

DOWNTOWN FRANKLIN MASTER PLAN

SUB DISTRICTS

I: THE VILLAGE

- Radio Shack
- Old Ingles
- Palmer Street Shopping Mall

II: MAIN STREET

- Bear Prints
- Church Street
- Town Hill
- Porter Street
- Heritage Hollow
- Carolina Mountain Street to Depot Street

III: MEDICAL PARK

- Riverview Street
- Frontier Building
- Hospital
- Doctors Offices

IV: RIVER GATEWAY

- River to light at Depot Extension
- East Rogers Street Lamplighter Realty
- East Main Street to FROG Headquarters

V: MAIN STREET

- All of Depot Street
- Church Street
- Town Hill
- Porter Street
- Heritage Hollow
- Carolina Mountain Street to Depot Street

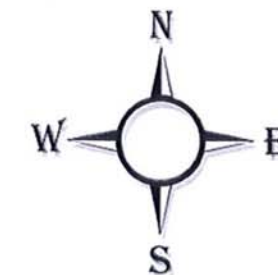
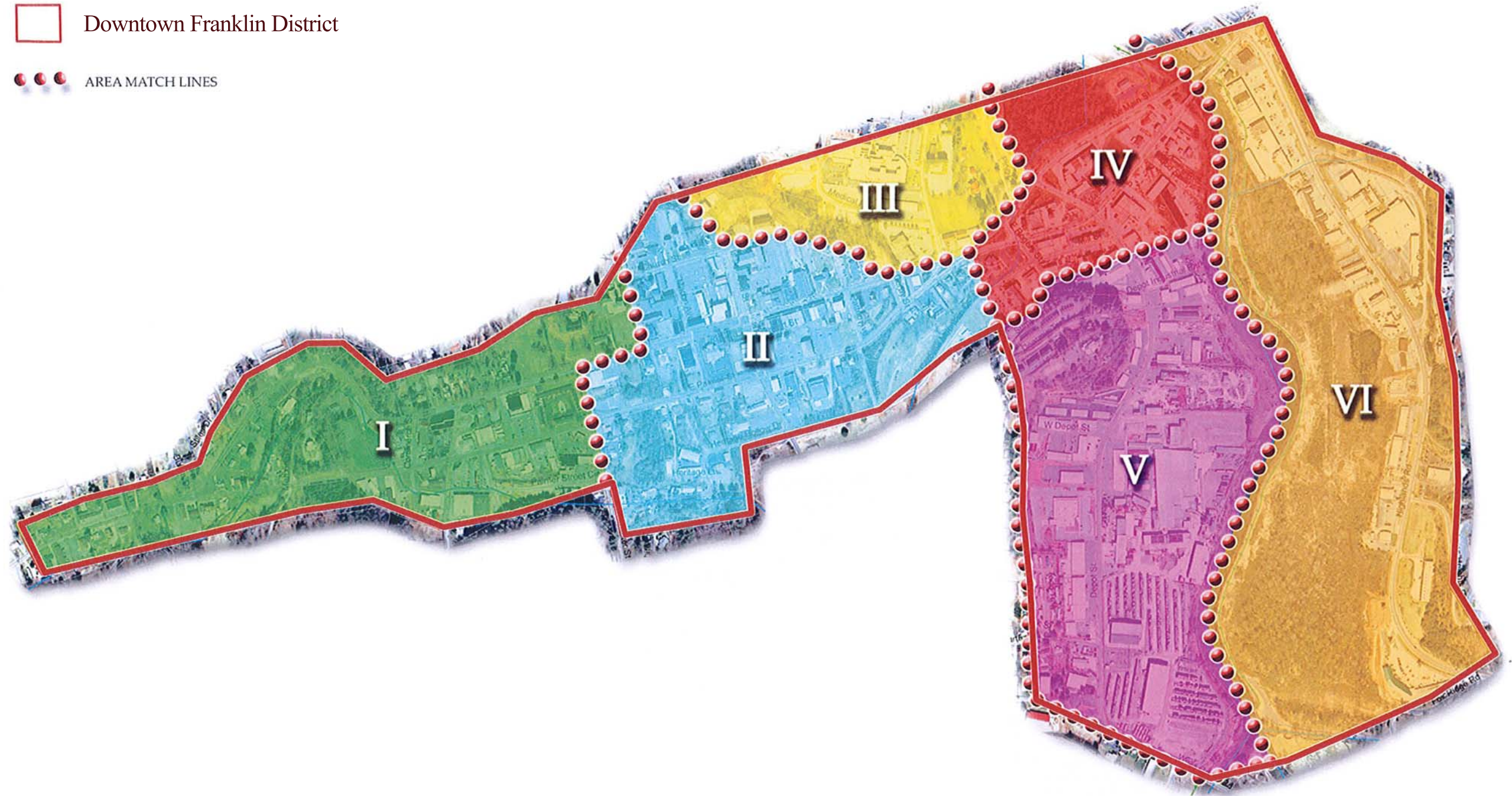
VI: HIGHLANDS ROAD

- East Main Intersection to Flea Market

LEGEND

 Downtown Franklin District

 AREA MATCH LINES





1. Facing West on Palmer Street



2. Facing East on Palmer Street



3. Facing North on Wilkie Street



4. Facing South on Mimosa Drive

LandDesign.
urban design planning civil engineering branding landscape architecture



5. Facing Southwest on West Main Street



6. Facing Northeast on West Main Street



7. Facing East on Palmer Street



8. Facing West on Palmer Street



9. Facing East on Palmer Street



10. Facing West on Palmer Street



11. Facing East on Palmer Street



12. Facing North on Commerce Street



13. Facing South on Maple Street



14. Facing East on Palmer Street



15. Facing West on Palmer Street



16. Facing North on Porter Street



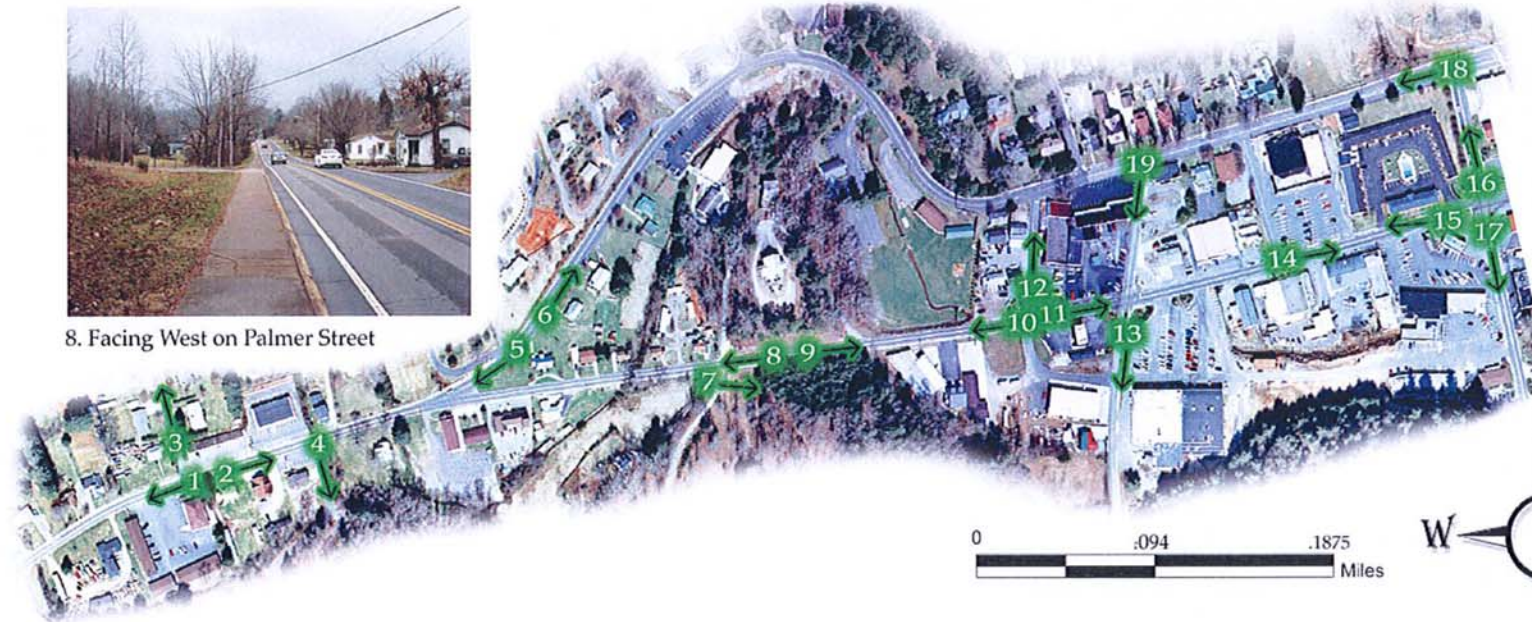
17. Facing South on Porter Street



18. Facing West on West Main Street



19. Facing South on Maple Street



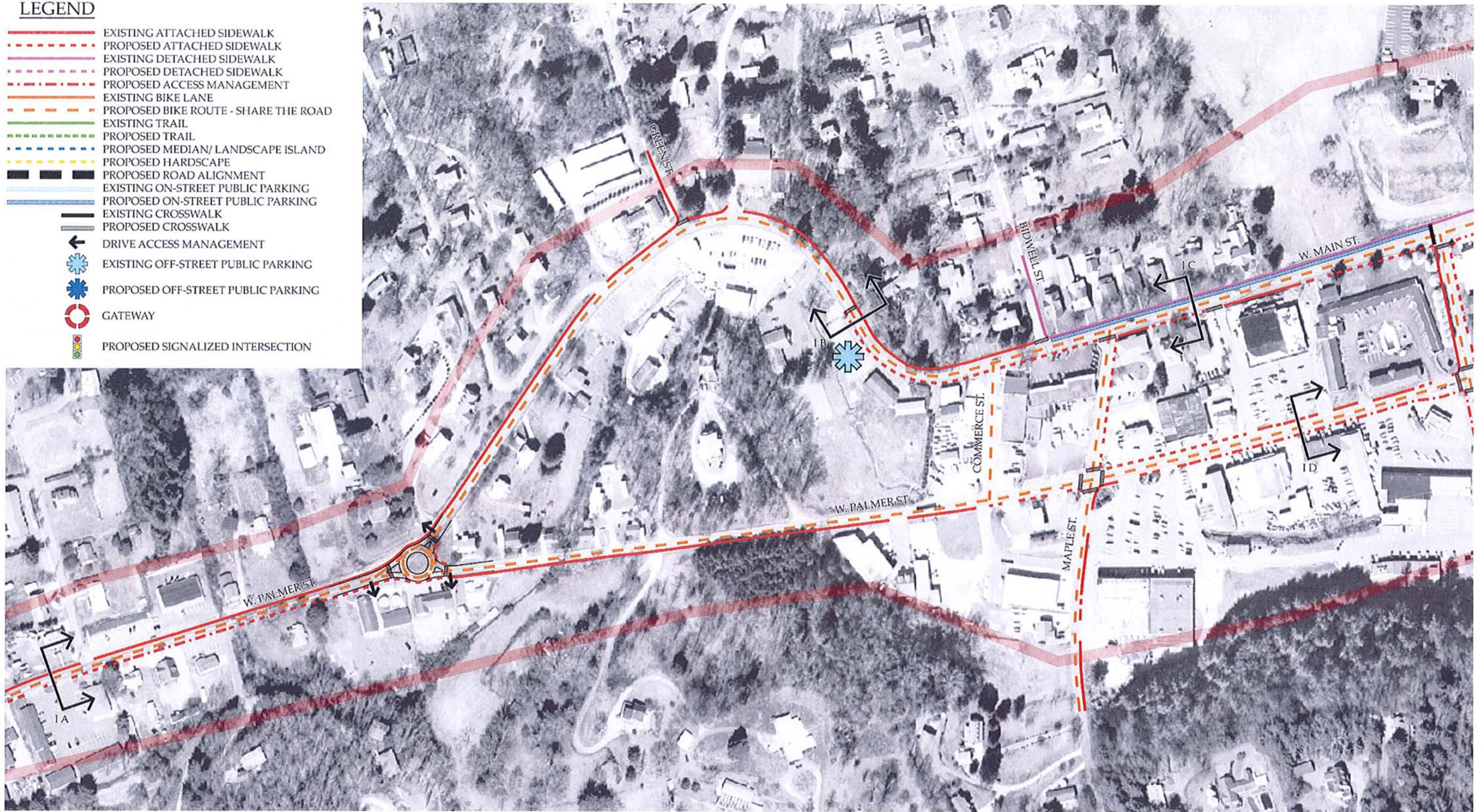
0 .094 .1875 Miles



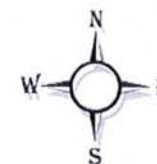
**TOWN OF FRANKLIN
SITE PHOTOS- AREA I**

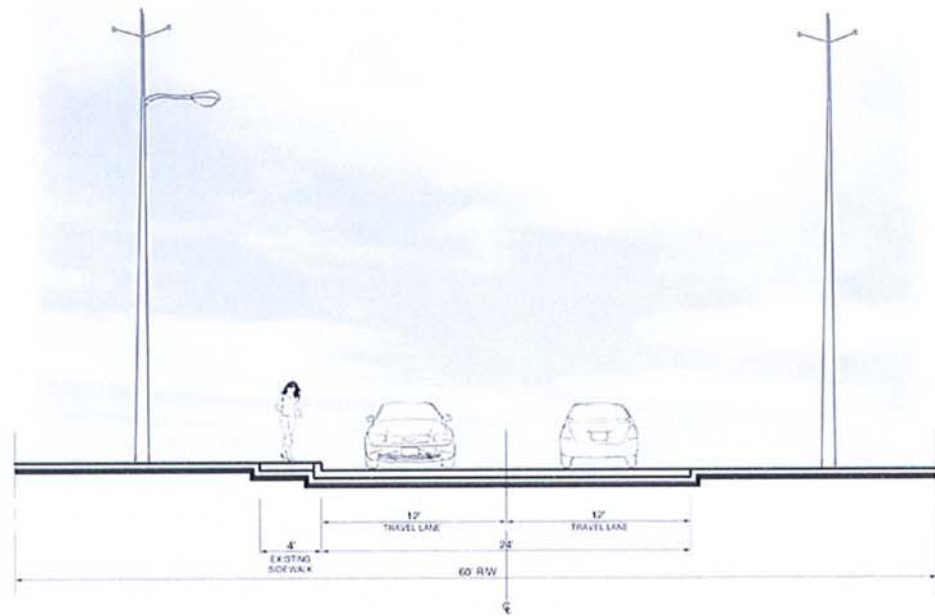
LEGEND

- EXISTING ATTACHED SIDEWALK
- PROPOSED ATTACHED SIDEWALK
- EXISTING DETACHED SIDEWALK
- PROPOSED DETACHED SIDEWALK
- PROPOSED ACCESS MANAGEMENT
- EXISTING BIKE LANE
- PROPOSED BIKE ROUTE - SHARE THE ROAD
- EXISTING TRAIL
- PROPOSED TRAIL
- PROPOSED MEDIAN/ LANDSCAPE ISLAND
- PROPOSED HARDSCAPE
- PROPOSED ROAD ALIGNMENT
- EXISTING ON-STREET PUBLIC PARKING
- PROPOSED ON-STREET PUBLIC PARKING
- EXISTING CROSSWALK
- PROPOSED CROSSWALK
- DRIVE ACCESS MANAGEMENT
- EXISTING OFF-STREET PUBLIC PARKING
- PROPOSED OFF-STREET PUBLIC PARKING
- GATEWAY
- PROPOSED SIGNALIZED INTERSECTION

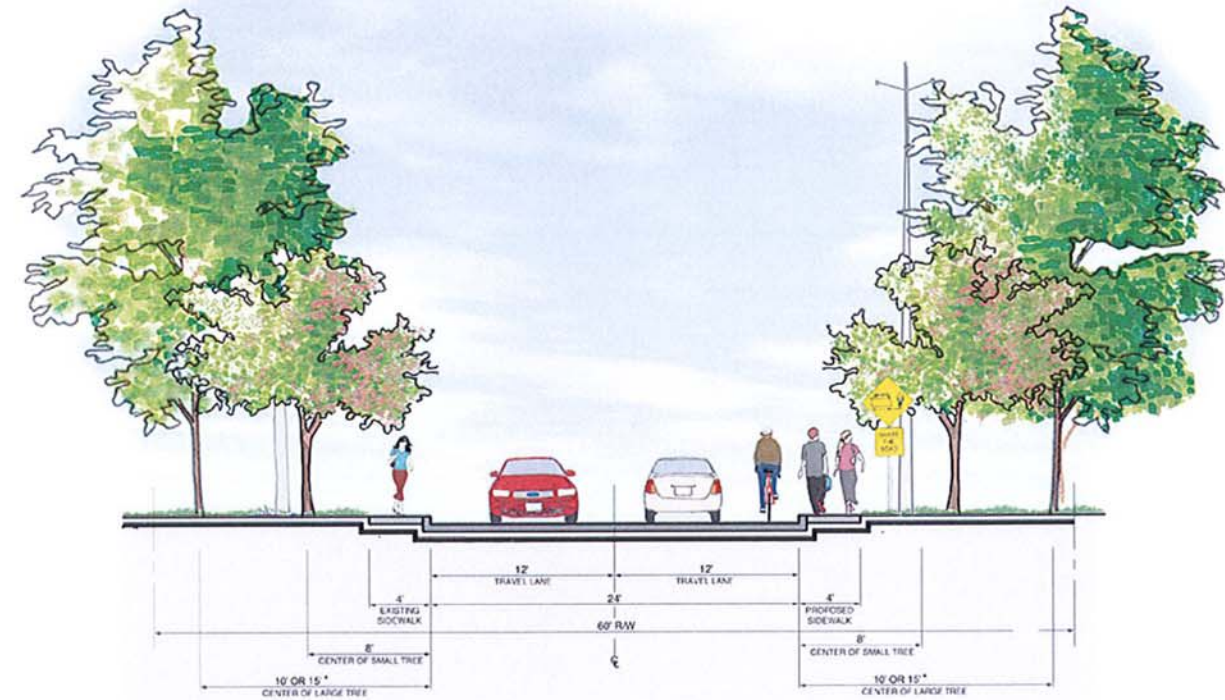


DOWNTOWN FRANKLIN MASTER PLAN
AREA I: THE VILLAGE
 Master Plan
 Franklin, North Carolina

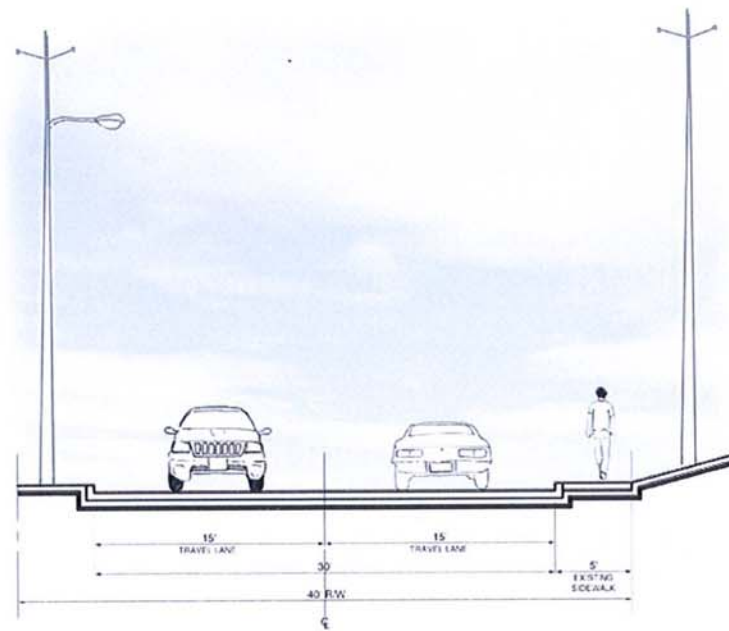




Area I Section A: Existing
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Area I Section A: Proposed
Scale 3/16"=1'-0"

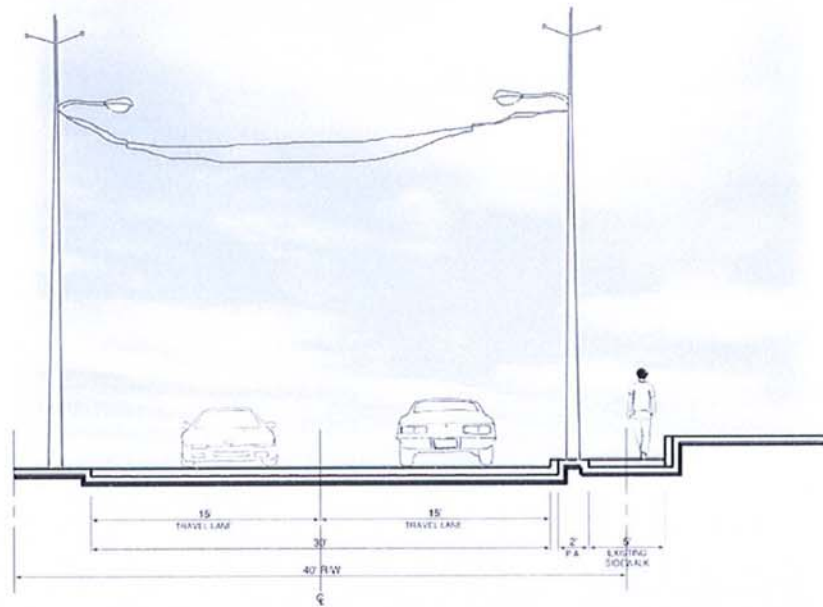


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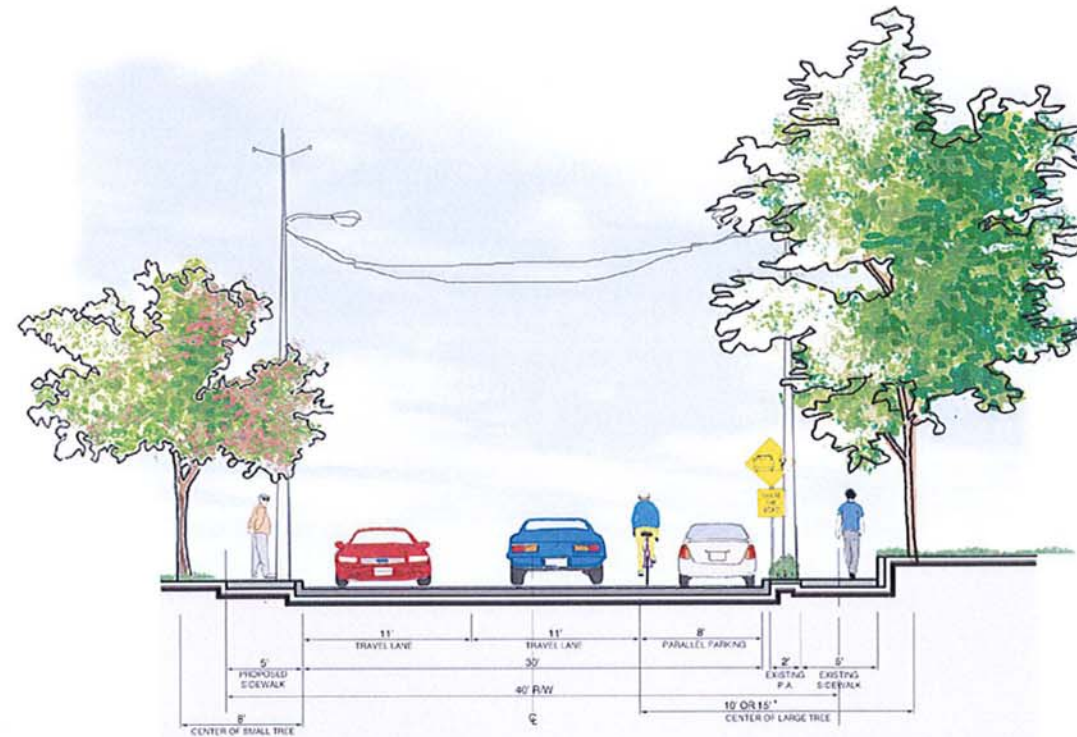


Area I Section B: Proposed
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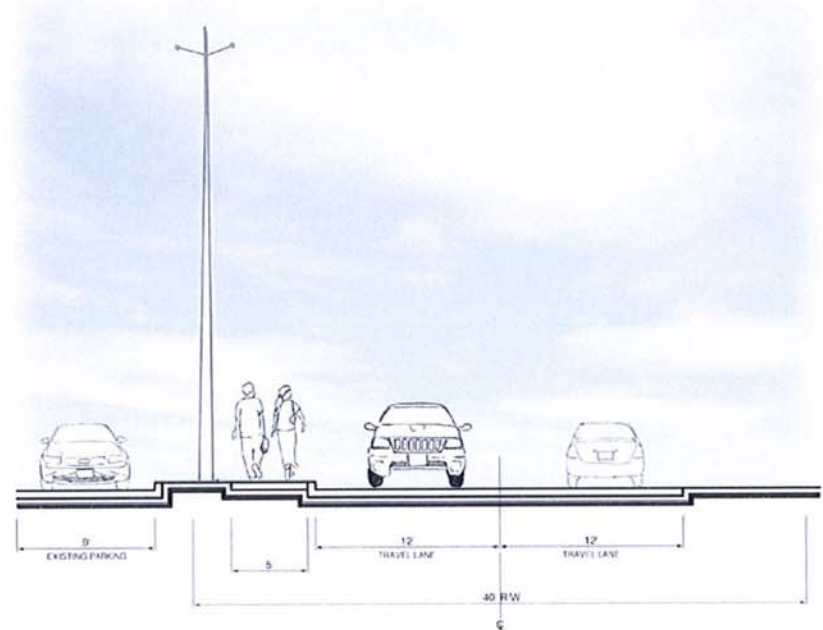
* Spacing determined by speed limit guidelines set forth by the North Carolina Department of Transportation's "Guidelines for Planting within Highway Right-of-Way."



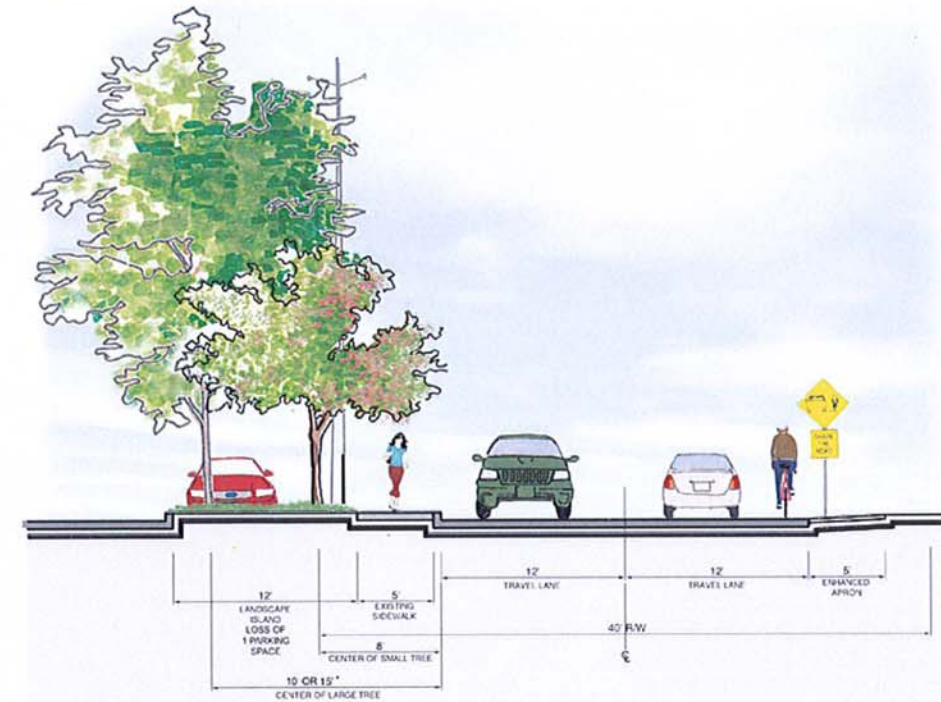
Area I Section C: Existing
Scale 3/16"=1'-0"



Area I Section C: Proposed
Scale 3/16"=1'-0"



Area I Section D: Existing
Scale 3/16"=1'-0"



Area I Section D: Proposed
Scale 3/16"=1'-0"

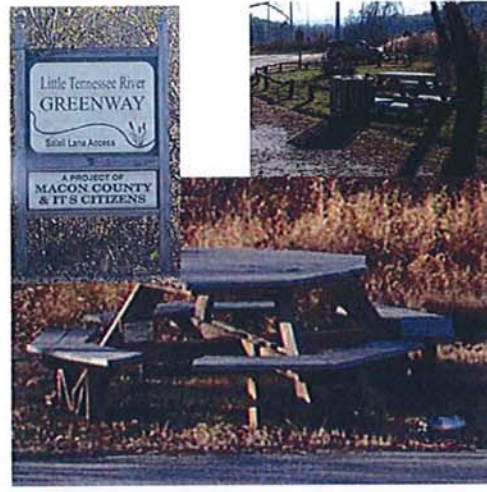
* Spacing determined by speed limit guidelines set forth by the North Carolina Department of Transportation's "Guidelines for Planting within Highway Right-of-Way."



Street Lights



1.Existing 2. Proposed



Community Park Site Furnishings

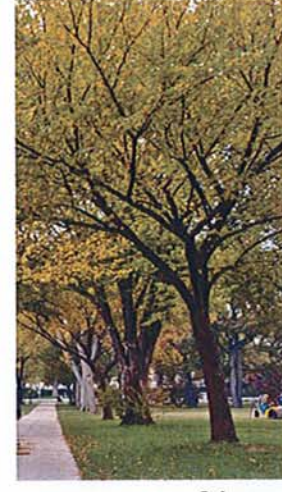


Benches



Street Trees

1.Small



2.Large



Sidewalk 2. Concrete



Enhanced Drive Apron



Crosswalk 1. Enhanced



2. Striped



Storefront Signage



Storefront Character



Planters/ Hanging Baskets



Traffic Circle/ Median



Streetscape Character



Parking Lot Improvements



Drive Access Management



Banners



Bike rack



Bikes "Share the Road"



Existing Intersection of W. Palmer St. and W. Main St facing East



Proposed Intersection of W. Palmer St. and W. Main St facing East



Existing E. Palmer St. facing East



Proposed E. Palmer St. facing East

AREA I: THE VILLAGE
 Perspectives
 Franklin, North Carolina



5. Facing North on Phillips Street



10. Facing North on Derby Street



14. Facing Southwest on Main Street



17. Facing Southwest on Main Street



1. Facing Northeast on Palmer Street



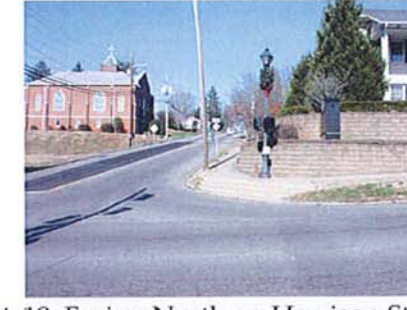
6. Facing South on Patton Ave.



11. Facing Northeast on Main Street



16. Facing Northeast on Stewart Street



18. Facing North on Harrison Street



2. Facing Southwest on Palmer Street



7. Facing Northeast on Palmer Street



12. Facing Southwest on Main Street



16. Facing Northeast on Main Street



19. Facing South on Macon Street



3. Facing South on Phillips Street



8. Facing North on Patton Ave.



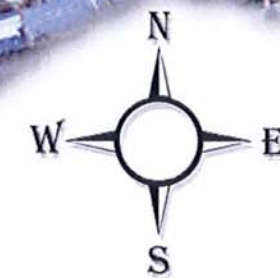
13. Facing Northeast on Main Street



4. Facing Northeast on Palmer Street



9. Facing Northeast on Patton Ave.

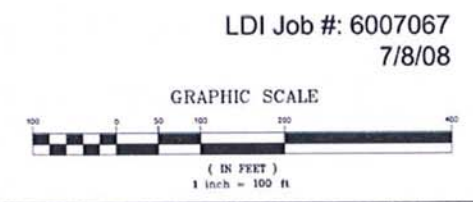
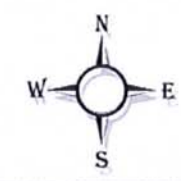


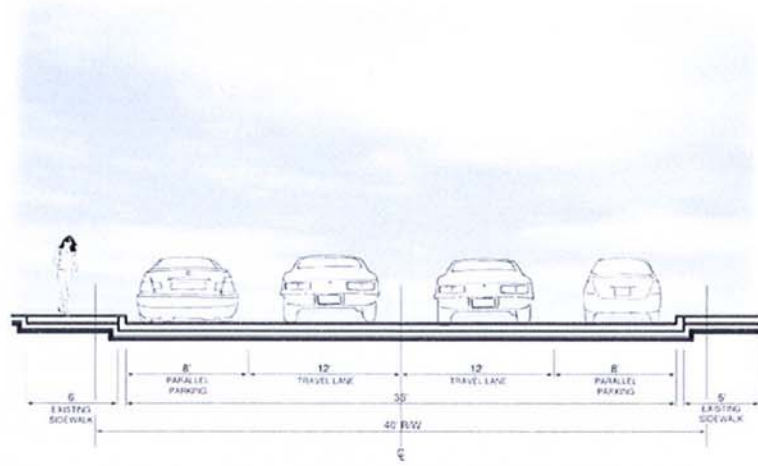
LEGEND

- EXISTING ATTACHED SIDEWALK
- PROPOSED ATTACHED SIDEWALK
- EXISTING DETACHED SIDEWALK
- PROPOSED DETACHED SIDEWALK
- PROPOSED ACCESS MANAGEMENT
- EXISTING BIKE LANE
- PROPOSED BIKE ROUTE - SHARE THE ROAD
- EXISTING TRAIL
- PROPOSED TRAIL
- PROPOSED MEDIAN/ LANDSCAPE ISLAND
- PROPOSED HARDSCAPE
- PROPOSED ROAD ALIGNMENT
- EXISTING ON-STREET PUBLIC PARKING
- PROPOSED ON-STREET PUBLIC PARKING
- EXISTING CROSSWALK
- PROPOSED CROSSWALK
- DRIVE ACCESS MANAGEMENT
- EXISTING OFF-STREET PUBLIC PARKING
- PROPOSED OFF-STREET PUBLIC PARKING
- GATEWAY
- PROPOSED SIGNALIZED INTERSECTION

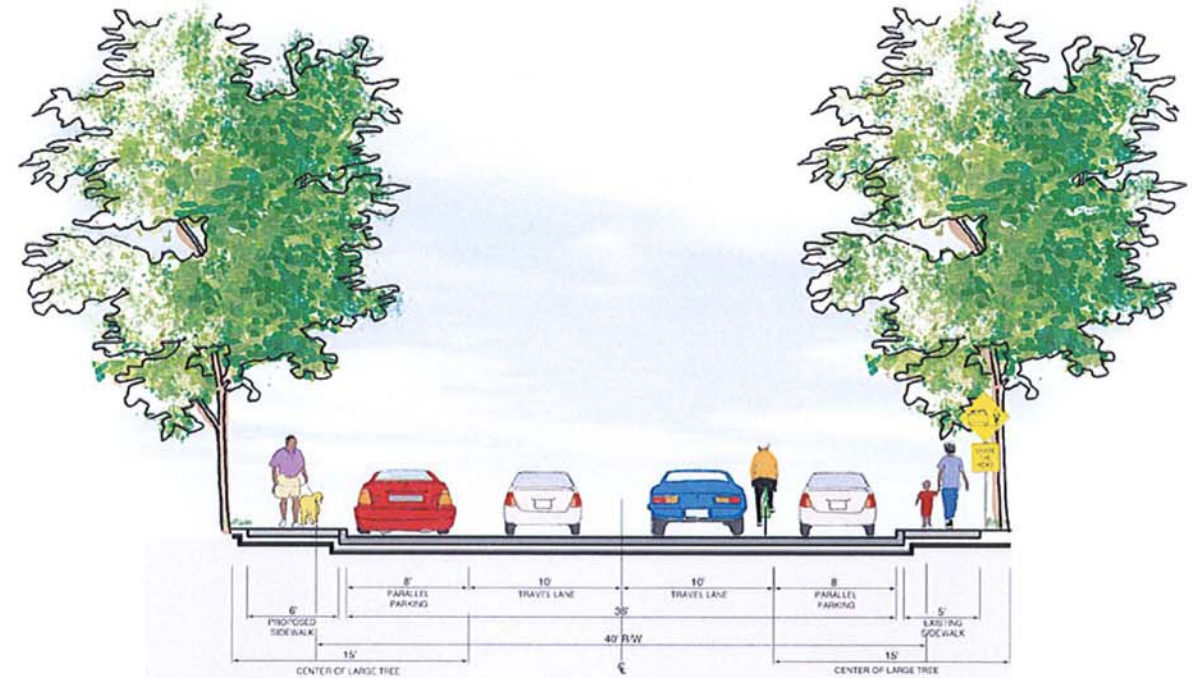


AREA II: MAIN STREET
 Master Plan
 Franklin, North Carolina

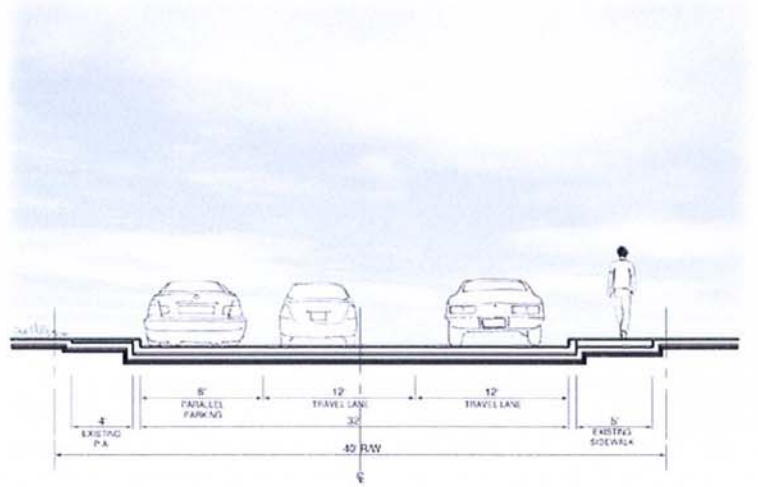




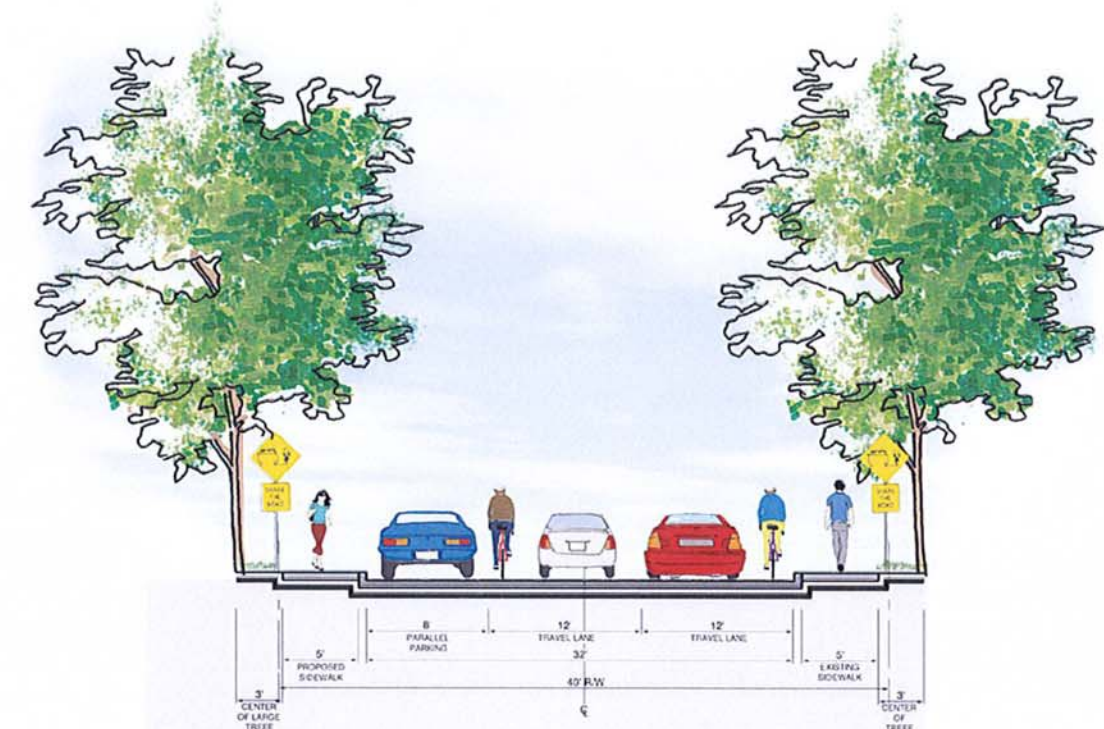
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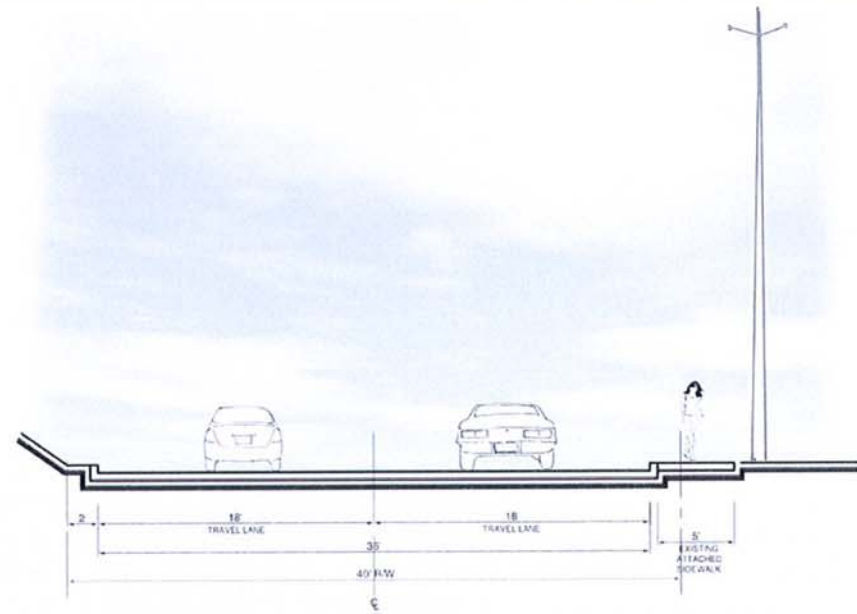
Area II Section A: Proposed
Scale 3/16"=1'-0"



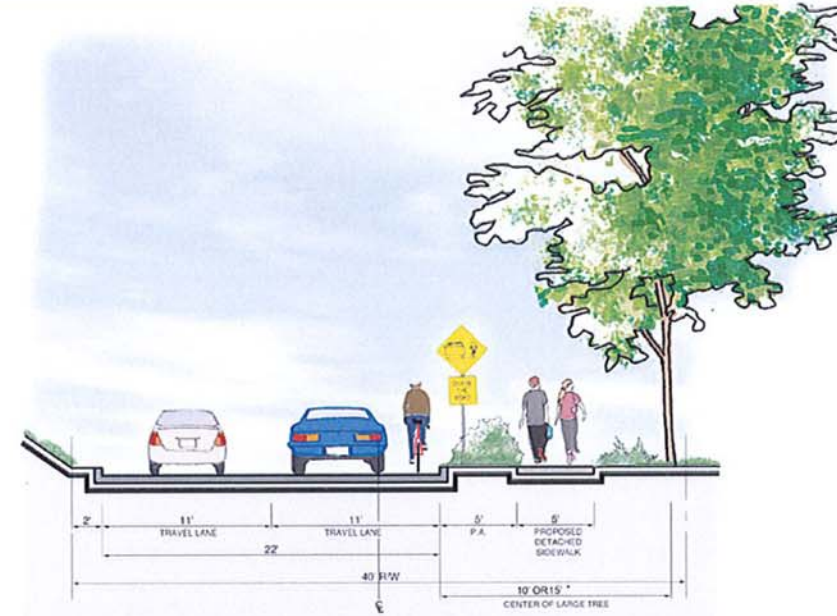
Area II Section B: Existing
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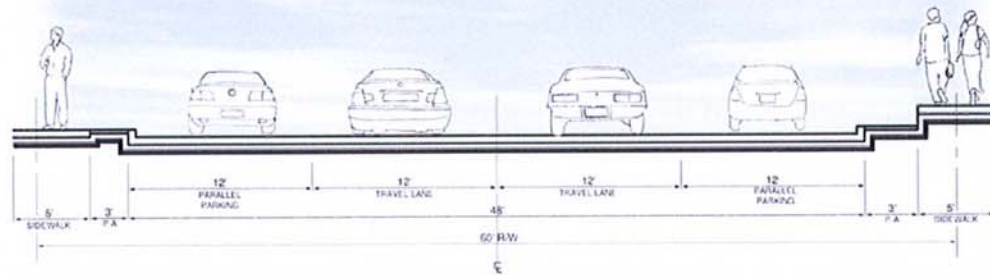
Area II Section B: Proposed
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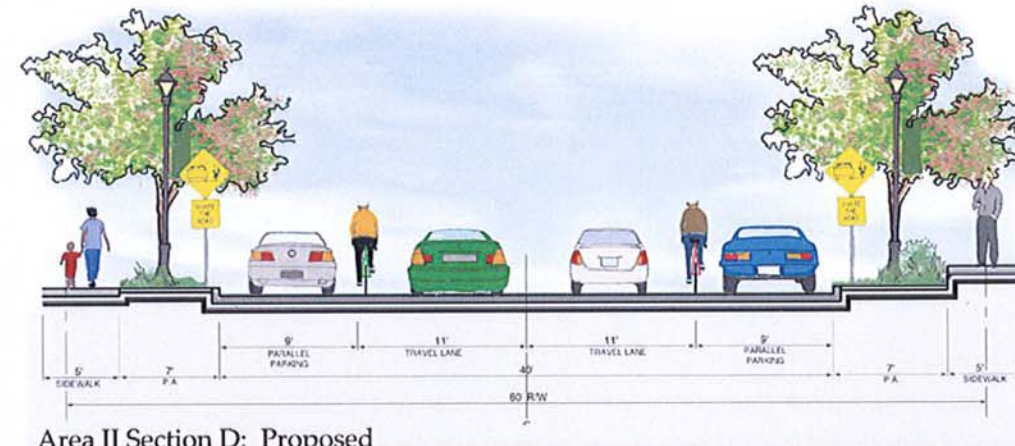
Area II Section C: Existing
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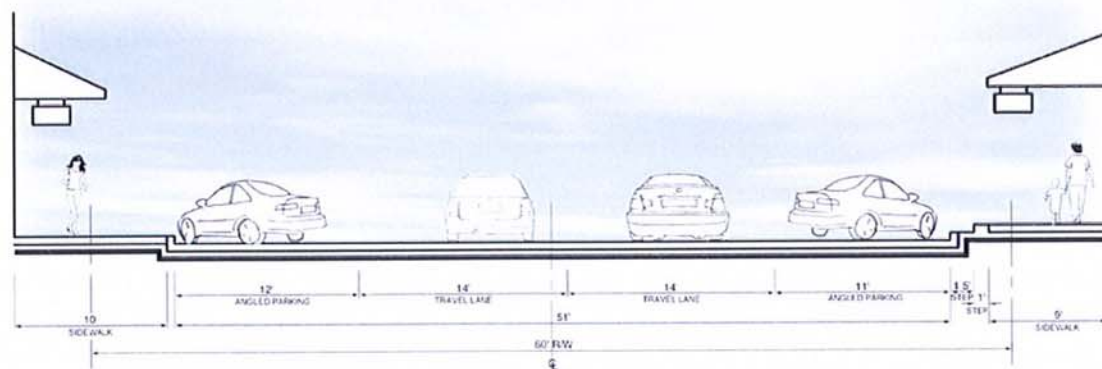
Area II Section C: Proposed
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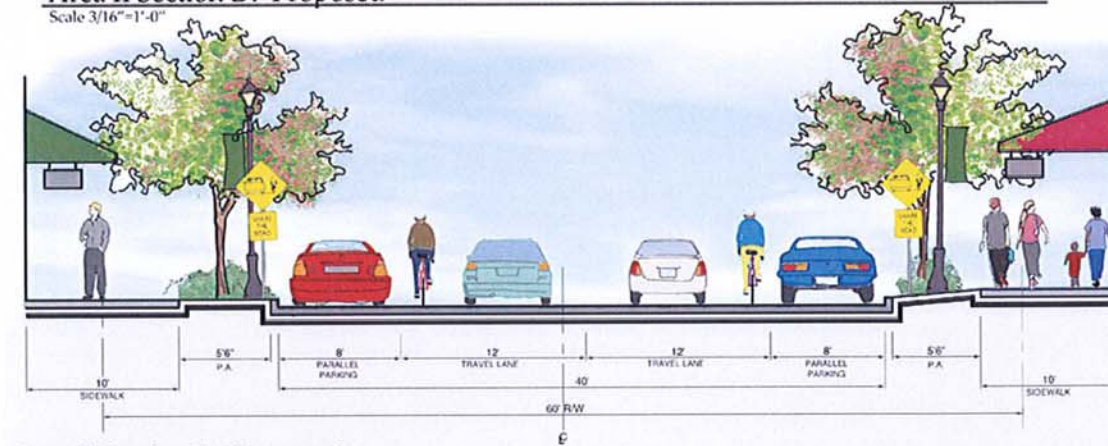
Area II Section D: Existing
Scale 3/16"=1'-0"



Area II Section D: Proposed
Scale 3/16"=1'-0"

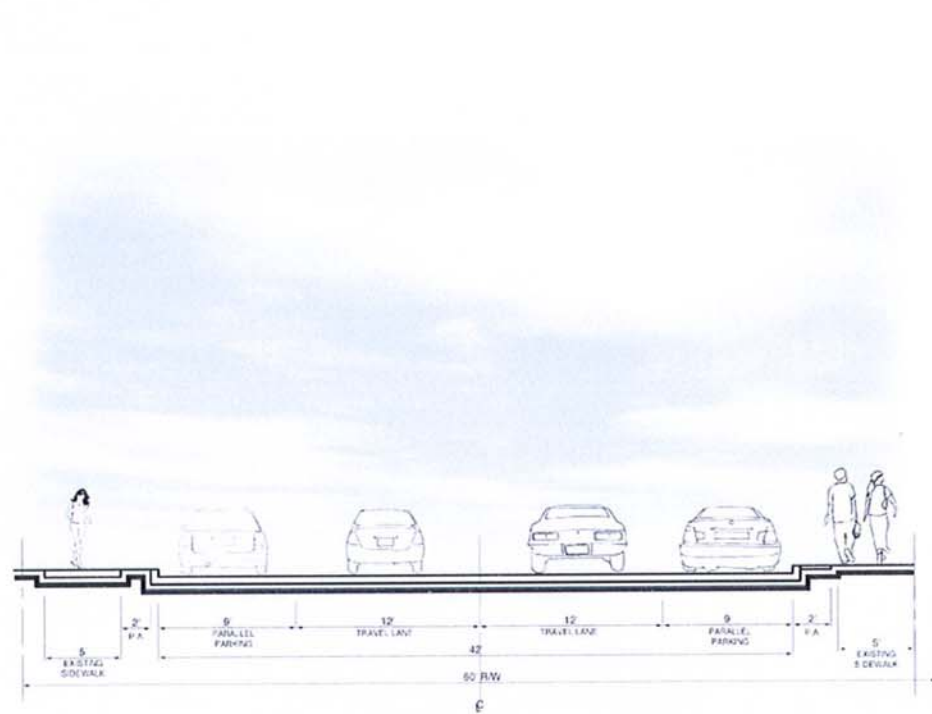


Area II Section E: Existing
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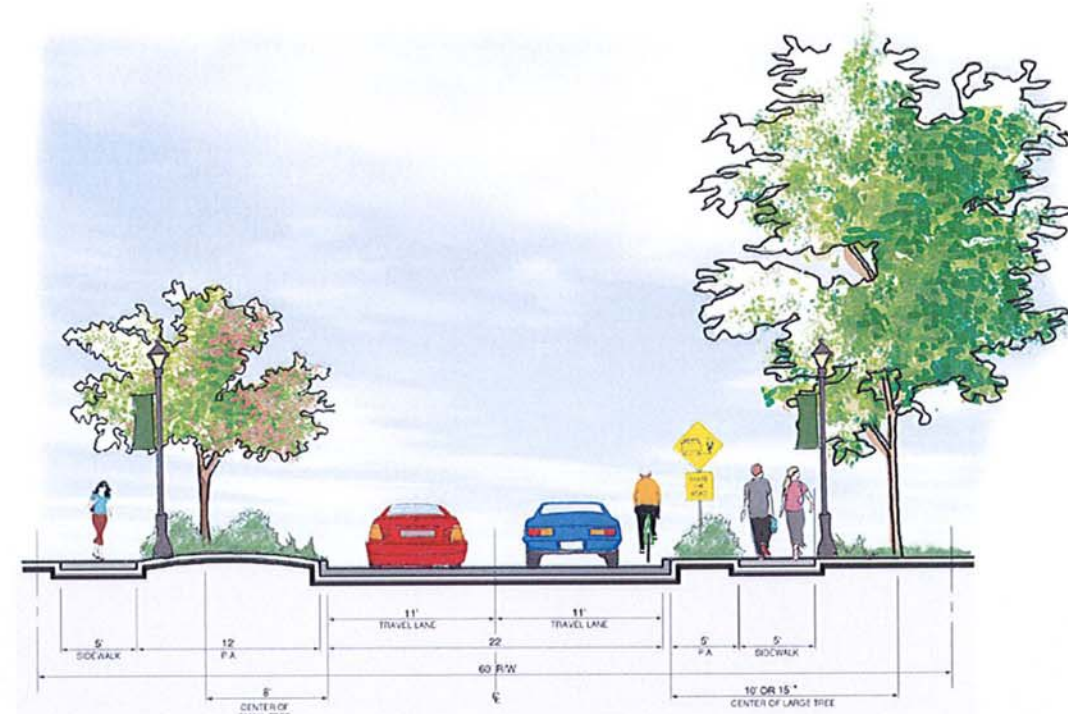


Area II Section E: Proposed
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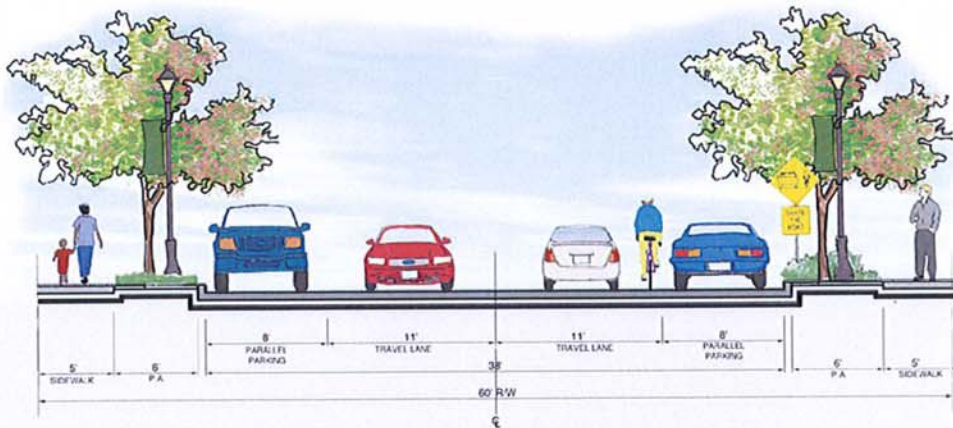
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Area II Section F: Existing
Scale 3/16"=1'-0"



Area II Section F: Proposed
Scale 3/16"=1'-0"



Area II Section G: Proposed
Scale 3/16"=1'-0"

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Street Light



Benches- Wood with Metal Frame



Street Trees in Grates



Sidewalk

3.Pavers



Trash Receptacle



Landscape Strip- Groundcover and Turf



Store Front Character



Storefront Signage



Storefront Planters/ Hanging Baskets



Street Banner



Trolley



Bike Rack



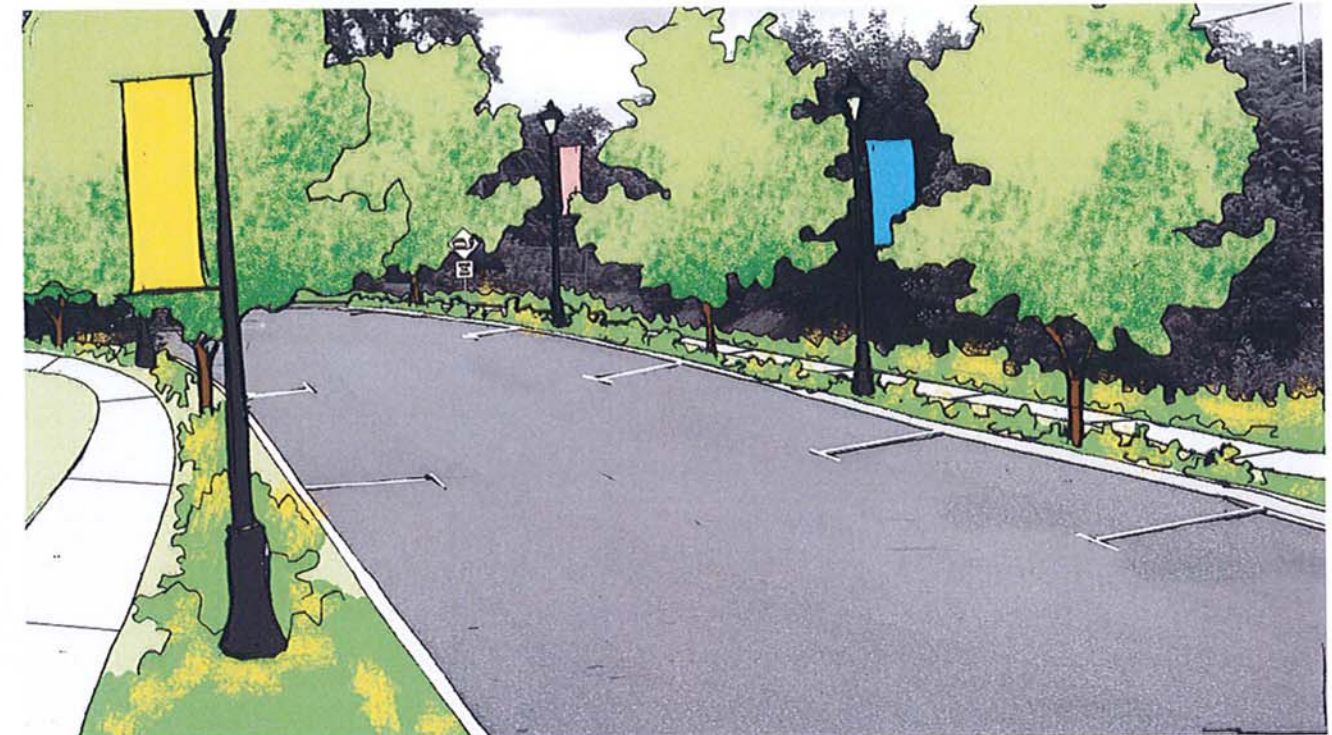
Existing W. Main St. facing West



Proposed W. Main St. facing West



Existing View of New Road



Proposed View of New Road

AREA II: MAIN STREET

Perspectives
Franklin, North Carolina



1. Facing Northwest on Riverview Street



2. Facing Southeast on Riverview Street



3. Facing West on Medical Park Dr.



4. Facing South on Riverview Street



5. Facing North on Riverview Street



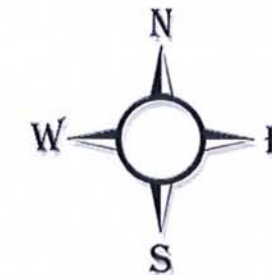
6. Facing West on White Oak Street






7. Facing South on Iotla Street



8. Facing Southeast on White Oak Street



LEGEND

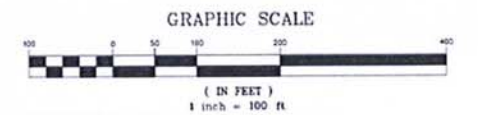
-  EXISTING ATTACHED SIDEWALK
-  PROPOSED ATTACHED SIDEWALK
-  EXISTING DETACHED SIDEWALK
-  PROPOSED DETACHED SIDEWALK
-  PROPOSED ACCESS MANAGEMENT
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-  EXISTING CROSSWALK
-  PROPOSED CROSSWALK
-  DRIVE ACCESS MANAGEMENT
-  EXISTING OFF-STREET PUBLIC PARKING
-  PROPOSED OFF-STREET PUBLIC PARKING
-  GATEWAY
-  PROPOSED SIGNALIZED INTERSECTION

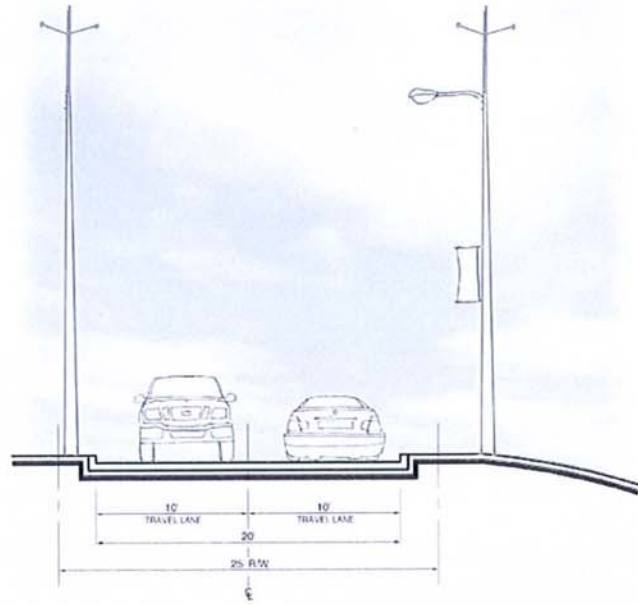


AREA III: MEDICAL PARK
 Master Plan
 Franklin, North Carolina

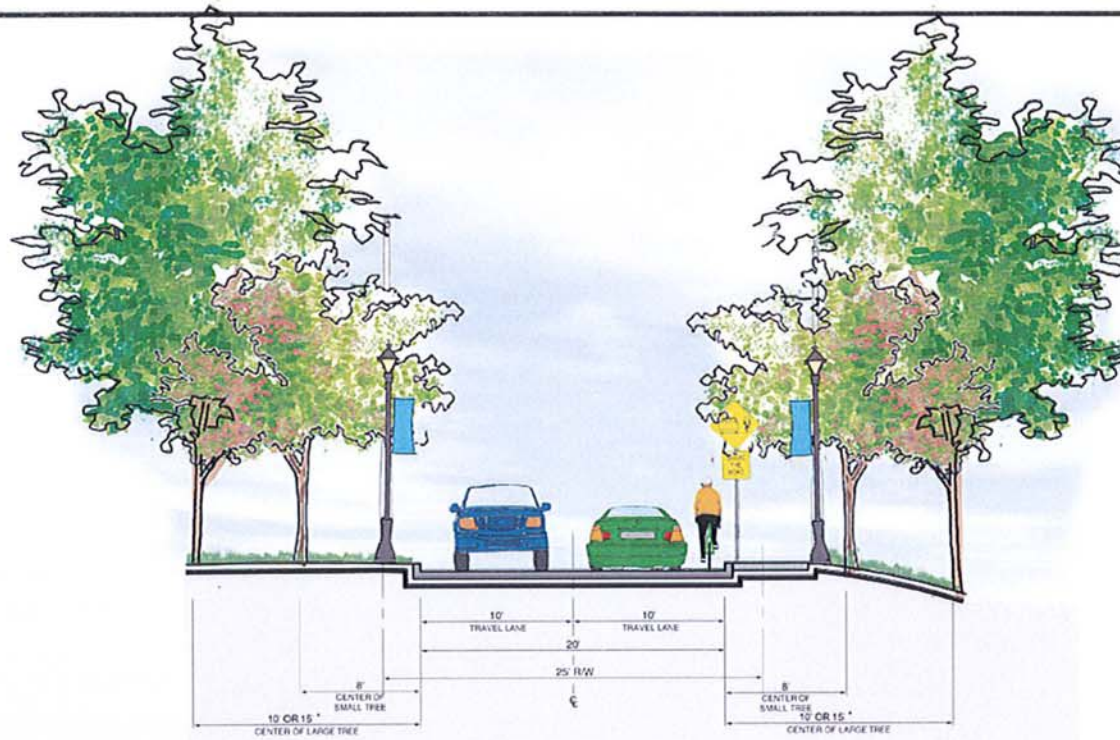


LDI Job #: 6007067
 7/8/08

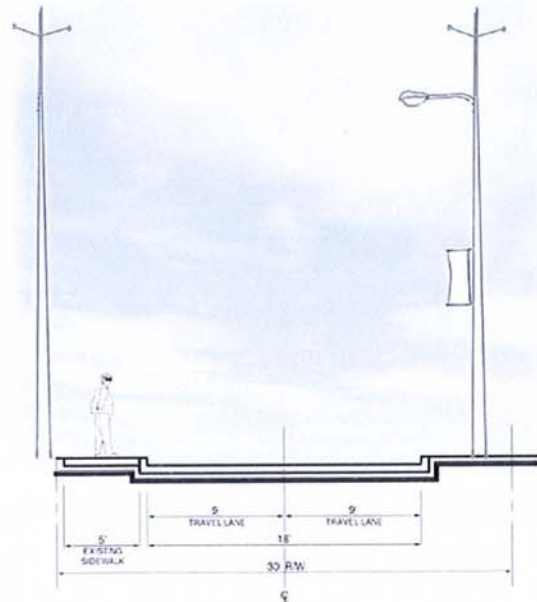




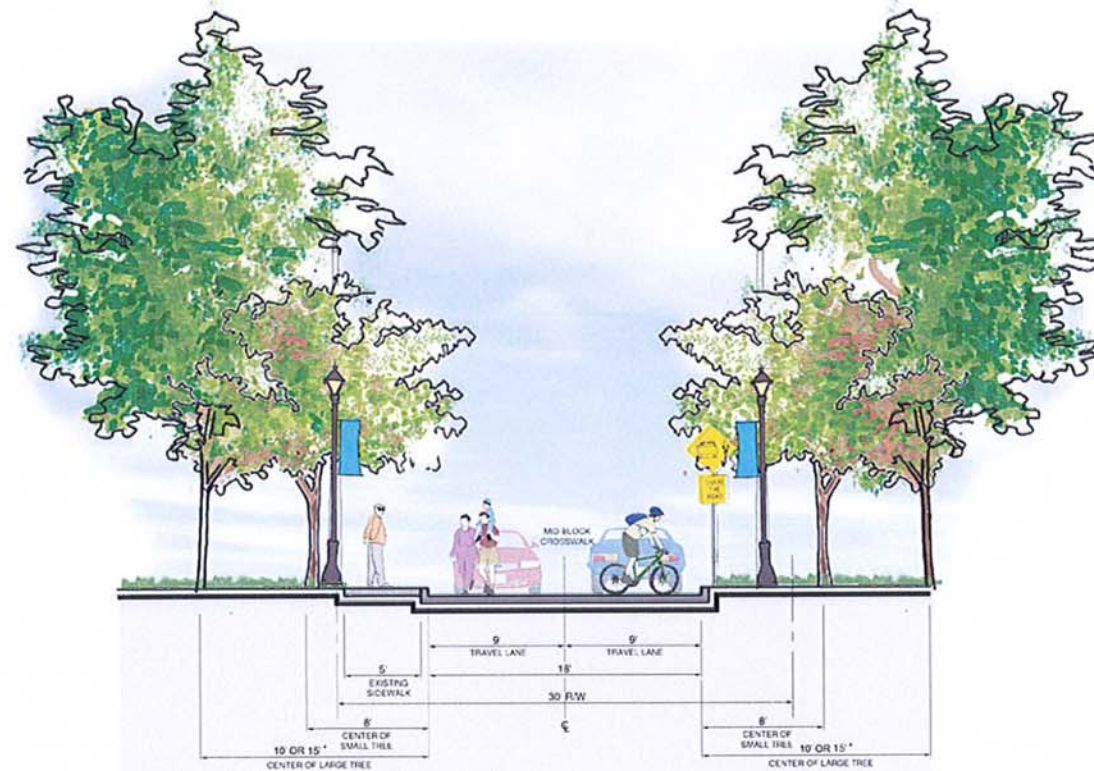
Area III Section A: Existing
Scale 3/16"=1'-0"



Area III Section A: Proposed
Scale 3/16"=1'-0"



Area III Section B: Existing
Scale 3/16"=1'-0"



Area III Section B: Proposed
Scale 3/16"=1'-0"

* Spacing determined by speed limit guidelines set forth by the North Carolina Department of Transportation's "Guidelines for Planting within Highway Right-of-Way."

AREA III: MEDICAL PARK
Site Sections
Franklin, North Carolina



Street Light



Trail Head Site Furnishings



Street Trees 1.Small



2.Large



Sidewalk 1.Brick Strip



2.Concrete



Striped Crosswalk



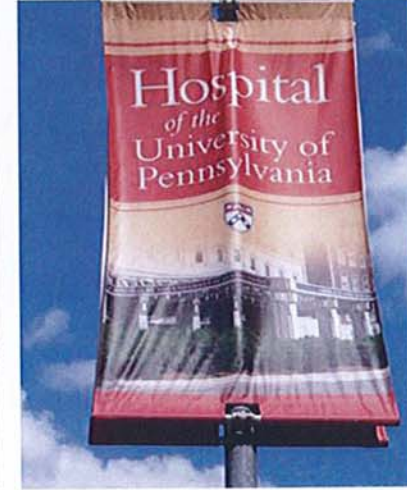
Parking Lot Improvements



Office Signage



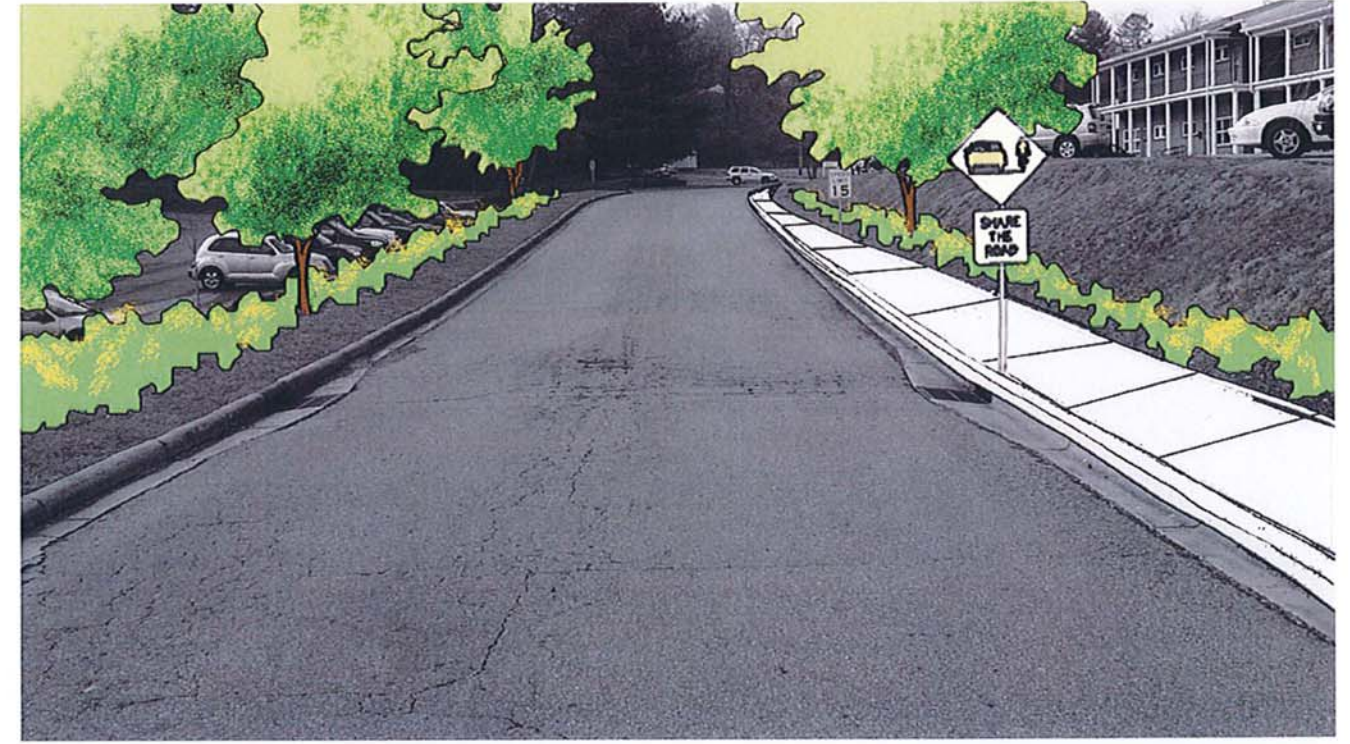
District Banners



Bikes "Share the Road"



Existing Medical Park Drive facing Northwest



Proposed Medical Park Drive facing Northwest



Existing White Oak St. facing North



Proposed White Oak St. facing North

AREA III: MEDICAL PARK

Perspectives
Franklin, North Carolina



**KEY MAP
NTS**



1. Facing Northwest on Depot Street



4. Facing Southeast on Depot Street



2. Facing Northeast on Main Street



5. Facing Northeast on Main Street



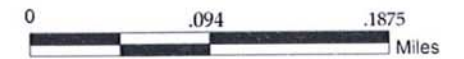
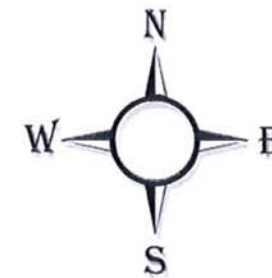
7. Facing Southwest on Main Street



3. Facing Northeast on Main Street

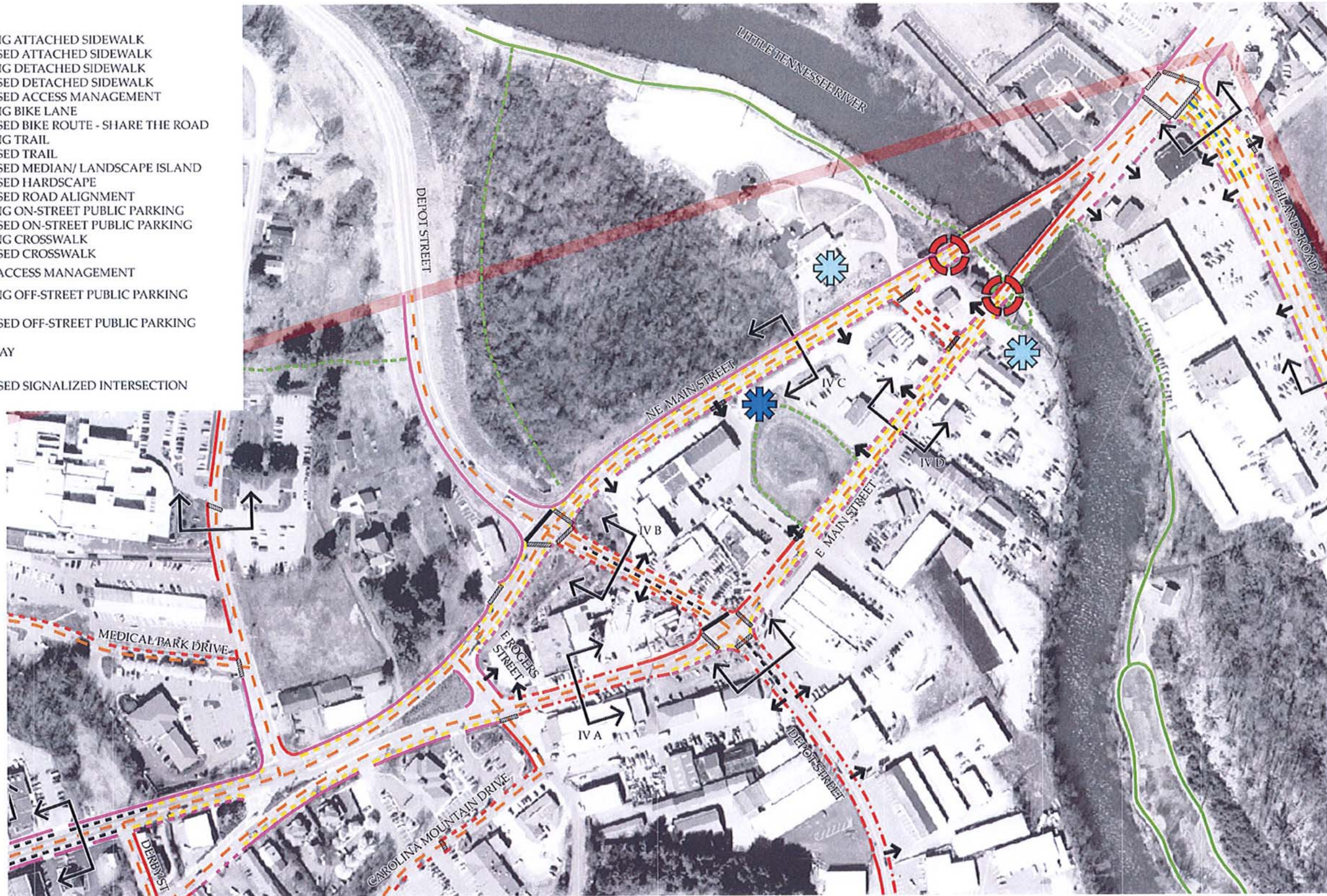


6. Facing Northwest on Depot Street

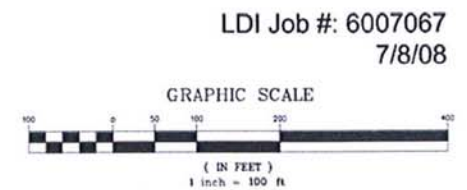


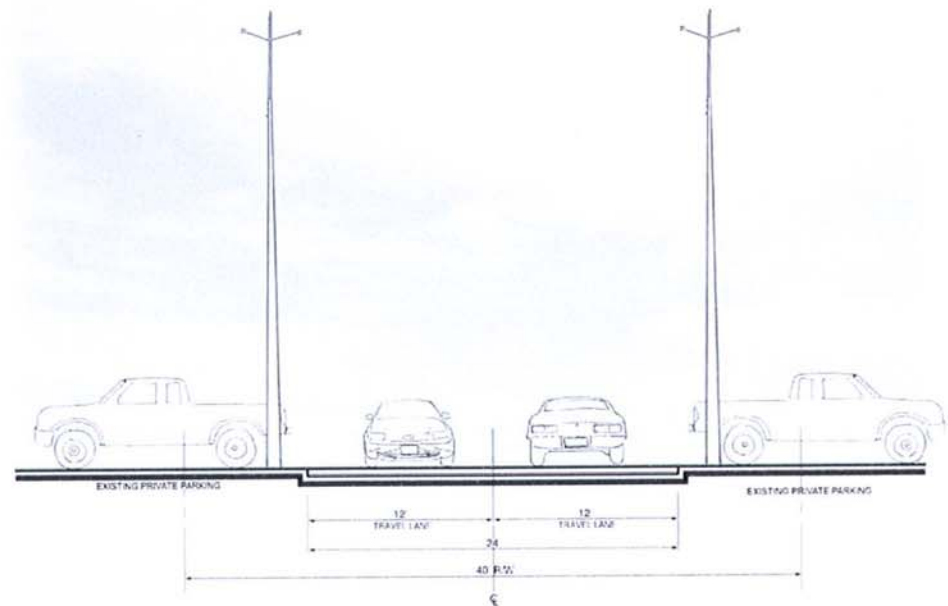
LEGEND

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- PROPOSED CROSSWALK
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- PROPOSED OFF-STREET PUBLIC PARKING
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- PROPOSED SIGNALIZED INTERSECTION



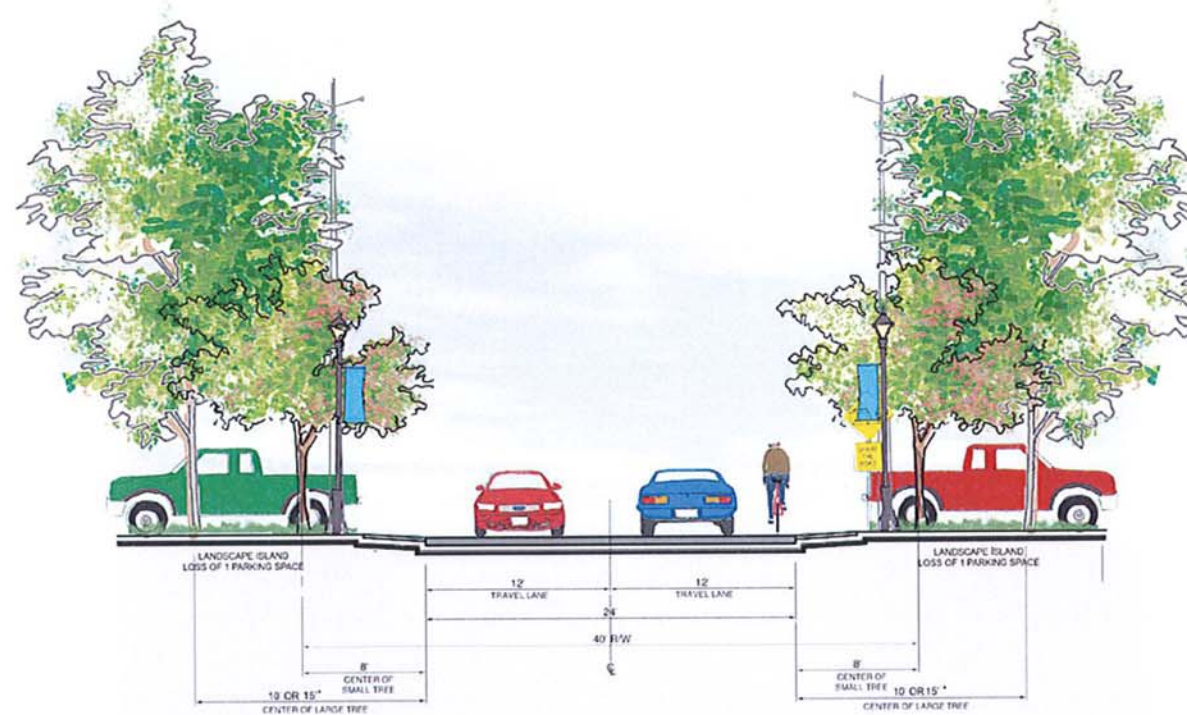
AREA IV: RIVER GATEWAY
Master Plan
Franklin, North Carolina





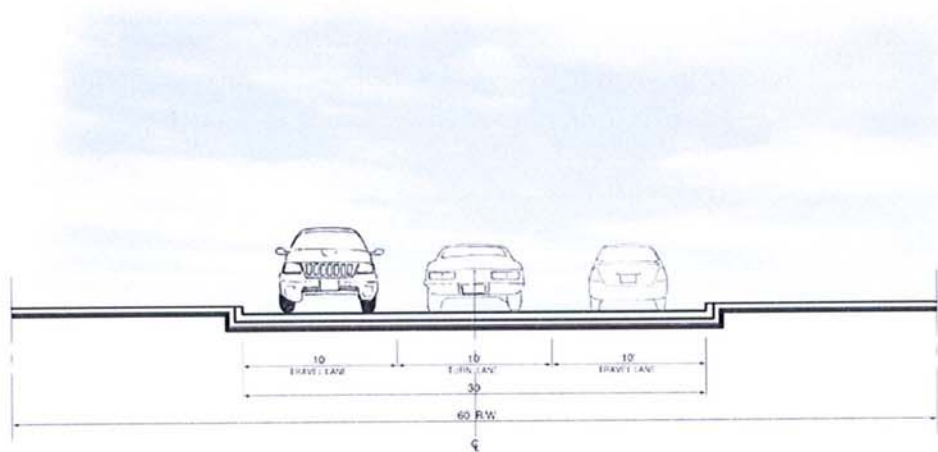
Area IV Section A: Existing

Scale 3/16"=1'-0"



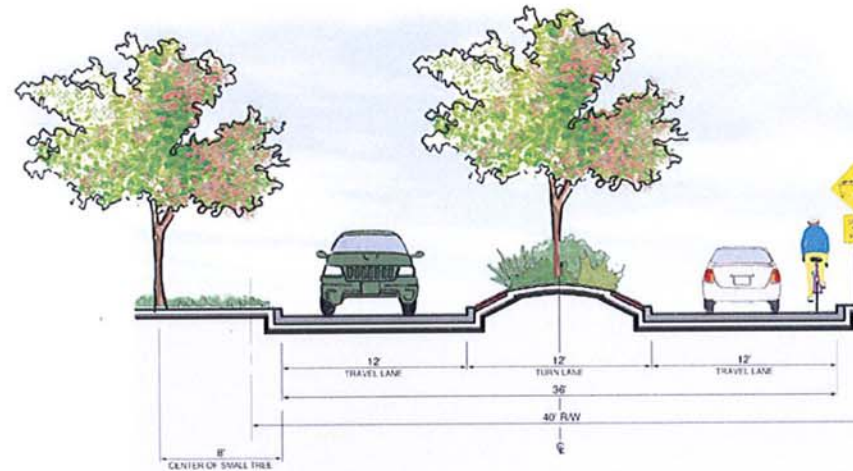
Area IV Section A: Proposed

Scale 3/16"=1'-0"



Section B: Existing

Scale 3/16"=1'-0"



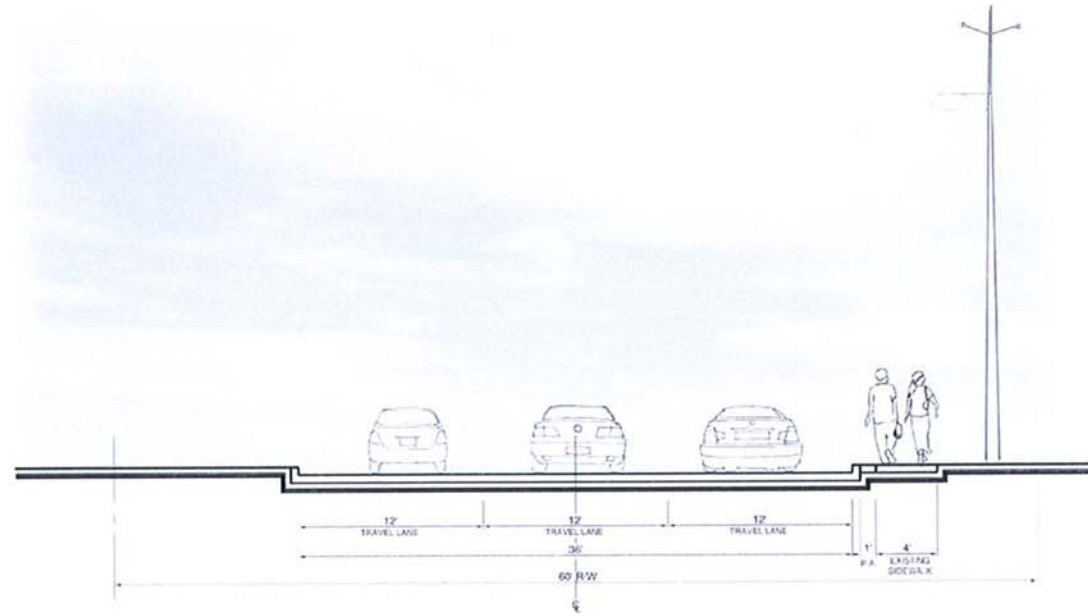
Section B: Proposed

Scale 3/16"=1'-0"

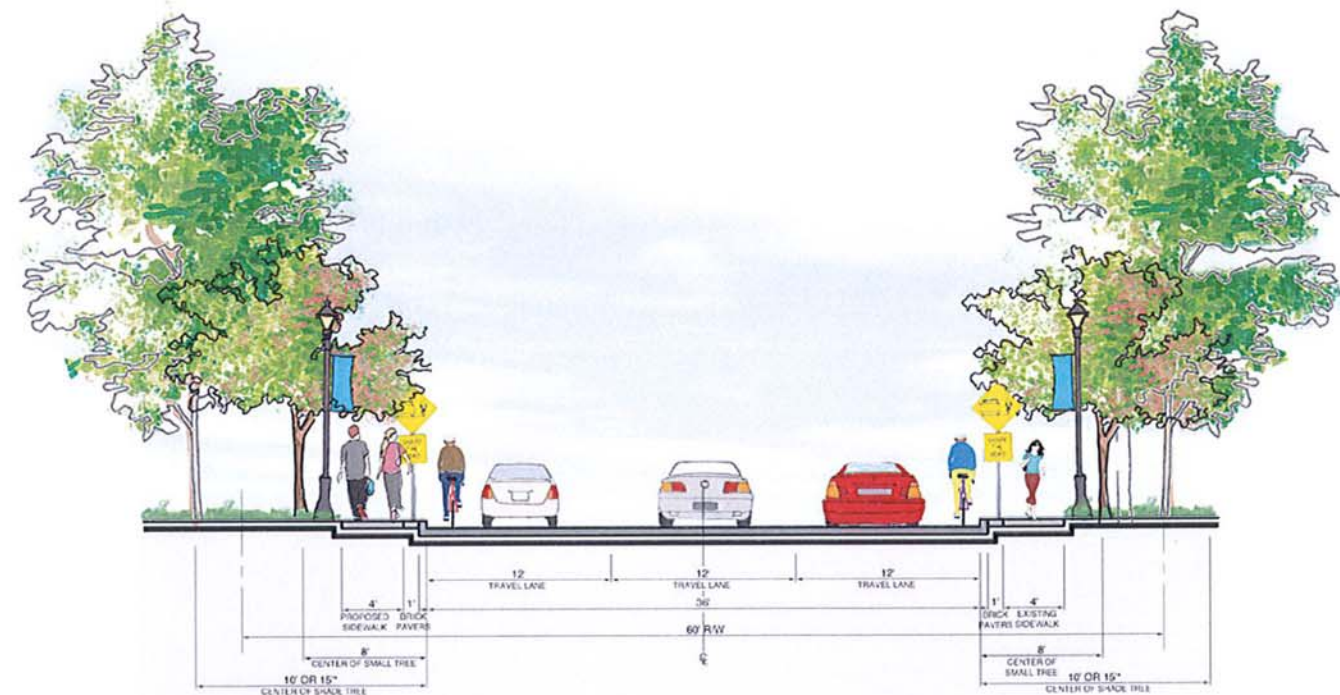
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AREA IV: RIVER GATEWAY

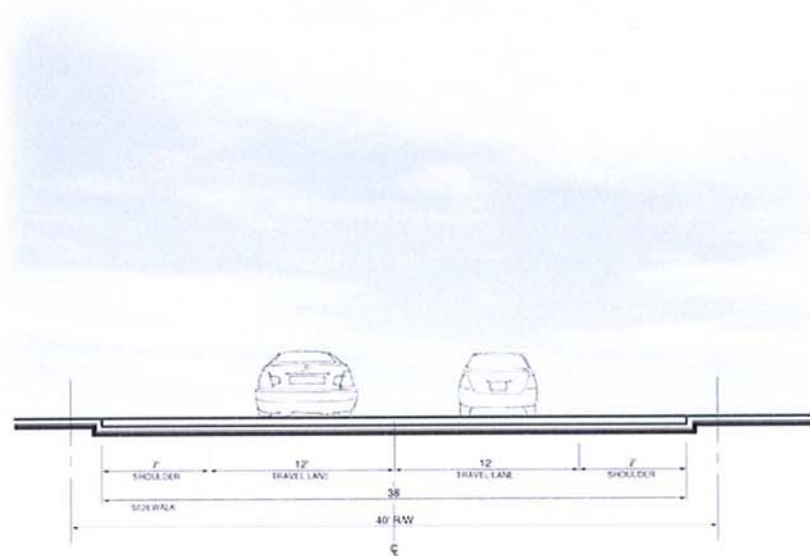
Site Sections
Franklin, North Carolina



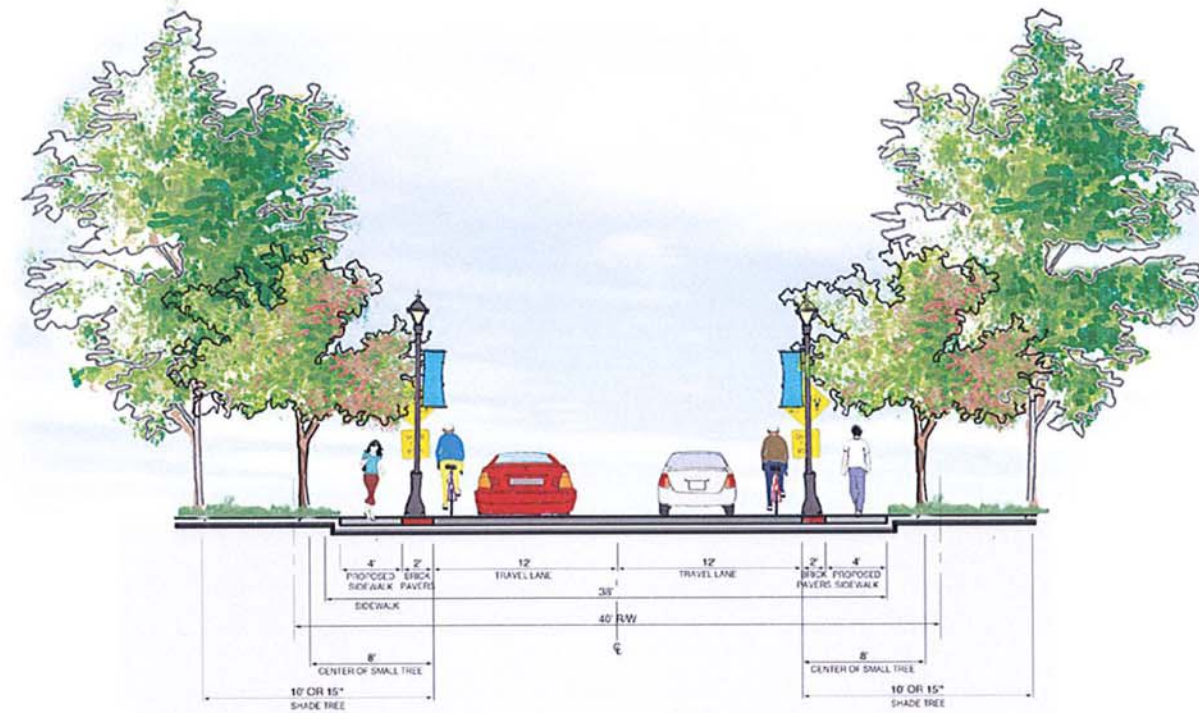
Area IV Section C: Existing
Scale 3/16"=1'-0"



Area IV Section C: Proposed
Scale 3/16"=1'-0"



Area IV Section D: Existing
Scale 3/16"=1'-0"



Area IV Section D: Proposed
Scale 3/16"=1'-0"

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AREA IV: RIVER GATEWAY

Site Sections

Franklin, North Carolina



Street Lights



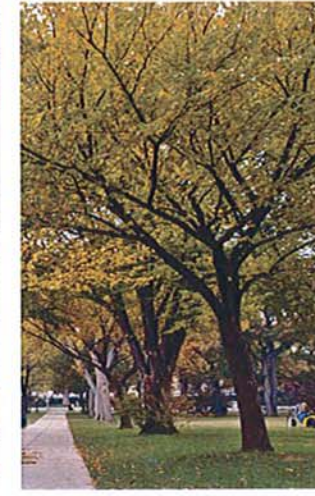
1.Existing 2. Proposed



Greenway Site Furnishings



Street Trees 1.Small



2.Large



Sidewalk 1.Brick strip



2.Concrete



Street Signal



Crosswalk 1. Enhanced



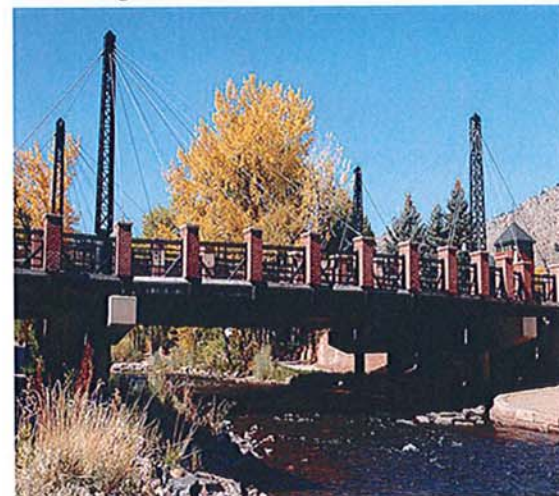
Enhanced Drive Apron



Storefront Signage



Storefront Character



Gateway Bridge



Parking Lot Improvements



Drive Access Management



Planted Median



Bike Rack



Bikes "Share the Road"



KEY MAP
NTS



1. Facing South on Depot Street



2. Facing North on Depot Street



3. Facing South on Depot Street

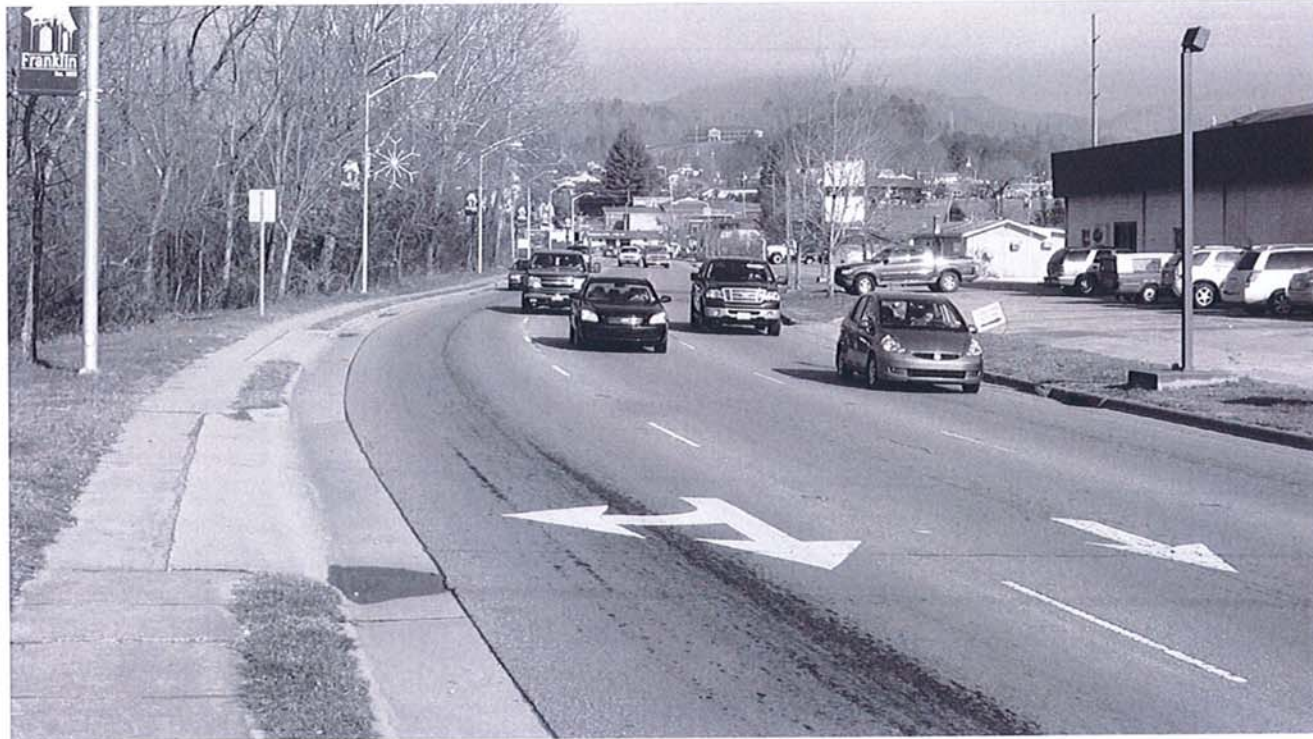


4. Facing North on Depot Street



5. Facing South on Depot Street





Existing W. Main St. facing East at Depot St. Intersection



Proposed W. Main St. facing East at Depot St. Intersection



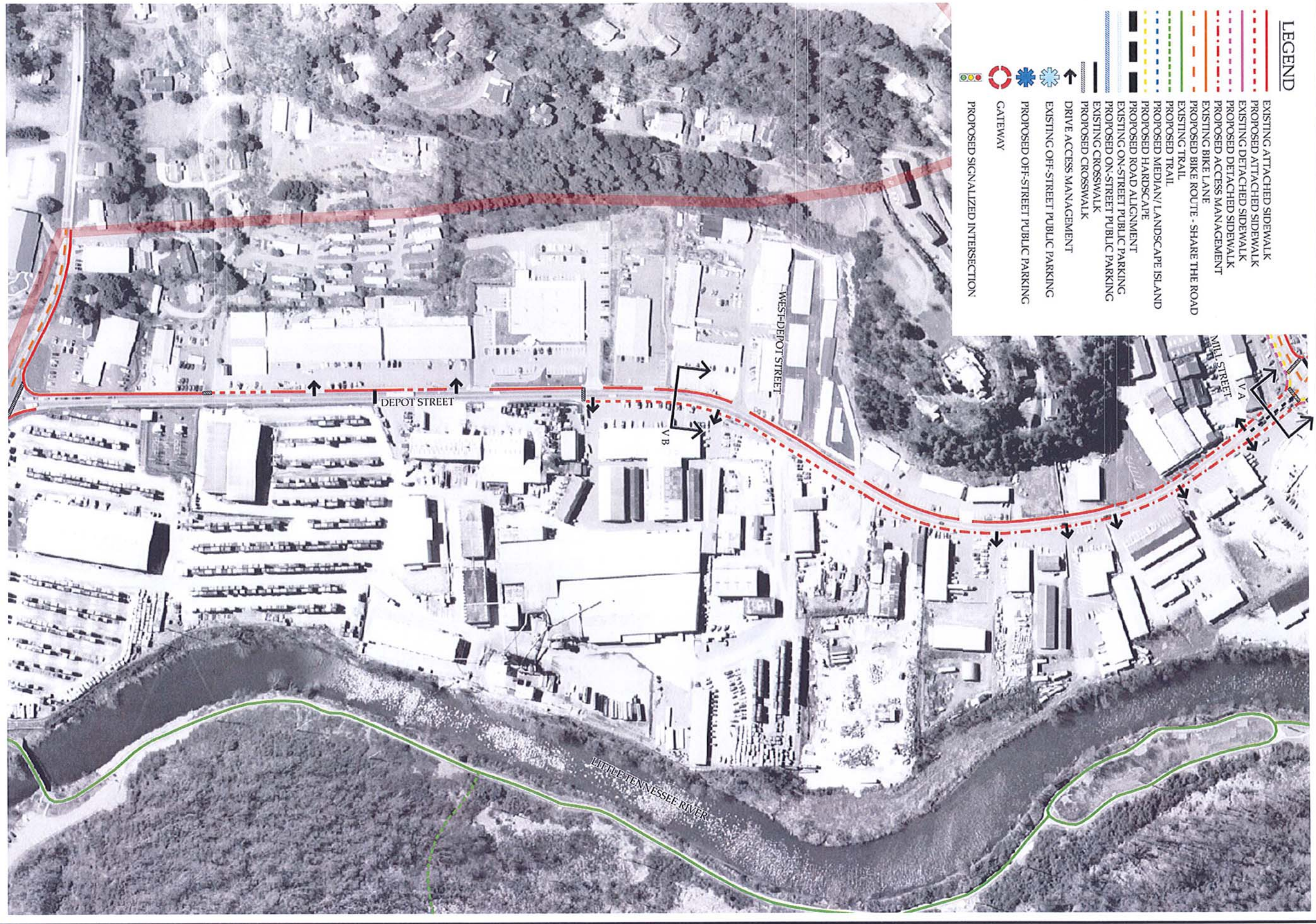
Existing E. Main St. facing Northeast



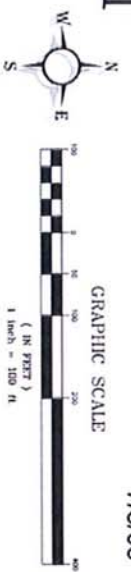
Proposed E. Main St. facing Northeast

AREA IV: RIVER GATEWAY
 Perspectives
 Franklin, North Carolina

- LEGEND**
- EXISTING ATTACHED SIDEWALK
 - PROPOSED ATTACHED SIDEWALK
 - EXISTING DETACHED SIDEWALK
 - PROPOSED DETACHED SIDEWALK
 - PROPOSED ACCESS MANAGEMENT
 - EXISTING BIKE LANE
 - PROPOSED BIKE ROUTE - SHARE THE ROAD
 - EXISTING TRAIL
 - PROPOSED TRAIL
 - PROPOSED MEDIAN/LANDSCAPE ISLAND
 - PROPOSED HARDSCAPE
 - PROPOSED ROAD ALIGNMENT
 - EXISTING ON-STREET PUBLIC PARKING
 - PROPOSED ON-STREET PUBLIC PARKING
 - EXISTING CROSSWALK
 - PROPOSED CROSSWALK
 - DRIVE ACCESS MANAGEMENT
 - EXISTING OFF-STREET PUBLIC PARKING
 - PROPOSED OFF-STREET PUBLIC PARKING
 - GATEWAY
 - PROPOSED SIGNALIZED INTERSECTION



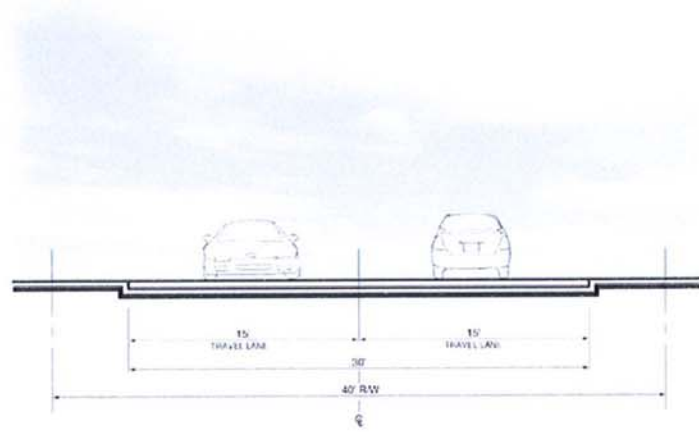
LDI Job #: 6007067
7/8/08



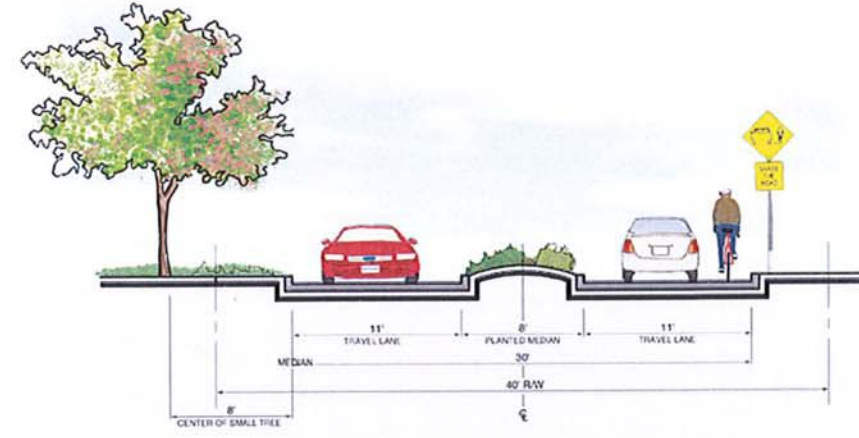
AREA V: INDUSTRIAL DISTRICT

Master Plan
Franklin, North Carolina

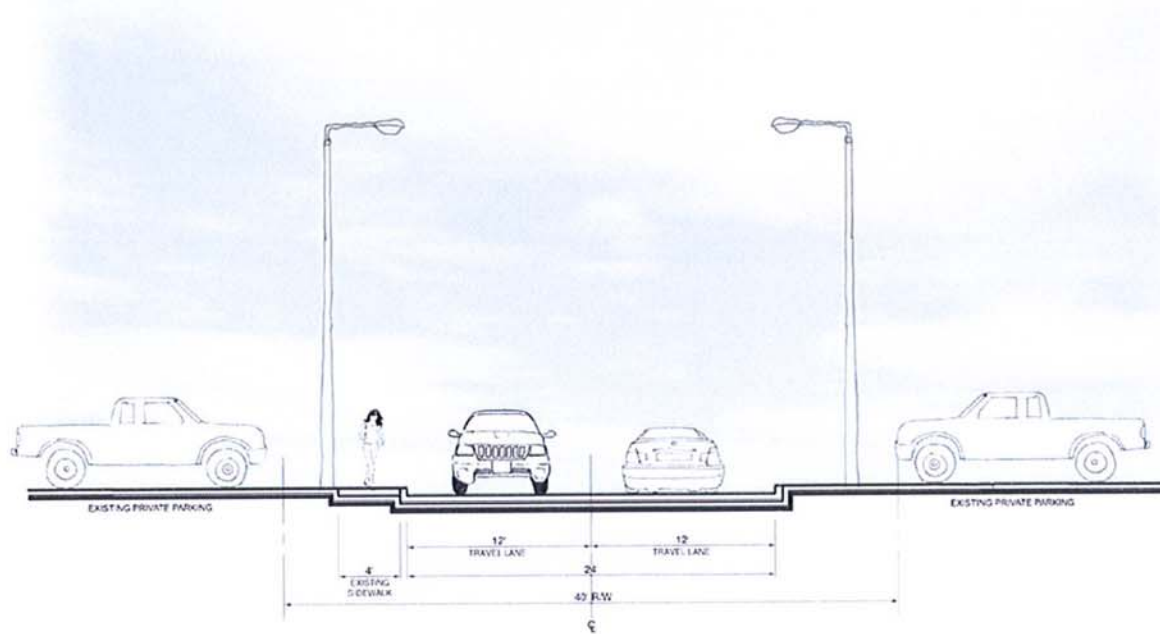
Land Design
urban design planning civil engineering branding landscape architecture



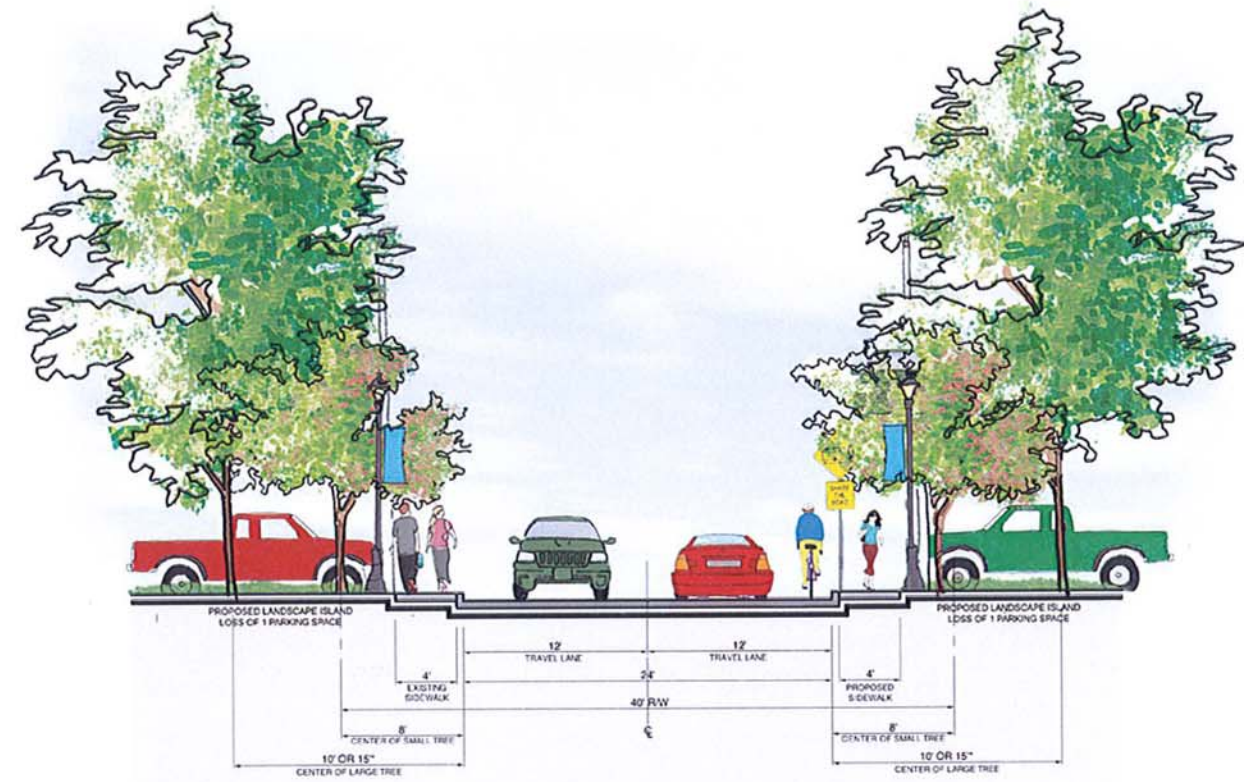
Section V Section A: Existing
Scale 3/16"=1'-0"



Area V Section A: Proposed
Scale 3/16"=1'-0"



Area V Section B: Existing
Scale 3/16"=1'-0"



Area V Section B: Proposed
Scale 3/16"=1'-0"

* Spacing determined by speed limit guidelines set forth by the North Carolina Department of Transportation's "Guidelines for Planting within Highway Right-of-Way."

AREA V: INDUSTRIAL DISTRICT

Site Sections
Franklin, North Carolina



Street Lights



1.Existing

Banners



Planted Median

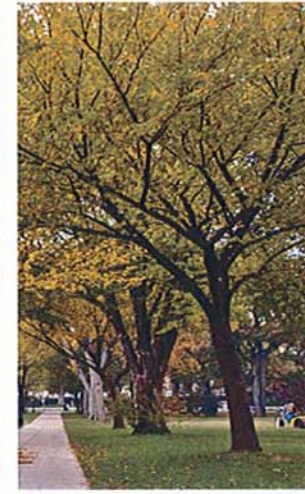


Streetscape Enhancement



Street Trees

1.Small



2.Large



Sidewalk

2. Concrete



Drive Access Management



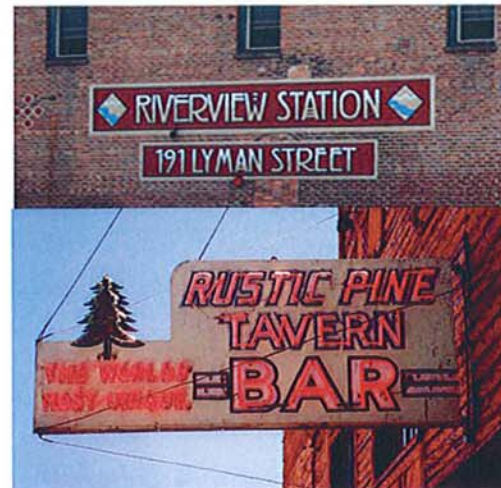
Bikes "Share the Road"



Enhanced Drive Apron



Storefront Character



Storefront Signage



Dumpster Screening





Existing Depot St. facing North



Proposed Depot St. facing North



Existing Depot St. facing North



Proposed Depot St. facing North

AREA V: INDUSTRIAL DISTRICT
 Perspectives
 Franklin, North Carolina



KEY MAP
NTS



1. Facing NorthEast on NE Main Street



2. Facing Northwest on Highlands Road



3. Facing South on Highlands Road



4. Facing South on Highlands Road



5. Facing NorthWest on Highlands Road



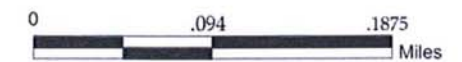
6. Facing North on Highlands Road

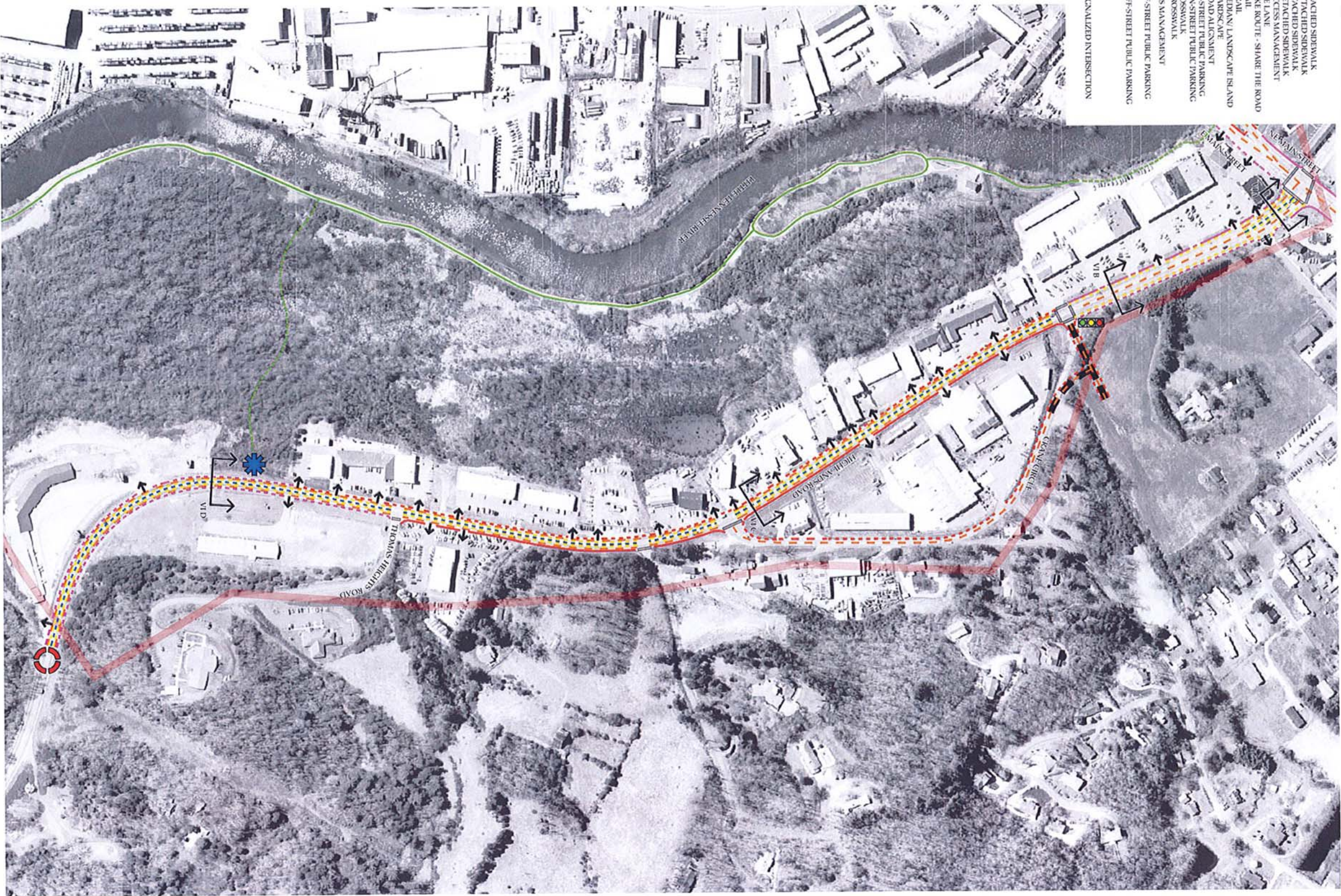


7. Facing North on Highlands Road



8. Facing Northwest on Highlands Road



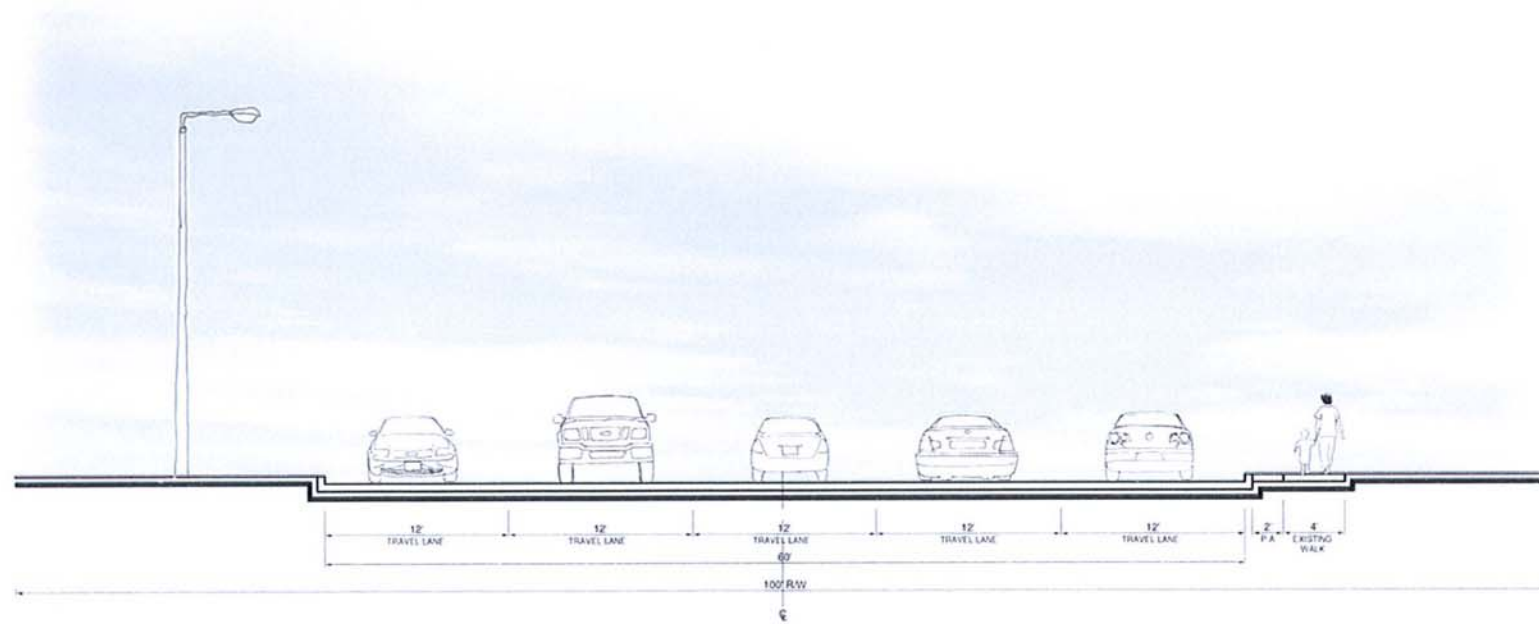


- LEGEND**
- EXISTING ATTACHED SIDEWALK
 - PROPOSED ATTACHED SIDEWALK
 - EXISTING DETACHED SIDEWALK
 - PROPOSED DETACHED SIDEWALK
 - EXISTING ACCESS MANAGEMENT
 - PROPOSED ACCESS MANAGEMENT
 - EXISTING BIKE LANE
 - PROPOSED BIKE LANE
 - EXISTING TRAIL
 - PROPOSED TRAIL
 - PROPOSED MEDIAN / LANDSCAPE ISLAND
 - PROPOSED HARDSCAPE
 - PROPOSED ROAD ALIGNMENT
 - EXISTING ON-STREET PUBLIC PARKING
 - PROPOSED ON-STREET PUBLIC PARKING
 - EXISTING CROSSWALK
 - PROPOSED CROSSWALK
 - DRIVE ACCESS MANAGEMENT
 - EXISTING OFF-STREET PUBLIC PARKING
 - PROPOSED OFF-STREET PUBLIC PARKING
 - GATEWAY
 - PROPOSED SIGNALIZED INTERSECTION

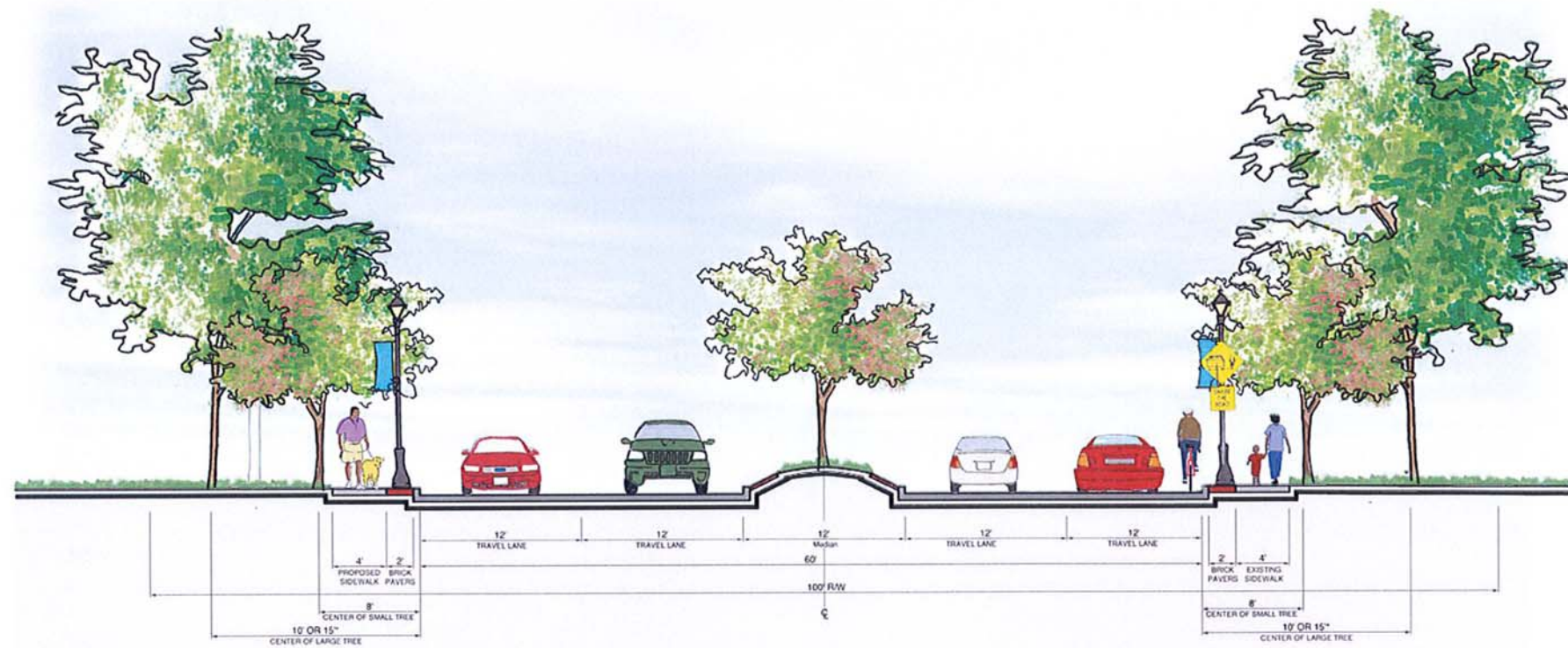
AREA VI: HIGHLANDS BLVD
 Master Plan
 Franklin, North Carolina



LDI Job #: 6007067
 7/8/08



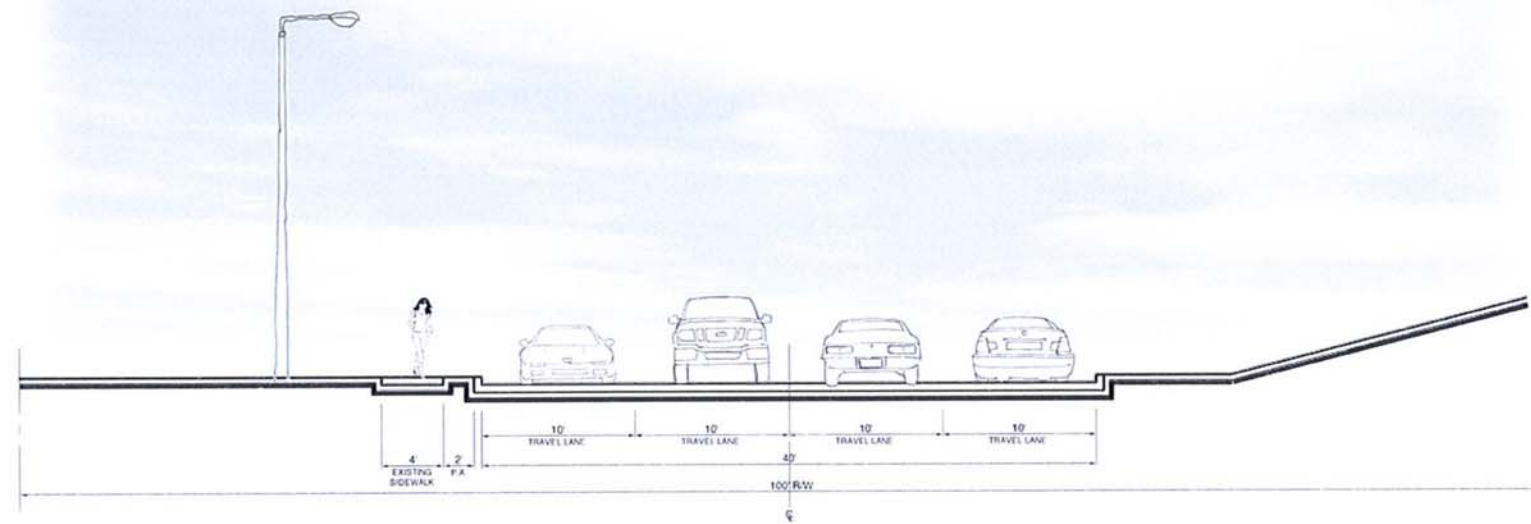
Area VI Section A: Existing
Scale 3/16"=1'-0"



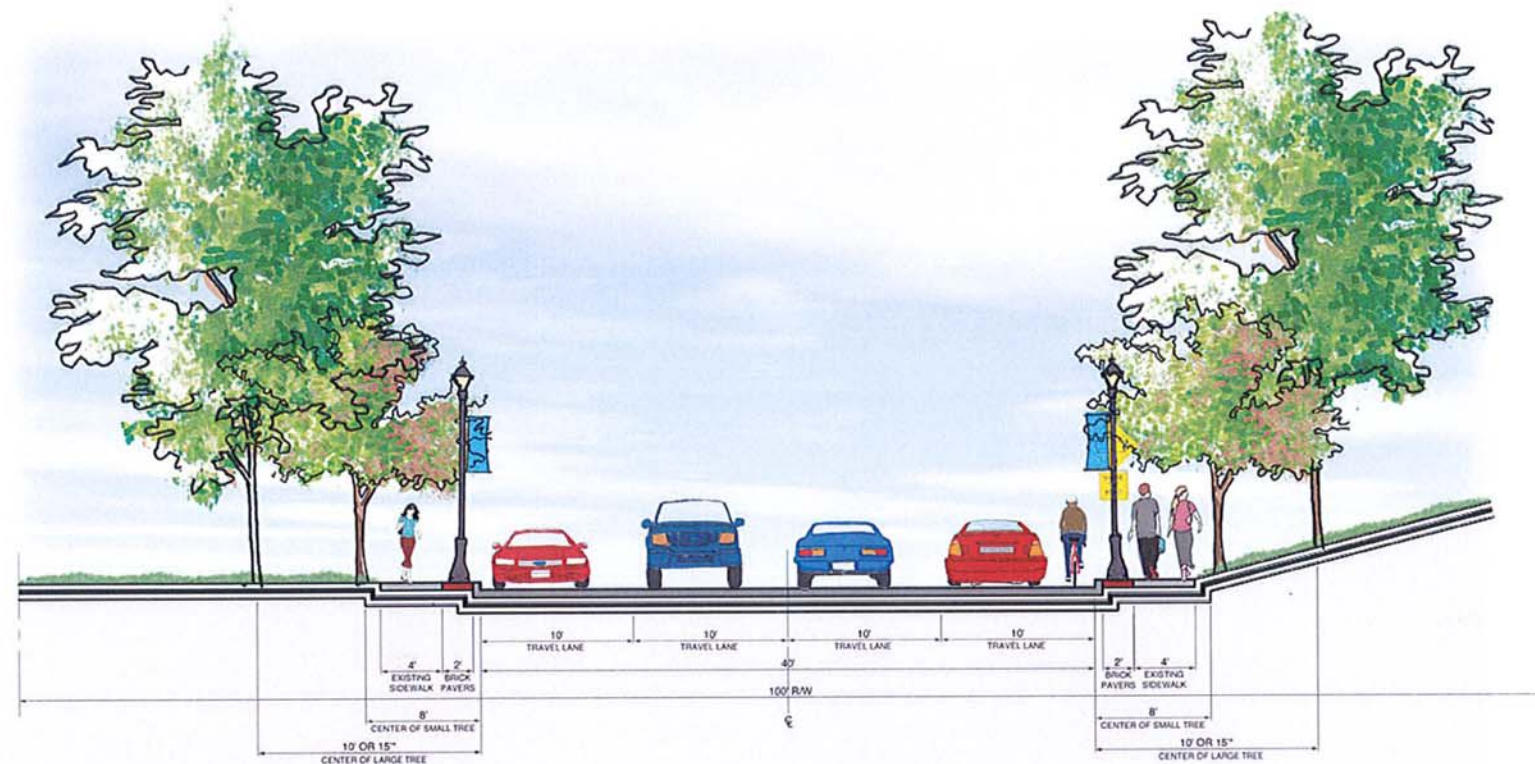
Area VI Section A: Proposed
Scale 3/16"=1'-0"

* Spacing determined by speed limit guidelines set forth by the North Carolina Department of Transportation's "Guidelines for Planting within Highway Right-of-Way."

AREA VI: HIGHLANDS BLVD.
Site Sections
Franklin, North Carolina



Area VI Section B: Existing
Scale 3/16"=1'-0"

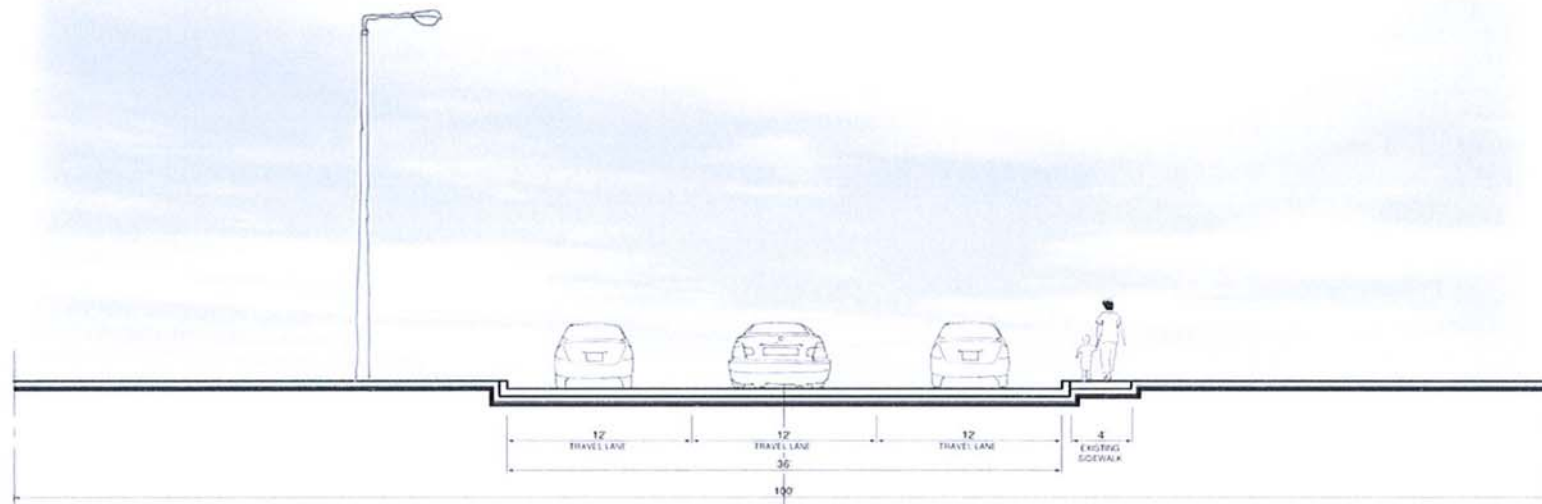


Area VI Section B: Proposed
Scale 3/16"=1'-0"

* Spacing determined by speed limit guidelines set forth by the North Carolina Department of Transportation's "Guidelines for Planting within Highway Right-of-Way."

AREA VI: HIGHLANDS BLVD.

Site Sections Franklin, North Carolina



Area VI Section C: Existing
Scale 3/16"=1'-0"

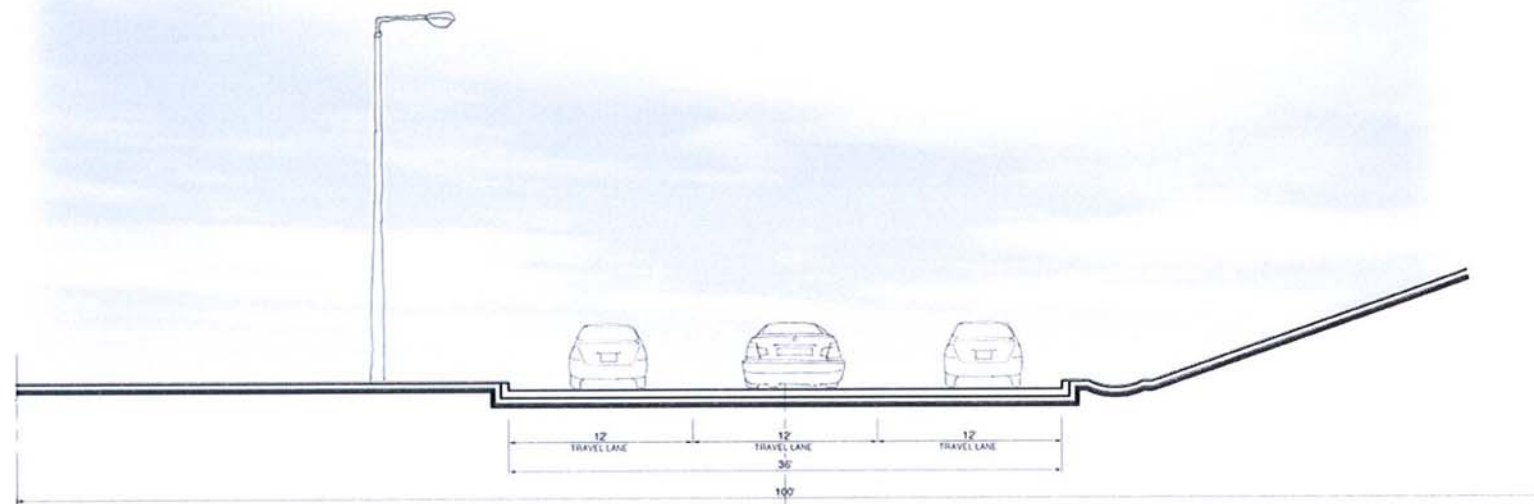


Area VI Section C: Proposed
Scale 3/16"=1'-0"

* Spacing determined by speed limit guidelines set forth by the North Carolina Department of Transportation's "Guidelines for Planting within Highway Right-of-Way."

AREA VI: HIGHLANDS BLVD.

Site Sections Franklin, North Carolina



Area VI Section D: Existing
Scale 3/16"=1'-0"



Area VI Section D: Proposed
Scale 3/16"=1'-0"

* Spacing determined by speed limit guidelines set forth by the North Carolina Department of Transportation's "Guidelines for Planting within Highway Right-of-Way."

AREA VI: HIGHLANDS BLVD.

Site Sections
Franklin, North Carolina



Street Lights

1.Existing



2. Proposed

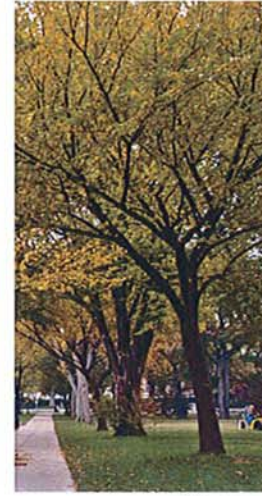


Greenway Site Furnishings



Street Trees

1.Small



2.Large



Sidewalk

1.Brick Strip



2.Concrete



Dumpster Screening



Crosswalk 1. Enhanced



2. Striped



Parking Lot Improvements



Store Front Character



Planters/ Hanging Baskets



Storefront Signage



Enhanced Guardrail



Boulevard with Planted Median



Bikes "Share the Road"

LDI Job #: 6007067
6/30/08

AREA VI: HIGHLANDS BOULEVARD

Character Image Board
Franklin, North Carolina











Existing Highlands Rd. facing South

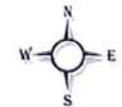


Proposed Highlands Rd. facing South

AREA VI: HIGHLANDS BOULEVARD
Perspectives
Franklin, North Carolina

LEGEND

-  BRICK PAVER
-  BRICK PAVER STRIP
-  CONCRETE
-  ENHANCED DRIVE APRON - CONCRETE OR STAMPED
-  ENHANCED DRIVE APRON - BRICK (STAMPED ASPHALT OR CONCRETE)
-  ENHANCED CROSSWALK - STAMPED ASPHALT (IMPRINT)
-  STRIPED CROSSWALK
-  TRAILS - ASPHALT



LEGEND

- EXISTING STREET TREES
- ⊗ PROPOSED LARGE STREET TREES
- ⊙ PROPOSED SMALL STREET TREES



SMALL

Amelanchier arborea



Downy Serviceberry

Chionanthus virginicus



White Fringe Tree

Cornus florida



Flowering Dogwood

Cercis canadensis



Eastern Redbud

Carpinus caroliniana



American Hornbeam

Amelanchier X grandiflora



Apple Serviceberry

LARGE

Cladrastis lutea



American Yellowwood

Nyssa sylvatica



Black Gum

Quercus lyrata



Overcup Oak

Quercus phellos



Willow Oak

Acer rubrum



Red Maple

Quercus palustris



Pin Oak