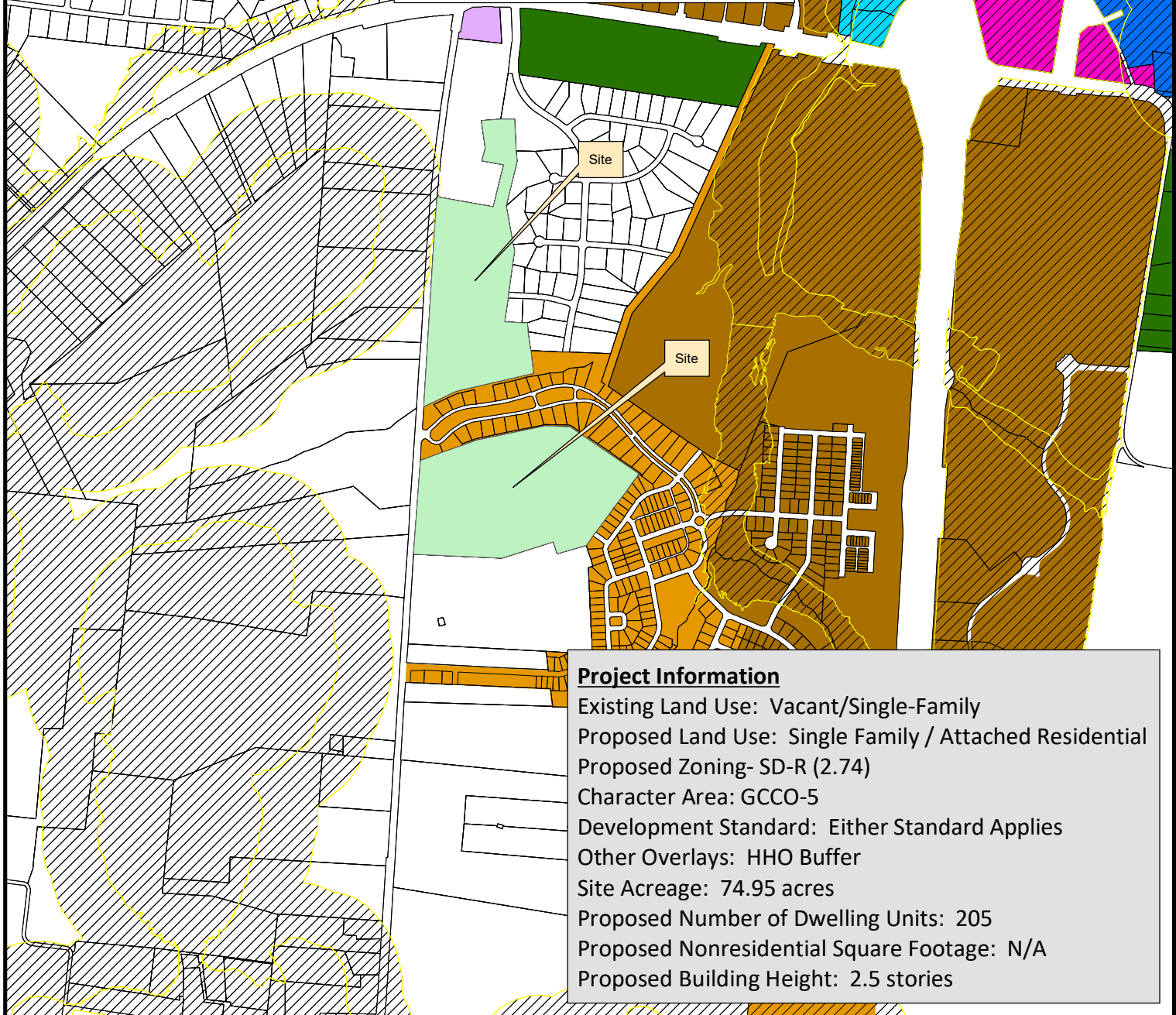
NOTE: TOWNHOME FRONT DOORS
The rendered elevation shows side doors on end units; the actual units will have front doors facing the roadway in front of the house as seen in the middle unit of the rendering.

The elevations shown here are representative of the buildings planned for the townhomes at this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

Revision	Date
△	_____
△	_____
△	_____
△	_____

SOUTHBROOKE PUD SUBDIVISION
ANNEXATION AND PLAN OF SERVICES
RESOLUTION 2019-117
RESOLUTION 2019-121
74.95 ACRES
FMPC 12/12/2019



Project Information

Existing Land Use: Vacant/Single-Family
Proposed Land Use: Single Family / Attached Residential
Proposed Zoning- SD-R (2.74)
Character Area: GCCO-5
Development Standard: Either Standard Applies
Other Overlays: HHO Buffer
Site Acreage: 74.95 acres
Proposed Number of Dwelling Units: 205
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2.5 stories

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



0 500 1,000 2,000 3,000
Feet

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A geological map of the study area, showing various geological units labeled with codes. The map includes a north arrow pointing upwards. The units are labeled as follows: Rr (at the top), P (below Rr), S (in the upper right), Rr (in the upper left), P (in the upper left), S (in the upper left), Rr (in the middle left), P (in the middle left), S (in the middle left), Rr (in the lower left), P (in the lower left), S (in the lower left), Rr (in the lower right), P (in the lower right), S (in the lower right), Rr (in the bottom right), P (in the bottom right), S (in the bottom right).

ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
CaB	Capitina silt loam, phosphatic, 2 to 5 percent slopes
CaB2	Capitina silt loam, phosphatic, 2 to 5 percent slopes, eroded
ConC	Conover silt loam, concretionary, 5 to 12 percent slopes
ImC	Inman flaggy silt clay loam, 5 to 12 percent slopes, eroded
ImC2	Inman silt clay loam, 20 to 30 percent slopes, severely eroded
LiC	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
LoD	Ashwood-Minnesota-Rock outcrop complex, 5 to 15 percent slopes
RoC	Rockland
SR3	Stevensville clay loam, 12 to 20 percent slopes, severely eroded
SIB2	Stevensville silt loam, 2 to 5 percent slopes
SIG2	Stevensville silt loam, 5 to 12 percent slopes, eroded
SIB2	Stevensville silt loam, 2 to 5 percent slopes, eroded
Tb	Taft silt loam, phosphatic
W	Water

BASIN A:
BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE
PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK
SUBDIVISION.

BASIN AREA: 2.7 ACRES

OUTFALL ELEVATION: 734

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES
OUTFALL ELEVATION: 689
BASIN C:
BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER
CONVEYANCE PRIOR TO ENTERING A SMALL POND. THE WET
WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE
CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.

BASIN AREA: 45.7 ACRES

OUTFALL ELEVATION: 689

BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.

BASIN AREA: 4.2 ACRES

OUTFALL ELEVATION: 706

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE
EXISTING TREE CANOPY

<u>TREE AREA</u>	<u>EXISTING</u>
TREE AREA A	238,837 SF
TREE AREA B	117,579 SF

TOTAL	356,416 SF
-------	------------

EXISTING TREE CANOPY:

% OF TOTAL SITE

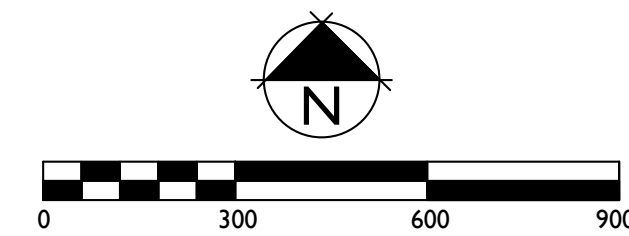
54% OF TOTAL CANOPY = 192,464 SF

I. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE
BASED ON FEMA MAPS

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

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNOWN ZONE
1734-00300	000 GOSLING DR	DICKERSON MATTHEW R H	000 GOSLING DR	FRANKLIN	OWN 3706A
1734-00310	10000 ALBERT GINS RD	ALBERT GINS TRUST	10000 ALBERT GINS RD	FRANKLIN	OWN 3706A
1734-00320	3007 NARROW FORD RD	MURRAY MICHAEL R	1000 SOUTH FERNANDEZ AVE #2	ARLINGTON HEIGHTS IL	60005
1734-00330	10000 CATTALAN BLVD	SISK BRIAN	1000 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-00340	3045 STEAM VALLEY BLVD	KING LINDA	3045 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00350	10000 CATTALAN BLVD	10000 CATTALAN BLVD	10000 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-00360	3077 STEAM VALLEY BLVD	SEIDING LUCAS	3077 STEAM VALLEY DR	FRANKLIN	OWN 3706A
1734-00370	10000 CATTALAN BLVD	ABDUL K	10000 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-00380	108 STEAM VALLEY BLVD	RODGEY WILLIAM AND CYNTHIA TRUST	108 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00390	10000 CATTALAN BLVD	OLSONS CURTIS DEWANE	10000 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-00400	10000 CATTALAN BLVD	NICELY JOYCE AUREY TRUST	1000 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00410	111 STEAM VALLEY BLVD	CARRICK SCOTT	111 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00420	10000 CATTALAN BLVD	FRANKLIN GLENN	111 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00430	10000 CATTALAN BLVD	ADAMS JUSTIN W	111 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00440	114 STEAM VALLEY BLVD	BREWER REY UY TRUST	114 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00450	10000 CATTALAN BLVD	MOORE KENNETH V	115 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00460	10000 CATTALAN BLVD	THAYER J	115 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00470	117 STEAM VALLEY BLVD	HOUSTON FRANTINA R	117 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00480	118 STEAM VALLEY BLVD	WEBBANS TONY L	118 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00490	119 STEAM VALLEY BLVD	FRANKLIN KARTSON	119 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00500	120 STEAM VALLEY BLVD	KRAFT PAUL R	120 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00510	UNDEEN ISLE DR	SU PROPERTIES LLC	121 FIRST AVE S	FRANKLIN	OWN 3706A
1734-00520	121 STEAM VALLEY BLVD	121 STEAM VALLEY BLVD	121 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00530	122 STEAM VALLEY BLVD	OWEN JONATHAN A	122 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00540	123 STEAM VALLEY BLVD	JAROSZ MICHAEL	124 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00550	10000 CATTALAN BLVD	BALMONT TACK ADAMS T	124 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00560	10000 CATTALAN BLVD	FRANKLIN EDC C	125 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00570	6005 GREEK BY-PASS	CAUNTON CHARLES T	134M-A COLLEGE ST	CLARKSVILLE TN	37040
1734-00580	135 STEAM VALLEY BLVD	GUSTAV STEVEN	135 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00590	141 STEAM VALLEY BLVD	RENTON JONATHAN CASEY	141 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00600	137 STEAM VALLEY BLVD	RENTON HARRY SCOTT JR	137 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00610	138 STEAM VALLEY BLVD	GUJTI PRANATHI KUMAR	138 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00620	139 STEAM VALLEY BLVD	139 STEAM VALLEY BLVD	139 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00630	140 STEAM VALLEY BLVD	ROCKS AMY L	140 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00640	141 STEAM VALLEY BLVD	FINCHUN JACK	141 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00650	142 STEAM VALLEY BLVD	HENRY WOODROW MACK JR	142 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00660	143 STEAM VALLEY BLVD	143 STEAM VALLEY BLVD	143 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00670	144 STEAM VALLEY BLVD	HILL EDDIE	144 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00680	145 STEAM VALLEY BLVD	ATCHELSON MICHAEL A	145 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00690	146 STEAM VALLEY BLVD	FRANKLIN ASHLEY	146 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00700	147 STEAM VALLEY BLVD	KEHN BRIAN E	147 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00710	1490 LEWISBURG PK	STEVEN DWIGHT	1490 LEWISBURG PK	FRANKLIN	OWN 3706A
1734-00720	153 STEAM VALLEY BLVD	HANLEY BRADLEY E	153 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00730	154 STEAM VALLEY BLVD	THOMAS JOHN	154 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00740	155 STEAM VALLEY BLVD	MURLEY ZACHARY B	155 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00750	154 STEAM VALLEY BLVD	KORHAM MATTHEW B	154 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00760	156 STEAM VALLEY BLVD	FRANKLIN FRANCES SUE	156 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00770	158 STEAM VALLEY BLVD	NEELY DUSTIN	158 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-00780	2020 GOSSE CREEK DR	2020 GOSSE CREEK DR	2020 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00790	2020 GOSSE CREEK DR	2020 GOSSE CREEK DR	2020 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00800	2020 GOSSE CREEK DR	2020 GOSSE CREEK DR	2020 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00810	2020 GOSSE CREEK DR	2020 GOSSE CREEK DR	2020 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00820	2035 GOSSE CREEK DR	MCGREW MICHAEL A	2035 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00830	2037 GOSSE CREEK DR	NICKS DANIEL	2040 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00840	2040 GOSSE CREEK DR	FRANKLIN CHARLES A	2070 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00850	2073 GOSSE CREEK DR	ROSS EMERY BEN II	2073 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00860	2074 GOSSE CREEK DR	BARTO LEE	2070 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00870	2077 GOSSE CREEK DR	ADAMS MARK H	2070 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00880	2078 GOSSE CREEK DR	ERICKSON BRIAN	2078 GOSSE CREEK DR	FRANKLIN	OWN 3706A
1734-00890	3001 NARROW FORD RD	CUNNINGHAM CHERYL J	3001 NARROW FORD RD	FRANKLIN	OWN 3706A
1734-00900	3002 NARROW FORD RD	3002 NARROW FORD RD	3002 NARROW FORD RD	FRANKLIN	OWN 3706A
1734-00910	3008 NARROW FORD RD	BROWN ANSON	3008 NARROW FORD RD	FRANKLIN	OWN 3706A
1734-00920	3009 NARROW FORD RD	EDMONSON BRANDING G	3009 NARROW FORD RD	FRANKLIN	OWN 3706A
1734-00930	3012 NARROW FORD RD	PIRCE ROBERT W	3009 EDDOWORTH CT	FRANKLIN	OWN 3706A
1734-00940	3012 NARROW FORD RD	FRANKLIN PARULYNE K	3009 NARROW FORD RD	FRANKLIN	OWN 3706A
1734-00950	3012 NARROW FORD RD	BENNETT DEBORAH	3012 NARROW FORD RD	FRANKLIN	OWN 3706A
1734-00960	3014 NARROW FORD RD	NATHAN STEVEN B	3009 NARROW FORD RD	FRANKLIN	OWN 3706A
1734-00970	3014 NARROW FORD RD	FRANKLIN BRADLEY E	3009 EDDOWORTH CT	FRANKLIN	OWN 3706A
1734-00980	305 EDDOWORTH CT	SARTORE KRISTAL L	305 EDDOWORTH CT	FRANKLIN	OWN 3706A
1734-00990	308 EDDOWORTH CT	HENBERGER ALISTIN R	308 EDDOWORTH CT	FRANKLIN	OWN 3706A
1734-01000	309 LUPPO VINCENTO	309 LUPPO VINCENTO	309 EDDOWORTH CT	FRANKLIN	OWN 3706A
1734-01010	309 LUPPO VINCENTO	PRATT MARVIN H FAMILY LP	3842 NEW HWY 56 W	FRANKLIN	OWN 3706A
1734-01020	3842 NEW HWY 56 W	3842 NEW HWY 56 W	3842 NEW HWY 56 W	FRANKLIN	OWN 3706A
1734-01030	404 DOWNEY MEADE CT	PRATT MARVIN H FAMILY LP	3842 NEW HWY 56 W	FRANKLIN	OWN 3706A
1734-01040	404 DOWNEY MEADE CT	SARTYER WILLIAMS R J	404 DOWNEY MEADE CT	FRANKLIN	OWN 3706A
1734-01050	404 DOWNEY MEADE CT	FRANKLIN MARK	404 DOWNEY MEADE CT	FRANKLIN	OWN 3706A
1734-01060	404 DOWNEY MEADE CT	UPSHAW HOWARD EUGENE R & GISELA M R	404 DOWNEY MEADE CT	FRANKLIN	OWN 3706A
1734-01070	404 DOWNEY MEADE CT	UPSHAW HOWARD EUGENE R & GISELA M R	404 DOWNEY MEADE CT	FRANKLIN	OWN 3706A
1734-01080	404 DOWNEY MEADE CT	FRANKLIN KENNETH L	404 DOWNEY MEADE CT	FRANKLIN	OWN 3706A
1734-01090	404 DOWNEY MEADE CT	SCOTT WILLIAM E	404 DOWNEY MEADE CT	FRANKLIN	OWN 3706A
1734-01100	411 DOWNEY MEADE CT	BARTON LEE	411 DOWNEY MEADE CT	FRANKLIN	OWN 3706A
1734-01110	412 DOWNEY MEADE CT	412 DOWNEY MEADE CT	412 DOWNEY MEADE CT	FRANKLIN	OWN 3706A
1734-01120	412 DOWNEY MEADE CT	FRANKLIN EUGENE E H	412 DOWNEY MEADE CT	NASHVILLE TN	37215
1734-01130	600 CATTALAN BLVD	BAILEY WILLIAM JEFFREY	600 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-01140	601 CATTALAN BLVD	CASTELL DONALD LEE	603 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-01150	604 CATTALAN BLVD	FRANKLIN TROY D	604 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-01160	607 CATTALAN BLVD	HUNTER MARK	607 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-01170	608 CATTALAN BLVD	BAILEY TRACY	608 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-01180	609 CATTALAN BLVD	FRANKLIN DONALD	609 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-01190	611 CATTALAN BLVD	FRANKLIN SAMUEL P	611 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-01200	613 STEAM VALLEY BLVD	PIORS LUKE	613 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01210	613 CATTALAN BLVD	NATHAN MARTIN	613 CATTALAN BLVD	FRANKLIN	OWN 3706A
1734-01220	616 STEAM VALLEY BLVD	FRANKLIN KENNETH C	616 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01230	616 STEAM VALLEY BLVD	DOAK HEIDI BALZWIN	616 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01240	619 STEAM VALLEY BLVD	FRANKLIN PATRICIA	619 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01250	619 STEAM VALLEY BLVD	FRANKLIN DANIEL P	619 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01260	623 STEAM VALLEY BLVD	KIM KUN K	623 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01270	624 STEAM VALLEY BLVD	BUTLER SARA K	624 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01280	625 STEAM VALLEY BLVD	FRANKLIN KENNETH L	625 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01290	625 STEAM VALLEY BLVD	HENDRIX JONATHAN A	625 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01300	625 STEAM VALLEY BLVD	EDWARDS TIMOTHY C	625 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01310	630 STEAM VALLEY BLVD	FRANKLIN	630 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01320	630 STEAM VALLEY BLVD	BARON JESS	630 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01330	630 STEAM VALLEY BLVD	FRANKLIN JENNIFER	630 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01340	635 STEAM VALLEY BLVD	GARDEN KAREN	635 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01350	635 STEAM VALLEY BLVD	TAN TIMOTHY	635 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01360	635 STEAM VALLEY BLVD	FRANKLIN KENNETH L	635 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01370	638 STEAM VALLEY BLVD	FRANKLIN KIMBERLY A	638 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01380	643 STEAM VALLEY BLVD	CANTRELL JOHN W JR	643 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01390	645 STEAM VALLEY BLVD	FRANKLIN JENNIFER	645 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01400	645 STEAM VALLEY BLVD	PAUK MICHELLE M	645 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01410	646 STEAM VALLEY BLVD	FRANKLIN CHRISTOPHER E	646 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01420	648 STEAM VALLEY BLVD	FRANKLIN ANDY D	648 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01430	648 STEAM VALLEY BLVD	FRANKLIN CLEOP	648 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01440	650 STEAM VALLEY BLVD	FRANKLIN LESLIE B	650 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01450	651 STEAM VALLEY BLVD	FRANKLIN DEBORAH O TRUST	651 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01460	651 STEAM VALLEY BLVD	FRANKLIN ANDREW	651 STEAM VALLEY BLVD	FRANKLIN	OWN 3706A
1734-01470	812 SHADE TREE LN	FRANKLIN EMMA EMMA	812 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01480	812 SHADE TREE LN	FRANKLIN BARRETT	812 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01490	812 SHADE TREE LN	FRANKLIN GREGORY R	812 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01500	812 SHADE TREE LN	FRANKLIN GINGI ISABELLA	812 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01510	820 SHADE TREE LN	FRANKLIN AARON P	820 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01520	833 SHADE TREE LN	FRANKLIN WILLIAM CONLEY	833 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01530	836 SHADE TREE LN	FRANKLIN ELIZABETH P	836 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01540	837 SHADE TREE LN	FRANKLIN ROBIN P	837 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01550	838 SHADE TREE LN	FRANKLIN SARAHAN ROYAL	838 SHADE TREE LN	FRANKLIN	OWN 3706A
1734-01560	900 NUNDEN ISLE DR	FRANKLIN SUE JOAN M	900 NUNDEN ISLE DR	FRANKLIN	OWN 3706A
1734-01570	900 NUNDEN ISLE DR	FRANKLIN LIZET MARY L	900 NUNDEN ISLE DR	FRANKLIN	OWN 3706A
1734-01580	900 NUNDEN ISLE DR	FRANKLIN ASHLEY	900 NUNDEN ISLE DR	FRANKLIN	OWN 3706A
1734-01590	900 NUNDEN ISLE DR	FRANKLIN YANLIN	900 NUNDEN ISLE DR	FRANKLIN	OWN 3706A
1734-01600	900 NUNDEN ISLE DR	FRANKLIN	900 NUNDEN ISLE DR	FRANKLIN	OWN 3706A

PROJECT NAME:	SOUTHBROOKE
PROJECT #:	PUD SUBDIVISION 7109
ADDRESS:	LEWISBURG PIKE
COUNTY:	FRANKLIN WILLIAMSON
CIVIL DISTRICT:	TENNESSEE 10TH
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (L74)
EXISTING CHARACTER AREA:	GCCO-5
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	OTHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE:	74.95 AC

EXISTING TREE CANOPY: 400,398 SF (13%)

APPLICANT: GDC
ADDRESS: 324 LIBERTY PIKE

CONTACT: (615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

117--01901 & 117--01902

MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

PROPERTY DESCRIPTION
MARVIN H. PRATT FAMILY
LIMITED PARTNERSHIP
PARCEL 19.01, WILLIAMSON COUNTY PROPERTY MAP 117
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID
PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN
BOOK 351, PAGE 79, R.O.W.C., ON THE EAST BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN
BOOK 351, PAGE 79, R.O.W.C., ON THE EAST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK 50, PAGE 79, R.O.W.C., AND
STREAM VALLEY SECTION 3 OF RECORD IN BOOK 51, PAGE 33, R.O.W.C., ON THE SOUTH BY
WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK 551, PAGE 338, AND ON THE
WEST BY LEWISBURG PIKE (U.S. HWY 41 - R.O.W. VARIES). SAID PARCEL BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY
41) AND THE IRON PIN BEING THE CORNER OF STREAM VALLEY SECTION 1 AND STREAM
SECTION 1 AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY SECTION 1
BEING THE NORTH LINES OF SAID HEREIN-DESCRIBED PARCEL FOR THE FOLLOWING CALLS:
NORTH 70°29'37" EAST, FOR 107.972' TO AN IRON PIN;
NORTH 78°20'37" EAST, FOR 63.43' TO AN IRON POST;
SOUTH 88°11'23" EAST, FOR 227.14' TO AN IRON POST AT THE CORNER OF STREAM
VALLEY SECTION 1 AND STREAM VALLEY SECTION 2, SOUTH 55°16'23" EAST, FOR 755.04' TO A CAPPED
IRON PIN (FOUND);
THENCE, WITH STREAM VALLEY SECTION 3, SOUTH 36°38'37" EAST, FOR 799.73' TO AN IRON
PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF WALTER T. BATES AND MARY JO BATES
THENCE, WITH BATES' NORTH LINES FOR CALLS AS FOLLOWS:
SOUTH 72°35'41" WEST, FOR 274.79' TO A FENCE CORNER (FOUND);
NORTH 17°46'26" WEST, FOR 107.972' TO AN IRON POST;
SOUTH 72°08'37" WEST, FOR 177.92' TO AN IRON PIN;
NORTH 20°37'49" WEST, FOR 9.95' TO AN IRON POST;
SOUTH 72°29'07" WEST, FOR 300.60' TO AN IRON POST;
NORTH 87°40'51" WEST, FOR 806.27' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF
LEWISBURG PIKE;
THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 02°41'12" EAST, FOR 85.480' TO
THE CORNER OF THE HEREIN-DESCRIBED TRACT, BEING THE CORNER OF STREAM VALLEY SECTION 1 OR LESS,
ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C., IN AUGUST OF 2018.

MILITED PARTNERSHIP
PARCEL 19.02, WILLIAMSON COUNTY PROPERTY MAP 117
LAND IN THE TENTH COUNCIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAYS
PARCEL IS BOUNDED ON THE NORTH BY THE HARKWAN HWANG AND WIFE, KYUNGHEE
HWANG; AS OF RECORD IN BOOK 102, PAGE 233, IN THE REGISTER'S OFFICE FOR WILLIAMSON
COUNTY, TENNESSEE; ON THE EAST BY THE HARKWAN HWANG AND WIFE, KYUNGHEE HWANG, AS OF
RECORD IN BOOK 2, PAGE 233, AND BOOK 235, PAGE 102 RESPECTIVELY, AND BY STREAM VALLEY SECTION
(BOOK #46, PAGE 101) ON THE EAST AND SOUTH, AND BY LEWISBURG PIKE (U.S. HWY #431
R.O.W. VARIES) ON THE WEST; SAYS PARCEL BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWING:
BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S.
HIGHWAY #431 - ROW VARIES), SAYS IRON PIN BEING THE SOUTHWEST CORNER OF HARKWAN
HWANG AND WIFE, KYUNGHEE HWANG; AND BEING A NORTHWEST CORNER OF THE
HEREIN-DESCRIBED TRACT;
THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF HWANG, SOUTH #1°26'34" EAST, 15'
TO AN IRON PIN; SAYS IRON PIN BEING THE SOUTHWEST CORNER OF THE TRACT;
THENCE, CONTINUING WITH HWANG FOR THE FOLLOWING CALLS:
NORTH 1°37'06" EAST, FOR 390.00' TO AN IRON PIN;
NORTH #41°6'34" WEST, FOR 221.30' TO AN IRON PIN; SAYS IRON PIN BEING THE WEST
NORTH 10°34'43" WEST, FOR 20.50' TO AN IRON PIN;
NORTH 09°57'34" WEST, FOR 20.80' TO AN IRON PIN;
SOUTH 09°21'34" WEST, FOR 279.50' TO AN IRON PIN IN THE WEST LINE OF GOOSE CREEK
ESTATE SECTION 10 OF RECORD IN BOOK 102, PAGE 233, AND BOOK 235, PAGE 102;
THENCE, WITH SAID WEST LINE OF GOOSE CREEK ESTATE SECTION 1 I FOR THE FOLLOWING
CALLS:
SOUTH 01°12'34" EAST, FOR 369.09' TO AN IRON PIN;
SOUTH 13°09'21" WEST, FOR 394.00' TO AN IRON PIN (FOUND) IN THE WEST LINE OF
GOOSE CREEK ESTATE SECTION 1, AS OF RECORD IN BOOK #24, PAGE 110, R.O.W.C.;
SOUTH 46°16'33" EAST, FOR 403.59' TO A CAPED IRON PIN (FOUND);
SOUTH 07°27'33" WEST, FOR 268.70' TO A FENCE CORNER (FOUND);
SOUTH 86°39'34" EAST, FOR 50.870' TO AN IRON PIN;
SOUTH 05°46'34" EAST, FOR 459.06' TO A FENCE CORNER (FOUND) AT A CORNER OF
STREAM VALLEY SECTION 10 OF RECORD IN BOOK #46, PAGE 101, R.O.W.C.;
THENCE, WITH THE NORTH LINES OF STREAM VALLEY SECTION 1 FOR THE FOLLOWING:
WEST 76°34'26" WEST, FOR 711.55' TO AN IRON PIN;
SOUTH 66°41'17"26" WEST, FOR 325.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF
LEWISBURG PIKE;
THENCE, NORTH 09°38'26" EAST, FOR 1912.06' TO THE POINT OF BEGINNING, AND
SAYS THE TOTAL AREA OF SAID TRACT BEING 10.00 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY
JAMES H. HARKWAN AND ASSOCIATES PERFORMED IN AUGUST, 1912.



SOUTHBROOKE PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee



Revision Date _____

△ _____

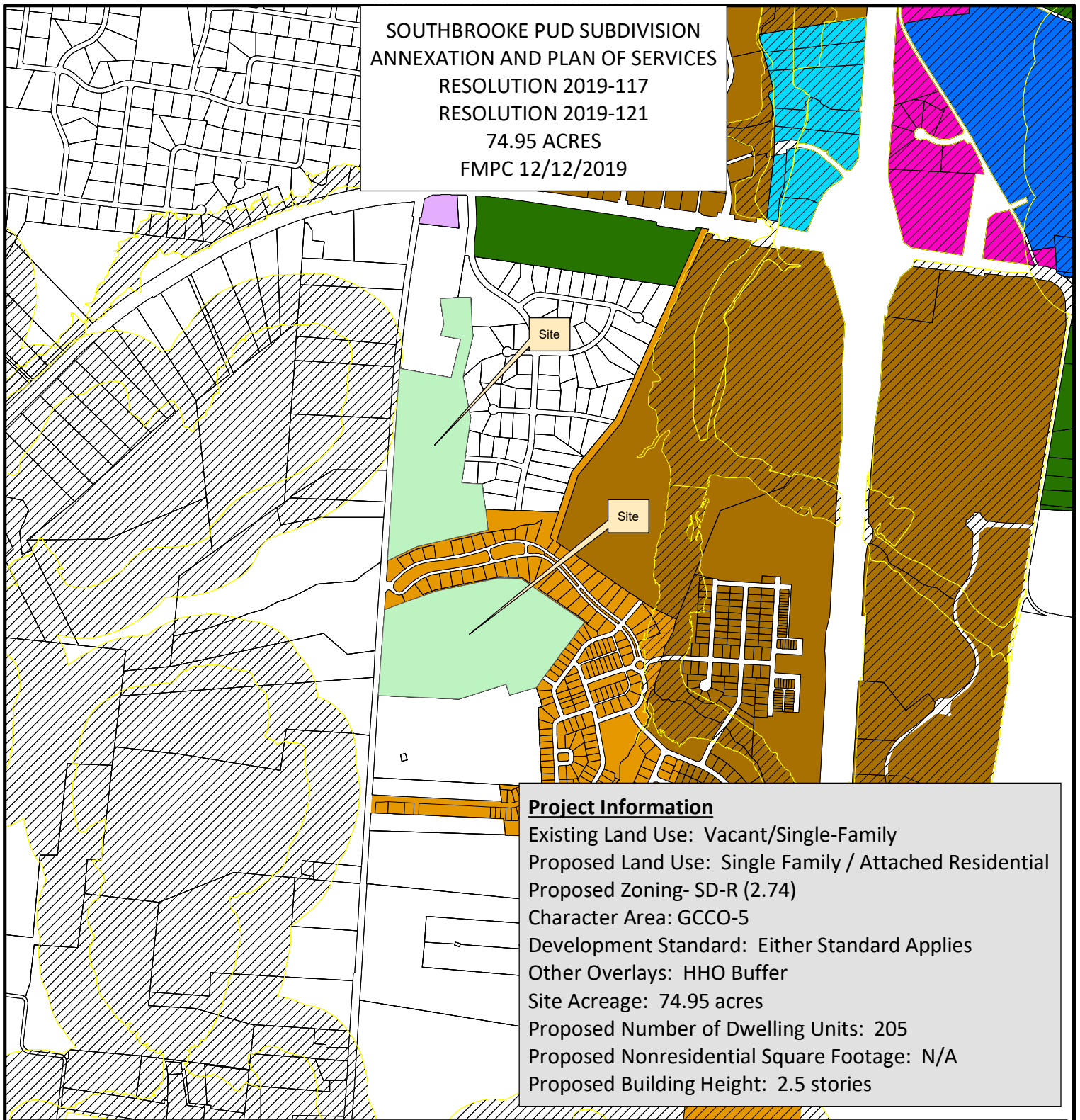
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OVERALL
EXISTING
CONDITIONS
SHEET
CI.0
COF 7109

SOUTHBROOKE PUD SUBDIVISION
ANNEXATION AND PLAN OF SERVICES
RESOLUTION 2019-117
RESOLUTION 2019-121
74.95 ACRES
FMPC 12/12/2019



Project Information

Existing Land Use: Vacant/Single-Family
Proposed Land Use: Single Family / Attached Residential
Proposed Zoning- SD-R (2.74)
Character Area: GCCO-5
Development Standard: Either Standard Applies
Other Overlays: HHO Buffer
Site Acreage: 74.95 acres
Proposed Number of Dwelling Units: 205
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2.5 stories

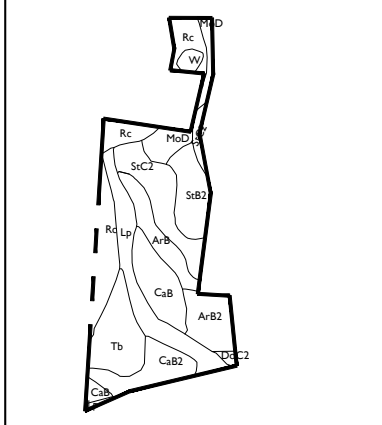
- | | |
|---|---------------------------------------|
| Parcels To Be Annexed | SD-R Specific Development-Residential |
| HHO - Hillside/Hillcrest Overlay District | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General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



0 500 1,000 2,000 3,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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SOIL MAP - N.T.S.



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
CaB	Caprina silt loam, phosphatic, 2 to 5 percent slopes, eroded
CaB2	Caprina silt loam, phosphatic, 2 to 5 percent slopes, eroded
DoC2	Donerail silt loam, concretionary, 5 to 12 percent slopes, eroded
ImC	Inman flaggy silt clay loam, 5 to 12 percent slopes, eroded
InE3	Inman silty clay loam, 20 to 30 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MoD	Adwood Mimoso-Rock outcrop complex, 5 to 15 percent slopes
R	Rockland
Sd3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
SIB2	Stiversville silt loam, 2 to 5 percent slopes
SlC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
SlD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
T	Taft silt loam, phosphatic
W	Water

STORMWATER NARRATIVE

BASIN A:

BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION.

BASIN AREA: 2.7 ACRES

OUTFALL ELEVATION: 734

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN C:

BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVEYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.

BASIN AREA: 45.7 ACRES

OUTFALL ELEVATION: 689

BASIN D:

BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.

BASIN AREA: 4.2 ACRES

OUTFALL ELEVATION: 706

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA A	238,837 SF
TREE AREA B	117,579 SF

TOTAL 356,416 SF

EXISTING TREE CANOPY:

11% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION

54% OF TOTAL CANOPY = 192,644 SF

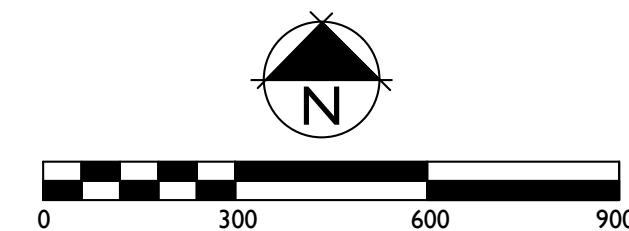
NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN, GLS.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



ADJACENT PROPERTY OWNERS

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNOWN Z
117A-A00300	100 GOSLING DR	DICKERSON MATTHEW R	100 GOSLING DR	FRANKLIN	TN 37064
117H-B00300	102 STREAM VALLEY BLVD	EDWIN ALBERT SENEY SR	102 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-C00300	3007 NARROW FORD LN	MURRAY MICHAEL P	1025 SOUTH FERNANDEZ AVE #2	JARLINGTON HEIGHTS	IL 60002
117H-B00200	103 STREAM VALLEY BLVD	SIK BRYAN	103 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	104 STREAM VALLEY BLVD	KING LIVING TRUST	104 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00100	105 STREAM VALLEY BLVD	MCCALLEY MATTHEW LUCAS	105 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	107 STREAM VALLEY BLVD	SEIDCH ABDEL K	107 STREAM VALLEY DR	FRANKLIN	TN 37064
117H-B00600	108 STREAM VALLEY BLVD	RUDOV WILLIAM AND CYNTHIA 2016 TRUST	108 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00500	108 STREAM VALLEY BLVD	HATWINE CLARITE DEWAYNE	110 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00700	110 STREAM VALLEY BLVD	MCGEE JOYCE MIREY TRUST	110 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00900	111 STREAM VALLEY BLVD	CARRICK SCOTT	111 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00800	112 STREAM VALLEY BLVD	TANER GEARY	112 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00800	113 STREAM VALLEY BLVD	ADAMS JUSTIN W	113 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00900	114 STREAM VALLEY BLVD	BREWER REV LIV TRUST	114 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00700	115 STREAM VALLEY BLVD	MOORE KENNETH V	115 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	116 STREAM VALLEY BLVD	WINE TUSI P	116 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00600	117 STREAM VALLEY BLVD	HOUSTON FRANTINA R	117 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	118 STREAM VALLEY BLVD	WILKINS TONY L	118 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00500	119 STREAM VALLEY BLVD	HAMILTON KARTON	119 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	120 STREAM VALLEY BLVD	KRAFT PAUL R	120 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00800	121 STREAM VALLEY BLVD	SV PROPERTIES LLC	121 FIRST AVE S	FRANKLIN	TN 37064
117H-B00400	122 STREAM VALLEY BLVD	MOSE KATHRYN	122 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00300	122 STREAM VALLEY BLVD	OWEN JONATHAN A	122 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	124 STREAM VALLEY BLVD	JAROSZ MICHAEL	124 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00300	133 STREAM VALLEY BLVD	BAUMSTARCK ADAM J	133 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00800	134 STREAM VALLEY BLVD	WHITLEY ERIC C	134 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00800	134 STREAM VALLEY BLVD	MONTOSH CHARLES T	134-A COLLEGE ST	CLARKSVILLE	TN 37043
117H-A00900	135 STREAM VALLEY BLVD	GILFON STEVEN	135 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	136 STREAM VALLEY BLVD	ASHWORTH JONATHAN CASEY	136 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00500	137 STREAM VALLEY BLVD	RENTON HARRY SCOTT JR	137 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	138 STREAM VALLEY BLVD	GUILLET PRANAY KUMAR	138 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00600	139 STREAM VALLEY BLVD	HAIRE ANDREW PHILIP	139 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01500	140 STREAM VALLEY BLVD	BOOKS AMY L	140 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00700	141 STREAM VALLEY BLVD	FINCHUM JACK	141 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01400	142 STREAM VALLEY BLVD	HENRY WOODROW MACR JR	142 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00800	143 STREAM VALLEY BLVD	HALL ROBIN S	143 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01300	144 STREAM VALLEY BLVD	HILL EDDIE	144 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00900	145 STREAM VALLEY BLVD	ATKINSON MICHAEL A	145 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	146 STREAM VALLEY BLVD	HALSTON KASHEE	146 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	147 STREAM VALLEY BLVD	KEHN BRIAN E	147 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	148 STREAM VALLEY BLVD	STACEY DWIGHT	148 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	149 STREAM VALLEY BLVD	HEYDON BRADLEY J	149 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	150 STREAM VALLEY BLVD	THOMAS JOHN L	150 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	151 STREAM VALLEY BLVD	MILLEY ZACHARY D	151 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	152 STREAM VALLEY BLVD	WILKINS MATTHEW B	152 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	153 STREAM VALLEY BLVD	FRANCIS SUE	153 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	154 STREAM VALLEY BLVD	FRANCIS SUE	154 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	155 STREAM VALLEY BLVD	FRANCIS SUE	155 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	156 STREAM VALLEY BLVD	FRANCIS SUE	156 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	157 STREAM VALLEY BLVD	FRANCIS SUE	157 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	158 STREAM VALLEY BLVD	FRANCIS SUE	158 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	159 STREAM VALLEY BLVD	FRANCIS SUE	159 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	160 STREAM VALLEY BLVD	FRANCIS SUE	160 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	161 STREAM VALLEY BLVD	FRANCIS SUE	161 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	162 STREAM VALLEY BLVD	FRANCIS SUE	162 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	163 STREAM VALLEY BLVD	FRANCIS SUE	163 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	164 STREAM VALLEY BLVD	FRANCIS SUE	164 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	165 STREAM VALLEY BLVD	FRANCIS SUE	165 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	166 STREAM VALLEY BLVD	FRANCIS SUE	166 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	167 STREAM VALLEY BLVD	FRANCIS SUE	167 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	168 STREAM VALLEY BLVD	FRANCIS SUE	168 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	169 STREAM VALLEY BLVD	FRANCIS SUE	169 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	170 STREAM VALLEY BLVD	FRANCIS SUE	170 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	171 STREAM VALLEY BLVD	FRANCIS SUE	171 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	172 STREAM VALLEY BLVD	FRANCIS SUE	172 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	173 STREAM VALLEY BLVD	FRANCIS SUE	173 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	174 STREAM VALLEY BLVD	FRANCIS SUE	174 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	175 STREAM VALLEY BLVD	FRANCIS SUE	175 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	176 STREAM VALLEY BLVD	FRANCIS SUE	176 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	177 STREAM VALLEY BLVD	FRANCIS SUE	177 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	178 STREAM VALLEY BLVD	FRANCIS SUE	178 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	179 STREAM VALLEY BLVD	FRANCIS SUE	179 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	180 STREAM VALLEY BLVD	FRANCIS SUE	180 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	181 STREAM VALLEY BLVD	FRANCIS SUE	181 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	182 STREAM VALLEY BLVD	FRANCIS SUE	182 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	183 STREAM VALLEY BLVD	FRANCIS SUE	183 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	184 STREAM VALLEY BLVD	FRANCIS SUE	184 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	185 STREAM VALLEY BLVD	FRANCIS SUE	185 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	186 STREAM VALLEY BLVD	FRANCIS SUE	186 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	187 STREAM VALLEY BLVD	FRANCIS SUE	187 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	188 STREAM VALLEY BLVD	FRANCIS SUE	188 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	189 STREAM VALLEY BLVD	FRANCIS SUE	189 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	190 STREAM VALLEY BLVD	FRANCIS SUE	190 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	191 STREAM VALLEY BLVD	FRANCIS SUE	191 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	192 STREAM VALLEY BLVD	FRANCIS SUE	192 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	193 STREAM VALLEY BLVD	FRANCIS SUE	193 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	194 STREAM VALLEY BLVD	FRANCIS SUE	194 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	195 STREAM VALLEY BLVD	FRANCIS SUE	195 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	196 STREAM VALLEY BLVD	FRANCIS SUE	196 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	197 STREAM VALLEY BLVD	FRANCIS SUE	197 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	198 STREAM VALLEY BLVD	FRANCIS SUE	198 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	199 STREAM VALLEY BLVD	FRANCIS SUE	199 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	200 STREAM VALLEY BLVD	FRANCIS SUE	200 STREAM VALLEY BLVD	FRANKLIN	TN 37064

SITE DATA CHART

PROJECT NAME:	SOUTHBROOKE PUD SUBDIVISION
PROJECT #:	7109
ADDRESS:	LEWISBURG PIKE
COUNTY:	FRANKLIN
CIVIL DISTRICT:	WILLIAMSON
EXISTING ZONING:	10TH
PROPOSED ZONING:	MGA-1
EXISTING CHARACTER AREA:	(WILLIAMSON COUNTY)
OTHER APPLICABLE OVERLAYS:	SD-R (2.74)
APPLICABLE DEVELOPMENT STANDARD:	GCCO-5
ACREAGE OF SITE:	HMO BUFFER
	EITHER (CONVENTIONAL APPLIED)
	74.95 AC

EXISTING TREE CANOPY: 400,398 SF (13%)

APPLICANT: GDC

ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com

CONTACT: GREG GAMBLE

PARCEL OWNERS

117---01901 & 117---01902

MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION

MARVIN H. PRATT FAMILY

LIMITED PARTNERSHIP

PARCEL 19.01, WILLIAMSON COUNTY PROPERTY MAP 117
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID
PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN
BOOK P46, PAGE 101, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON
THE EAST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK P50, PAGE 79, R.O.W.C., AND
STREAM VALLEY SECTION 3 OF RECORD IN BOOK P51, PAGE 33, R.O.W.C.; ON THE SOUTH BY
WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK 551, PAGE 338, AND ON THE
WEST BY LEWISBURG PIKE (U.S. HWY 431 - R.O.W. VARIES); SAID PARCEL BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY
431 - ROW VARIES), SAID IRON ROD BEING THE SOUTHWEST CORNER OF STREAM VALLEY
SECTION 1 AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY SECTION 1
BEING THE NORTH LINES OF SAID HEREIN-DESCRIBED PARCEL FOR THE FOLLOWING CALLS:

NORTH 70°29'37" EAST, FOR 542.80' TO AN IRON PIN;

NORTH 78°20'37" EAST, FOR 635.43' TO AN IRON POST;

SOUTH 88°11'23" EAST, FOR 227.14' TO AN IRON POST AT THE CORNER OF STREAM
VALLEY SECTION 2;

THENCE, WITH STREAM VALLEY SECTION 2, SOUTH 55°16'23" EAST, FOR 755.04' TO A CAPPED
IRON PIN (FOUND);

THENCE, WITH STREAM VALLEY SECTION 3, SOUTH 36°38'37" WEST, FOR 798.73' TO AN IRON
PIN, SAID IRON PIN BEING THE NORTHWEST CORNER OF WALTER T. BATES AND MARY JO BATES;

THENCE, WITH BATES' NORTH LINES FOR CALLS AS FOLLOWS:

SOUTH 72°35'41" WEST, FOR 274.79' TO A FENCE CORNER (FOUND);

NORTH 17°48'26" WEST, FOR 107.92' TO AN IRON POST;

SOUTH 72°08'17" WEST, FOR 177.92' TO AN IRON PIN;

NORTH 20°37'49" WEST, FOR 9.95' TO AN IRON POST;

SOUTH 72°29'07" WEST, FOR 306.68' TO AN IRON POST;

NORTH 87°40'51" WEST, FOR 800.02' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF
LEWISBURG PIKE;

THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 03°41'12" EAST, FOR 854.80' TO
THE POINT OF BEGINNING AND CONTAINING 41.92 ACRES OR 1,825,907.8 SQUARE FEET, MORE
OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C. IN AUGUST OF 2018.

PROPERTY DESCRIPTION

MARVIN H. PRATT FAMILY

LIMITED PARTNERSHIP

PARCEL 19.02, WILLIAMSON COUNTY PROPERTY MAP 117
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID
PARCEL IS BOUNDED ON THE NORTH BY THE HAKWAN HWANG AND WIFE, KYUNGHEE
HWANG, AS OF RECORD IN BOOK 1202, PAGE 233, IN THE REGISTERS OFFICE FOR WILLIAMSON
COUNTY, TENNESSEE (R.O.W.C.), AND ON THE EAST BY GOOSE CREEK ESTATES SECTION 1 AND
2, BOOK P23, PAGE AND BOOK P25, PAGE 120 RESPECTIVELY, AND BY STREAM VALLEY SECTION 1
(BOOK P46, PAGE 101) ON THE EAST AND SOUTH, AND BY LEWISBURG PIKE (U.S. HWY 431
- R.O.W. VARIES) ON THE WEST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S.
HIGHWAY 431 - ROW VARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF HAKWAN
HWANG AND WIFE, KYUNGHEE HWANG AND BEING A NORTHWEST CORNER OF THE
HEREIN-DESCRIBED TRACT;

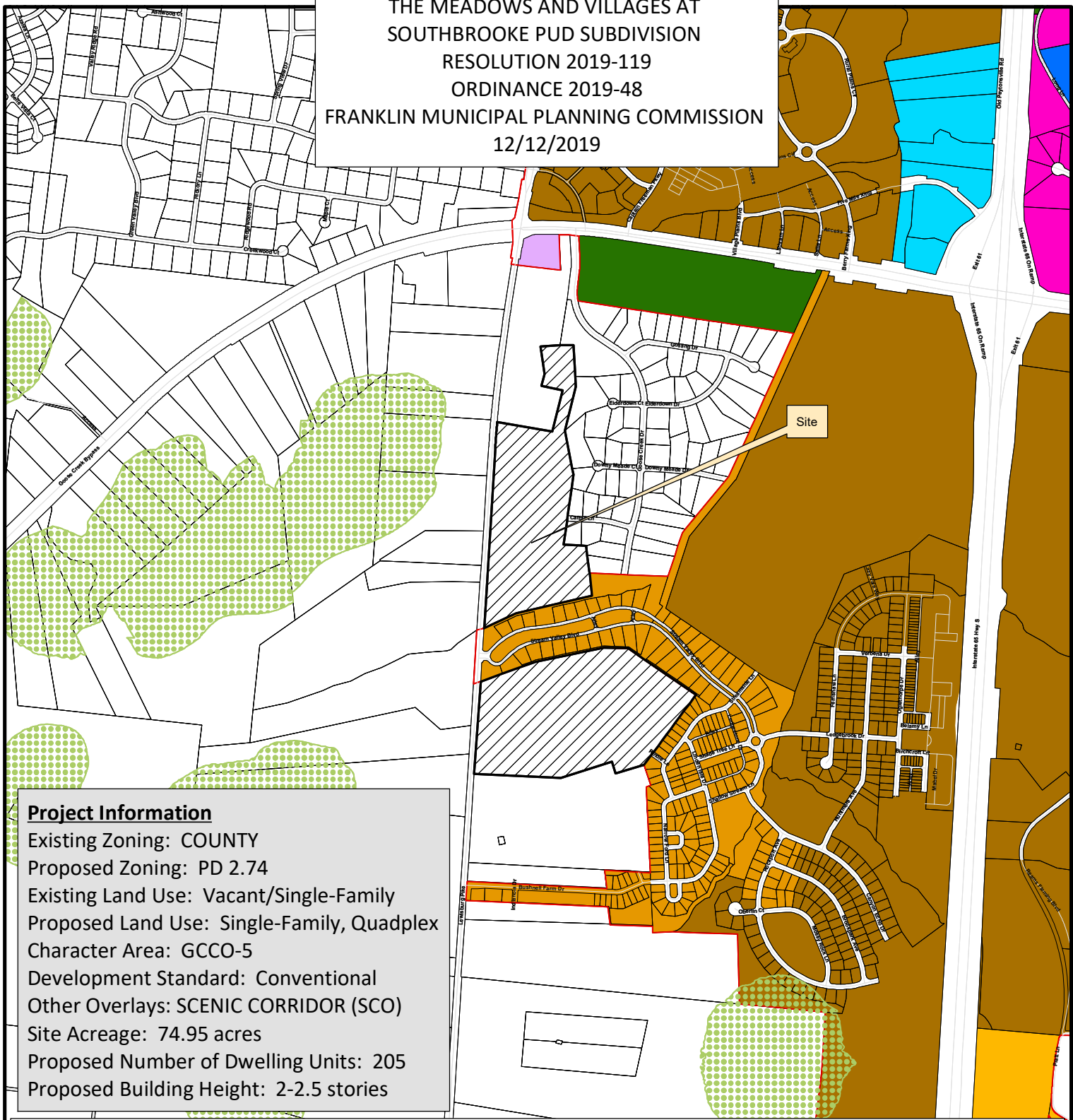
THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF HWANG, SOUTH 81°26'34" EAST,
FOR 573.15' TO AN IRON POST AT THE SOUTHEAST CORNER OF HWANG;

THENCE, CONTINUING WITH HWANG FOR THE FOLLOWING CALLS:

NORTH 13°07'26" EAST, FOR 390.00' TO AN IRON PIN;

NORTH 84°16'34" WEST, FOR 221.50' TO AN IRON POST;

THE MEADOWS AND VILLAGES AT
SOUTHBROOKE PUD SUBDIVISION
RESOLUTION 2019-119
ORDINANCE 2019-48
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/2019



Project Information

Existing Zoning: COUNTY
Proposed Zoning: PD 2.74
Existing Land Use: Vacant/Single-Family
Proposed Land Use: Single-Family, Quadplex
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: SCENIC CORRIDOR (SCO)
Site Acreage: 74.95 acres
Proposed Number of Dwelling Units: 205
Proposed Building Height: 2-2.5 stories

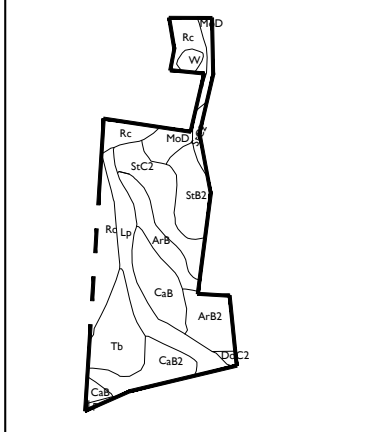
- | | |
|--|---------------------------------------|
| Southbrooke PUD | SD-R Specific Development-Residential |
| HHO | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District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



0 250 500 1,000 1,500 2,000 2,500
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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SOIL MAP - N.T.S.



ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
CaB	Caprina silt loam, phosphatic, 2 to 5 percent slopes, eroded
DoC2	Donerail silt loam, concretionary, 5 to 12 percent slopes, eroded
ImC	Inman flaggy silt clay loam, 5 to 12 percent slopes, eroded
InF3	Inman silty clay loam, 20 to 30 percent slopes, severely eroded
Ip	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MoD	Adwood Mimoso-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SdD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
SIB2	Stiversville silt loam, 2 to 5 percent slopes
SlC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
SlD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
T	Taft silt loam, phosphatic
W	Water

STORMWATER NARRATIVE

BASIN A:
BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION.

BASIN AREA: 2.7 ACRES

OUTFALL ELEVATION: 734

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN C:

BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVEYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.

BASIN AREA: 45.7 ACRES

OUTFALL ELEVATION: 689

BASIN D:

BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.

BASIN AREA: 4.2 ACRES

OUTFALL ELEVATION: 706

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA A	238,837 SF
TREE AREA B	117,579 SF

TOTAL 356,416 SF

EXISTING TREE CANOPY:

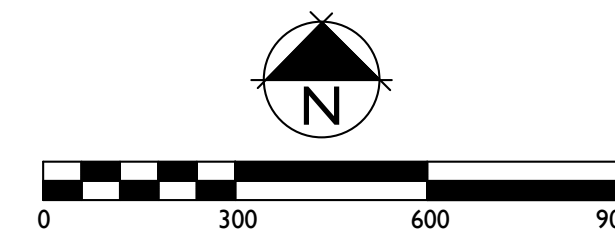
11% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION

54% OF TOTAL CANOPY = 192,464 SF

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN, GLS.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



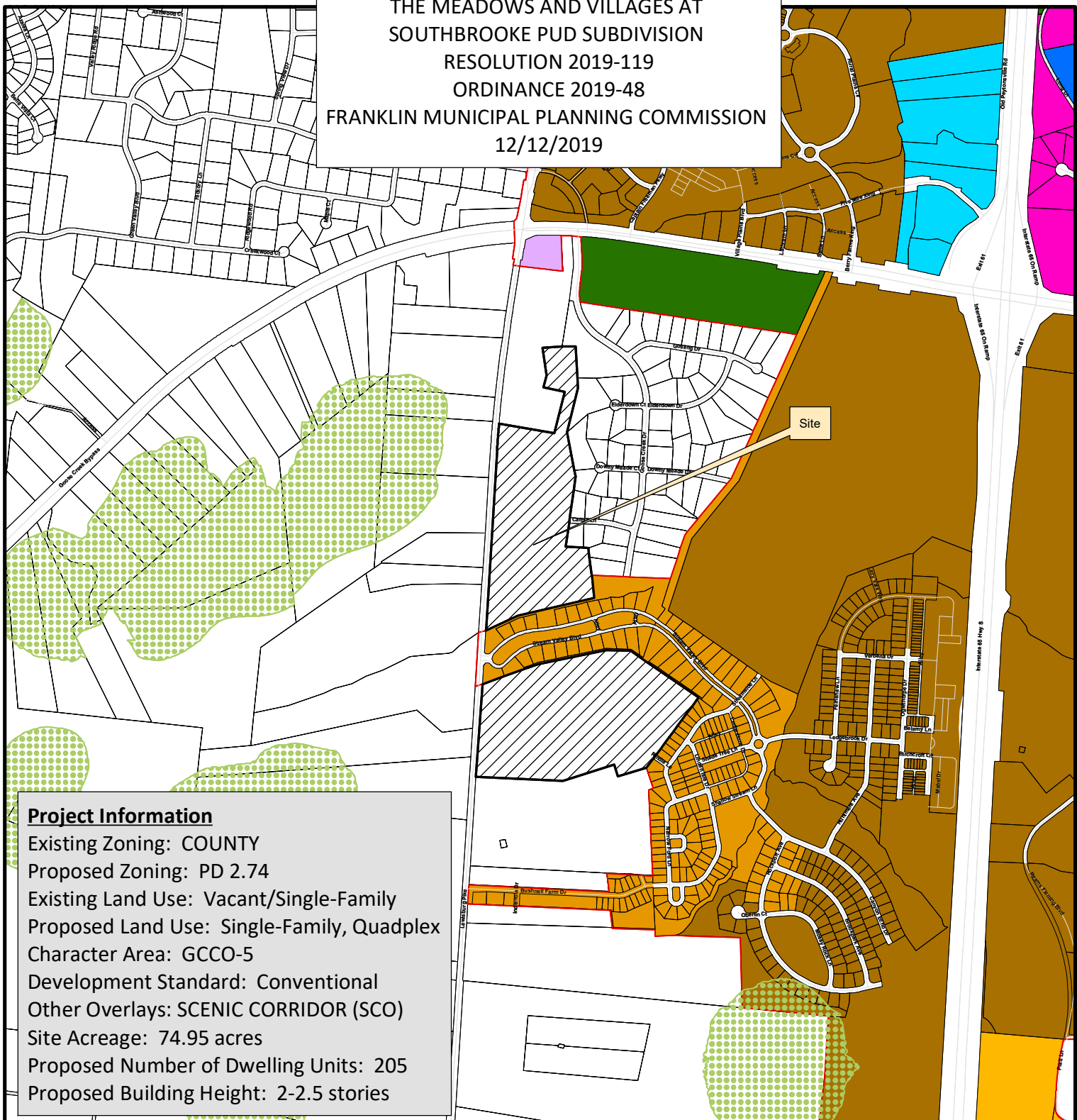
ADJACENT PROPERTY OWNERS

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNOWN Z
117A-A00300	100 GOSLING DR	DICKERSON MATTHEW R	100 GOSLING DR	FRANKLIN	TN 37064
117H-B00300	102 STREAM VALLEY BLVD	ERWIN ALBERT SENEY SR	102 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-C00000	3007 NARROW FORD LN	MURRAY MICHAEL P	1025 SOUTH FERNANDEZ AVE #2	JARLINGTON HEIGHTS	IL 60002
117H-B00200	103 STREAM VALLEY BLVD	SIK BRYAN	103 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	104 STREAM VALLEY BLVD	KING LIVING TRUST	104 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00100	105 STREAM VALLEY BLVD	MCCALLEY MATTHEW LUCAS	105 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	107 STREAM VALLEY BLVD	SEIDQ ABDEL K	107 STREAM VALLEY DR	FRANKLIN	TN 37064
117H-B00600	108 STREAM VALLEY BLVD	RUDOV WILLIAM AND CYNTHIA 2016 TRUST	108 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00500	108 STREAM VALLEY BLVD	HATWINE CLARIS DEWYNNE	110 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00700	110 STREAM VALLEY BLVD	MCGEE JOYCE MIREY TRUST	110 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00900	111 STREAM VALLEY BLVD	CARRICK SCOTT	111 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00800	112 STREAM VALLEY BLVD	TANER GEARY	112 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00800	113 STREAM VALLEY BLVD	ADAMS JUSTIN W	113 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00900	114 STREAM VALLEY BLVD	BREWER REV LIV TRUST	114 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00700	115 STREAM VALLEY BLVD	MOORE KENNETH V	115 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	116 STREAM VALLEY BLVD	WINE TUSI P	116 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00600	117 STREAM VALLEY BLVD	HOUSTON FRANTINA R	117 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	118 STREAM VALLEY BLVD	WILKINS TONY L	118 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00500	119 STREAM VALLEY BLVD	HAMILTON KARTON	119 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	120 STREAM VALLEY BLVD	KRAFT PAUL R	120 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00800	121 STREAM VALLEY BLVD	SV PROPERTIES LLC	121 FIRST AVE S	FRANKLIN	TN 37064
117H-B00400	122 STREAM VALLEY BLVD	MOSE KATHRYN	122 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00300	122 STREAM VALLEY BLVD	OWEN JONATHAN A	122 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	124 STREAM VALLEY BLVD	JAROSZ MICHAEL	124 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00300	133 STREAM VALLEY BLVD	BAUMSTARK ADAM J	133 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00800	134 STREAM VALLEY BLVD	WHITLEY ERIC C	134 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00800	134 STREAM VALLEY BLVD	MONTOSH CHARLES T	134-A COLLEGE ST	CLARKSVILLE	TN 37043
117H-A00900	135 STREAM VALLEY BLVD	GILFON STEVEN	135 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	136 STREAM VALLEY BLVD	ASHWORTH JONATHAN CASEY	136 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00500	137 STREAM VALLEY BLVD	RENTON HARRY SCOTT JR	137 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	138 STREAM VALLEY BLVD	GUILLET PRANAY KUMAR	138 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00600	139 STREAM VALLEY BLVD	HAIRE ANDREW PHILIP	139 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01500	140 STREAM VALLEY BLVD	BOOKS AMY L	140 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00700	141 STREAM VALLEY BLVD	FINCHUM JACK	141 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01400	142 STREAM VALLEY BLVD	HENRY WOODROW MACR JR	142 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00800	143 STREAM VALLEY BLVD	HALL ROBIN S	143 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01300	144 STREAM VALLEY BLVD	HILL EDDIE	144 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00900	145 STREAM VALLEY BLVD	ATKINSON MICHAEL A	145 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	146 STREAM VALLEY BLVD	HALSTON KASHEE	146 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	147 STREAM VALLEY BLVD	KEHN BRIAN E	147 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	149 LEWISBURG PK	STACEY DWIGHT	149 LEWISBURG PK	FRANKLIN	TN 37064
117H-B00400	151 STREAM VALLEY BLVD	HEYDON BRADLEY J	151 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	152 STREAM VALLEY BLVD	THOMAS JOHN L	152 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	153 STREAM VALLEY BLVD	WILKEY ZACHARY D	153 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	154 STREAM VALLEY BLVD	WILKINSON MATTHEW B	154 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	156 STREAM VALLEY BLVD	JANET FRANCES SUE	156 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00400	158 STREAM VALLEY BLVD	NEELEY DUSTIN	158 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00900	2020 GOOSE CREEK DR	HEAD RONALD BRUCE	2020 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00200	2024 GOOSE CREEK DR	CATES LANNIE JAY	2024 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00500	2025 GOOSE CREEK DR	WATSON DAVID W	2025 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00600	2026 GOOSE CREEK DR	MCKENRY MICHAEL A	2026 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00900	2027 GOOSE CREEK DR	KEENE DANIEL	2027 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A01000	2072 GOOSE CREEK DR	TURNER CHARLES A	2072 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00700	2073 GOOSE CREEK DR	ROSS JERRY BEN H	2073 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00900	2074 GOOSE CREEK DR	BARTOS LAURE	2074 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A01800	2077 GOOSE CREEK DR	MAXWELL MARK H	2077 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00900	2078 GOOSE CREEK DR	CONNINGHAM CHEERL J	2078 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-C01000	3005 NARROW FORD LN	MORTON RACHEL L	3005 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01100	3008 NARROW FORD LN	BROWN ALAN	3008 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01200	3009 NARROW FORD LN	EDMONSON BRANDON G	3009 NARROW FORD LN	FRANKLIN	TN 37064
117H-A01300	301 EIDERDOWN CT	PRICE ROBERT M	301 EIDERDOWN CT	FRANKLIN	TN 37064
117H-C01200	3010 NARROW FORD LN	MISTRY PARIATHA P	3010 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01300	3012 NARROW FORD LN	BENNETT DEBORAH	3012 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01400	3014 NARROW FORD LN	NATHAN STEVEN R	3014 NARROW FORD LN	FRANKLIN	TN 37064
117H-A00500	304 EIDERDOWN CT	COWAN BRADLEY	304 EIDERDOWN CT	FRANKLIN	TN 37064
117H-A01200	305 EIDERDOWN CT	SANTORE KRISTAL	305 EIDERDOWN CT	FRANKLIN	TN 37064
117H-A01400	308 EIDERDOWN CT	ISENBERGER JUSTIN R	308 EIDERDOWN CT	FRANKLIN	TN 37064
117H-A01300	309 EIDERDOWN CT	SCHIRUPPO VINCENTO	309 EIDERDOWN CT	FRANKLIN	TN 37064
117H-C01500	309 DOWNEY MEADE CT	SAWYER WILLIAM J JR	309 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-C01600	309 DOWNEY MEADE CT	HORTON MARK T	309 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00900	401 DOWNEY MEADE CT	VALLEY HOWARD EUGENE JR & GISELA M	401 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00900	402 DOWNEY MEADE CT	UPDEW DAVID M	402 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00900	408 DOWNEY MEADE CT	ELSON KENNETH J	408 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00700	409 DOWNEY MEADE CT	SPUG WILLIAM E	409 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00900	411 DOWNEY MEADE CT	BARTON LEE	411 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00500	412 DOWNEY MEADE CT	CARTER TRACEY S	412 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A01100	LEWISBURG PK	KIESETHAN FLORENCE E H	LEWISBURG PK	NASHVILLE	TN 37213
117H-A01100	600 CATTAIL LN	BAILEY WILLIAM E FERRY	600 CATTAIL LN	FRANKLIN	TN 37064
117H-A01600	601 CATTAIL LN	CASTELLO DONALD LEE	601 CATTAIL LN	FRANKLIN	TN 37064
117H-A01100	604 CATTAIL LN	SNOW TREVOR	604 CATTAIL LN	FRANKLIN	TN 37064
117H-A01200	607 CATTAIL LN	HUNTER MARK	607 CATTAIL LN	FRANKLIN	TN 37064
117H-A01200	608 CATTAIL LN	BLAKE TRUST	608 CATTAIL LN	FRANKLIN	TN 37064
117H-B00600	609 STREAMSIDE LN	GAY CHARLES DONALD	609 STREAMSIDE LN	FRANKLIN	TN 37064
117H-A01400	611 CATTAIL LN	BAILEY SAMUEL P	611 CATTAIL LN	FRANKLIN	TN 37064
117H-B00500	613 STREAMSIDE LN	PIEDRA LAURE	613 STREAMSIDE LN	FRANKLIN	TN 37064
117H-A01300	612 CATTAIL LN	MONSON MARTIN	612 CATTAIL LN	FRANKLIN	TN 37064
117H-B01400	615 STREAMSIDE LN	TINGALE ANNETTE K	615 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00100	616 STREAMSIDE LN	DOAN HEIDI BALDWIN	616 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B01300	619 STREAMSIDE LN	RUSSELL PATRICIA	619 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00200	620 STREAMSIDE LN	YOUNG DANIEL P	620 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B01200	623 STREAMSIDE LN	KIM MIN KJ	623 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00300	624 STREAMSIDE LN	BUTLER SARA K	624 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B01100	625 STREAMSIDE LN	SAK SREERUTHY	625 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00400	626 STREAMSIDE LN	HENDRY JONATHAN A	626 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00300	629 STREAMSIDE LN	EDWARDS TIMOTHY C	629 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00500	630 STREAMSIDE LN	BARDIN JESS	630 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00600	634 STREAMSIDE LN	ADAMS JENNIFER	634 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00700	636 STREAMSIDE LN	GAUDOS KAREN	636 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00800	638 STREAMSIDE LN	TAN TIMOTHY	638 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00900	640 STREAMSIDE LN	WIGTON ROBERT J	640 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00000	642 STREAMSIDE LN	BAWCHOFF KIMBERLY A	642 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00100	643 STREAMSIDE LN	CANTRELL JOHN W JR	643 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00200	644 STREAMSIDE LN	KITCHE JEANNE L	644 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00300	645 STREAMSIDE LN	PAUL MICHELLE M	645 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00400	646 STREAMSIDE LN	PARKER CHRISTOPHER E	646 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00500	648 STREAMSIDE LN	DENTON ANDY DALE	648 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00600	649 STREAMSIDE LN	GLASS CEBY S	649 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00700	650 STREAMSIDE LN	TRAKAS LESLIE B	650 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00800	651 STREAMSIDE LN	LOGSDON DEBORAH O TRUST	651 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B01700	806 SHADE TREE LN	ZIEBACH ANJAL	806 SHADE TREE LN	FRANKLIN	TN 37064
117H-B01800	812 SHADE TREE LN	BERTUKAMP EMBIA	812 SHADE TREE LN	FRANKLIN	TN 37064
117H-B01900	818 SHADE TREE LN	ROUDABUSH BARRETT	818 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02000	820 SHADE TREE LN	DUKI GREGORY R JR	820 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02100	828 SHADE TREE LN	ARSEN GIVIG GABRIELA	828 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02200	830 SHADE TREE LN	STOOPS AARON P	830 SHADE TREE LN	FRANKLIN	TN 37064
117H-B01300	833 SHADE TREE LN	CHTWOOD WILLIAM CONLEY	833 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02300	836 SHADE TREE LN	LARSON ELIZABETH G	836 SHADE TREE LN	FRANKLIN	TN 37064
117H-B03200	837 SHADE TREE LN	MORENO ROBIN P	837 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02400	838 SHADE TREE LN	JASER SALAMAN ROFAIL	838 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02500	900 LINDEN ISLE DR	YOUNG SUSAN JOON M	900 LINDEN ISLE DR	FRANKLIN	TN 37064
117H-B02600	904 LINDEN ISLE DR	LENZT MARK A	904 LINDEN ISLE DR	FRANKLIN	TN 37064
117H-B02700	906 LINDEN ISLE DR	SWIFT MICHAEL	906 LINDEN ISLE DR	FRANKLIN	TN 37064
117H-B02800	910 LINDEN ISLE DR	MOHLEN ASHLE	910 LINDEN ISLE DR	FRANKLIN	TN 37064
117H-B02900	912 LINDEN ISLE DR	BURDETSON VANIN	912 LINDEN ISLE DR	FRANKLIN	TN 37064

SITE DATA CHART

PROJECT NAME:	SOUTHBROOKE PUD SUBDIVISION
PROJECT #:	7109
ADDRESS:	LEWISBURG PIKE
COUNTY:	FRANKLIN
CIVIL DISTRICT:	WILLIAMSON
EXISTING ZONING:	TENNESSEE
PROPOSED ZONING:	10TH
EXISTING CHARACTER AREA:	MGA-1
OTHER APPLICABLE OVERLAYS:	(WILLIAMSON COUNTY)

THE MEADOWS AND VILLAGES AT
SOUTHBROOKE PUD SUBDIVISION
RESOLUTION 2019-119
ORDINANCE 2019-48
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/2019



Project Information

Existing Zoning: COUNTY
Proposed Zoning: PD 2.74
Existing Land Use: Vacant/Single-Family
Proposed Land Use: Single-Family, Quadplex
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: SCENIC CORRIDOR (SCO)
Site Acreage: 74.95 acres
Proposed Number of Dwelling Units: 205
Proposed Building Height: 2-2.5 stories

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



0 250 500 1,000 1,500 2,000 2,500
Feet

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

Open Issues: 10 These issues are currently being filtered

Addressing

General Issues

37. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov The applicant shall show the new subdivision names in the title block as follows.
Meadows at Southbrooke and Villages at Southbrooke. The subdivision names will need to be specified on all pages what area goes with what subdivision name

Leave the "The" off of the subdivision names.
[Edited By Lori Jarosz]

Engineering - Development Plan Checklist

General Issues

4. Lewisburg Pike Widening Exhibit

joe.marlo@franklintn.gov **Prior to One Stop approval**, Applicant shall submit exhibits showing that the development will not hinder the future build-out of Lewisburg Pike. The exhibits shall include:

1. Conceptual geometric/Autoturn functionality of intersections at project accesses with the future build-out of Lewisburg.
2. Dimensions for stacking lengths at project accesses indicating that TIA requirements can still be met with the future widening.
3. Future grading for Lewisburg Pike that ties into existing development contours without the need for retaining walls.

25. F. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.
[Edited By Kevin Long]

34. Offsite Improvements

jimmy.wiseman@franklintn.gov A development agreement is needed prior to the development plan going before the Board of Mayor and Alderman. The applicant shall provide quantities and a cost estimate to Staff allowing enough time for Engineering review (minimum 5 business days) and Law to review the development agreement (minimum 30 business days). **This comment does not hinder Staff approval of the development plan but could cause delays if approved by FMPC.**

Parks

General Issues

21. Parkland Impact Fee

kevinl@franklintn.gov The first draft of the parkland contract was submitted with a reply back on 11-14-19 with many clarifications asked for. We are working through the process but it is not complete to date.

11-22-19

The Parks Department is marking this project for conditional review. We are in a negotiation discussion with the developer regarding the specific park amenities which will be included in this development, and we therefore are not ready to draft an agreement. All amenities have been determined to be private and eligible for a 25% off-set reimbursement under the following provision in the City's Parkland Dedication Ordinance, ORD 2016-25:

Off-sets for Construction of Private Park and Recreation Amenities – Not Open to the Public*:

Calculated at 25% of the actual cost to construct the private park and recreation amenities submitted by the developer up to the value of the total Parkland Impact Fee obligation upon submittal of documentation showing the actual cost of the improvement.

[Edited By Kevin Lindsey]

Planning

General Issues

32. Envision Franklin

eric.conner@franklintn.gov Leaving advisory comment open for tracking purposes.

There is a 45' minimum lot width for both the Single Family Subdivision design concept [Area A] and the Conservation Subdivision design concept [Area B] in Envision Franklin.

Area A is shown as having 32/82 (39%) properties under the 45' minimum lot width.

Area B is shown as having 45/76 (59%) properties under the 45' minimum lot width.

[Edited By Joseph Bryan]

39. Project name

joseph.bryan@franklintn.gov Applicant shall revise the project name and title bars to reflect the approved section names of the Southbrooke PUD.

Stormwater

General Issues

1. Riparian Buffer

Doug.Noonan@franklintn.gov "Comment not fully addressed, buffer shall be 60' buffer and shall consist of a 30' Zone 1 and a 30' Zone 2. "

Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "30' Riparian Buffer Zone 1" etc

Buffer shall be shown on all applicable sheets. Some sheets are still showing 30' buffer.

[Edited By Jeff Willoughby]

47. Riparian Buffer

jeff.willoughby@franklintn.gov Is a walking trail being proposed in the riparian buffer? the artistic renderings show one but this is not reflected in the riparian buffer widths.

As per FMC 23-107. Walking trails are not an allowed use in a Zone 1 stream buffer along South Prong Spencer Creek.

Walking trails are allowed in the Zone 2 buffer but shall be placed to meet the following: "The Water Resource Buffer width shall be increased by the width of impact associated with the path, Greenway or trail." This shall include any disturbance associated with maintenance or mowing of the sides of the path.

jeff.willoughby@franklintn.gov Not addressed:

Is a walking trail being proposed in the riparian buffer? the artistic renderings show one but this is not reflected in the riparian buffer widths.

As per FMC 23-107. Walking trails are not an allowed use in a Zone 1 stream buffer along South Prong Spencer Creek.

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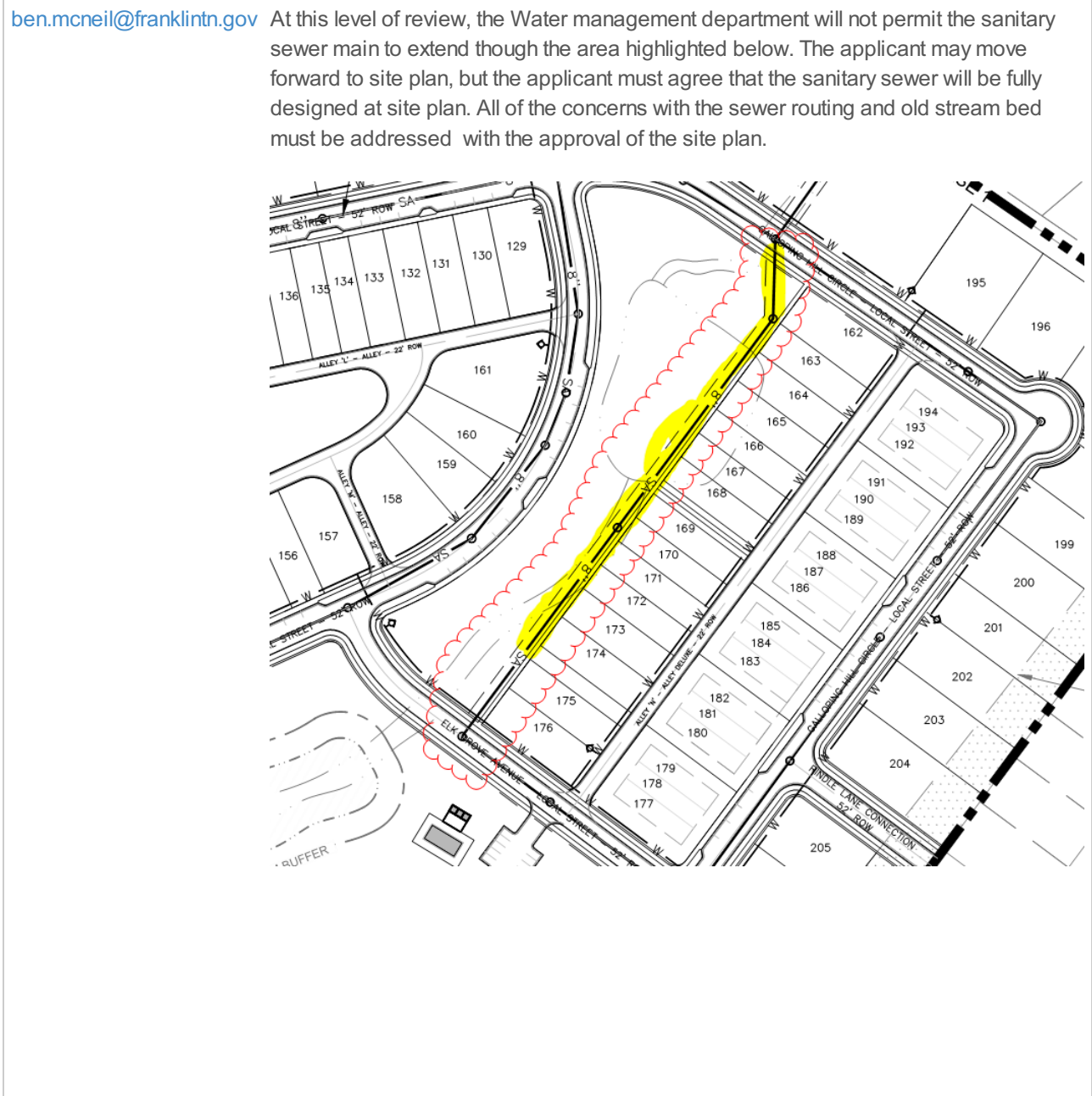
[Edited By Jeff Willoughby]

Water/Sewer

General Issues

35. Sanitary sewer

ben.mcneil@franklinton.gov

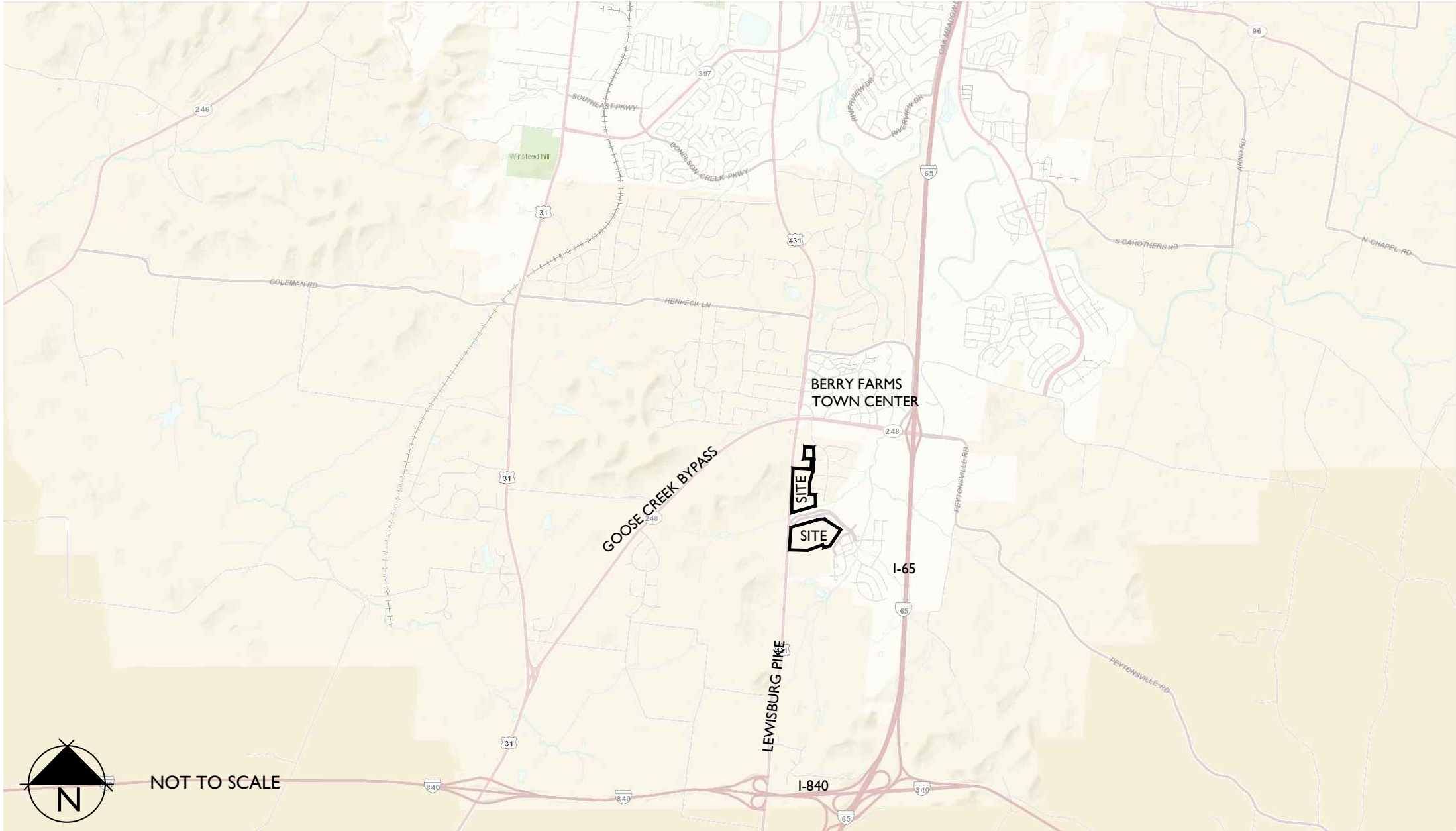


SOUTHBROOKE

PUD SUBDIVISION

DEVELOPMENT PLAN

SD-R (2.74) (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PARCEL OWNERS

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPANY
KEVIN ESTERS
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

PARCELS

117---01901, 117---01902

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE
LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
205 UNITS x 350 GPD = 71,750 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
205 x 0.64 = 132 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR
ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND
EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT
GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT
ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPs WILL BE
USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

SHEET INDEX

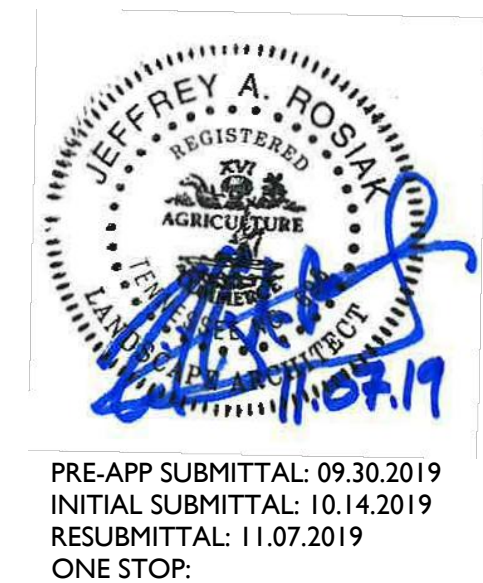
C1.0	OVERALL EXISTING CONDITIONS
C1.1	AREA 'A' EXISTING CONDITIONS ENLARGEMENT
C1.2	AREA 'B' EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	AREA 'A' DEVELOPMENT PLAN ENLARGEMENT
C2.1.1	AREA 'A' FORMAL OPEN SPACE ENLARGEMENTS
C2.2	AREA 'B' DEVELOPMENT PLAN ENLARGEMENT
C2.2.1	AREA 'B' FORMAL OPEN SPACE ENLARGEMENTS
C2.3	OPEN SPACE EXHIBIT
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	AREA 'A' GRADING AND DRAINAGE PLAN
C3.2	AREA 'B' GRADING AND DRAINAGE PLAN
C4.1	AREA 'A' ACCESS PLAN
C4.2	AREA 'B' ACCESS PLAN
C4.3	ROADWAY TYPICAL SECTIONS
C4.4	AREA 'A' AUTO TURN
C4.5	AREA 'B' AUTO TURN
C5.0	OVERALL SITE UTILITY PLAN
C5.1	AREA 'A' SITE UTILITY PLAN
C5.2	AREA 'B' SITE UTILITY PLAN
C5.3	OFFSITE SEWER
A1.0	TYPICAL ARCHITECTURE DETACHED
A1.1	TYPICAL ARCHITECTURE ATTACHED

SOUTHBROOKE PUD SUBDIVISION

SITE DATA

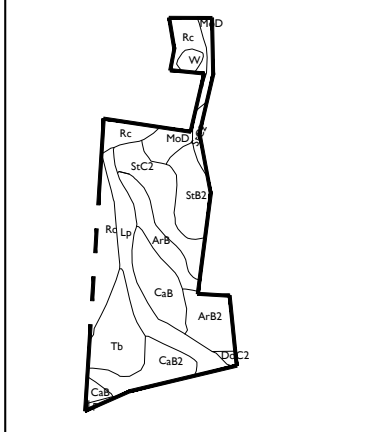
SUBDIVISION:	SOUTHBROOKE PUD SUBDIVISION
COF PROJECT NUMBER:	7110
ADDRESS:	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING SITE ACREAGE:	74.95 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (2.74)
CHARACTER OVERLAY:	GCCO-5
OTHER APPLICABLE OVERLAYS:	HBO BUFFER
APPLICABLE DEVELOPMENT STANDARDS:	EITHER (CONVENTIONAL APPLIED)

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND
UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE
PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS
DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY,
STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT
PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET,
STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE
APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS,
THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE
FROM THE APPLICATION OF SAID STANDARDS.



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

SOIL MAP - N.T.S.



ArB Armour silt loam, 2 to 5 percent slopes
Ar2 Armour silt loam, 2 to 5 percent slopes, eroded
CaB Caplina silt loam, phosphatic, 2 to 5 percent slopes, eroded
DoC2 Donesair silt loam, concretionary, 5 to 12 percent slopes, eroded
ImC Inman flaggy silt clay loam, 5 to 12 percent slopes, eroded
InE3 Inman silty clay loam, 20 to 30 percent slopes, severely eroded
Lp Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MoD Ashwood Mimos-Rock outcrop complex, 5 to 15 percent slopes
Rg Rockland
Sd3 Stiversville clay loam, 12 to 20 percent slopes, severely eroded
SIB2 Stiversville silt loam, 2 to 5 percent slopes
SlC2 Stiversville silt loam, 5 to 12 percent slopes, eroded
SlD2 Stiversville silt loam, 12 to 20 percent slopes, eroded
Tb Taft silt loam, phosphatic
W Water

STORMWATER NARRATIVE

BASIN A:
BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION.

BASIN AREA: 2.7 ACRES

OUTFALL ELEVATION: 734

BASIN B:

BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.

BASIN AREA: 419.3 ACRES

OUTFALL ELEVATION: 689

BASIN C:

BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVEYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.

BASIN AREA: 45.7 ACRES

OUTFALL ELEVATION: 689

BASIN D:

BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.

BASIN AREA: 4.2 ACRES

OUTFALL ELEVATION: 706

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE CANOPY DATA

TREE AREA	EXISTING
TREE AREA A	238,837 SF
TREE AREA B	117,579 SF

TOTAL 356,416 SF

EXISTING TREE CANOPY:

11% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION

54% OF TOTAL CANOPY = 192,464 SF

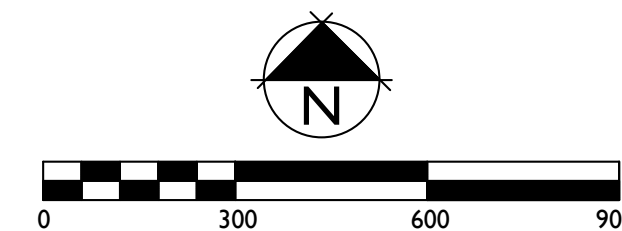
NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN, GLS.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



ADJACENT PROPERTY OWNERS

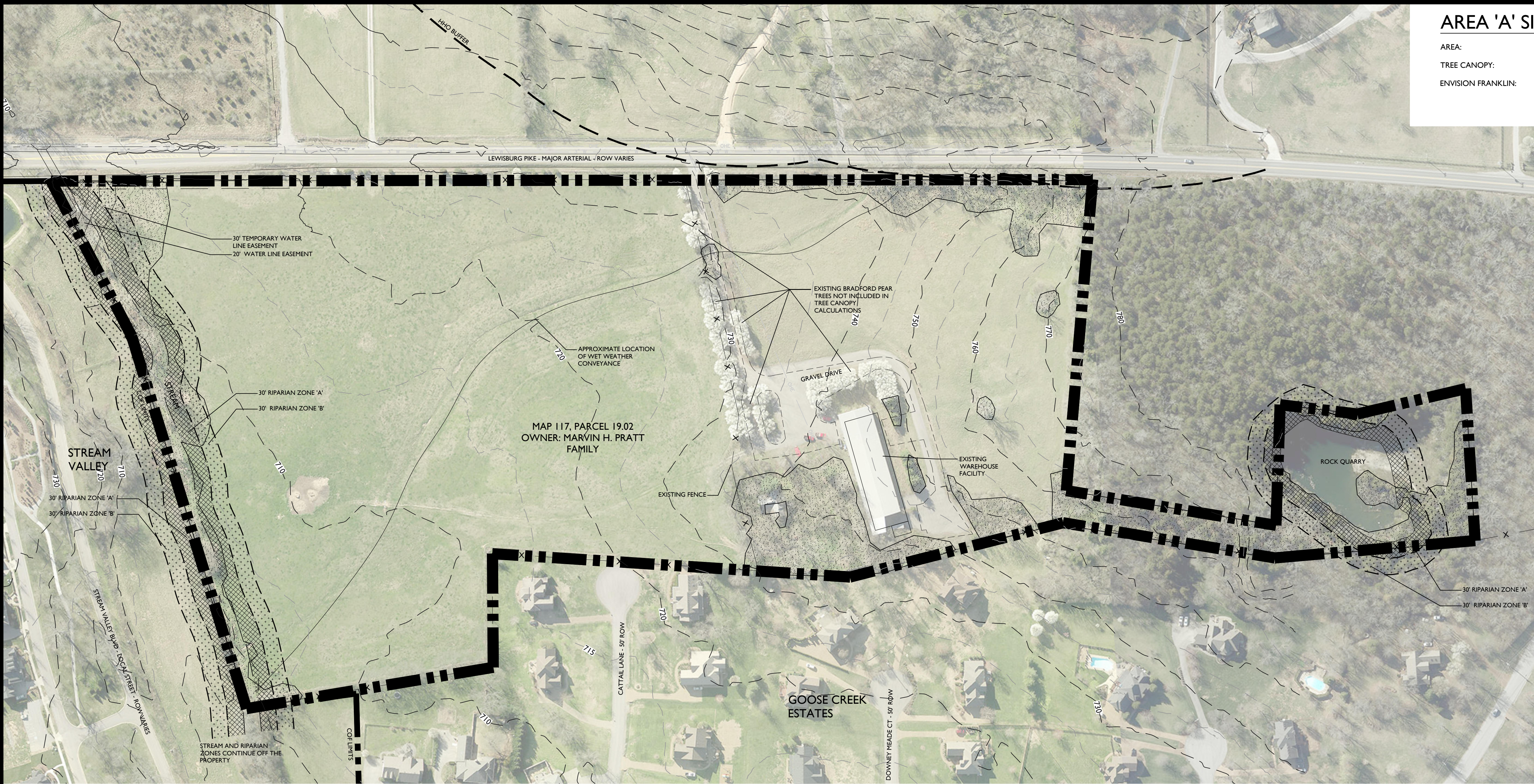
PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNOWN Z
117A-A00300	100 GOSLING DR	DICKERSON MATTHEW R	100 GOSLING DR	FRANKLIN	TN 37064
117H-B01300	102 STREAM VALLEY BLVD	ERWIN ALBERT SENEY SR	102 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-C00100	3007 NARROW FORD LN	MURRAY MICHAEL P	1025 SOUTH FERNANDEZ AVE #2	JARLINGTON HEIGHTS	IL 60002
117H-B01200	103 STREAM VALLEY BLVD	SIK BRYAN	103 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B01400	104 STREAM VALLEY BLVD	KING LIVING TRUST	104 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B01100	105 STREAM VALLEY BLVD	MCCALLEY MATTHEW LUCAS	105 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	107 STREAM VALLEY BLVD	SEIDCH ABDEL K	107 STREAM VALLEY DR	FRANKLIN	TN 37064
117H-B01600	108 STREAM VALLEY BLVD	RUDY WILLIAM AND CYNTHIA 2016 TRUST	108 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B01500	108 STREAM VALLEY BLVD	HATWINE CLARIS DEWAINNE	110 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B01700	110 STREAM VALLEY BLVD	MCGEE JOYCE MIREY TRUST	110 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00900	111 STREAM VALLEY BLVD	CARRICK SCOTT	111 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B01800	112 STREAM VALLEY BLVD	ANDERSON DEAN	112 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00800	113 STREAM VALLEY BLVD	ADAMS JUSTIN W	113 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B01900	114 STREAM VALLEY BLVD	BREWER REV LIV TRUST	114 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00700	115 STREAM VALLEY BLVD	MOORE KENNETH V	115 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00200	116 STREAM VALLEY BLVD	WINE TUSI P	116 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00600	117 STREAM VALLEY BLVD	HOUSTON FRANTINA R	117 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B02100	118 STREAM VALLEY BLVD	WILKINS TONY L	118 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00500	119 STREAM VALLEY BLVD	HAMILTON KARTON	119 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B02200	120 STREAM VALLEY BLVD	KRAFT PAUL R	120 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B00600	121 STREAM VALLEY BLVD	SV PROPERTIES LLC	121 FIRST AVE S	FRANKLIN	TN 37064
117H-B00400	122 STREAM VALLEY BLVD	MOSE KATHRYN	122 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B02300	122 STREAM VALLEY BLVD	OWEN JONATHAN A	122 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B02400	124 STREAM VALLEY BLVD	JAROSZ MICHAEL	124 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00300	133 STREAM VALLEY BLVD	BAUMSTARK ADAM J	133 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00100	134 STREAM VALLEY BLVD	WHITLEY ERIC C	134 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117--0000	GOOSE CREEK BY-PASS	MONTOSH CHARLES T	1349-A COLLEGE ST	CLARKSVILLE	TN 37042
117H-A00000	135 STREAM VALLEY BLVD	GILFON STEVEN	135 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01700	136 STREAM VALLEY BLVD	ASHWORTH JONATHAN CASEY	136 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00500	137 STREAM VALLEY BLVD	RENTON HARRY SCOTT JR	137 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	138 STREAM VALLEY BLVD	GUILLET PRANAY KUMAR	138 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00600	139 STREAM VALLEY BLVD	HAIRE ANDREW PHILIP	139 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01500	140 STREAM VALLEY BLVD	BOOKS AMY L	140 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00700	141 STREAM VALLEY BLVD	FINCHUM JACK	141 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01400	142 STREAM VALLEY BLVD	HENRY WOODROW MACR JR	142 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00800	143 STREAM VALLEY BLVD	HALL ROBIN S	143 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01300	144 STREAM VALLEY BLVD	HILL EDDIE	144 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00900	145 STREAM VALLEY BLVD	ATKINSON MICHAEL A	145 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01200	146 STREAM VALLEY BLVD	HALSTON KASHEE	146 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A01000	147 STREAM VALLEY BLVD	KEHN BRIAN E	147 STREAM VALLEY BLVD	FRANKLIN	TN 37064
118--0000	1490 LEWISBURG PK	STACEY DWIGHT	1490 LEWISBURG PK	FRANKLIN	TN 37064
117H-B04000	151 STREAM VALLEY BLVD	HEYDON BRADLEY J	151 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B04400	152 STREAM VALLEY BLVD	THOMAS JOHN L	152 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B04600	153 STREAM VALLEY BLVD	WILKEY ZACHARY D	153 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B04800	154 STREAM VALLEY BLVD	WILKINSON MATTHEW B	154 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B04200	156 STREAM VALLEY BLVD	JANET FRANCES SUE	156 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-B04100	158 STREAM VALLEY BLVD	NEELEY DUSTIN	158 STREAM VALLEY BLVD	FRANKLIN	TN 37064
117H-A00100	2020 GOOSE CREEK DR	HEAD RONALD BRUCE	2020 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00200	2024 GOOSE CREEK DR	CATES LANNIE JAY	2024 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00500	2025 GOOSE CREEK DR	WATSON DAVID W	2025 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00600	2026 GOOSE CREEK DR	MCKEON MICHAEL A	2026 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A00100	2047 GOOSE CREEK DR	KEENE DANIEL	2047 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A01200	2072 GOOSE CREEK DR	TURNER CHARLES A	2072 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A01700	2073 GOOSE CREEK DR	ROSS JERRY BEN H	2073 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A01000	2074 GOOSE CREEK DR	BARTOS LAURE	2074 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A01800	2077 GOOSE CREEK DR	MAXWELL MARK H	2077 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-A01900	2078 GOOSE CREEK DR	SCHEIDT BRIAN	2078 GOOSE CREEK DR	FRANKLIN	TN 37064
117H-C01800	3001 NARROW FORD LN	CUNNINGHAM CHEERL J	3001 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01700	3005 NARROW FORD LN	MORTON RACHEL L	3005 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01100	3008 NARROW FORD LN	BROWN ALAN	3008 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01500	3009 NARROW FORD LN	EDMONSON BRANDON G	3009 NARROW FORD LN	FRANKLIN	TN 37064
117H-A01300	301 EIDERDOWN CT	PRICE ROBERT M	301 EIDERDOWN CT	FRANKLIN	TN 37064
117H-C01200	3010 NARROW FORD LN	MISTRY PARIATHA P	3010 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01300	3012 NARROW FORD LN	BENNETT DEBORAH	3012 NARROW FORD LN	FRANKLIN	TN 37064
117H-C01400	3014 NARROW FORD LN	NATHAN STEVEN R	3014 NARROW FORD LN	FRANKLIN	TN 37064
117H-A00500	304 EIDERDOWN CT	COWAN BRADLEY	304 EIDERDOWN CT	FRANKLIN	TN 37064
117H-A01200	305 EIDERDOWN CT	SANTORE KRISTAL	305 EIDERDOWN CT	FRANKLIN	TN 37064
117H-A01400	308 EIDERDOWN CT	ISENBERGER JUSTIN R	308 EIDERDOWN CT	FRANKLIN	TN 37064
117H-A01300	309 EIDERDOWN CT	SCHIRUPPO VINCENTO	309 EIDERDOWN CT	FRANKLIN	TN 37064
117--0101	LEWISBURG PK	PRATT MARVIN H FAMILY LP	3824 NEW HWY 96 W	FRANKLIN	TN 37064
117--0102	1445 LEWISBURG PK	PRATT MARVIN H FAMILY LP	3824 NEW HWY 96 W	FRANKLIN	TN 37064
117H-A00200	400 DOWNEY MEADE CT	SAWYER WILLIAM J JR	400 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00500	401 DOWNEY MEADE CT	HORTON MARK T	401 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00300	404 DOWNEY MEADE CT	VALLEY HOWARD EUGENE JR & GISELA M	404 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00900	405 DOWNEY MEADE CT	UPDEGRAU DAVID M	405 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00400	408 DOWNEY MEADE CT	ELSON KENNETH J	408 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00700	409 DOWNEY MEADE CT	SPACK WILLIAM E	409 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00900	411 DOWNEY MEADE CT	BARTON LEE	411 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00500	412 DOWNEY MEADE CT	CARTER TRACEY S	412 DOWNEY MEADE CT	FRANKLIN	TN 37064
117H-A00600	LEWISBURG PK	KIESETHAN FLORENCE E H	416 BERKMAN DR	NASHVILLE	TN 37215
117H-A01100	600 CATTAIL LN	BAILEY WILLIAM E FERRY	600 CATTAIL LN	FRANKLIN	TN 37064
117H-A01600	601 CATTAIL LN	CASTELLO DONALD LEE	601 CATTAIL LN	FRANKLIN	TN 37064
117H-A01100	604 CATTAIL LN	SNOW TREVOR	604 CATTAIL LN	FRANKLIN	TN 37064
117H-A01200	607 CATTAIL LN	HUNTER MARK	607 CATTAIL LN	FRANKLIN	TN 37064
117H-A01200	608 CATTAIL LN	BLAKE TRUST	608 CATTAIL LN	FRANKLIN	TN 37064
117H-B02600	609 STREAMSIDE LN	GAY CHARLES DONALD	609 STREAMSIDE LN	FRANKLIN	TN 37064
117H-A01400	611 CATTAIL LN	BAILEY SAMUEL P	611 CATTAIL LN	FRANKLIN	TN 37064
117H-B01500	613 STREAMSIDE LN	PIEDRA LAKE	613 STREAMSIDE LN	FRANKLIN	TN 37064
117H-A01300	612 CATTAIL LN	MONSON MARTIN	612 CATTAIL LN	FRANKLIN	TN 37064
117H-B01400	615 STREAMSIDE LN	TINGALE ANNETTE K	615 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00100	616 STREAMSIDE LN	DOAN HEIDI BALDWIN	616 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B01300	619 STREAMSIDE LN	RUSSELL PATRICIA	619 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00200	620 STREAMSIDE LN	YOUNG DANIEL P	620 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B01200	623 STREAMSIDE LN	KIM MIN KJ	623 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00300	624 STREAMSIDE LN	BUTLER SARA K	624 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B01100	625 STREAMSIDE LN	SAK SREKUTHY	625 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00400	626 STREAMSIDE LN	HENDRY JONATHAN A	626 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00300	629 STREAMSIDE LN	EDWARDS TIMOTHY C	629 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00500	630 STREAMSIDE LN	BARON JESS	630 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00600	634 STREAMSIDE LN	ADAMS JENNIFER	634 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00700	636 STREAMSIDE LN	GAUDOS KAREN	636 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00800	638 STREAMSIDE LN	TAN TIMOTHY	638 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B00900	640 STREAMSIDE LN	WIGTON ROBERT J	640 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00600	642 STREAMSIDE LN	BAWCHOFF KIMBERLY A	642 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00500	643 STREAMSIDE LN	CANTRELL JOHN W JR	643 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00700	644 STREAMSIDE LN	KITCHE JENNIFER L	644 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00400	645 STREAMSIDE LN	PAUL MICHELLE M	645 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00800	646 STREAMSIDE LN	PARKER CHRISTOPHER E	646 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C00900	648 STREAMSIDE LN	DENTON ANDY DALE	648 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C01000	649 STREAMSIDE LN	GLASS CEBY S	649 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C01000	650 STREAMSIDE LN	TRAKAS LESLIE B	650 STREAMSIDE LN	FRANKLIN	TN 37064
117H-C01100	651 STREAMSIDE LN	LOGSDON DEBORAH O TRUST	651 STREAMSIDE LN	FRANKLIN	TN 37064
117H-B01700	806 SHADE TREE LN	ZIEBACH ANJAL	806 SHADE TREE LN	FRANKLIN	TN 37064
117H-B01800	812 SHADE TREE LN	BERTUKAMP EMBIA	812 SHADE TREE LN	FRANKLIN	TN 37064
117H-B01900	818 SHADE TREE LN	ROUDABUSH BARRETT	818 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02000	820 SHADE TREE LN	DUKI GREGORY R JR	820 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02100	828 SHADE TREE LN	ARSEN GINGI GABRIELA	828 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02200	830 SHADE TREE LN	STOOPS AARON P	830 SHADE TREE LN	FRANKLIN	TN 37064
117H-B01300	833 SHADE TREE LN	CHTWOOD WILLIAM CONLEY	833 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02300	836 SHADE TREE LN	LARSON ELIZABETH G	836 SHADE TREE LN	FRANKLIN	TN 37064
117H-B03200	837 SHADE TREE LN	MORENO ROBIN P	837 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02400	838 SHADE TREE LN	JASER SALAMAN ROFAIL	838 SHADE TREE LN	FRANKLIN	TN 37064
117H-B02500	900 LINDEN ISLE DR	YOUN SU-JOON M	900 LINDEN ISLE DR	FRANKLIN	TN 37064
117H-B07100	904 LINDEN ISLE DR	LENTZ MARK A	904 LINDEN ISLE DR	FRANKLIN	TN 37064
117H-B07200	906 LINDEN ISLE DR	SWIFT MICHAEL	906 LINDEN ISLE DR	FRANKLIN	TN 37064
117H-B07300	910 LINDEN ISLE DR	MOJEN ASHLE	910 LINDEN ISLE DR	FRANKLIN	TN 37064
117H-B07000	912 LINDEN ISLE DR	BURDETSON VANIN	912 LINDEN ISLE DR	FRANKLIN	TN 37064

SITE DATA CHART

PROJECT NAME: SOUTH BROOKE
PROJECT #: 7110
ADDRESS: LEWISBURG PIKE
COUNTY: FRANKLIN
CIVIL DISTRICT: WILLIAMSON
TENNESSEE
10TH
EXISTING ZONING: MGA-1
(WILLIAMSON COUNTY)
PROPOSED ZONING: SD-R (2.74)
EXISTING CHARACTER AREA: GCCO-5
OTHER APPLICABLE OVERLAYS: HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 74.95 AC

EXISTING TREE CANOPY: 400,398 SF (13%)

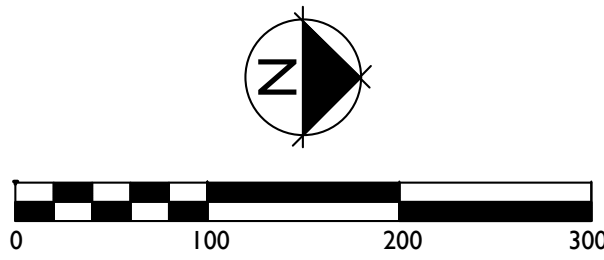
APPLICANT: G



AREA 'A' SITE DATA CHART

AREA:	1,439,029 SF (33.03 AC)
TREE CANOPY:	238,837 SF
ENVISION FRANKLIN:	SINGLE-FAMILY

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

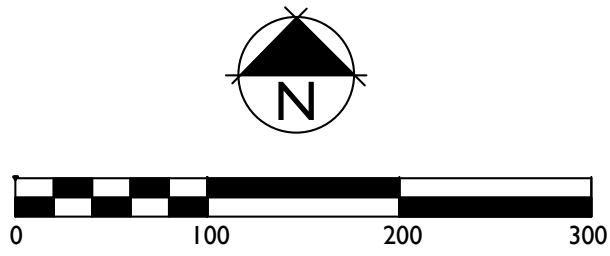
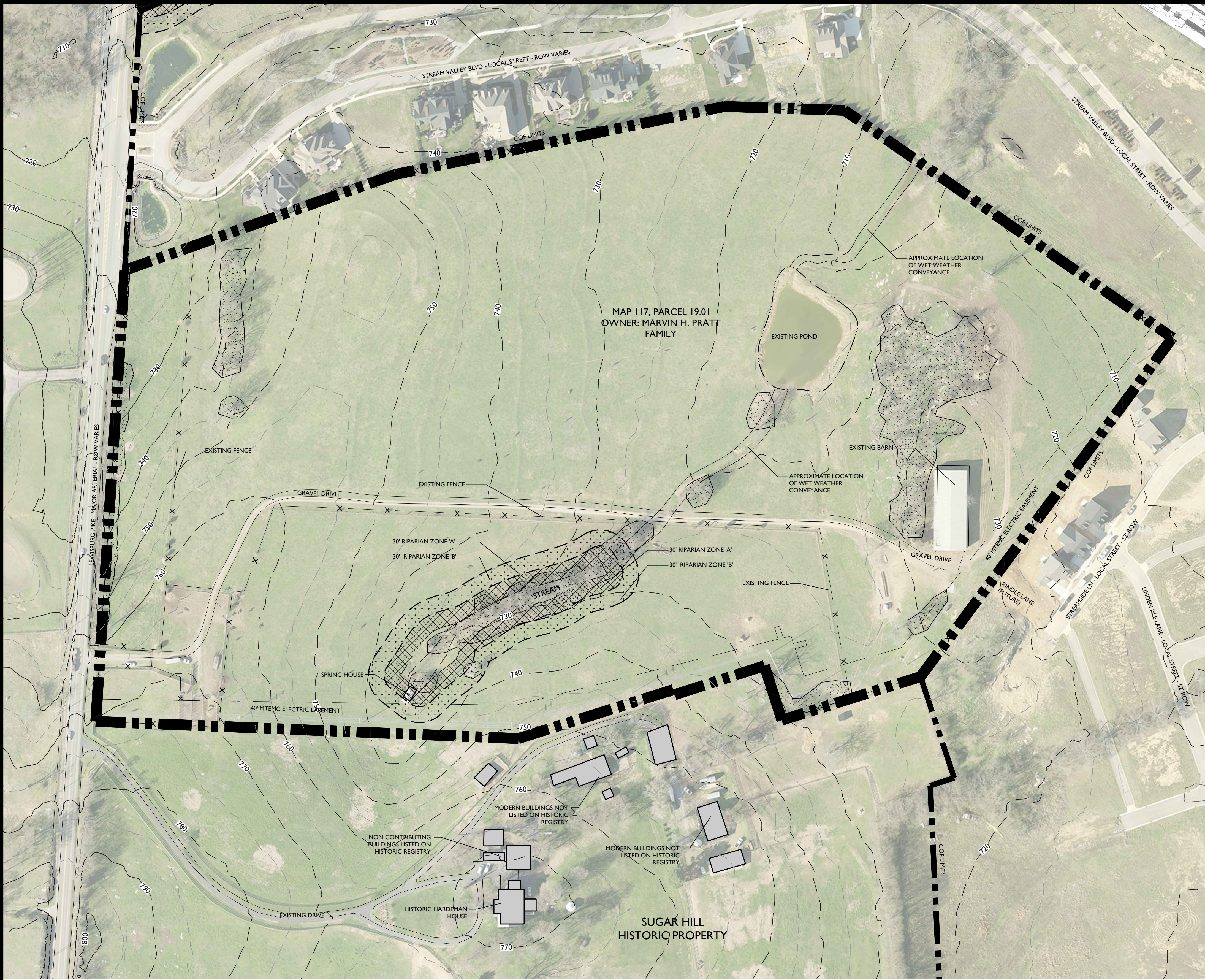


KEY	
	EXISTING CANOPY
	RIPARIAN ZONE 'A'
	RIPARIAN ZONE 'B'

- NOTES:
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



Revision Date	
△	
△	
△	
△	



KEY

- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

- NOTES:**
- THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 - AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 - SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 - NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

AREA 'B' SITE DATA CHART

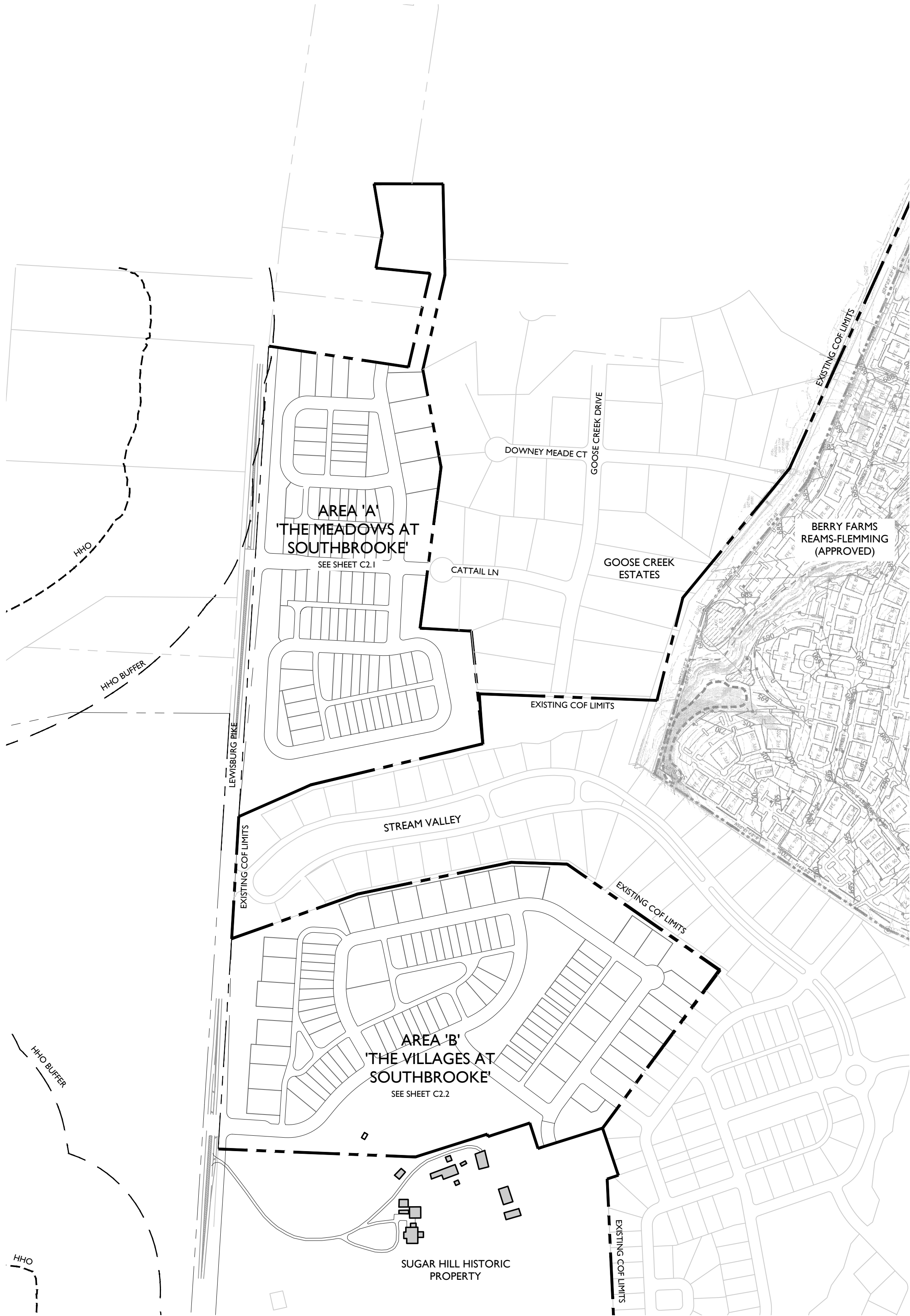
AREA:	1,825,907 SF (41.92 AC)
TREE CANOPY:	117,579 SF
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION



Revision Date	_____
△	_____
△	_____
△	_____
△	_____

LOT BREAKDOWN

	DETACHED					TOTAL DETACHED	ATTACHED			TOTAL ATTACHED	AREA TOTAL
	34'-40'	41'-45'	45'-55'	56'-60'	61'+		24' (2-3 UNIT)	60' (4-UNIT)	90' (4-UNIT)		
AREA 'A'	19	13	21	10	19	82	0	0	0	0	82
AREA 'B'	23	22	5	5	21	76	47	0	0	47	123
UNIT TOTAL	42	35	26	15	40	158	47	0	0	47	205



SITE DATA CHART

PROJECT NAME:	SOUTHBROOKE
PROJECT #:	7110
SUBDIVISION:	THE MEADOWS AT SOUTHBROOKE THE VILLAGES AT SOUTHBROOKE
ADDRESS:	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (2.74)
EXISTING CHARACTER AREA:	GCCO-5
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE:	74.95 AC
MINIMUM SETBACKS:	SEE ARCHITECTURE SHEETS A1.0 & A1.1 MINIMUM SETBACKS ARE ESTABLISHED AS PART OF THE PUD

OWNERS:

117---01901 & 117---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

APPLICANT:

ADDRESS:

PHONE:

EMAIL:

CONTACT:

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

TOTAL UNITS:	205
ATTACHED:	47 (ALL 3BR)
DETACHED:	158
BUILDING HEIGHT:	1 - 2.5 STORIES
REQUIRED LSR:	0.2
PROVIDED LSR:	0.38
MINIMUM PARKING REQUIREMENT:	
2 / SF DETACHED:	316
3 / 3BR+ ATTACHED:	141
TOTAL:	457
EXISTING PARKING:	NONE
PROVIDED PARKING:	1,037
RESIDENTIAL DENSITY:	2.74 D.U.A.
PARKLAND DEDICATION FEE:	\$882,320

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
205 UNITS x 350 GPD = 71,750 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
205 x 0.64 = 132 STUDENTS

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

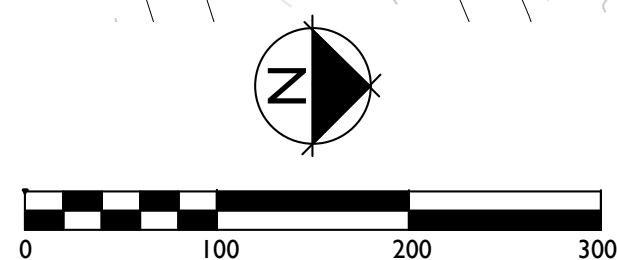
RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.



Revision Date	
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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

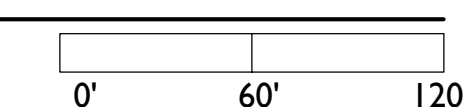
**SOUTHBROOKE PUD SUBDIVISION
'THE MEADOWS AT SOUTHBROOKE'
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

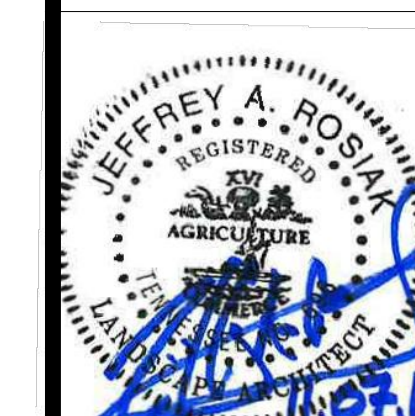


1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

	PRESERVED CANOPY
	RIPARIAN ZONE 'A'
	RIPARIAN ZONE 'B'
	FORMAL OPEN SPACE
	BUFFER AVERAGING
	STREET LIGHT; TYP

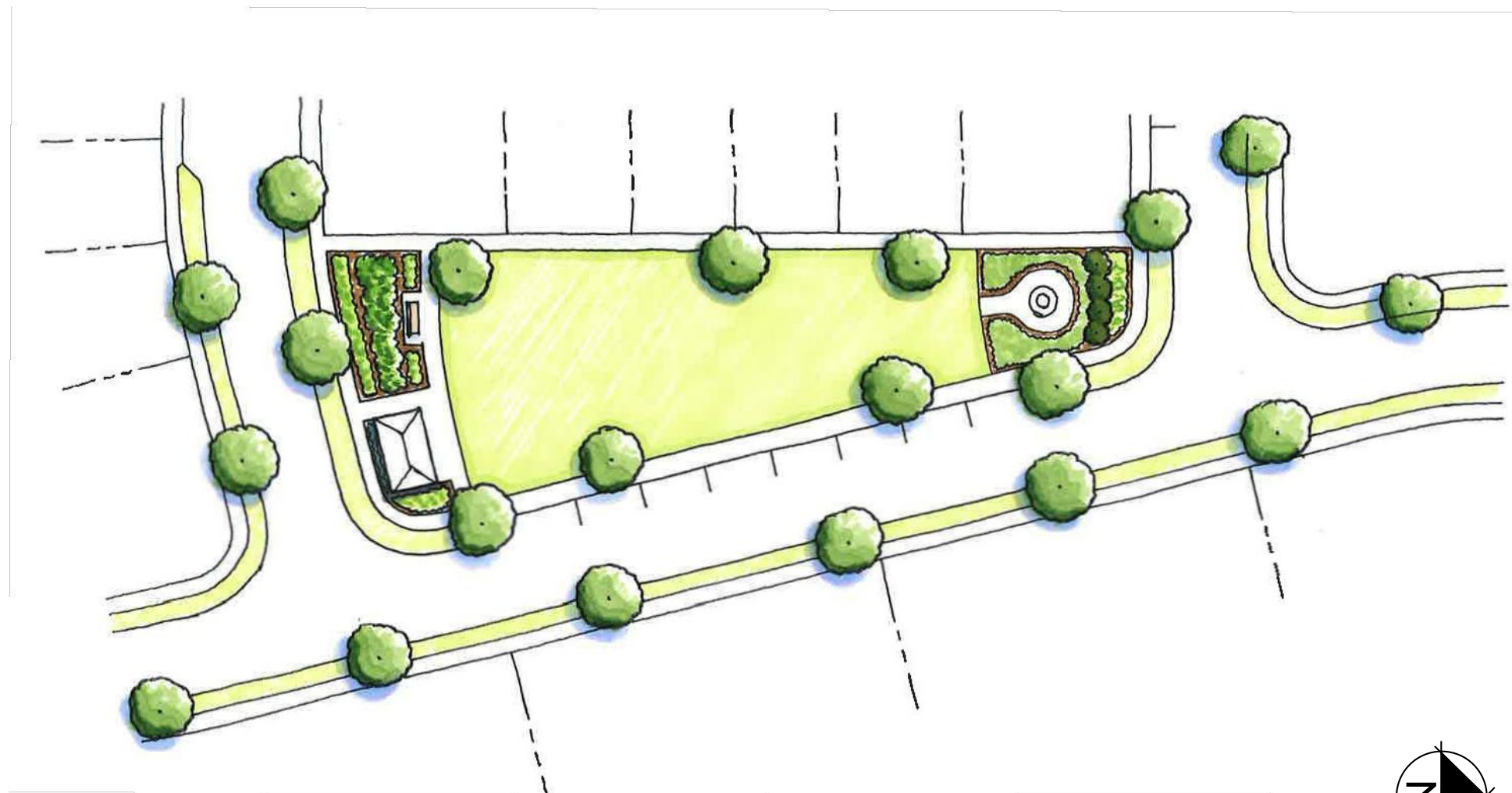
Diagram illustrating a lot layout with an alley, street, and building envelope. The lot is bounded by an ALLEY on the top and a STREET on the bottom. The building envelope is shown as a dashed rectangle within the lot. The lot is labeled 137 and 34. The building envelope is labeled BUILDING ENVELOPE (ATTACHED UNITS ONLY). The lot is labeled UNIT / LOT NUMBER and UNIT / LOT TYPE.



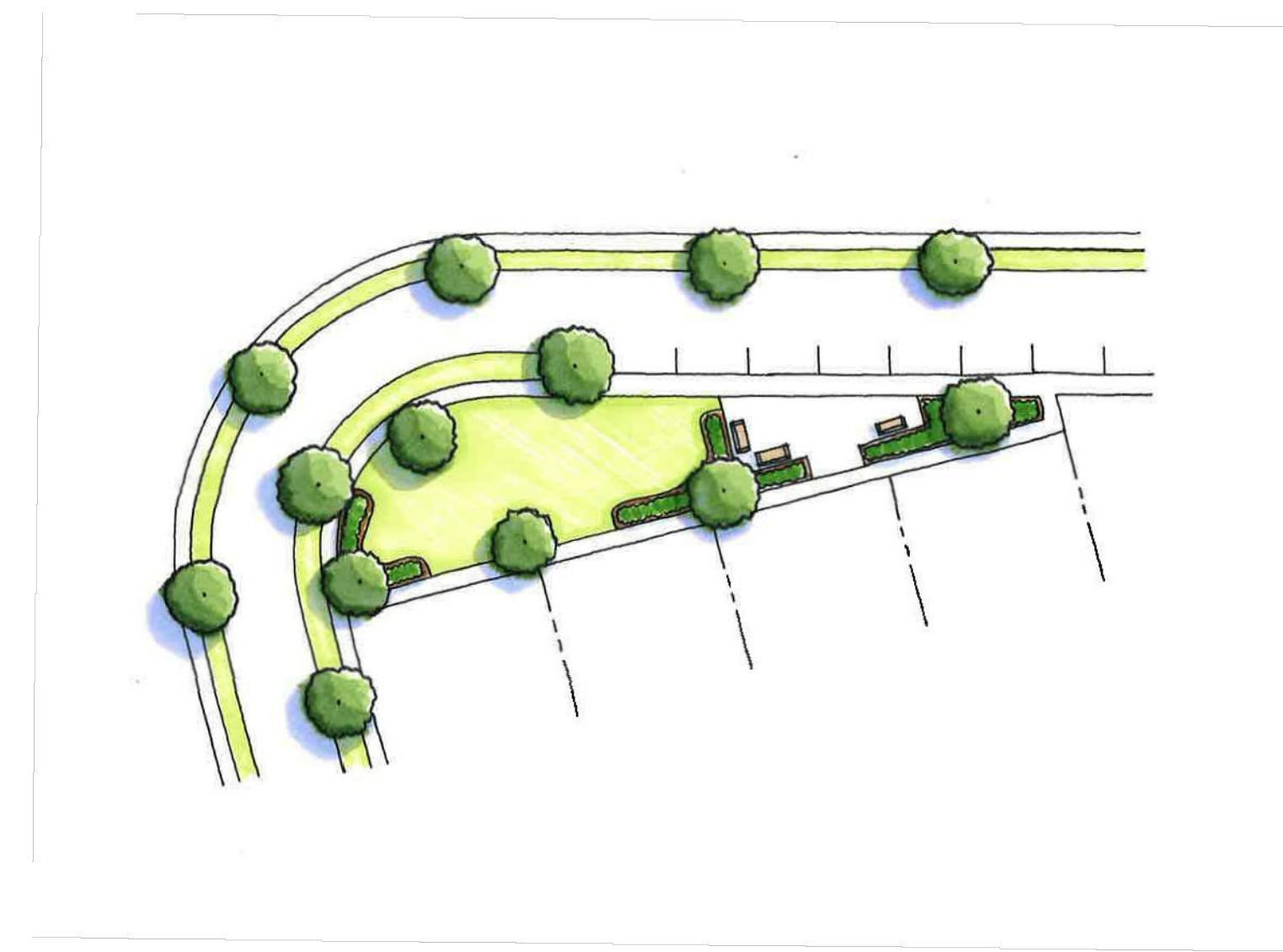
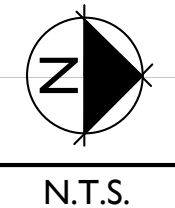


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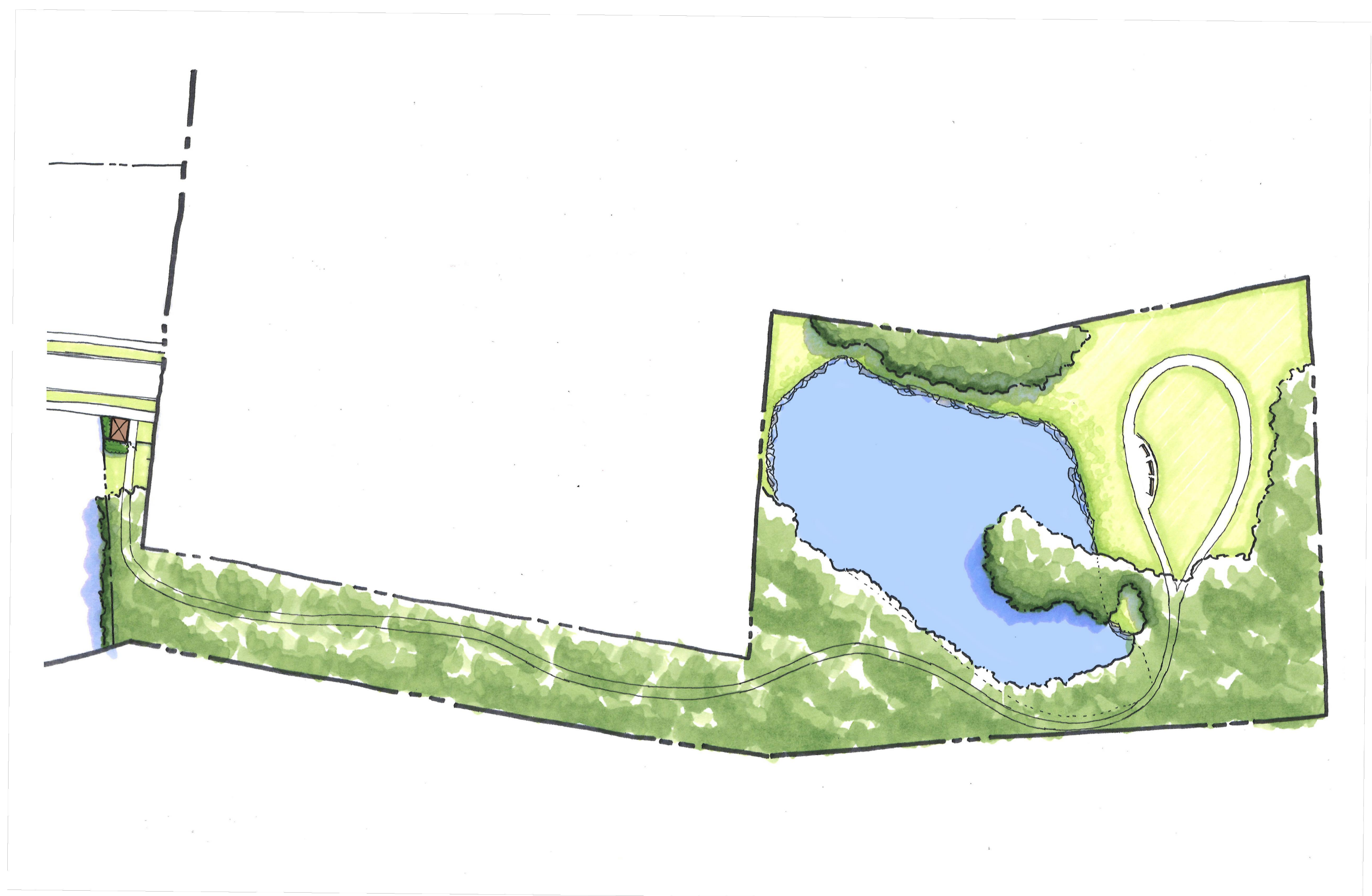
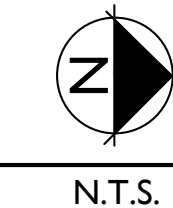
AREA 'A'
 FORMAL OPEN SPACE
 ENLARGEMENTS



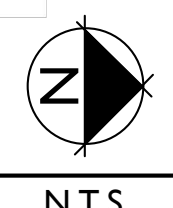
1
 C2.11
 FORMAL OPEN SPACE LOT 1002
 PLAN

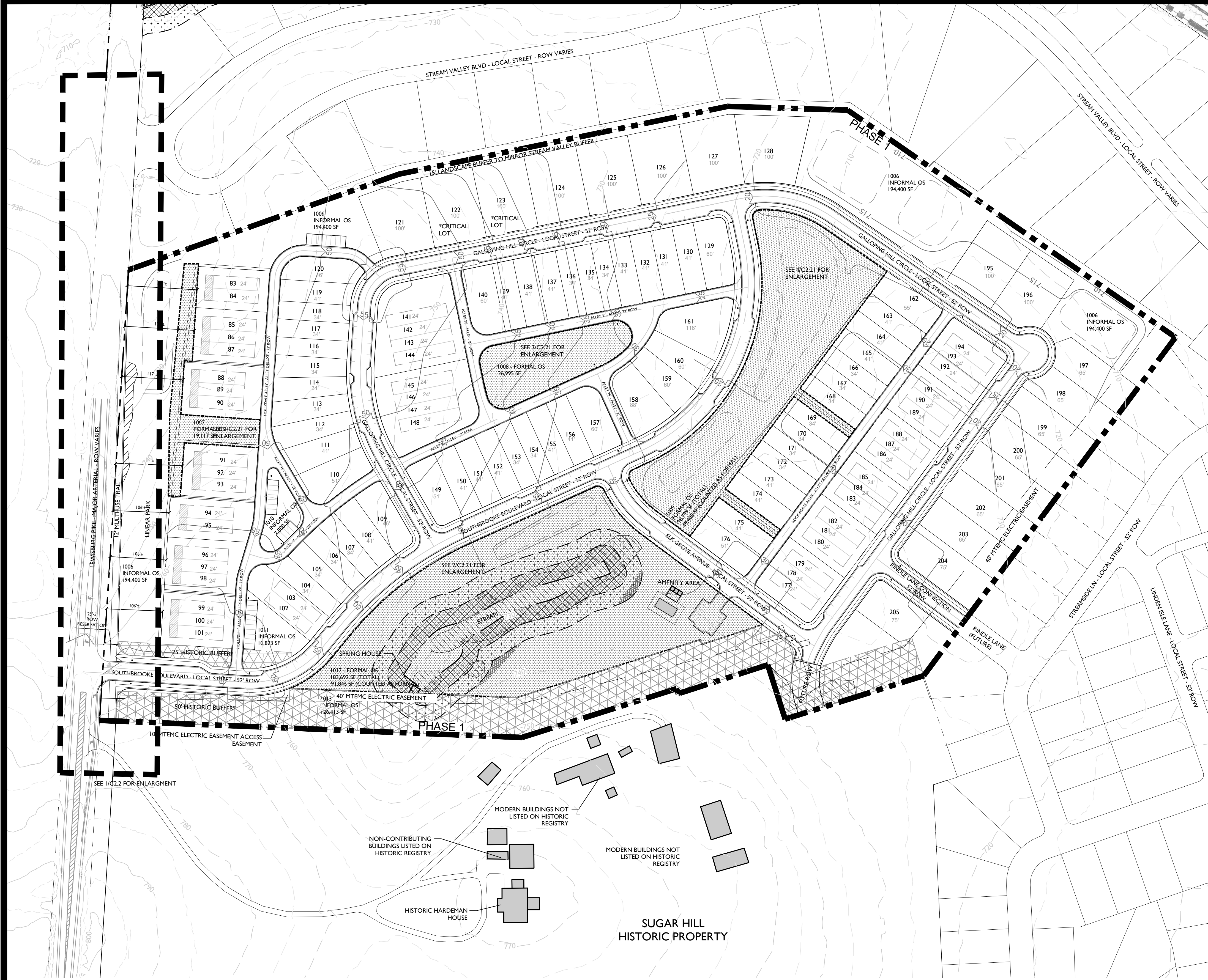


2
 C2.11
 FORMAL OPEN SPACE LOT 1005
 PLAN



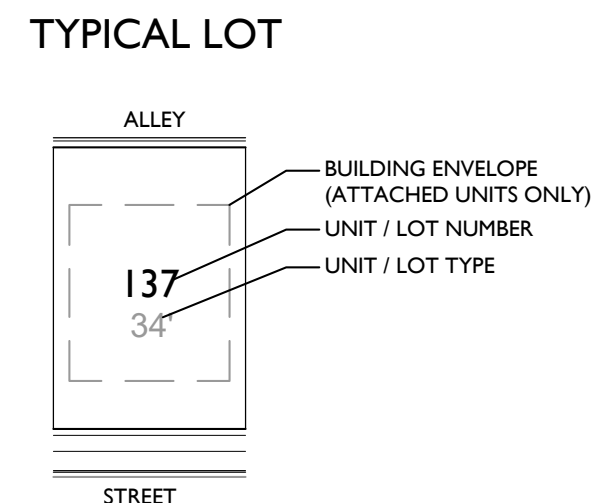
3
 C2.11
 INFORMAL OPEN SPACE LOT 1000
 PLAN





- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

- KEY**
- PRESEVED CANOPY
 - RIPARIAN ZONE 'A'
 - RIPARIAN ZONE 'B'
 - 75' HISTORIC BUFFER
 - FORMAL OPEN SPACE
 - BUFFER AVERAGING
 - STREET LIGHT; TYP
 - CRITICAL LOT



AREA 'B' 'THE VILLAGES AT SOUTHBROOKE'

SITE DATA CHART

AREA: 1,825,907 SF (41.92 AC)
EXISTING TREE CANOPY: 109,070 SF (2.50 AC)
PRESERVED TREE CANOPY: 24,927 SF (0.57AC)

LOT BREAKDOWN:

ATTACHED:	
24':	47
TOTAL:	47
DETACHED:	
61'+:	21
56' - 60':	5
46' - 55':	5
41' - 44':	22
34' - 40':	23
TOTAL:	76
AREA TOTAL:	123

PARKING:

REQUIRED SPACES:	
2 / DETACHED UNIT:	152
3 / ATTACHED (3BR UNITS):	141
TOTAL REQUIRED:	293
PROVIDED:	
2 / DETACHED LOT (MIN):	304
4 / ATTACHED LOT (2 GARAGE, 2 TANDEM):	188
ON-STREET:	100
OFF-STREET:	39

TOTAL SPACES: 631

OPEN SPACE:

TOTAL OPEN SPACE: 378,092 SF (8.68 AC) 20.7%



1
C2.2
PLAN

N.T.S.



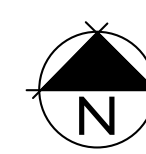
1
C2.21
FORMAL OPEN SPACE LOT 1007
PLAN



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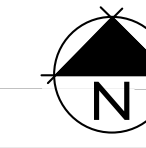
3
C2.21
FORMAL OPEN SPACE LOT 1008
PLAN



N.T.S.



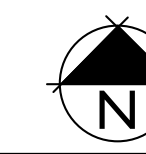
2
C2.21
FORMAL OPEN SPACE LOT 1012
PLAN



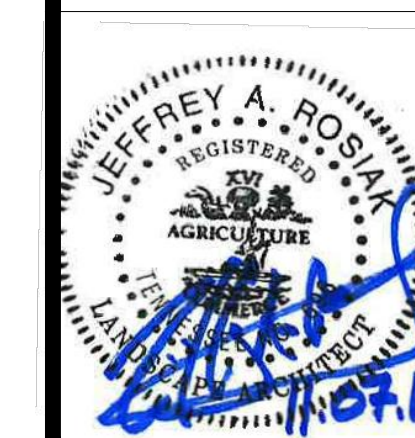
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4
C2.21
FORMAL OPEN SPACE LOT 1008
PLAN



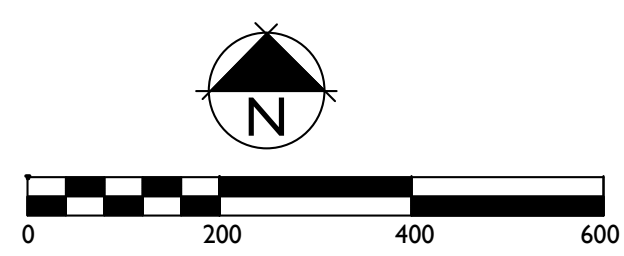
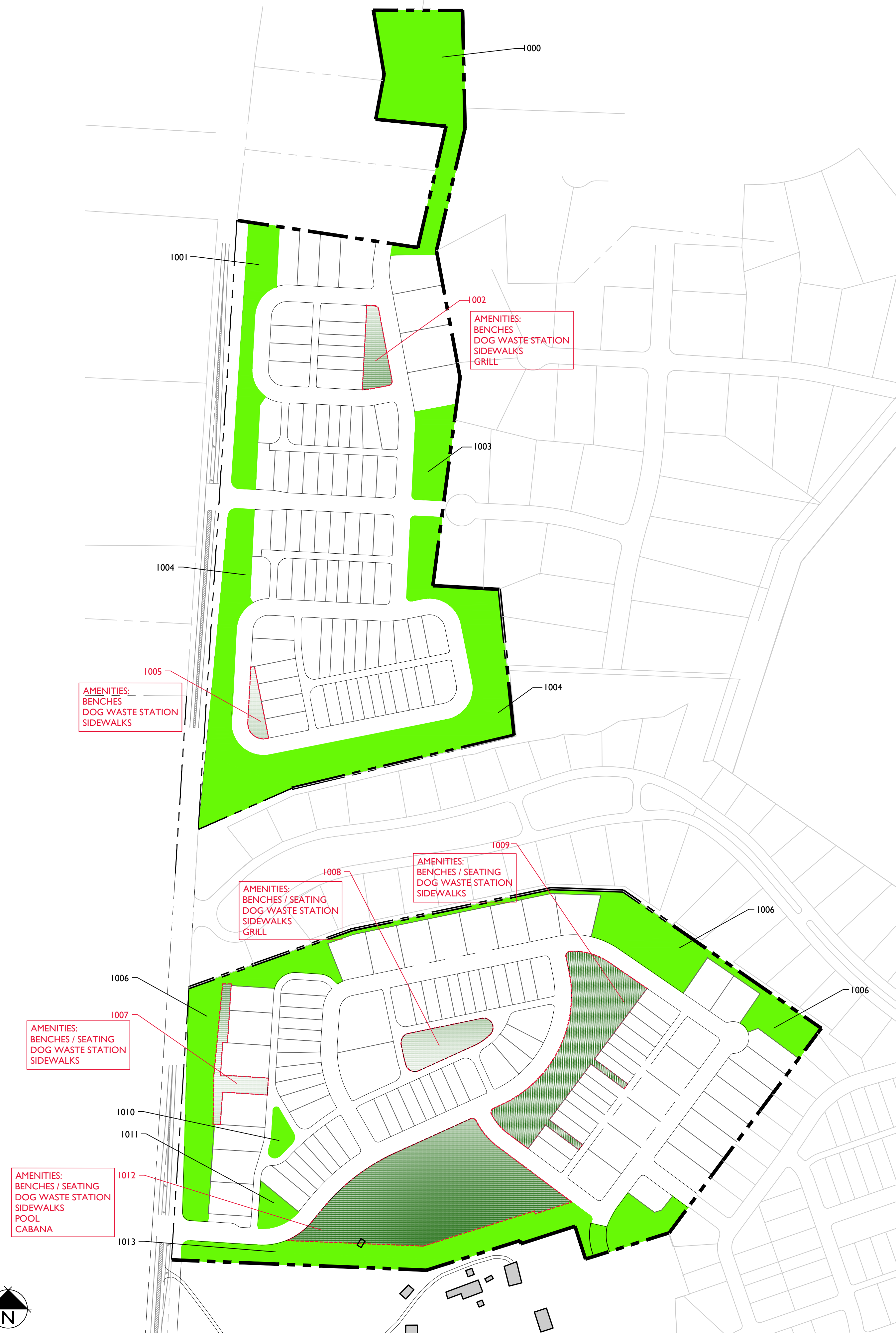
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OPEN SPACE
EXHIBIT

OPEN SPACE REQUIREMENT			
MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%			
REQUIRED:	15% TOTAL:	489,745 SF	
	34% FORMAL:	166,513 SF	
	66% INFORMAL:	323,232	
PROVIDED:	66% INFORMAL:	1,159,666 SF TOTAL	
	FORMAL:	212,641 SF	
	INFORMAL:	805,779 SF	
LOT	CLASSIFICATION	TYPE	AREA (SF)
1000	INFORMAL	EXISTING QUARRY	121,521
1001	INFORMAL	LINEAR PARK	56,656
1002	FORMAL	RECREATIONAL AREA	16,940
1003	INFORMAL	BUFFER / STORMWATER	32,636
1004	INFORMAL	BUFFER / STORMWATER	255,480
1005	FORMAL	RECREATIONAL AREA	8,443
1006	INFORMAL	LINEAR PARK	194,400
1007	FORMAL	RECREATIONAL AREA	19,117
1008	FORMAL	RECREATIONAL AREA	26,995
1009	FORMAL	RECREATIONAL AREA	98,800*
1010	INFORMAL	OPEN AREA	7,800
1011	INFORMAL	BUFFER / PARKING	10,873
1012	FORMAL	RECREATIONAL AREA	183,692*
1013	INFORMAL	BUFFER	126,413
*NOTE: ONLY 50% OF THE TOTAL AREAS FOR LOTS 1009 & 1012 WERE USED TO MEET THE FORMAL OPEN SPACE REQUIREMENT (141,246 SF NOT COUNTED)			





GRADING & DRAINAGE GENERAL NOTES

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

OVERALL GRADING & DRAINAGE DATA CHART

SITE AREA: 74.96 AC.*
IMPERVIOUS AREA: 25.9 AC.
DISTURBED AREA: 61.30 AC.
*ACREAGE EXCLUDES LEWISBURG ROW DEDICATION

IMPERVIOUS AREA BY LOT TYPE		
LOT SIZE	LOT TYPES	IMP AREA (AC)
1/8 AC	34, 41, 46, 56, 60B	3,540
1/4 AC	65, 90B, 24D(2), 24T(2)	4,140
1/3 AC	20T(4), 24T(3), 100	4,360
1/2 AC	125	5,450
2 AC	90B (2AC)	5,450

IMPERVIOUS AREA CALCULATION							
		# OF LOTS					
WATERSHED	ROW (AC)	1/8 AC	1/4 AC	1/3 AC	1/2 AC	PARKING (AC)	TOTAL IMP (AC)
1	10.47	121	12	27	4	0.2	24.8
2	0.22	0	9	0	0	0	1.1
TOTAL IMPERVIOUS AREA							25.9

GRADING & DRAINAGE GENERAL NOTES (CONT)

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.

POST-TREATMENT STORMWATER NARRATIVE
STORMWATER TO BE TREATED VIA A COMBINATION OF BIORETENTION, AND DETENTION PONDS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE.

STATEMENT OF IMPACT
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

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.



11/07/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

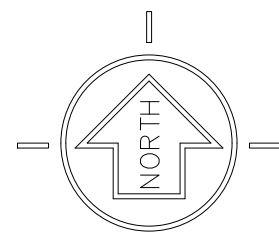
0 LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE MM DD, 2017

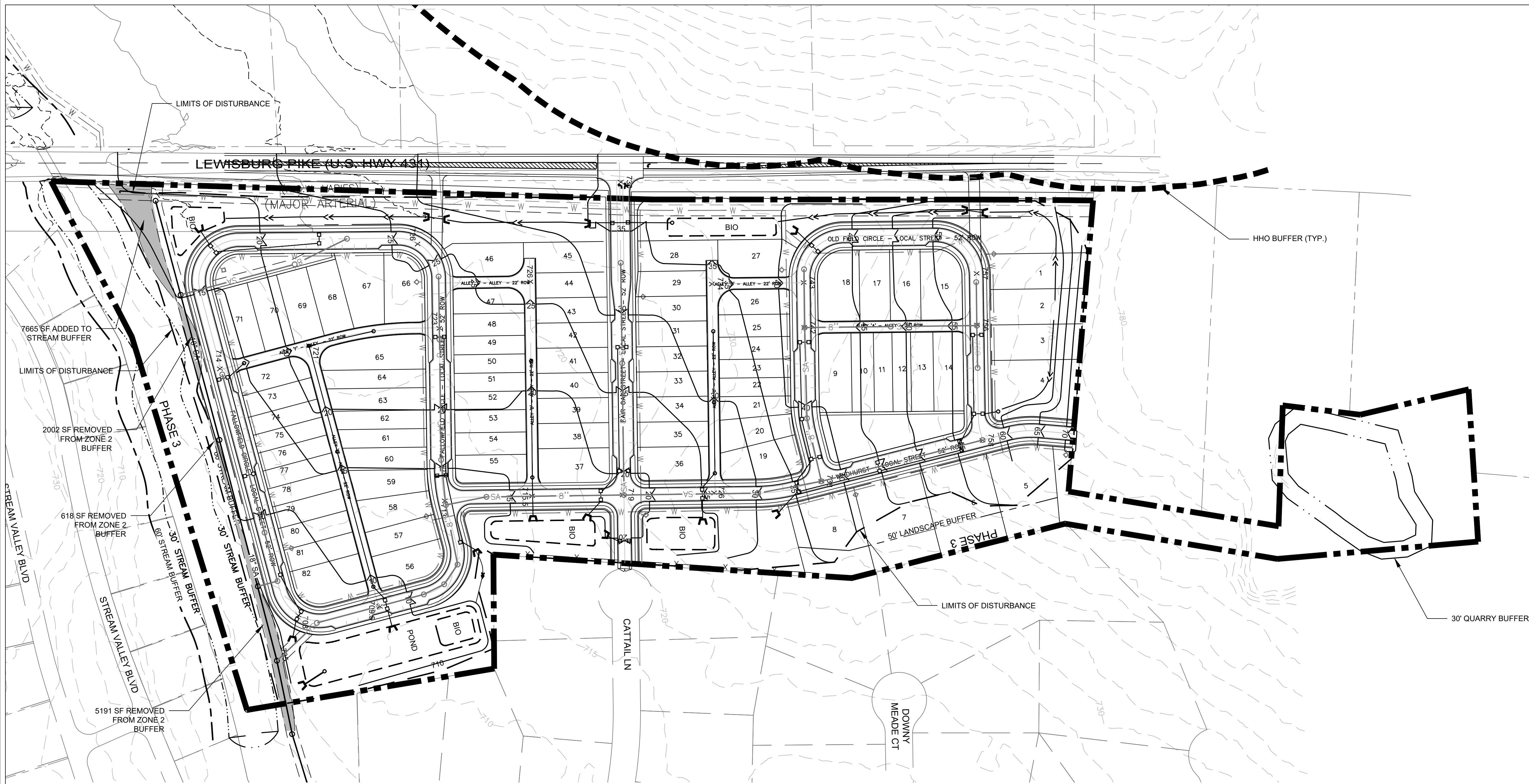
- A NONE
- B NONE
- C NONE
- D NONE



OVERALL
GRADING &
DRAINAGE PLAN

C3.0

LSC 18008



GRADING & DRAINAGE GENERAL NOTES

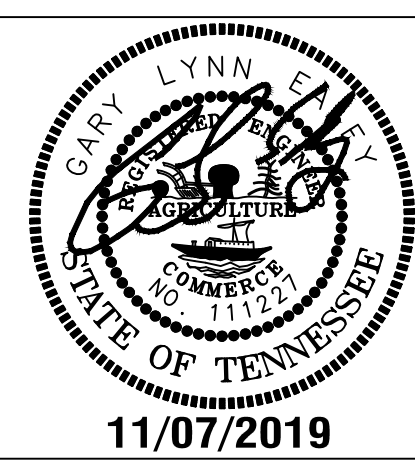
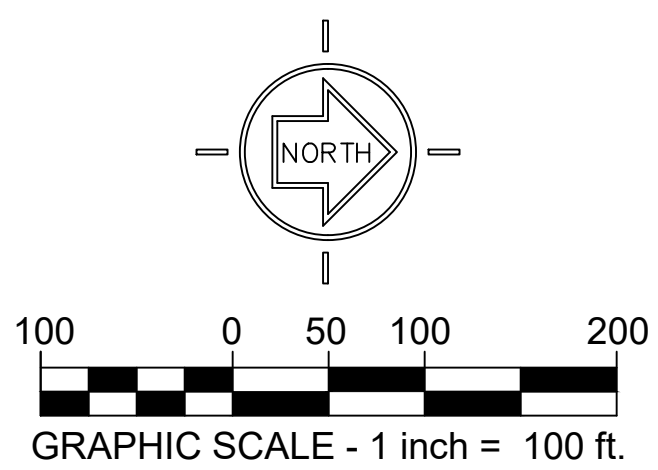
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GRADING & DRAINAGE GENERAL NOTES CONT.

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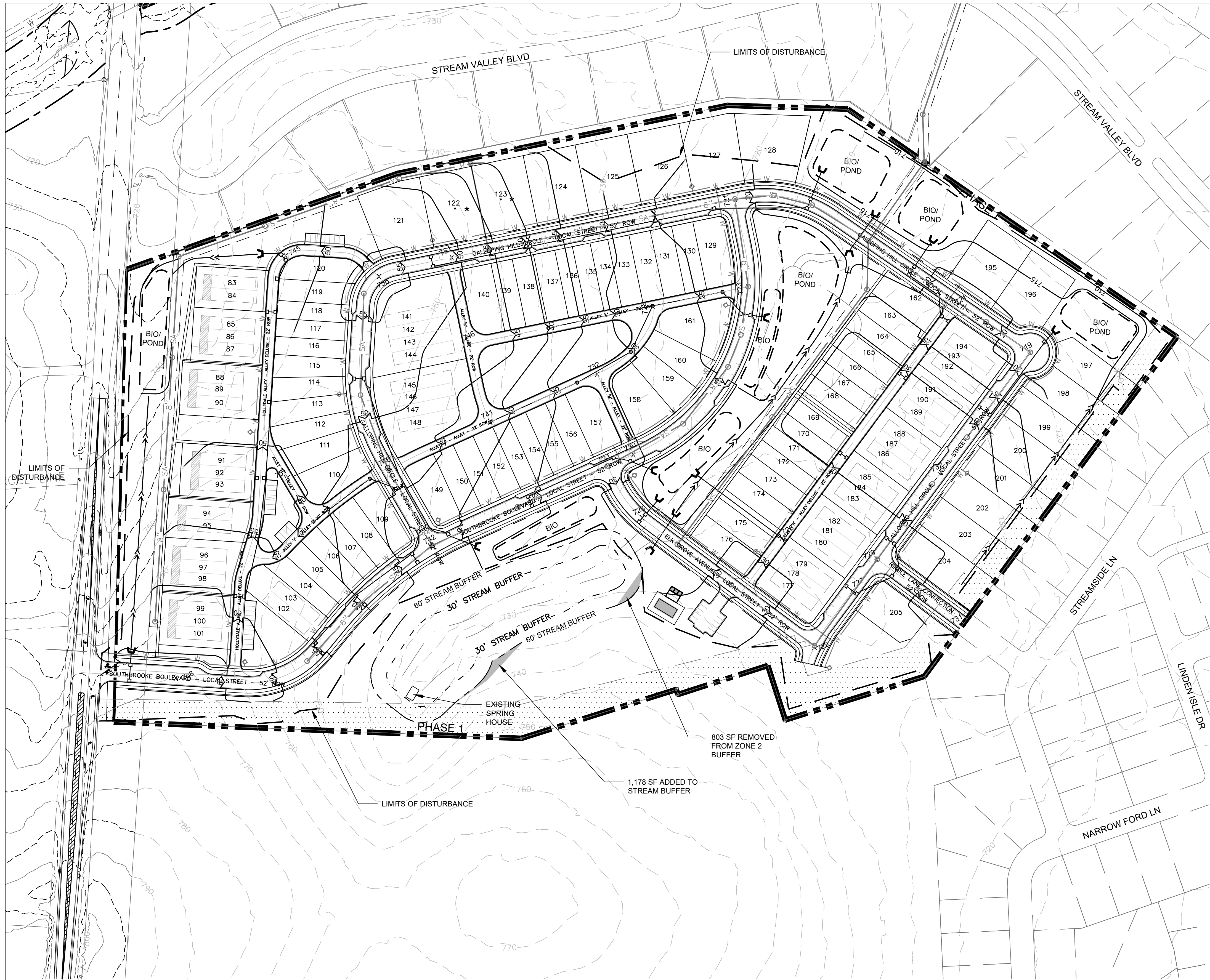


SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

THE MEADOWS
ENLARGED
GRADING &
DRAINAGE PLAN
C3.1
LSC 18008



GRADING & DRAINAGE GENERAL NOTES

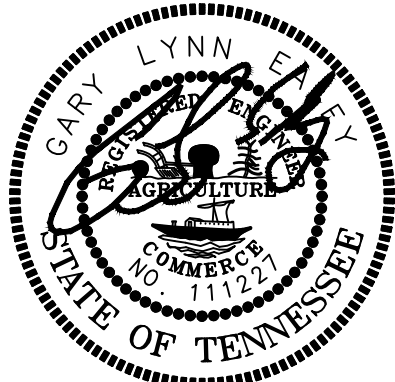
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★ CRITICAL LOTS



11/07/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

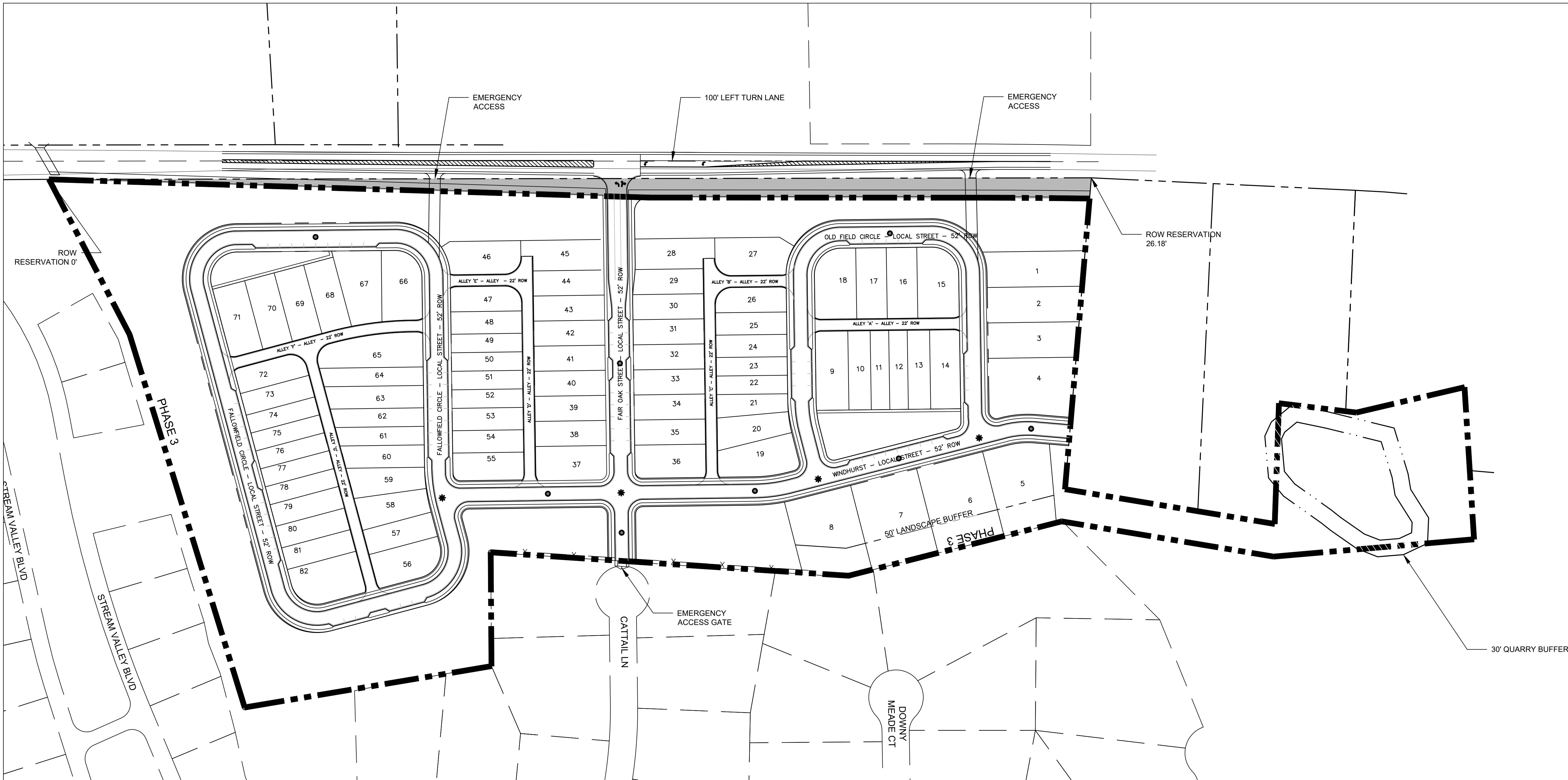
ISSUANCE/REVISION NOTES:

- PLAN DATE MM DD, 2017

- 1 NONE
- 2 NONE
- 3 NONE
- 4 NONE

THE VILLAGES
ENLARGED
GRADING &
DRAINAGE PLAN
C3.2

LSC 18008



STATEMENT OF IMPACTS
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

R.O.W. & ACCESS GENERAL NOTES

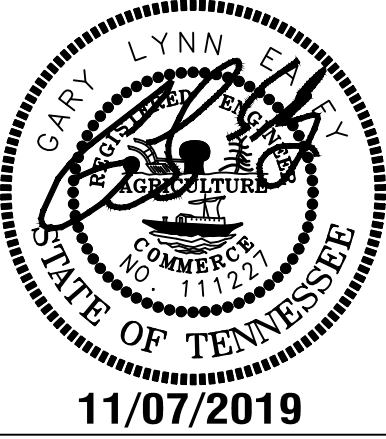
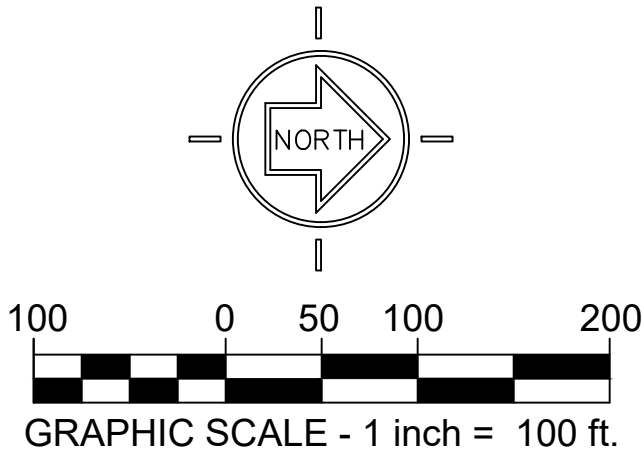
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE 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.

R.O.W. & ACCESS GENERAL NOTES (CONTINUED)

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.

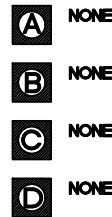
CONNECTIVITY INDEX: 1.70
LINKS (●): 17
NODES (*): 10
17/10 = 1.70

SOUTHBROOKE R.O.W. & ACCESS DATA CHART
DAILY TRIP GENERATION: 1,836 VEH PER DAY
PEAK HOUR TRIP GENERATION: 183 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

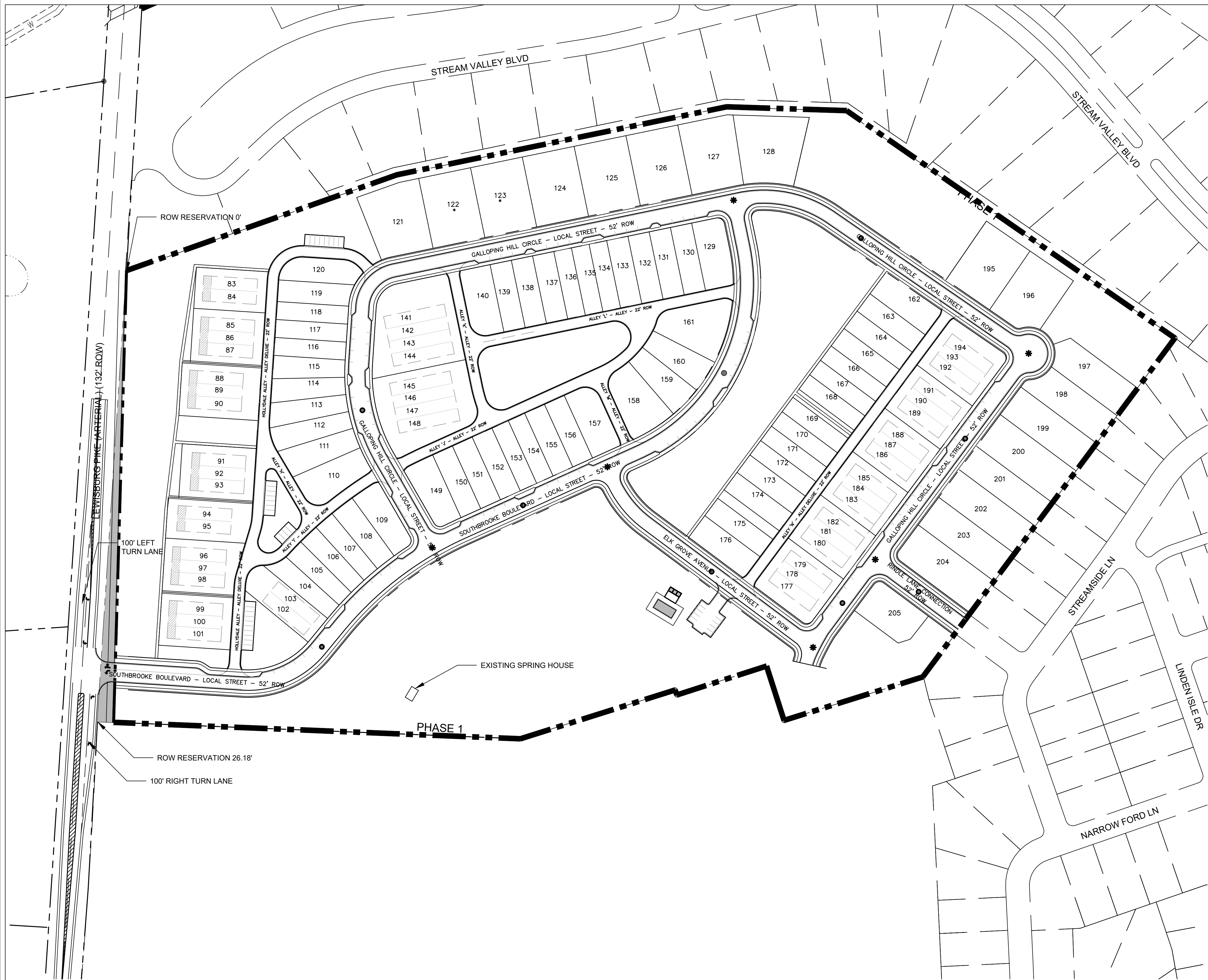
ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017



THE MEADOWS
ROW & ACCESS
PLAN

C4.1

LSC 18008



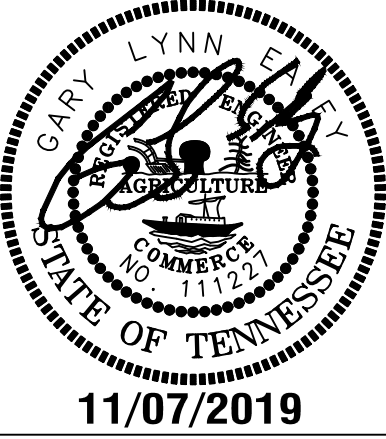
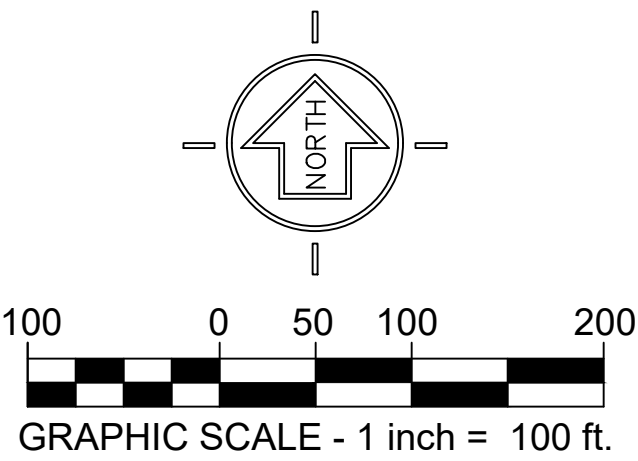
STATEMENT OF IMPACTS
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

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.
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CIRCULATION PLAN REQUIRED: NO



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

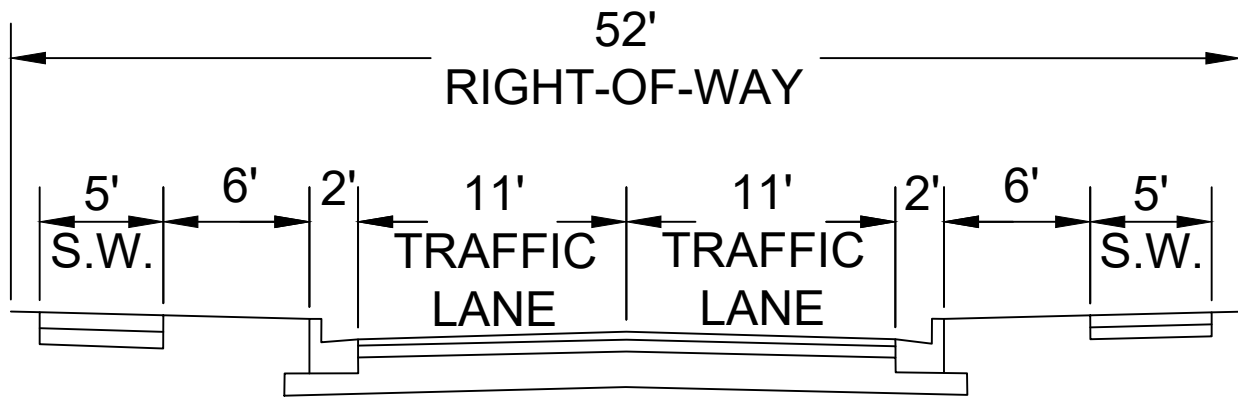
ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

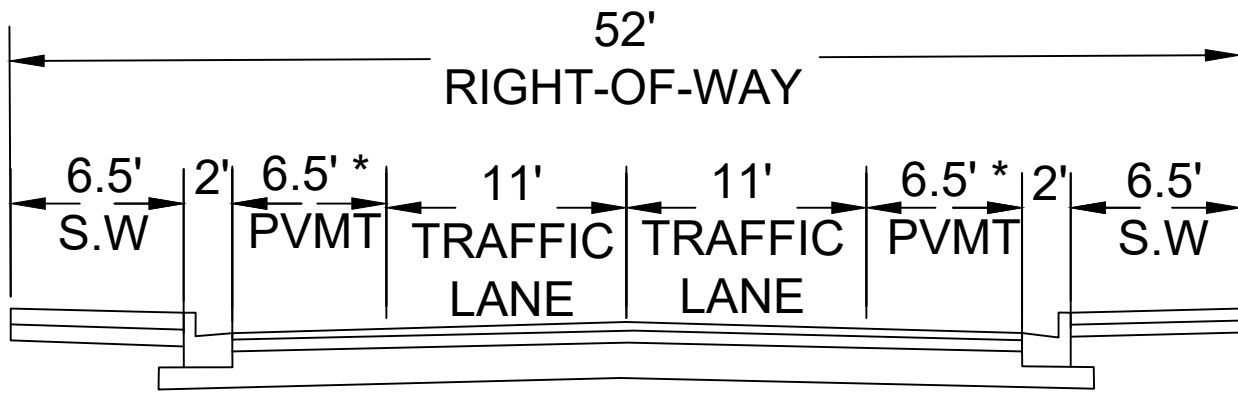
THE VILLAGES
ROW & ACCESS
PLAN

C4.2

LSC 18008

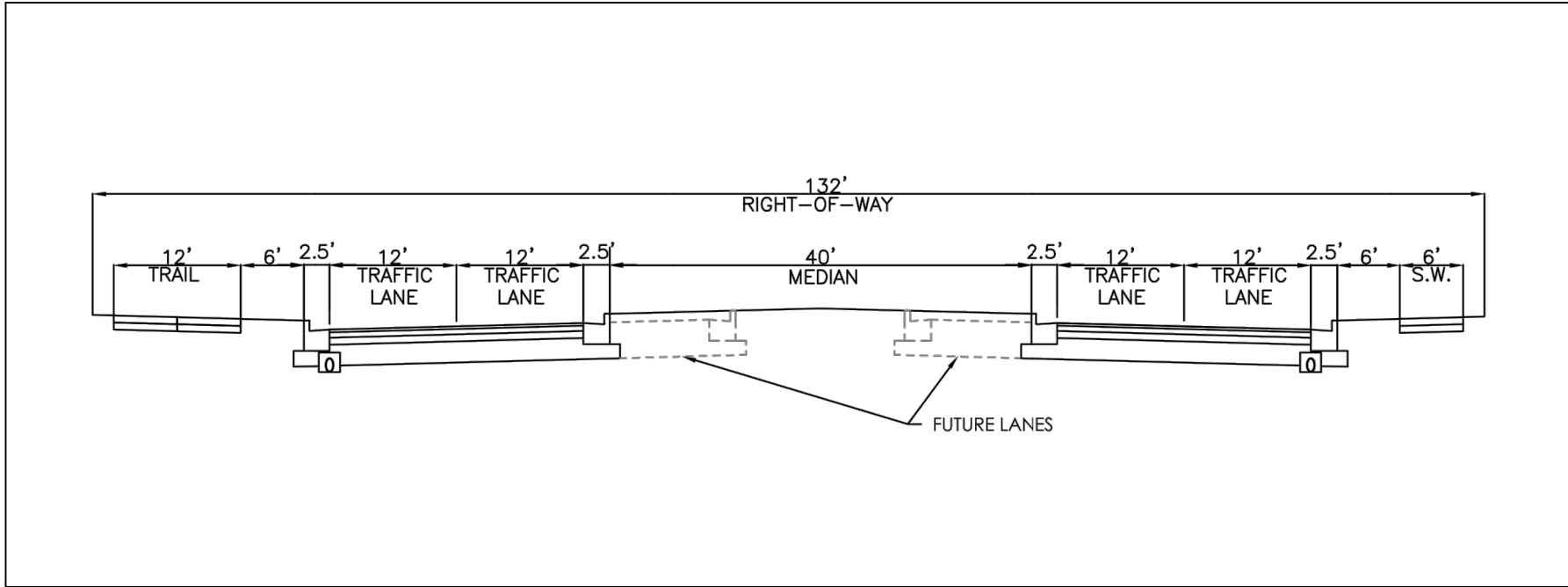


2-LANE INTERMEDIATE AND LOW VOLUME STREET



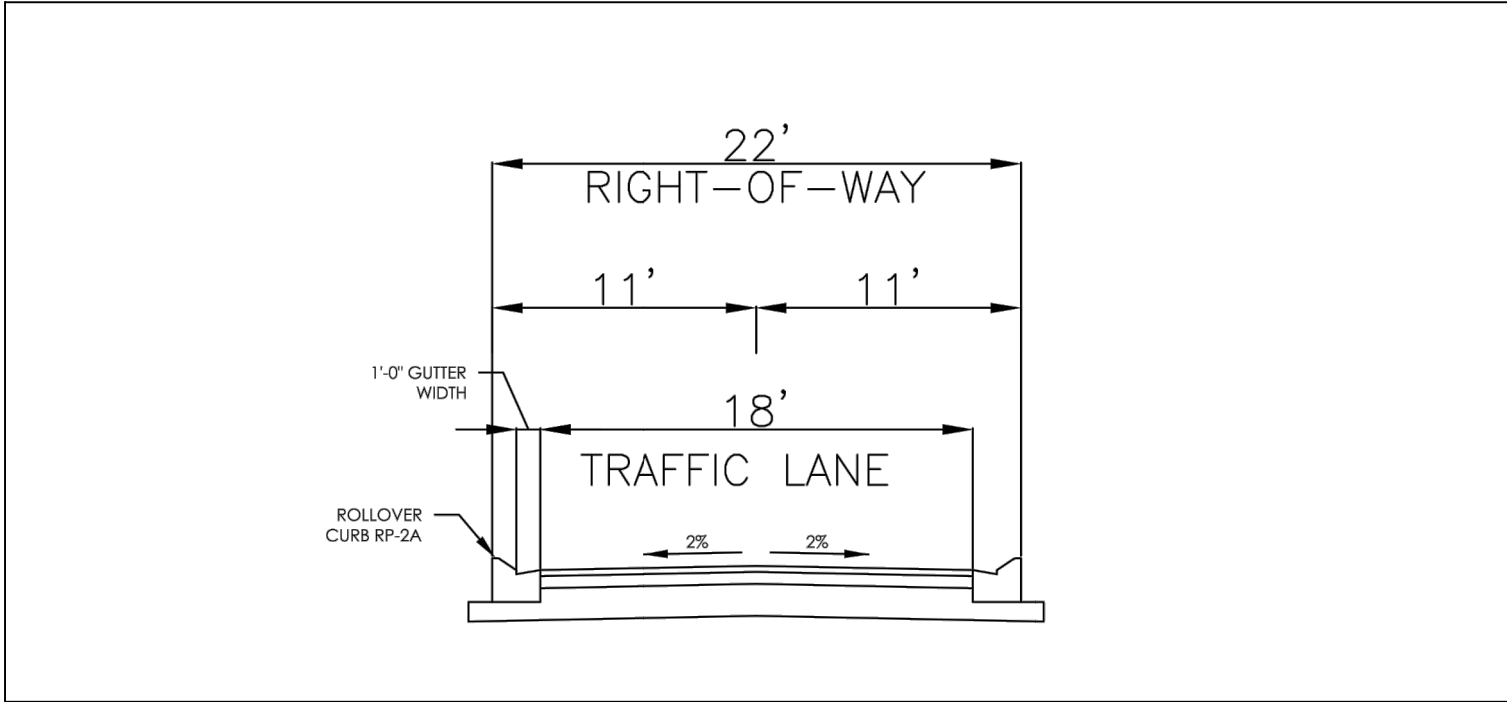
*ADDITIONAL ASPHALT FOR PARALLEL PARKING, WHERE SHOWN

2-LANE INTERMEDIATE AND LOW VOLUME STREET
(WITH ON STREET PARKING)

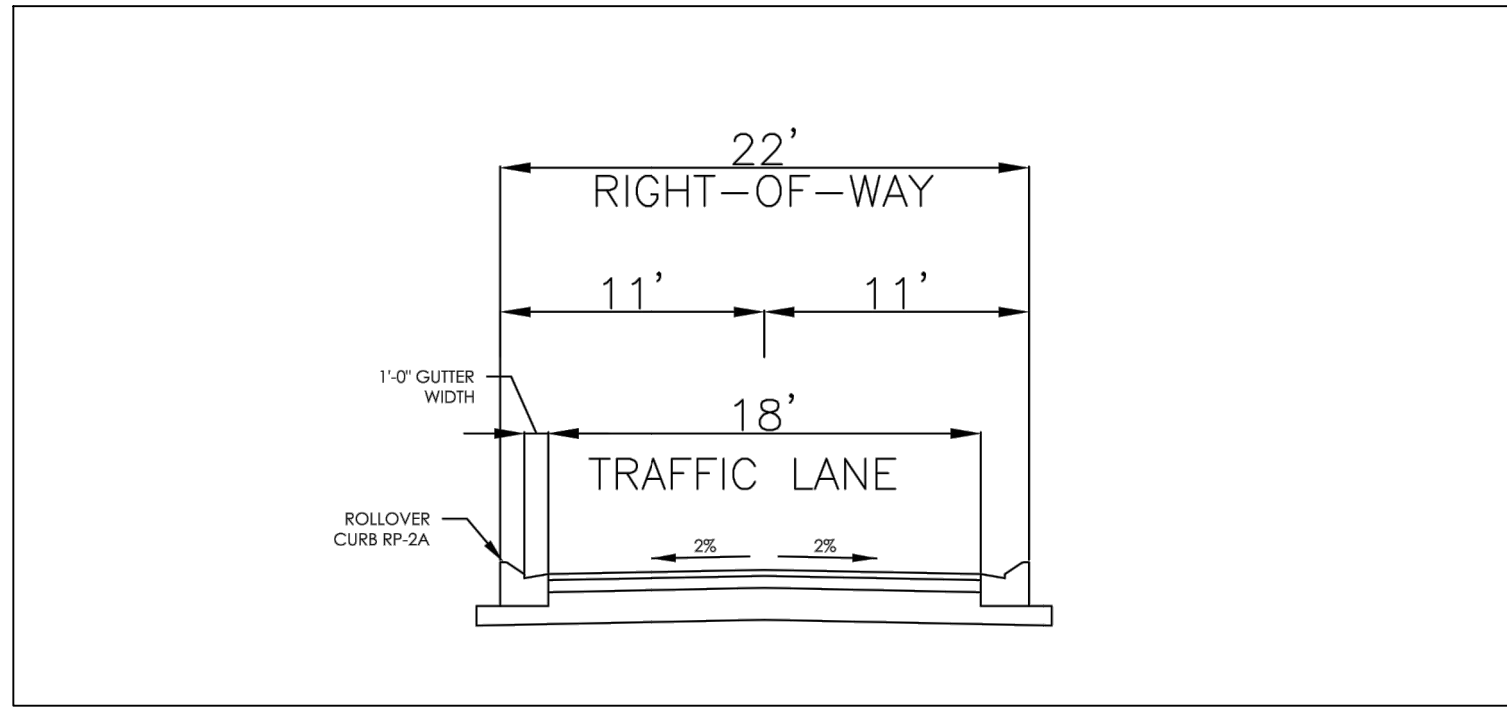


FUTURE ARTERIAL STREET (LEWISBURG PIKE)

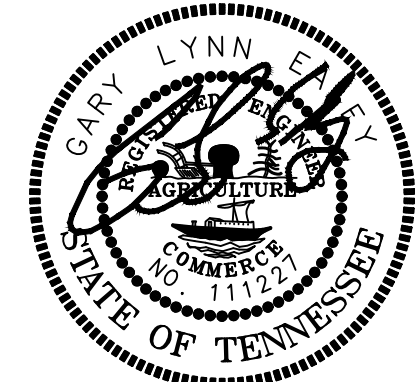
NOTE: LEWISBURG PIKE SECTION SHOWN FOR R.O.W. DEDICATION PLANNING PURPOSES AND CONSTRUCTION OF ROAD IS NOT PART OF THIS PLAN.



ALLEY DELUXE



ALLEY



11/07/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

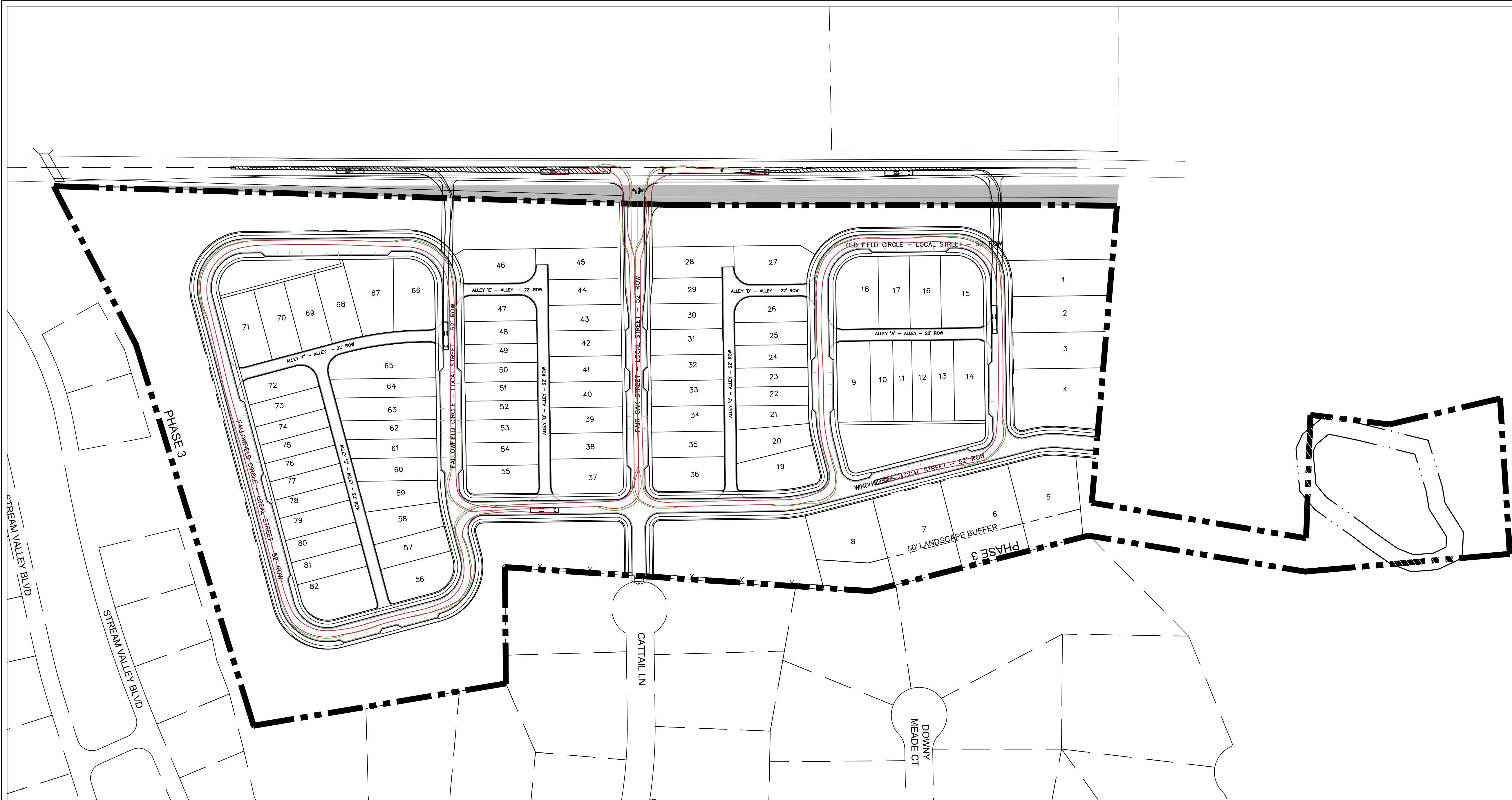
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

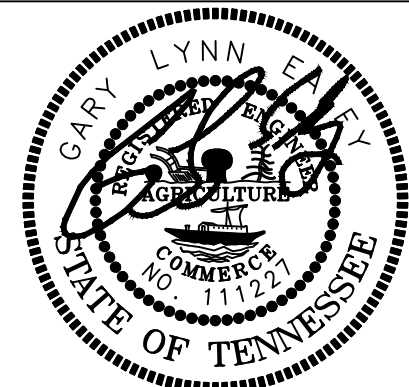
ROADWAY
TYPICAL
SECTIONS

C4.3



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'



11/07/2019

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

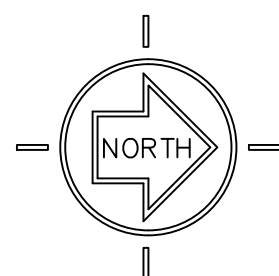
MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 2017

- NONE
- NONE
- NONE
- NONE

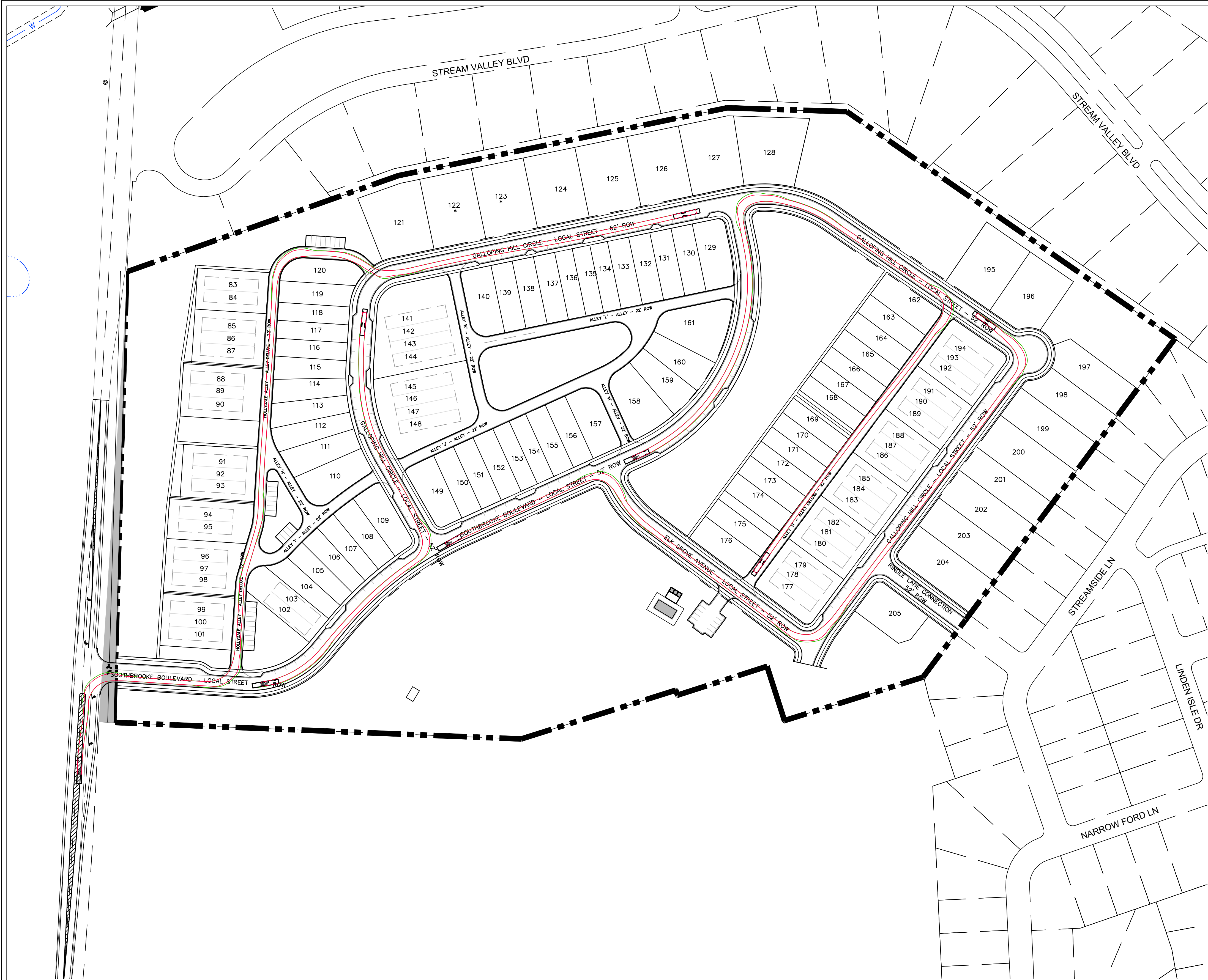


100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

THE MEADOWS
AUTO TURN
PLAN

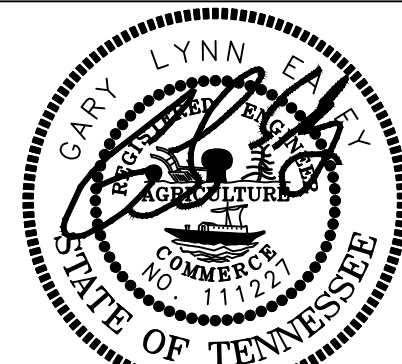
C4.4

LSC 18008



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'
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BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



11/07/2019

ISLAND
SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #7110

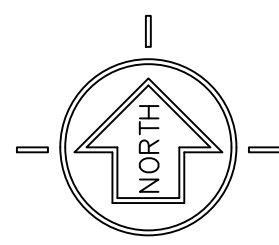
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
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MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE 11/07/2019

- NONE
- NONE
- NONE
- NONE

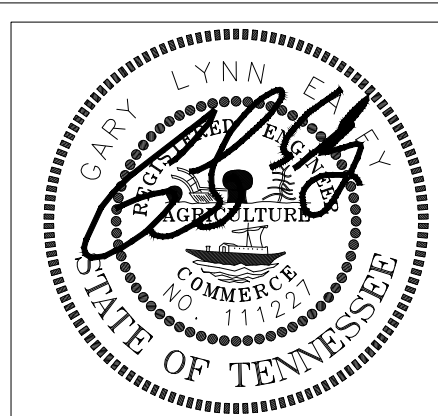
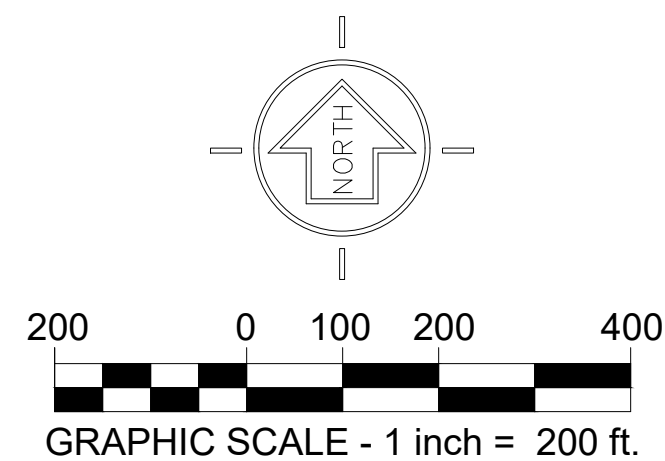
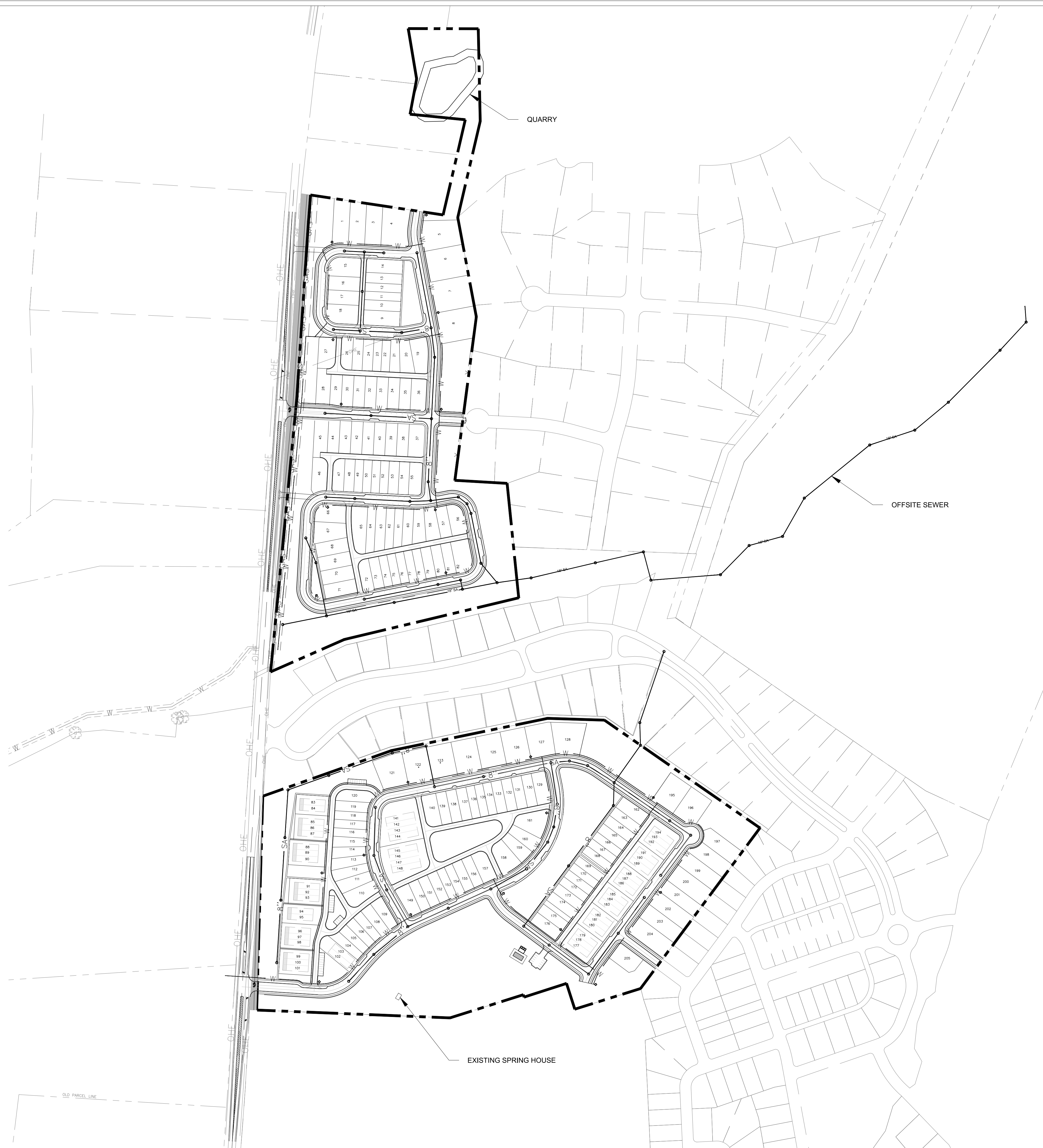


100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

THE VILLAGES
AUTO TURN
PLAN

C4.5

LSC 18008



11/07/2019

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #7110
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MAP 118, PARCELS 49.00, 49.01 AND 50.01
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

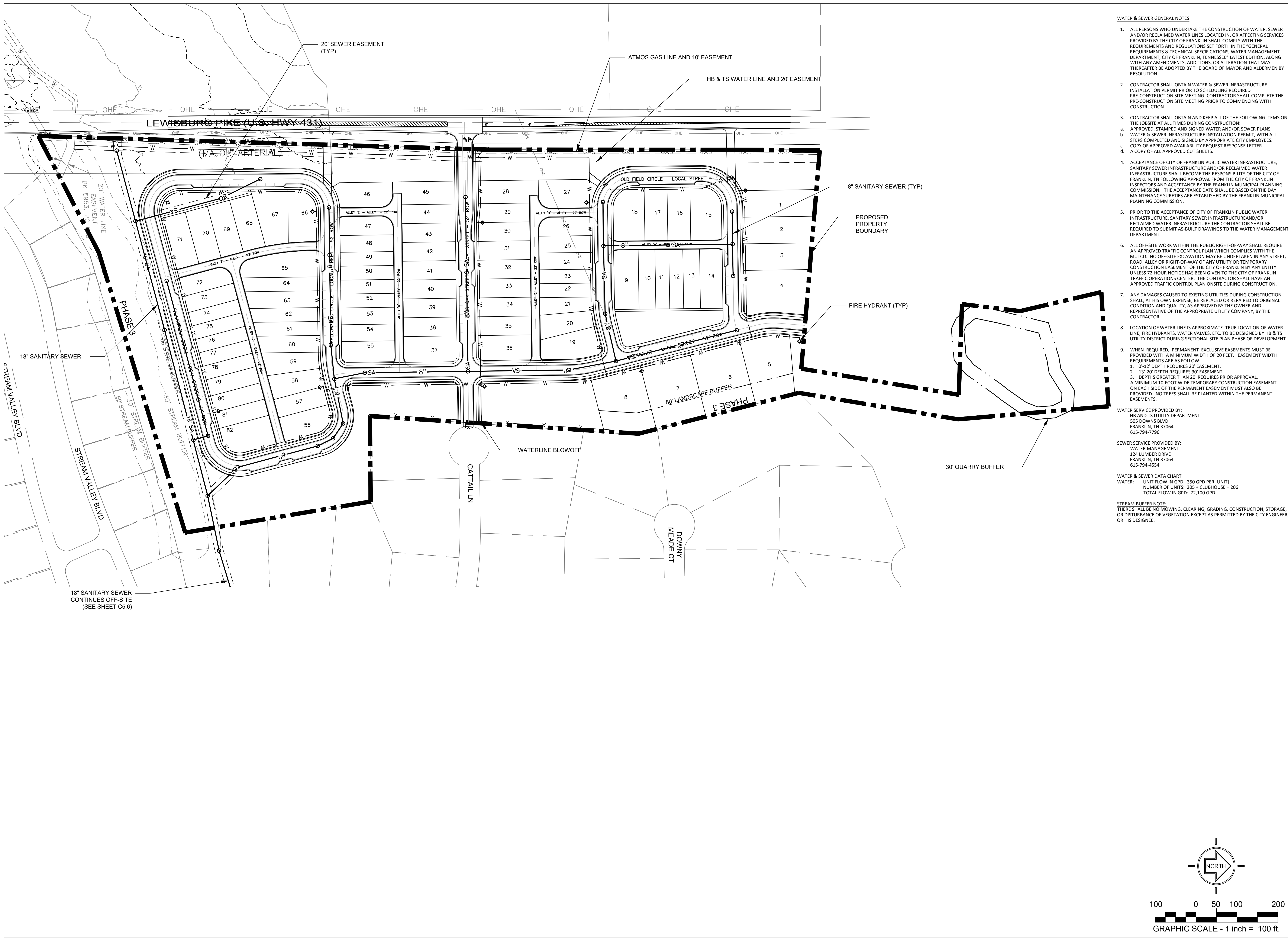
- PLAN DATE MM DD, 2017

A	NONE
B	NONE
C	NONE
D	NONE

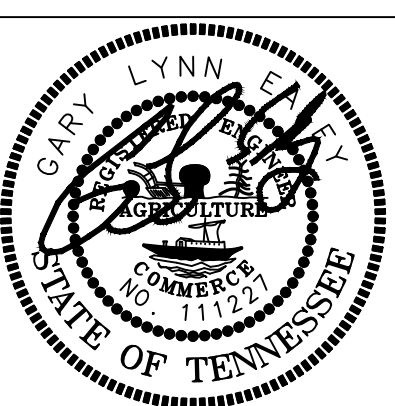
OVERALL SITE
UTILITY PLAN

C5.0

LSC 18008



- 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 PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
 - ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
 - PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT 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.
 - LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.
 - WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOW:
 - 0'-12' DEPTH REQUIRES 20' EASEMENT.
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HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796
- SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554
- WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 205 + CLUBHOUSE = 206
TOTAL FLOW IN GPD: 72,100 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.



11/07/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

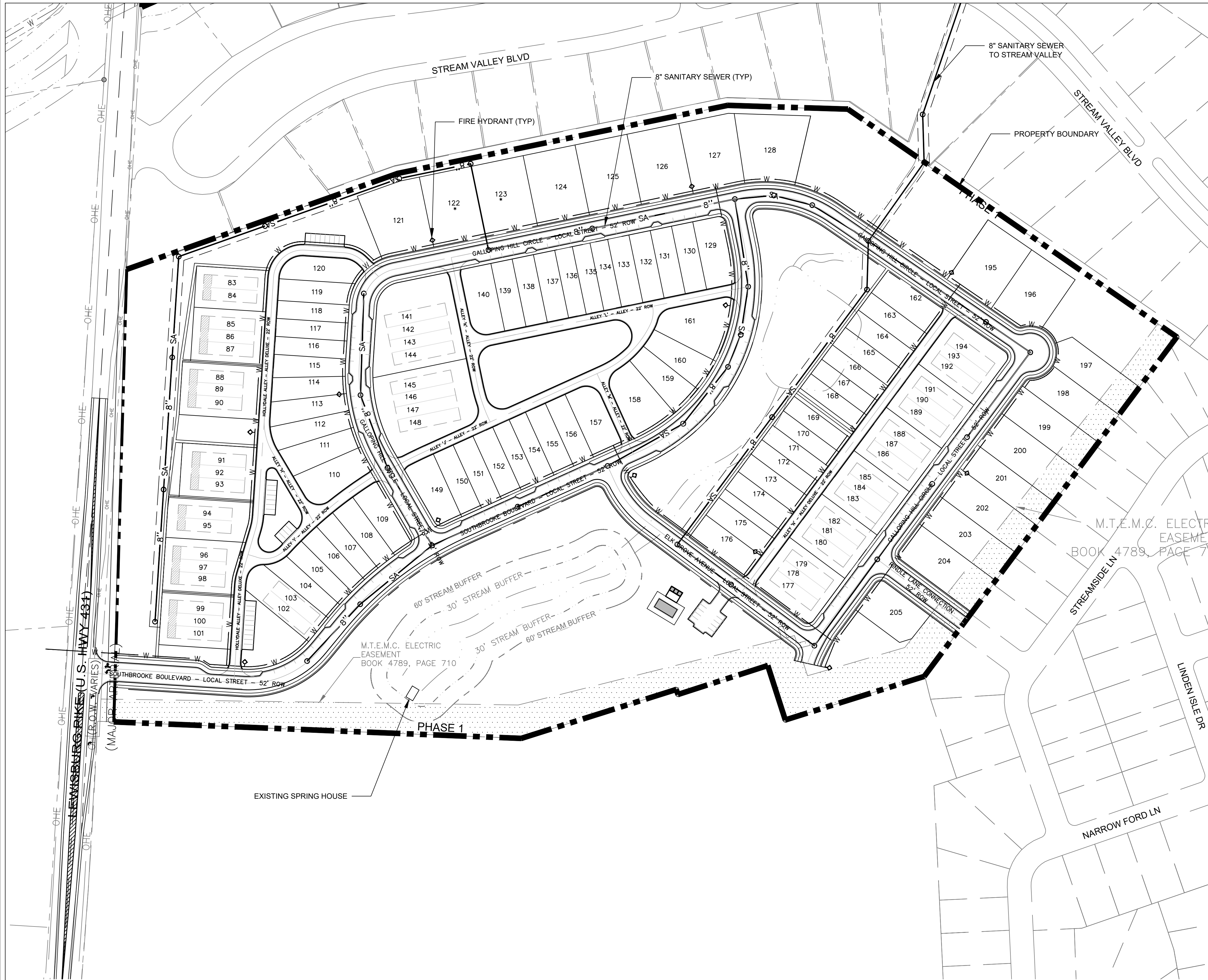
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

**THE MEADOWS
ENLARGED SITE
UTILITY PLAN**

C5.1

LSC 18008



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- * DENOTES CRITICAL LOT FOR SEWER LINE



11/07/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

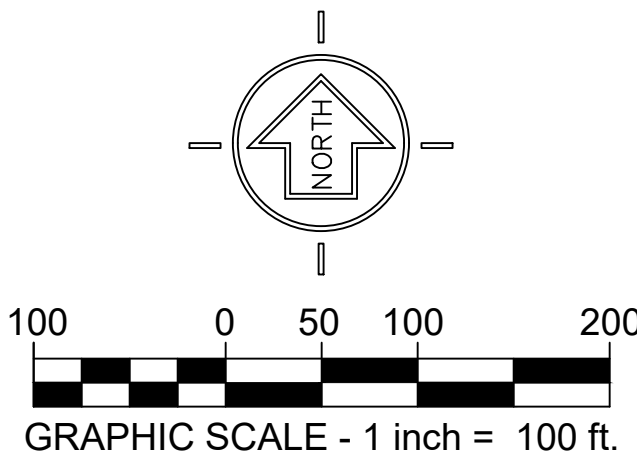
- PLAN DATE MM DD, 2017

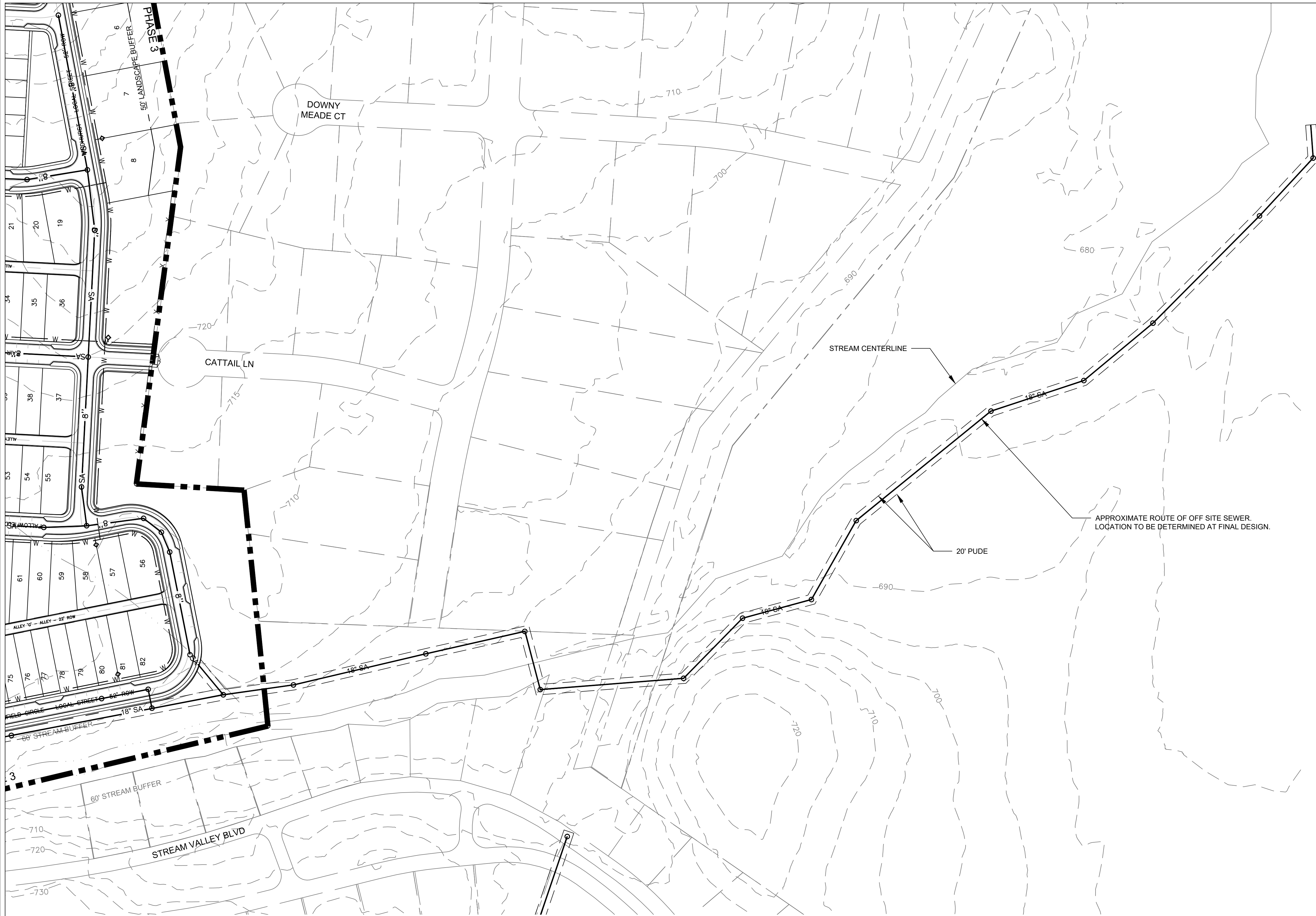
- NONE
- NONE
- NONE
- NONE

THE VILLAGES ENLARGED SITE UTILITY PLAN

C5.2

LSC 18008





WATER & SEWER GENERAL NOTES

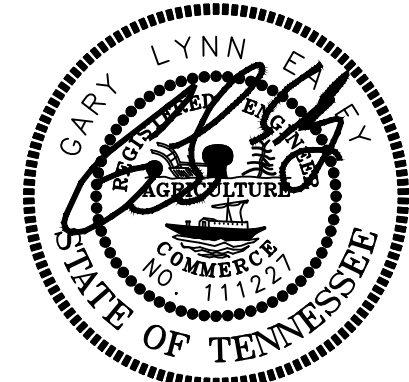
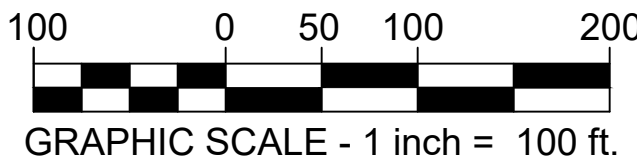
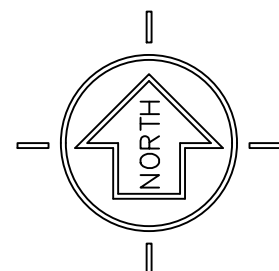
- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, 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 PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURTIES 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 WATER MANAGEMENT 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.
- LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.
- WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOW:
 - 0'-12' DEPTH REQUIRES 20' EASEMENT.
 - 13'-20' DEPTH REQUIRES 30' EASEMENT.
 - DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL, A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 205 + CLUBHOUSE = 206
TOTAL FLOW IN GPD: 72,100 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.



11/07/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #7110

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

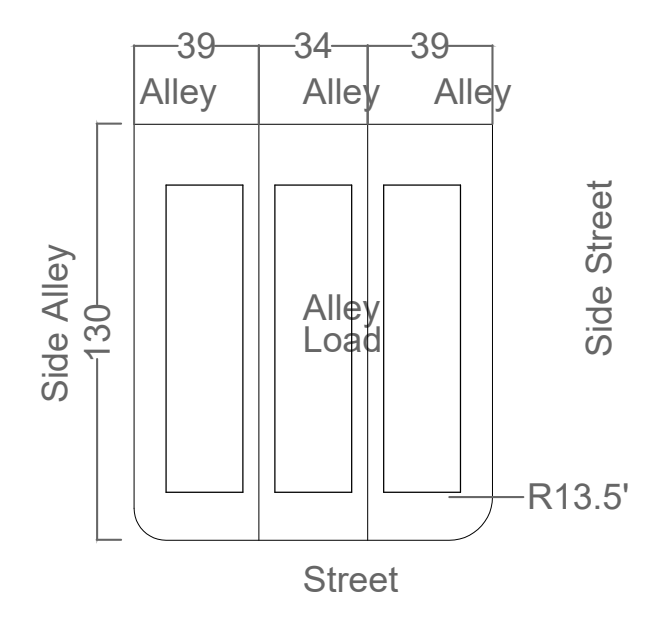
- PLAN DATE MM DD, 2017

- ☐ NONE
- ☐ NONE
- ☐ NONE
- ☐ NONE

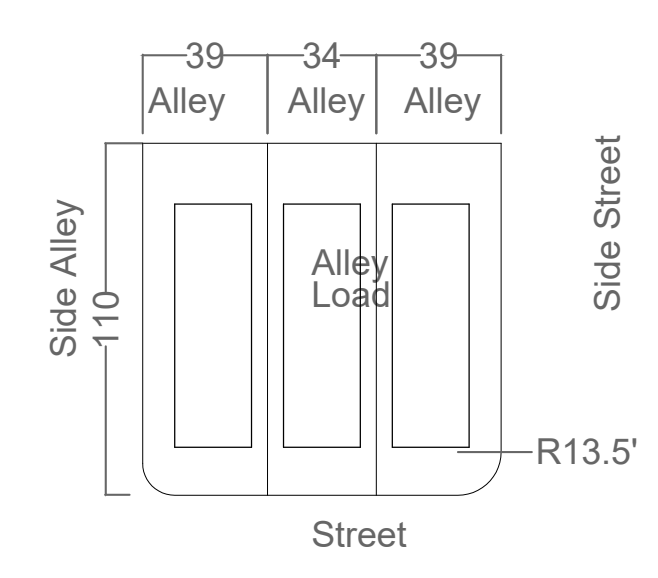
OFFSITE SEWER

C5.3

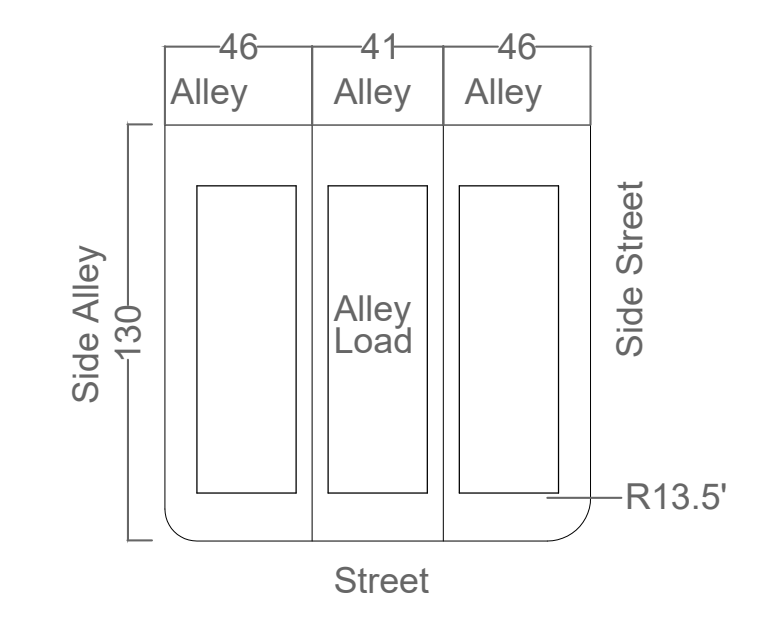
LSC 18008



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



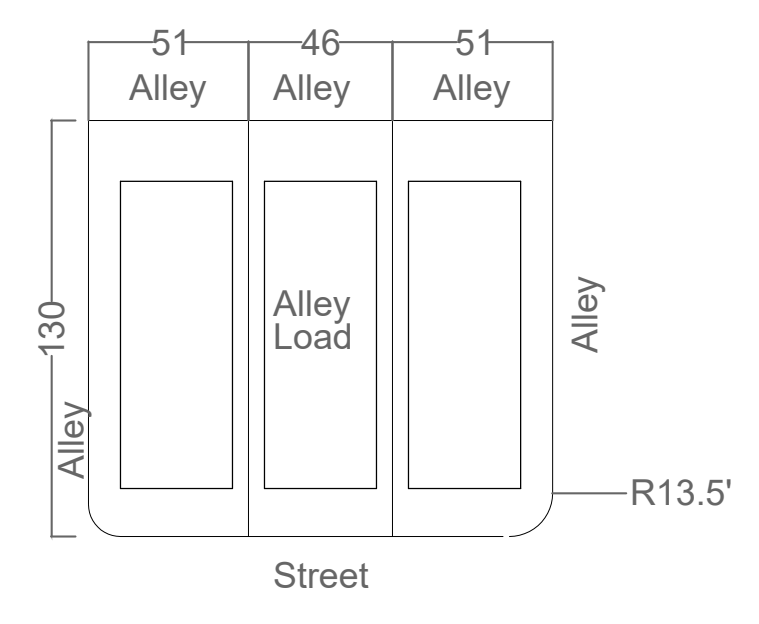
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

1
A1.0
34' DETACHED
PLAN & ELEVATION

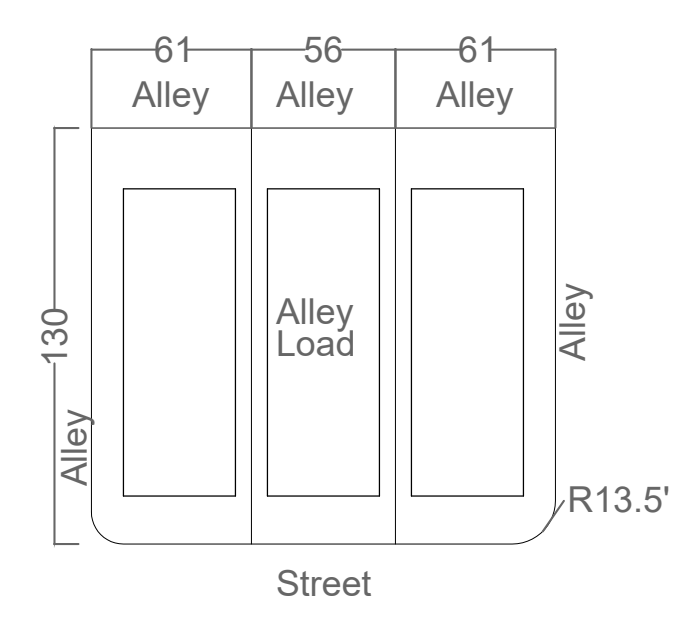
2
A1.0
41' DETACHED
PLAN & ELEVATION

N.T.S.

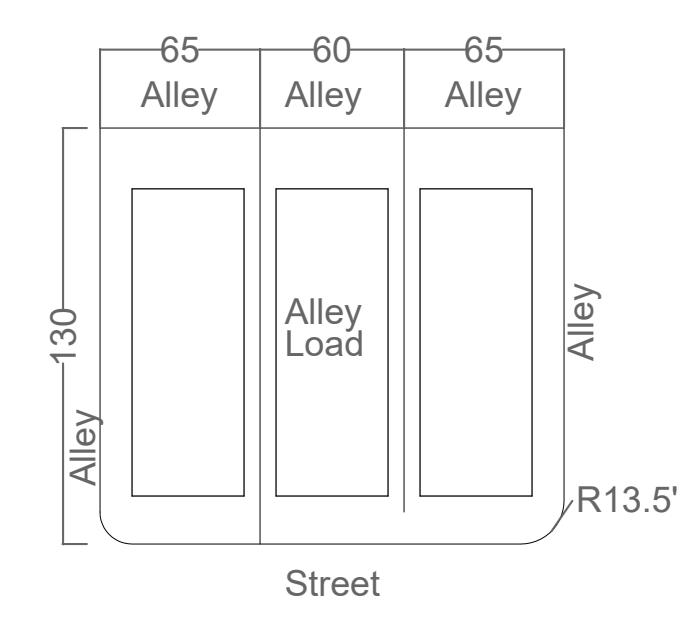
N.T.S.



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



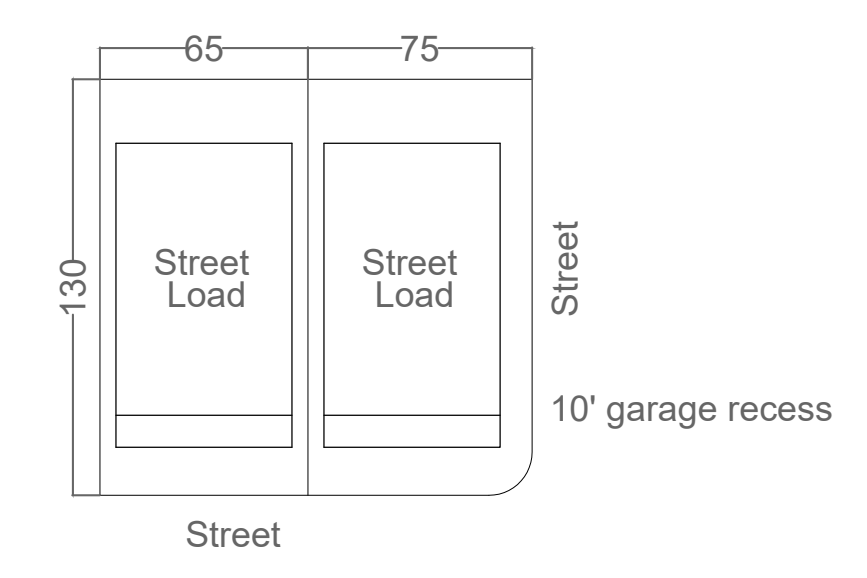
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

3
A1.0
46' DETACHED
PLAN & ELEVATION

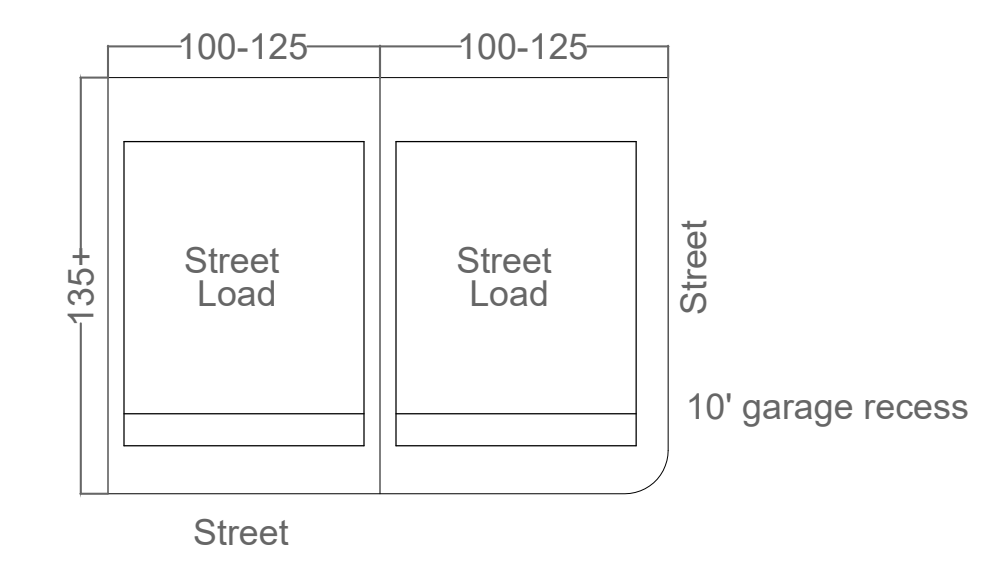
4
A1.0
56' & 60' DETACHED
PLAN & ELEVATION

N.T.S.

N.T.S.



Front Setback: 15'
Rear Setback: 20'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'



Front Setback: 15'
Rear Setback: 20'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

5
A1.0
65' - 85' DETACHED
PLAN & ELEVATION

5
A1.0
100'-125' DETACHED
PLAN & ELEVATION

N.T.S.

N.T.S.

The home elevations shown here are representative of the homes planned for Southbrooke. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

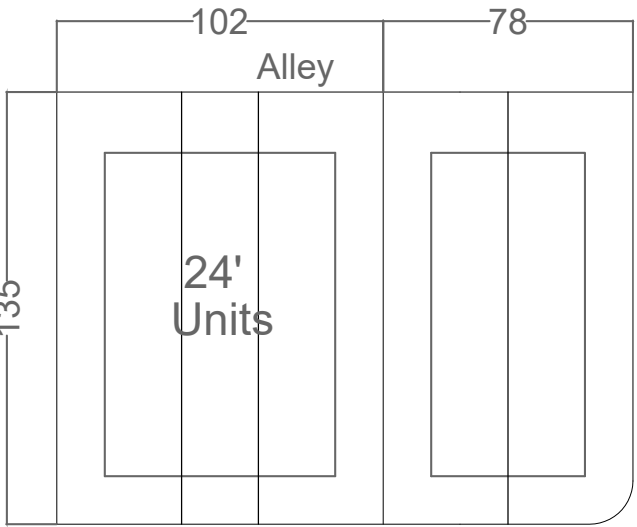
Revision Date _____
△ _____
△ _____
△ _____
△ _____



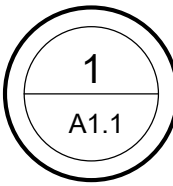
3 UNIT



2 UNIT



Front Setback: 15'
Rear Setback: 5' (18' for
Parking)
Side Setback: 15'
Street Setback: 15'
Alley Setback: 10'



24' ATTACHED
PLAN & ELEVATION

N.T.S.

The home elevations shown here are representative of the homes planned for Southbrooke. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered
Landscape Architect.



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date _____
△ _____
△ _____
△ _____
△ _____

TYPICAL
ARCHITECTURE
ATTACHED
SHEET
A1.1

COF 7110



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

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

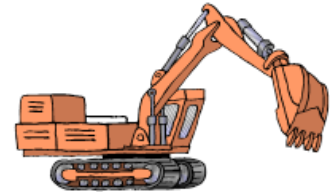
Email Application to: availability@franklintn.gov

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

Date Submitted: 12/19/2019

MEMO

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



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

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

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

Email Application to: availability@franklinton.gov

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

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

THE AVAILABILITY IS GRANTED BASED ON THE FOLLOWING TIME PERIODS:

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

OTHER RELATED INFORMATION:

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

PROPERTIES OUTSIDE OF CITY LIMITS:

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

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

SINGLE FAMILY APPLICANTS:

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

MAIN LINE EXTENSION REQUIRED FOR SERVICE:

Plans shall be submitted for approval:

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

CURRENT SEPTIC SYSTEMS/APPLICANTS WITHIN THE COUNTY:

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

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

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

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

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

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

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

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

3- City Installs Tap & Meter

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

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

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

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

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

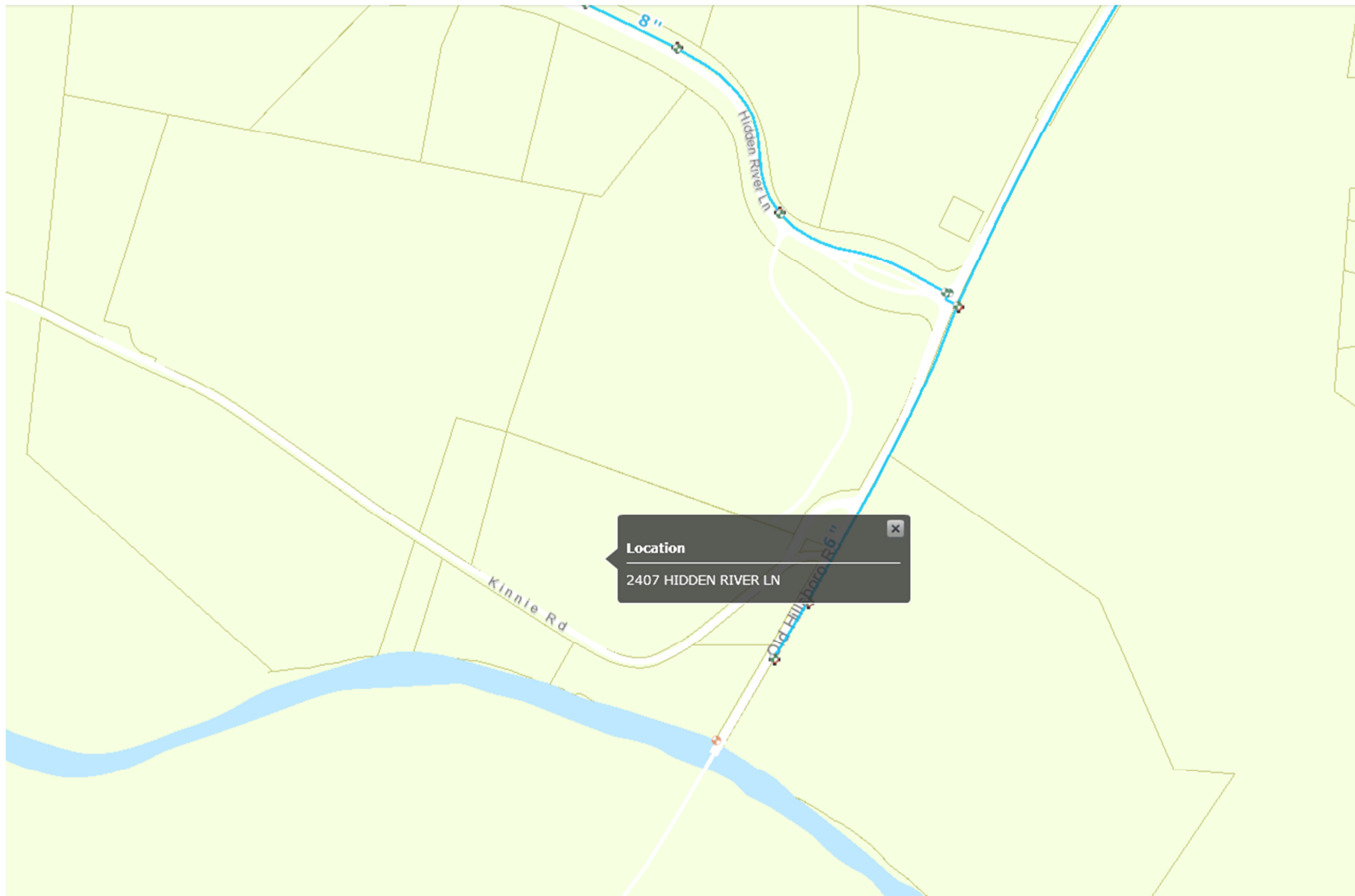
Only applicable if extending the water, sewer or reclaim water main lines.

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

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

3 Projected Flow Examples

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



Location

2407 HIDDEN RIVER LN



Request for Water and/or Sewer Availability & Associated Costs

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

Type of Availability Requested:		CHECK ALL THAT APPLY: ☐ Water ☒ Sewer	
Project Name & Subdivision, Section, Lot #	4426 S Carothers Rd Franklin, TN 37064		
Map & Parcel(s) #	089 052.00		
Property Address:	4426 S Carothers Rd Franklin, TN 37064		
City Project # (If Applicable)	N/A		
# of Dwelling Units (If Residential)	2		
Applicant's Name & Company	Tina Lynne Jordan		
Applicant's Address	4426 S Carothers Rd		
Applicant's Email & Phone #	Tina.Jordan@benefitmall.com		
Anticipated Water Meter Size(s) (see chart on pg. 3).	N/A		
Water District:	Milcrofton		
Sewage Flow Calculations: Use the City of Franklin projected flow examples sheet –pg.4 GPD 700 (2 single family dwelling units)			
<i>use additional sheets as necessary</i>			
Anticipated sewage flows: Information Required for Sewer Service		700	
If County is requiring this request please indicate if you are requesting an approval or denial:	☒ DENY my Request ☐ APPROVE my request <i>*approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial*</i>		

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

Email Application to: availability@franklinton.gov

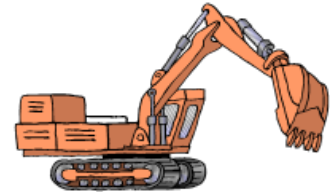
12/12/2019

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

Date Submitted: _____

MEMO

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



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- Septic System must be decommissioned per County standards:
<http://www.williamsoncounty-tn.gov/index.aspx?NID=126>

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

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

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

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

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

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

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

3- City Installs Tap & Meter

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

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

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

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

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

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

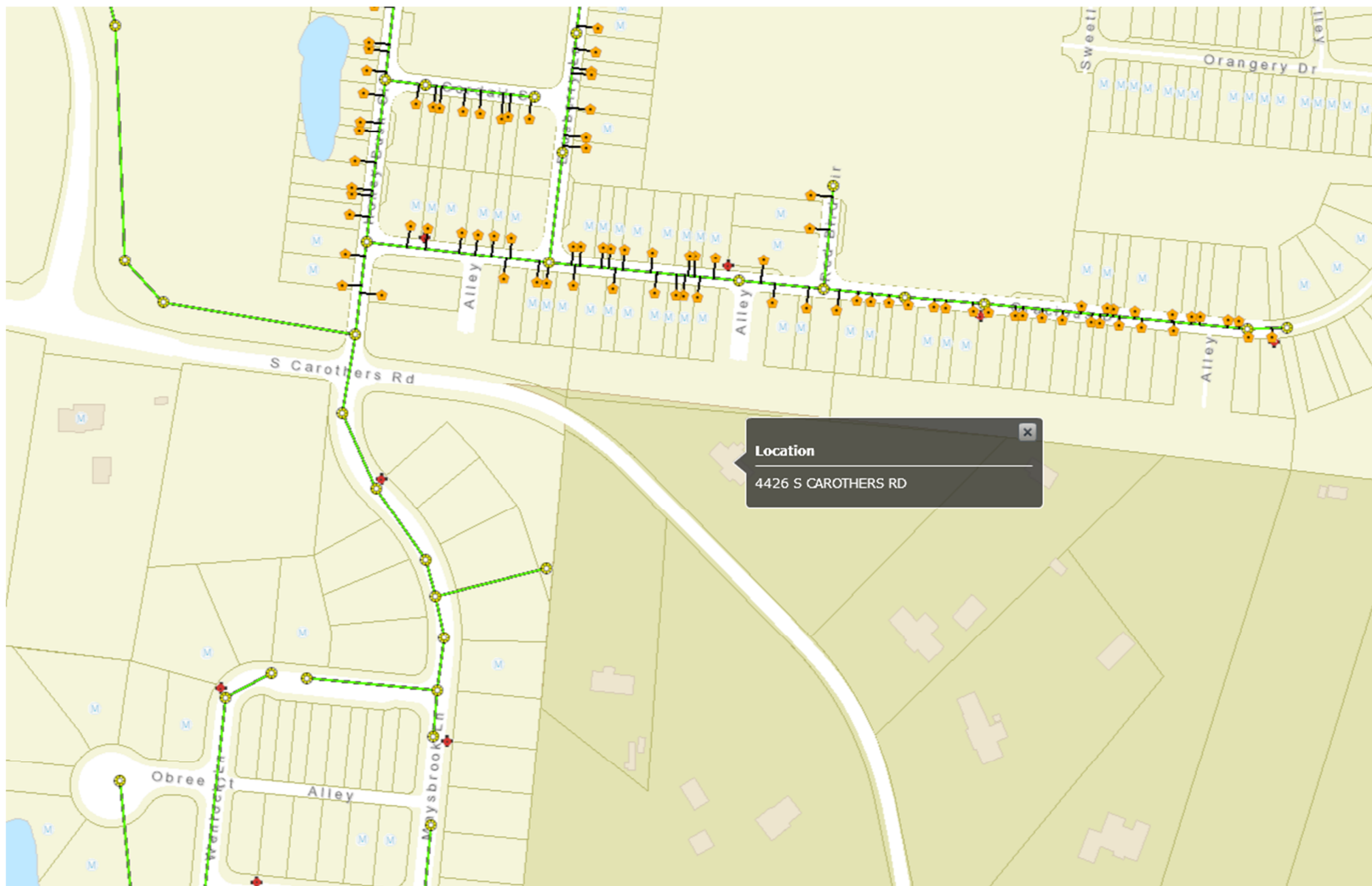
Fee Description	Applicable Utility	Fee Amount
Plan Review Fee	Water, Sewer & Reclaim Water	\$300 Water; \$300 Sewer & \$300 reclaim Water
Inspection fees:	Fee Rate	
Water Main Line	\$1.25/LF Water (minimum \$ 1,000)	
Sewer Gravity Main Line	\$2.00/LF (minimum \$1,000)	
Sewer Force Main Line	\$1.50/LF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

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

3

Projected Flow Examples

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



City of Franklin, Tennessee
Tabulation of Submittals*

Purchasing Office Solicitation No.:		2020-011 (police promotional process assessment services)				
Notice to proposers published in the Williamson Herald on:		11/14/19				
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals:		13 / 3				
Date and time proposal due and publicly opened:		12/17/19 2:00 PM				
Present at opening of proposals:		Laura Johnson of the City of Franklin Human Resources Department, Will McCarville of the City of Franklin Police Department and Brian Wilcox of the City of Franklin Purchasing Office				
Target meeting of BOMA at which recommendation is scheduled to be considered:		1/14/20				
Proposals received from:	Does the proposal include all required documents?	Does the proposal take any exceptions to the City's procurement solicitation? / If so, how many?	Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Total estimated annual fee based on quoted pricing:	Payment terms:	Proposal is valid and may be accepted through:
FirstIdea, Inc. 19029 E. Plaza Dr., Suite 200 Parker, CO 80134 Annette Alvarez, President & CEO 303-840-3346 X 201 annette@firstidea.org	yes	proposer takes no exceptions	82.01		net 30 days	2/29/2020
				\$46,960.00		
Resource Management Associates 17730 S. Oak Park Ave., Suite A Tinley Park, IL 60477 Charles D. Hale, President 708-444-2326 rma2500@gmail.com	yes	proposer takes no exceptions	86.00		net 30 days	3/1/2020
				\$37,000.00		
Stanard & Associates, Inc. 309 W. Washington St., Suite 1000 Chicago, IL 60606 Brian C. Kitzman, Vice President 800-367-6919 Ext. 260 bkitzman@stanard.com	yes	yes (indemnification)	92.04		net 30 days	6/30/2020
				\$44,075.00		

*Shaded submittal is the submittal scored highest by the interview team

CITY OF FRANKLIN, TENNESSEE

PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0380)

THIS PROCUREMENT AGREEMENT ("AGREEMENT") is by and between the City of Franklin, Tennessee ("CITY"), and Stanard & Associates, Inc. of Chicago, Illinois ("SERVICE PROVIDER"), who mutually agree as follows:

1. CITY issued (a) on November 14, 2019 Purchasing Office Solicitation No. 2020-011, a procurement solicitation for proposals for police promotional process assessment services, and (b) on December 2, 2019 Addendum No. 1 to Purchasing Office Solicitation No. 2020-011 (collectively, "SOLICITATION").
2. In response to CITY's SOLICITATION, SERVICE PROVIDER submitted a proposal dated December 9, 2019 ("SUBMITTAL"), a copy of excerpts from which is attached hereto as Attachment No. 1 and hereby incorporated by reference as if fully set forth herein.
3. SERVICE PROVIDER included in SUBMITTAL CITY's Standard Procurement Terms and Conditions with SERVICE PROVIDER's contact information inserted, a copy of a revised version of which ("CITY'S TERMS") is attached hereto as Attachment No. 2 and hereby incorporated by reference as if fully set forth herein.
4. SERVICE PROVIDER has now also submitted two (2) Certificates of Insurance ("CERTIFICATES OF INSURANCE"), copies of which are attached hereto as Attachment No. 3 and hereby incorporated by reference as if fully set forth herein, that collectively meet or exceed CITY's Insurance Requirements as specified in SOLICITATION.
5. If and when insurance coverage documented by CERTIFICATES OF INSURANCE referenced above expires either before the expiration of any specified term of award, including any extensions thereto, or before the supply and delivery by SERVICE PROVIDER and the acceptance by CITY of all of the products and/or services ordered from SERVICE PROVIDER, pursuant to this AGREEMENT, then SERVICE PROVIDER shall immediately suspend work or supply and delivery unless and until it provides one or more unexpired replacement certificates of insurance that indicates the new date(s) of insurance coverage expiration and that meets or exceeds CITY's Insurance Requirements as specified in SOLICITATION.
6. In the event that insurance coverage documented by CERTIFICATES OF INSURANCE referenced above is materially modified or canceled either before the expiration of any specified term of award, including any extensions thereto, or before the supply and delivery by SERVICE PROVIDER and the acceptance by CITY of all of the products and/or services ordered from SERVICE PROVIDER, pursuant to this AGREEMENT, then SERVICE PROVIDER shall, immediately upon learning of any such material modification or cancelation, suspend work or supply and delivery and shall, within three (3) calendar days of such learning, notify CITY of any such material modification or cancelation.
7. SERVICE PROVIDER agrees to impose CITY's insurance requirements upon any subcontractors it utilizes for this procurement. Except as may be approved and authorized by CITY in advance of any subcontractor commencing work for this award, SERVICE PROVIDER may not subcontract any service component of the award except as is indicated in SUBMITTAL.

CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0380)

8. CITY awarded on January 14, 2020 to SERVICE PROVIDER the purchase of police promotional process assessment services pursuant to SOLICITATION and SUBMITTAL.
9. The term of award shall commence upon execution of this AGREEMENT (the effective date of this AGREEMENT) and shall expire one (1) year from the effective date of this AGREEMENT. At any time after commencement but before or as soon as practicable after the expiration of this term of award, CITY and SERVICE PROVIDER may, by mutual consent, exercise not more than four (4) options to extend the term of award, each time for up to one (1) additional year, for a maximum possible term of award of five (5) years total, provided: (a) that both parties consent to such an extension at that time; (b) that the decision to exercise such an extension is memorialized in writing and is executed by authorized representatives of each party (in the case of CITY, either CITY's City Administrator or CITY's Purchasing Manager, after consultation with CITY's Human Resources Director and Chief of Police, is so authorized); (c) that the same terms and conditions that apply to the original term of award shall also apply to such an extension, including pricing; (d) that if SERVICE PROVIDER chooses not to consent to an extension to the term of award, then it shall notify CITY of that decision a minimum of six (6) months in advance of the scheduled expiration of the term of award; and (e) at CITY's discretion, CITY and SERVICE PROVIDER may negotiate an additional extension beyond such expiration. Note that CITY and SERVICE PROVIDER each specifically retain the non-exclusive right, with or without cause, not to extend the term of award.
10. In the event of a conflict between the following documents, the order of precedence shall be as follows: (a) this AGREEMENT; (b) CITY's TERMS; (c) SOLICITATION; and (d) SUBMITTAL.

EXECUTED THIS _____ DAY OF _____ 20____.

For SERVICE PROVIDER:



(signature of SERVICE PROVIDER's authorized representative)

For CITY:

(signature of CITY's authorized representative)

TITLE: President

TITLE: City Administrator

Approved as to Form:

Maricruz R. Fincher, Staff Attorney for CITY

CITY OF FRANKLIN, TENNESSEE
PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0380)

Attachment No. 1

Excerpts from SUBMITTAL



December 9, 2019

City of Franklin Purchasing Office
Franklin City Hall, Suite 107
109 3rd Ave South
Franklin, TN 37064

*Re: Purchasing Office Solicitation No.: 2020-011 Police Promotional Process
Assessment Services*

Dear Purchasing Office:

Please find enclosed Stanard & Associates, Inc.'s (S&A) proposal in response to the above-referenced Purchasing Office solicitation. We understand its requirements and intend our proposal to be comprehensive, and fully responsive to the City of Franklin's (the City) Request for Proposals. As the authorized point of contact for S&A, I would be happy to respond to any questions, or provide any necessary clarifications.

Please note our proposal is structured so that readers may follow along, point by point, with the "Information required to be included in proposal," starting on Page 6 from Section 13.6 of the Requests for Proposals document. We have appreciated and enjoyed working with the City of Franklin over the past several years and would welcome the opportunity to continue our relationship.

Sincerely,

A handwritten signature in black ink, appearing to read "B. C. Kitzman", written over a large, stylized "X" mark.

Brian C. Kitzman, Ph.D.
Vice President
Stanard & Associates, Inc.
309 W Washington St
Suite 1000
Chicago, IL 60606
bkitzman@stanard.com
800.367.6919, ext. 260

A. Competency, experience and qualifications

1. Stanard & Associates, Inc. (S&A) is an Illinois-based C corporation founded in 1976. We are a firm of industrial/organizational psychologists working with an outstanding team of 14 professionals engaged in the development and implementation of entry-level and promotional testing systems for public safety agencies throughout the United States. Over the past 40 years, we have partnered with over 2,700 public safety agencies across the United States. S&A has worked with law enforcement agencies of all sizes, including the New York Department of Correction, Charlotte-Mecklenburg, North Carolina PD, United States Capitol Police, Knoxville, Tennessee PD, and Sarasota, Florida PD to name just a recent sampling. We have also worked with the City of Franklin (the City) on several projects since 2012 of similar size and scope to that which are required in the current Request for Proposals. We have expertise in the design, development, and validation of entry-level and promotional examinations, oral assessments, job knowledge-based written exams, assessment center exercises, psychological and personality evaluations, and physical ability exams. Our entry-level law enforcement exams have been endorsed and are available through 29 State Police Chiefs associations, including Tennessee.
2. S&A has managed literally hundreds of projects of the size and scope required by the City and has worked directly with the City on 16 sets of structured oral interview questions and/or assessment (practical) exercises since 2012 for the ranks of Master Patrol Officer (MPO), Detective, Sergeant, Lieutenant, Captain and Deputy Chief. Oral interview and practical exercise content is developed specifically for our clients based on local circumstances, and in conjunction with local job experts. We do not mandate use of “cookie cutter” assessment exercises that have been previously developed. Our process seeks out input and feedback from local job experts in order to ensure that assessment content looks and feels like the target job as it is performed in our clients’ agencies. Not only is it important to develop assessment content that is relevant to the job and agency, but it is equally important to manage process logistics in the administration of the exercises that have been developed to ensure uniformity in each candidate’s experience. Moreover, with time being a limited resource for all parties involved in each assessment (candidates, Human Resources staff, Police Department staff, external evaluators), our assessment processes are efficient and run on schedule.
3. Brian Kitzman, Ph.D. would be assigned. Dr. Kitzman is a Vice President with Stanard & Associates, Inc. He manages the development and administration of customized promotional processes for public safety agencies, and has worked with the City on several projects of similar size and scope to those being requested. Dr. Kitzman earned a doctorate in Industrial/Organizational Psychology at DePaul University in Chicago, Illinois in 1999. He has been actively involved in public safety testing and selection since starting at Stanard & Associates 25 years ago. Dr. Kitzman will provide high-quality processes and project oversight to assist in identifying the most qualified personnel for promotion. As demonstrated since 2012,

he also provides exceptional customer service, ensures frequent communication, understands the City's needs and expectations, and responds to all parties' needs. Steve Allscheid, Ph.D. will also be available for assistance and consultation, if necessary. Dr. Allscheid, President of Stanard & Associates, has also worked extensively in public safety testing and selection for over 25 years.

4. Barring unusual circumstances, S&A would ensure Dr. Kitzman's availability for the City's processes. While it is hard to forecast precisely how many engagements Dr. Kitzman would be responsible for during the timeframe of procurement for the current RFP, consultants generally work with 4-6 client agencies simultaneously on projects of varying degrees of complexity. Dr. Allscheid would also be available as a backup, should that be required.
5. S&A has been providing services of the type sought by the City in the current RFP for approximately 40 years.
6. S&A has a strong track record of success managing projects of the scope and type sought by the City. We would also note our track record of success for the City in particular. As mentioned, we have experience managing multiple oral interview and practical exercise processes for the City of Franklin, specifically. With each project, care has been taken to develop customized assessment content and evaluation guidelines based on local circumstances, and reflective of input from the Chief of Police and her command staff. We have taken diligent care to schedule processes in such a manner that they may be carried out on schedule, and with consideration to candidates' and assessors' schedules, and continuing Department operations. To date, projects have been bid on a fixed fee basis with very few variable costs, and as such have come in on budget and consistent with expectations set forth in our quotations for services.
7. The table below summarizes clients and associated contacts for municipalities where S&A has managed projects substantially similar to that which the City requires in the current RFP, including the City of Franklin itself. The size of the municipalities in the table below straddle the City of Franklin; Huntsville, Alabama and Joliet, Illinois (populations of approximately 195,000 and 150,000, respectively) are both larger than Franklin (population of 71,000), while Decatur, Alabama and Sarasota, Florida (populations of approximately 55,000 and 57,000, respectively) are slightly smaller. Huntsville and Joliet have approximately 403 and 338 personnel, respectively, while Decatur and Sarasota have approximately 137 and 158 personnel, respectively. The Franklin Police Department employs approximately 143 personnel. S&A works with and has managed successful projects for agencies of all sizes, both larger and smaller than Franklin. All these agencies have contact with a variety of stakeholder groups in their respective communities, requiring officers to have skill in dealing with diverse community populations. Assessment content S&A has developed in conjunction with the City in past processes has reflected the range of circumstances encountered in everyday police operations.

Agency	Service	Contact Person	Address	Contact Phone Number	Email
Decatur, AL Police Department	Sergeant, Lieutenant and Captain written exams, practical exercises and oral interview questions (2017)	Richelle Sandlin, IPMA-HR SCP, Human Resources Director	402 Lee Street, NE - PO Box 1984 Decatur, AL 35602-1984	(256) 341-4891	rsandlin@decatur-al.gov
Huntsville, AL Police Department	Sergeant, Lieutenant and Investigator written exams and practical exercises (multiple processes over past 12 years)	Tenya Green, HR Admin Manager, Human Resources	308 Fountain Circle Municipal Bldg, 1st Floor Huntsville, AL 35801	(256) 427-5246	Tenya.Green@huntsvilleal.gov
Joliet, IL Police Department	Sergeant, Lieutenant and Captain written exams, practical exercises and oral interview questions (multiple processes over past 18 years)	Gael Dillon, Liaison to the Board of Fire and Police Commissioners	150 W Jefferson St Joliet, IL 60432	(815) 724-4020	Gdillon@jolietcity.org
Sarasota, FL Police Department	Sergeant and Lieutenant written exams and oral interview questions (2016, 2018; in process for 2020)	Captain James Rieser, Support Services Division	2050 Ringling Blvd Sarasota, FL 34237	(941) 364-7367	James.Rieser@sarasotagov.com
Franklin, TN Police Department	Master Patrol Officer, Sergeant, Lieutenant and Detective oral interview questions and practical exercises (multiple processes since 2012)	Chief Deborah Faulkner	900 Columbia Ave Franklin, TN 37064	(615) 794-2513	Deb.Faulkner@franklintn.gov

8. The following pages show three sample oral interview questions. These are actual questions from the City's 2015 Sergeant promotional process. As the samples illustrate, questions can revolve around a variety of topics, assessing candidates on how they would handle a supervisory issue, their knowledge of department policies and procedures, and even issues which are more philosophical in nature to gauge candidates' understanding of outside events affecting law enforcement and the community they serve. A sample practical exercise has also been included. This was an exercise used in the City's 2015 Lieutenant promotional process. As can be seen, exercises can be developed around a variety of circumstances to assess candidates' abilities in a variety of unique situations, and which are appropriate to the target rank.

Question 1

As a newly promoted Sergeant, you supervise several police officers. Unfortunately, two of your officers are at odds with each other. Consistent with the Department's emphasis on community oriented policing, you have asked Officer Jacobs to increase her involvement with several neighborhood homeowners' associations. As a result, however, Officer Baker has approached Officer Jacobs several times, accusing her of sticking him with responding to all of the calls for service in their patrol area because "she's slacking off, attending needless meetings." How would go about managing this increasingly tense dynamic between these officers, and get them both on board with what you are trying to accomplish as a supervisor? Why would you take those actions?

Key Factors	Primary Dimension: Secondary Dimension(s):	Leadership Problem Solving	Check One Rating
- Candidate articulates a reasonable plan for addressing this issue with these two officers. - Uses opportunity to raise this issue and increase awareness COP initiatives with all officers on shift, without calling out these two officers. - Candidate's response indicates he/she understands this is about getting buy-in from officers, particularly with Officer Baker. - Explanation facilitates understanding of how he/she segregated duties and why (e.g., Officer Baker excels at traffic stops, etc.) - Looks for opportunities to get Officer Baker involved in COP initiatives, or getting him to view his responsibilities with COP principles in mind - Discusses plan for monitoring and follow-up to ensure the issue is taken care of.	Excellent	- Candidate answers all parts of the question and provides an organized response. - Displays the supervisory and interpersonal skills necessary to navigate this situation; does not simply tell Baker he needs to follow orders. - Shows judgment by getting Baker involved and understanding importance of getting buy-in. - Response hits on almost all key factors, or their equivalent, with substance.	10
			9
			8
	Average	- Candidate is generally responsive to the question, but response lacks depth in places. - Outlines a plan for handling the situation that is reasonable, but does not provide enough rationale or explanation for actions. - Response generally hits on the key factors, but at a surface level. - It is not clear if the candidate's actions would adequately address Baker's concerns. - Candidate provides reasonable responses overall, but answers show some disorganization.	7
			6
			5
			4
	Poor	- Response lacks cohesion and clarity. - Candidate provides no supporting rationale or explanation. - Candidate's primary means of handling the situation revolves around him/her telling Baker that he/she is the supervisor, and Baker needs to follow orders.	3
			2
			1

Question 2

It is a rainy, foggy Tuesday morning in the summer, and the roads are filled with commuters on their way to work. You have just received word from Dispatch that one of your officers has been involved in a vehicle accident with a citizen at the intersection of Cool Springs Boulevard and Mallory Lane. As you arrive on scene, you notice your officer and the citizen are talking to each other. There are no reports of injuries and the incident appears limited to property damage only. The vehicles have not been moved away from the accident scene, and traffic has already started to accumulate. As the supervisor on scene, how would handle this situation both immediately at the scene, and in follow-up? Please be specific.

Key Factors	Primary Dimension: Secondary Dimension(s):	Knowledge and Training Judgment	Check One Rating
- Candidate provides a comprehensive response, demonstrating he/she has an understanding of the protocol to be followed. - Responds to the scene and assesses the situation; does not monitor remotely - Obtains preliminary information from the officer - Make sure there are no injuries - Assesses situation between officer and citizen and addresses accordingly (e.g., is there tension/conflict?) - Explains investigative process - May take pictures, download dashcam video - Notifies outside agency; does not handle on his/her own - Makes necessary notifications. - Asks dispatch to notify risk management - Notifies Lieutenant (and chain of command) - Calls a wrecker, depending on severity of damage. - Arranges for officer drug testing; transports the officer. - Ensures necessary reporting/entries are made. - Makes Blue Team entry - Has officer write a statement and attaches it to Blue Team entry - Assigns another car so officer can finish shift.	Excellent - Candidate answers all parts of the question and provides an organized response. - Response suggests candidate would be capable of taking charge of the situation and handling it in an organized way that conveys professionalism. - Demonstrates an understanding of the procedure for handling situations like this, and that there is a protocol for contacting an outside entity; makes proper notifications. - Response hits on almost all key factors, or their equivalents, with substance.		10
			9
			8
			7
	Average - Candidate is generally responsive to the different elements of the question, but lacks depth in places. - Demonstrates a good overall working knowledge of the protocol for handling situations like this, but leaves out some details and/or explanations, such as explaining the investigative process to the citizen, or notifying his/her immediate supervisor. - Candidate mostly hits on the key factors, but appears to lack confidence in handling the situation.		6
			5
			4
			3
	Poor - Response lacks cohesion and clarity. - Demonstrates poor working knowledge of applicable procedures for handling situations like this. - Candidate seems confused about what to do, or how to handle.		2
			1

Question 3

Last year's events in Ferguson, Missouri have deeply impacted the law enforcement community. In your view, what are the lessons which may be learned from the unrest in Ferguson, and its aftermath? What impact, if any, have these events had on the Franklin community? What implications do you see for how the Franklin Police Department interacts with, and serves its community?

Key Factors	Primary Dimension: Secondary Dimension(s):	Professionalism Community Relations	Check One Rating
- Candidate articulates a well-rounded response which demonstrates understanding of the impact of these events. - Does NOT focus on attempts to justify Department's/City's handling of events, despite exoneration of officer; focuses on learnings and prevention - Understands missteps and parts of the Department's response which could have been handled better. - Hostile relations with media - Delays in release of information to the public - Understands implications of events in order to prevent something similar in Franklin - Importance of recruiting efforts - Representation of community's demographics in the Department - Understands importance of community involvement and how to accomplish it. - Demonstrates knowledge and application of the Department's Community Involvement General Order - Emphasizes outreach, visibility, approachability and involvement - Cites examples of activities, or ways in which officers can be involved in the community - Discusses personal examples	Excellent - Candidate answers all parts of the question and provides an organized response. - Candidate displays knowledge of the importance of effective community relations, their fragility and how they might be fostered. - Response suggests candidate has given thought to the issues spurred on by Ferguson, and has a sincere desire to learn from the situation for the betterment of Franklin. - Response hits on almost all key factors, or their equivalent, with substance.		10
			9
			8
			7
	Average - Candidate is generally responsive to the different elements of the question, but response lacks depth in places. - Candidate provides a reasonable response overall, but his/her attitude and demeanor suggest he/she does not place value on learning from this situation. - Response generally hits on the key factors, but at a surface level. - Candidate provides reasonable responses overall, but answers show some disorganization.		6
			5
			4
			3
	Poor - Response lacks cohesion and clarity. - Candidate discounts the importance of Ferguson, or appears to believe it wouldn't or couldn't happen in Franklin. - Candidate focuses on Ferguson officer's exoneration, and appears to believe everything was handled properly.		2
			1

Franklin Police Department
Promotional Assessment for the Rank of Lieutenant
October 6th – 7th, 2015: Instructions to Candidate

Overview

You are a newly promoted Lieutenant in the Franklin Police Department. Incidents over the past 12 to 15 months in Ferguson, Missouri; New York, New York; Baltimore, Maryland and elsewhere have had a major impact on the relationships between police departments and the communities they serve. In each case, there was a rush to view police action as too quick, heavy-handed, and targeted towards a minority population. Regardless of whether or not police action was ultimately justified, each of these cities has experienced an erosion of trust between the police and the citizens they serve. Progressive police agencies understand there are lessons to be learned from what has happened in these communities and are striving to take proactive steps to increase trust levels between police personnel and the public.

Background

Over the past several months, Franklin's police chief has been on a "listening tour" – meeting with various neighborhood associations and community groups where trust in the police cannot be taken for granted. The purpose of these meetings has been to open the channels of communication between the Franklin Police Department and diverse areas of the community so that concerns may be aired and responded to. Thus far, these meetings have been productive and have served to build bridges to segments of the community at risk for feeling disenfranchised.

The next meeting on the Chief's listening tour is scheduled to take place today. Unfortunately, however, the Chief cannot attend due to an urgent matter which requires her attendance with her Command Staff and other City Officials. Rather than cancel the meeting, which has been scheduled for a few weeks, the Chief has asked you to attend on her behalf. When you met with her yesterday, she informed you attendees will be comprised of a diverse group of Franklin-area residents. From her discussions to date with community leaders from the group, she anticipates the following topics being asked about by attendees, but other topics may come up as well:

- Right-to-privacy issues stemming from the Police Department's consideration of the use of body-worn cameras. The Franklin Police Department has drafted a model policy for the use of body-worn cameras, but they are not yet being used.
- Opportunities and activities available to area youths, so that they can stay busy, out of trouble, and not fall prey to violence.
- Minority composition of the Police Department, and the Department's effort to recruit minorities.
- Various questions about why trust in the Police Department is warranted.

Current Situation

The Chief has asked that you attend a community meeting on her behalf with a diverse group of Franklin-area residents to continue her listening tour. The purpose of these meetings has been to provide members of the community with an opportunity to voice concerns and to establish an open dialogue with the Police Department in order to maintain and build trust.

You have the remainder of this 10 minute preparation period to get ready for this meeting and 25 minutes to talk to the group.

Your Task with the Group

- Kick the meeting off with an introduction as you see appropriate for the situation.
- Once you have completed your opening remarks, let the group know you are ready to respond to their questions.
- Field questions or respond to comments from the group for the remainder of the meeting. The group has 5 questions or comments for your consideration.
- You have up to 25 minutes to open the meeting and respond to all 5 questions/comments. The time is yours to budget as you see fit, but you should strive to get through all of the questions.
- Should you have any remaining time, feel free to conclude the meeting with closing remarks as you see appropriate for the situation.

IMPORTANT SUMMARY NOTES

- Members of the group will be role-played by the assessor panel.
- You may not ask questions of the assessor panel. If you did not hear a question, however, you may ask an assessor to repeat the question.
- You will have a total of 25 minutes to open the meeting, respond to 5 questions/comments, and conclude the meeting as you see appropriate.
- Feel free to bring this Instruction Sheet or any preparatory notes with you to the meeting.

Lieutenant Community Meeting – Assessors' Questions

Opening Statement: Candidate

Q1: Assessor 1

Lieutenant, thank you for meeting with us today. I have to say, I'm a little disappointed the Chief is not here personally. With everything that's happening in this country, what has the Department been doing to make sure we don't have a "Ferguson" happen here? We are concerned about our children and the possibility they'll be the victim of some quick-triggered cop!

Q2: Assessor 2

Lieutenant, I'm here because I'm upset about profiling. I got pulled over for no good reason last month. Cop said I didn't have my turn signal on. You guys pulled my mother over too, and she doesn't speak English. She came home very, very shaken and upset. You didn't handle it right. You need more diversity in this Department! What steps are you taking to increase the diversity in your recruitment process? Is that something you're even looking at?

Q3: Assessor 3

I've heard rumors that Franklin police officers are going to start wearing body cameras. Is that true? How are those even legal? You have no right to just invade peoples' personal space that way! We have a 4th amendment right to privacy under the Constitution! I mean, do your officers even want to wear them?

Q4: Assessor 4

You know, I remember a time when this town was much smaller than it is now, when cops would be out there actually walking around and talking with folks in our neighborhoods. What happened to that? How do we get that back? You know, that feeling of us just being a safe little small town where the cops knew who we were?

Q5: Assessor 5

I keep coming back to the kids. It's something wherever you turn! Shooters at the movie theater. Drugs. Gangs. What is the Department doing to protect our youth? How bad is the drug problem here? How do we work with you to keep our kids out of the path of violence?

Conclusion:

We have no further questions. Thank you for your time your time today, Lieutenant.

9. S&A has been very successful at employing a content approach to establishing evidence of test validity in its promotional processes. The questions asked and the exercises developed reflect the content of the job – that is, questions and exercises look and feel like issues and circumstances encountered on the job, and require the knowledge, skills and abilities required on the job in order to successfully navigate. S&A's staff of industrial/organizational psychologists have extensive experience working with clients to develop assessment content that reflects the duties and responsibilities of the target position(s) as performed in a specific client agency. As such, S&A has not faced a challenge to the validity of any promotional process in the past five years involving the use of structured oral interview questions, with or without practical exercises. Care is taken to understand the nature of the job as performed in the client agency and to ensure assessment content looks like the job for which the candidate is seeking promotion. In its essence, validity refers to the accuracy of the inferences one can make based on test scores. One could have a very good assessment of computer programming skills, but if results were used to draw inferences about a candidate's ability to conduct a traffic stop, the test would not be a very valid predictor. In the present context, one wants to have confidence that candidates' scores on the oral interview and practical assessments reflect their ability to handle similar issues once on the job. Since assessment content reflects the job, when candidates perform well on the assessment exercises agency leaders can have greater confidence that those individuals will be able to perform once promoted into the target position.
10. S&A has no known conflicts of interest with the City and/or any of its key personnel.
11. S&A has been in business since 1976 and has a long-established track record of financial stability. We are prepared to provide a letter from our bank affirming our financial stability if awarded the contract.
12. If awarded a contract with the City, S&A would provide evidence of all required insurance coverages in the amounts specified. A review of the coverages required suggests S&A already has most, if not all the coverages. As S&A does not own any company vehicles, our Automobile Liability does not cover owned vehicles as required by the City.

B. Thoroughness and quality of the proposal

1. S&A understands the City's needs as described in the RFP. The best evidence of our understanding of, and ability to meet the City's needs comes from having already managed and carried out multiple successful projects for the City of the size and scope required. We have every confidence that we would be able to deliver the same level of quality and service for the term of the contract, should it be awarded to S&A.
2. S&A has read and believes it has responded thoroughly to all elements of the RFP, including the Instructions for Proposers and other constituent documents. We have also read and understand the contents of Addendum 1 posted on the City's website.

Our response to the RFP has been organized by questions from Section 13.6 in the City's Request for Proposals document (i.e., Information required to be included in proposal).

3. As a result of selecting S&A's proposal, the City should expect that candidates capable of performing in the target roles will be identified. When candidates can perform well on a series of assessment exercises in an evaluative environment (i.e., structured oral interview questions and practical exercises), agency leaders can have greater confidence that, if promoted, these individuals will actually be able to perform on the job. This is the essence of the assessment process; our goal is to work closely with the Chief and her Command Staff, as we have in past processes, to develop realistic oral interview questions and practical exercises that approximate the actual job environment as closely as possible in order to learn about the likelihood that candidates will be able effectively perform in the position they have been promoted to.
4. The City's stated objective in its Request for Proposals document is "to award, by means of a competitive procurement process, to the responsible proposer that submits the responsive proposal that best meets the needs of the City of Franklin, to furnish all labor, materials and means necessary to render the services, and to prepare and produce the desire deliverables, all as described [in the RFP document]." S&A's proposal outlines a process for helping the City promote qualified candidates into the targeted roles, and thereby helping it to achieve its objective. S&A has employed the process for developing customized assessment content several times already in past processes we have facilitated for the City of Franklin. With project oversight and management from Brian Kitman, Ph.D., S&A's proposed Consultant, these processes have been met with positive reviews from the Chief and her command staff, as well as the candidates themselves. We have every confidence that this success would continue if S&A's proposal was selected by the City.

C. Methodology and approach; pricing and payment clarity

1. S&A would work with a Subject Matter Expert (SME) panel to develop oral board question content for use in the City's promotional processes for the target positions (Master Patrol Officer, Sergeant, Lieutenant and Detective). Singular practical exercises will be developed for the Sergeant and Lieutenant processes, and series of practical exercises will be developed for the Deputy Chief process. As we understand it, the City would be responsible for assembling the rater panel(s) for each promotional process. In past processes, panels have been comprised of representatives from the City's Human Resources Department (as observers), internal Police Department SMEs, and law enforcement SMEs external to the City. S&A would be responsible for administering each of the oral processes on site. Each oral interview process will yield 5 structured oral interview questions (or up to 10, as specified in the RFP), plus a rating to assess overall verbal communications.

Evaluation and scoring guidelines will also be developed for use by raters charged with the task of objectively evaluating candidates' responses. S&A will be responsible for training the raters to rate candidates' responses in accordance with the evaluation guidelines. The steps required to complete an oral interview process are delineated below. The same process may be used for each oral interview process, and for developing practical exercise content, where required (i.e., for the Sergeant, Lieutenant and Deputy Chief processes).

Step 1. An S&A representative will meet with the SME panel to develop oral interview questions appropriate for the position. In past processes, the SME panel has consisted of the Chief of Police, members of her Command Staff, other members of the Police Department as appropriate to the rank in question, and Human Resources. Questions developed may assess candidates' job-related knowledge on relevant policies and procedures, candidates' viewpoints on community-related issues, problem solving capabilities, supervisory/leadership philosophy, etc. Each question may be situational (i.e., ask how a candidate would respond in a particular situation), experiential (i.e., draw on a candidate's experience about they have handled a particular situation in the past) or biographical (as may be the case with questions designed to elicit qualifications and accomplishments). Equally important, evaluation guidelines would also be developed during this meeting. Evaluation guidelines provide raters with direction and benchmarks as to what constitutes excellent, average and poor responses, and are essential for establishing consistency across raters. S&A typically employs a ten-point rating scale. Our experience suggests that raters are very capable of drawing distinctions in a candidate's performance and translating a candidate's performance into ratings on a ten-point scale.

Step 2. S&A will conduct a thorough training session to ensure raters are familiar with their respective oral interview questions, evaluation guidelines and the overall logistics associated with the process. The training will include a discussion and training on the logistics of the oral interview process, the oral interview dimensions; the oral interview questions, rating criteria for each question; general training on rater observation and how to conduct summary and consensus meetings. S&A will prepare all materials necessary to administer the oral interview processes (candidate booklet containing interview questions, administration script, rating forms, note-taking forms, etc.).

Step 3. An S&A staff member will be present for the administration of the oral interview process. The number of days needed is a function of the number of candidates eligible for this phase, as well as the number and complexity of the interview questions. Although it would ultimately be the City's responsibility, S&A would work with the City to secure the appropriate space, equipment, materials, etc., for the oral interview process. Our understanding is that processes would

continue to be administered at Police Headquarters, with the exception of the Deputy Chief process, which would be administered at an alternative location.

Step 4. Raters will rate each candidate immediately following participation in the oral interview process. After they have rated the candidate preliminarily (and independently), the raters will have a brief consensus discussion to determine the extent of rating agreement and clarify any aspect of a candidate's performance where there is disagreement. Final ratings will then be documented.

Step 5. Ratings will be collected by the onsite S&A consultant and tabulated for scoring and reporting. The results will be presented in the format desired by the City.

Again, please note that while the steps above have been provided in the context of the oral interview process, the same steps would apply and be carried out for the practical exercises for Sergeant, Lieutenant and Deputy Chief. S&A understands that hard copies of rating sheets and notes need to be provided within four weeks exam completion.

2. Oral Interview Process Fees: Fees for development of the oral interview processes for all positions would be \$19,125, plus a \$20 per candidate scoring fee and consultant travel-related expenses (10 interview questions for Master Patrol Officer, 5 interview questions for Sergeant, 5 interview questions for Lieutenant and 10 interview questions for Detective). This includes rater training and preparation of all materials necessary for administration of the oral interview processes. Please note this reflects a 15% discount which we would be happy to extend to the City in light of the extended term of partnership. Since the number of days to administer the oral interview processes is contingent on variables yet to be determined (e.g., the number of candidates sitting for each process, time allowed to respond to each question, etc.), it is difficult to provide a fixed fee for this component. Fees for onsite administration are \$1,500 per day, per consultant. One consultant has historically been required. Depending on process complexity and logistics, however, it may be prudent in some circumstances to include a second consultant. Fees for an onsite candidate orientation session, including hand-outs for candidates, would be \$1,500 per day plus consultant travel-related expenses. Since a format and content for these orientations was established during the last process S&A managed for the City, candidate orientations would simply be billed at our daily rate for onsite administrations. As stated in the Addenda to the RFP, S&A assumes the City would source, compensate and schedule the evaluators for each process.

Practical Exercise Fees (for single Sergeant and Lieutenant exercises): In conjunction with oral interview question development, an S&A representative will

meet with the SME panel to develop one structured assessment exercise each for the Sergeant and Lieutenant positions. Exercises would be appropriate to the position, and could include topics such as a plan for improving Department relations with a key community group, a media / press release, writing exercise, presentation to key stakeholder group, etc. Candidates will be provided with everything needed to complete the exercise in a timed setting (e.g., exercise instructions, references materials, resource articles, etc.). S&A will work with SMEs to develop structured evaluation and scoring guidelines, and applicable paperwork to document the rater panel's scores. Fees for all steps and preparation of materials are \$1,700 per exercise (\$3,400 total for Sergeant and Lieutenant) plus \$20 per candidate for scoring. Please note this reflects a 15% discount which we would be happy to extend to the City in light of the extended term of partnership. Fees for onsite administration of the practical exercise are \$1,500 per day plus consultant travel-related expenses. We anticipate that administration of these exercises would occur concurrently with administration of the oral interview processes.

Practical Exercise Fees (for a set of 3 Deputy Chief exercises): Please note that should an in-basket exercise be selected for the Deputy Chief process, additional fees (typically \$1,500) would apply due to the increased complexity of exercise, development, forms preparation, etc.

Project Step	Description	Total
1.	Meet with SME panel to review the job of Deputy Chief, identify dimensions (areas) of measurement, develop three exercises and preliminary evaluation guidelines. Fee assumes one meeting.	\$3,000.00
2.	Preparation and delivery of a Candidate Orientation Session (one session). Optional.	\$750.00
3.	Meet with SME panel to confirm exercise content and further refine evaluation guidelines/scoring criteria and rating scales. Fee assumes one meeting.	\$1,500.00
4.	Train assessors, prepare all candidate assessment materials.	\$1,500.00
5 and 6.	Administer assessment process (we estimate a total of 1 day for 4 to 5 candidates; we will have one S&A consultant on site to coordinate the administration of the exercises). Additional days which may be required are billed at \$1,500.00 per day.	\$1,500.00
7.	Scoring and reporting of assessment process results.	\$500.00
Total	Total (not including Optional services)	\$8,000.00*

Area for Potential Fee Savings: Although not requested in the RFP, one area for potential cost savings revolves around the recycling of past oral interview content. S&A has worked with the City on several oral interview processes since 2012, resulting in an extensive “bank” of questions. It is possible that older content could be re-introduced so that less questions need to be developed in current processes. Should that be of interest to the City, please let us know and we would be happy to discuss possibilities of alternative pricing.

Unit Price Fee Schedule Summary (with discounts noted above):

Oral interview questions and evaluation guidelines (price per question)	\$637.50
Practical exercises and evaluation guidelines (price per exercise for Sgt & Lt)	\$1,700.00
Practical exercises and evaluation guidelines (price per exercise for Dep Chief)	\$2,000.00*
Scoring oral interviews and practical exercises (price per candidate)	\$20.00
Onsite administration and candidate orientation sessions (price per day)	\$1,500.00

* Additional fees apply should an in-basket exercise be chosen.

Travel-Related Expenses

S&A consultants are very conscious of travel-related expenses and make every effort to keep them reasonable (e.g., lodge at mid-range hotel properties such as Hampton Inn, rent standard-sized vehicles such as a Toyota Corolla, etc.). A review of expenses incurred on recent projects S&A has conducted for the City suggests the expenses below are typical of what may be incurred, inclusive of taxes, etc.

Airfare (roundtrip, on average)	\$300 to \$375
Lodging (per night)	\$125 to \$130
Vehicle rental (per day)	\$55 to \$65
Fuel for vehicle (per day)	\$2 to \$3
Airport parking (per day)	\$10
Mileage (to/from airport)	\$30
Meals (per day; lunch typically provided by the City)	\$25

Additional Notes and Assumptions

If needed, additional administrative time and/or consulting (e.g., responding to candidate challenges/grievances, litigation support, expert witness testimony, depositions, statistical analyses, attending special meetings, responding to agency or candidate queries after the score report is delivered, etc.) will be billed at our current hourly rates which are \$175.00 per hour for Bachelors and Masters-level staff and \$250.00 per hour for Ph.D.-level staff. Requests for copies, scanning, assembly, etc. of paperwork are billed at an administrative rate of \$30 per hour. Depending on the nature of assessment content and volume of candidates and/or materials, we sometimes need to charge an additional nominal fee for the printing

and preparation of assessment materials. All shipping and handling, printing, and travel-related expenses will be kept to a minimum and billed as incurred.

The Franklin Police Department, or the City will be responsible for securing a location for all process administrations. Our understanding is that the promotional processes would be administered at Police Headquarters (and an alternative location for the Deputy Chief process).

A contact person for the project will be designated who is responsible for coordinating activities, such as providing S&A with requested information and scheduling meetings with internal SMEs and external assessors (if applicable). We anticipate this contact person to be the City's Director of Human Resources or designee.

While S&A strives to become familiar with each client's local circumstances, its consultants are not attorneys, and we rely on contact personnel and/or the client agency's legal counsel to ensure processes and procedures adhere to local rules (e.g., civil service commission rules, bargaining agreements, etc.).

The parties agree that all documentation written on by the raters or candidates are subject to the Tennessee Open Records Act and will be provided to the Human Relations Department at the conclusion of each process.

3. S&A typically invoices for ½ of project fees upon acceptance of proposal and the second ½ upon project completion. We are flexible, however, and willing to work with the City to arrive at mutually acceptable payment terms.

D. Schedule

1. The Milestones below designate major project steps, from project commencement to completion. Milestones are designated with a Week Number to indicate anticipated time (in weeks) between major project steps. Please note that these are approximations, and we can be flexible.

Milestone 1: Meet with SME panel to develop oral interview question content and practical exercise content, including evaluation guidelines. One multi-day meeting has typically been conducted to develop assessment content for all target positions concurrently (which helps reduce consultant travel-related expenses). Timeframe: Week 1

Milestone 2: Meet with SME panel to review completed, draft versions of oral interview questions and practical exercises, including evaluation guidelines. Incorporate modifications, revisions, etc. Timeframe: Between Weeks 5 and 7.

After completing Milestone 1, S&A begins works on creating very complete draft versions of oral interview questions and practical exercises, including evaluation guidelines. With 30 questions and 5 practical exercises, we anticipate 4 to 6 weeks for this step.

Milestone 3: Conduct candidate orientation session(s). Timeframe: Flexible. Orientation sessions may be timed with Milestone 2, Milestone 4, or somewhere in between. Scheduling orientation sessions concurrently with Milestones 2 or 4 would reduce travel expenses.

Milestone 4: Administer assessments. Timeframe: Between Weeks 8 to 10, depending on the scheduling of Milestone 2.

Milestone 5: Tabulate results and delivery report of results to the City. Timeframe: Between Weeks 9 and 11, depending on the scheduling of Milestone 4. Reports of results could be delivered within 1 week after administration of the assessments.

2. S&A has carried out multiple projects of the same size and scope as those required in the current RFP. This represents our best evidence that we have the capacity to complete the required projects within the timeframe we have proposed.

E. Fee for proposed products and services

1. See response under Section C2.
2. See response under Section C2. S&A will make every effort to be compliant with the per diem rates established for Williamson County, Tennessee by the U.S. General Services Administration. Should we encounter any difficulty adhering to established per diem rates due to circumstances beyond our control, we will contact the City to discuss first.
3. We do not anticipate other out-of-pocket expenses associated with the current scope of work. If we encounter anything that might be directly related to the provision of the service proposed herein, we will contact the City to discuss first.

Exception to Procurement Solicitation

If awarded the contract with the City, S&A would like to work with the City towards a mutually agreeable Indemnification Agreement. As presently stated, our interpretation is that the Agreement places S&A in the role of de facto insurance provider, providing near-blanket indemnity to the City for any claim made arising out of the services S&A provides, regardless of merit. We understand the City's need and desire for some level of coverage, and we are happy to be responsible for our own professional negligence. In past processes S&A has conducted for the City, the City has been receptive to this and has waived the Indemnity provision.

In lieu of waiving the current Indemnity Agreement, S&A is also receptive to alternative language, such as that provided below.

To the extent allowed by law, S&A and the City of Franklin each agree to indemnify and save harmless the other from and against any damages that the other is legally obligated to pay as a result of third-party claims to the extent caused solely by the others' negligent acts or willful misconduct in the performance of duties arising under this Agreement.

Proposal Submittal Form

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

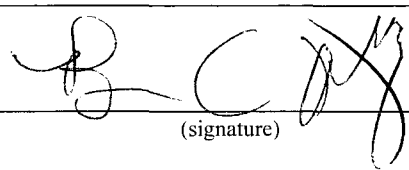
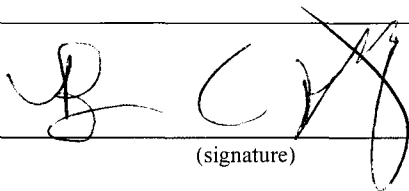
Purchasing Office Solicitation No.: 2020-011

Proposer's name, street address, and mailing address (if different):	<u>Standard Associates, Inc.</u> <u>309 W Washington St</u> <u>Suite 1000</u> <u>Chicago, IL 60606</u>
Proposer's contact person's name (printed), title, telephone number and e-mail address:	<u>Brian C. Kitzman</u> <u>Vice President</u> <u>800 367 6919 Ext 260</u> <u>bkitzman@standard.com</u>
Does the proposer take any exceptions to the City's procurement solicitation?	☒ Yes, see enclosed. ☐ No, proposer takes no exceptions.
Are exceptions, if any, to the City's procurement solicitation listed separately, described, compared to the City's intention as expressed and implied by the City's solicitation documents, and submitted?	<u>Please See P. 12</u> ☒ Yes, see enclosed. <u>of Proposal</u> ☐ No, proposer takes no exceptions.
Are the City's preferred payment terms (net 30 days from date of delivery or date of invoice, whichever is later) acceptable to proposer?	☒ Yes. ☐ No, proposer requests the following payment terms: _____.
Last date (no sooner than February 29, 2020) that proposal and associated pricing is valid and may be accepted by the City:	<u>6-30-2020</u>
Method of payment — The City's default method of payment is by electronic means, either by direct deposit (i.e., "ACH" or "Electronic Funds Transfer"), or by bank credit card, rather than by conventional check. Which electronic payment method would the proposer prefer?	☒ ACH or Electronic Funds Transfer. ☐ Bank credit card.

Proposal Submittal Form

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

Purchasing Office Solicitation No.: 2020-011

Proposer's name:	<u>Standard & Associates, Inc.</u>
Are the following components included with this Proposal Submittal Form in the submittal? • Proposal that is responsive to the procurement solicitation including the Request for Proposals; • Description of any goods, products, items, software and/or hardware included in the proposal; • Identification, listing and description of any exceptions to the procurement solicitation including the Request for Proposals; • Contact information for required references (see Request for Proposals); • City of Franklin Standard Procurement Terms and Conditions, with the proposer's contact information inserted; • Proposer proposed agreement or contract, if any, the terms and conditions of which are not inconsistent with the City's Standard Procurement Terms and Conditions; • City of Franklin Affidavit of Non-Collusion, executed in full; and • City of Franklin Affidavit of Title VI Compliance, executed in full.	<u>* Please see noted exception on P.12 of our proposal</u> ☒ Yes, see enclosed. * ☐ No, proposer chooses <u>not</u> to include all of these components (WARNING: doing so may cause the City to deem the proposal non-responsive).
Acknowledge any and all issued addenda to this solicitation: (Prior to submitting its proposal, it is the responsibility of each potential proposer to determine whether any addenda to this procurement solicitation have in fact been issued by the City.)	☒ Addendum No. 1. ☐ Addenda Nos. 1 through _____. ☐ No addenda.
Subscription and affirmation of proposer's authorized representative: By submission of this proposal, each proposer and each person signing on behalf of any proposer certifies, and in the case of a joint proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each proposer is not on the list created pursuant to Tennessee Code Annotated § 12-12-106.	 (signature)
Signature of proposer's authorized representative: I affirm that I am authorized by the proposer to sign this Proposal Submittal Form as well as any and all companion forms and documents included herewith. I have obtained and read, and do understand and consent, to all instructions, terms and conditions, including those imposed by reference, which apply to this procurement solicitation and compliance with which is required as a condition precedent to consideration of the proposal submitted herewith.	 (signature) <u>Brian C. Kitzman</u>
Title of proposer's authorized representative:	<u>Vice President</u>
Date of signatures:	<u>12-9-19</u>

Affidavit of Non-Collusion

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

State of Illinois)
County of Clark) SS

Affiant, Brian C. Kitzman, deposes and makes oath that:
(printed name of person signing Affidavit)

1. He or she is the Authorized Partner of
(Owner or Authorized Partner, Officer, Representative or Agent of Owner)
Starard & Associates, Inc.
(legal name of entity submitting bid or proposal)

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

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

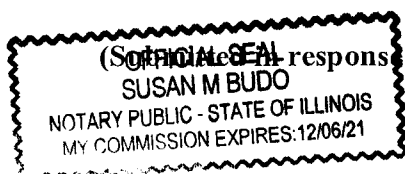
[Signature]
(signature of Affiant)

Vice President
(title of Affiant)

Sworn and subscribed to before me this 9 day of December, 2019

[Signature]
(Notary Public)

My Commission Expires: 12/6/21



(Seal) Official response to City of Franklin Purchasing Office Solicitation No. 2020_011

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

State of Illinois)
County of Cook) SS

Affiant, Brian C. Kitzman, deposes and makes oath that:
(printed name of person signing Affidavit)

1. He or she is the Authorized Partner of
(Owner or Authorized Partner, Officer, Representative or Agent of Owner)
Stanard & Associates, Inc.
(legal name of entity submitting bid or proposal)

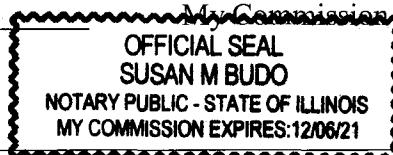
the Bidder or Proposer who has submitted the attached bid or proposal;

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

[Signature]
(signature of Affiant)

Vice President
(title of Affiant)

Sworn and subscribed to before me this 9 day of December, 2019
Susan M. Budo
(Notary Public)



City of Franklin Notice of Confidentiality & Proprietary Rights

Purchasing Office Solicitation No.: 2020-011

THE CONTENTS OF THE CITY OF FRANKLIN, TENNESSEE PROCUREMENT AWARD MADE PURSUANT TO THE CITY'S PROCUREMENT SOLICITATION REFERENCED ABOVE, AND SOME OR ALL INFORMATION THAT MAY BE OBTAINED IN THE COURSE OF ITS PERFORMANCE, MAY INCLUDE HIGHLY CONFIDENTIAL INFORMATION THAT MAY SUBJECT ANYONE DISCLOSING SUCH INFORMATION TO CIVIL AND CRIMINAL PENALTIES IMPOSED BY LOCAL, STATE AND FEDERAL LAW.

The successful Vendor must necessarily be granted access to public and private information that may be confidential under the Tennessee Open Records Law and other privacy laws.

CONFIDENTIAL INFORMATION

As a result of the procurement award, the parties may provide each other with Confidential Information. For the purposes of this Notice, "Confidential Information" is any information disclosed or discovered in written, graphic, verbal, or machine-recognizable form, whether or not clearly marked, designated, labeled or identified as such. Notwithstanding any other provisions of this Notice, Confidential Information shall not include any information that:

1. is or becomes publicly known through no wrongful act of the receiving party;
2. is already known to the receiving party without restriction when it is disclosed;
3. is, or subsequently becomes, rightfully and without breach of this Notice, in the receiving party's possession without any obligation restricting disclosure;
4. is independently developed by the receiving party without breach of this Notice;
5. is explicitly approved for release by written authorization of the disclosing party; or
6. is required to be disclosed under state or federal law.

Each party agrees to:

1. maintain the confidentiality of the other party's Confidential Information and not disclose it to any third party, except as authorized by the disclosing party in writing or as required by state or federal law or by a court of competent jurisdiction;
2. restrict disclosure of Confidential Information to its employees who have a "need to know" and not copy or reproduce such Confidential Information;
3. take necessary and appropriate precautions to guard the confidentiality of Confidential Information, including informing and requiring written acknowledgements from its employees who handle such Confidential Information that it is confidential and not to be disclosed to others, but such precautions shall be at least the same degree of care that the receiving party applies to its own confidential information and shall not be less than reasonable care; and
4. use such Confidential Information only in furtherance of the performance of this Notice.

City of Franklin Notice of Confidentiality & Proprietary Rights

Purchasing Office Solicitation No.: 2020-011

Confidential Information is and shall at all times remain the property of the disclosing party, and no grant of any proprietary rights in the Confidential Information is hereby given or intended, including any express or implied license, other than the limited right of the Vendor to use the Confidential Information in the manner and to the extent permitted by the scope of work. Vendor agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of Vendor's intentional, negligent, inadvertent or unintentional release of City documents or information.

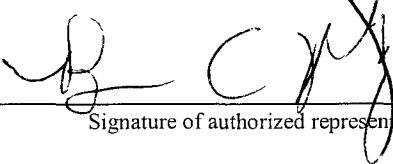
PRESERVATION OF CITY'S PROPRIETARY RIGHTS, RIGHTS OF THIRD PARTIES

The City, including its contractors, agents, employees and any third party manufacturers of any equipment, and the copyright owner of any Non-Vendor Software shall own and retain all of their respective Proprietary Rights in any Equipment and Software. Nothing in this Notice is intended to restrict the Proprietary Rights of Vendor, any copyright owner of Non-Vendor Software, or any third party manufacturer of equipment. All intellectual property developed, originated, or prepared by Vendor in connection with providing to City consulting services in connection with the evaluation of the City's equipment, software, or related systems and services remain vested exclusively in City, and this Notice does not grant to Vendor any shared development rights of intellectual property. Exclusive title to all data input, generated by or transferred into or out of the City's system by City shall remain vested in City.

Nothing in this Notice will be deemed to grant, either directly or by implication, estoppel, or otherwise, any right, title or interest in Vendor's Proprietary Rights. City agrees not to modify, disassemble, peel components, decompile, otherwise reverse engineer or attempt to reverse engineer, derive source code or create derivative works from, adapt, translate, merge with other software, reproduce, distribute, sublicense, sell or export the Software, or permit or encourage any third party to do so. The preceding sentence shall not apply to Open Source Software which is governed by the standard license of the copyright owner.

I HAVE READ THE ABOVE TERMS, UNDERSTAND THEM AND AGREE TO ABIDE BY THEM UNDER PENALTY OF LAW.

SO ACKNOWLEDGED:



Signature of authorized representative of Vendor

12-9-19

Date

Employee's signature
(to be signed by each employee at the time of commencement of services)

Date

CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0380)

Attachment No. 2

CITY'S TERMS

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

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

In the case of the City:

City of Franklin

Attn: Purchasing Manager

Re: City of Franklin Purchasing Office Solicitation No. 2020-011

109 Third Ave. South

P.O. Box 305

Franklin, TN 37065-0305

FAX: 615-550-0079

E-mail: purchasing@franklintn.gov

In the case of Vendor:

Stanard & Associates, Inc.

Brian C. Kitzman

309 W. Washington St., Suite 1000

Chicago, IL 60606

FAX: 312-553-0218

E-mail: bkitzman@stanard.com

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

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

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

12. Precedence. In the event of conflict between the provisions of these Standard Procurement Terms and Conditions and that of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, the provisions of these Standard Procurement Terms and Conditions will to the extent of such conflict take precedence unless such document expressly states that it is amending these Standard Procurement Terms and Conditions.
13. Indemnification. City and Vendor agree (a) to omit the topic of indemnification from these Standard Procurement Terms and Conditions and (b) to omit the City's Indemnification Agreement as an attachment to the procurement agreement to which these Standard Procurement Terms and Conditions are attached.
14. Additions/Modifications. If seeking any addition or modification to any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.
15. Applicable Law; Choice of Forum/Venue. These Standard Procurement Terms and Conditions and any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply are made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice-of-law rules. The choice of forum and venue shall be exclusively in the Courts of Williamson County, TN.
16. Termination. Unless the City has indicated otherwise in the contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, either party may terminate the contract or agreement or purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, with or without cause, upon thirty (30) calendar days' notice to the other. Upon termination by the vendor, the City shall be entitled to retain ownership of any and all goods and equipment purchased. Upon termination by the City, the vendor shall be entitled to receive any amounts due as a result of goods and equipment already delivered and/or services already rendered; however, the City shall maintain ownership and control of any goods and equipment purchased. Upon termination of services, whether connected or unconnected to goods and equipment, such services shall be rendered until the conclusion of the 30th

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

calendar day as stated in the notice or until a contractual benchmark has been achieved, or as the parties may otherwise agree.

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

CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0380)

Attachment No. 3

CERTIFICATES OF INSURANCE

Certificate Date	Producer	Certificate Number	Certificate Holder	Type of Insurance	Policy Expiration
1/8/2020	The Daniel and Henry Co. 150 S. Wacker Drive, Suite 1625 Chicago, IL 60606	(not indicated)	City of Franklin 109 3 rd Ave. South Franklin, TN 37064	Commercial General Liability	1/1/2021
				Automobile Liability	1/1/2021
				Workers Compensation and Employers' Liability	1/1/2021
12/30/2019	Trust Risk Management Services, Inc. 1791 Paysphere Circle Chicago, IL 60674	(not indicated)	City of Franklin 109 3 rd Ave. South Franklin, TN 37064	Professional Liability	11/1/2020



STAN&AS-01

JOOSTEMA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/8/2020

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

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

PRODUCER The Daniel and Henry Co. 150 S. Wacker Drive Suite 1625 Chicago, IL 60606	CONTACT NAME: Jeffrey Oostema PHONE (A/C, No, Ext): (312) 334-6048 FAX (A/C, No): (312) 332-0203 E-MAIL ADDRESS: OostemaJ@danielandhenry.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Travelers Casualty Insurance Company of Americ	19046
	INSURER B : Travelers Indemnity Company	25658
	INSURER C : Standard Fire Insurance Company	19070
	INSURER D :	
	INSURER E :	
	INSURER F :	

INSURED

Stanard & Associates, Inc.
309 W. Washington St, Ste 1000
Chicago, IL 60606

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:	X	X	6807C986612	1/1/2020	1/1/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			6807C986612	1/1/2020	1/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 5,000			CUP7C986808	1/1/2020	1/1/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ Aggregate \$ 1,000,000
C	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	UB8J442604	1/1/2020	1/1/2021	☒ 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

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate holder is listed as an additional insured as required by written contract as their interests may appear.

CERTIFICATE HOLDER

CANCELLATION

City of Franklin
109 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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

PROVISIONS:

1. WHO IS AN INSURED (SECTION II) is amended to include as an insured any person or organization (called hereafter "additional insured") whom you have agreed in a written contract, executed prior to loss, to name as additional insured, but only with respect to liability arising out of "your work" or your ongoing operations for that additional insured performed by you or for you.
2. With respect to the insurance afforded to Additional Insureds the following conditions apply:
 - a. Limits of Insurance – The following limits of liability apply:
 1. The limits which you agreed to provide; or
 2. The limits shown on the declarations, whichever is less.
 - b. This insurance is excess over any valid and collectible insurance unless you have agreed in a written contract for this insurance to apply on a primary or contributory basis.
3. This insurance does not apply:
 - a. on any basis to any person or organization for whom you have purchased an Owners and Contractors Protective policy.
 - b. to "bodily injury," "property damage," "personal injury," or "advertising injury" arising out of the rendering of or the failure to render any professional services by or for you, including:
 1. The preparing, approving or failing to prepare or approve maps, drawings, opinions, reports, surveys, change orders, designs or specifications; and
 2. Supervisory, inspection or engineering services.



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
12/30/2019

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

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

PRODUCER

Trust Risk Management Services, Inc.
1791 Paysphere Circle
Chicago, IL 60674

CONTACT

NAME: Trust Risk Management Services, Inc

PHONE
(A/C, No, Ext): 877.637.9700

FAX
(A/C, No): 877.251.5111

EMAIL
ADDRESS: info@trustrms.com

INSURER(S) AFFORDING COVERAGE

NAIC

INSURER A: ACE American Insurance Company

22667

INSURED

Stanard and Associates Inc
309 W Washington St Ste 1000
Chicago, IL 60606 3205

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$
	☐ CLAIMS MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS-COMP/OP AGG \$
	OTHER:						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per Person) \$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY Y / N	N / A					PER STATUTE ☐ OTH-ER ☐ \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Psychologist's Professional Liability Retroactive Date: 11/01/2003			78G22166797	11/01/2019	11/01/2020	Each Incident Annual Aggregate \$2,000,000 \$4,000,000

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

CERTIFICATE HOLDER

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

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

RESOLUTION 2020-01

**A RESOLUTION TO REVISE THE ORGANIZATIONAL CHART WITHIN THE
FIRE DEPARTMENT**

WHEREAS, the current organizational chart for the Fire Department no longer meets the needs of the City; and

WHEREAS, the modification to the Fire Department will result in no financial impact for FY 2020; and

WHEREAS, the Board of Mayor and Aldermen believe it is in the best interest of the City to adopt the changes below relative to the organizational chart of the Fire Department.

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

Section 1. The following position shall be revised as part of the FY 2019-2020 Fire Department organizational chart:

- The Deputy Chief of Administration and Emergency Management (Pay Grade K) shall be reclassified to the position of Battalion Chief for Administrative Services (Pay Grade J).

Section 2. The FY 2020 approved organizational chart shall be replaced with Exhibit A.

Section 3. BE IT FINALLY RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this resolution shall take effect from and after its passage on first and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ___ day of _____, 2020.

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



City of Franklin, Tennessee

FY 2020 Operating Budget

Res 2020-01

Exhibit A

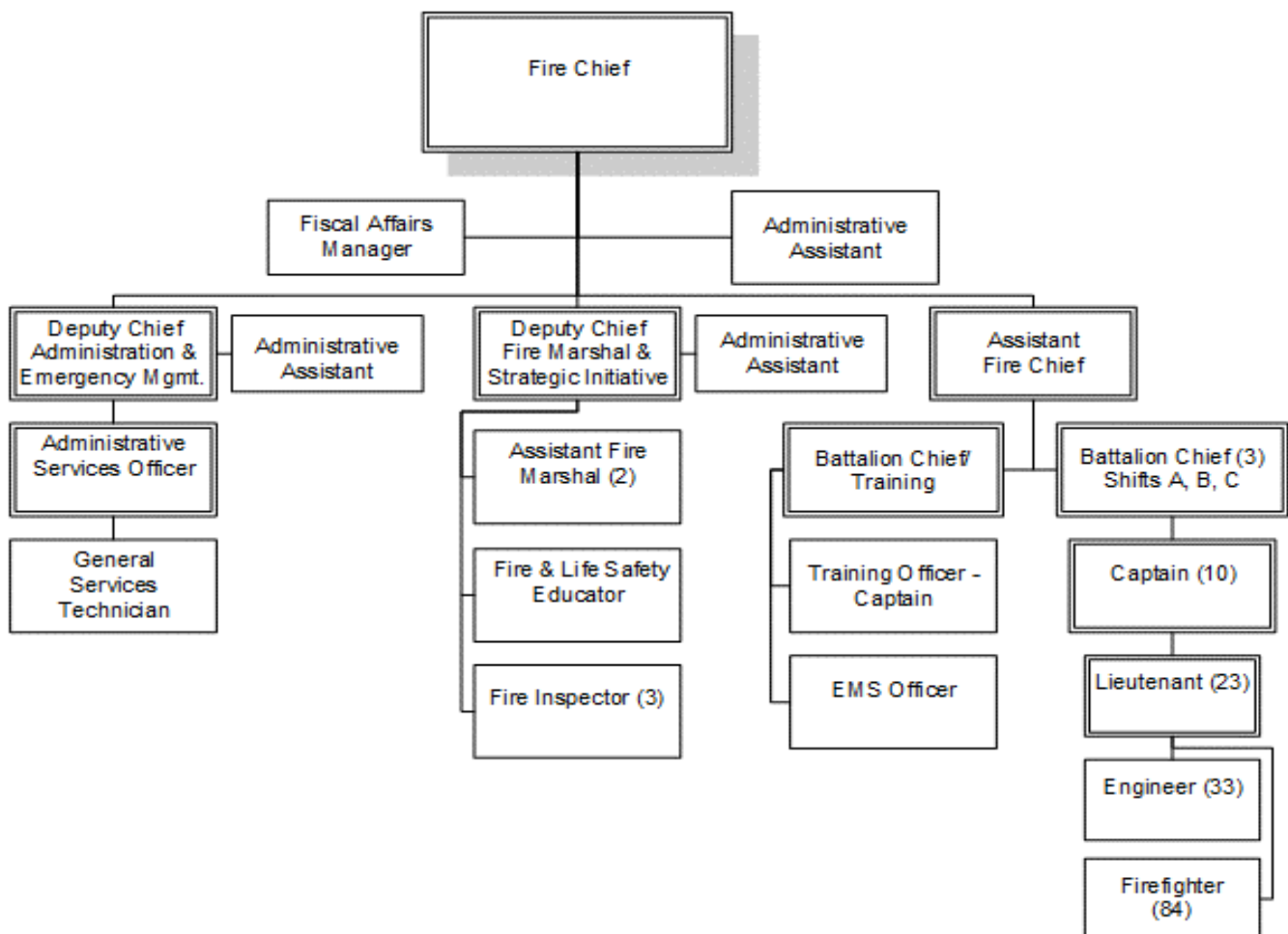
Performance Measures (Current)

*** 2019 and 2020 measures estimated.

Franklin Citizens Survey

		2016 Citizens Survey		2019 Citizens Survey	
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Organizational Chart (Current)



Note: For detailed counts and authorized positions, please see following page entitled "Staffing by Position"



City of Franklin, Tennessee

FY 2020 Operating Budget

Res 2020-01

Exhibit A

Staffing by Position (Current)

Position	Pay Grade	FY 2016		FY 2017		FY 2018		FY 2019		FY 2020	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Fire Chief	Grade M	1	0	1	0	1	0	1	0	1	0
Assistant Fire Chief	Grade L	0	0	0	0	0	0	1	0	1	0
Fire Deputy Chief - Administration	Grade K	1	0	1	0	1	0	1	0	1	0
Fire Deputy Chief - Operations	Grade K	1	0	1	0	1	0	0	0	0	0
Fire Deputy Chief - Fire Marshal	Grade K	1	0	1	0	1	0	1	0	1	0
Battalion Chief	Grade J	3	0	3	0	3	0	3	0	3	0
Battalion Chief - Training	Grade J	1	0	1	0	1	0	1	0	1	0
EMS Officer	Grade I	1	0	1	0	1	0	1	0	1	0
Fire Captain	Grade I	14	0	11	0	10	0	10	0	10	0
Training Officer (Captain)	Grade I	1	0	1	0	1	0	1	0	1	0
Administrative Services Officer	Grade I	1	0	1	0	1	0	1	0	1	0
Assistant Fire Marshal	Grade H	1	0	1	0	1	0	2	0	2	0
Fiscal Affairs Manager	Grade H	0	0	1	0	1	0	1	0	1	0
Fire Inspector Supervisor	Grade H	0	0	0	0	1	0	0	0	0	0
Fire & Life Safety Educator	Grade G	1	0	1	0	1	0	1	0	1	0
Fire Lieutenant	Grade G	16	0	22	0	23	0	23	0	23	0
Fire Inspector	Grade G	3	0	3	0	3	0	3	0	3	0
Fire Engineer	Grade F	30	0	33	0	33	0	33	0	33	0
Firefighter	Grade E	91	0	84	0	84	0	84	0	84	0
Administrative Assistant	Grade D	3	0	3	0	3	0	3	0	3	0
General Services Technician	Grade D	1	0	1	0	1	0	1	0	1	0
Intern	--	0	0	0	0	0	0	0	0	0	0
Accreditation Manager	--	0	0	0	0	0	0	0	0	0	0
Totals		171	0	171	0	172	0	172	0	172	0



City of Franklin, Tennessee

FY 2020 Operating Budget

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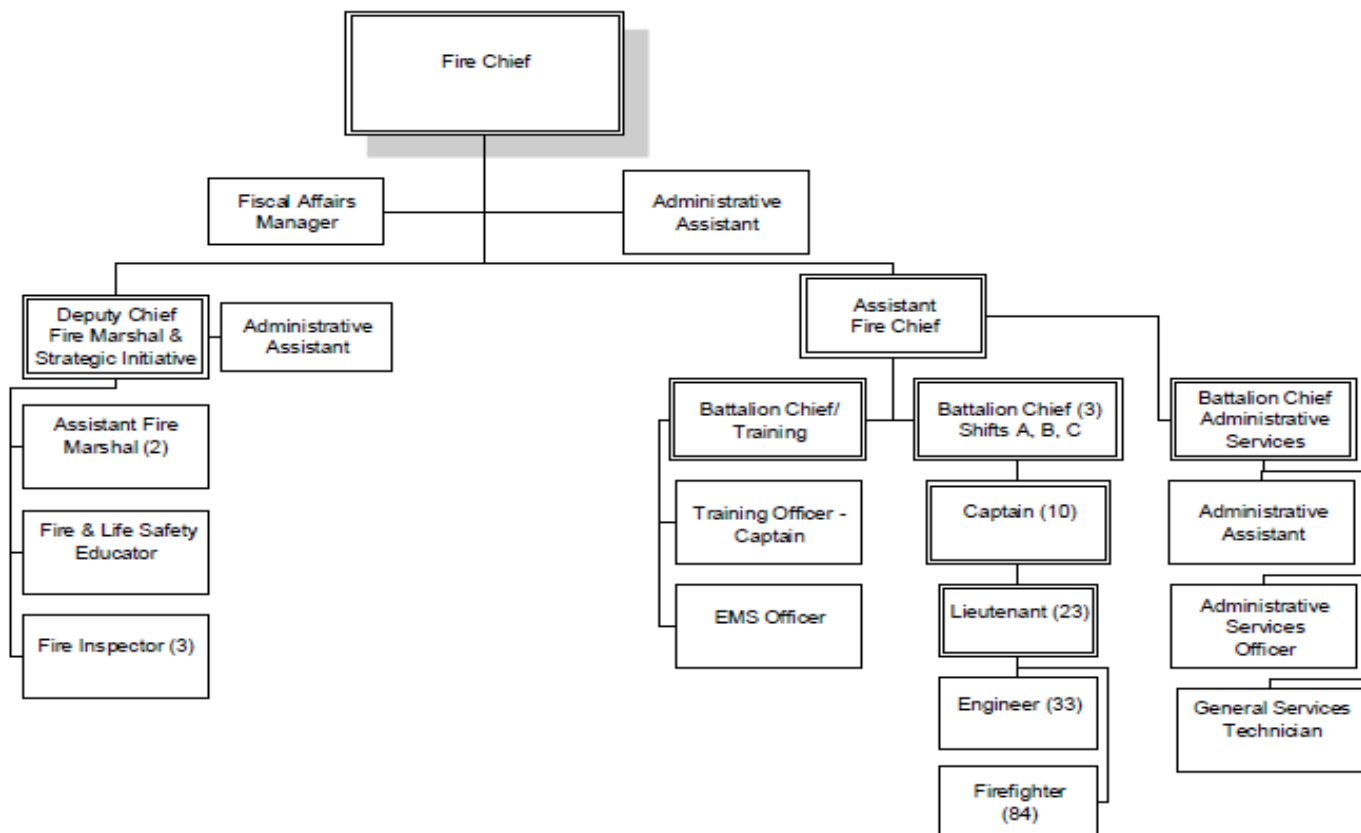
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City of Franklin, Tennessee

FY 2020 Operating Budget

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City of Franklin, Tennessee

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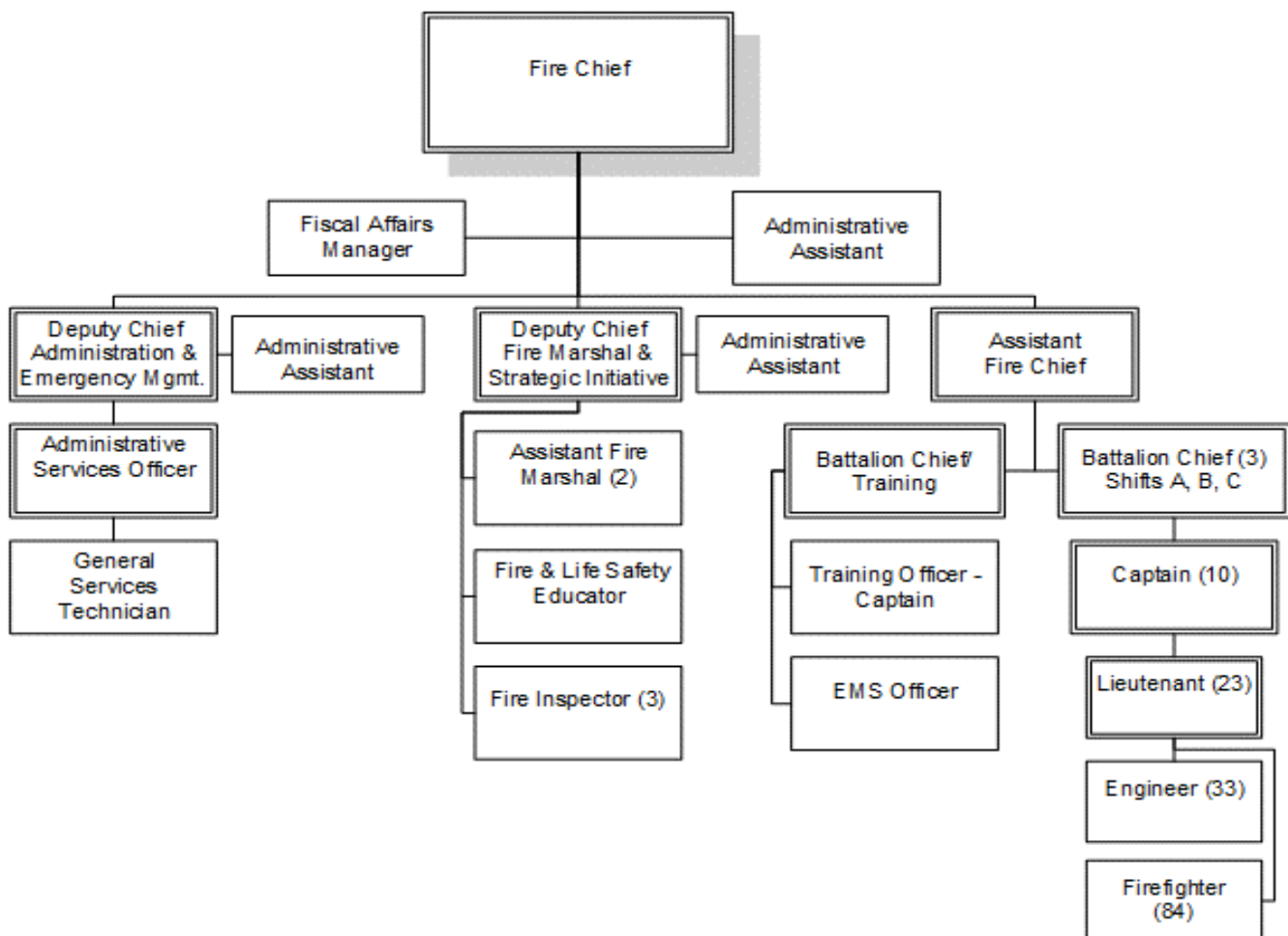
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Fiscal Affairs Manager	Grade H	0	0	1	0	1	0	1	0	1	0
Fire Inspector Supervisor	Grade H	0	0	0	0	1	0	0	0	0	0
Fire & Life Safety Educator	Grade G	1	0	1	0	1	0	1	0	1	0
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Firefighter	Grade E	91	0	84	0	84	0	84	0	84	0
Administrative Assistant	Grade D	3	0	3	0	3	0	3	0	3	0
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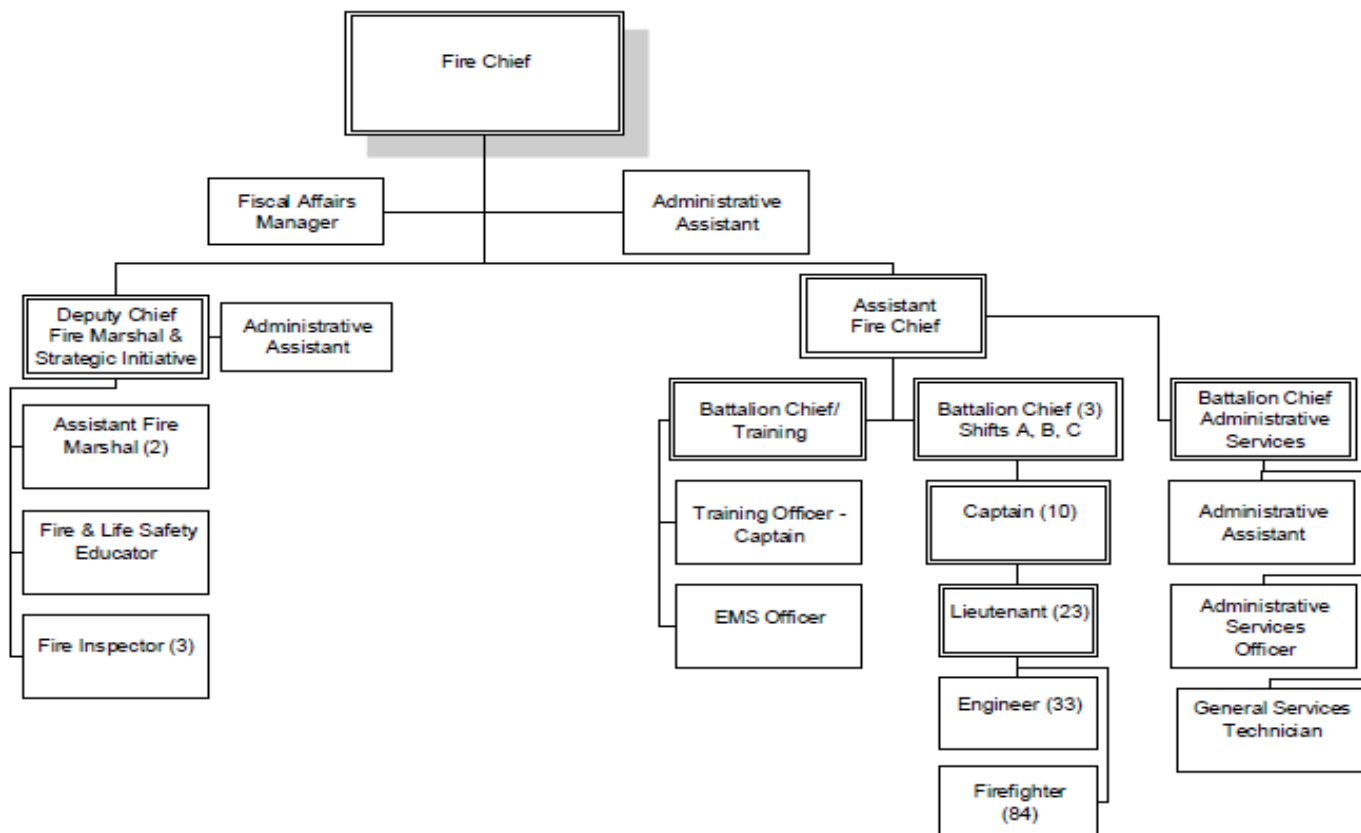
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City of Franklin, Tennessee

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Fire Deputy Chief - Operations	Grade K	1	0	1	0	1	0	0	0	0	0
Fire Deputy Chief - Fire Marshal	Grade K	1	0	1	0	1	0	1	0	1	0
Battalion Chief	Grade J	3	0	3	0	3	0	3	0	3	0
Battalion Chief - Administrative Services	Grade J	0	0	0	0	0	0	0	0	1	0
Battalion Chief - Training	Grade J	1	0	1	0	1	0	1	0	1	0
EMS Officer	Grade I	1	0	1	0	1	0	1	0	1	0
Fire Captain	Grade I	14	0	11	0	10	0	10	0	10	0
Training Officer (Captain)	Grade I	1	0	1	0	1	0	1	0	1	0
Administrative Services Officer	Grade I	1	0	1	0	1	0	1	0	1	0
Assistant Fire Marshal	Grade H	1	0	1	0	1	0	2	0	2	0
Fiscal Affairs Manager	Grade H	0	0	1	0	1	0	1	0	1	0
Fire Inspector Supervisor	Grade H	0	0	0	0	1	0	0	0	0	0
Fire & Life Safety Educator	Grade G	1	0	1	0	1	0	1	0	1	0
Fire Lieutenant	Grade G	16	0	22	0	23	0	23	0	23	0
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Fire Engineer	Grade F	30	0	33	0	33	0	33	0	33	0
Firefighter	Grade E	91	0	84	0	84	0	84	0	84	0
Administrative Assistant	Grade D	3	0	3	0	3	0	3	0	3	0
General Services Technician	Grade D	1	0	1	0	1	0	1	0	1	0
Intern	--	0	0	0	0	0	0	0	0	0	0
Accreditation Manager	--	0	0	0	0	0	0	0	0	0	0
Totals		171	0	171	0	172	0	172	0	172	0

**Request for Construction Change
Change Order No. 1 (Final)**

City of Franklin
Engineering Office
109 Third Avenue South
Franklin, TN 37064

Contract No. 2019-0104
Project Hillsboro Road Driveway Paving Project

Whereas, we **Sessions Paving Co.** entered into an contract with the CITY OF FRANKLIN, on **September 10, 2019**, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

1. Final reconciliation of all miscellaneous overruns and underruns of pay items for project closeout.
2. Add line item "Asphalt Concrete Mix (PG64-22) Grading BM-2" to address proper asphalt depth for commercial entrances at Orleans Estates.
3. Add line item "Asphalt Concrete Mix (PG64-22) Grading A" to help with undercutting activities at 801 Hillsboro Road.
4. Add line item "Millings" to account for a change in work to certain driveways, where areas were milled instead of fully removed.
5. Add additional contract days to account for adverse weather conditions: includes rain days and days where the colder temperature would not allow for asphalt placement.

Attachments (List documents supporting change):

First (and only) pay application request from Sessions Paving Co.

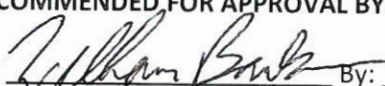
Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
	Miscellaneous pay item quantity overruns and underruns				(\$43,779.00)
	Asphalt Concrete Mix (PG64-22) Grading BM-2	CY	16	\$656.00	\$10,496.00
	Asphalt Concrete Mix (PG64-22) Grading A	CY	5	\$656.00	\$3,280.00
	Millings	TON	14	\$68.00	\$952.00
TOTAL					(\$29,051.00)

CHANGE IN CONTRACT PRICE:	
Original Contract Price	
	\$172,248.00
Net Increase (Decrease) from previous Change Orders No. 0 to 1:	
	\$0.00
Contract Price prior to this Change Order:	
	\$172,248.00
Net increase (decrease) of this Change Order:	
	(\$29,051.00)
Contract Price with all approved Change Orders:	
	\$143,197.00

CHANGE IN CONTRACT TIMES:	
Original Contract Times: 30 Calendar Days	
Substantial Completion: November 8, 2019	
Ready for final payment: _____	
Net change from previous Change Orders No. 0 to 1 to:	
Substantial Completion: _____	
Ready for final payment: _____	
Contract Times prior to this Change Order:	
30 Calendar Days	
Substantial Completion: November 8, 2019	
Ready for final payment: _____	
Net increase (decrease) this Change Order:	
16 Calendar Days	
Substantial Completion: November 21, 2019	
Ready for final payment: November 21, 2019	
Contract Times with all approved Change Orders:	
46 Calendar Days	
Substantial Completion: November 21, 2019	
Ready for final payment: November 21, 2019	

Now, Therefore, We, **Sessions Paving Co.**, hereby agree to this Supplemental Agreement consisting of the above-mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract and will be performed by this Contractor in accordance with specifications thereof, and that the original contract remain in full force and effect, except in so far as specifically modified by this supplemental Agreement.

RECOMMENDED FOR APPROVAL BY:

By:  By: N/A
ENGINEER CITY PROJECT MANAGER

By: 
CITY ENGINEER OR DESIGNEE

Date: 12-13-19 Date: _____ Date: 12-13-19

ACCEPTED:

By: 
CONTRACTOR (Authorized Signature)

Date: 12-13-19

APPROVED:

By: _____
OWNER (Authorized Signature)

Date: _____

RESOLUTION 2019-133

**A RESOLUTION ACKNOWLEDGING THE LETTER OF AGREEMENT BETWEEN THE TENNESSEE
MAIN STREET PROGRAM AND THE DOWNTOWN FRANKLIN ASSOCIATION**

WHEREAS, the Tennessee Main Street Program is a program of the Tennessee Department of Economic and Community Development which provides assistance to communities in revitalizing their downtown and central business districts; and

WHEREAS, since its founding in 1984, the Downtown Franklin Association has spear-headed the revitalization of Franklin's historic downtown according to the four-point program of the National Main Street Center of the National Trust for Historic Preservation; and

WHEREAS, by Letter of Agreement, the Tennessee Main Street Program agrees to provide certain assistance to the Downtown Franklin Association in its endeavors; and

WHEREAS, the City has been requested by the Tennessee Main Street Program to acknowledge this Letter of Agreement.

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

The City of Franklin hereby acknowledges the Letter of Agreement between the Tennessee Main Street Program and the Downtown Franklin Association, which is attached to this Resolution as Exhibit A. Further, the City of Franklin understands that it is not a party to the Letter Agreement and therefore has no duties or responsibilities as a result of the Letter Agreement.

Approved this 28th day of January, 2020.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
City Recorder/Administrator

BY: _____
DR. KEN MOORE
Mayor

Approved as to form:



LETTER OF AGREEMENT

Program Policies and Services



Tennessee Main Street Program
A Coordinating Partner of the National Main Street Center
Tennessee Department of Economic and Community Development
312 Rosa L. Parks Avenue, 27th Floor
Nashville, Tennessee 37243

Nancy Williams, Program Director
Telephone: 615.806.3185
Nancy.Williams@TN.gov



LETTER OF AGREEMENT

This letter of agreement is entered into by the Tennessee Main Street Program, a program of the Tennessee Department of Economic and Community Development and coordinating partner of the National Main Street Center, and the community/local organization listed below.

This letter of agreement confirms the participation of the local community and the local Main Street™ organization as a designated Tennessee Main Street program and participant in the National Main Street network. This designation allows the local program to participate in the training and promotional activities of the Tennessee Main Street Program, to use its name, logo and signage, to receive technical assistance and resources, and to seek annual accreditation from the National Main Street Center.

The Tennessee Main Street program, represented by the state coordinator and representatives of the Tennessee Department of Economic and Community Development (ECD), will provide services to the following organization:

Local Main Street Organization _____

Address _____

City _____, Tennessee Zip Code _____

Organization/ primary contact email address _____

Telephone _____ FAX _____ Website _____

Non-profit status _____ FEIN Number _____

Manager/Director _____ Hire date _____

Board of Directors:

President _____ Term expires _____

Vice President _____ Term expires _____

Secretary _____ Term expires _____

Treasurer _____ Term expires _____

Policies and Procedures

The local Main Street America™ organization (as named in this agreement) shall comply with the following policies and procedures set forth by the Tennessee Main Street Program:

- A. Submission of an Annual Report to the Tennessee Main Street Program based on the **National Main Street Center's Standards of Performance for Recognition**. The annual report determines program designation by the State of Tennessee who will use the report to recommend national accreditation for the program to the National Main Street Center. This report shall be submitted by the local organization upon request and reviewed by the Tennessee Main Street Program staff. It should clearly demonstrate:
 - Broad-based community support for the revitalization effort
 - Effective mission and vision statements
 - A comprehensive annual work plan grounded in the Four-Point Approach™
 - A preservation ethic as it relates to downtown revitalization
 - An active board of directors and committees
 - Sufficient and sustainable finances
 - A paid, professional manager/director
 - Participation in on-going training and education
 - Accurate reporting of annual reinvestment statistics
 - Current membership in the National Main Street Center
- B. Provision of professional staff (manager/director) for the local Main Street America™ organization. This may be full-time or part-time, depending on community size and resources, though full-time is recommended. In the event the local Main Street America™ organization manager/director position is vacated during the term of this agreement, the local program agrees to fill the position within a reasonable amount of time and with a person meeting the qualifications for professional staff. The Tennessee Main Street Program reserves the right to suspend or cancel designation if the position is vacated for more than six (6) months. Upon filling the position, the local program will be required to send the new Main Street America™ manager/director to new manager training offered in conjunction with the quarterly managers' meetings.
- C. Agree to send a representative (manager/director or board member) to attend a minimum of three quarterly managers' meetings or approved conferences (Tennessee ECD Governor's Conference or National Main Street Conference) during the calendar year. At least one of the three required meetings should be a quarterly manager's meeting.
- D. Use of the Tennessee Main Street Program street signage and logo as stated in the **Logo and Signage Usage** section. All designated communities must display at least one Tennessee Main Street sign 18" x 24" or larger in a visible public location to identify participation in the program.
- E. Acknowledgement of Tennessee Main Street Program assistance in projects when applicable and in an appropriate method (publications, media, etc.).

Program Services

The Tennessee Main Street Program provides many services to assist designated communities. This ranges from working with newly designated programs on developing core competencies to helping mature programs maintain focus and effectiveness. The Tennessee Main Street program agrees to provide the following services to the designated local Main Street™ organization:

- A. Training opportunities to further understanding of the Four-Point Approach™ to downtown revitalization and management, including critical tools such as design and economic strategies, market-driven promotions and organizational functions. Tennessee Main Street organizes four (quarterly) managers' meetings each calendar year, three of which are held in rotating designated communities in each of the state's grand divisions (east, middle, west).
- B. Guidance and resources for the manager/director and board president. This may include telephone and email consultation, access to the Tennessee Main Street reference library and files, select publications and regular communication of important materials.
- C. Facilitate media coverage of the Tennessee Main Street Program through state press releases, the www.TennesseeMainStreet.org website, a reinvestment statistics flyer, and other sources as appropriate.
- D. Comprehensive review of the Annual Designation Report, collecting and publishing the annual reinvestment statistics to illustrate the economic impact of all designated Tennessee Main Street programs (and communicate those results to the National Main Street Center), and provide recommendations for program improvement as needed.
- E. Make on-site visits as needed to monitor local programs and provide technical assistance to the staff, committees and board members. The Tennessee Main Street Program Director will visit each designated community at least once during the calendar year.
- F. Promote the local, state and national Main Street™ programs through public presentations, community meetings and partnership development in order to serve as a statewide resource for downtown revitalization and management strategies.

Logo and Signage Usage



The Tennessee Main Street logo (illustrated on the left) and signage is for use by programs and communities that have received designation from the Tennessee Main Street Program and Tennessee Department of Economic and Community Development.

The National Main Street Center owns the trademark for the Phrase “Main Street America” as it applies to the revitalization of traditional and historic commercial districts. The NMSC allows state and local coordinating programs involved in the revitalization of these commercial districts based upon the National Main Street Center’s “Four Point Approach” to use the name “Main Street” to describe their programs.

If a program and community are no longer designated by the Tennessee Main Street program, all usage of the Tennessee Main Street name, logo and signage are prohibited. References to Tennessee Main Street (website, street signage, etc.) must be removed from public viewing and use.



Termination

Should the local Main Street America™ organization be unwilling or unable to meet the terms of this agreement, the Tennessee Main Street Program may no longer grant state level designation. Under those circumstances, the Tennessee Main Street Program Director will send a written report identifying the issues and providing guidance on how to proceed within a specified period of time. If the local Main Street America™ program fails to make the recommended corrections, the Letter of Agreement with the local program will be terminated and the program will lose Tennessee Main Street Program designation. After the local Main Street Program Letter of Agreement is terminated, the community must reapply through the new program application process.

Signatures

I (we), the undersigned, on behalf of our community and local Main Street™ organization, have read and agreed to the Letter of Agreement with the Tennessee Main Street Program and acknowledge that the above organization is an active participant in the Tennessee Main Street Program and meets all criteria of designation and understand that if the organization is no longer designated, usage of the name and logo must cease and community signage must be returned to the Tennessee Department of Economic and Community Development.

Local Main Street Organization
Board President/Chair

Date/term expiration date

Local Main Street Organization
Manager/Director

Date

Elected Official/City Mayor

Date

City Administrator/Manager

Date

Tennessee Main Street Program Director

Date

Since being founded in 1984, the **Downtown Franklin Association** (DFA) has spearheaded the revitalization of Franklin's historic downtown core. Working in partnership with property owners, preservationists, city and county government, local businesses and merchants in the city's historic retail district, the DFA and its parent organization, the Heritage Foundation of Franklin and Williamson County, have helped create one of the nation's Main Street success stories. The DFA has earned national recognition as an authentic, eclectic place that offers something for everyone in an atmosphere that reminds locals and visitors alike of a simpler time in our history – a place where community matters.

As an officially accredited Main Street, Historic Downtown Franklin must maintain annually its national certification. **That process includes completing an annual designation report and signing an official letter of agreement between the City of Franklin and The Tennessee Main Street Program.** The annual designation report is due to the state Main Street coordinator on Jan. 31.

The Main Street Four-Point Approach is a multi-faceted economic development tool that enables communities to revitalize their downtowns by leveraging local assets - from historic, cultural, and architectural resources to local enterprises and community pride. It is a comprehensive strategy that addresses the variety of issues and problems that challenge traditional commercial districts by focusing on the following areas:

- **Design** - getting downtown into top physical shape and creating a safe, inviting environment through appropriate building renovations, streetscape and public space improvements, good signage, attractive window displays, and overall aesthetic qualities;
- **Economic Restructuring** - strengthening the community's existing economic assets while diversifying its economic base through identification of current and potential market opportunities, business retention and recruitment, working with small business owners and entrepreneurs and development of financial assistance and training tools;
- **Promotion** - creating a positive image to rekindle community pride and improve consumer and investor confidence in the commercial district through special events, marketing and branding; and
- **Organization** - building partnerships among the various groups that have a stake in the downtown and creating a well-run, financially sustainable non-profit organization that operates the Main Street program locally.

By completing the accreditation process, the Downtown Franklin Association agrees to abide by the four-point approach to maintain the Main Street program standards. The Tennessee Main Street program is administered by the Tennessee Department of Economic and Community Development's Community and Rural Development Division. It follows the proven downtown revitalization model developed by the National Main Street Center, a subsidiary of the National Trust for Historic Preservation.

The DFA respectfully requests that the Franklin Board of Mayor and Aldermen sign the accompanying letter of agreement.

RESOLUTION 2019-133

**A RESOLUTION ACKNOWLEDGING THE LETTER OF AGREEMENT BETWEEN THE TENNESSEE
MAIN STREET PROGRAM AND THE DOWNTOWN FRANKLIN ASSOCIATION**

WHEREAS, the Tennessee Main Street Program is a program of the Tennessee Department of Economic and Community Development which provides assistance to communities in revitalizing their downtown and central business districts; and

WHEREAS, since its founding in 1984, the Downtown Franklin Association has spear-headed the revitalization of Franklin's historic downtown according to the four-point program of the National Main Street Center of the National Trust for Historic Preservation; and

WHEREAS, by Letter of Agreement, the Tennessee Main Street Program agrees to provide certain assistance to the Downtown Franklin Association in its endeavors; and

WHEREAS, the City has been requested by the Tennessee Main Street Program to acknowledge this Letter of Agreement.

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

The City of Franklin hereby acknowledges the Letter of Agreement between the Tennessee Main Street Program and the Downtown Franklin Association, which is attached to this Resolution as Exhibit A. Further, the City of Franklin understands that it is not a party to the Letter Agreement and therefore has no duties or responsibilities as a result of the Letter Agreement.

Approved this 28th day of January, 2020.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
City Recorder/Administrator

BY: _____
DR. KEN MOORE
Mayor