



330 Mallory Station Road, Suite A-1

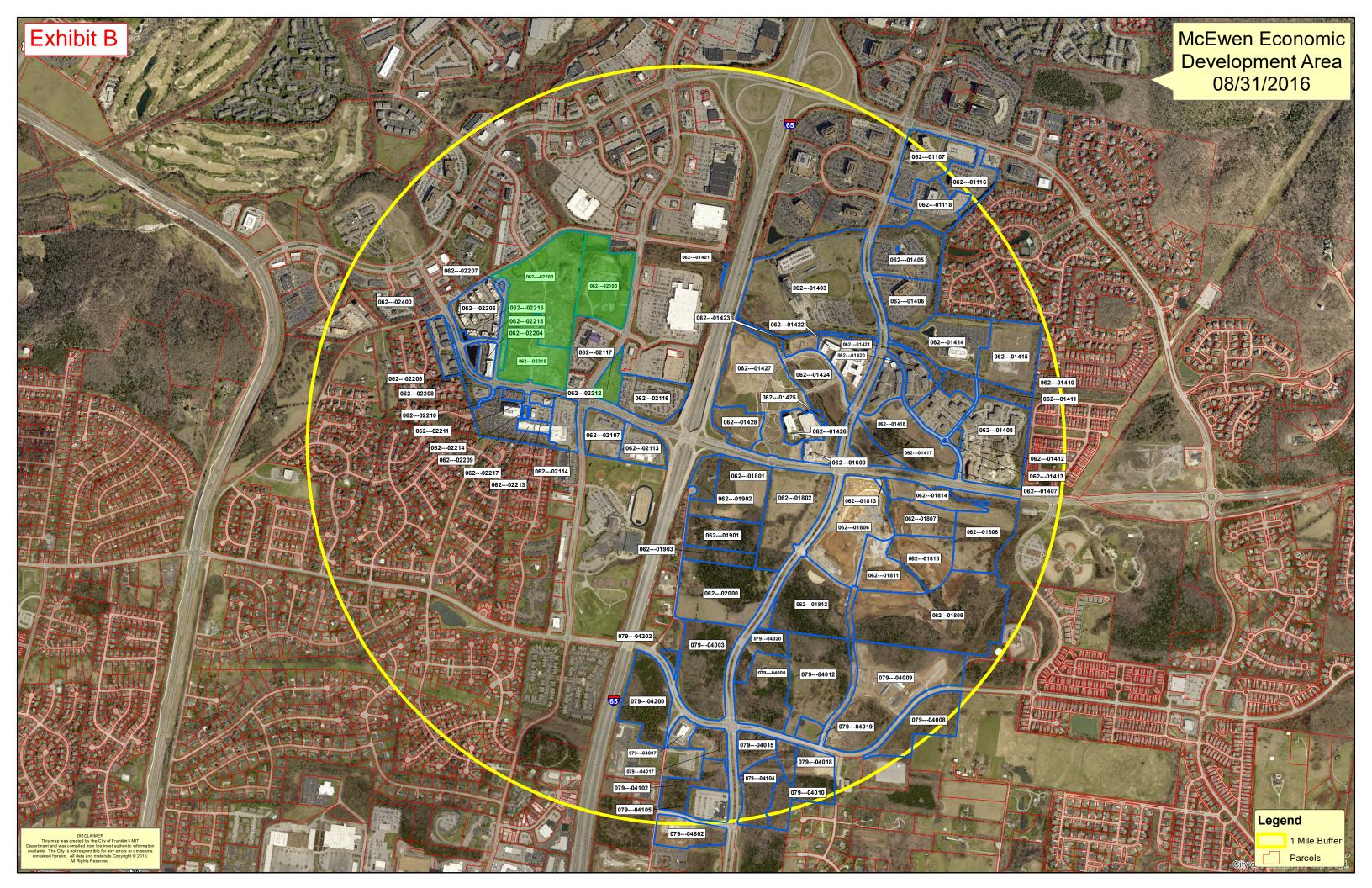
Franklin, TN 37067

Telephone: 615.656.1845

www.volkert.com

Figure 1. Study Area

SCALE: N.T.S.



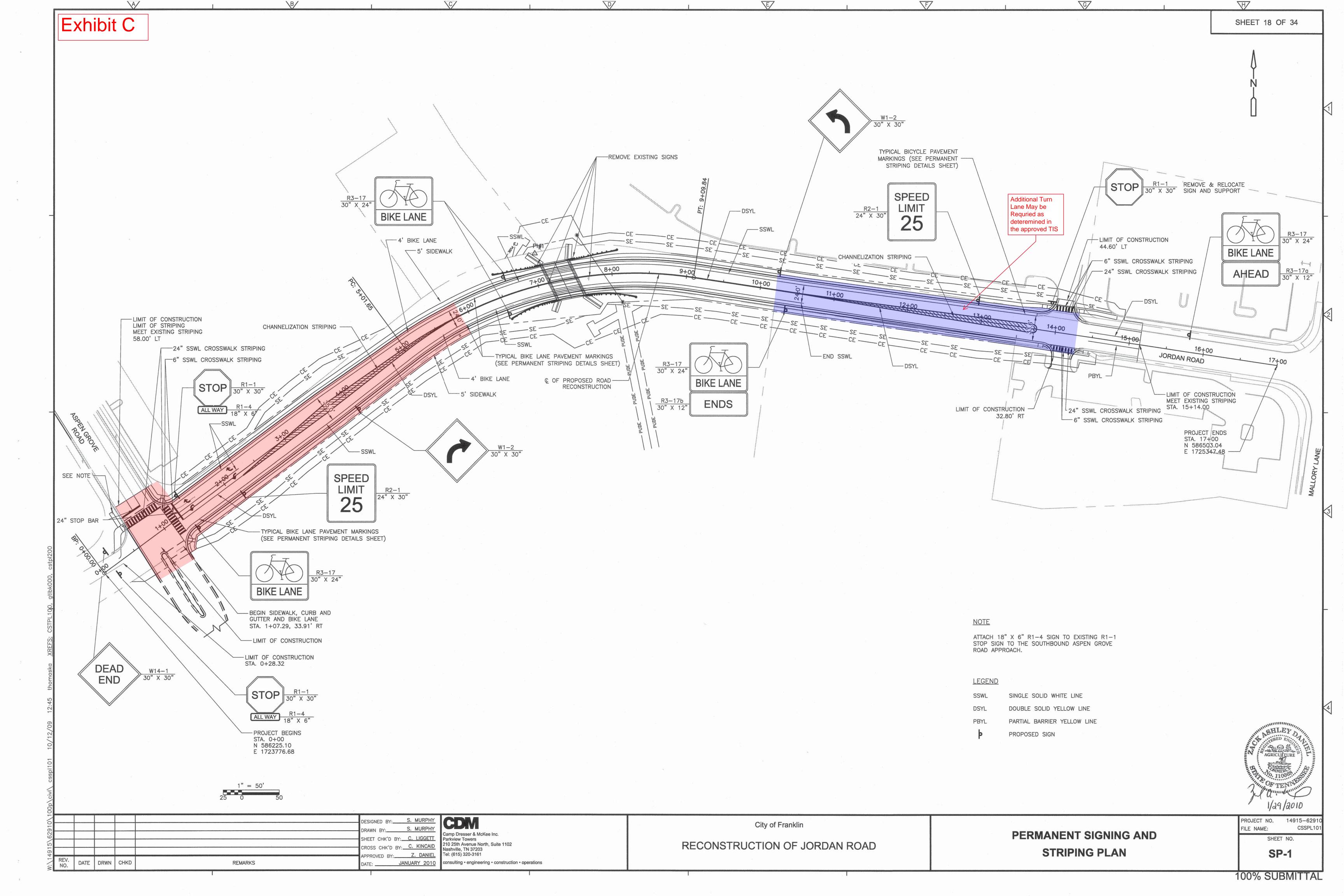


Exhibit D

McEwen Town Center PUD Subdivision, Mallory Green, and McEwen at Mallory -Transportation Impact Analysis



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330 Mallory Station Road, Suite A-1 Franklin, TN 37067 Telephone: 615.656.1845 www.volkert.com Recommended Lane Configuration Figure 10

SCALE: NTS

Table 12 - Mallory Lane / Liberty Pike Analysis

38	Tuble 12 Handly Lane /							Ziserey Time Timery Sis						
	2015 Existing						2020 Background							
	А	M	N	D	PM		AM		MD		PM			
Overall	C (25.1 s)		F (85	5.8 s) F (99		9.2 s) C (28		8.0 s)	0 s) F (10		F (118.0 s)			
EBL	1	B (11.9s)		B (19.7 s)		C (29.4 s)		B (16.0 s)		C (20.5 s)		D (41.7 s)		
EBT	B (13.0 s)		C (21.9 s)		C (27.8 s)		B (17.7 s)		C (23.8 s)		C (34.7 s)			
EBR		B (14.3 s)		C (24.3 s)		C (26.3 s)		B (19.3 s)		C (27.0 s)		C (29.4s)		
WBL		B (14.5 s)		C (23.0 s)		C (20.6 s)		B (17.6 s)		C (23.0 s)		C (27.7 s)		
WBT	B (17.6 s)	B (18.7 s)	C (26.4 s)	C (27.9 s)	C (23.2 s)	C (24.9 s)	C (21.6 s)	C (23.3 s)	C (27.2 s)	C (29.0 s)	C (26.3 s)	C (26.7 s)		
WBR		B (17.6 s)		C (27.4 s)		C (21.9 s)		C (21.6 s)		C (28.6s)		C (22.7 s)		
NBL		D (37.0s)		D (35.6 s)		F (82.9 s)		D (38.7 s)		D (36.5 s)		F (98.2 s)		
NBT	D (44.1 s)	D (44.8 s)	D (36.9 s)	D (37.0 s)	D (48.6 s)	D (39.9 s)	D (47.3 s)	D (48.2 s)	D (39.0 s)	D (39.3 s)	D (52.0 s)	D (40.2 s)		
NBR							144 149		(47)					
SBL		D (37.6 s)		C (29.4s)		C (33.2 s)		D (39.4 s)		C (30.1s)		D (43.1 s)		
SBT	D (36.4 s)	D (43.1s)	F (159.1 s)	F (275.3 s)	F (190.9 s)	F (290.3 s)	D (36.7 s)	D (43.2 s)	F (201.8 s)	F (362.7 s)	F (240.2 s)	F (364.9 s)		
SBR	46 403 6 3	C (29.1s)		C (28.2 s)		F (131.9 s)		C (28.3 s)		C (29.1s)		F (182.6 s)		

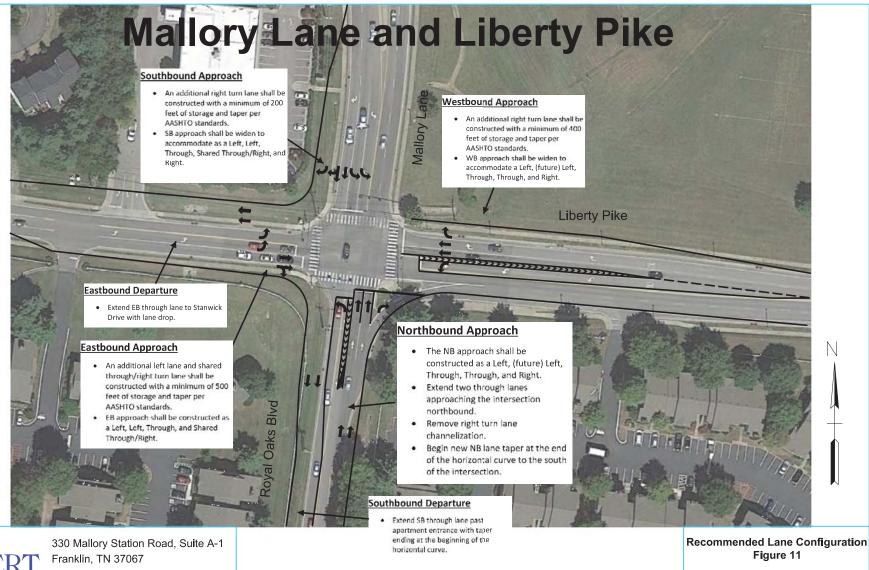
	2020 Buildout (no improvements)							2020 Full Buildout (Improvements)						
	AM		MD		PM		AM		MD		PM			
Overall	C (28.9 s)		F (113.0 s)		F (199.7 s)		D (38.3 s)		D (38.5 s)		D (45.0 s)			
EBL		B (18.1 s)		C (20.2 s)		E (58.4 s)		D (52.7 s)		E (57.3 s)		E (67.4 s)		
EBT	B (18.6 s)	-	C (22.3 s)		D (42.7 s)		D (359 s)	B (17.6 s)	D (40.2 s)	C (20.5 s)	D (50.1 s)	D (35.4 s)		
EBR	0	B (19.2 s)		C (24.8 s)		C (29.4s)	9)	Const. 194 W		791		0		
WBL		B (17.5 s)		C (23.2 s)		C (27.8 s)		C (20.2 s)		C (24.1 s)		C (33.0 s)		
WBT	C (22.1s)	C (23.9 s)	C (26.8 s)	C (28.3 s)	C (26.3 s)	C (26.8 s)	C (24.6s)	C (26.0 s)	C (25.9 s)	C (26.7 s)	D (38.2 s)	D (41.1s)		
WBR		C (22.3 s)	70	C (24.8 s)		C (22.9 s)		C (25.1 s)	80	C (26.2 s)		D (37.9 s)		
NBL		D (37.2 s)		D (36.0 s)		F (98.7 s)		D (36.1s)		C (33.3 s)		D (36.6 s)		
NBT	D (47.2 s)	D (48.1 s)	D (37.9 s)	D (38.1 s)	D (51.7 s)	D (41.2 s)	D (46.9 s)	D (49.2 s)	D (38.7 s)	D (40.1 s)	D (39.1 s)	D (40.8 s)		
NBR								D (41.2 s)		C (32.9 s)		D (35.5 s)		
SBL		D (36.4 s)	(3)	C (30.0 s)		E (57.6 s)		E (57.3 s)	8	E (55.1 s)		E (74.4 s)		
SBT	D (35.5 s)	D (43.8 s)	F (220.2 s)	F (389.9 s)	F (427.2 s)	F (596.0 s)	D (44.3 s)	D (41.2 s)	D (40.9 s)	D (42.3 s)	D (48.3 s)	D (46.7 s)		
SBR	32 00	C (26.4s)		C (29.4 s)		F (382.5 s)		D (39.9s)	es on sous	C (32.1 s)	200 000	C (34.1s)		

DESCRIPTIONS OF LOS FOR SIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay per Vehicle (sec)
A	Operations with very low control delay. Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	<u>≤</u> 10
В	Operations with stable flows. This generally occurs with good progression, short cycle lengths, or both. More vehicles stop than for LOS A, causing higher levels of average delay.	$>$ 10 and \leq 20
С	Operations with stable flow. Occurs with fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	> 20 and ≤ 35
D	Approaching unstable flow. The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop.	> 35 and ≤ 55
E	Unstable flow. In many cases, this is considered to be the limit for acceptable delay. These high delays generally indicate poor progression, long cycle lengths, and high v/c ratios.	> 55 and ≤ 80
F	Unacceptable delay. This condition often occurs with oversaturation or with high v/c ratios. Poor progression and long cycle lengths may also cause such delay levels.	> 80

Source: Highway Capacity Manual 2010 (HCM2010)

Exhibit E PG 3 of 5



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SCALE: NTS

Project # ST16011

Project Name Mallory/N Royal Oaks & Liberty Intersection Imp.

Department Streets

Contact Engineering Director

Type Improvement

Useful Life 20+

Category Transportation

Priority 3 Star Project

Status Pending

Description

Intersection improvements to North Royal Oaks Boulevard, Liberty Pike and Mallory Lane. This intersection is projected to be at a failure level in the next 3-4 years based on the proposed development along Carothers Parkway. If this porject is not completed, there will be significant delays at this key intersection.

Total Cost \$4,440,000

Justification

Congestion Mitigation: It is anticipated that this roadway will reach failure levels within the next 5 years. The increased traffic is a result of all the development along Carothers Parkway and other areas within Cool Springs.

Safety: No existing safety concerns at this intersection. Pedestrian facilities should be incorporated to the intersection improvements to comply with the Cities master plan.

Economic Development: Redevelopment and future economic development in the Cool Springs area continues. This improvement is needed to maintain our high quality of life by reducing congestion and improving safety along this Major Arterial Roadway.

Expenditures	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Total
Design/Planning (Professional Services)				216,000							216,000
ROW and Easements					1,200,000						1,200,000
Construction Engineering / Inspection						324,000					324,000
Construction						2,700,000					2,700,000
Total				216,000	1,200,000	3,024,000					4,440,000
Funding Sources	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Total
Road Impact Fees				216,000	1,200,000	2,721,400					4,137,400
Stormwater						135,000					135,000
Water Capacity						55,000					55,000
Wastewater Renewal						112,600					112,600
Total				216,000	1,200,000	3,024,000					4,440,000

Capital Improvement Plan FY2017-2026

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