



Meeting Agenda

Work Session

Tuesday, October 10, 2023

5:00 PM

Board Room

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklinton.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. *Consideration Of Ordinance 2023-23, An Ordinance To Rezone 0.29 Acres From Residential 6 (R6) District to Planned (PD 6.06) District, On 0.29 Acres, For The Property Located At 958 Glass Street. (Hard Bargain II PUD Subdivision) Establishing A Public Hearing On November 14, 2023
FMPC 9/28/23, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
2. Consideration Of Resolution 2023-47, A Resolution Approving A Development Plan For The Hard Bargain II PUD Subdivision, For The Property Located South Of Mount Hope Street And North Of Glass Street, Located At 958 Glass Street. Establishing A Public Hearing On November 14, 2023
FMPC 9/28/23, 8-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
3. Acknowledgement Of Progress Report Of Resolution 2022-88, A Resolution Adopting A Plan Of Services For The Annexation Of Murfreesboro Road Property, By The City Of Franklin, Tennessee. Establishing A Public Hearing On November 14, 2023

Sponsors: Emily Wright
4. Acknowledgement Of Progress Report Of Resolution 2023-05, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located North Of Liberty Pike And West Of Turning Wheel Lane, By The City Of Franklin, Tennessee. Establishing A Public Hearing On November 14, 2023

Sponsors: Emily Wright
5. *Consideration Of Amendment 1 To COF Contract No. 2022-0264, With Civil & Environmental Consultants, Inc. For The Liberty Hills Pond Stream Restoration

Sponsors: Paul Holzen, Chris Franklin
6. *Consideration Of Resolution 2023-70, A Resolution To Authorize The City Administrator to Approve Amendment 2 To COF Contract No. 2014-0289, A Local Agency Project Agreement (Agreement No. 140204), With The Tennessee Department Of Transportation, For The "SR-6 (Columbia Avenue), From

SR-397 (Mack Hatcher Parkway) To Downs Boulevard In Franklin" Project (PIN 121454.00)

Sponsors: Paul Holzen, Jonathan Marston, William Banks

7. Consideration Of COF Contract No. 2023-0315, A Professional Services Agreement With Windrow Phillips Group To Provide Lobbying And Advisory Services On Behalf Of The City Of Franklin

Sponsors: Shauna Billingsley

8. Discussion Regarding Capital Investment Plan Update

Sponsors: Paul Holzen

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



City of Franklin

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

File #: 21-05237

DATE: September 21, 2023
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2023-23, An Ordinance To Rezone 0.29 Acres From Residential 6 (R6) District to Planned (PD 6.06) District, On 0.29 Acres, For The Property Located At 958 Glass Street. (Hard Bargain II PUD Subdivision) Establishing A Public Hearing On November 14, 2023
FMPC 9/28/23, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8183
Applicant: Mathew Piofer, Civil & Environmental Consultants, Inc.
Owner: Hard Bargain Association, Derrick Solomon, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone 0.29 acres from Residential 6 (R6) to Planned (PD 6.06) District for the property located at 958 Glass Street. The rezoning is being done in conjunction with the Hard Bargain II PUD Subdivision Development Plan that proposes 2 new single family residential lots. Envision Franklin places this property in the Compact Residential Design Concept, which states, "These walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible" with the existing neighborhood. The proposed rezoning request is consistent with the recommendations of Envision Franklin.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Planning Commission recommended to the Board of Mayor and Aldermen to approve Ordinance 2023-23 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-23.

ORDINANCE 2023-23

AN ORDINANCE TO REZONE 0.29 ACRES FROM RESIDENTIAL 6 (R6) TO PLANNED (PD 6.06) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOUNT HOPE STREET AND NORTH OF GLASS STREET, LOCATED AT 958 GLASS STREET (HARD BARGAIN II PUD SUBDIVISION)

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

WHEREAS, the Planned (PD 6.96) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2023-30, approving a Planned Unit Development (PUD) Development Plan Revision as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Residential 6 (R6)** District to **Planned (PD 6.06)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
78B B – 41.00	0.16
78B K – 8.01	0.13
Total	0.29

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

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

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey

City Administrator

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

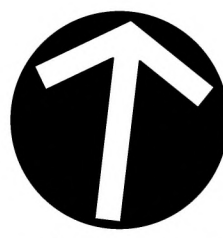
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



PARCELS:

TAX MAP	PARCEL
78B-K	00100
78B-K	00200
78B-K	00300
78B-K	00400
78B-K	00500
78B-K	00600
78B-K	00700
78B-K	00800
78B-K	00900
78B-B	04100

SURVEYED PARCEL INFORMATION:

TAX MAP 78, GROUP K, PARCEL 7.00 (PARCEL 7)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 7 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP K, PARCEL 8.00 (PARCEL 8)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 8 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP B, PARCEL 41.00 (PARCEL 41)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
958 GLASS STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
PARCEL 2, BOOK 3532, PAGE 314

RECORD LEGAL DESCRIPTIONS:

PARCEL 7:
LOT 7, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R4).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 8:
LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R3).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 41:
THIS PARCEL IS COMPRISED OF TWO LEGAL DESCRIPTIONS:

DESCRIPTION A:
IDENTIFIED AS PARCEL 2 PER QUITCLAIM DEED RECORDED 04-18-2005, HEREON REFERENCED AS (D11). THIS PARCEL IS DESCRIBED PER THIS DOCUMENT AS FOLLOWS:

"LAND IN THE TOWN OF FRANKLIN, FRONT 44-1/2 FEET AND BEING 107 1/2 IN DEPTH, BOUNDED NORTH BY STREET, EAST BY JOHN WOOLRIDGE, SOUTH BY WILL HUGHES, WEST BY JENNIE HUGHES, AND BEING PART OF THE SAME LAND CONVEYED TO WILL MCLEMORE BY DEED FROM ATHA THOMAS AND SITUATED IN WHAT IS KNOWN AS HARD BARGAIN.

BEING THE SAME PROPERTY CONVEYED TO EMPTY HANDS FELLOWSHIP, INC. BY WARRANTY DEED FROM EQUICREDIT CORPORATION OF AMERICA, F/K/A OLD STONE CREDIT CORPORATION, OF RECORD IN BOOK 1904, PAGE 261, DATED SEPTEMBER 16, 1999, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE."

THESE ARE THE SAME LANDS IDENTIFIED AS LOT NO. TWO PER DEED RECORDED 07-07-1975 IN BOOK 244, PAGE 274, HEREON REFERENCED AS (D5) AND DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 90, HEREON REFERENCED AS (D3).

DESCRIPTION B:
IDENTIFIED AS LOT NO. ONE PER DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 89, HEREON REFERENCED AS (D2) DESCRIBED AS FOLLOWS:

"FRONTING 38 FEET ON GLASS STREET AND BEING 155 1/2 FEET IN DEPTH, BOUNDED ON THE NORTH BY MCLEMORE, SOUTH BY GLASS STREET, EAST BY GRAY, WEST BY HUGHES AND BEING SITUATED IN WHAT IS KNOWN AS HARD BARGAIN, BEING THE SAME LOT CONVEYED TO JENNIE CAROTHERS BY DEED OF WILL MCLEMORE ET UX, AS OF RECORD IN DEED BOOK 54, PAGE 89, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE."



NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

EXISTING LEGEND:

	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE
	EXISTING DITCH FLOW LINE
	EXISTING SANITARY SEWER LINE
	EXISTING COMBINED SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	EXISTING UNDERGROUND ELEC. LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TREELINE
	EXISTING BUSHES
	EXISTING SPOT ELEVATION
	PROPOSED LIMITS OF DEMOLITION
	PAVEMENT TO BE REMOVED FULL DEPTH
	LINEAR OBJECT TO BE REMOVED
	OBJECT TO BE REMOVED

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. TO COMPLETE A PARTIAL BOUNDARY TIE DOWN AND TOPOGRAPHIC SURVEY OF THREE PARCELS OF LAND IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR AS: TAX MAP 78B, GROUP K, PARCEL 7.00, HEREON IDENTIFIED AS PARCEL 7, TAX MAP 78B, GROUP K, PARCEL 8.00, HEREON IDENTIFIED AS PARCEL 8 & TAX MAP 78B, GROUP K, PARCEL 41.00, HEREON IDENTIFIED AS PARCEL 41.

PARCELS 7 AND 8 ARE IDENTICAL WITH LOT 7 AND LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED NOVEMBER 26, 2013 IN PLAT BOOK P58, PAGE 112, HEREON REFERENCED AS (R4). I ESTABLISHED THE BOUNDARY OF BOTH LOTS 7 & 8 WITH A COMBINATION OF RECOVERED RECORD BOUNDARY EVIDENCE AND GEOMETRY PER (R4) AS REPORTED HEREON.

PARCEL 41 IS A PORTION OF LOT 8, W.S. MCLEMORE "HARD BARGAIN, DATED 3-12-1873, RECORDED IN PLAT BOOK 1, PAGE 121 & DEED BOOK 3, PAGE 588, HEREON REFERENCED AS (R1) AND IS COMPRISED OF TWO DESCRIPTIONS. THE CURRENT VESTING DEED REPORTED PER THE WILLIAMSON COUNTY TAX ASSESSOR'S WEBSITE, HEREON REFERENCE AS (D11) DESCRIBES A PORTION OF THESE LANDS BUT NOT ALL OF THEM. THE PORTION DESCRIBED IN (D11) IN MY OPINION IS HEREON IDENTIFIED AS DESCRIPTION A. IN ORDER TO FIND A DESCRIPTION OF THE OTHER PORTION OF PARCEL 41, I RESEARCHED WILLIAMSON COUNTY PUBLIC RECORDS BACK TO THE FIRST CONVEYANCE OF LOT 8 FROM W.S. MCLEMORE, THE OWNER OF THE LANDS OF (R1) TO HIS SON WILLIAM MCLEMORE, AS EVIDENCED BY DEED REFERENCE (D1). IN SAID (D1) WILLIAM MCLEMORE WAS CONVEYED ALL OF LOTS 8 & 9 PER (R1). WILLIAM MCLEMORE THEN CONVEYED TWO PORTIONS OF LOT 8 (R1) AS EVIDENCED BY DEED REFERENCE (D2) TO JENNIE CAROTHERS AND (D3) TO TOM CAROTHERS. TOM CAROTHERS DIED IN 1947 AND THE LANDS DESCRIBED IN (D3) WERE LEFT TO HIS WIFE JENNIE CAROTHERS. AT THIS POINT IN TIME JENNIE CAROTHERS OWNED ALL OF THE LANDS CONTAINED IN PARCEL 41. AFTER JENNIE CAROTHERS DIED IN 1976 THE LANDS IDENTIFIED AS PARCEL 41 WERE LEFT TO THREE PERSONS: CARRIE L. WILSON (1/3), ANN SPENCER (1/3) & ALBERT WILSON (1/3). OVER THE NEXT 21 YEARS THESE LANDS WERE CONVEYED TO OTHER ENTITIES, HOWEVER THE DESCRIPTIONS WERE NEVER CHANGED. IN 1997 CARRIE F. WILSON WAS THE VESTING OWNER AS EVIDENCED BY DEED REFERENCE (D7), HOWEVER AT THIS POINT THE DESCRIPTION CONTAINED IN (D3) WAS OMITTED FROM THIS DEED. I BELIEVE SHE STILL WAS CONVEYED BOTH THE LANDS DESCRIBED IN (D2) AND (D3) AS EVIDENCED BY THE EXPLANATORY PARAGRAPH FOLLOWING THE DESCRIPTION. IN 1999 CARRIE F. WILSON DEFAULTED ON A LOAN AND THE LANDS WERE CONVEYED TO EQUICREDIT CORP. OF AMERICA AS EVIDENCED BY DEED REFERENCE (D9). EQUICREDIT CORP. OF AMERICA THEY CONVEYED THESE LANDS TO EMPTY HANDS FELLOWSHIP, INC. AS EVIDENCED BY DEED REFERENCE (D10). EMPTY HANDS FELLOWSHIP THEN CONVEYED THEN LANDS TO HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. AS EVIDENCED BY DEED REFERENCE (D11).

BOUNDARY NOTE:

THAT PORTION OF PARCEL 41 HATCHED HEREON AND PER REFERENCE SURVEY (R3) WERE INTENDED TO BE CONVEYED TO THE ADJOINING PARCEL 40. DURING THE COURSE OF MY RESEARCH I WAS UNABLE TO RETRIEVE ANY SUCH CONVEYANCE DOCUMENTATION TO SUPPORT THE SURVEY EVIDENCED BY REFERENCE SURVEY (R3) DID MONUMENT THE PROPOSED CORNERS. FURTHERMORE I HAD A CONVERSATION WITH A MR. JAMES JACKSON, WHO RESIDES AT PARCEL 42. MR. JACKSON INFORMED ME THAT HE WAS A FORMER BOARD MEMBER OF HARD BARGAIN MT. HOPE PREDEVELOPMENT, INC. AND DOES RECALL A VOTE OF THE BOARD TO CONVEY SAID PORTION OF PARCEL 41.

GENERAL NOTES:

- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)(GEOID18). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF OPUS SURVEY: 2/2023
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9550, DJ9552 & DJ9562
(F) GEOID MODEL: GEOID_18
(G) COMBINED GRID FACTOR: 0.99992313
- THIS SURVEY WAS PREPARED USING THE RECORD SURVEY AND RECORD DEED REFERENCES REPORTED HEREON. ALL RECORD REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE RECORD REFERENCES REPORTED HEREON.
- ADJOINING BOUNDARY LINES, OWNERSHIP AND DEED REFERENCES REPORTED HEREON WERE ACQUIRED FROM EITHER DEED DESCRIPTIONS, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
- THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 192 OF 485, MAP NUMBER 47187C01925 REVISED DATE DECEMBER 22, 2016 THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 03-08-2023.

CITY OF FRANKLIN NOTES

CITY OF FRANKLIN NOTES

- EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY:
+/- 0 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078B04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET

0 20 40



EXISTING CONDITIONS PLAN

DRAWING NO.:

C1.0

SHEET OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

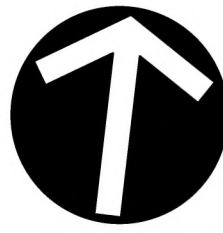
DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

DRAWING NO.:

C1.0

SHEET OF



STATEMENT OF IMPACTS

IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

DEVELOPMENT COMPLIES WITH COMPACT RESIDENTIAL DESIGN CONCEPT AS DESCRIBED IN ENVISION FRANKLIN. IT COMPLIES WITH BUILDING PLACEMENT, CHARACTER AND HEIGHT CONCEPTS, LOT SIZE, ACCESS, AND PARKING CONCEPTS.

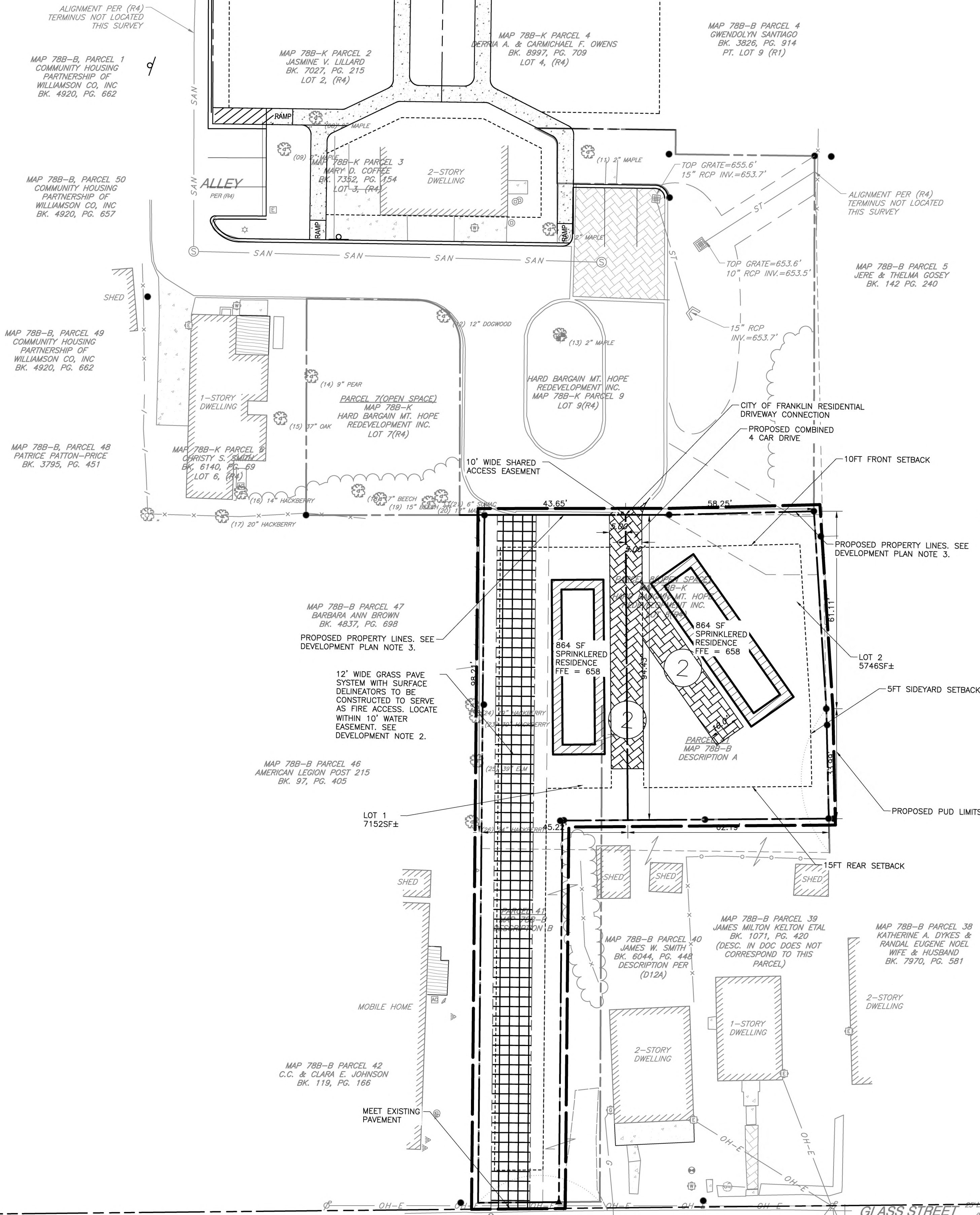
DEVELOPMENT ALSO COMPLIES WITH THE HARD BARGAIN NEIGHBORHOOD SPECIAL CONSIDERATIONS. PROPOSED RESIDENCES MATCH THE CONCEPTUAL PLAN AND DO NOT PREVENT THE CONNECTION OF JOHNSON ALLEY AT A FUTURE DATE.

DEVELOPMENT PLAN NOTES

1. MAIL FOR NEW RESIDENCES TO BE LOCATED AT EXISTING MAIL KIOSK.
2. GRASS PAVE TO BE DESIGNED TO WITHSTAND 75000 LB LOAD.
3. NEW PARCELS AND PROPERTY LINES ARE PROPOSED. LOT 8 HAS BEEN DIVIDED INTO TWO TAXABLE LOTS FOR INCLUSION INTO THE PROPOSED PUD. A PLATTING ACTION WILL BE COMPLETED TO COMBINE THE REQUIRED PORTION OF LOT 8 WITH LOT 41 AND SUBDIVIDE IT FOR THE TWO SINGLE FAMILY PARCELS DEPICTED ON THIS PLAN.

PROPOSED LOTS

LOT 1 IS APPROXIMATELY 7152 SF (0.16 AC)
LOT 2 IS APPROXIMATELY 5746 SF (0.13 AC)



LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED CONCRETE
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED SANITARY LINE
	PROPOSED WATERLINE
	PROPOSED PERMEABLE PAVERS

SITE DATA CHART

PROJECT NAME:	HARD BARGAIN DEVELOPMENT
PROJECT NUMBER:	8184
ADDRESS:	958 GLASS STREET FRANKLIN, TN 37064
PARCEL(S):	078BB04100, 078BK00801
ACREAGE OF SITE:	0.29 AC / 12,899 SF
VESTING:	N/A
REGULATIONS	R-6 - RESIDENTIAL
BASE ZONING:	PD - PLANNED DISTRICT
PROPOSED ZONING:	CENTRAL FRANKLIN OVERLAY
OVERLAY ZONING:	HOUSE
BUILDING TYPES APPLIED:	YARD
FRONTAGE TYPES APPLIED:	40 FT
LOT WIDTH (RESIDENTIAL):	4000 SF
LOT SIZE (RESIDENTIAL):	AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SETBACKS-	5 FT
FRONT YARD:	15 ft
SIDE YARD:	2 UNITS
REAR YARD:	0 SF
DWELLING UNIT COUNT, BY TYPE:	N/A
COMMERCIAL SF, BY USE:	24'-6"
HOTEL KEYS:	4,307 SF (30%)
BUILDING HEIGHT:	718 SF (5%)
MINIMUM LANDSCAPE SURFACE AREA:	0
OPEN SPACE SF REQUIRED:	4 SPACES (2 TOTAL SINGLE RESIDENCES)
NATURAL AREA SF REQUIRED:	4 SPACES (2 TOTAL SINGLE RESIDENCES)
TREE CANOPY RETENTION ACREAGE:	NO
PARKING REQUIRED, BY USE:	
PARKING PROVIDED, BY USE:	
HISTORIC RESOURCE TREATMENT (Y/N):	

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW)	2
AMOUNT PER UNIT	\$4,304.00
TOTAL	\$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
ALEX.BEARDEN@FRANKLIN.TN.GOV 615-721-9103

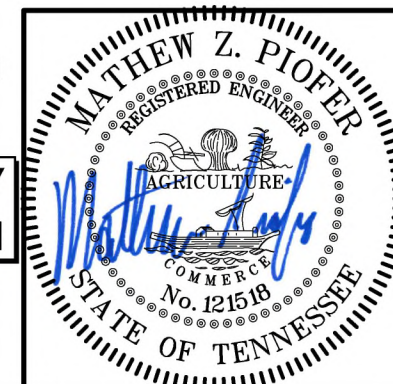
CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET

0 20 40



DRAWING NO.:

C2.0

SHEET OF

DEVELOPMENT PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGH

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

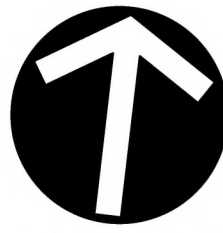
Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

REVISION RECORD

DESCRIPTION

NO. DATE

SHEET OF



STORMWATER NARRATIVE & STATEMENT OF IMPACTS:

STORM WATER GENERATED BY THE PROPOSED SINGLE FAMILY RESIDENCES TO BE TREATED IN ACCORDANCE WITH CITY OF FRANKLIN RESIDENTIAL STORMWATER RUNOFF QUANTITY AND QUALITY. THE PROPOSED FIRE LANE WILL BE CONSTRUCTED OF A GRASS PAVE SYSTEM IN ORDER TO NOT INCREASE STORMWATER RUNOFF IN THAT AREA. PROJECT DISTURBANCE WILL BE BELOW ONE ACRE.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

GRADING NOTES:

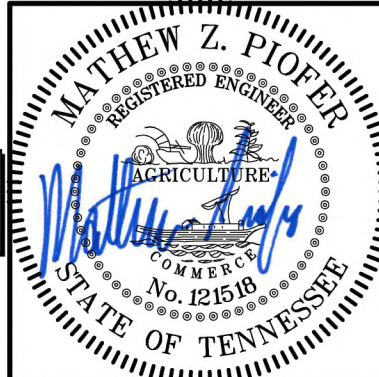
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT 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.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



GRADING AND DRAINAGE PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.: **C3.0**
SHEET OF

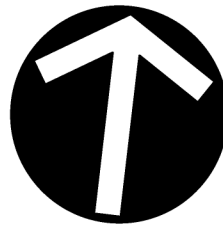
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

**HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**



NOTE TO CONTRACTOR

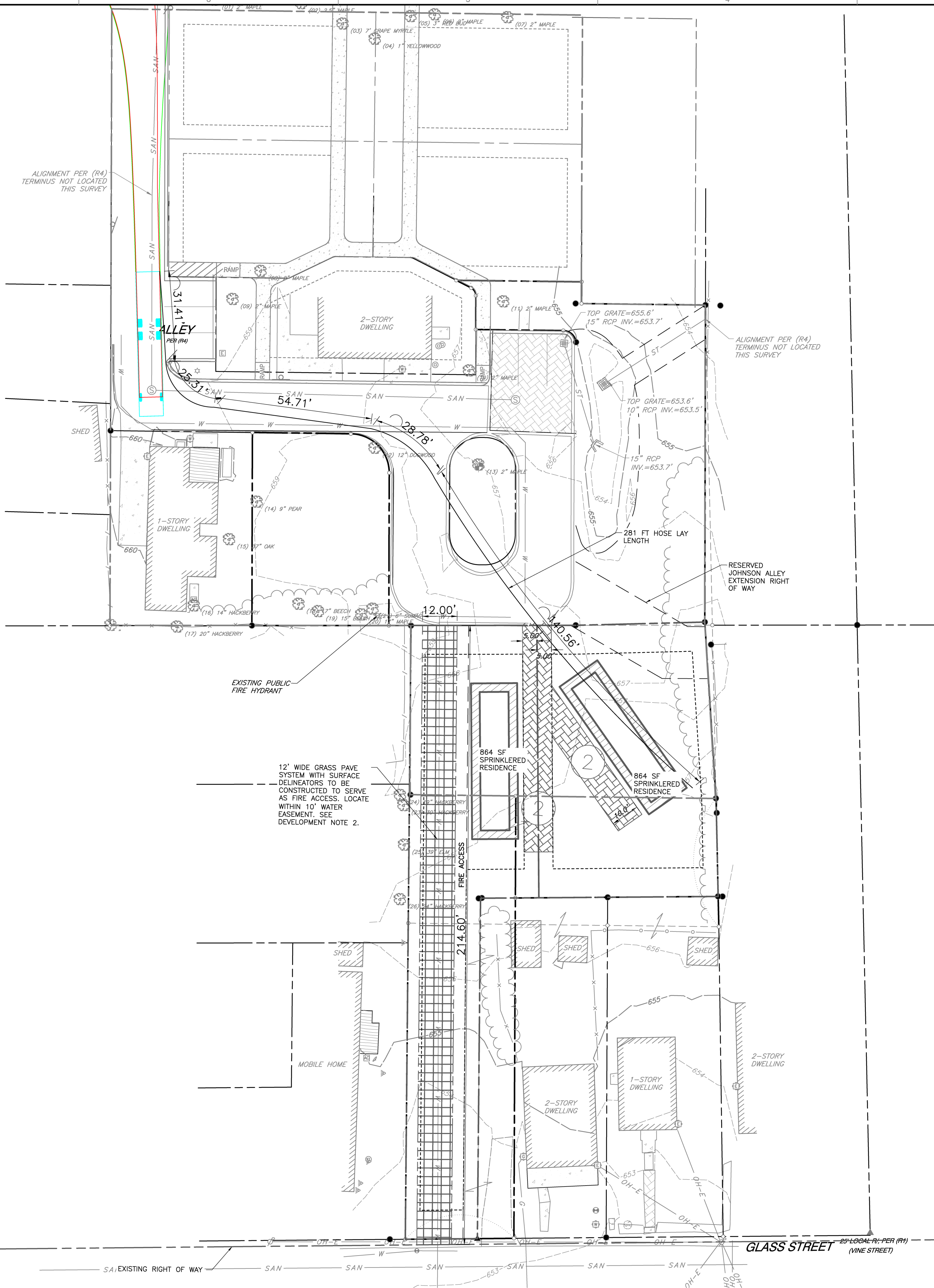
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STATEMENT OF IMPACTS

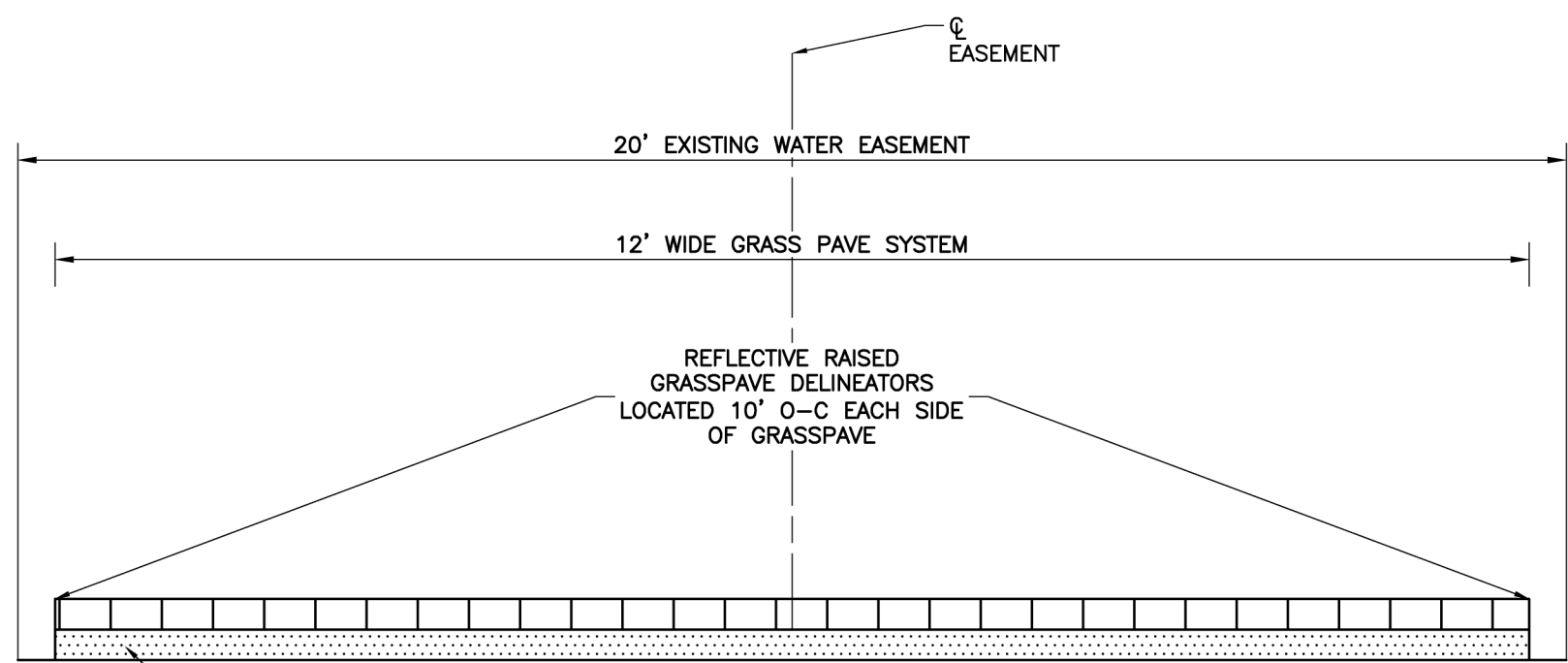
IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

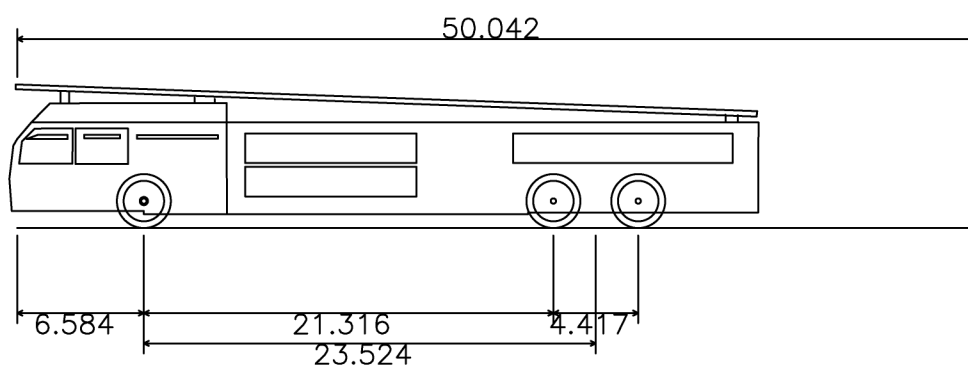


LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
S	SANITARY MANHOLE
WV	WATER VALVE
W	FIRE HYDRANT
W	WATER METER
GV	GAS VALVE
G	GAS METER
P	POWER POLE
T	TREE
[Pattern]	PERMEABLE PAVEMENT
[Pattern]	FIRE LANE



FIRE ACCESS
TYPICAL SECTION



FRANKLIN FIRE TRUCK APPARATUS SPECIFICATIONS

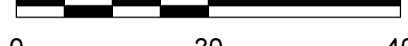
NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
WHEELS ON EACH REAR AXLE:	4
REAR TRACK WIDTH:	8'
WHEEL BASE:	19.292'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.042'
LOCK TO LOCK TIME:	6 SECONDS
WIDTH:	8.333'
REAR OVERHANG:	24.167'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

CITY OF FRANKLIN NOTES

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 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET



ROW AND ACCESS PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGH

DRAWING NO.:
C4.0

SHEET OF

REVISION RECORD	
NO	DATE

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGH

DRAWING NO.:
C4.0

SHEET OF



IMPACTS TO WATER AND SEWER SERVICES ARE EXPECTED TO BE MINIMAL.

EXPECTED NEEDS ARE FOR 2 SFUE'S

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, INCLUDING ANY AMENDMENTS, ADDITIONS, OR ALTERATIONS THAT MAY HEREAFTER 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 WORK ON CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION:
 - 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.
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 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 ON SITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR

WATER MANAGEMENT

124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: DHODD@MTEMC.COM

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON.FRIZZELL@CABLE.COMCAST.COM

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

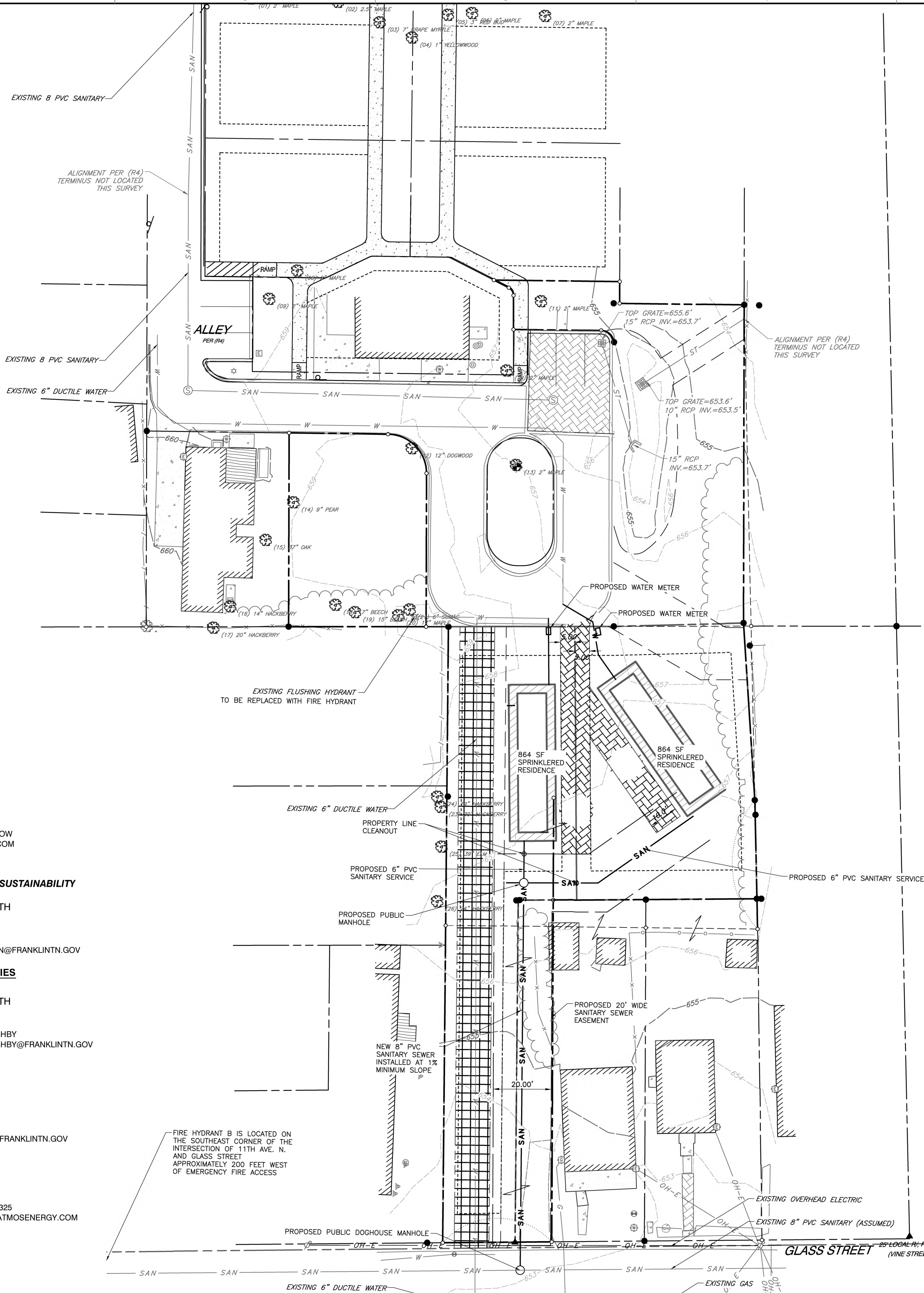
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

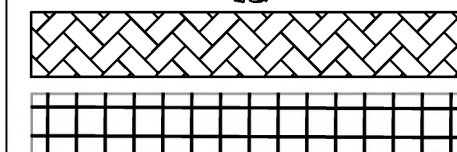
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
	SANITARY MANHOLE
WV	WATER VALVE
	FIRE HYDRANT
WM	WATER METER
GV	GAS VALVE
	GAS METER
	POWER POLE
	TREE

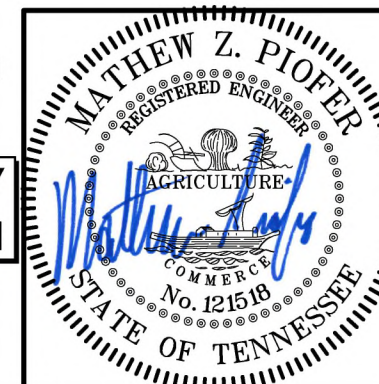


- | | |
|----------|-------------------------------|
| — SAN — | · PROPOSED SANITARY SEWER |
| Ⓢ | · PROPOSED SANITARY MANHOLE |
| Ⓢ | · PROPOSED SANITARY CLEANOUT |
| — W — | · PROPOSED WATER LINE |
| — — — | · PROPOSED ELECTRIC |
| — G — | · PROPOSED GAS LINE |
| — COMM — | · PROPOSED COMMUNICATION LINE |

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE
PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT:	90 PSI
RESIDUAL PRESSURE OF HYDRANT:	75 PSI
PITOT PRESSURE OF HYDRANT:	26 PSI
GALLONS PER MIN AT TEST PRESSURE:	797
GALLONS PER MIN AT 20 PSI:	1831

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+/- 0 SF
2. ZONING : R-6 RESIDENTIAL
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OVERLAY PER CITY OF FRANKLIN ZONING
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 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 514
 - DEVELOPMENT - HARD BARGAIN



SCALE IN FEET

SCALE IN FEET

REVISION RECORD

[illegible]

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.ccecinc.com

**HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**

UTILITY PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			324-479
APPROVED BY:			RGM

DRAWING NO.:

C5.0



NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

NOT LOCATED ON SUBJECT PROPERTY, PART OF CANOPY IS INCLUDED IN TOTAL CANOPY COVER

TREE 01 TO BE REMOVED

PLANT SCHEDULE

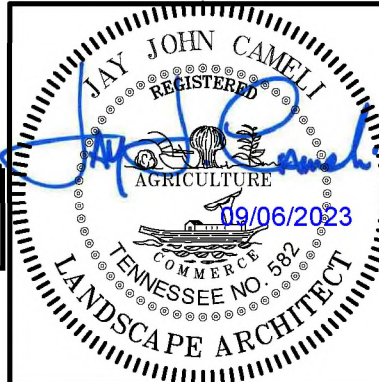
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B&B	3" CAL.	12'-15' HT.
	CC	2	CERCIS CANADENSIS / WHITE EASTERN REDBUD	B&B	3" CAL.	8' - 10' HT.
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15' HT.

CITY OF FRANKLIN NOTES

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 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



TREE PRESERVATION PLAN

DRAWING NO.: **L1.0**
SHEET OF

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8184

C&E
Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

Tree Number	Size	Species	Status
01	37"	Beech	

CITY OF FRANKLIN TREE PRESERVATION NOTES

- EXISTING TREE CANOPY ON SITE = 0.14
- TOTAL SITE ACREAGE = 0.33 AC
- 0.14 TREE CANOPY AC / 0.33 TOTAL SITE AC = 0.42 SITE TREE CANOPY COVERAGE
- SPECIMEN TREE LOCATED ON SITE.
- TOTAL TREE CANOPY = 6,322 SF
- TREE CANOPY TO REMAIN = 2,613 SF
- TOTAL CALIPER INCHES REQUIRED FOR REMOVAL OF SPECIMEN TREE : 74 CALIPER INCHES.
- CALIPER INCHES PROVIDED : 24 CALIPER INCHES
- REMAINDER OF REQUIRED CALIPER INCHES TO BE PAID TO TREE BANK AT \$150 PER CALIPER INCH.

AERIAL IMAGE INFORMATION

- 2023 MICROSOFT CORPORATION - 2022 MAXAR
- CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



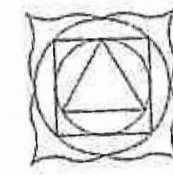
Know what's **below**.
Call before you dig.

NOTE TO CONTRACTOR

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Rick Thompson
Architect



www.thompsonplans.com
© Rick Thompson Architect 2005

PO Box 160
Lake Junaluska, NC
28745

828-734-2553

plan #

1116A

2/15/2005

Size fl 1 768

Size fl 2 377

Size Total 1145

Width 16'-0"

Depth 48'-0"

Porch 6'-0"

Fl 1 ceiling 9'

Fl 2 ceiling 8'

Roof pitch 7/12

Height 24'-6"

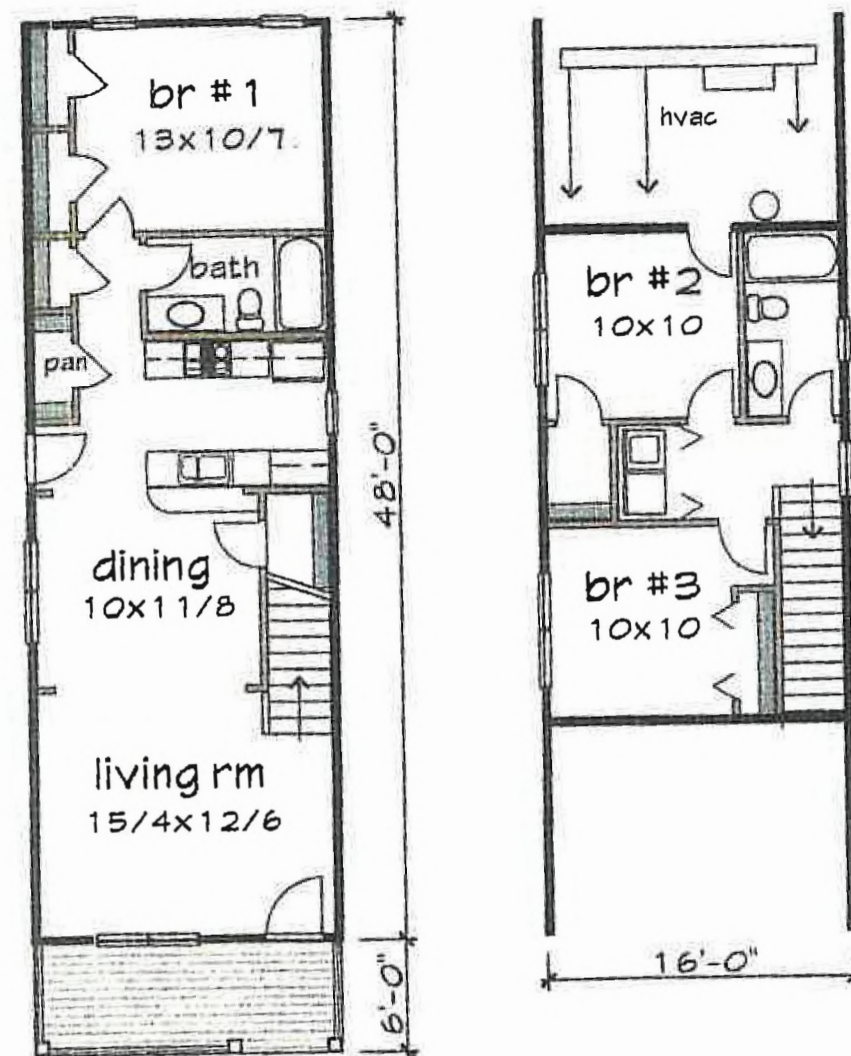
Please see

PDF single use web site for

PDF unlimited current

Material list pricing

CAD thank you



Floor 1 plan Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

ARCHITECTURAL ELEVATIONS

DRAWING NO.:

A1.0

SHEET OF

**HARD BARGAIN II PUD
SUBDIVISION ORDINANCE 2023-23
RESOLUTION 2023-47**

Project Information

Existing Zoning: R-6
Proposed Zoning: PD 6.06
Overlay Districts: CFO
Site Acreage: 0.29 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0

Legend

-  Hard Bargain PUD
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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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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0 250 500 1,000
Feet

HARD BARGAIN II PUD SUBDIVISION ORDINANCE 2023-23 RESOLUTION 2023-47

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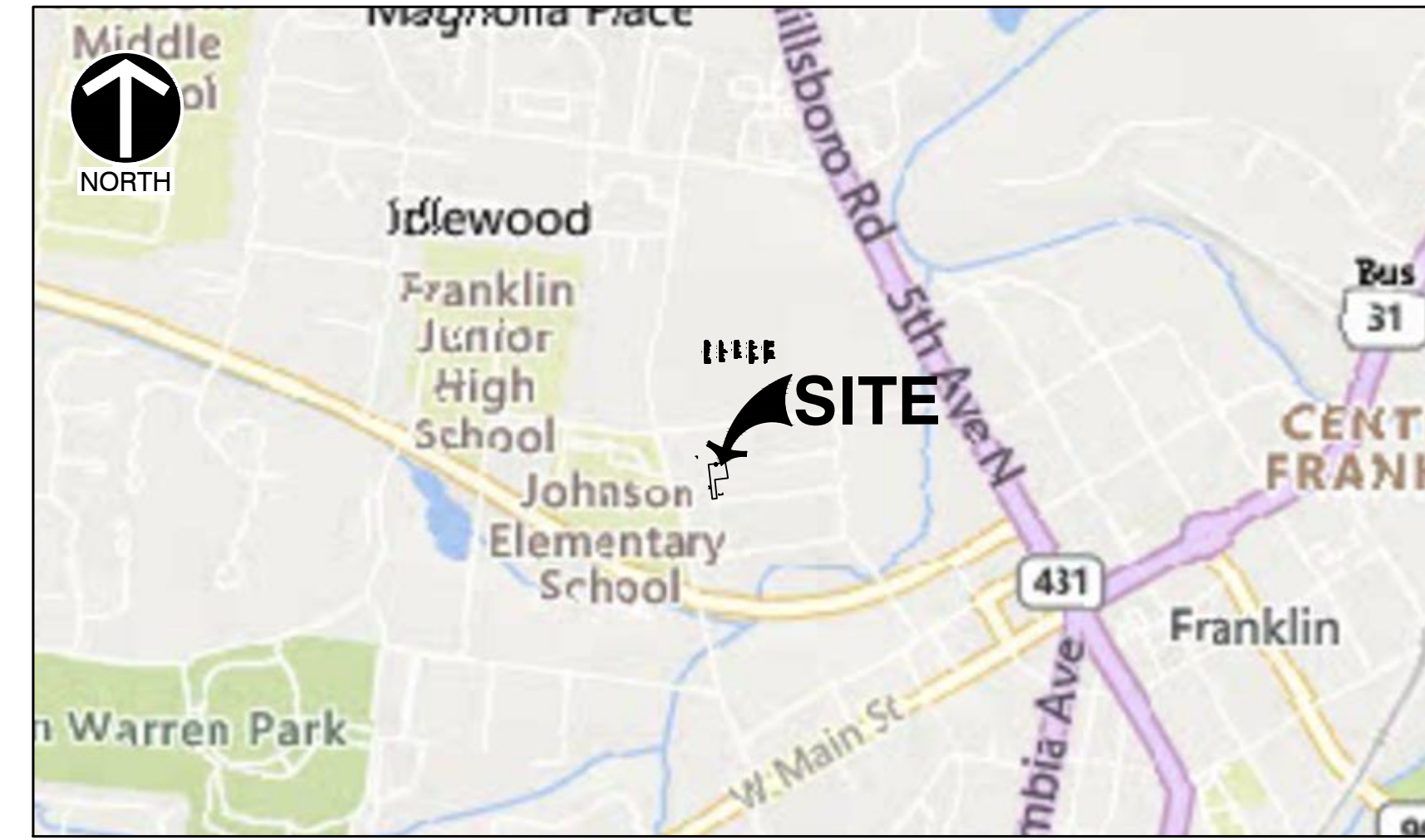
Legend

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0 250 500 1,000
Feet



VICINITY MAP
SCALE IN FEET
0 1000 2000

CONTACT LIST

WATER MANAGEMENT
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4885
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

STATEMENT OF IMPACTS
WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S

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

STORMWATER FACILITIES
OUTFALL LOCATIONS ARE NOT EXPECTED TO CHANGE.
ADDITIONAL IMPERVIOUS AREA IS TO BE TREATED IN
ACCORDANCE WITH SINGLE FAMILY STORMWATER STANDARDS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.8 MI (FRANKLIN POLICE
DEPARTMENT)
NEAREST FIRE STATION: 500 FT (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.8 MI (BICENTENNIAL PARK)

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

TRAFFIC IMPACTS
PROJECTED TRIPS ARE NOT ANTICIPATED TO SIGNIFICANTLY
INCREASE TRAFFIC IN THE HARD BARGAIN NEIGHBORHOOD

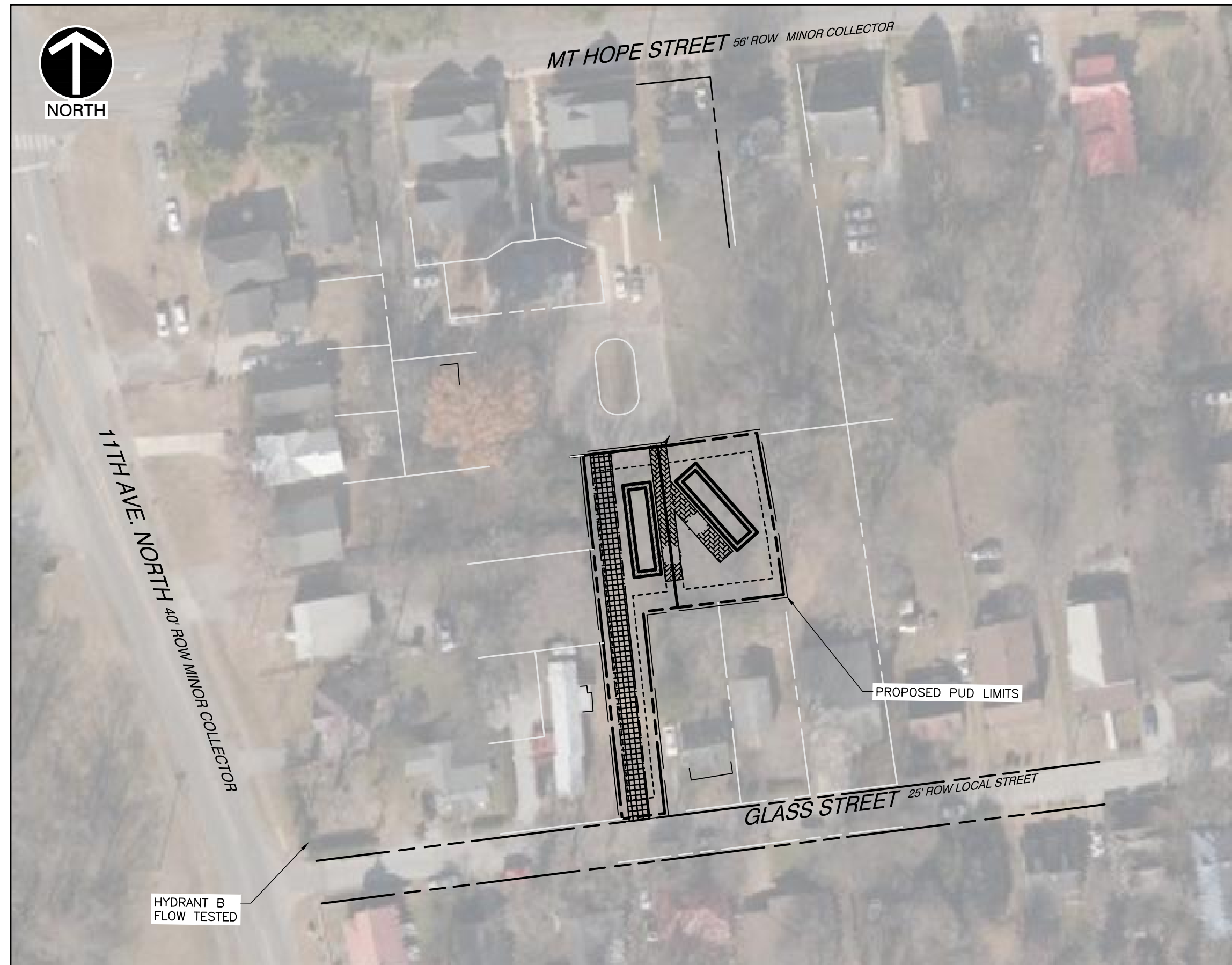
TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING
**FRANKLIN PLANNING & SUSTAINABILITY
DEPARTMENT**
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
019 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLLOUGHBY
E-MAIL: JEFF.WILLLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM



SITE LOCATION MAP
SCALE IN FEET
0 60 120

ENGINEERING
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW POFER, PE
PHONE: (615) 333-7797

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER
HARD BARGAIN MT. HOPE DEVELOPMENT
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

HARD BARGAIN PUD SUBDIVISION PLAN

SEPTEMBER 2023
958 GLASS STREET
FRANKLIN, TN 37064
TAX MAP 78, PARCELS 41.00, 08.01
COF #8183 & 8184

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 SITE PLAN, THE APPLICANT CAN ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
PARCEL(S): 078BB04100, 078BK00801
ACREAGE OF SITE: 0.29 AC / 12,899 SF
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PLANNED (PD 6.06) DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD: 5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
PARKING PROVIDED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW)	2
AMOUNT PER UNIT	\$4,304.00
TOTAL	\$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
alex.bearden@franklin.tn.gov 615-721-9103

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DRAWING NO.:
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Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cechinc.com

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

COVER SHEET

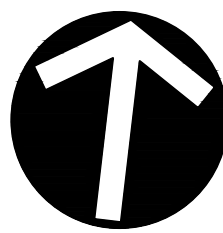
DATE: SEPTEMBER 2023	DRAWN BY: SNH
DWG SCALE: AS SHOWN	MPZ
PROJECT NO: 324-479	RGH
APPROVED BY:	

REVISION RECORD

NO	DATE	DESCRIPTION



NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



PARCELS:

TAX MAP	PARCEL
78B-K	00100
78B-K	00200
78B-K	00300
78B-K	00400
78B-K	00500
78B-K	00600
78B-K	00700
78B-K	00800
78B-K	00900
78B-B	04100

SURVEYED PARCEL INFORMATION:

TAX MAP 78, GROUP K, PARCEL 7.00 (PARCEL 7)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 7 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP K, PARCEL 8.00 (PARCEL 8)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 8 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP B, PARCEL 41.00 (PARCEL 41)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
958 GLASS STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
PARCEL 2, BOOK 3532, PAGE 314

RECORD LEGAL DESCRIPTIONS:

PARCEL 7:
LOT 7, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R4).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 8:
LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R3).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 41:
THIS PARCEL IS COMPRISED OF TWO LEGAL DESCRIPTIONS:

DESCRIPTION A:
IDENTIFIED AS PARCEL 2 PER QUITCLAIM DEED RECORDED 04-18-2005, HEREON REFERENCED AS (D11). THIS PARCEL IS DESCRIBED PER THIS DOCUMENT AS FOLLOWS:

"LAND IN THE TOWN OF FRANKLIN, FRONT 44-1/2 FEET AND BEING 107 1/2 IN DEPTH, BOUNDED NORTH BY STREET, EAST BY JOHN WOOLRIDGE, SOUTH BY WILL HUGHS, WEST BY JENNIE HUGHS, AND BEING PART OF THE SAME LAND CONVEYED TO WILL MCLEMORE BY DEED FROM ATHA THOMAS AND SITUATED IN WHAT IS KNOWN AS HARDBARGAIN.

BEING THE SAME PROPERTY CONVEYED TO EMPTY HANDS FELLOWSHIP, INC. BY WARRANTY DEED FROM EQUICREDIT CORPORATION OF AMERICA, F/K/A OLD STONE CREDIT CORPORATION, OF RECORD IN BOOK 1904, PAGE 261, DATED SEPTEMBER 16, 1999, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE."

THESE ARE THE SAME LANDS IDENTIFIED AS LOT NO. TWO PER DEED RECORDED 07-07-1975 IN BOOK 244, PAGE 274, HEREON REFERENCED AS (D5), AND DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 90, HEREON REFERENCED AS (D3).

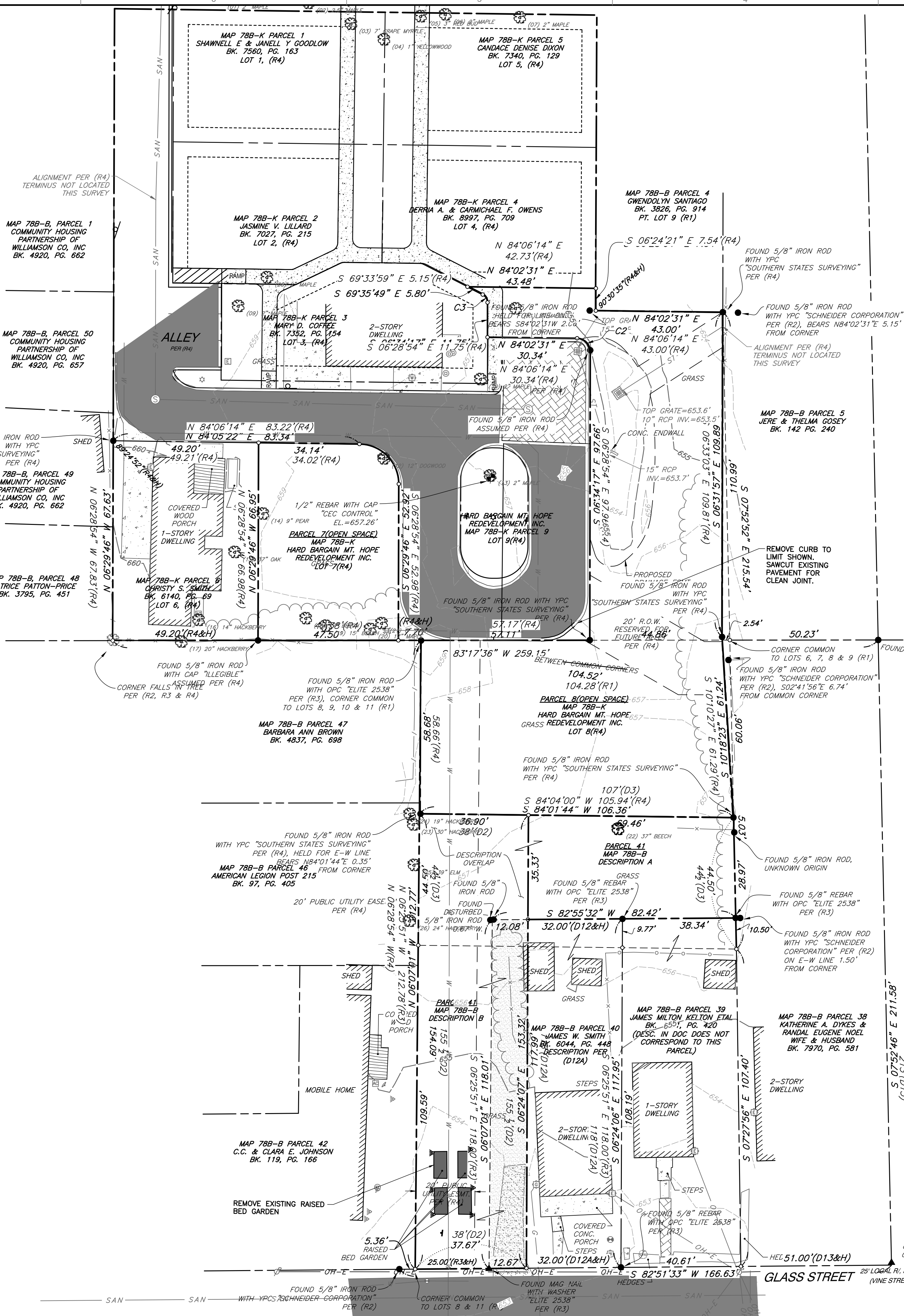
DESCRIPTION B:
IDENTIFIED AS LOT NO. ONE PER DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 89, HEREON REFERENCED AS (D2) DESCRIBED AS FOLLOWS:

"FRONTING 38 FEET ON GLASS STREET AND BEING 155 1/2 FEET IN DEPTH, BOUNDED ON THE NORTH BY MCLEMORE, SOUTH BY GLASS STREET, EAST BY GRAY, WEST BY HUGHS AND BEING SITUATED IN WHAT IS KNOWN AS HARD BARGAIN, BEING THE SAME LOT CONVEYED TO JENNIE CAROTHERS BY DEED OF WILL MCLEMORE ET UX, AS OF RECORD IN DEED BOOK 54, PAGE 89, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE."



NOTE TO CONTRACTOR

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EXISTING LEGEND:

---	EXISTING SUBJECT PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING FENCE
---	EXISTING DITCH FLOW LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING COMBINED SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING TELEPHONE LINE
---	EXISTING UNDERGROUND ELEC. LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TREELINE
---	EXISTING BUSHES
---	EXISTING SPOT ELEVATION
---	PROPOSED LIMITS OF DEMOLITION
---	PAVEMENT TO BE REMOVED FULL DEPTH
---	LINEAR OBJECT TO BE REMOVED
---	OBJECT TO BE REMOVED

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. TO COMPLETE A PARTIAL BOUNDARY TIE DOWN AND TOPOGRAPHIC SURVEY OF THREE PARCELS OF LAND IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR AS: TAX MAP 78B, GROUP K, PARCEL 7.00, HEREON IDENTIFIED AS PARCEL 7, TAX MAP 78B, GROUP K, PARCEL 8.00, HEREON IDENTIFIED AS PARCEL 8 & TAX MAP 78B, GROUP K, PARCEL 41.00, HEREON IDENTIFIED AS PARCEL 41.

PARCELS 7 AND 8 ARE IDENTICAL WITH LOT 7 AND LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED NOVEMBER 26, 2013 IN PLAT BOOK P58, PAGE 112, HEREON REFERENCED AS (R4). I ESTABLISHED THE BOUNDARY OF BOTH LOTS 7 & 8 WITH A COMBINATION OF RECOVERED RECORD BOUNDARY EVIDENCE AND GEOMETRY PER (R4) AS REPORTED HEREON.

PARCEL 41 IS A PORTION OF LOT 8, W.S. MCLEMORE "HARD BARGAIN, DATED 3-12-1873, RECORDED IN PLAT BOOK 1, PAGE 121 & DEED BOOK 3, PAGE 588, HEREON REFERENCED AS (R1) AND IS COMPRISED OF TWO DESCRIPTIONS. THE CURRENT VESTING DEED REPORTED PER THE WILLIAMSON COUNTY TAX ASSESSOR'S WEBSITE, HEREON REFERENCE AS (D11) DESCRIBES A PORTION OF THESE LANDS BUT NOT ALL OF THEM. THE PORTION DESCRIBED IN (D11) IN MY OPINION IS HEREON IDENTIFIED AS DESCRIPTION A. IN ORDER TO FIND A DESCRIPTION OF THE OTHER PORTION OF PARCEL 41, I RESEARCHED WILLIAMSON COUNTY PUBLIC RECORDS BACK TO THE FIRST CONVEYANCE OF LOT 8 FROM W.S. MCLEMORE, THE OWNER OF THE LANDS OF (R1) TO HIS SON WILLIAM MCLEMORE, AS EVIDENCED BY DEED REFERENCE (D1). IN SAID (D1) WILLIAM MCLEMORE WAS CONVEYED ALL OF LOTS 8 & 9 PER (R1). WILLIAM MCLEMORE THEN CONVEYED TWO PORTIONS OF LOT 8 (R1) AS EVIDENCED BY DEED REFERENCE (D2) TO JENNIE CAROTHERS AND (D3) TO TOM CAROTHERS. TOM CAROTHERS DIED IN 1947 AND THE LANDS DESCRIBED IN (D3) WERE LEFT TO HIS WIFE JENNIE CAROTHERS. AT THIS POINT IN TIME JENNIE CAROTHERS OWNED ALL OF THE LANDS CONTAINED IN PARCEL 41. AFTER JENNIE CAROTHERS DIED IN 1976 THE LANDS IDENTIFIED AS PARCEL 41 WERE LEFT TO THREE PERSONS: CARRIE L. WILSON (1/3), ANN SPENCER (1/3) & ALBERT WILSON (1/3). OVER THE NEXT 21 YEARS THESE LANDS WERE CONVEYED TO OTHER ENTITIES, HOWEVER THE DESCRIPTIONS WERE NEVER CHANGED. IN 1997 CARRIE F. WILSON WAS THE VESTING OWNER AS EVIDENCED BY DEED REFERENCE (D7), HOWEVER AT THIS POINT THE DESCRIPTION CONTAINED IN (D3) WAS OMITTED FROM THIS DEED. I BELIEVE SHE STILL WAS CONVEYED BOTH THE LANDS DESCRIBED IN (D2) AND (D3) AS EVIDENCED BY THE EXPLANATORY PARAGRAPH FOLLOWING THE DESCRIPTION. IN 1999 CARRIE F. WILSON DEFAULTED ON A LOAN AND THE LANDS WERE CONVEYED TO EQUICREDIT CORP. OF AMERICA AS EVIDENCED BY DEED REFERENCE (D9). EQUICREDIT CORP. OF AMERICA THEY CONVEYED THESE LANDS TO EMPTY HANDS FELLOWSHIP, INC. AS EVIDENCED BY DEED REFERENCE (D10). EMPTY HANDS FELLOWSHIP THEN CONVEYED THEN LANDS TO HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. AS EVIDENCED BY DEED REFERENCE (D11).

BOUNDARY NOTE:

THAT PORTION OF PARCEL 41 HATCHED HEREON AND PER REFERENCE SURVEY (R3) WERE INTENDED TO BE CONVEYED TO THE ADJOINING PARCEL 40. DURING THE COURSE OF MY RESEARCH I WAS UNABLE TO RETRIEVE ANY SUCH EVIDENCE DOCUMENTATION TO SUPPORT THE SURVEY EVIDENCED BY REFERENCE SURVEY (R3) DID MONUMENT THE PROPOSED CORNERS. FURTHERMORE I HAD A CONVERSATION WITH A MR. JAMES JACKSON, WHO RESIDES AT PARCEL 42. MR. JACKSON INFORMED ME THAT HE WAS A FORMER BOARD MEMBER OF HARD BARGAIN MT. HOPE PREDEVELOPMENT, INC. AND DOES RECALL A VOTE OF THE BOARD TO CONVEY SAID PORTION OF PARCEL 41.

GENERAL NOTES:

- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)(GEOID18). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF OPUS SURVEY: 2/2023
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9550, DJ9552 & DJ9562
(F) GEOID MODEL: GEOID 18
(G) COMBINED GRID FACTOR: 0.99992313
- THIS SURVEY WAS PREPARED USING THE RECORD SURVEY AND RECORD DEED REFERENCES REPORTED HEREON. ALL RECORD REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE RECORD REFERENCES REPORTED HEREON.
- ADJOINING BOUNDARY LINES, OWNERSHIP AND DEED REFERENCES REPORTED HEREON WERE ACQUIRED FROM EITHER DEED DESCRIPTIONS, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
- THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 192 OF 485, MAP NUMBER 47187C01925 REVISED DATE DECEMBER 22, 2016 THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 03-08-2023.

CITY OF FRANKLIN NOTES

CITY OF FRANKLIN NOTES

- EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET



EXISTING CONDITIONS PLAN

DRAWING NO.:

C1.0

SHEET OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

REVISION RECORD

NO.	DATE	DESCRIPTION

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

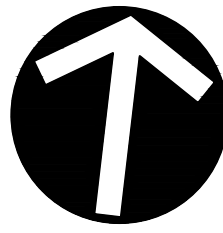
DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

DRAWING NO.:

C1.0

SHEET OF



STATEMENT OF IMPACTS

IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

DEVELOPMENT COMPLIES WITH COMPACT RESIDENTIAL DESIGN CONCEPT AS DESCRIBED IN ENVISION FRANKLIN. IT COMPLIES WITH BUILDING PLACEMENT, CHARACTER AND HEIGHT CONCEPTS, LOT SIZE, ACCESS, AND PARKING CONCEPTS.

DEVELOPMENT ALSO COMPLIES WITH THE HARD BARGAIN NEIGHBORHOOD SPECIAL CONSIDERATIONS. PROPOSED RESIDENCES MATCH THE CONCEPTUAL PLAN AND DO NOT PREVENT THE CONNECTION OF JOHNSON ALLEY AT A FUTURE DATE.

DEVELOPMENT PLAN NOTES

1. MAIL FOR NEW RESIDENCES TO BE LOCATED AT EXISTING MAIL KIOSK.
2. GRASS PAVE TO BE DESIGNED TO WITHSTAND 75000 LB LOAD.
3. NEW PARCELS AND PROPERTY LINES ARE PROPOSED. LOT 8 HAS BEEN DIVIDED INTO TWO TAXABLE LOTS FOR INCLUSION INTO THE PROPOSED PUD. A PLATTING ACTION WILL BE COMPLETED TO COMBINE THE REQUIRED PORTION OF LOT 8 WITH LOT 41 AND SUBDIVIDE IT FOR THE TWO SINGLE FAMILY PARCELS DEPICTED ON THIS PLAN.

PROPOSED LOTS

LOT 1 IS APPROXIMATELY 7152 SF (0.16 AC)
LOT 2 IS APPROXIMATELY 5746 SF (0.13 AC)

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED CONCRETE
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED SANITARY LINE
	PROPOSED WATERLINE
	PROPOSED PERMEABLE PAVERS

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
078BB04100, 078BK00801
PARCEL(S): 0.29 AC / 12,899 SF
ACREAGE OF SITE: N/A
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PD - PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD: 5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
4 SPACES (2 TOTAL SINGLE RESIDENCES)

PARKING PROVIDED, BY USE:

HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW) 2
AMOUNT PER UNIT \$4,304.00
TOTAL \$8,608.00

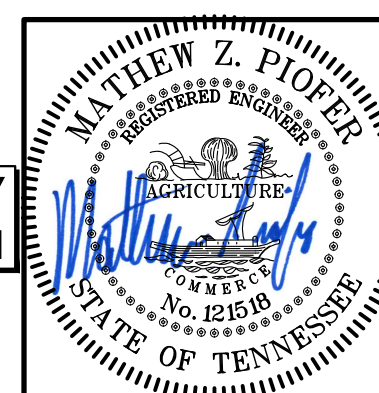
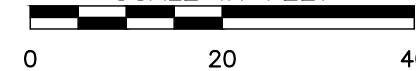
PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
ALEX.BEARDEN@FRANKLINTN.GOV 615-721-9103

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET



DEVELOPMENT PLAN

DRAWING NO.:

C2.0

SHEET OF

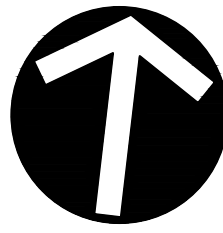
REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DATE: SEPTEMBER 2023	DRAWN BY: SNH
DWG SCALE: AS SHOWN	INSP: MZP
PROJECT NO: 324-479	CHECKED BY: RGM
APPROVED BY:	



STORMWATER NARRATIVE & STATEMENT OF IMPACTS:

STORM WATER GENERATED BY THE PROPOSED SINGLE FAMILY RESIDENCES TO BE TREATED IN ACCORDANCE WITH CITY OF FRANKLIN RESIDENTIAL STORMWATER RUNOFF QUANTITY AND QUALITY. THE PROPOSED FIRE LANE WILL BE CONSTRUCTED OF A GRASS PAVE SYSTEM IN ORDER TO NOT INCREASE STORMWATER RUNOFF IN THAT AREA. PROJECT DISTURBANCE WILL BE BELOW ONE ACRE.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

GRADING NOTES:

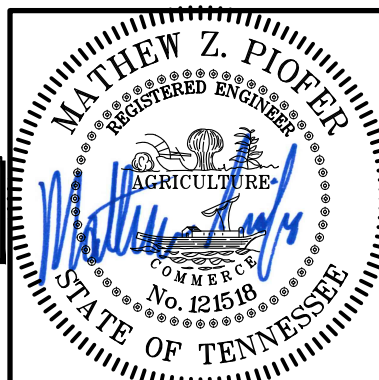
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT 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.

CITY OF FRANKLIN NOTES

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 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



GRADING AND DRAINAGE PLAN

DRAWING NO.:

C3.0

SHEET OF

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGH

HARD BARGIN PUD SUBDIVISION
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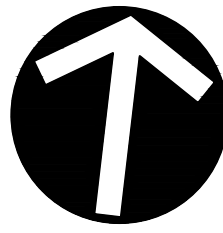
REVISION RECORD

NO	DATE	DESCRIPTION



NOTE TO CONTRACTOR

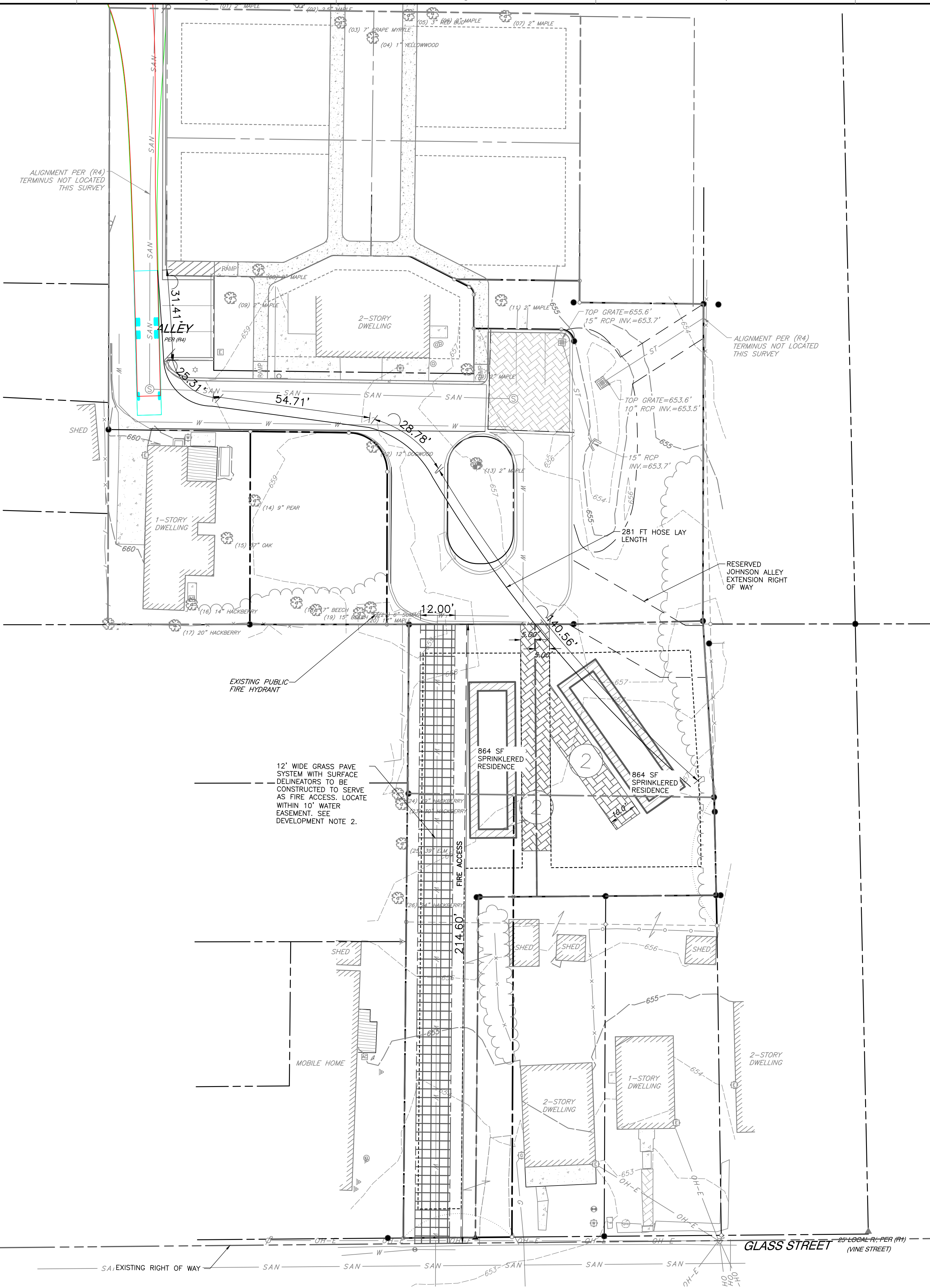
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STATEMENT OF IMPACTS

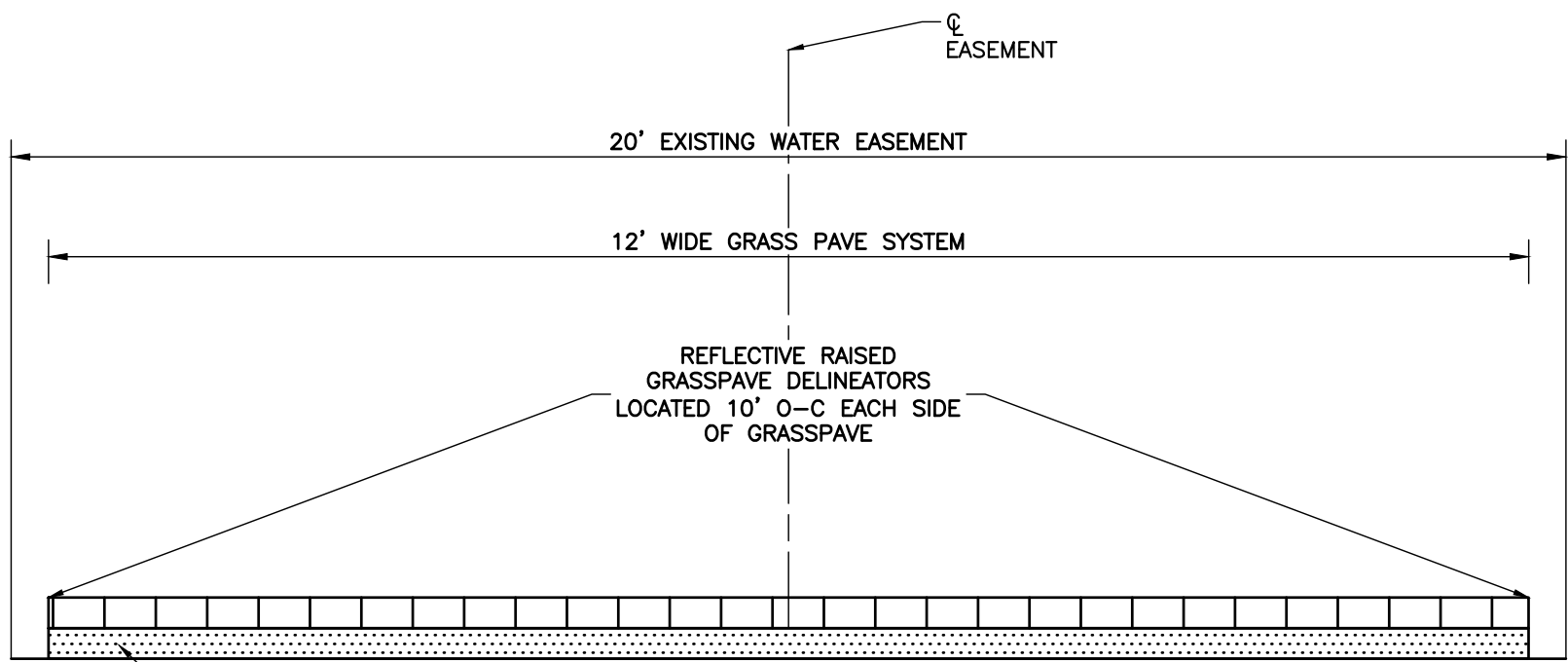
IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

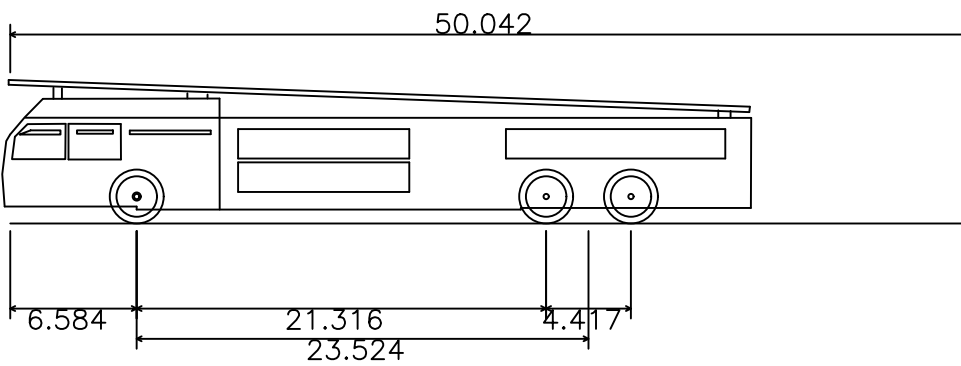


LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
S	SANITARY MANHOLE
WV	WATER VALVE
W	FIRE HYDRANT
W	WATER METER
GV	GAS VALVE
G	GAS METER
P	POWER POLE
T	TREE
[Pattern]	PERMEABLE PAVEMENT
[Pattern]	FIRE LANE



FIRE ACCESS
TYPICAL SECTION



FRANKLIN FIRE TRUCK APPARATUS SPECIFICATIONS

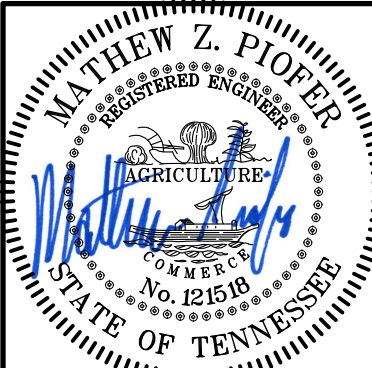
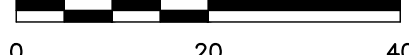
NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
WHEELS ON EACH REAR AXLE:	4
REAR TRACK WIDTH:	8'
WHEEL BASE:	19.292'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.042'
LOCK TO LOCK TIME:	6 SECONDS
WIDTH:	8.333'
REAR OVERHANG:	24.167'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

CITY OF FRANKLIN NOTES

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 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET



ROW AND ACCESS PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

SHEET OF

C4.0

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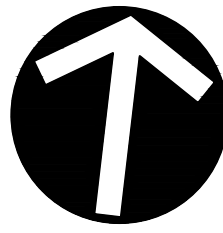
REVISION RECORD

NO	DATE	DESCRIPTION



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STATEMENT OF IMPACTS:

IMPACTS TO WATER AND SEWER SERVICES ARE EXPECTED TO BE MINIMAL

EXPECTED NEEDS ARE FOR 2 SFUE'S

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 THEPRE 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:
 - 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.
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

CONTACT LIST

WATER MANAGEMENT

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-559-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

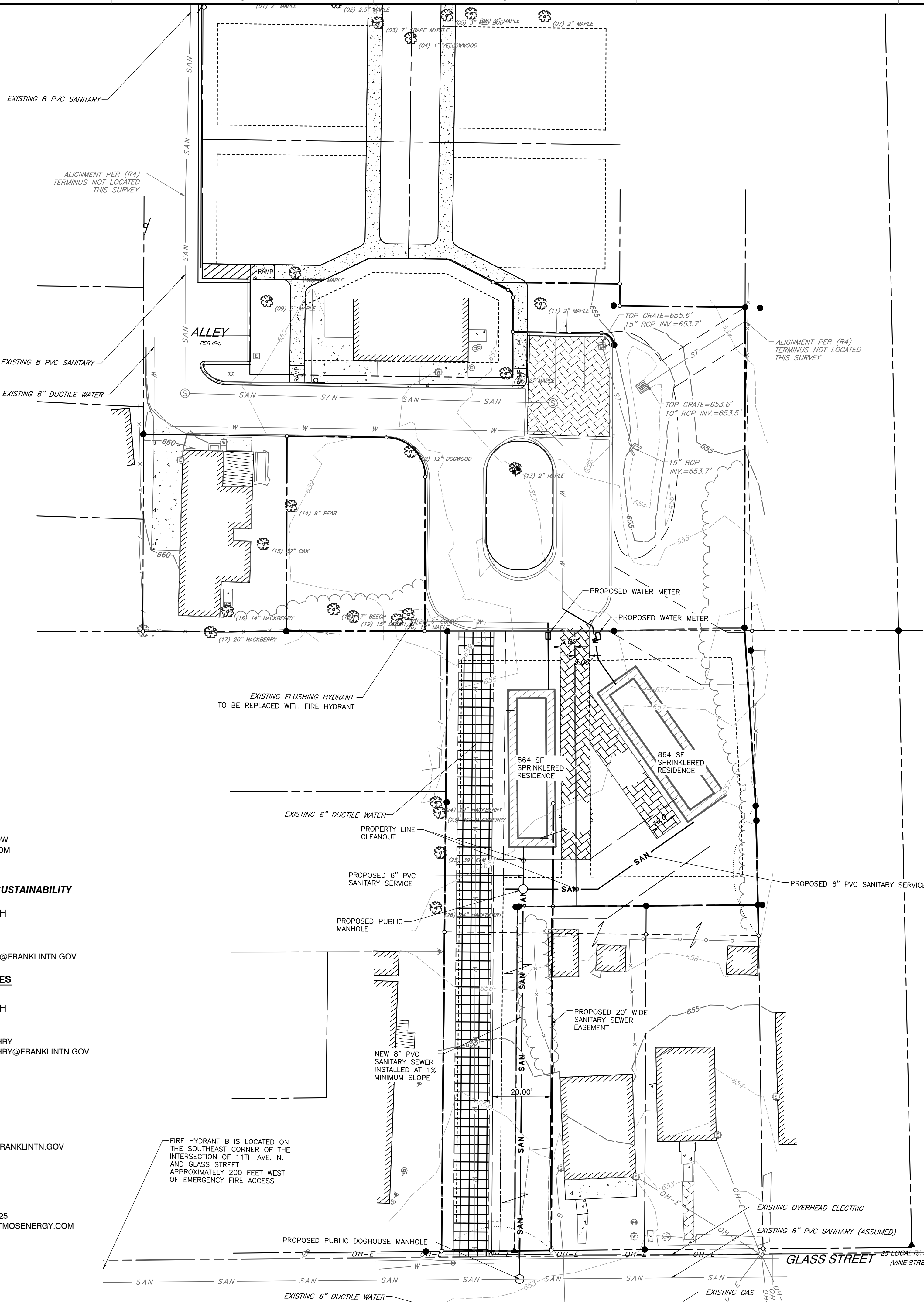
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

NOTE TO CONTRACTOR

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Know what's below.
Call before you dig.



LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED ELECTRIC
	PROPOSED GAS LINE
	PROPOSED COMMUNICATION LINE

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT: 90 PSI
RESIDUAL PRESSURE OF HYDRANT: 75 PSI
PITOT PRESSURE OF HYDRANT: 26 PSI
GALLONS PER MIN AT TEST PRESSURE: 797
GALLONS PER MIN AT 20 PSI: 1831

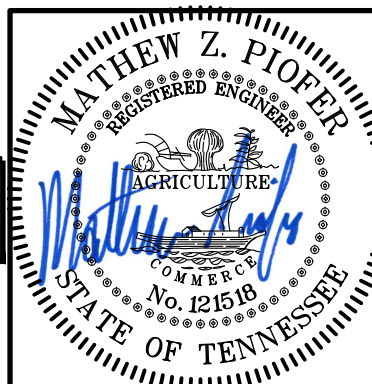
CITY OF FRANKLIN NOTES

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**PRELIMINARY
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SCALE IN FEET

0 20 40



UTILITY PLAN

DATE: SEPTEMBER 2023
DRAWN BY: SNH
PROJECT NO: AS SHOWN
CHECKED BY: MZP
324-479
APPROVED BY: RGM

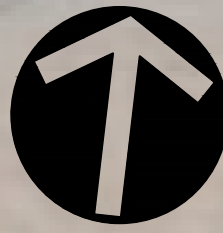
DRAWING NO.:
C5.0
SHEET OF

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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

REVISION RECORD

NO	DATE	DESCRIPTION



NORTH

Tree Number	Size	Species	Status
01	37"	Beech	

CITY OF FRANKLIN TREE PRESERVATION NOTES

- 1.1. EXISTING TREE CANOPY ON SITE = 0.14
- 1.2. TOTAL SITE ACREAGE = 0.33 AC
- 1.3. 0.14 TREE CANOPY AC / 0.33 TOTAL SITE AC = 0.42 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 6,322 SF
- 3.1. TREE CANOPY TO REMAIN = 2,613 SF
4. TOTAL CALIPER INCHES REQUIRED FOR REMOVAL OF SPECIMEN TREE : 74 CALIPER INCHES.
- 4.1. CALIPER INCHES PROVIDED : 24 CALIPER INCHES
- 4.2. REMAINDER OF REQUIRED CALIPER INCHES TO BE PAID TO TREE BANK AT \$150 PER CALIPER INCH.

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR
– CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

REVISION RECORD

DESCRIPTION

NO DATE

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HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8184

TREE PRESERVATION PLAN

DATE:	AUGUST 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.: **L1.0**
SHEET OF

NOT LOCATED ON SUBJECT PROPERTY,
PART OF CANOPY IS INCLUDED IN
TOTAL CANOPY COVER

TREE 01 TO BE
REMOVED

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B&B	3" CAL.	12'-15' HT.
	CC	2	CERCIS CANADENSIS / WHITE EASTERN REDBUD	B&B	3" CAL.	8' - 10' HT.
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15' HT.

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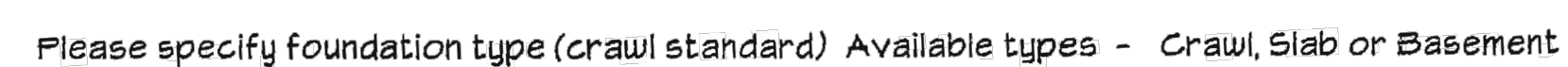
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0 20 40

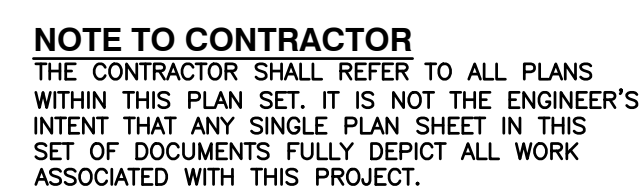


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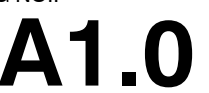
PDF single use web site for
PDF unlimited current
Material list pricing
CAD thank you



A

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

A





File #: 21-05238

DATE: September 21, 2023
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-47, A Resolution Approving A Development Plan For The Hard Bargain II PUD Subdivision, For The Property Located South Of Mount Hope Street And North Of Glass Street, Located At 958 Glass Street. Establishing A Public Hearing On November 14, 2023
FMPC 9/28/23, 8-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8184
Applicant: Mathew Piofer, Civil & Environmental Consultants, Inc.
Owner: Hard Bargain Association, Derrick Solomon, Rep.

BACKGROUND/STAFF COMMENTS:

The Hard Bargain II PUD Subdivision Development Plan proposes 2 new single family residential lots. Envision Franklin places this property in the Compact Residential Design Concept, which states, "These walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. These established characteristics of the historically significant neighborhoods should be preserved. Infill and redevelopment should be contextually compatible" with the existing neighborhood. The proposed development plan is consistent with the recommendations of Envision Franklin. A development plan is required due to Lot 2 not being able to meet the minimum front line requirements for the R6 District, which requires a front lot line to have a minimum of 40 feet along a public street. The applicant can request a reduction in the amount of frontage on a road for the front line through a Planned Unit Development. The other standards proposed for this development are in keeping with the established surrounding neighborhood.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 202-47 with conditions by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-47, with conditions.

RESOLUTION 2023-47

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE HARD BARGAIN II PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF MOUNT HOPE STREET AND NORTH OF GLASS STREET, LOCATED AT 958 GLASS STREET

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2023-23; and

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

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
78B B – 41.00	0.16
78B K – 8.01	0.13
Total	0.29

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

SECTION III. That the overall entitlements for the Hard Bargain II PUD are as follows:

Entitlements	Hard Bargain II PUD
Base Zone District	PD 6.06
Other Zoning Overlays	CFO
Number of Dwelling Units	2
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	0%
Number of Phases in Development	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2023-23, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____4/4/23_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____5/25/23_____

NEIGHBORHOOD MEETING: _____4/5/23_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



VICINITY MAP
SCALE IN FEET
0 1000 2000

CONTACT LIST

WATER MANAGEMENT
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4885
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

STATEMENT OF IMPACTS
WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S

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

STORMWATER FACILITIES
OUTFALL LOCATIONS ARE NOT EXPECTED TO CHANGE.
ADDITIONAL IMPERVIOUS AREA IS TO BE TREATED IN
ACCORDANCE WITH SINGLE FAMILY STORMWATER STANDARDS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.8 MI (FRANKLIN POLICE
DEPARTMENT)
NEAREST FIRE STATION: 500 FT (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.8 MI (BICENTENNIAL PARK)

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

TRAFFIC IMPACTS
PROJECTED TRIPS ARE NOT ANTICIPATED TO SIGNIFICANTLY
INCREASE TRAFFIC IN THE HARD BRAGAIN NEIGHBORHOOD

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

PLANNING & ZONING
**FRANKLIN PLANNING & SUSTAINABILITY
DEPARTMENT**
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
019 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLLOUGHBY
E-MAIL: JEFF.WILLLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM



SITE LOCATION MAP
SCALE IN FEET
0 60 120

ENGINEERING
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW POFER, PE
PHONE: (615) 333-7797

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER
HARD BARGAIN MT. HOPE DEVELOPMENT
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

HARD BARGAIN PUD SUBDIVISION PLAN

SEPTEMBER 2023

958 GLASS STREET FRANKLIN, TN 37064

TAX MAP 78, PARCELS 41.00, 08.01

COF #8183 & 8184

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 SITE PLAN, THE APPLICANT CAN ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
PARCEL(S): 078BB04100, 078BK00801
ACREAGE OF SITE: 0.29 AC / 12,899 SF
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PLANNED (PD 6.06) DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD: 5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
PARKING PROVIDED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:
TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW) 2
AMOUNT PER UNIT \$4,304.00
TOTAL \$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
alex.bearden@franklinton.gov 615-721-9103

PRELIMINARY
NOT FOR CONSTRUCTION



Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cechinc.com

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

COVER SHEET

DATE: SEPTEMBER 2023
DRAWN BY: SNH
PROJECT NO: 324-479
CHECKED BY: MZP
APPROVED BY: RGM

DRAWING NO.:
SHEET C0.0 OF



TAX MAP	PARCEL
78B-K	00100
78B-K	00200
78B-K	00300
78B-K	00400
78B-K	00500
78B-K	00600
78B-K	00700
78B-K	00800
78B-K	00900
78B-B	04100

TAX MAP 78, GROUP K, PARCEL 7.00 (PARCEL 7)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 7 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP K, PARCEL 8.00 (PARCEL 8)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 8 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP B, PARCEL 41.00 (PARCEL 41)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
958 GLASS STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
PARCEL 2, BOOK 3532, PAGE 314

PARCEL 7:
LOT 7, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK
P58, PAGE 112 HEREON REFERENCED AS (R4).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 8:
LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK
P58, PAGE 112 HEREON REFERENCED AS (R3).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 41:
THIS PARCEL IS COMPRISED OF TWO LEGAL DESCRIPTIONS:

DESCRIPTION A:
IDENTIFIED AS PARCEL 2 PER QUITCLAIM DEED RECORDED 04-18-2005, HEREON
REFERENCED AS (D11). THIS PARCEL IS DESCRIBED PER THIS DOCUMENT AS FOLLOWS:

"LAND IN THE TOWN OF FRANKLIN, EAST 44-1/2 FEET AND BEING 107 1/2 IN DEPTH, BOUNDED NORTH BY STREET, FRONT ABV JOHN WOOLDRIDGE, SOUTH BY WILLIAM HUGHS, WEST BY JENNIE HUGHS, AND BEING PART OF THE SAME LAND CONVEYED TO WILLIAM HUGHS BY DEED FROM ATHA THOMAS AND SITUATED IN WHAT IS KNOWN AS HARDABURG,

BEING THE SAME PROPERTY CONVEYED TO EMPTY HANDS FELLOWSHIP, INC. BY WARRANT OF DEED FROM EQUICREDIT CORPORATION OF AMERICA, F/Y/A OLD STONE CREDIT CORPORATION, OF RECORD IN BOOK 1904, PAGE 651, DATED SEPTEMBER 16, 1999, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE."

THESE ARE THE SAME LANDS IDENTIFIED AS LOT NO. TWO PER DEED RECORDED 07-07-1975 IN BOOK 244, PAGE 274, HEREON REFERENCED AS (D5) AND DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 90, HEREON REFERENCED AS (D3).

DESCRIPTION B:
IDENTIFIED AS LOT NO. ONE PER DEED RECORDED 07-31-1925 IN BOOK 54, PAGE
89, HEREON REFERENCED AS (D2) DESCRIBED AS FOLLOWS:

"FRONTING 38 FEET ON GLASS STREET AND BEING 155 1/2 FEET IN DEPTH, BOUNDED ON THE NORTH BY McEMORE, SOUTH BY GLASS STREET, EAST BY GRAY, WEST BY HUGHS AND BEING SITUATED IN WHAT IS KNOWN AS HARD BARGAIN, BEING THE SAME LOT CONVEYED TO JENNIE CAROTHERS BY DEED OF WILL McEMORE ET UX, AS OF RECORD IN DEED BOOK 54, PAGE 89, IN THE REGISTERS'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE."



THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE
	EXISTING DITCH FLOW LINE
	EXISTING SANITARY SEWER LINE
	EXISTING COMBINED SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	EXISTING UNDERGROUND ELEC. LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TREELINE
	EXISTING BUSHES
	EXISTING SPOT ELEVATION

	PROPOSED LIMITS OF DEMOLITION
	PAVEMENT TO BE REMOVED FULL DEPTH
	LINEAR OBJECT TO BE REMOVED
	OBJECT TO BE REMOVED

WE WERE RETAINED BY HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. TO COMPLETE A PARTIAL, BOUNDARY TIE DOWN AND TOPOGRAPHIC SURVEY OF THREE PARCELS OF LAND IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR AS: TAX MAP 78B, GROUP K, PARCEL 7.00, HEREON IDENTIFIED AS PARCEL 7. TAX MAP 78B, GROUP K, PARCEL 8.00, HEREON IDENTIFIED AS PARCEL 8 & TAX MAP 78B, GROUP K, PARCEL 41.00, HEREON IDENTIFIED AS PARCEL 41.

PARCELS 7 AND 8 ARE IDENTICAL WITH LOT 7 AND LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED NOVEMBER 26, 2013 IN PLAT BOOK P58, PAGE 112, HEREON REFERENCED AS (R4). I ESTABLISHED THE BOUNDARY OF BOTH LOTS 7 & 8 WITH A COMBINATION OF RECOVERED RECORD BOUNDARY EVIDENCE AND GEOMETRY PER (R4) AS REPORTED HEREON.

PARCEL 41 IS A PORTION OF LOT 8 W.S. McLEMORE "HARD BARGAIN, DATED 3-12-1873, RECORDED IN PLAT BOOK 1, PAGE 121 & DEED BOOK 3, PAGE 588, HEREON REFERENCED AS (R1) AND IS COMPRISED OF TWO DESCRIPTIONS. THE CURRENT VESTING DEED REPORTED FOR THE WILLIAMSON COUNTY TAX ASSESSOR'S WEBSITE, HEREON REFERENCE AS (D11) DESCRIBES A PORTION OF THESE LANDS BUT NOT ALL OF THEM. THE PORTION DESCRIBED IN (D11) IN MY OPINION IS HEREON IDENTIFIED AS DESCRIPTION A. IN ORDER TO FIND A DESCRIPTION OF THE OTHER PORTION OF PARCELED LAND RESEARCHED WILLIAMSON COUNTY DEED BOOK 1, PAGE 121, WHEREIN THE LAND LOT 8 WAS THE LAST OF THE LANDS IN THE TOWN OF LAMAR. (R1) IS W.S. WILLIAM McLEMORE, AS EVIDENCED BY DEED REFERENCE (D1), IN SAID (D1) WILLIAM McLEMORE WAS JENNIE CAROTHERS AND 9 PER (R1). WILLIAM McLEMORE THEN CONVEYED TWO PORTIONS OF LOT 8 (R1) AS EVIDENCED BY DEED REFERENCE (D2) TO JENNIE CAROTHERS AND (D3) TO TOM CAROTHERS. TOM CAROTHERS DIED IN 1947 AND THE LANDS DESCRIBED IN (D3) WERE LEFT TO HIS WIFE JENNIE CAROTHERS. AT THIS POINT IN TIME JENNIE CAROTHERS OWNED ALL OF THE LANDS CONTAINED IN PARCEL 41. AFTER JENNIE CAROTHERS DIED IN 1976 THE LANDS IDENTIFIED AS PARCEL 41 WERE CONVEYED TO WILLIAM WILSON (1/3), SPRINGER (2/3) & HUBERT WILSON, INC. AS EVIDENCED BY DEED REFERENCE (D4). THESE LANDS WERE CONVEYED TO OTHER ENTITIES, HOWEVER, THE DESCRIPTIONS WERE NEVER CHANGED. IN 1997 CARRIE F. WILSON WAS THE ESTING OWNER AS EVIDENCED BY DEED REFERENCE (D7), HOWEVER AT THAT POINT THE DESCRIPTION CONTAINED IN (D3) WAS OMITTED FROM THE DEED. BELIEVE SHE STILL WAS CONVEYED BOTH THE LANDS DESCRIBED IN (D2) AND (D3) AS EVIDENCED BY THE EXPLANATORY PARAGRAPH FOLLOWING THE DESCRIPTION. IN 1999 CARRIE F. WILSON DEFAULTED ON A LOAN AND THE LANDS WERE CONVEYED TO EQUIQUED CORP. OF AMERICA AS EVIDENCED BY DEED REFERENCE (D10). EQUIQUED CORP. OF AMERICA THEN CONVEYED THEN LANDS TO HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. AS EVIDENCED BY DEED REFERENCE (D11).

THAT PORTION OF PARCEL 41 HATCHED HEREON AND PER REFERENCE SURVEY (R3) WERE INTENDED TO BE CONVEYED TO THE ADJOINING PARCEL 40. DURING THE COURSE OF MY RESEARCH I WAS UNABLE TO RETRIEVE ANY SUCH CONVEYANCE DOCUMENTATION TO SUPPORT THIS. THE SURVEY EVIDENCED BY REFERENCE SURVEY (R3) DID MONUMENT THE PROPOSED CORNERS. FURTHERMORE I HAD A CONVERSATION WITH A MR. JAMES JACKSON, WHO RESIDES AT PARCEL 42. MR. JACKSON INFORMED ME THAT HE WAS A FORMER BOARD MEMBER OF HARD BARGAIN MT. HOPE PREDEVELOPMENT, INC. AND DOES RECALL A VOTE OF THE BOARD TO CONVEY SAID PORTION OF PARCEL 41.

1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)(GEOID18). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
3. GPS SURVEY DATA
 - (A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
 - (B) POSITIONAL ACCURACY: 0.05 FEET
 - (C) DATE OF OPUS SURVEY: 2/2/2023
 - (D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
 - (E) PUBLISHED/FIXED CONTROL USED: NGS_PID'S DJ9550, DJ9552 & DJ9562
 - (F) GEOID MODEL: GEOID_18
 - (G) COMBINED GRID FACTOR: 0.99992313
4. THIS SURVEY WAS PREPARED USING THE RECORD SURVEY AND RECORD DEED REFERENCES REPORTED HEREON. ALL RECORD REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
5. EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE RECORD REFERENCES REPORTED HEREON.
6. ADJOINING BOUNDARY LINES, OWNERSHIP AND DEED REFERENCES REPORTED HEREON WERE ACQUIRED FROM EITHER DEED DESCRIPTIONS, RECORD PLATS, OR TAX MAPS.
7. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
8. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. 811.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 192 OF 485, MAP NUMBER 47187C0192C REVISED DATE DECEMBER 22, 2016 THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
11. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
12. THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 03-08-2023.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY:
+/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN
OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID : 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

P R E L I M I N A R Y

NOT FOR CONSTRUCTION

SCALE IN FEET



EXISTING CONDITIONS PLAN

DRAWING NO.:

2

C

SHEET

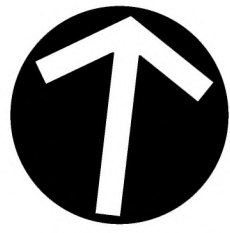
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Civil & Environmental Consultants, Inc.

**958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**

615-333-7797 • 800-763-2326

www.cecinc.com



STATEMENT OF IMPACTS

IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

DEVELOPMENT COMPLIES WITH COMPACT RESIDENTIAL DESIGN CONCEPT AS DESCRIBED IN ENVISION FRANKLIN. IT COMPLIES WITH BUILDING PLACEMENT, CHARACTER AND HEIGHT CONCEPTS, LOT SIZE, ACCESS, AND PARKING CONCEPTS.

DEVELOPMENT ALSO COMPLIES WITH THE HARD BARGAIN NEIGHBORHOOD SPECIAL CONSIDERATIONS. PROPOSED RESIDENCES MATCH THE CONCEPTUAL PLAN AND DO NOT PREVENT THE CONNECTION OF JOHNSON ALLEY AT A FUTURE DATE.

DEVELOPMENT PLAN NOTES

1. MAIL FOR NEW RESIDENCES TO BE LOCATED AT EXISTING MAIL KIOSK.
2. GRASS PAVE TO BE DESIGNED TO WITHSTAND 75000 LB LOAD.
3. NEW PARCELS AND PROPERTY LINES ARE PROPOSED. LOT 8 HAS BEEN DIVIDED INTO TWO TAXABLE LOTS FOR INCLUSION INTO THE PROPOSED PUD. A PLATTING ACTION WILL BE COMPLETED TO COMBINE THE REQUIRED PORTION OF LOT 8 WITH LOT 41 AND SUBDIVIDE IT FOR THE TWO SINGLE FAMILY PARCELS DEPICTED ON THIS PLAN.

PROPOSED LOTS

LOT 1 IS APPROXIMATELY 7152 SF (0.16 AC)
LOT 2 IS APPROXIMATELY 5746 SF (0.13 AC)

NOTE TO CONTRACTOR

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LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED CONCRETE
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED SANITARY LINE
	PROPOSED WATERLINE
	PROPOSED PERMEABLE PAVERS

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
078BB04100, 078BK00801
PARCEL(S):
ACREAGE OF SITE: 0.29 AC / 12,899 SF
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PD - PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD: 5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
4 SPACES (2 TOTAL SINGLE RESIDENCES)

PARKING PROVIDED, BY USE:

HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW) 2
AMOUNT PER UNIT \$4,304.00
TOTAL \$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
ALEX.BEARDEN@FRANKLIN.TN.GOV 615-721-9103

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET

0 20 40



DRAWING NO.:

C2.0

SHEET OF

DEVELOPMENT PLAN

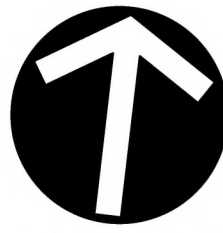
DATE: SEPTEMBER 2023	DRAWN BY: SNH
DWG SCALE: AS SHOWN	INSP: MZP
PROJECT NO: 324-479	CHECKED BY: RGM
APPROVED BY:	

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

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615-333-7797 - 800-763-2326
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REVISION RECORD

NO	DATE	DESCRIPTION



STORMWATER NARRATIVE & STATEMENT OF IMPACTS:

STORM WATER GENERATED BY THE PROPOSED SINGLE FAMILY RESIDENCES TO BE TREATED IN ACCORDANCE WITH CITY OF FRANKLIN RESIDENTIAL STORMWATER RUNOFF QUANTITY AND QUALITY. THE PROPOSED FIRE LANE WILL BE CONSTRUCTED OF A GRASS PAVE SYSTEM IN ORDER TO NOT INCREASE STORMWATER RUNOFF IN THAT AREA. PROJECT DISTURBANCE WILL BE BELOW ONE ACRE.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

GRADING NOTES:

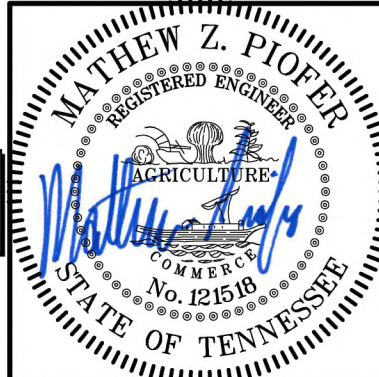
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT 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.

CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



GRADING AND DRAINAGE PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.: **C3.0**
SHEET OF

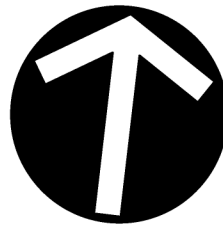
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958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



NOTE TO CONTRACTOR

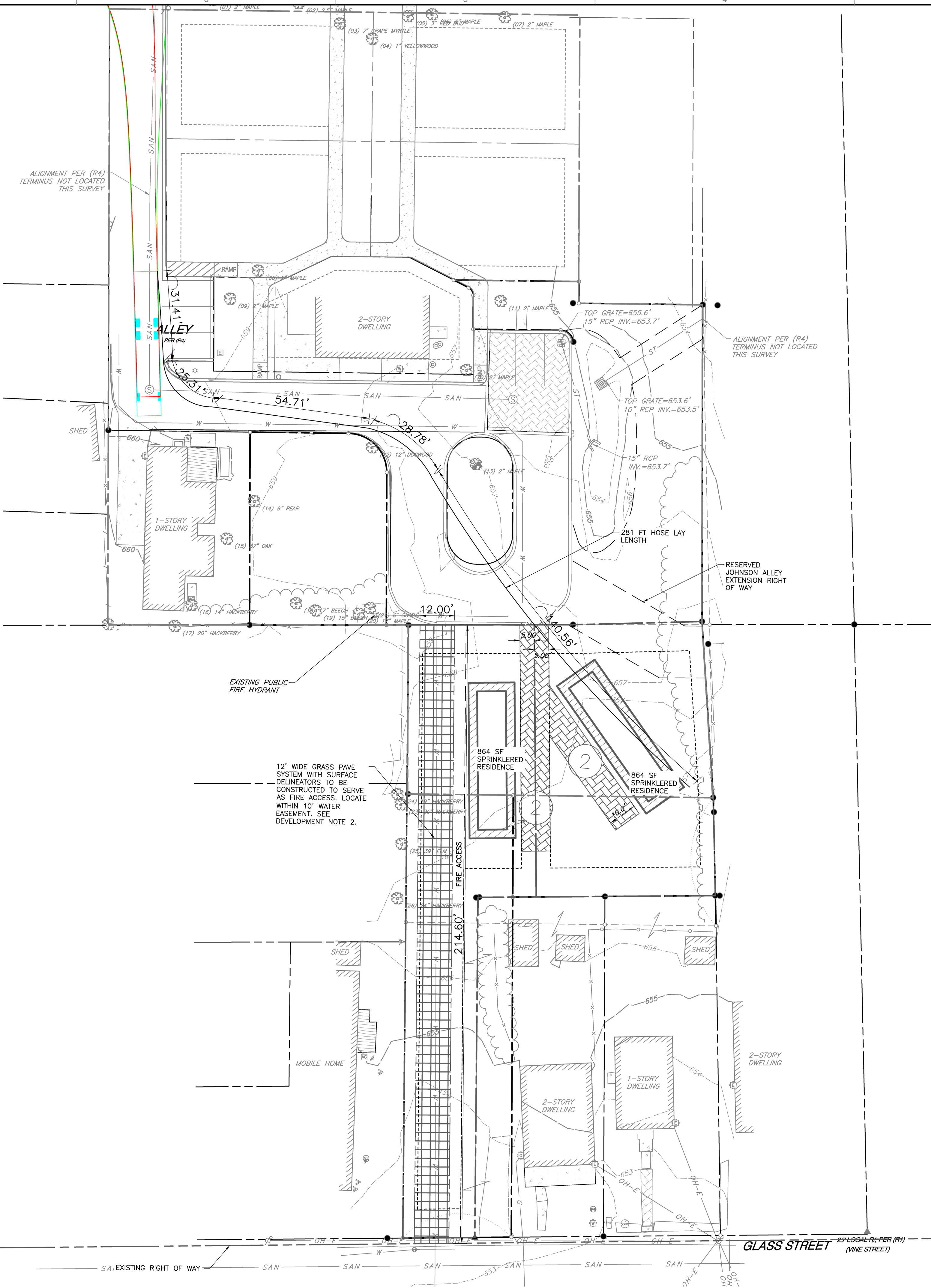
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STATEMENT OF IMPACTS

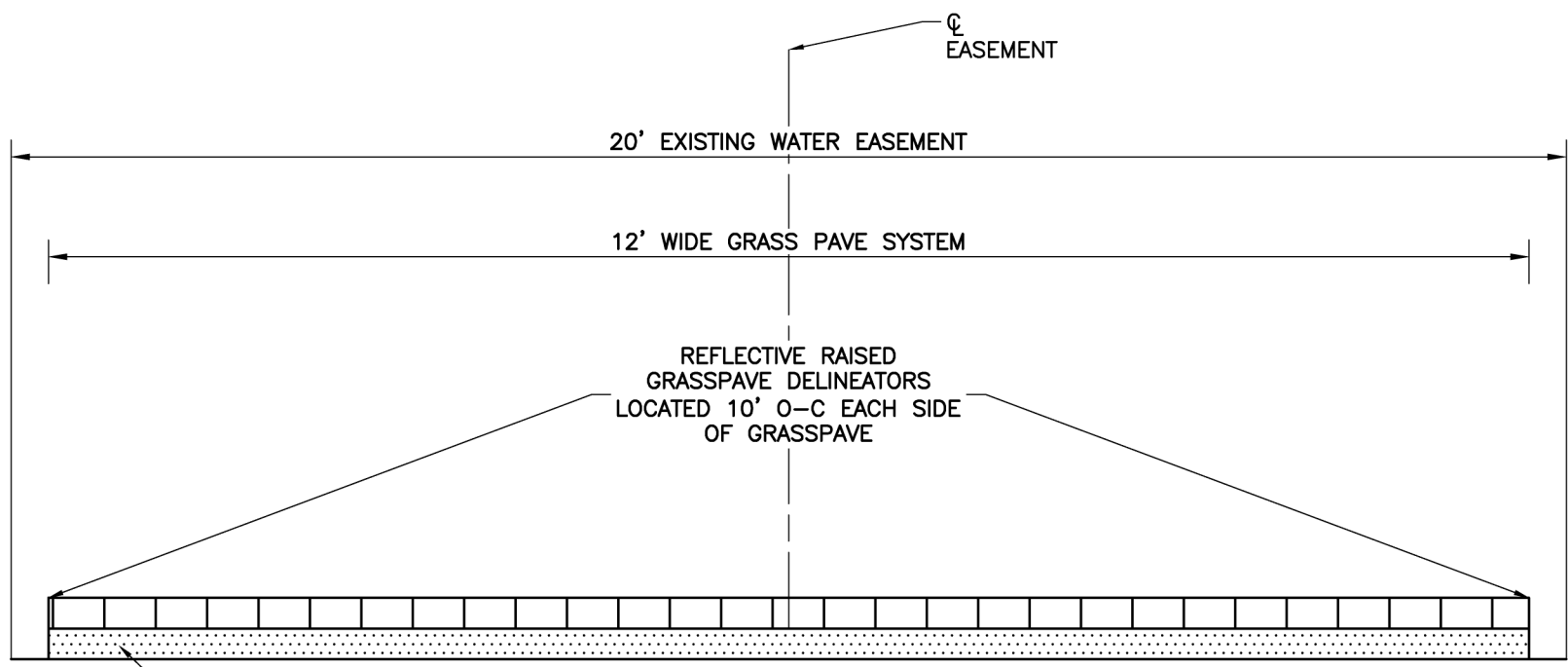
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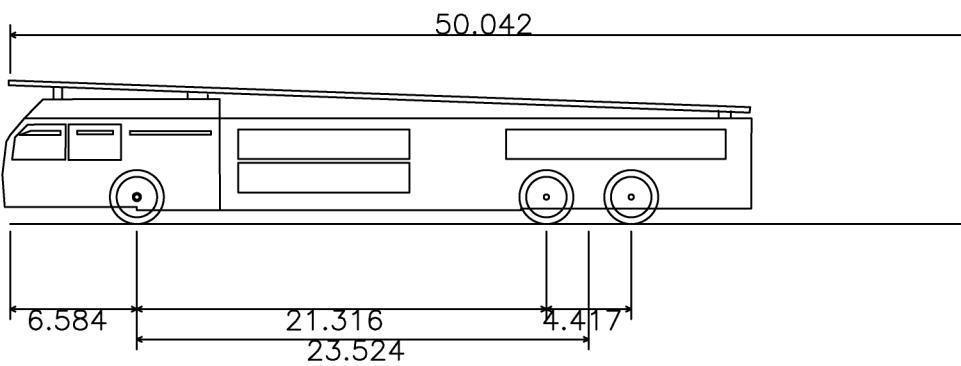


LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
S	SANITARY MANHOLE
WV	WATER VALVE
W	FIRE HYDRANT
W	WATER METER
GV	GAS VALVE
G	GAS METER
P	POWER POLE
T	TREE
[Pattern]	PERMEABLE PAVEMENT
[Pattern]	FIRE LANE



FIRE ACCESS
TYPICAL SECTION



FRANKLIN FIRE TRUCK APPARATUS SPECIFICATIONS

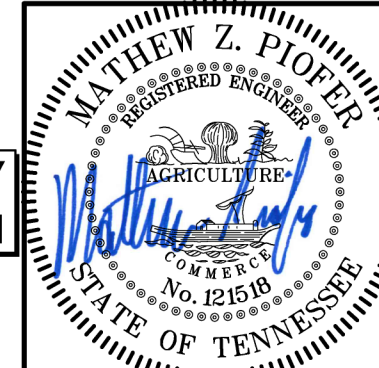
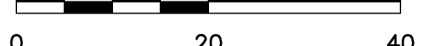
NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
WHEELS ON EACH REAR AXLE:	4
REAR TRACK WIDTH:	8'
WHEEL BASE:	19.292'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.042'
LOCK TO LOCK TIME:	6 SECONDS
WIDTH:	8.333'
REAR OVERHANG:	24.167'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

CITY OF FRANKLIN NOTES

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- PROPERTY NOTES :
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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET



ROW AND ACCESS PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.:
C4.0
SHEET OF

Civil & Environmental Consultants, Inc.
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www.cecinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184



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IMPACTS TO WATER AND SEWER SERVICES ARE EXPECTED TO BE MINIMAL.

EXPECTED NEEDS ARE FOR 2 SFUE'S

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, INCLUDING ANY AMENDMENTS, ADDITIONS, OR ALTERATIONS THAT MAY HEREAFTER 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 WORK ON CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION:
 - 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.
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 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 ON SITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR

WATER MANAGEMENT

124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON.FRIZZELL@CABLE.COMCAST.COM

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

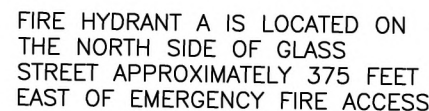
**FRANKLIN PLANNING & SUSTAINABILITY
DEPARTMENT**
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

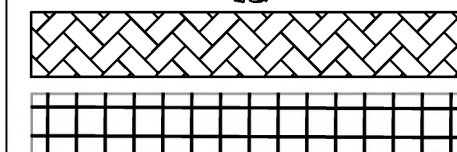
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

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	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
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	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE

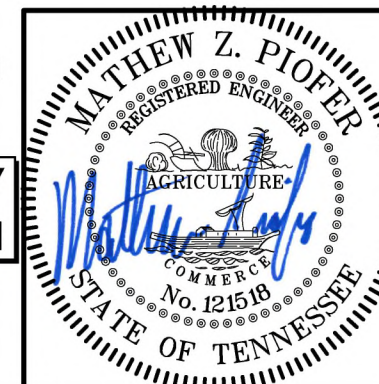


- | | |
|----------|-------------------------------|
| — SAN — | · PROPOSED SANITARY SEWER |
| Ⓢ | · PROPOSED SANITARY MANHOLE |
| Ⓢ | · PROPOSED SANITARY CLEANOUT |
| — W — | · PROPOSED WATER LINE |
| — — — | · PROPOSED ELECTRIC |
| — G — | · PROPOSED GAS LINE |
| — COMM — | · PROPOSED COMMUNICATION LINE |

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE
PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT:	90 PSI
RESIDUAL PRESSURE OF HYDRANT:	75 PSI
PITOT PRESSURE OF HYDRANT:	26 PSI
GALLONS PER MIN AT TEST PRESSURE:	797
GALLONS PER MIN AT 20 PSI:	1831

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY:
+/- 0 SF
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OVERLAY PER CITY OF FRANKLIN ZONING
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 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 514
 - DEVELOPMENT - HARD BARGAIN



SCALE IN FEET

SCALE IN FEET

REVISION RECORD	DESCRIPTION
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[illegible]

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**HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184**

UTILITY PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:			324-479
APPROVED BY:			RGM

DRAWING NO.:

C5.0



NORTH

- 1.1. EXISTING TREE CANOPY ON SITE = 0.14
- 1.2. TOTAL SITE ACREAGE = 0.33 AC
- 1.3. $0.14 \text{ TREE CANOPY AC} / 0.33 \text{ TOTAL SITE AC} = 0.42 \text{ SITE TREE CANOPY COVERAGE}$

- AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR
– CNES(2022) DISTRIBUTION AIRBUS DS

1. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

[illegible]

CEC

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**HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8184**

DRAWING NO. L1.0		TREE PRESERVATION PLAN		DATE:	AUGUST 2023	DRAWN BY:	SNH
				DWG SCALE:		AS SHOWN	MPZ
				PROJECT NO:		324-479	RGM
				APPROVED BY:			

2: |320-000|324-479|-C400|Dwg|CVD|324479-CVD|-1.0.dwg[L.0] LS:(9/6/2023 - zero) - LP: 9/6/2023 10:18 AM



ow what's **below.**
Call before you dig

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TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B&B	3" CAL.	12'-15" HT.
	CC	2	CERCIS CANADENSIS / WHITE EASTERN REDBUD	B&B	3" CAL.	8' - 10' HT.
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15" HT.

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
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	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15" HT.

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY:
+/- 0 SF

2. ZONING : R-6 RESIDENTIAL

NOT FOR CONSTRUCTION

SCALE IN FEET

LANDS

COMMERCE

TENNESSEE NO. 58

NOT FOR CONSTRUCTION

SCALE IN FEET

LANDS

COMMERCE

TENNESSEE NO. 58

0 20 40

A:\200-2001\234-4791-0000\Draw\2001\234479-001-A1.dwg(10/15/2023 - 10:07) - 10/17/2023 11:09 AM

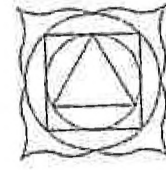


Know what's below.
Call before you dig.

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ASSOCIATED WITH THIS PROJECT.



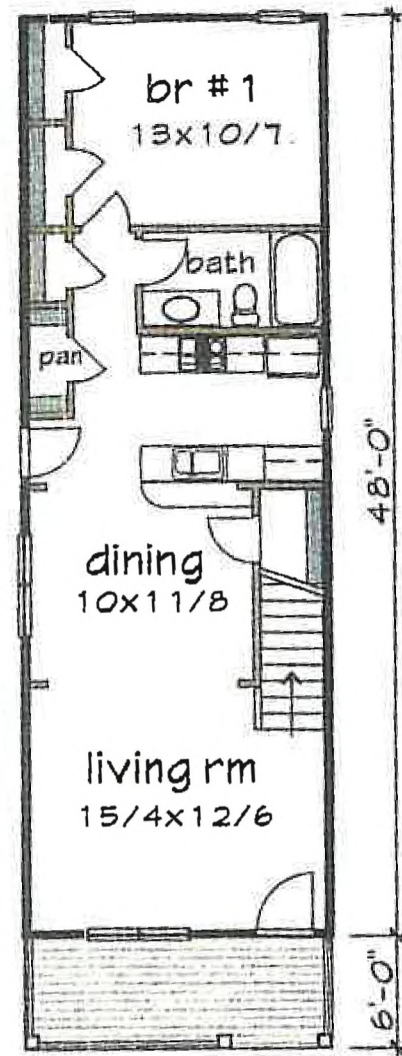
Rick Thompson
Architect



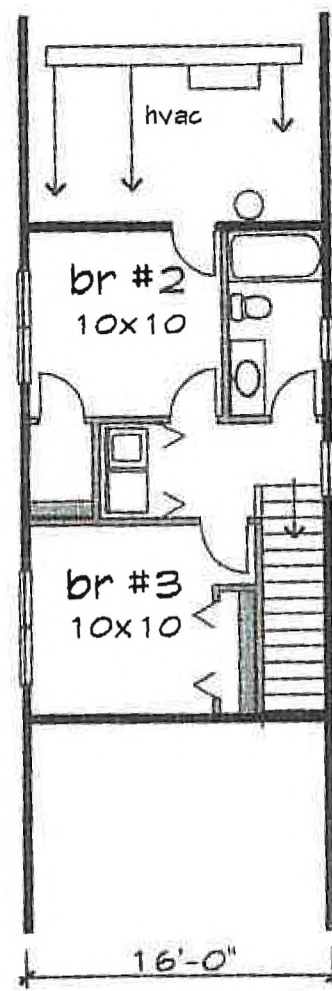
www.thompsonplans.com
© Rick Thompson Architect 2005

P O Box 160
Lake Junaluska, NC
28745

828-734-2553



Floor 1 plan



Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

plan #
1116A

2/15/2005

Size fl 1 768

Size fl 2 377

Size Total 1145

Width 16'-0"

Depth 48'-0"

Porch 6'-0"

Fl 1 ceiling 9'

Fl 2 ceiling 8'

Roof pitch 7/12

Height 24'-6"

Please see

PDF single use web site for

PDF unlimited current

Material list pricing

CAD thank you

REVISION RECORD

DESCRIPTION

NO DATE

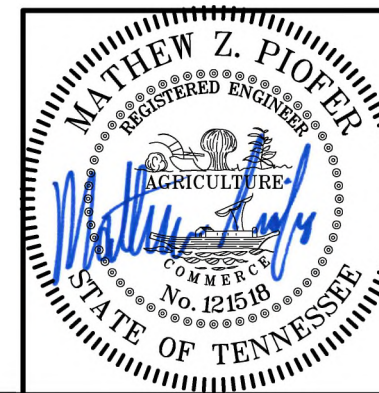
C&E
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

ARCHITECTURAL ELEVATIONS

DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

DRAWN BY: SNH
CHECKED BY: MZP
PROJECT NO: 324-479
APPROVED BY: RGM



DRAWING NO.

A1.0

SHEET OF

HARD BARGAIN II PUD SUBDIVISION ORDINANCE 2023-23 RESOLUTION 2023-47

Project Information

Existing Zoning: R-6
Proposed Zoning: PD 6.06
Overlay Districts: CFO
Site Acreage: 0.29 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: 0

Legend

-  Hard Bargain PUD
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District

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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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0 250 500 1,000
Feet

HARD BARGAIN II PUD SUBDIVISION ORDINANCE 2023-23 RESOLUTION 2023-47

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0 250 500 1,000
Feet

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues**68. Subdivision and Street Name Approval**

lori.jarosz@franklintn.gov The applicant shall use the new subdivision name Hard Bargain II PUD Subdivision. Please make any changes on plans.

Engineering - Development Plan Checklist

General Issues**37. Stormwater**

lance.fittro@franklintn.gov This comment to remain as a condition **to be addressed with the future Site Plan submittal:**

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with the Single Family Stormwater guidelines as outlined in the Single Family Stormwater Manual. The manual, standard details for typical on-site measures, and sizing calculation tool can be found on the City's website at:

<https://www.franklintn.gov/government/departments-a-j/engineering/stormwater-management/single-family-stormwater>

FIRE--Planning--DRT

General Issues**63. Pavers**

curt.edelmann@franklintn.gov Add a note to the utility drawings saying the water department has approved installing pavers over the waterlines.
[Edited By Curt Edelmann]

Planning

General Issues**26. New lots**

joseph.bryan@franklintn.gov Applicant shall label the new lots as Lot 1 and Lot 2 on the plans.

50. Parcels

joseph.bryan@franklintn.gov Applicant shall show new parcel numbers on the new lots in the plan set.

69. Name of project

amy.diaz-barriga@franklintn.gov After verifying with the County for subdivision name, please change the name of the project on all sheets to "Hard Bargain II PUD Subdivision".

Sanitation and Environmental Services

General Issues

42. Solid Waste Service

nate.ridley@franklintn.gov After reviewing the plans, the new containers at the inner section of the development will need to be move to one of the main streets, SES recommends using Mt. Hope Street for the service location. I still did not see the recommended auto-turn. Please add the service location of the containers before sending to One-Stop. If you have any questions, please let me know. I look forward to hearing from you on this matter.

Thank,
Nate
[Edited By Nate Ridley]

Water/Sewer

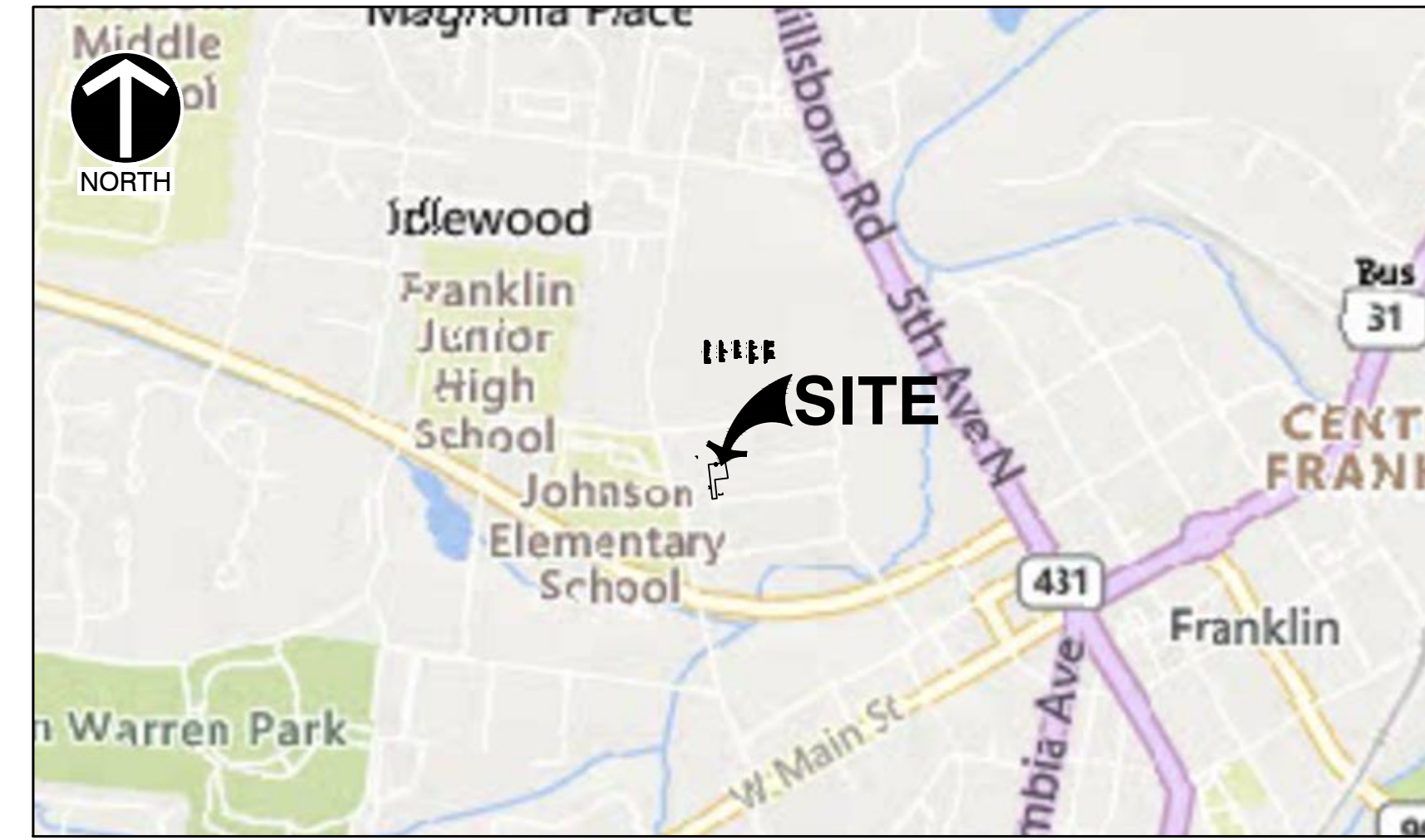
General Issues

67. Water

ben.mcneil@franklintn.gov Per email communication with engineer, the grass pavers will be permitted over existing water main with a minimum of 14" base. A note will be added to the final plat that states the following,

- Franklin Water Management is not responsible for the maintenance, upkeep or repair of the grass paver system in the event damages occur due to maintenance or repair of the existing water main.

The applicant shall add this information at the one stop submittal for approvals of Development plan.



VICINITY MAP
SCALE IN FEET
0 1000 2000

CONTACT LIST

WATER MANAGEMENT
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE
FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4885
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

STATEMENT OF IMPACTS
WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
EXPECTED IMPACT WILL BE MINIMAL. NEEDS ARE FOR 2 SFUE'S

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

STORMWATER FACILITIES
OUTFALL LOCATIONS ARE NOT EXPECTED TO CHANGE.
ADDITIONAL IMPERVIOUS AREA IS TO BE TREATED IN
ACCORDANCE WITH SINGLE FAMILY STORMWATER STANDARDS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 0.8 MI (FRANKLIN POLICE
DEPARTMENT)
NEAREST FIRE STATION: 500 FT (FRANKLIN FIRE STATION 1)
NEAREST RECREATIONAL FACILITY: 0.8 MI (BICENTENNIAL PARK)

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

TRAFFIC IMPACTS
PROJECTED TRIPS ARE NOT ANTICIPATED TO SIGNIFICANTLY
INCREASE TRAFFIC IN THE HARD BRAGAIN NEIGHBORHOOD

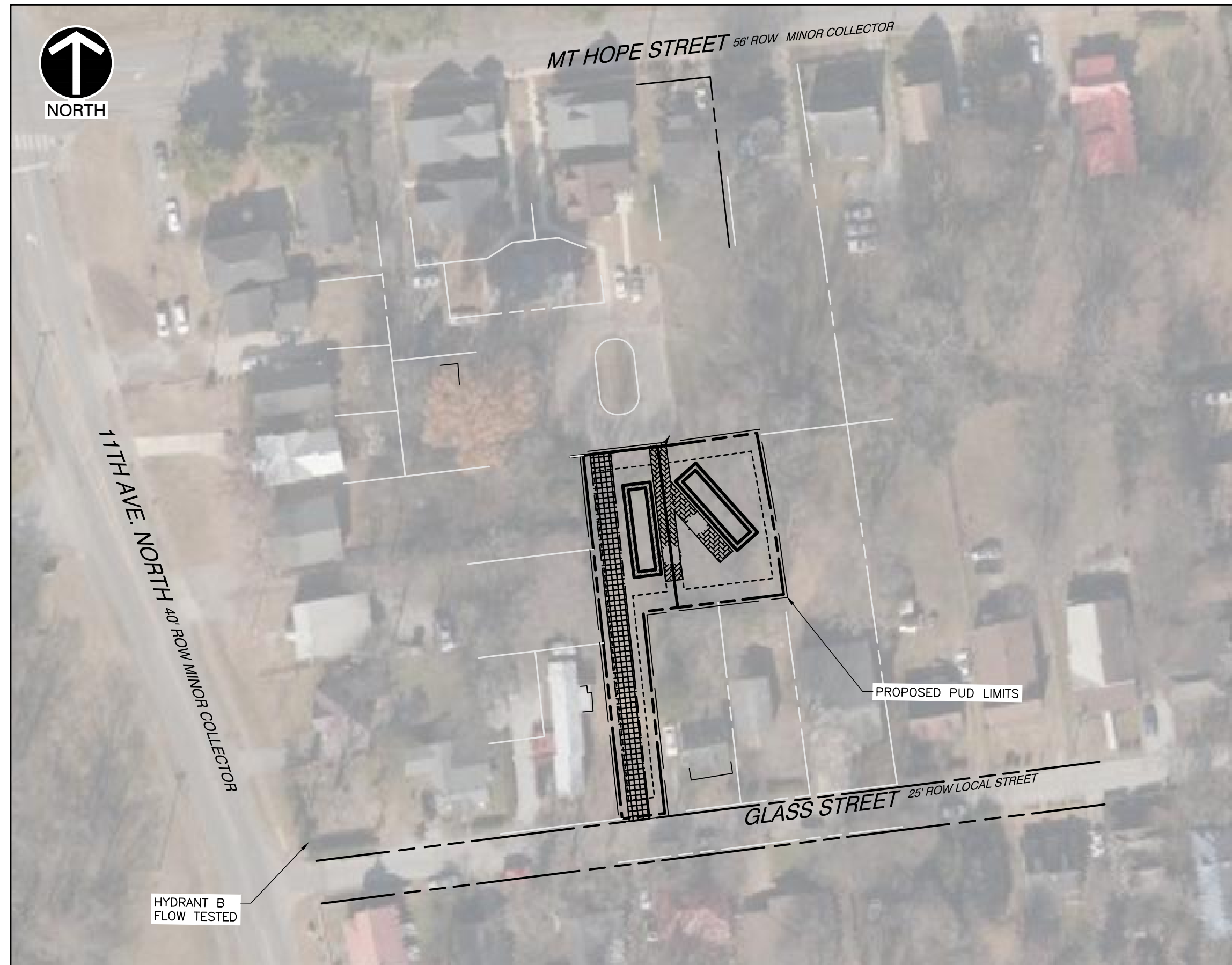
TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: DT8243@ATT.COM

PLANNING & ZONING
**FRANKLIN PLANNING & SUSTAINABILITY
DEPARTMENT**
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES
CITY OF FRANKLIN
019 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLLOUGHBY
E-MAIL: JEFF.WILLLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM



SITE LOCATION MAP
SCALE IN FEET
0 60 120

ENGINEERING
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: MATHEW POFER, PE
PHONE: (615) 333-7797

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE E100
FRANKLIN, TN 37067
CONTACT: BENJAMIN J. HRON, PLS
PHONE: (615) 333-7797

OWNER
HARD BARGAIN MT. HOPE DEVELOPMENT
P.O BOX 545
FRANKLIN, TN 37065
CONTACT: DERRICK SOLOMON

HARD BARGAIN PUD SUBDIVISION PLAN

SEPTEMBER 2023

958 GLASS STREET FRANKLIN, TN 37064

TAX MAP 78, PARCELS 41.00, 08.01

COF #8183 & 8184

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	2022-41 2/14/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 SITE PLAN, THE APPLICANT CAN ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
PARCEL(S): 078BB04100, 078BK00801
ACREAGE OF SITE: 0.29 AC / 12,899 SF
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PLANNED (PD 6.06) DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT
BUILDINGS OR 10 FT MINIMUM
5 FT
SIDE YARD: 15 FT
REAR YARD: 2 UNITS
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE
RESIDENCES)
PARKING PROVIDED, BY USE: 4 SPACES (2 TOTAL SINGLE
RESIDENCES)
HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW)	2
AMOUNT PER UNIT	\$4,304.00
TOTAL	\$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
alex.bearden@franklin.tn.gov 615-721-9103

PRELIMINARY
NOT FOR CONSTRUCTION



DRAWING NO.:
SHEET OF
C0.0

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cechinc.com

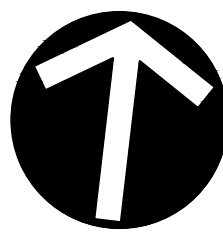
HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

COVER SHEET

DATE: SEPTEMBER 2023	DRAWN BY: SNH
DWG SCALE: AS SHOWN	MPZ
PROJECT NO: 324-479	RGH
APPROVED BY:	

811
Know what's below.
Call before you dig.

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PARCELS:

TAX MAP	PARCEL
78B-K	00100
78B-K	00200
78B-K	00300
78B-K	00400
78B-K	00500
78B-K	00600
78B-K	00700
78B-K	00800
78B-K	00900
78B-B	04100

SURVEYED PARCEL INFORMATION:

TAX MAP 78, GROUP K, PARCEL 7.00 (PARCEL 7)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 7 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP K, PARCEL 8.00 (PARCEL 8)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
MT. HOPE STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
LOT 8 PER PLAT BOOK P58, PAGE 112 (R4)
BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314

TAX MAP 78, GROUP B, PARCEL 41.00 (PARCEL 41)
OWNER: HARD BARGAIN MT. HOPE REDEVELOPMENT, INC.

PROPERTY ADDRESS:
958 GLASS STREET
FRANKLIN, WILLIAMSON CO., TENNESSEE

CURRENT PROPERTY RECORDS:
PARCEL 2, BOOK 3532, PAGE 314

RECORD LEGAL DESCRIPTIONS:

PARCEL 7:
LOT 7, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R4).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 8:
LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED 11-26-2013 IN PLAT BOOK P58, PAGE 112 HEREON REFERENCED AS (R3).
VESTING DEED LISTED AS BOOK 4156, PAGE 684 & BOOK 3532, PAGE 314 PER (R4)

PARCEL 41:
THIS PARCEL IS COMPRISED OF TWO LEGAL DESCRIPTIONS:

DESCRIPTION A:
IDENTIFIED AS PARCEL 2 PER QUITCLAIM DEED RECORDED 04-18-2005, HEREON REFERENCED AS (D11). THIS PARCEL IS DESCRIBED PER THIS DOCUMENT AS FOLLOWS:

"LAND IN THE TOWN OF FRANKLIN, FRONT 44-1/2 FEET AND BEING 107 1/2 IN DEPTH, BOUNDED NORTH BY STREET, EAST BY JOHN WOOLRIDGE, SOUTH BY WILL HUGHS, WEST BY JENNIE HUGHS, AND BEING PART OF THE SAME LAND CONVEYED TO WILL MCLEMORE BY DEED FROM ATHA THOMAS AND SITUATED IN WHAT IS KNOWN AS HARDBARGAIN.

BEING THE SAME PROPERTY CONVEYED TO EMPTY HANDS FELLOWSHIP, INC. BY WARRANTY DEED FROM EQUICREDIT CORPORATION OF AMERICA, F/K/A OLD STONE CREDIT CORPORATION, OF RECORD IN BOOK 1904, PAGE 261, DATED SEPTEMBER 16, 1999, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE."

THESE ARE THE SAME LANDS IDENTIFIED AS LOT NO. TWO PER DEED RECORDED 07-07-1975 IN BOOK 244, PAGE 274, HEREON REFERENCED AS (D5), AND DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 90, HEREON REFERENCED AS (D3).

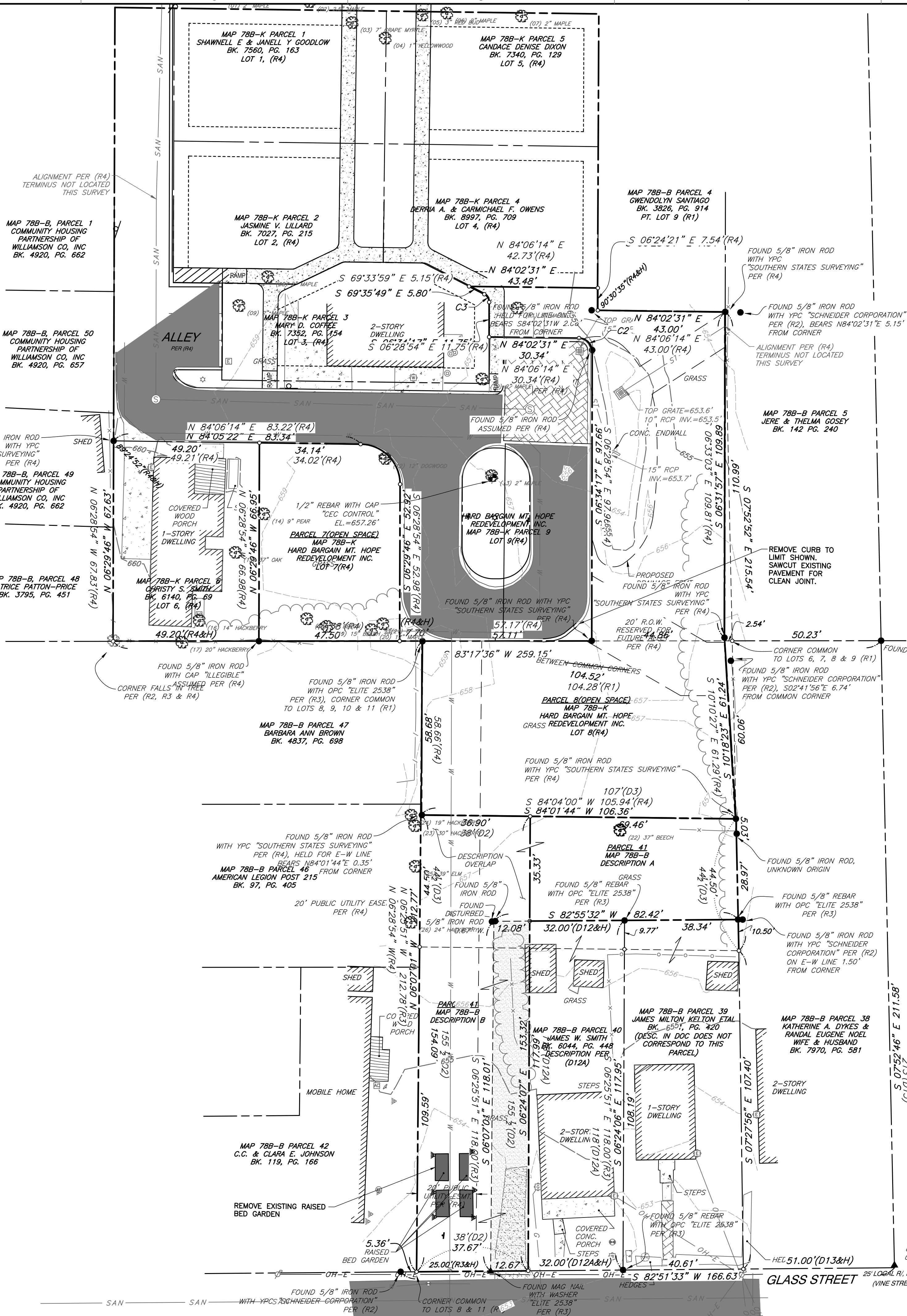
DESCRIPTION B:
IDENTIFIED AS LOT NO. ONE PER DEED RECORDED 07-31-1925 IN BOOK 54, PAGE 89, HEREON REFERENCED AS (D2) DESCRIBED AS FOLLOWS:

"FRONTING 38 FEET ON GLASS STREET AND BEING 155 1/2 FEET IN DEPTH, BOUNDED ON THE NORTH BY MCLEMORE, SOUTH BY GLASS STREET, EAST BY GRAY, WEST BY HUGHS AND BEING SITUATED IN WHAT IS KNOWN AS HARD BARGAIN, BEING THE SAME LOT CONVEYED TO JENNIE CAROTHERS BY DEED OF WILL MCLEMORE ET UX, AS OF RECORD IN DEED BOOK 54, PAGE 89, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE."



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EXISTING LEGEND:

---	EXISTING SUBJECT PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING FENCE
---	EXISTING DITCH FLOW LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING COMBINED SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING TELEPHONE LINE
---	EXISTING UNDERGROUND ELEC. LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING TREELINE
---	EXISTING BUSHES
---	EXISTING SPOT ELEVATION
---	PROPOSED LIMITS OF DEMOLITION
---	PAVEMENT TO BE REMOVED FULL DEPTH
---	LINEAR OBJECT TO BE REMOVED
---	OBJECT TO BE REMOVED

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. TO COMPLETE A PARTIAL BOUNDARY TIE DOWN AND TOPOGRAPHIC SURVEY OF THREE PARCELS OF LAND IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR AS: TAX MAP 78B, GROUP K, PARCEL 7.00, HEREON IDENTIFIED AS PARCEL 7, TAX MAP 78B, GROUP K, PARCEL 8.00, HEREON IDENTIFIED AS PARCEL 8 & TAX MAP 78B, GROUP K, PARCEL 41.00, HEREON IDENTIFIED AS PARCEL 41.

PARCELS 7 AND 8 ARE IDENTICAL WITH LOT 7 AND LOT 8, HARD BARGAIN MT. HOPE SUBDIVISION, RECORDED NOVEMBER 26, 2013 IN PLAT BOOK P58, PAGE 112, HEREON REFERENCED AS (R4). I ESTABLISHED THE BOUNDARY OF BOTH LOTS 7 & 8 WITH A COMBINATION OF RECOVERED RECORD BOUNDARY EVIDENCE AND GEOMETRY PER (R4) AS REPORTED HEREON.

PARCEL 41 IS A PORTION OF LOT 8, W.S. MCLEMORE "HARD BARGAIN, DATED 3-12-1873, RECORDED IN PLAT BOOK 1, PAGE 121 & DEED BOOK 3, PAGE 588, HEREON REFERENCED AS (R1) AND IS COMPRISED OF TWO DESCRIPTIONS. THE CURRENT VESTING DEED REPORTED PER THE WILLIAMSON COUNTY TAX ASSESSOR'S WEBSITE, HEREON REFERENCE AS (D11) DESCRIBES A PORTION OF THESE LANDS BUT NOT ALL OF THEM. THE PORTION DESCRIBED IN (D11) IN MY OPINION IS HEREON IDENTIFIED AS DESCRIPTION A. IN ORDER TO FIND A DESCRIPTION OF THE OTHER PORTION OF PARCEL 41, I RESEARCHED WILLIAMSON COUNTY PUBLIC RECORDS BACK TO THE FIRST CONVEYANCE OF LOT 8 FROM W.S. MCLEMORE, THE OWNER OF THE LANDS OF (R1) TO HIS SON WILLIAM MCLEMORE, AS EVIDENCED BY DEED REFERENCE (D1). IN SAID (D1) WILLIAM MCLEMORE WAS CONVEYED ALL OF LOTS 8 & 9 PER (R1). WILLIAM MCLEMORE THEN CONVEYED TWO PORTIONS OF LOT 8 (R1) AS EVIDENCED BY DEED REFERENCE (D2) TO JENNIE CAROTHERS AND (D3) TO TOM CAROTHERS. TOM CAROTHERS DIED IN 1947 AND THE LANDS DESCRIBED IN (D3) WERE LEFT TO HIS WIFE JENNIE CAROTHERS. AT THIS POINT IN TIME JENNIE CAROTHERS OWNED ALL OF THE LANDS CONTAINED IN PARCEL 41. AFTER JENNIE CAROTHERS DIED IN 1976 THE LANDS IDENTIFIED AS PARCEL 41 WERE LEFT TO THREE PERSONS: CARRIE L. WILSON (1/3), ANN SPENCER (1/3) & ALBERT WILSON (1/3). OVER THE NEXT 21 YEARS THESE LANDS WERE CONVEYED TO OTHER ENTITIES, HOWEVER THE DESCRIPTIONS WERE NEVER CHANGED. IN 1997 CARRIE F. WILSON WAS THE VESTING OWNER AS EVIDENCED BY DEED REFERENCE (D7), HOWEVER AT THIS POINT THE DESCRIPTION CONTAINED IN (D3) WAS OMITTED FROM THIS DEED. I BELIEVE SHE STILL WAS CONVEYED BOTH THE LANDS DESCRIBED IN (D2) AND (D3) AS EVIDENCED BY THE EXPLANATORY PARAGRAPH FOLLOWING THE DESCRIPTION. IN 1999 CARRIE F. WILSON DEFAULTED ON A LOAN AND THE LANDS WERE CONVEYED TO EQUICREDIT CORP. OF AMERICA AS EVIDENCED BY DEED REFERENCE (D9). EQUICREDIT CORP. OF AMERICA THEY CONVEYED THESE LANDS TO EMPTY HANDS FELLOWSHIP, INC. AS EVIDENCED BY DEED REFERENCE (D10). EMPTY HANDS FELLOWSHIP THEN CONVEYED THEN LANDS TO HARD BARGAIN MT. HOPE REDEVELOPMENT, INC. AS EVIDENCED BY DEED REFERENCE (D11).

BOUNDARY NOTE:

THAT PORTION OF PARCEL 41 HATCHED HEREON AND PER REFERENCE SURVEY (R3) WERE INTENDED TO BE CONVEYED TO THE ADJOINING PARCEL 40. DURING THE COURSE OF MY RESEARCH I WAS UNABLE TO RETRIEVE ANY SUCH EVIDENCE DOCUMENTATION TO SUPPORT THE SURVEY EVIDENCED BY REFERENCE SURVEY (R3) DID MONUMENT THE PROPOSED CORNERS. FURTHERMORE I HAD A CONVERSATION WITH A MR. JAMES JACKSON, WHO RESIDES AT PARCEL 42. MR. JACKSON INFORMED ME THAT HE WAS A FORMER BOARD MEMBER OF HARD BARGAIN MT. HOPE PREDEVELOPMENT, INC. AND DOES RECALL A VOTE OF THE BOARD TO CONVEY SAID PORTION OF PARCEL 41.

GENERAL NOTES:

- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)(GEOID18). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF OPUS SURVEY: 2/2023
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9550, DJ9552 & DJ9562
(F) GEOID MODEL: GEOID_18
(G) COMBINED GRID FACTOR: 0.99992313
- THIS SURVEY WAS PREPARED USING THE RECORD SURVEY AND RECORD DEED REFERENCES REPORTED HEREON. ALL RECORD REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- EASEMENTS MAY EXIST FOR UTILITIES SHOWN OR NOT SHOWN HEREON WHICH WERE NOT REFERENCED BY THE RECORD REFERENCES REPORTED HEREON.
- ADJOINING BOUNDARY LINES, OWNERSHIP AND DEED REFERENCES REPORTED HEREON WERE ACQUIRED FROM EITHER DEED DESCRIPTIONS, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION, PLAT OF RECORD, AND UNDERGROUND MARKINGS PROVIDED BY CALLING 811. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811.
- THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE (AND INCORPORATED AREAS)" PANEL 192 OF 485, MAP NUMBER 47187C01925 REVISED DATE DECEMBER 22, 2016 THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 03-08-2023.

CITY OF FRANKLIN NOTES

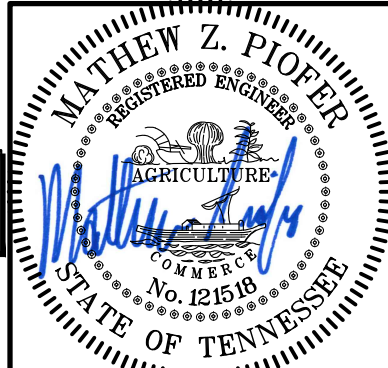
CITY OF FRANKLIN NOTES

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- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
- THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET

0 20 40



EXISTING CONDITIONS PLAN

DRAWING NO.:

C1.0

SHEET OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

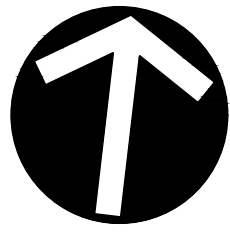
DATE: SEPTEMBER 2023
DWG SCALE: AS SHOWN
PROJECT NO: 324-479
APPROVED BY: RGM

DATE: SEPTEMBER 2023
DRAWN BY: SNH
CHECKED BY: MZP
324-479

DRAWING NO.:

C1.0

SHEET OF



STATEMENT OF IMPACTS

IMPACT OF DEVELOPMENT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATION FACILITIES WILL BE MINIMAL. ONLY 2 ADDITIONAL SINGLE FAMILY RESIDENCES ARE PROPOSED.

DEVELOPMENT WILL IMPROVE FIRE ACCESS WITHIN THE DEVELOPMENT AND ADJACENT PROPERTIES.

DEVELOPMENT COMPLIES WITH COMPACT RESIDENTIAL DESIGN CONCEPT AS DESCRIBED IN ENVISION FRANKLIN. IT COMPLIES WITH BUILDING PLACEMENT, CHARACTER AND HEIGHT CONCEPTS, LOT SIZE, ACCESS, AND PARKING CONCEPTS.

DEVELOPMENT ALSO COMPLIES WITH THE HARD BARGAIN NEIGHBORHOOD SPECIAL CONSIDERATIONS. PROPOSED RESIDENCES MATCH THE CONCEPTUAL PLAN AND DO NOT PREVENT THE CONNECTION OF JOHNSON ALLEY AT A FUTURE DATE.

DEVELOPMENT PLAN NOTES

1. MAIL FOR NEW RESIDENCES TO BE LOCATED AT EXISTING MAIL KIOSK.
2. GRASS PAVE TO BE DESIGNED TO WITHSTAND 75000 LB LOAD.
3. NEW PARCELS AND PROPERTY LINES ARE PROPOSED. LOT 8 HAS BEEN DIVIDED INTO TWO TAXABLE LOTS FOR INCLUSION INTO THE PROPOSED PUD. A PLATTING ACTION WILL BE COMPLETED TO COMBINE THE REQUIRED PORTION OF LOT 8 WITH LOT 41 AND SUBDIVIDE IT FOR THE TWO SINGLE FAMILY PARCELS DEPICTED ON THIS PLAN.

PROPOSED LOTS

LOT 1 IS APPROXIMATELY 7152 SF (0.16 AC)
LOT 2 IS APPROXIMATELY 5746 SF (0.13 AC)

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED CONCRETE
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED SANITARY LINE
	PROPOSED WATERLINE
	PROPOSED PERMEABLE PAVERS

SITE DATA CHART

PROJECT NAME: HARD BARGAIN DEVELOPMENT
PROJECT NUMBER: 8184
ADDRESS: 958 GLASS STREET
FRANKLIN, TN 37064
078BB04100, 078BK00801
PARCEL(S): 0.29 AC / 12,899 SF
ACREAGE OF SITE: N/A
VESTING: N/A

REGULATIONS
BASE ZONING: R-6 - RESIDENTIAL
PROPOSED ZONING: PD - PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY
BUILDING TYPES APPLIED: HOUSE
FRONTAGE TYPES APPLIED: YARD
LOT WIDTH (RESIDENTIAL): 40 FT
LOT SIZE (RESIDENTIAL): 4000 SF
SETBACKS-
FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM
SIDE YARD: 5 FT
REAR YARD: 15 FT
DWELLING UNIT COUNT, BY TYPE: 2 UNITS
COMMERCIAL SF, BY USE: 0 SF
HOTEL KEYS: N/A
BUILDING HEIGHT: 24'-6"
MINIMUM LANDSCAPE SURFACE AREA: 4,307 SF (30%)
OPEN SPACE SF REQUIRED: 718 SF (5%)
NATURAL AREA SF REQUIRED: 0
TREE CANOPY RETENTION ACREAGE: 0
PARKING REQUIRED, BY USE: 4 SPACES (2 TOTAL SINGLE RESIDENCES)
4 SPACES (2 TOTAL SINGLE RESIDENCES)

PARKING PROVIDED, BY USE:

HISTORIC RESOURCE TREATMENT (Y/N): NO

PARKLAND AGREEMENT:

TOTAL DWELLING UNITS 8 (6 EXISTING, 2 NEW) 2
AMOUNT PER UNIT \$4,304.00
TOTAL \$8,608.00

PARKLAND AGREEMENT WAS FULLY EXECUTED ON 6-12-23 AND FEES SHALL BE DUE AT THE PLAT STAGE. CONTACT ALEX BEARDEN FOR AN APPOINTMENT IN BUILDING AND NEIGHBORHOOD SERVICES TO MAKE PAYMENT.
ALEX.BEARDEN@FRANKLIN.TN.GOV 615-721-9103

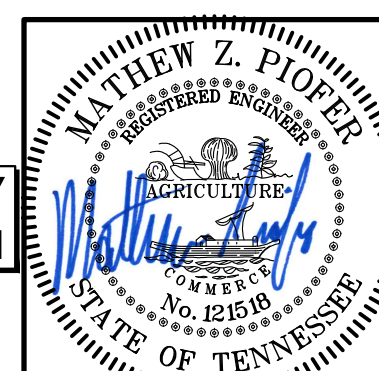
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 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET

0 20 40



DEVELOPMENT PLAN

DRAWING NO.:

C2.0

SHEET OF

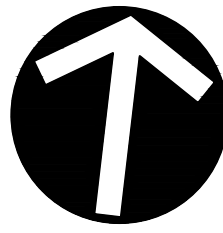
REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGAIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DATE: SEPTEMBER 2023	DRAWN BY: SNH
DWG SCALE: AS SHOWN	INSP: MZP
PROJECT NO: 324-479	CHECKED BY: RGM
APPROVED BY:	



STORMWATER NARRATIVE & STATEMENT OF IMPACTS:

STORM WATER GENERATED BY THE PROPOSED SINGLE FAMILY RESIDENCES TO BE TREATED IN ACCORDANCE WITH CITY OF FRANKLIN RESIDENTIAL STORMWATER RUNOFF QUANTITY AND QUALITY. THE PROPOSED FIRE LANE WILL BE CONSTRUCTED OF A GRASS PAVE SYSTEM IN ORDER TO NOT INCREASE STORMWATER RUNOFF IN THAT AREA. PROJECT DISTURBANCE WILL BE BELOW ONE ACRE.

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

ALIGNMENT PER (R4)
TERMINUS NOT LOCATED
THIS SURVEY

LEGEND:	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

GRADING 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.

CITY OF FRANKLIN NOTES

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 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET
0 20 40



GRADING AND DRAINAGE PLAN

DRAWING NO.:

C3.0

SHEET OF

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO.:	324-479	APPROVED BY:	RGH

HARD BARGIN PUD SUBDIVISION
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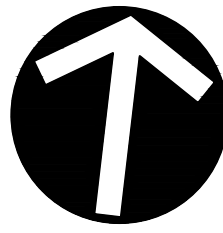
REVISION RECORD

NO	DATE	DESCRIPTION



NOTE TO CONTRACTOR

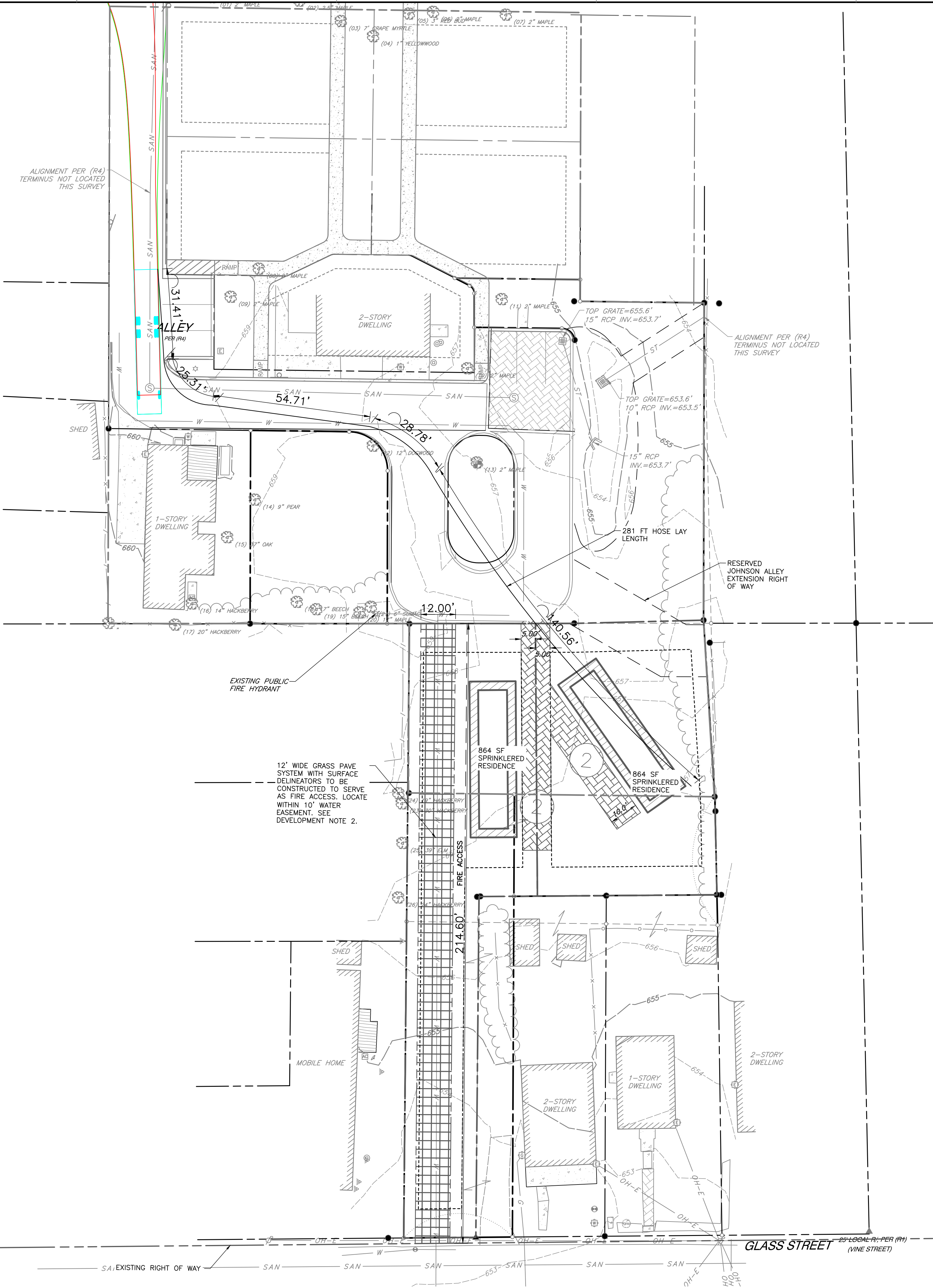
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STATEMENT OF IMPACTS

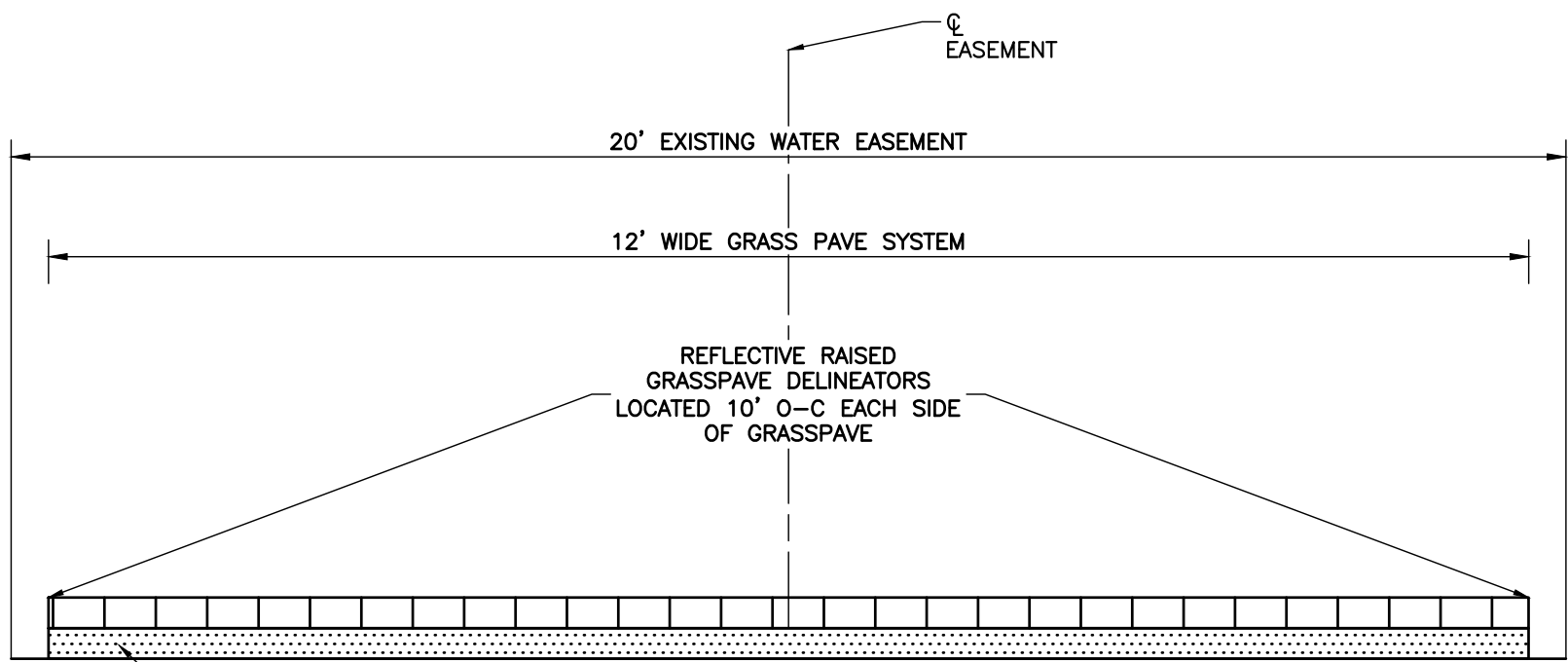
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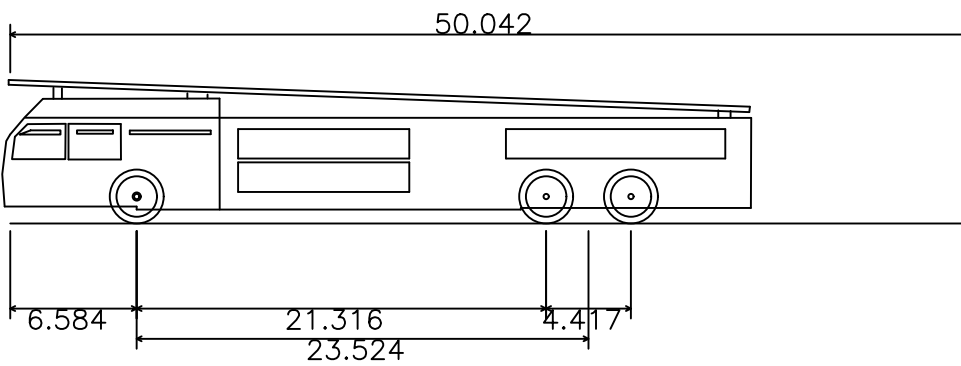


LEGEND:

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
OH-W	OVERHEAD ELECTRIC
S	SANITARY MANHOLE
WV	WATER VALVE
W	FIRE HYDRANT
W	WATER METER
GV	GAS VALVE
G	GAS METER
P	POWER POLE
T	TREE
[Pattern]	PERMEABLE PAVEMENT
[Pattern]	FIRE LANE



FIRE ACCESS
TYPICAL SECTION



FRANKLIN FIRE TRUCK APPARATUS SPECIFICATIONS

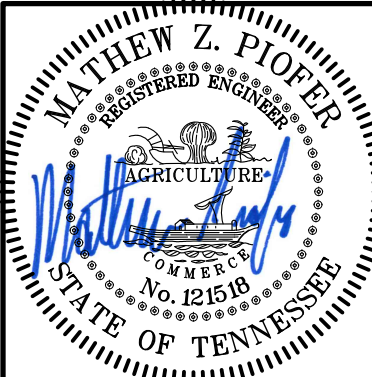
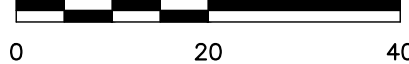
NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
WHEELS ON EACH REAR AXLE:	4
REAR TRACK WIDTH:	8'
WHEEL BASE:	19.292'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.042'
LOCK TO LOCK TIME:	6 SECONDS
WIDTH:	8.333'
REAR OVERHANG:	24.167'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'

CITY OF FRANKLIN NOTES

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PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET



ROW AND ACCESS PLAN

DATE:	SEPTEMBER 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.:

C4.0

SHEET OF

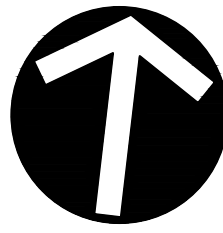
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NOTE TO CONTRACTOR

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STATEMENT OF IMPACTS:

IMPACTS TO WATER AND SEWER SERVICES ARE EXPECTED TO BE MINIMAL

EXPECTED NEEDS ARE FOR 2 SFUE'S

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 THEPRE 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:
 - 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.
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

CONTACT LIST

WATER MANAGEMENT

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

FIRE SERVICE

FRANKLIN FIRE STATION 1
500 NEW HWY 96 W
FRANKLIN, TN 37064
PHONE: 615-791-3270

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: DALE HOOD
E-MAIL: DHOOD@MTEMC.COM

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: MARLON_FRIZZELL@CABLE.COMCAST.COM

TELEPHONE SERVICE

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

PLANNING & ZONING

FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-559-6730
CONTACT: JOEY BRYAN
E-MAIL: JOSEPH.BRYAN@FRANKLINTN.GOV

STORM WATER FACILITIES

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: JEFF.WILLOUGHBY@FRANKLINTN.GOV

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
E-MAIL: BEN.MCNEIL@FRANKLINTN.GOV

GAS SERVICE

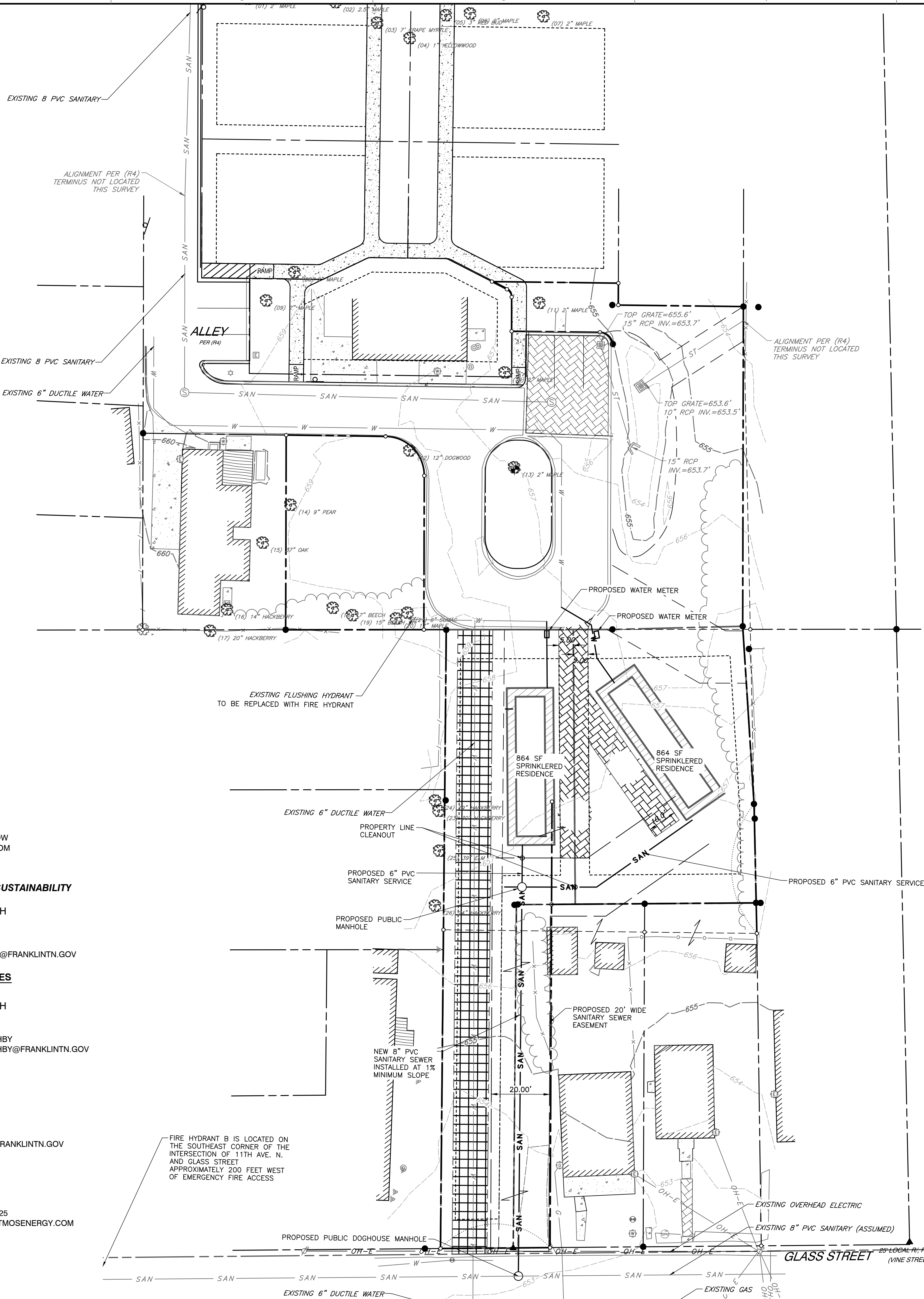
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596 x325
EMAIL: RON.MYATT@ATMOSENERGY.COM

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



A:\320-000\324-4791-CADD\Draw\DWG\324479-001-C5.0.dwg(C5.0) LS(9/7/2023 - mpeafey) - UP: 9/7/2023 11:09 AM



LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	POWER POLE
	TREE
	PERMEABLE PAVEMENT
	FIRE LANE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED ELECTRIC
	PROPOSED GAS LINE
	PROPOSED COMMUNICATION LINE

WATER & SEWER DATA CHART

TEST DATE: 06/14/2023 10:11:00 AM
CONDUCTED BY: VICTOR MURPHEY - CENTURY FIRE PROTECTION
WITNESSED BY: DUSTIN HARPER

STATIC PRESSURE OF HYDRANT: 90 PSI
RESIDUAL PRESSURE OF HYDRANT: 75 PSI
PITOT PRESSURE OF HYDRANT: 26 PSI
GALLONS PER MIN AT TEST PRESSURE: 797
GALLONS PER MIN AT 20 PSI: 1831

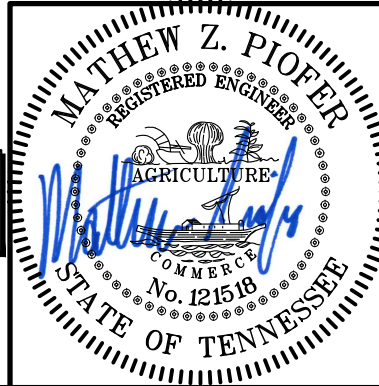
CITY OF FRANKLIN NOTES

1. EXISTING IMPERVIOUS AREA WITHIN SUBJECT PROPERTY: +/- 0 SF
2. ZONING : R-6 RESIDENTIAL
3. THIS PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN OVERLAY PER CITY OF FRANKLIN ZONING
4. THIS PROPERTY IS NOT LOCATED IN :
 - ANY FEMA FLOODWAY
 - ENVISION FRANKLIN BOUNDARY
 - HISTORIC PRESERVATION BOUNDARY
5. PROPERTY NOTES :
 - PARCEL ID - 078BB04100, 078BK00801
 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

**PRELIMINARY
NOT FOR CONSTRUCTION**

SCALE IN FEET

0 20 40



DATE: SEPTEMBER 2023
DRAWN BY: SNH
PROJECT NO: 324-479
APPROVED BY: RGM

UTILITY PLAN
HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

DRAWING NO.:

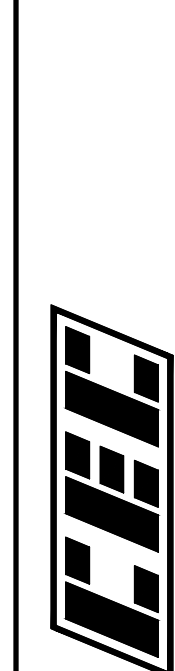
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SHEET OF

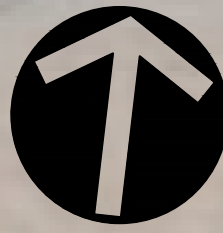
REVISION RECORD

DESCRIPTION

NO DATE



Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com



NORTH

Tree Number	Size	Species	Status
01	37"	Beech	

CITY OF FRANKLIN TREE PRESERVATION NOTES

- 1.1. EXISTING TREE CANOPY ON SITE = 0.14
- 1.2. TOTAL SITE ACREAGE = 0.33 AC
- 1.3. 0.14 TREE CANOPY AC / 0.33 TOTAL SITE AC = 0.42 SITE TREE CANOPY COVERAGE
2. 1 SPECIMEN TREE LOCATED ON SITE.
3. TOTAL TREE CANOPY = 6,322 SF
- 3.1. TREE CANOPY TO REMAIN = 2,613 SF
4. TOTAL CALIPER INCHES REQUIRED FOR REMOVAL OF SPECIMEN TREE : 74 CALIPER INCHES.
- 4.1. CALIPER INCHES PROVIDED : 24 CALIPER INCHES
- 4.2. REMAINDER OF REQUIRED CALIPER INCHES TO BE PAID TO TREE BANK AT \$150 PER CALIPER INCH.

AERIAL IMAGE INFORMATION

1. 2023 MICROSOFT CORPORATION – 2022 MAXAR
- CNES(2022) DISTRIBUTION AIRBUS DS

CITY OF FRANKLIN TREE PROTECTION NOTES

1. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
	AA	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B&B	3" CAL.	12'-15' HT.
	CC	2	CERCIS CANADENSIS / WHITE EASTERN REDBUD	B&B	3" CAL.	8' - 10' HT.
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B&B	3" CAL.	12'-15' HT.

CITY OF FRANKLIN NOTES

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 - DEED BOOK - 3532
 - DEED PAGE - 314
 - DEVELOPMENT - HARD BARGAIN

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET

0 20 40



TREE PRESERVATION PLAN

DATE:	AUGUST 2023	DRAWN BY:	SNH
DWG SCALE:	AS SHOWN	CHECKED BY:	MZP
PROJECT NO:	324-479	APPROVED BY:	RGH

DRAWING NO.:
L1.0

SHEET OF

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8184

REVISION RECORD

DESCRIPTION

NO DATE

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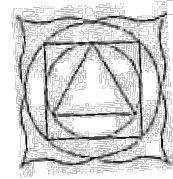


Know what's below.
Call before you dig.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL REFER TO ALL PLANS
WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S
INTENT THAT ANY SINGLE PLAN SHEET IN THIS
SET OF DOCUMENTS FULLY DEPICT ALL WORK
ASSOCIATED WITH THIS PROJECT.



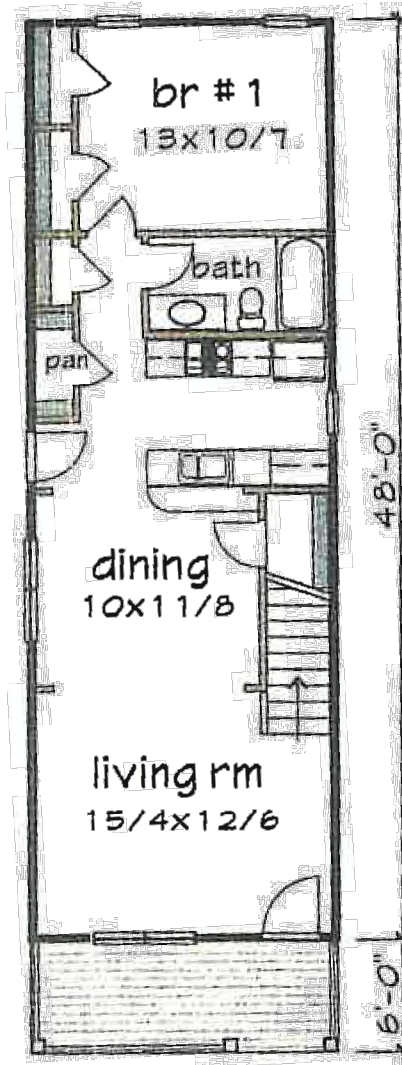
Rick Thompson
Architect



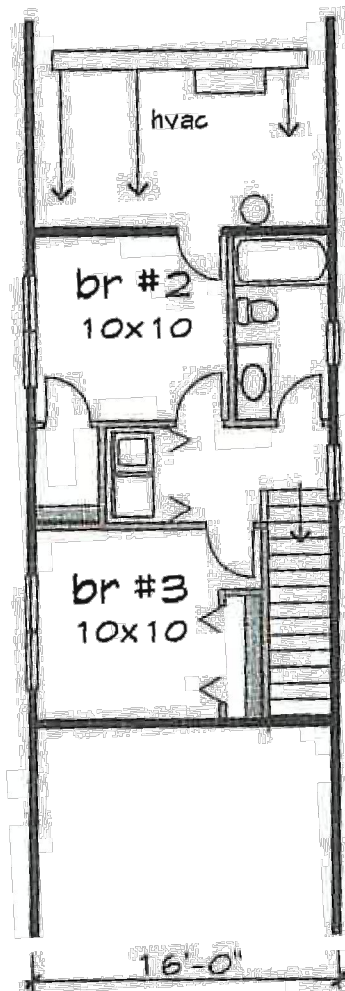
www.thompsonplans.com
© Rick Thompson Architect 2005

P O Box 160
Lake Junaluska, NC
28745

828-734-2553



Floor 1 plan



Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

plan #
1116A

2/15/2005

Size fl 1 768

Size fl 2 377

Size Total 1145

Width 16'-0"

Depth 48'-0"

Porch 6'-0"

Fl 1 ceiling 9'

Fl 2 ceiling 8'

Roof pitch 7/12

Height 24'-6"

Please see

PDF single use web site for

PDF unlimited current

Material list pricing

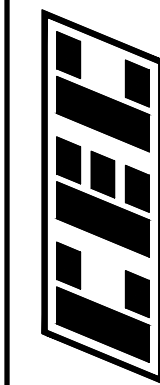
CAD thank you

REVISION RECORD

DESCRIPTION

NO DATE

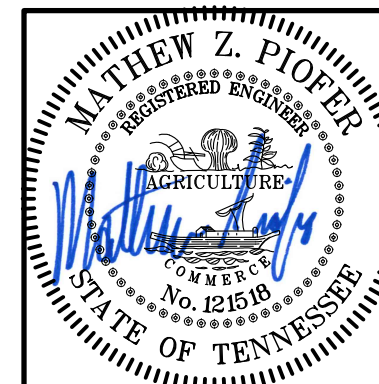
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117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cechinc.com



HARD BARGIN PUD SUBDIVISION
958 GLASS STREET
FRANKLIN, TENNESSEE 37064
COF NO. 8183 & 8184

ARCHITECTURAL ELEVATIONS

DATE: SEPTEMBER 2023 DRAWN BY: SNH
DWG SCALE: AS SHOWN CHECKED BY: MZP
PROJECT NO: 324-479
APPROVED BY: RGM



DRAWING NO.

A1.0

SHEET OF



File #: 21-05252

DATE: September 19, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
SUBJECT:

Acknowledgement Of Progress Report Of Resolution 2022-88, A Resolution Adopting A Plan Of Services For The Annexation Of Murfreesboro Road Property, By The City Of Franklin, Tennessee. Establishing A Public Hearing On November 14, 2023

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This report addresses the Plan of Services for one property located along Murfreesboro Road. This property was annexed on December 18, 2022. Currently, the property is zoned Estate Residential. A final plat, subdividing the property into two lots, was approved on the August 24, 2023 FMPC agenda. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2022-88. There will be no other reports given for this Plan of Services.

FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2022-88.

RESOLUTION 2022-88

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF
MURFREESBORO ROAD PROPERTY, BY THE CITY OF FRANKLIN, TENNESSEE**

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, George Girjel (managing member of Ten10, LLC), (“Owner”) owner of property located South of Murfreesboro Road and East of Ridgeway Drive (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

WHEREAS, the Property is located south of Murfreesboro Road and East of Ridgeway Drive, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
79-60.03	4.7
Total	4.7

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

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

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through the Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 10,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall not be required to extend the sanitary sewer to provide service to the Property as an existing sewer main is present on the property. The Owner will have to extend any public sewer into the property from the existing main dependent on the planned development of the property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Murfreesboro Road. Further study of the type and location of the access shall be studied with a site plan submittal. Engineering shall have the right to restrict access in accordance with the Franklin Street Standards.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.

2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places the subject property in the Single-Family Design Concept, which promotes new single-family residential neighborhoods that provide a range of single-family dwelling and lot sizes. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2022-23 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.

2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

**MURFREESBORO ROAD PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2022-48
RESOLUTION 2022-88
RESOLUTION 2022-89**

Project Information

Existing Land Use: Vacant

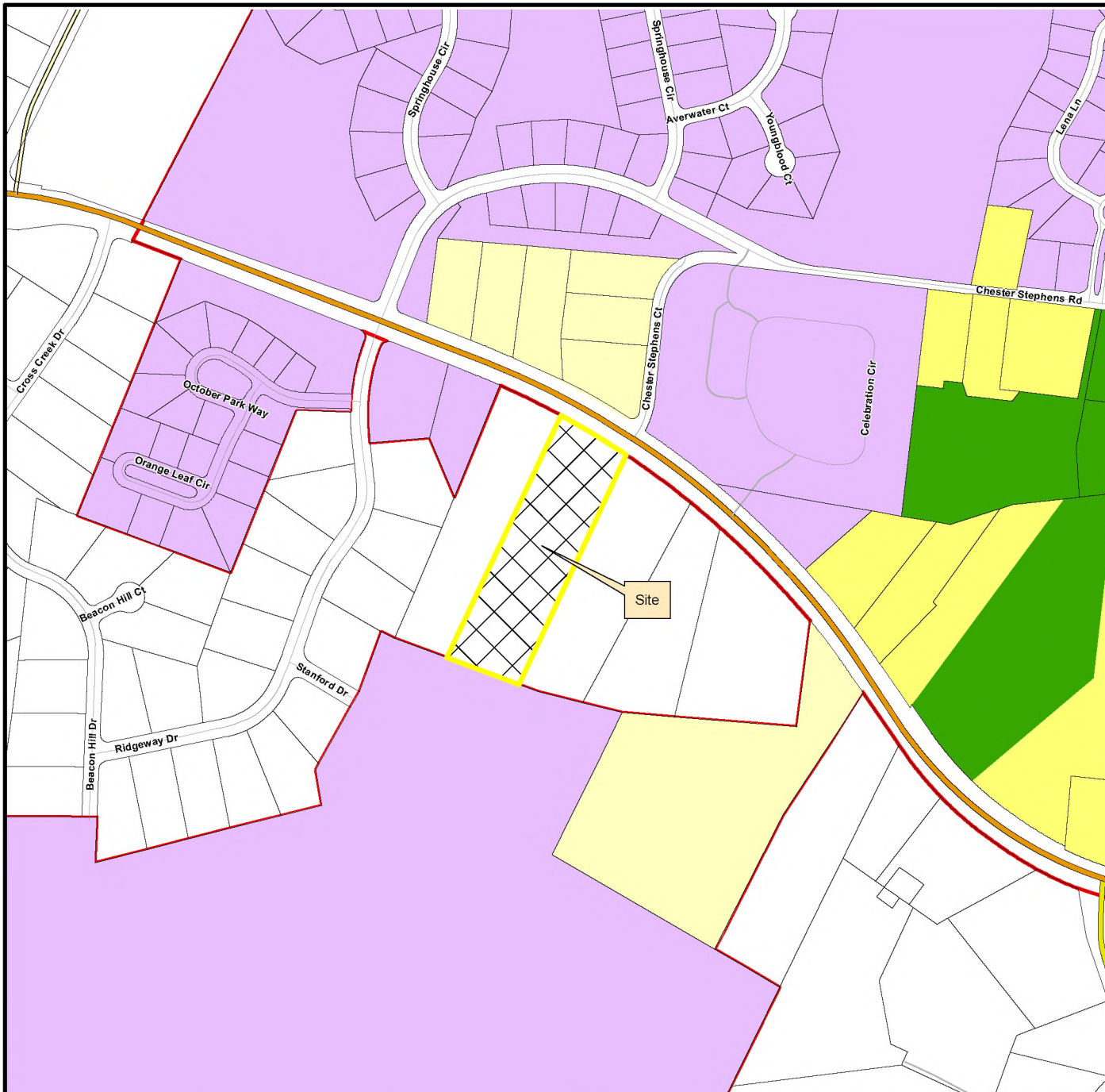
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

Site Acreage: 4.7 acres

Legend

-  Subject Property
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



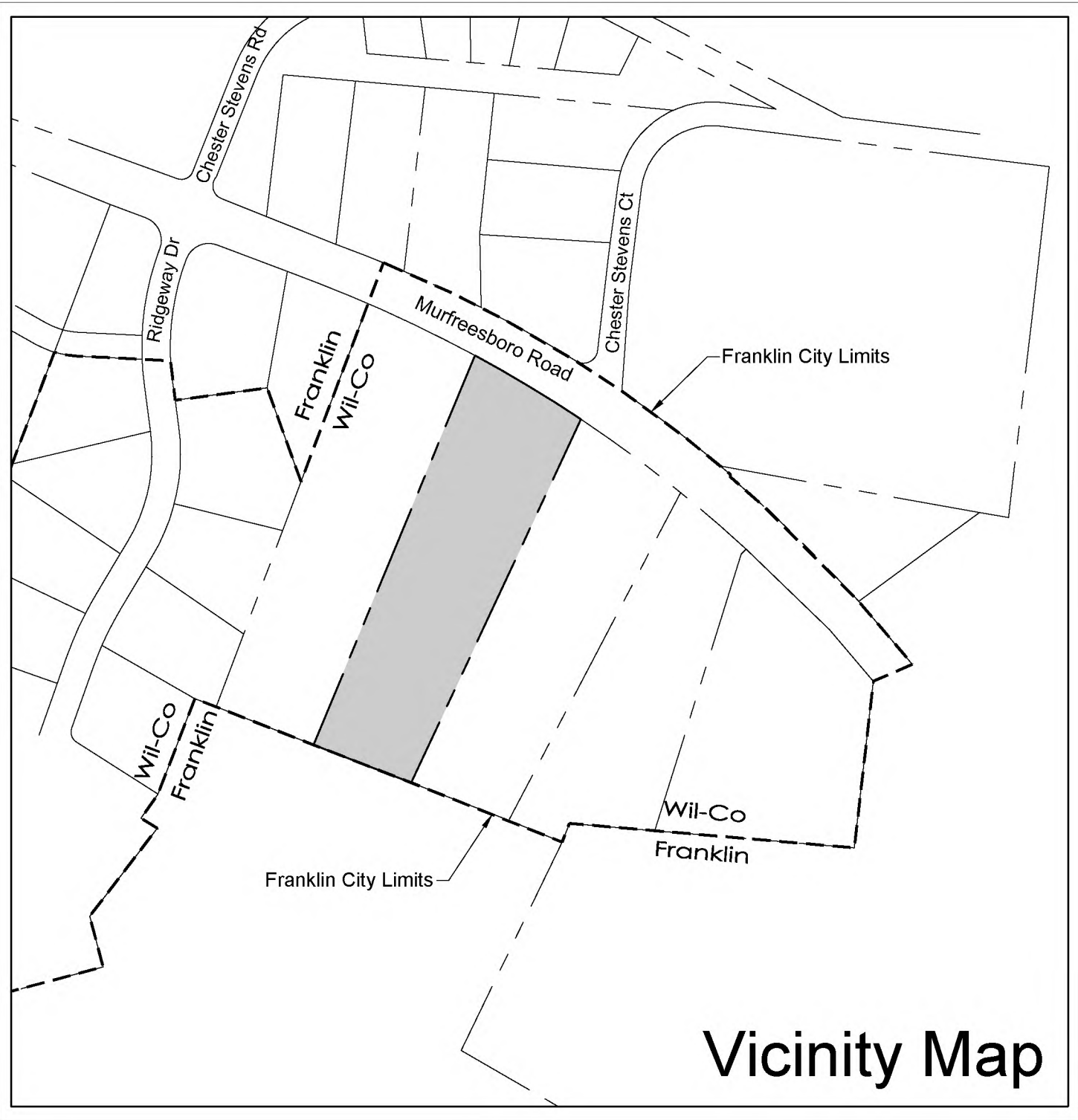
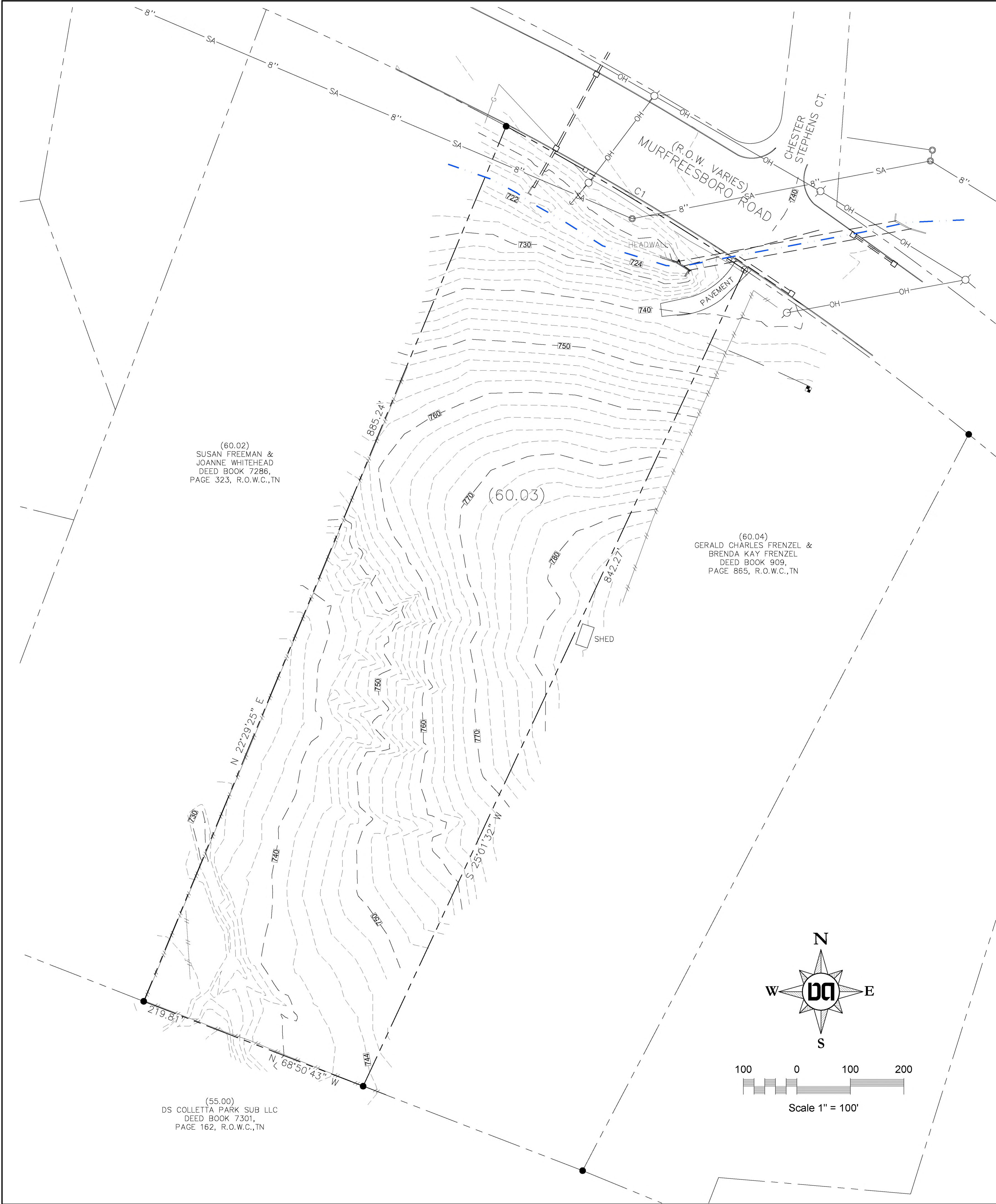
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2023. All rights reserved.



0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE



Subject Property is Zoned MGA-1 and is located in Williamson County. The property abuts the City of Franklin on the south edge, and also across Murfreesboro Rd.

- No Hillside/Hillcrest Overlay
- No Floodway Fringe Overlay
- No Floodway Overlay
- No Wetlands

Envision Franklin

Character Area: Seward Hall
Design Concept: Single Family Residential

The property is located along a major arterial and is about a half mile east of a commercial area where Murfreesboro Road intersects Interstate 96. The land uses in general proximity of the property are predominantly single family residential, with some multi-family residential, and small rural-type business. The proposed use for the property is anticipated to be single family residential, which would be compliant to the existing land uses in the area, and also coincide with the design concept of Single Family Residential as defined in Envision Franklin.

Statement of Impacts / Utilities & Site Items

Water - Property is located in Milcrofton Water District. Water will be served via a public main. Water Demand is estimated at 700 gpd. (350 gpd x 2 houses projected)

Sewer - There is an existing sewer main along the frontage of the property that is owned by City of Franklin. Property will be served by gravity sewer service connecting to the main.

Water Re-Use - Not Applicable

Stormwater Drainage - Property drains to an existing conveyance along the frontage of the property. City of Franklin Stormwater Regulations will be applied at time of development.

Fire Station - the nearest fire station is located at 1061 Cool Springs Boulevard, and is approximately 1.85 miles away.

SCHOOLS
Elementary - Trinity Elementary
Middle - Page Middle School
High - Page High School

Refuse/Sanitation - to be picked up by City of Franklin via individual bins.

Site Data

COF Project # xxxx

Project Name: 0 Murfreesboro Road

Map 79, Parcels 60.03
Total Site Area - 4.74 Ac. (206,637 sq ft)

Current Zoning: MGA-1 (Williamson County)
Overlay Zoning: None

Owner
Ten10, LLC
Contact: George Girjel
4302 N. Chapel Road
Franklin, TN 37067
Email: george@cdjrfranklin.com

Engineer
Dale and Associates, PLLC
Contact: Adam Seger, PE
516 Heather Place
Nashville, TN 37204
615-297-5166
adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0220F, Dated 9/29/06.

Drawing Date:
December 9, 2022

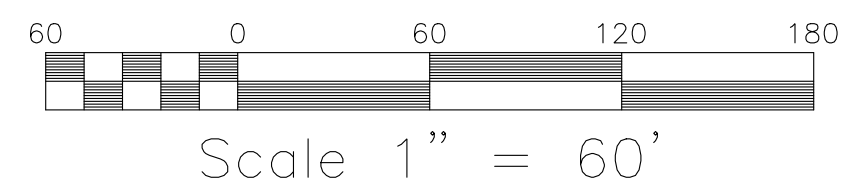
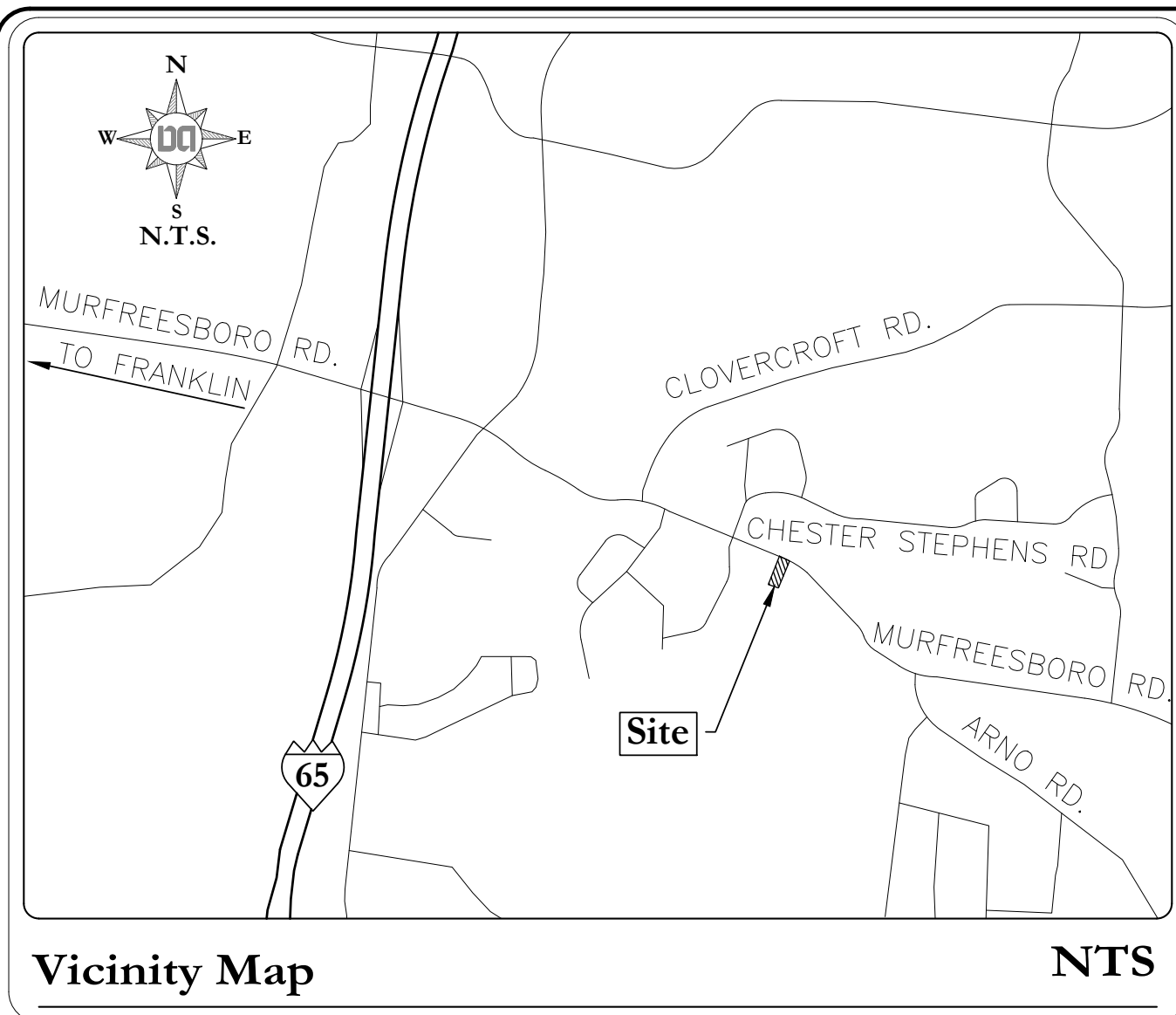
Review Revisions

Annexation Plan
0 Murfreesboro Road
Map 79, Parcel 60.03
Franklin, Williamson County, Tennessee



Annexation
Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
D&A Project #22093
0 Murfreesboro Rd
C1.0

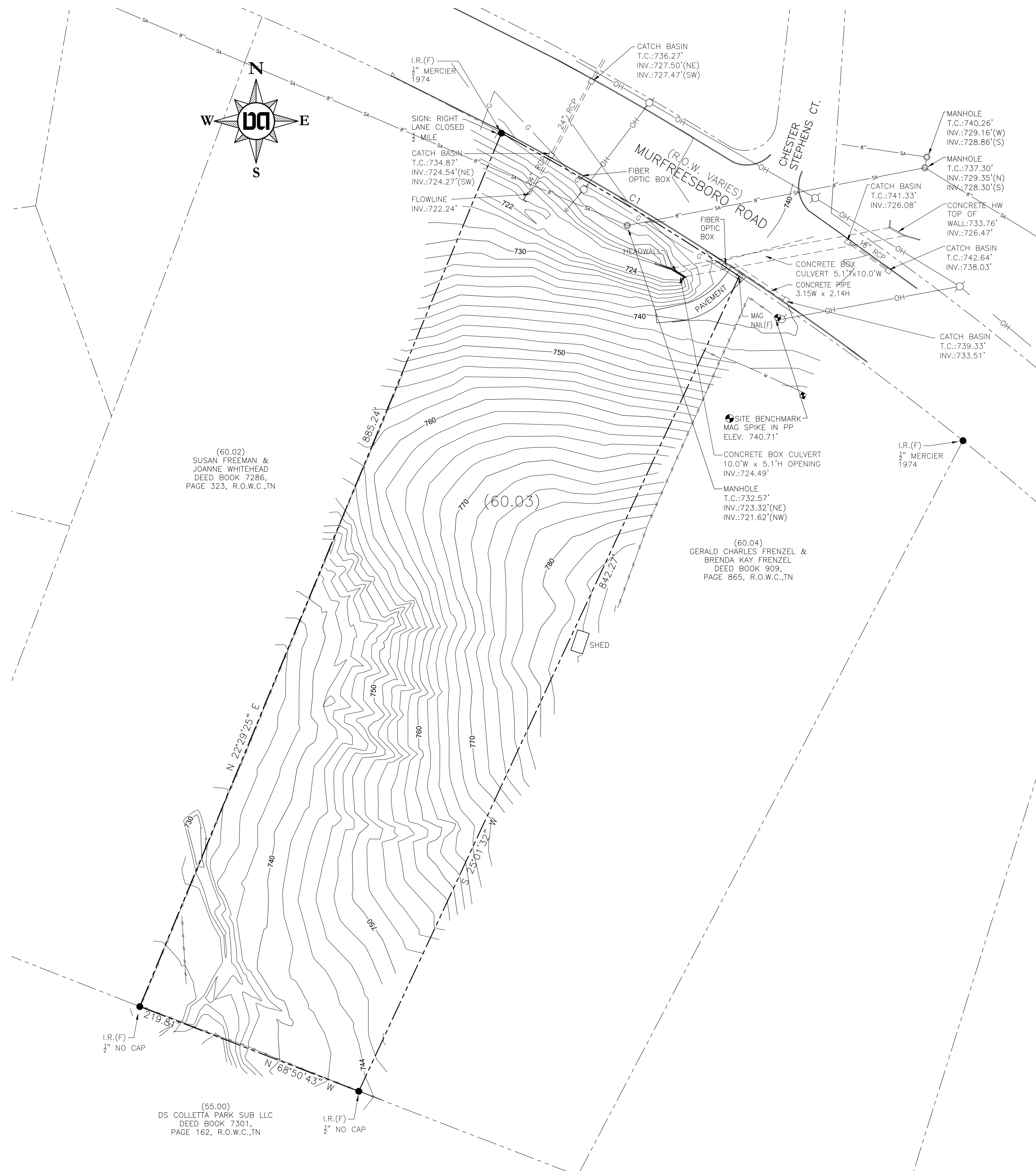


TOTAL AREA = 206,637.07 ACRES
= 4.74 S.F.



LEGEND	
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET) w/PINK CAP
RCP	STAMPED "DALE AND ASSOCIATES"
ANCHOR	REINFORCED CONCRETE PIPE
P.P.	POWER POLE
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
LOT NUMBER	(x)
PARCEL NUMBER	(x)
DRAINAGE DITCH	— — — — —
PROPERTY LINE	— — — — —
FENCE LINE	— — — — —
OVERHEAD UTILITIES	— OH —
WATER LINE	— W —
SANITARY LINE	— SA —
GAS LINE	— G —

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	260.00'	2825.00'	5°16'23"	S 58°57'12" E	259.90'



GPS NOTE

RTK GPS (UTILIZING THE TDOT GNSS REFERENCE NETWORK) WAS USED ON THIS PROJECT.

POSITIONAL ACCURACY = SPECTRA PRECISION SP8 - GNSS RECEIVER

RTK HORIZONTAL: 8 MM (0.026 FT) + 1 PPM

RTK VERTICAL: 15 MM (0.049 FT) + 1 PPM

DATES OF SURVEY = JULY 19, 2022

GPS LOCATIONS USED FOR THIS SURVEY WERE ESTABLISHED USING A VRS (VIRTUAL REFERENCE STATIONS) HORIZONTAL DATUM = NAD 83 (CORS 96), EPOCH 2002

VERTICAL DATUM = NAVD88 [GEOID03]

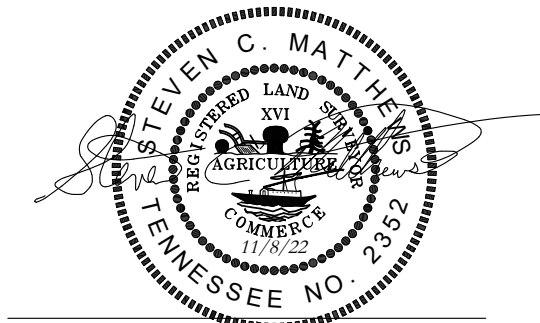
GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3--05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. THE NORTHWESTERLY CORNER OF THE PROPERTY IS 672.7'-/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF CHESTER STEPHENS ROAD AND MURFREESBORO ROAD (HWY 56).
4. PROPERTY IS ZONED MGA-1 (MUNICIPAL GROWTH AREA DISTRICT 1) SETBACKS ARE PER MILLISSEPPA COUNTY ZONING CODE.
5. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0220F. EFFECTIVE DATE: SEPTEMBER 29 2006.
6. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES SHOWN ARE CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
7. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83 [CORS96 EPOCH2002].
8. ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.
9. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS.
10. PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEYOND WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.

DEED REFERENCE
TO: TEN10, LLC
RECORD: DEED BOOK 8955, PAGE 99, R.O.W.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCEL 60.03 ON TAX MAP 79

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



DATE November 8, 2022

STEVEN C. MATTHEWS TN. RLS #235

Boundary & Topographic Survey

0 Murfreesboro Road

Being Parcel 60.03 on Tax Map 79
Franklin, Williamson County, Tennessee

Owner /Developer:

Rev:

Ten10, LLC
4302 N. Chapel Road
Franklin, TN 37067

Date: November 8, 2022

Dale & Associates

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



Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 22093

Sheet 1 of 1

**MURFREESBORO ROAD PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2022-48
RESOLUTION 2022-88
RESOLUTION 2022-89**

Project Information

Existing Land Use: Vacant

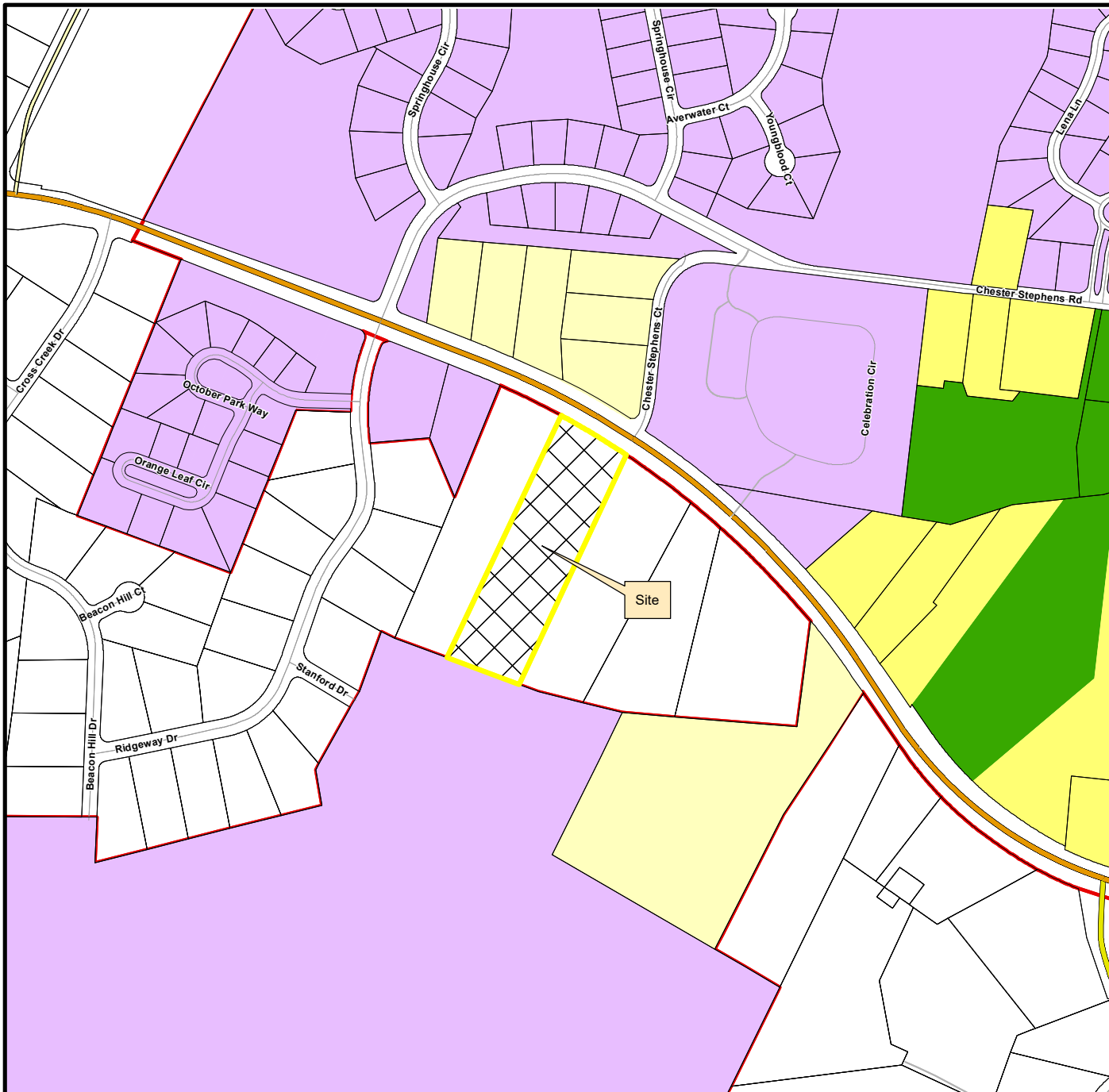
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

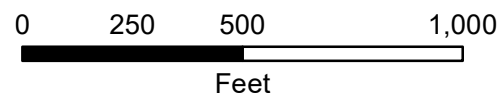
Site Acreage: 4.7 acres

Legend

-  Subject Property
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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HISTORIC
FRANKLIN
TENNESSEE

Progress Report

Date: November 14, 2023

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

Resolution 2022-88: A Resolution Adopting A Plan Of Services For The Annexation Of Murfreesboro Road Property, By The City Of Franklin, Tennessee.

Properties:

Parcel	Address
79-60.03	4081 Murfreesboro Road

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; Milcrofton provider	Fulfilled
Reclaimed Water	No extensions required	Fulfilled
Wastewater	No additional extensions required	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices required	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area.	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.



File #: 21-05253

DATE: September 19, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability

SUBJECT:

Acknowledgement Of Progress Report Of Resolution 2023-05, A Resolution Adopting A Plan Of Services For The Annexation Of A Property Located North Of Liberty Pike And West Of Turning Wheel Lane, By The City Of Franklin, Tennessee. Establishing A Public Hearing On November 14, 2023

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This progress report addresses the Plan of Services for one property located along Liberty Pike. This property was annexed on May 9, 2023. Currently, the property is zoned Estate Residential, and has no active development applications with the City. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2023-05. There will be no other reports given for this Plan of Services.

FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2023-05.

RESOLUTION 2023-05

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF A PROPERTY
LOCATED NORTH OF LIBERTY PIKE AND WEST OF TURNING WHEEL LANE, BY THE CITY
OF FRANKLIN, TENNESSEE**

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Fred Luther, Jr., Fred Andrew Luther, Leigh Anne de Melo, and Jessica Rainey Johnson, (“Owners”) of property located North of Liberty Pike and West of Turning Wheel Lane (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

WHEREAS, the Property is located North of Liberty Pike and West of Turning Wheel Lane contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
79-05303	7.06
Total	7.06

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

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

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a 14,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer greater than 1,000-feet to provide service to the Property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Liberty Pike as long as City Street Standards are met.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

- G. Street Lighting
1. No off-site street lighting is proposed at this time.
 2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.
- H. Street Name Signs
1. No additional street name signs in the area have been deemed necessary.
 2. New development shall install street name signs per City policy.
- I. Fire Protection
1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
 2. No additional manpower or equipment will be necessary to serve the annexation area at this time.
- J. Planning and Zoning
1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
 2. Envision Franklin places this property in the Mixed Residential Design Concept, which contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. Envision Franklin also places the northern portion of the property in the Conservation Design Concept where the hillside/hilltop has been mapped. Envision Franklin does not support development within the Conservation Design Concept.
 3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.
- K. Parks and Recreation
1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
 2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
 3. The Parks Master Plan is due to be updated 2022-23 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.
- L. Police Protection
1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.

2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2023.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

**LIBERTY PIKE PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2023-04
RESOLUTION 2023-04
RESOLUTION 2023-05**

Project Information

Existing Land Use: Vacant

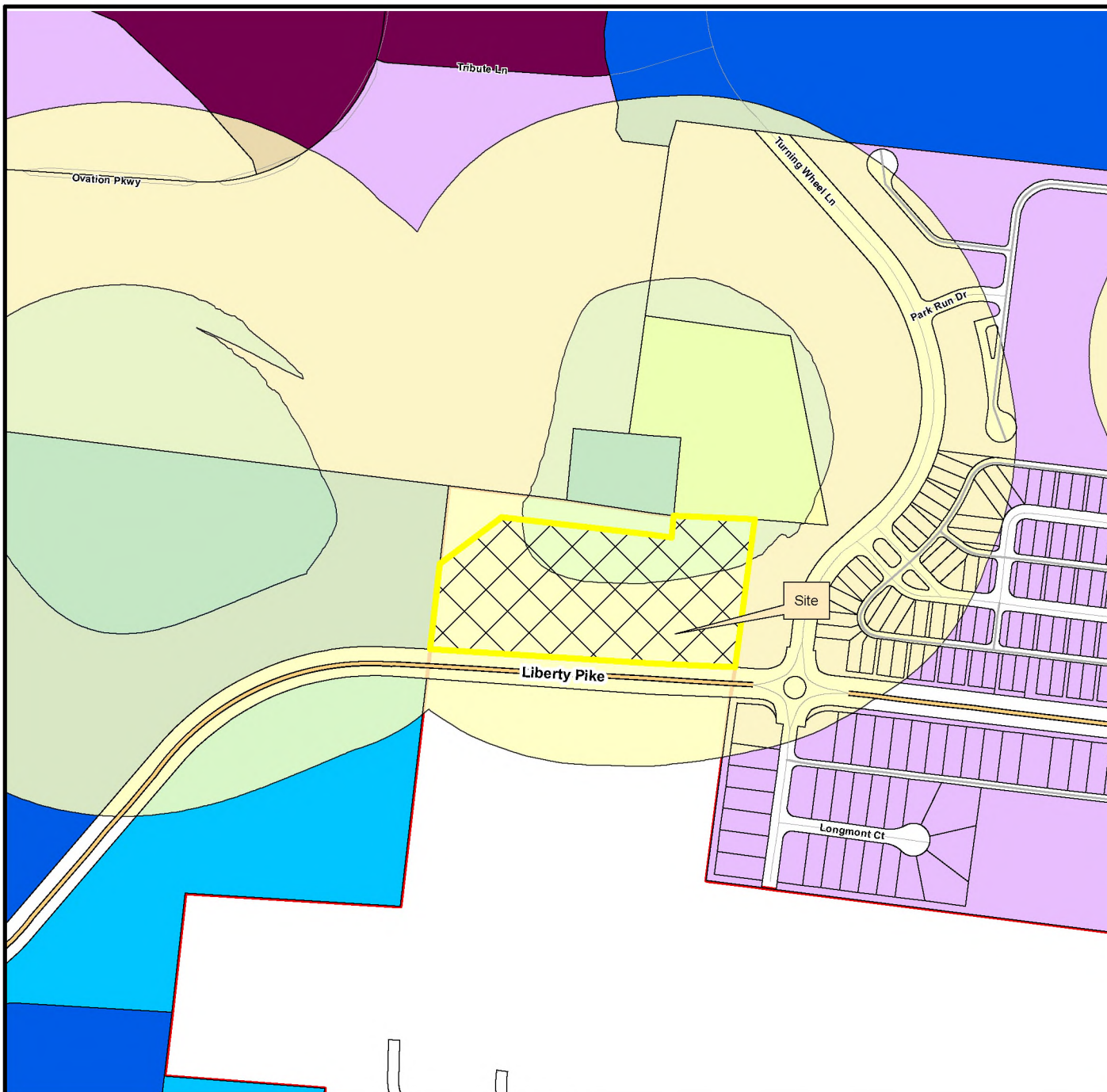
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

Site Acreage: 7.06 acres

Legend

-  Subject Property
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CITY OF FRANKLIN PROJECT #:
916175

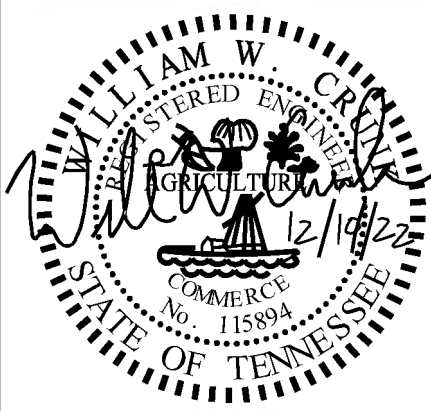
LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

SITE DATA TABLE

PROPERTY ADDRESS:	LIBERTY PIKE FRANKLIN, TN 37067
PARCEL ID:	079 05303 0001 4079
PROPERTY ACREAGE:	7.06 ACRES
DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD SUITE 201 BRENTWOOD, TN 615-873-1795 CONTACT: WILL CRUNK, PE will@crunkeng.com
OWNER:	ADAM HELTON BENCHMARK REALTY 615-668-4663 adam@adamhelton.com

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

ANNEXATION
INITIATION

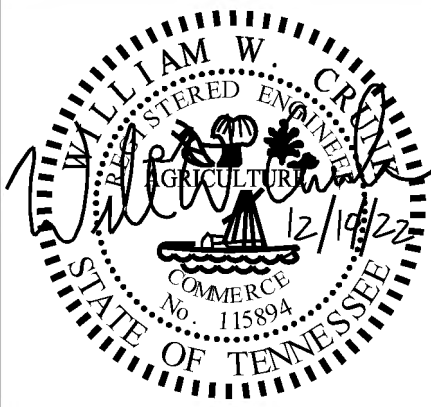
C1.0



LOCATION MAP
1" = 100'



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	
No.	DATE

12/10/2022 22053

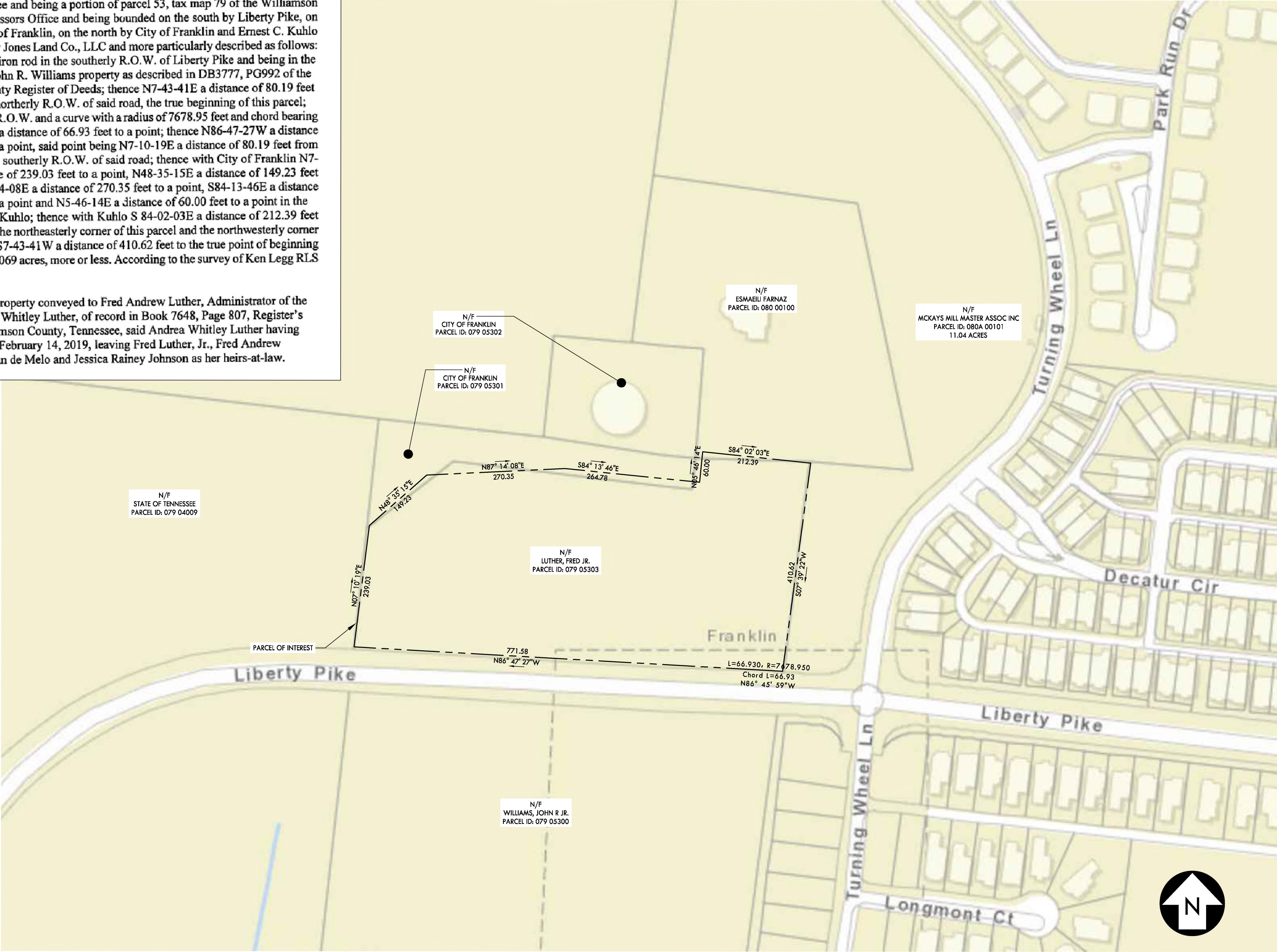
ANNEXATION
INITIATION

C2.0

LEGAL DESCRIPTION:

Being a parcel of land lying wholly within the 14th Civil District of Williamson County, Tennessee and being a portion of parcel 53, tax map 79 of the Williamson County Tax Assessors Office and being bounded on the south by Liberty Pike, on the west by City of Franklin, on the north by City of Franklin and Ernest C. Kuhlo and on the east by Jones Land Co., LLC and more particularly described as follows: Beginning on an iron rod in the southerly R.O.W. of Liberty Pike and being in the easterly line of John R. Williams property as described in DB3777, PG992 of the Williamson County Register of Deeds; thence N7-43-41E a distance of 80.19 feet to a point in the northerly R.O.W. of said road, the true beginning of this parcel; thence with said R.O.W. and a curve with a radius of 7678.95 feet and chord bearing of N86- 45-59W a distance of 66.93 feet to a point; thence N86-47-27W a distance of 771.58 feet to a point, said point being N7-10-19E a distance of 80.19 feet from an iron rod in the southerly R.O.W. of said road; thence with City of Franklin N7-10-19E a distance of 239.03 feet to a point, N48-35-15E a distance of 149.23 feet to a point, N87-14-08E a distance of 270.35 feet to a point, S84-13-46E a distance of 264.78 feet to a point and N5-46-14E a distance of 60.00 feet to a point in the southerly line of Kuhlo; thence with Kuhlo S 84-02-03E a distance of 212.39 feet to a point, being the northeasterly corner of this parcel and the northwesterly corner of Jones; thence S7-43-41W a distance of 410.62 feet to the true point of beginning and containing 7.069 acres, more or less. According to the survey of Ken Legg RLS 1450.

Being the same property conveyed to Fred Andrew Luther, Administrator of the Estate of Andrea Whitley Luther, of record in Book 7648, Page 807, Register's Office for Williamson County, Tennessee, said Andrea Whitley Luther having died intestate on February 14, 2019, leaving Fred Luther, Jr., Fred Andrew Luther, Leigh Ann de Melo and Jessica Rainey Johnson as her heirs-at-law.



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



LIBERTY PIKE ANNEXATION

LIBERTY PIKE FRANKLIN, TN 37067

REVISIONS	DATE	
	No.	

12/10/2022 22053

ANNEXATION
INITIATION

C3.0

**LIBERTY PIKE PROPERTY
ANNEXATION, PLAN OF SERVICE,
AND ZONING
ORDINANCE 2023-04
RESOLUTION 2023-04
RESOLUTION 2023-05**

Project Information

Existing Land Use: Vacant

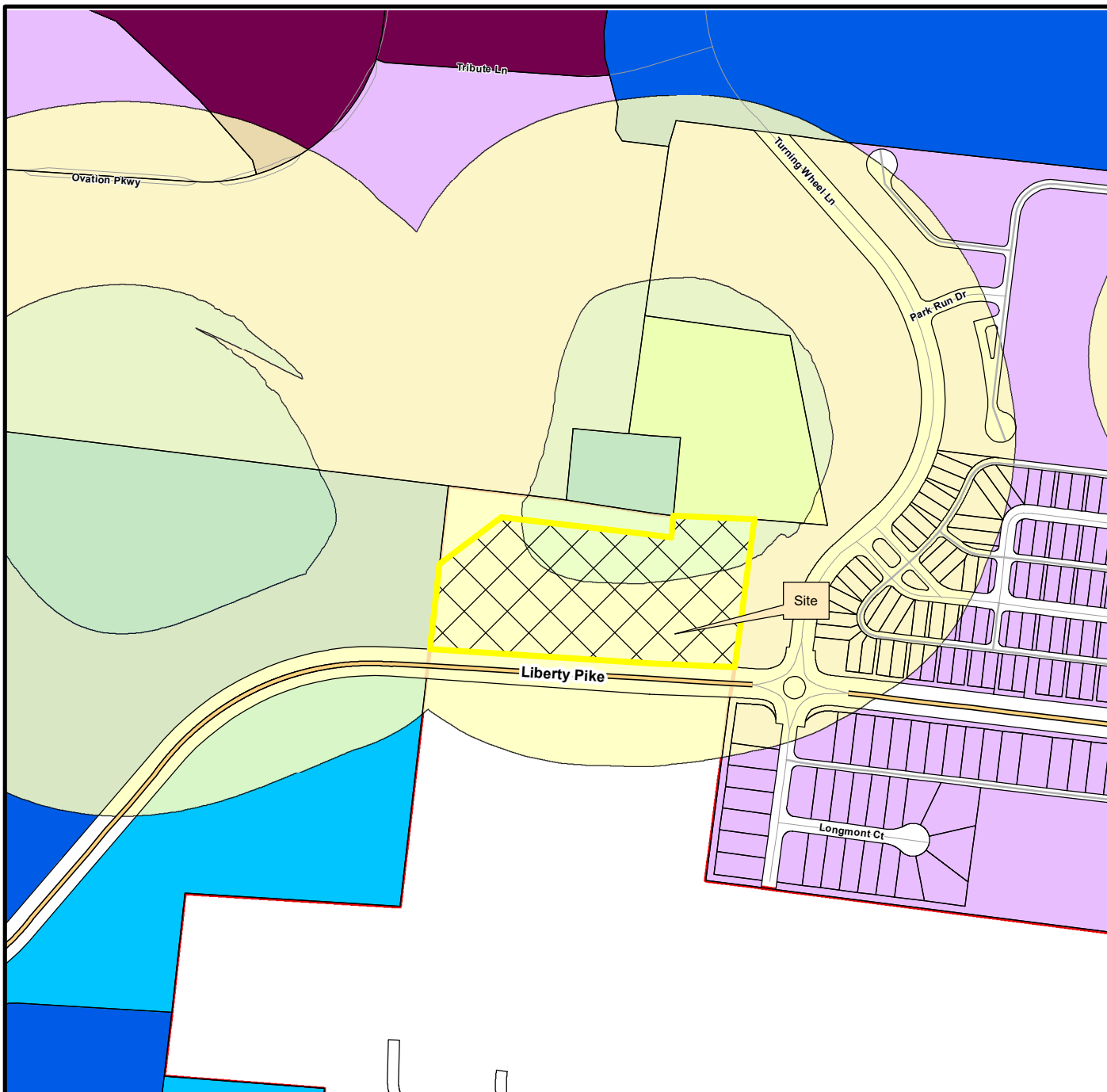
Proposed Land Use: Single-Family

Proposed Zoning: ER, Estate Residential

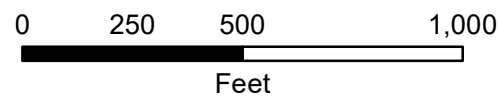
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-  MR Mixed Residential District
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HISTORIC
FRANKLIN
TENNESSEE

Progress Report

Date: November 14, 2023

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79-053.03	1294 Liberty Pike

Services	City's Obligation	Status of City's Obligation
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Reclaimed Water	No extensions required	Fulfilled
Wastewater	Owner responsible for extending sanitary sewer with development.	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
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Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area.	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.



File #: 21-05261

DATE: September 21, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Chris Franklin, Public Works Operations Analyst

SUBJECT:

*Consideration Of Amendment 1 To COF Contract No. 2022-0264, With Civil & Environmental Consultants, Inc. For The Liberty Hills Pond Stream Restoration

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a contract amendment with Civil & Environmental Consultants, Inc. (CEC) for the Liberty Hills Pond Stream Restoration project.

BACKGROUND/STAFF COMMENTS:

The Franklin Board of Mayor and Aldermen originally approved contract No. 2022-0264 on January 24th of 2023, which was a professional services agreement with CEC in the amount of \$259,150.00 for engineering services related to the Liberty Hills Pond Stream Restoration project. On June 13th 2023, this project was awarded federal funding under the TDEC American Rescue Plan Act (ARPA) non-competitive grant program, which means that any actions taken regarding this project now must meet federal grant guidelines. One such guideline is that any entity that contracts to do work related to a project funded by TDEC ARPA dollars must be contracted to do so using federal procurement guidelines. COF contract No. 2022-0264 Amendment 1 amends the original contract to satisfy federal procurement guidelines by adding language that the federal government requires but was not in the original contract with CEC.

FINANCIAL IMPACT:

There is no additional cost associated with this amendment beyond the amount agreed upon in the original contract.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 1 for COF Contract No. 2022-0264.

**AMENDMENT NO. 1 TO COF CONTRACT 2022-0264, PROFESSIONAL SERVICES
AGREEMENT FOR LIBERTY HILLS POND STREAM RESTORATION**

COF Contract No. 2022-0264

ENTERED INTO by and between the CITY OF FRANKLIN, TENNESSEE (the “City”) and Civil & Environmental Consultants (CEC) (“Consultant”), Inc. as of this ____ day of _____, 2023.

WHEREAS, City and Consultant entered into a Professional Services Agreement (“Agreement”) entitled City of Franklin, Tennessee Professional Services Agreement, Liberty Hills Pond and Stream Restoration {COF Contract No. 2022-0264}, dated January 24, 2023; and

WHEREAS, being that this project will be partially funded by TDEC ARP monies, it is required by federal procurement standards that certain language be included in the contract related to federal law, regulations, executive orders, Treasury policies, procedures, and directives; and

WHEREAS, the City and Consultant desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. The contract shall be amended to include section 3.7 which states the following: The parties acknowledge that Treasury ARP SLFRF financial assistance will be used to fund all or a portion of the contract. Consultant will comply with all applicable Federal law, regulations, executive orders, Treasury policies, procedures, and directives.

2. Waiver. Neither party’s failure nor delay to exercise any of its rights or powers under this Amendment 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.

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

4. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

5. Entire Agreement. This Amendment between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

6. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or

purchase order issued in furtherance of the Amendment, 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 the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

7. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

8. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.

9. All other provisions of the Agreement, COF Contract 2022-0264, dated January 24, 2023, are unchanged and remain in full force and effect.

CITY:

CITY OF FRANKLIN, TN

By: _____
Dr. Ken Moore, Mayor

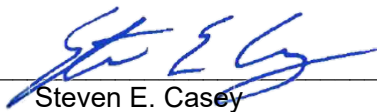
Date: _____

By: _____
Eric Stuckey, City Administrator

Date: _____

CONSULTANT:

CIVIL & ENVIRONMENTAL CONSULTANTS

By:  _____
Steven E. Casey

Title: Vice President

Date: September 20, 2023

APPROVED AS TO FORM BY:

William E. Squires
Assistant City Attorney

**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2022-0264**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and Civil & Environmental Consultants, Inc (CEC) hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

LIBERTY HILLS POND STREAM RESTORATION

1. **SCOPE OF SERVICES.** Consultant shall provide engineering related technical services and /or construction engineering and inspection services, and/or survey services/ and or appraisal services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.
2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.
3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.
4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the Amount of TWO HUNDRED FIFTY-NINE THOUSAND ONE HUNDRED AND FIFTY DOLLARS AND ZERO CENTS (\$259,150.00).

The Board of Mayor and Aldermen Approved this Agreement on the
24 Day of January 2023.

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TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

- 1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:
- 1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.
- 1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.
- 1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.
- 1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.
- 1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

- 2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.
- 2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.
- 2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.
- 2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

- 3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

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- 3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.
- 3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.
- 3.4 **ALLOCATION OF RISK AND LIABILITY; GENERAL.** Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.
- 3.5 **INDEMNIFICATION.** Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.
- 3.5.1 **SURVIVAL.** The terms and conditions of this paragraph shall survive completion of this services agreement.
- 3.6 **LIMITATIONS OF RESPONSIBILITY.** Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

- 4.1 **Termination for Convenience.** The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes

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effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

- (1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.
- (2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.
- (3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:
 - (a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;
 - (b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

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The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

- 4.2 **Termination for Cause.** If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

- 4.3 **Termination for Non-Appropriation.** The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.
- 4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

- 5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

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5.2 ENVIRONMENTAL RESPONSIBILITY.

Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

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

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

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ARTICLE 7. USE OF DOCUMENTS, DATA.

- 7.1** All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.
- 7.1.1 USE OF DATA SYSTEMS:** Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.
- 7.1.2 DISCLOSURE OF DOCUMENTS/DATA.** City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.
- 7.2** By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

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- 7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.
- 7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.
- 7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.
- 7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.
- 7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- 7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

- 8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:
- a) General Liability Insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
 - b) Automobile Liability Insurance with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.

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- c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of \$500,000 for each occurrence.
 - d) Professional Liability Insurance with a limit of \$1,000,000 annual aggregate.
- 8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.
- 8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.
- 8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

- 9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.
- 9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.
- 9.3 **TRAVEL; EXPENSES**
City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

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ARTICLE 10. MISCELLANEOUS PROVISIONS

- 10.1 EQUAL EMPLOYMENT OPPORTUNITY.** In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964.** City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.
- 10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.
- 10.3 NO THIRD PARTY RIGHTS CREATED.** City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.
- 10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER.** City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

ARTICLE 11. EXTENT OF AGREEMENT:

- 11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE.** This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this

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Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

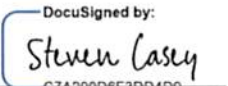
- 11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

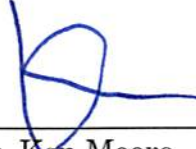
ARTICLE 12. DISPUTE RESOLUTION, BREACH.

- 12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.
- 12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

BY: 
 Consultant's Signature
 TITLE: Vice President
 Date: 12/6/2022

BY: 
 Dr. Ken Moore
 Mayor
 Date: _____

Approved as to Form:


 William E. Squires, Assistant City Attorney

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September 1, 2022

Revised: September 23, 2022

Mr. Jeff Willoughby
Stormwater Management Coordinator
City of Franklin
109 3rd Avenue South
Franklin, TN 37064
Delivered via email: jeffwilloughby@franklinton.gov

Dear Mr. Willoughby:

Subject: Proposal for Professional Engineering Services
Design and Construction of Liberty Hills Pond Stream Restoration
City of Franklin, Williamson County, Tennessee
CEC Project 325-751

Civil & Environmental Consultants, Inc. (CEC) is pleased to submit this proposal to the City of Franklin (City) as discussed and requested during a meeting on July 26, 2022.

1.0 BACKGROUND

CEC understands that the City has had complaints for several years regarding flooding and maintenance needs at the Liberty Hills pond located along Liberty Hills Pike. The preparation of this proposal is based on previous work completed for the City in the Liberty Hills area, including a feasibility study to evaluate opportunities to address flooding concerns along Ralston Creek downstream of this pond completed in April of 2019 and a Letter of Map Revision (LOMR) that was completed in October of 2019.

2.0 PURPOSE

The purpose of this project is to prepare plans and permit applications in support of modifying the Liberty Hills Pond and outlet structure to remove the permanent pool and provide a natural stream for a more aesthetically pleasing and stable condition by incorporating natural stream design principles, bioengineering, and traditional stabilization techniques.

Mr. Willoughby – City of Franklin
CEC Project 325-751
Page 2
September 1, 2022
Revised: September 22, 2022

3.0 SCOPE OF SERVICES

3.1 Task 0001 – Due Diligence

3.1.1 *Jurisdictional Determination*

The scope of this task is to provide a Waters of the US and Waters of the State Determination (i.e., streams and wetlands) within the project area described above. In performing the jurisdictional determination of potential wetlands, the *1987 Corps of Engineers Wetlands Delineation Manual* and the *2012 Regional Supplement: Eastern Mountains and Piedmont Region*, Version 2.0, will be utilized to establish a description of the soils, plants, and hydrologic conditions of the site. A Tennessee Qualified Hydrologic Professional will perform the following tasks:

1. Using the *1987 Corps of Engineers Wetland Delineation Manual* and the *2012 Regional Supplement: Eastern Mountains and Piedmont Region*, Version 2.0, delineate potential wetlands located within the subject property boundary.
2. Complete the Corps of Engineers Wetland Determination Data Forms for each wetland/upland sampling site.
3. Using a Trimble® GeoXT GPS Unit, map the wetland boundaries (if present) to determine area, and latitude and longitude of each soil pit along with hue, value and chroma of the soil using a standard Munsell® Color Chart.
4. Complete TDEC Hydrologic Determination field data forms to make wet weather conveyance and stream determinations.
5. Using a Trimble® GeoXT GPS Unit, map the drainage features to determine length, and latitude and longitude of begin and end points.
6. Prepare a summary report describing the findings that includes the routine wetland/stream determination data forms, a photo summary, and figures. CEC will submit a draft report to you for initial review before submitting to the TDEC Environmental Field Office in Nashville and the Nashville District of the Corps of Engineers.

3.1.2 *Stream Quantification Tool (SQT) Assessment*

Under the 2019 Tennessee Stream Mitigation Guidelines, completion of the SQT is needed to determine existing condition scores of existing streams proposed for restoration, as well as impoundments proposed for removal. CEC will perform TN SQT Rapid Assessments for the two known drainage features draining into the impoundment, as well as assess the impoundment. Once the data is collected, CEC will input the data into the SQT Workbook to determine existing condition scores. The completed version of the SQT Workbook will be attached to the TDEC

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ARAP and USACE NWP#27 applications. The completed version of the SQT Workbook will also be used to generate proposed condition scores based on the stream design.

3.1.3 Conceptual Planning and Coordination

Upon completion of the aforementioned tasks, CEC will develop a conceptual drawing of the proposed project and conduct a meeting with City personnel to review the conceptual plan and discuss adjustments that may be requested. Upon City's approval of the conceptual plan, CEC will submit a 401 Water Quality Certification Pre-application Filing Request to TDEC and USACE, and request a pre-application meeting to discuss the proposed project and receive initial feedback from the agencies on the concept plan and permit application navigation. CEC will prepare materials needed for this meeting and attend the meeting either virtually or in person.

3.2 Task 0002 – Survey

CEC proposes to provide a Topographic Survey of the area shown in the blue shaded area of the attached Survey Exhibit map which contains approximately 7 acres.

Within the limits of the topographic survey, CEC will collect sufficient data to create a digital terrain model of the existing ground surface and the pond bottom. The contours will be displayed at 1-foot contour intervals. Visible and/or marked utilities and existing site improvements will be obtained. The marked utilities to be located will only be along that portion of Liberty Hills Drive of said blue shaded area and will be according to TN811 markings. Top of casting, invert elevations, pipe size, and pipe material of the storm and sanitary sewer structures will be obtained, if accessible and/or visible, within the survey area. Individual larger (24" diameter at breast height and greater) stand-alone trees will be located. CEC survey technicians can identify tree species to the best of their abilities. However, CEC assumes that the Client understands our technicians are not trained in dendrology. Trees within wooded or brush areas will not be located and an edge of brush line will be obtained. The perimeter of landscaped areas will be located.

Utilities will be shown according to surface observations combined with plans and markings provided by calling TN811 (underground utility notification center for Tennessee). It is CEC's experience that TN811 may not respond to a request for markings unless excavation activities are involved. TN811 does not mark utility lines or services on private property. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated. For utility lines or service locations on private property, CEC can retain the services of a private underground utility location service for an additional fee upon request.

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CEC will utilize the current deeds and/or plats of record, existing property and right-of-way (ROW) monumentation, and field evidence within the limits of survey to establish the approximate ROW and property side/lot lines. Owner and recording information for every property is not needed except for the two properties to the west of Liberty Hills Drive. CEC assumes there will be sufficient monumentation and evidence found during the performance of the field portion of the survey to adequately define the ROW and property sidelines. A General Property Survey of the properties as defined by T.C.A. 0820-03-.07 is not included as part of this proposal.

CEC will utilize survey field technicians equipped with GPS, Robotic Total Station, and Echo Sounding (for bottom of pond elevations) surveying instruments under the supervision of a Registered Land Surveyor. The survey will be referenced to the Tennessee State Plane Coordinate System (NAD83) and the North American Vertical Datum of 1988 (NAVD88, Geoid 18) in U.S. Feet. CEC will create a final project drawing in AutoCAD (*.dwg) format for use in design. A signed and sealed version of the survey is not necessary for this task.

It is understood that the CLIENT hereby grants CEC or represents and warrants (if the site is not owned by the CLIENT) that permission has been duly granted for a Right-of-Entry by our firm, agents, staff, consultants and subcontractors for the purpose of obtaining field information pertinent to the subject project.

3.3 Task 0003 – Grant Assistance

CEC understands that the City would like to pursue TDEC Water Infrastructure Investment Plan (WIIP) funding to support the design and construction of this project. CEC will perform the following items for the subject project as a part of this task:

- Evaluate the proposed project for TDEC WIIP funding eligibility.
- Assist the City in developing an opinion of probable cost* to be included as part of the non-competitive grant proposal.
- Assist the City with preparation and development of the project description and proposal timeline.
- Assist the City with preparation of the non-competitive grant proposal.
- Assist the City with preparation of quarterly reporting through completion of project (assumed September 2026).

*CEC will submit to the City an opinion of the probable cost presented as a range required for the construction scope. However, CEC is not a construction cost estimator or construction contractor, nor should CEC rendering an opinion of probable construction costs be considered equivalent to

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the nature and extent of service a construction cost estimator or construction contractor would provide. CEC's opinion will be based solely upon our own experience with construction, published cost indices, and similar references.

CEC assumes that the City will provide the required documentation on how they will meet grant co-funding requirements.

3.4 Task 0004 – Clean Water Act Permitting

CEC will complete the necessary permit application package for TDEC as well as the application package for Nationwide Permit #27 for the Nashville District Corps of Engineers. The permit application packages will include CEC's previously completed JD report and the results of the SQT analysis, as well as proposed stream restoration design plans. An Alternatives Analysis is required as part of the permitting process to demonstrate that there are no practical alternatives to the proposed site plan while still achieving the overall project purpose. CEC will prepare the narrative for the Alternatives Analysis and describe three on-site alternatives (minimum requirement). CEC will require assistance from the City in preparing the alternatives. The three alternatives are anticipated to include 1) the proposed (preferred) site plan, 2) a no-impact alternative (no-build), and 3) a third alternative (less desirable alternative). CEC assumes the City will provide information for the project purpose and need, financial justification for the preferred alternative (proposed site plan), and other socioeconomic information supporting the need for the proposed development. It is assumed that any required compensatory mitigation will be provided through the purchase of mitigation credits from a third-party provider of a mitigation bank or in-lieu fee program, although the nature of the proposed project generally does not require compensatory mitigation.

TDEC individual permit applications are subject to a required 30-day public notice period which gives the public the opportunity to comment on the proposed impacts to water resources. It is assumed that permit application fees and fees associated with advertisement(s) in local newspapers of general circulation will be paid directly by CEC and reimbursed by the City at direct cost. TDEC's Individual ARAP fee is \$2,500.

This scope and fee does not include negotiations or preparation for public hearings should there be public opposition to the project. Individual permit approvals generally take anywhere from three to six months depending on the agencies' schedule and any new information that may arise during the permitting process.

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It should be noted that state and federal permit applications can trigger additional environmental surveys depending on the site and information contained in state and federal databases that are not available to the public. We will not know if any additional surveys are required until after the permit applications have been submitted and reviewed. Fees associated with additional survey requests are not included in this task. If additional surveys are required, CEC can prepare a separate scope and fee for those tasks.

Permitting for projects of this type is not an exact science and many unknowns exist, especially when dealing with regulatory agencies' decision-making process. As such, the fee quoted is CEC's best estimate for preparing the permit application packages, and CEC will not exceed this amount without prior approval.

3.5 Task 0005 – Stream Restoration Design and Construction Plans

3.5.1 *ROW Plans Preparation*

CEC will perform the following tasks to enhance the conceptual plan development:

- Develop initial geomorphic design and stream alignments, as well as construction access considerations.
- Meet with City staff to go over initial project findings, so the design approach can be developed.
- Submit an electronic set of Preliminary Plans for City review and approval.
- Proceed with preparing the ROW plans after receiving comments back from City on the Preliminary Plans.
- Prepare draft permit applications for a City of Franklin grading permit and for coverage under the Tennessee Construction General Permit for Storm Water associated with Construction (this will include preparation of a preliminary Erosion Prevention and Sediment Control (EPSC) plan, Storm Water Pollution Prevention Plan (SWPPP), and Notice of Intent (NOI)). This work will be coordinated with the Aquatic Resource Alteration Permit (ARAP) application and Corps of Engineers Nationwide Permit #27 application preparation in Task 4.
- CEC will coordinate with the State Historic Preservation Office (SHPO) and the Tennessee Division of Archaeology for clearance (a cultural resources survey is not proposed as part of this scope).
- Identify ROW/Easement acquisition needs.
- Preliminary Landscaping Design – CEC will coordinate with the City's Landscape Architect to develop a plan that seeks to balance riparian benefit with aesthetic qualities

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requested by the residents in the area. Larger specimen trees will be specified to replace lost trees.

- Preliminary ROW Plan Review/Utility Coordination – One full-size set of ROW Plans for each utility's use (electronic copies may be accepted based on the utility) and one full-size set, one half-size set, and an electronic copy of ROW Plans for City review.
- ROW Plan Sets are expected to include a Title Sheet, Typical Sections, Property Map with Acquisition Table, Present Layout, Proposed Layout, Proposed Profile, Proposed Grading, Utility Layout, Detour Plan and X-Sections (minimum every 50 feet).
- Incorporate Ralston Creek at Liberty Hills Stream Re-Establishment preliminary design plans prepared by CEC in August 2018
- Prepare preliminary quantities and an opinion of probable cost.
- Hold/Attend one preliminary utility coordination meeting.
- Hold/Attend Public Hearing (CEC understands that the City will advertise and hold the meeting and that CEC will provide the exhibits and attend to answer questions posed by the public).
- Incorporate comments and changes into ROW Plans and finalize ROW Plans.
- CEC will submit one full-size set, one half-size set, and an electronic copy (PDF) of finalized ROW Plans.

3.5.2 Construction Plans Preparations

CEC will perform the following tasks:

- Finalize Design and Prepare Plan Specifications including:
 - Incorporate special conditions from ROW plan development task.
 - Calculate final quantities and opinion of probable cost.
 - Prepare erosion prevention and sediment control plans.
 - Prepare general notes.
- Stormwater permit applications (SWPPP and City of Franklin Mass Grading/Grading Only Permit application. Construction Plan Review – one full-size set of construction plans for each utility's use (electronic copies may be accepted based on the utility) and one full-size set, two half-size sets, and an electronic copy of construction plans for City review.
- Construction Plan Sets are expected to include a Title Sheet, Typical Sections, Quantities, Property Map with Acquisition/Easement Table, Present Layout, Proposed Layout, Proposed Profile, Proposed Grading, Utility Layout, Erosion Control, General Notes, Detour Plan, X-Sections (~ every 50 feet), and Details.

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- Finalize design of Ralston Creek at Liberty Hills stream re-establishment
- Final utility coordination meeting (if necessary).
- Prepare exhibits for second Public Hearing including two sets of Construction Plans, Display Boards, and Presentation.
- Hold/Attend Public Hearing (CEC understands that the City will advertise and hold the meeting and that CEC will provide the exhibits and attend to answer questions posed by the public). CEC will provide copies of the easement documents at this meeting and anticipates that the field staking of the easements will have been accomplished before this meeting. In this way, the City may be able to secure a portion of the easements from the affected residents at the meeting.
- Incorporate comments and changes and finalize plans.
- Finalize the City of Franklin grading permit application and a Notice of Intent (NOI) and SWPPP for coverage under the Tennessee Construction General Permit for Storm Water associated with construction (applicable permit application fees are assumed to be waived for the City grading permit; State permit fees are assumed to be paid by the City of Franklin and have not been included in the fee for this proposal).
- Submit permit applications (permit fees paid by City or reimbursed if CEC is asked to pay them).
- CEC to submit one full-size set, one half-size set and an electronic copy (PDF and CADD) of finalized Construction Plans.
- CEC assumes that the construction general permit application fee will be waived because the City is a Qualified Local Program (QLP).

3.6 Task 0006 – Culvert Assessment and Design

CEC will assess the need to replace the culverts under Liberty Hills Drive during Task 5. The existing culverts inlet invert is higher than the bottom of the pond. Leaving the culverts in place will affect the slope of the proposed stream alignment. Replacing the culverts and thereby lowering the inlet invert would increase the detention capacity of the area upstream of Liberty Hills Drive. However, there are other considerations to consider related to replacing the culverts such as utility coordination, stream geomorphological considerations, particularly stream slope and sediment transport capacity, and cost. CEC will discuss the findings of the preliminary design with the City to determine if replacement of the culvert is amenable. If CEC and the City determine that the culvert replacement is needed during the meeting, the following tasks will be performed:

- Perform hydraulic analysis for the proposed culvert.
- Prepare additional plan sheets, including a Demolition Sheet, Layout Sheet, Utility Sheet, and Details for the proposed culvert.

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3.7 Task 0007 – CLOMR

CEC will perform the hydrologic and hydraulic analysis in accordance with FEMA's *"Instructions for Completing the Application Forms for Conditional Letters of Map Revision and Letters of Map Revision"* (rev. 08/2018). The hydrologic and hydraulic analysis is based on the following assumptions:

- The hydraulic analysis will be based on the steady state hydraulic model of Unnamed Tributary 2 to Harpeth River which supports LOMR 20-04-2146P with an effective date of February 19, 2021.
 - CEC will complete a FEMA FIS Data Request for Unnamed Tributary 2 to Harpeth River. The cost of the data request is included in the estimated fees.
- The field survey collected by CEC and the Williamson County LiDAR data collected by the State of Tennessee GIS Services in 2018 will be used for the hydraulic analysis.
- No new hydrologic flows will be determined for the Unnamed Tributary 2 to Harpeth River. The hydraulic analysis will use the same flows from the hydraulic model that supports the LOMR.
- Sediment transport modeling is not required.
- The CLOMR will not include the determination of a floodway.
- CEC has included up to two iterations of the hydraulic analysis prior to preparation of the submittal package. If additional iterations are necessary, they will be performed on a Time and Materials basis after receiving your approval.

FEMA requires that ESA compliance be achieved prior to FEMA's review of a CLOMR submittal and assumes ESA compliance has been achieved prior to a LOMR submittal. CEC will perform initial consultation with the U.S. Fish and Wildlife Services (USFWS) to identify whether threatened or endangered species exist at the project site and whether the project would adversely affect species or designated critical habitat. Response to any additional requests and/or restrictions imposed are not included in this scope of services. In addition, the scope does not include a biological assessment and/or bat survey, which may be requested by USFWS following the initial consultation. CEC can provide a separate scope of services, if required.

CEC will prepare a CLOMR submittal package. CEC will perform the following:

- Prepare a project narrative describing the existing site conditions, the proposed site development, and modeling methodology.
- Prepare a topographic working map showing the proposed 1%-annual-chance (100-yr) floodplain.

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- Prepare an annotated FIRM showing the proposed 1%-annual-chance (100-yr) floodplain.
- Prepare cross-section plots showing the proposed 1%-annual-chance (100-yr) floodplain and water surface elevations.
- Include the site plans in the submittal package.
- Include the ESA Compliance Letter in the submittal package.
- Complete FEMA's MT-2 forms, as applicable.
- Prepare City of Franklin Floodplain Development Permit Application.
- Meet with the City's Floodplain Administrator to discuss the hydrologic and hydraulic analysis, CLOMR submittal package, and FEMA's Community Acknowledgment Form.
- Submit the CLOMR submittal package to the City for review and approval. The scope includes addressing one set of combined comments from the City.
- Submit the CLOMR submittal package to FEMA for review and approval. This submittal will be an online submittal. The scope includes addressing one set of comments from FEMA. Additional comments/responses with FEMA, if required, will be billed on an additional Time and Materials basis after receiving your approval.
- The CLOMR submittal package requires individual notification of affected property owners by the local government based on the extent of impacts the proposed construction activities will have on the water surface elevation of the Unnamed Tributary 2 to Harpeth River for the 1%-annual-chance (100-year) flood event. This task includes preparation of the property owner notifications letters. CEC has included an allowance of \$500 for postage and other reimbursable expenses associated with the notifications in the estimated fee for this task.
- CEC will pay the required **FEMA CLOMR submittal fee of \$6,500** (<https://www.fema.gov/flood-map-related-fees>) for the online submittal of the CLOMR. CEC has included the cost of the submittal fee in this task's estimated fee.

3.8 Task 0008 – LOMR

This task includes the preparation of a FEMA LOMR submittal following completion of the CLOMR submittal process outlined in Task 0006, receipt of CLOMR approval from FEMA, and the completion of the proposed construction. The scope of services for this task is based on the following additional assumptions:

- The as-built topographic survey shows the project was constructed in general accordance with the site plans used for the CLOMR modeling.

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- The Duplicate Effective, Corrected Effective, Existing, and Proposed Conditions Models and the Endangered Species Act Compliance Documentation that were included with the CLOMR submittal will not require revision for the LOMR submittal package.
- The LOMR submittal will require less coordination with FEMA and with the City than the CLOMR process required.

CEC will perform the following:

- Provide an as-built Topographic Survey of the same area as indicated in Task 0002 post-construction. The utility, right-of-way, property, and easement information from Task 0002 along with the new as-built information will be utilized to produce a signed and sealed PDF of the as-built survey.
- Revise the hydrologic and hydraulic analysis used for the CLOMR submittal based on the as-built topographic survey.
- Revise the project narrative describing the as-built project and modeling methodology.
- Develop a topographic working map showing the as-built 1%-annual-chance (100-yr) floodplain based on the as-built topographic survey and hydraulic model.
- Develop an annotated FIRM showing the as-built 1%-annual-chance (100-yr) floodplain based on the as-built topographic survey and hydraulic model.
- Prepare cross-section plots showing the 1%-annual-chance (100-yr) floodplain boundaries and water surface elevations based on the as-built topographic survey and hydraulic model.
- Include the as-built property survey.
- Complete FEMA's MT-2 forms, as applicable.
- Meet with the City's Floodplain Administrator to discuss the hydrologic and hydraulic analysis, LOMR submittal package, and FEMA's Community Acknowledgment Form.
- Submit the LOMR submittal package to the City for review and approval. The scope includes addressing one set of combined comments from the City.
- Submit the LOMR submittal package to FEMA for review and approval. This submittal will be an online submittal. The scope includes addressing one set of comments from FEMA. Additional comments/responses with FEMA, if required, will be billed on a Time and Materials basis in addition to this proposed fee after receiving your approval.
- The LOMR submittal package requires individual notification of affected property owners by the local government based on the extent of impacts the proposed development activities will have on the water surface elevation of the Unnamed Tributary 2 to Harpeth River for the 1%-annual-chance (100-year) flood event. This task includes preparation of the property owner notifications letters. CEC has included an allowance of \$500 for postage and other reimbursable associated with the notifications in the estimated fee for this task.

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- CEC will pay the required **FEMA LOMR submittal fee of \$8,000** (<https://www.fema.gov/flood-map-related-fees>) for the online submittal of the LOMR. CEC has included the cost of the submittal fee in this task's estimated fee.

3.9 Task 0009 – Meetings

CEC has included the cost for five additional meetings beyond those mentioned in the above tasks. These will be used, as needed, for coordination with the City.

4.0 SCHEDULE

Task	Estimated Start	Estimated Duration
Task 0001: Due Diligence	Within 30 days of notice to proceed	Jurisdictional Determination – 45 days from notice to proceed SQT Assessment – 60 days from notice to proceed Conceptual Planning – 90 days from notice to proceed
Task 0002: Survey	Within two weeks of notice to proceed	Six weeks from the completion of field work
Task 0003: Grant Assistance	Within two weeks of notice to proceed	Grant application – submittal to City for review by October 15 th
Task 0004: Permitting	Within two weeks of completion of agency coordination meeting under Task 0001	Six weeks to prepare permit applications
Task 0005: Stream Restoration Design and Construction Plans	Within two weeks of survey completion	12 weeks to produce construction plans & submit stormwater permits (NOI & COF Grading)
Task 0006: Culvert Assessment and Design	Within two weeks of meeting with City confirming need for culvert replacement	Concurrently with Task 0005
Task 0007: CLOMR	<u>FEMA Data Request</u> – Within one week of notice to proceed.	<u>FEMA Data Request</u> – Four-six weeks anticipated to

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Task	Estimated Start	Estimated Duration
	<u>Hydraulic Analysis</u> – Within one week of receipt of hydraulic model and completion of stream restoration design <u>CLOMR Submittal Package</u> – Upon completion of hydraulic analysis	receive hydraulic model from FEMA <u>Hydraulic Analysis</u> – Four-six weeks <u>CLOMR Submittal Package</u> – Four week to prepare submittal to City 30+ days – City review 90+ days – FEMA 1 st review 14+ days – Respond to FEMA 90+ days – FEMA 2 nd review
Task 0008: LOMR	<u>As-built survey</u> – within two weeks of construction completion <u>LOMR Hydrologic and Hydraulic Analysis and Submittal Package</u> – within two weeks of as-built survey completion.	Three weeks to prepare stamped as-built survey. Six weeks to prepare LOMR submittal package. 30+ days – City review 90+ days – FEMA 1 st review 14+ days – Respond to FEMA 90+ days – FEMA 2 nd review
Task 0009: Meetings	As needed	As needed

5.0 FEE

Our estimated fees are based on the scope of services described above and will be billed on a Time & Materials basis. If CEC encounters conditions that require additional services and fees beyond what is presented in the proposal, CEC will provide a written revised scope of services and revised fee for the City of Franklin's approval prior to proceeding. The estimated fee to perform the scope of services outlined above is provided below:

Task	Estimated Cost
Task 0001: Due Diligence	\$13,000
Task 0002: Survey	\$11,900
Task 0003: Grant Assistance	\$29,500
Task 0004: Permitting	\$17,700

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Task	Estimated Cost
Task 0005: Stream Restoration Design and Construction Plans	\$83,750
*Task 0006: Culvert Assessment and Design	\$14,300
Task 0007: CLOMR	\$49,500
Task 0008: LOMR	\$35,500
Task 0009: Meetings	\$4,000
Total	\$259,150

*CEC and City will determine the need for this task during Task 5.

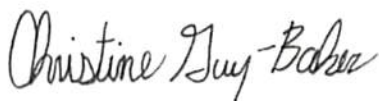
Invoicing of professional services will be in accordance with the attached fee schedule. Reimbursable expenses, including subcontracted services, are included in our estimated costs and will be invoiced according to the attached fee schedule. Please note that an assumed inflation factor has been included for work planned to be completed in 2023 and 2024. The estimated fee for annual monitoring is subject to change based on the estimated end date of 2029. CEC will perform the work in accordance with the Professional Services Agreement COF 2019-0084.

6.0 CLOSING

CEC appreciates the opportunity to submit this proposal to the City of Franklin. We believe the scope of services outlined will address the City of Franklin's needs in a cost-effective manner. If you have any questions or comments, please call me at (615) 333-7797.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Christine Guy-Baker, P.E., CFM
 Assistant Project Manager



Steven E. Casey, P.E., CPESC
 Vice President

cc: Paul Holzen, paulholzen@franklintn.gov

Enclosures: Survey Exhibit
 City of Franklin Rate Sheet



Tools & Features Demonstration Site



0.0 0.02 0.0 Miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED
- PRIVATE
- Rivers
- Aerial Photo
- Red Band_1
- Green Band_2

1:1,314

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that are not available may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
This map was automatically generated using Geocortex Essentials.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
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 FRANKLIN, TENNESSEE 37067
 PHONE: 615-333-7797 • FAX: 615-333-7751
 E-MAIL: nashville@cecinc.com

City of Franklin Services Fee Schedule

January 1, 2022 through December 31, 2022

PROFESSIONAL SERVICES

Classification	Rate/Hour
Senior Principal.....	\$240
Principal.....	\$220
Senior Project Manager	\$198
Project Manager III	\$184
Project Manager II	\$168
Project Manager I	\$148
Assistant Project Manager.....	\$125
Project Consultant / Geologist / Ecologist / Environmental Scientist.....	\$116
Staff Consultant / Geologist / Ecologist / Environmental Scientist	\$109
Designer	\$130
Draftsperson / CADD Operator.....	\$78
Senior Field Technician.....	\$95
Environmental Technician/Intern	\$59
Senior Land Surveyor	\$152
Assistant Project Surveyor.....	\$115
Survey Technician IV	\$108
Survey Technician III.....	\$99
Survey Technician II.....	\$88
Survey Technician I.....	\$77
Administrative Assistant	\$75
Administrative Manager	\$85

DIRECT EXPENSES

Printing and Reproduction *
 Miscellaneous Reimbursables *

* As directed by the City Engineer on a project-by-project basis

SUBCONTRACT SERVICES

Services @ Cost Plus 10%



City of Franklin

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

File #: 21-05267

DATE: September 25, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
William Banks, Staff Engineer

SUBJECT:

*Consideration Of Resolution 2023-70, A Resolution To Authorize The City Administrator to Approve Amendment 2 To COF Contract No. 2014-0289, A Local Agency Project Agreement (Agreement No. 140204), With The Tennessee Department Of Transportation, For The "SR-6 (Columbia Avenue), From SR-397 (Mack Hatcher Parkway) To Downs Boulevard In Franklin" Project (PIN 121454.00)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2023-70, A Resolution To Authorize The City Administrator to Approve Amendment 2 To COF Contract No. 2014-0289, A Local Agency Project Agreement (Agreement No. 140204), With The Tennessee Department Of Transportation, For The "SR-6 (Columbia Avenue), From SR-397 (Mack Hatcher Parkway) To Downs Boulevard In Franklin" Project (PIN 121454.00).

BACKGROUND/STAFF COMMENTS:

On July 14, 2015, the BOMA approved COF Contract No. 2014-0289, a Local Agency Project Agreement (the "Agreement") with the Tennessee Department of Transportation ("TDOT") to allow the City to locally manage and access federal transportation funding for the "Columbia Avenue Widening & Improvements" project, which begins just south of Mack Hatcher Parkway (SR-397) and ends just north of Downs Boulevard. As is typical with similar project agreements with TDOT, the initial agreement allows for five (5) years to complete all project phases, from initial environmental studies through final construction. For a project that is the size, scope, and complexity of Columbia Avenue, this is very often not feasible. However, this time period is included to ensure that the local agency responsible for the project is actively pushing the project toward completion. The initial completion deadline was set for October 30, 2020.

In 2020, because the City was making good progress on the project and was about to enter the Right-of-Way Acquisition Phase, TDOT agreed to extend the completion deadline by a standard three (3) years. As such, on October 13, 2020, the BOMA approved Amendment 1 to COF Contract No. 2014-0289, which extended the completion deadline to October 30, 2023 and slightly modified the contract's Exhibit "A" to clarify the project's tentative costs and funding sources. However, following the approval of this amendment, TDOT put a hold on the authorization to proceed with right-

of-way acquisition in order to further review some environmental concerns along the project corridor. Ultimately, the City was reauthorized to proceed with right-of-way acquisition, but this did not occur until July 2023. Because of this delay, another project time extension is required. Also, Exhibit "A" needs to be revised to accurately reflect an additional \$13.6 million in federal transportation funds that has been allocated to the project through the Nashville Area Metropolitan Planning Organization ("MPO").

The approval of an amendment to an agreement with TDOT would typically go first to the Capital Investment Committee ("CIC") for a recommendation and then to the full BOMA for a final vote. In this case, City staff is still working with TDOT staff to ensure Exhibit "A" accurately reflects the participation of available federal and state transportation funding in this project. Also, to ensure that available funding is not jeopardized, Amendment 2 must be approved prior to the existing completion deadline of October 30, 2023. Because there is only one (1) BOMA meeting in October, meeting this deadline would not be possible. For this reason, staff requests that the BOMA approve Resolution 2023-70 to authorize the City Administrator to approve Amendment 2 to COF Contract No. 2014-0289 on their behalf.

FINANCIAL IMPACT:

This resolution does not directly authorize the spending of any funds. However, failure to approve Amendment 2 to COF Contract No. 2014-0289, could jeopardize federal and state funding participation in the Columbia Avenue project.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-70.

RESOLUTION 2023-70

A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO APPROVE AMENDMENT 2 TO COF CONTRACT NO. 2014-0289, A LOCAL AGENCY PROJECT AGREEMENT (AGREEMENT NO. 140204), WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION, FOR THE “SR-6 (COLUMBIA AVENUE), FROM SR-397 (MACK HATCHER PARKWAY) TO DOWNS BOULEVARD IN FRANKLIN” PROJECT (PIN 121454.00).

WHEREAS, on July 14, 2015, the City of Franklin Board of Mayor and Aldermen (“BOMA”) approved COF Contract No. 2014-0289, a Local Agency Project Agreement (Agreement No. 140204), with the Tennessee Department of Transportation (“TDOT”), to allow the City of Franklin to locally manage the “SR-6 (Columbia Avenue) from SR-397 (Mack Hatcher Parkway) to Downs Boulevard in Franklin” project (TDOT PIN 121454.00), which is also known locally as the “Columbia Avenue Widening & Improvements” project (“the Project”); and

WHEREAS, the original contract (COF Contract No. 2014-0289) included a deadline of October 30, 2020, by which all project phases were to have been completed; and

WHEREAS, a project of the size, scope, and complexity of Columbia Avenue normally takes longer than the initially allotted five (5) years to complete all phases of project development; and

WHEREAS, on October 13, 2020, the BOMA approved Amendment 1 to COF Contract No. 2014-0289, which extended the completion deadline by three (3) years to October 30, 2023 and slightly modified the contract’s Exhibit “A” to describe the anticipated project expenses and funding sources more accurately; and

WHEREAS, a delay to allow TDOT staff to review additional environmental concerns caused the Right-of-Way Acquisition Phase to be temporarily postponed, and an additional time extension is needed to ensure that federal and state funding remains active for this project; and

WHEREAS, Amendment 2 to COF Contract No. 2014-0289 will extend the completion deadline of the project another three (3) years to October 30, 2026 and will again modify Exhibit “A” to accurately reflect additional federal funds allocated to the project by the Nashville Area Metropolitan Planning Organization; and

WHEREAS, City staff is still working with TDOT staff to ensure the Exhibit “A” accurately reflects all available funds that have been allocated to the project; and

WHEREAS, authorizing the City Administrator to approve Amendment 2 to COF Contract No. 2014-0289 on behalf of the BOMA will allow the execution of this amendment prior to existing deadline of October 30, 2023, which will ensure that federal funding is kept intact for this project.

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

The Board of Mayor and Aldermen of the City of Franklin, Tennessee authorize the City Administrator to approve, on their behalf, Amendment 2 to COF Contract No. 2014-0289 in an effort to ensure that said amendment is approved prior to the existing deadline of October 30, 2023.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
William E. Squires
Assistant City Attorney



City of Franklin

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

File #: 21-05268

DATE: September 26, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of COF Contract No. 2023-0315, A Professional Services Agreement With Windrow Phillips Group To Provide Lobbying And Advisory Services On Behalf Of The City Of Franklin

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning retaining Windrow Phillips Group to represent the City's interests before the Tennessee General Assembly for the purpose of lobbying and advisory services.

BACKGROUND/STAFF COMMENTS:

It is recommended that the Windrow Phillips Group provide lobbying and advisory services on behalf of the City. The agreement of service is through December 2024. Windrow Phillips Group agrees to provide the following lobbying services:

- Arrange and provide lobbying services for specific legislative matters.
- Monitor regulatory changes.
- Interface with policy makers on behalf of the City of Franklin.
- Assist in writing, amending, and/or defeating legislation.
- Provide weekly written reports throughout the legislative session.
- Serve as a legislative liaison, providing information during off-term.

Windrow Phillips Group also provides representation for nine other cities across the state, including Brentwood, Goodlettsville, Oak Ridge, Maryville, Alcoa, Pigeon Forge, Gatlinburg, Kingsport, and Johnson City. The opportunity for these cities to come together to collaborate on legislation and to make our voices heard on important legislation impacting our communities will also be very beneficial. In addition, the City and Windrow Phillips Group would still work closely with the Tennessee Municipal League to advance the interests of communities and cities across the state. Having a firm directly focused on Franklin's needs and interests will be very beneficial.

FINANCIAL IMPACT:

The amount is not to exceed \$45,000 per year through December 31, 2024. Funding for this contract is included in the Law department's FY 2024 budget and will need to be incorporated in the FY 2025 budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2023-0315.

**CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2023-0315**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **WINDROW PHILLIPS GROUP** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide lobbying and advisory services, and to represent the City's interests before the Tennessee General Assembly and the administrative branch of government in connection with the City's intent for services, hereinafter referenced as Services. The Services are described as follows:

Lobbying and Advisory Services ("Services")

1. **SCOPE OF SERVICES.** Consultant shall arrange for and provide lobbying services on specific legislative matters; track relevant legislation; monitor regulatory changes; interface with policy makers on behalf of the City; assist in writing, amending and/or defeating legislation on behalf of the City; provide reports throughout the legislative session; and serve as a source of information and as a legislative liaison, even during off-term.
2. Consultant shall be paid for Services in the Not-to-Exceed Annual Amount of Forty-Five Thousand and 00/100 Dollars (\$45,000.00) effective January 1, 2023 through December 31, 2024, plus any lobbyist registration fees.

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 2023.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

- 1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry.
- 1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

ARTICLE 2. GENERAL CONDITIONS.

2.1 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Services acting upon written instruction issued by the Consultant.

2.2 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.

2.3 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

2.3.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this Agreement.

ARTICLE 3. TERMINATION.

Either party may terminate performance under this Agreement in whole or in part, for the convenience of the party by giving thirty (30) day written notice to the other party.

In such case, the Consultant shall be paid only for the work that is complete at the time of termination.

ARTICLE 4. SCOPE OF SERVICES.

Consultant shall provide the Services as described in the Scope of Services. By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

ARTICLE 5. SCHEDULE.

TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

ARTICLE 6. INSURANCE.

During the performance of the Services under this Agreement, Consultant shall maintain a \$2,000,000.00 insurance policy and shall provide a copy of the certificate to the City upon execution of this Agreement.

ARTICLE 7. PAYMENT.

Consultant shall provide monthly invoices for Services. Payment is due within 30 (thirty) days of invoice.

ARTICLE 8. MISCELLANEOUS PROVISIONS

8.1 **EQUAL EMPLOYMENT OPPORTUNITY.** In connection with this Agreement and the Services, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Services does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

8.2 **TITLE VI – CIVIL RIGHTS ACT OF 1964.** City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

8.3 **NO THIRD-PARTY RIGHTS CREATED.** City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.

8.4 **WARRANTIES/LIMITATION OF LIABILITY/WAIVER.** City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

ARTICLE 9. EXTENT OF AGREEMENT:

9.1 **APPLICABLE LAW/CHOICE OF FORUM AND VENUE.** This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules.

The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

9.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for the Services and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 10. DISPUTE RESOLUTION, BREACH.

10.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.

10.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 11. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract, or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore
Mayor

Attest:

By: _____
Eric S. Stuckey
City Administrator

Approved as to form:

By: _____
J. Blake Harper, Staff Attorney

WINDROW PHILLIPS

By: 
Anna Durham Windrow
Principal



File #: 21-05247

DATE: September 28, 2023
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering

SUBJECT:

Discussion Regarding Capital Investment Plan Update

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Capital Improvement Plan.

BACKGROUND/STAFF COMMENTS:

Historically, the Board of Mayor and Alderman have revisited the Capital Investment Program (CIP) every 2-3 years to evaluate both short and long term priority projects. The City of Franklin defines a Capital Improvement Plan as a document issued separately but in coordination with the budget document, the CIP is the plan or schedule of project expenditures for public facilities and infrastructure (buildings, roads, parks, etc.), with estimated project costs, sources of funding, and timing of work over a ten-year period. Generally, projects over \$500,000 are included in the CIP. Over the next few months, staff will present potential capital projects, broken down into 5 categories that include Emergency Services, General Services, Parks and Recreation, Stormwater and Transportation. Staff will start with transportation projects and additional meetings will be scheduled to review the other categories. In addition, meetings will be scheduled to review funding capacity, discuss BOMA's prioritization of projects and ultimately finalize the FY2024-2033 CIP.

FINANCIAL IMPACT:

No financial impact at this time.

RECOMMENDATION:

No recommendations at this time.



Capital Projects Stormwater

September 26, 2023

Capital Project Discussion

Agenda



- **Stormwater Score Card Review**
- **Review of Unfunded Projects**
- **Discussion**



Capital Investment Program (CIP)

FY 2024 Potential Projects

Purpose of Capital Investment Program (CIP):

Forecast and match projected revenues and major capital project needs over a ten (10) year period and strengthen the linkage between community infrastructure needs and the financial capacity of the City.



Capital Investment
Program

FY 2024
Potential Projects



73 Total Projects - \$1,071,370,964

5 Categories Include:

Emergency Services	8 Projects	\$50,025,000
General Services	2 Projects	\$100,300,000
Parks and Recreation	23 Projects	\$162,227,200
Stormwater	4 Projects	\$19,422,099
Transportation	36 Projects	\$739,396,665

Staff will prioritize the projects and rank them between 1 and 4 stars. BOMA selects 5-star priority projects for funding.

Capital Investment Program (CIP)

FY 2024 Potential Projects



City of Franklin Strategic Plan

- Theme: A Safe Clean and Livable City
- Theme: An Effective and Fiscally Sound City Government Providing High Quality Service
- Theme: Quality Life Experiences
- Theme: Sustainable Growth and Economic Prosperity



- Environmental Impact
- Aging Infrastructure, Flooding and Resiliency
- Operations and Maintenance

Capital Investment Program (CIP)

FY 2024



Capital Investment Plan										
Scorecard as of July 2023										
						Project Phase				
Project	Category		Revised Budget	Spent to Date	Completion Date	Design	Right-Of-Way	Bidding	Construction	Complete
100 Block Battle Avenue Drainage Improvements	Stormwater		\$ 1,516,643	\$ 1,516,643	2020					
Maplewood Stormwater Project	Stormwater		\$ 469,114	\$ 469,114	2020					
USACE - Home Raising Project	Stormwater		\$ 11.610.367	\$ 1.110.368	TBD					

Capital Project Discussion

Figuers Drive Area Drainage Improvements (SW16004)



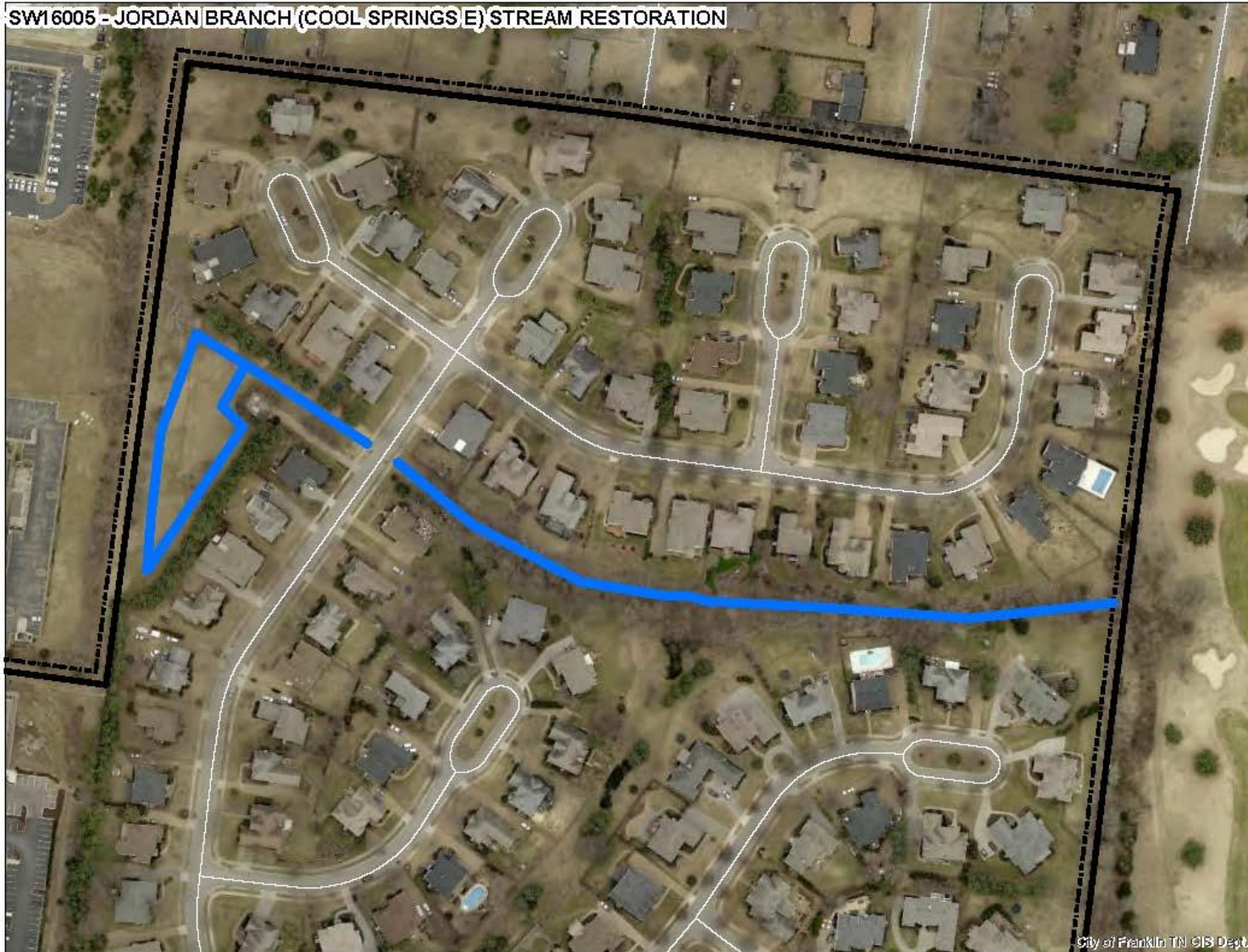
Design/Planning	\$408,960
ROW & Easements	\$400,000
Construction / CEI	\$4,544,000
Total	\$5,352,960

- Priority - 2 Star Project
- A few properties within the area experience nuisance flooding around home and within crawl spaces.
- Stormwater infrastructure needs upgraded to pass larger storm events.

Capital Project Discussion

Jordan Branch (Cool Springs E) Stream Restoration (SW16005)

SW16005 - JORDAN BRANCH (COOL SPRINGS E) STREAM RESTORATION



Design/Planning	\$100,000
Construction / CEI	\$1,000,000
Total	\$1,100,000

- Priority - 2 Star Project
- HOA has had issues with property loss due to erosion for many years.
- Tree removal are the HOA's responsibility.

Capital Project Discussion

Liberty Hills HOA Stream Restoration (SW23001)



SW23001 – Liberty Hills HOA Stream Restoration



Design/Planning	\$246,916
Construction / CEI	\$2,222,223
Total	\$2,469,139

- Priority - 5 Star Project
- This project includes the removal of the pond and restoration of the stream.
- \$1,481,484 in Estimated Grant Funding.



Questions ?





Capital Projects Transportation

August 30, 2023

Capital Project Discussion

Agenda



- **Transportation Score Card Review**
- **Review of Unfunded Projects**
- **Discussion**



Capital Investment Program (CIP)

FY 2024 Potential Projects

Purpose of Capital Investment Program (CIP):

Forecast and match projected revenues and major capital project needs over a ten (10) year period and strengthen the linkage between community infrastructure needs and the financial capacity of the City.



Capital Investment
Program

FY 2024
Potential Projects



73 Total Projects - \$1,071,370,964

5 Categories Include:

Emergency Services	8 Projects	\$50,025,000
General Services	2 Projects	\$100,300,000
Parks and Recreation	23 Projects	\$162,227,200
Stormwater	4 Projects	\$19,422,099
Transportation	36 Projects	\$739,396,665

Staff will prioritize the projects and rank them between 1 and 4 stars. BOMA selects 5-star priority projects for funding.

Capital Investment Program (CIP)

FY 2024 Potential Projects



City of Franklin Strategic Plan

- Theme: A Safe Clean and Livable City
- Theme: An Effective and Fiscally Sound City Government Providing High Quality Service
- Theme: Quality Life Experiences
- Theme: Sustainable Growth and Economic Prosperity



- Economic Development
- Traffic congestion
- Safety

Capital Investment Program (CIP)

FY 2024

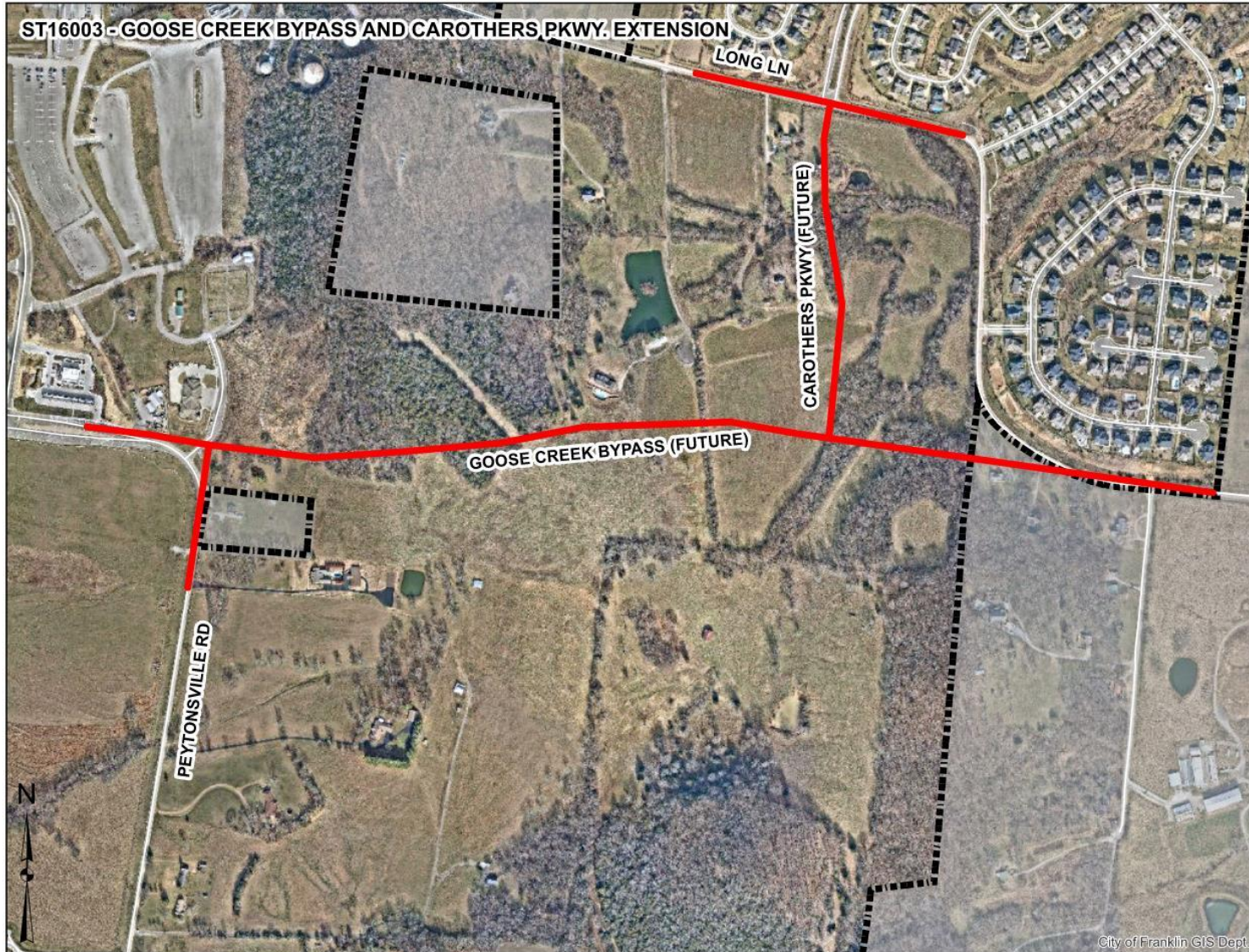


Capital Investment Plan									
Scorecard as of July 2023									
Project	Category	Revised Budget	Spent to Date	Completion Date	Project Phase				
					Design	Right-Of-Way	Bidding	Construction	Complete
McEwen Drive Interchange Modifications	Transportation	\$ 807,792	\$ 807,792	2022					●
Franklin Road	Transportation	\$ 15,000,000	\$ 14,499,509	2023					●
96 West Trail	Transportation	\$ 5,890,103	\$ 5,890,103	2023					●
Major Road Resurfacing	Transportation	\$ 8,425,000	\$ 8,425,000	2022					●
Bundled Bridge Projects	Transportation	\$ 3,863,035	\$ 395,639	2024				●	
Jordan Road (Aspen Grove Dr-Mallory Ln)	Transportation	\$ 3,541,764	\$ 429,764	2025		●			
McEwen Phase 4	Transportation	\$ 47,000,706	\$ 4,750,741	2027		●			
Lewisburg Ave Sidewalk Improvements (Collins Farm - West of Stewart St)	Transportation	\$ 4,156,145	\$ 89,479	2026		●			
Church St. (Columbia to 1st Ave S)	Transportation	\$ 16,532,450	\$ 390,784	2028	●				
Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	\$ 21,723,895	\$ 723,895	2028	●				
Long Ln and Old Peytonsville Rd Connector	Transportation	\$ 45,735,967	\$ 5,202,633	2029	●				
E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	\$ 19,800,687	\$ 1,120,687	2028	●				
Lewisburg Pike Trail (Carriage Park - Collins Farm)	Transportation	\$ 4,189,479	\$ 89,479	TBD	●				
Lewisburg Pike Trail (SR397-Carriage Park Dr.)	Transportation	\$ 5,389,479	\$ 89,479	TBD	●				
Main St Sidewalk Repair Project	Transportation	\$ 3,013,164	\$ 13,164	2028	●				
Del Rio Pike Culvert Replacement	Transportation	\$ 1,450,000	\$ 31,855	2025	●				
Peytonsville Rd & Pratt Ln Int. Improvements	Transportation	\$ 14,100,000	\$ -	2028	●				
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	Transportation	\$ 4,800,000	\$ -	TBD	●				
Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	Transportation	\$ 20,000,000	\$ -	2028	●				



Capital Project Discussion

Goose Creek Bypass and Carothers Pkwy. Extension (ST16003)

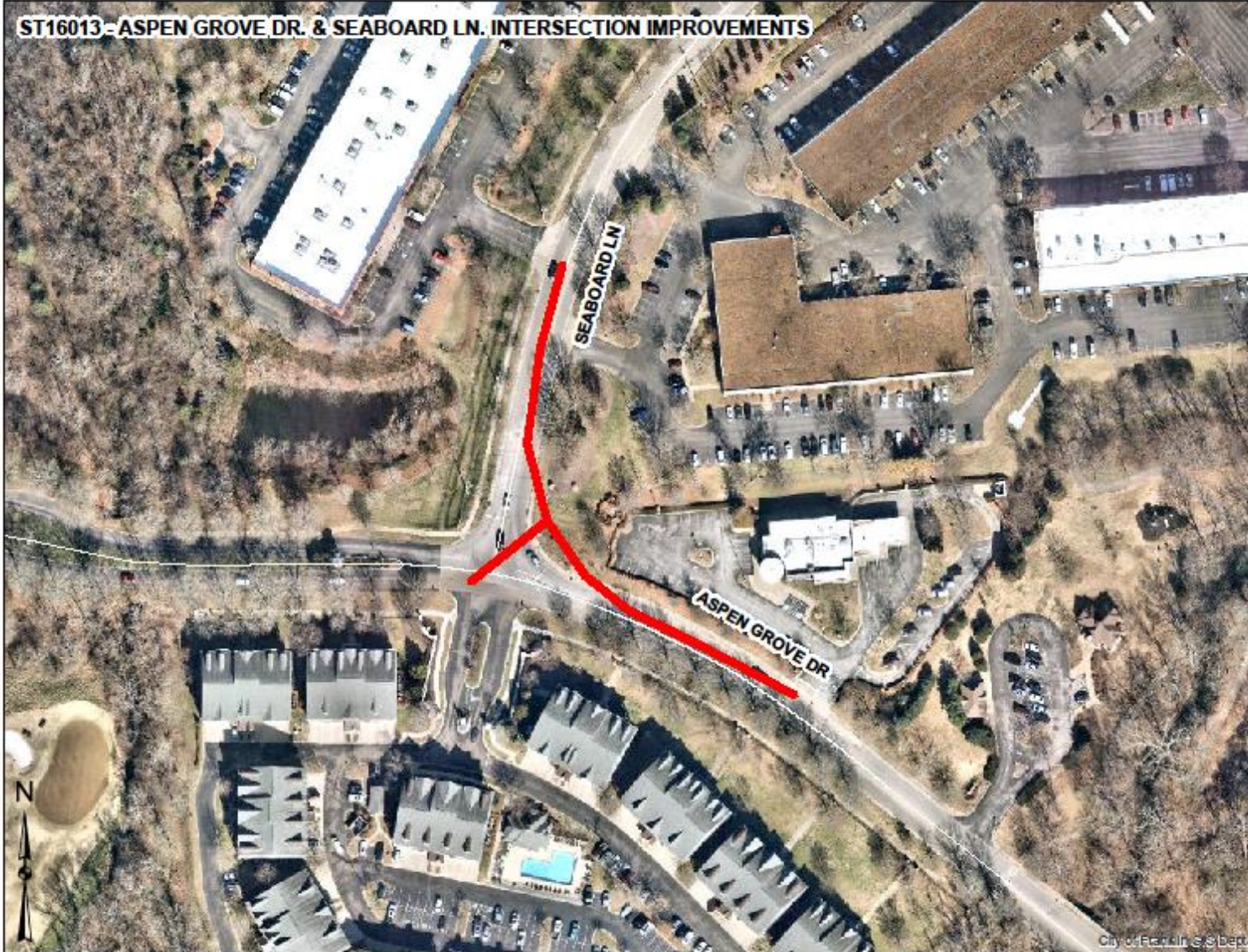


Design/Planning	\$3,800,000
ROW/Easements	\$4,600,000
Construction / CEI	\$31,600,000
Total	\$40,000,000

- Priority – 4 Star Project
- Provides connectivity of Major Arterial Roadways
- The Goose Creek area is a short term growth opportunity to support economic development.
- Improvements will support existing developments along Carothers Parkways.

Capital Project Discussion

Aspen Gove Dr. & Seaboard Ln. Intersection Imp. (ST16013)



Design/Planning	\$300,000
ROW/Easements	\$800,000
Construction / CEI	\$2,300,000
Total	\$3,400,000

- Priority – 1 Star Project
- This intersection has significant AM and PM peak hour delays.
- These improvements would help move local traffic more efficiently during peak hours.

Capital Project Discussion

Carothers Parkway (S. Carothers Rd. to SR 96) (ST16015)



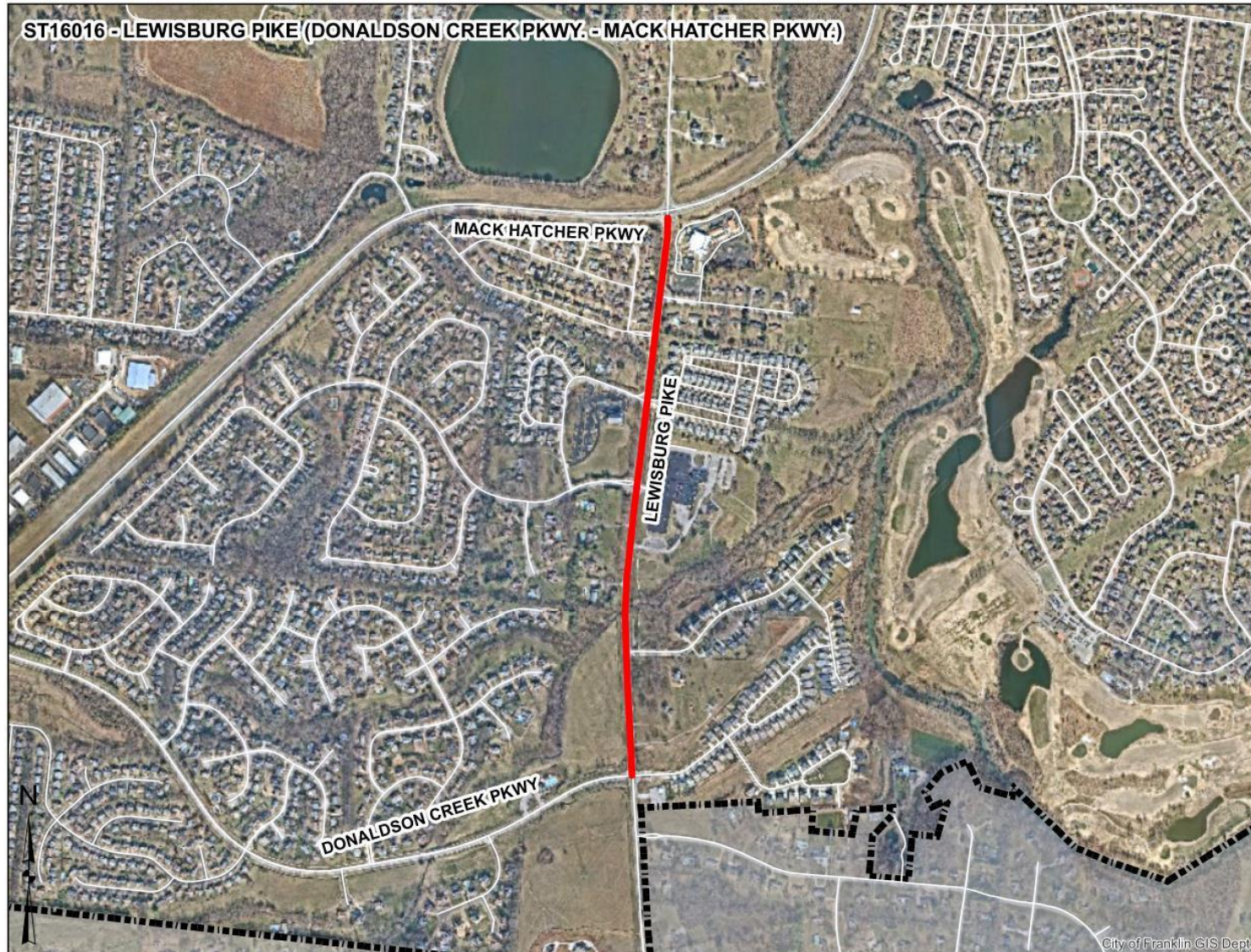
Design/Planning	\$2,800,000
ROW/Easements	\$4,100,000
Construction / CEI	\$23,000,000
Total	\$29,900,000

- Priority – 3 Star Project
- Widening of Carothers Parkway should start at either the SR-96 Interchange or the Goose Creek Interchange.
- Improvements will support existing developments along Carothers Parkways.



Capital Project Discussion

Lewisburg Pike (Donaldson Creek Pkwy – Mack Hatcher Pkwy) (ST16016)

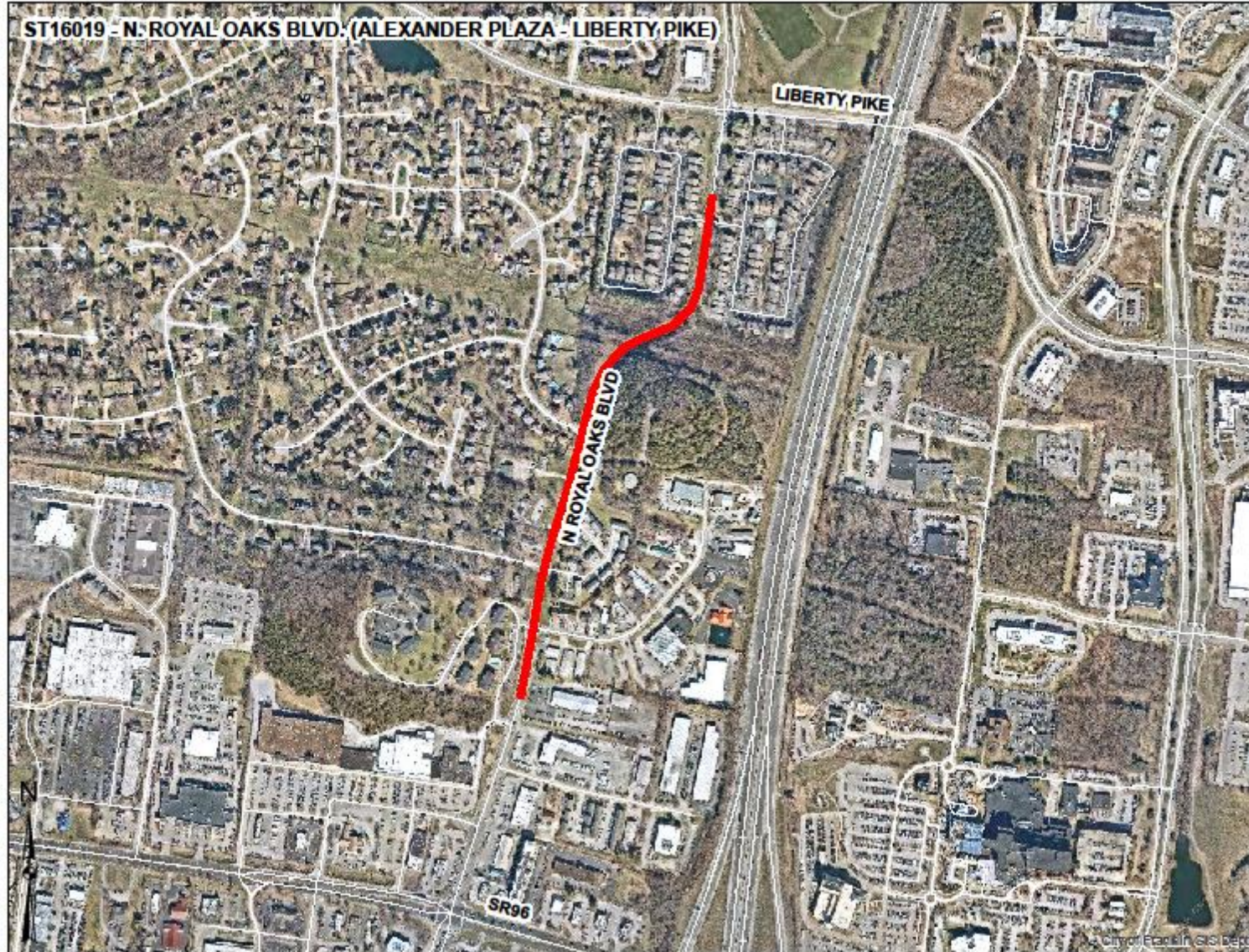


Design/Planning	\$2,100,000
ROW/Easements	\$3,200,000
Construction / CEI	\$17,500,000
Total	\$22,800,000

- Priority – 3 Star Project
- The City of Franklin is actively working with TDOT and MPO to identify funding.
- This project is included in the RTP but did not make the funding list for 2021-2045.
- The City should not proceed with this project unless the State/FHWA are willing to participate.

Capital Project Discussion

N. Royal Oaks Blvd (Alexander Plaza – Liberty Pike) (ST16019)



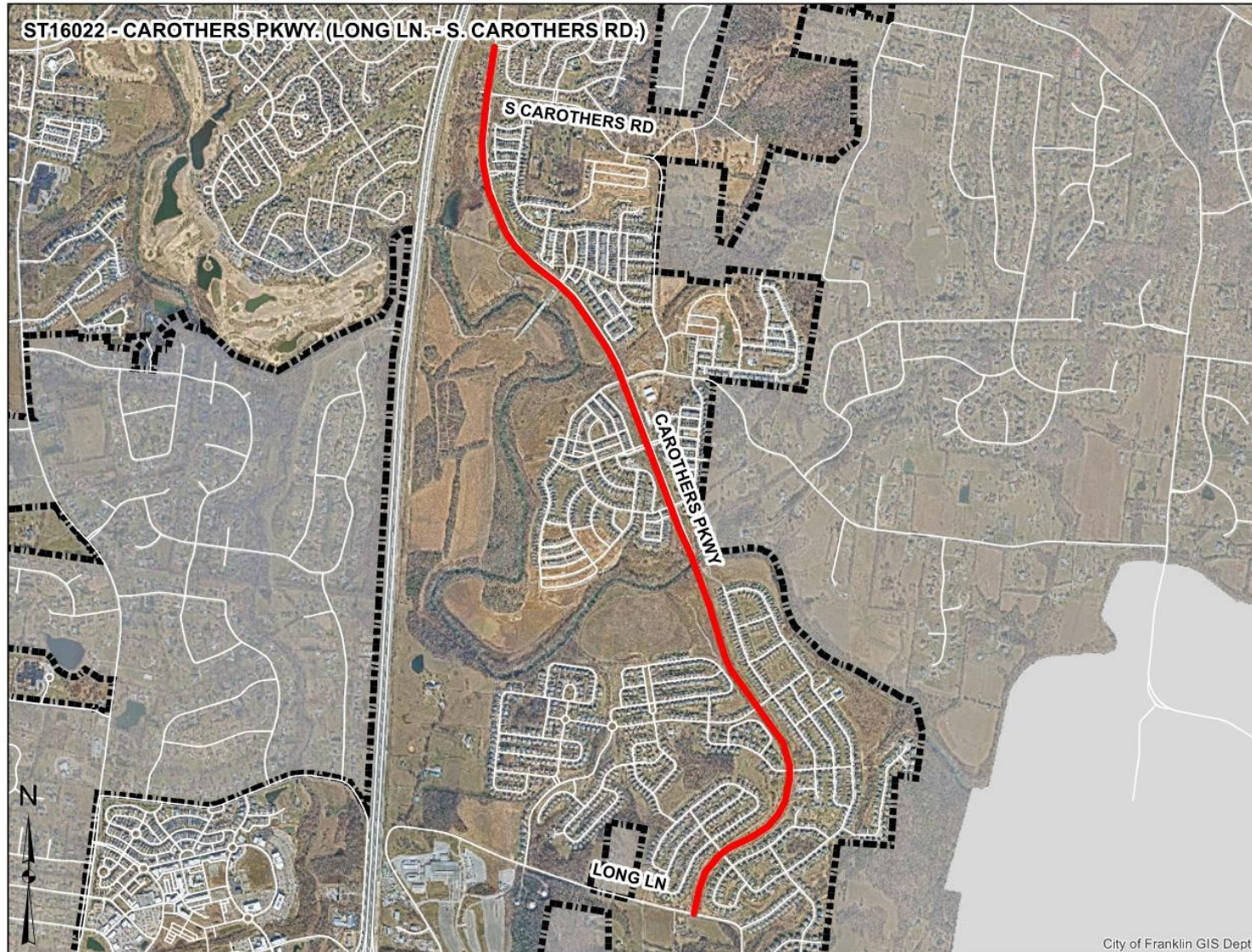
Design/Planning	\$1,400,000
ROW/Easements	\$4,300,000
Construction / CEI	\$11,300,000
Total	\$17,000,000

- Priority – 2 Star Project
- This is the one section of Mallory/Royal Oaks that has not been widened to 4-5 lanes.
- Liberty/Mallory/N Royal Oaks Blvd Intersection should be completed prior to moving forward with this project.



Capital Project Discussion

Carothers Parkway (Long Ln – S. Carothers Road) (ST16022)

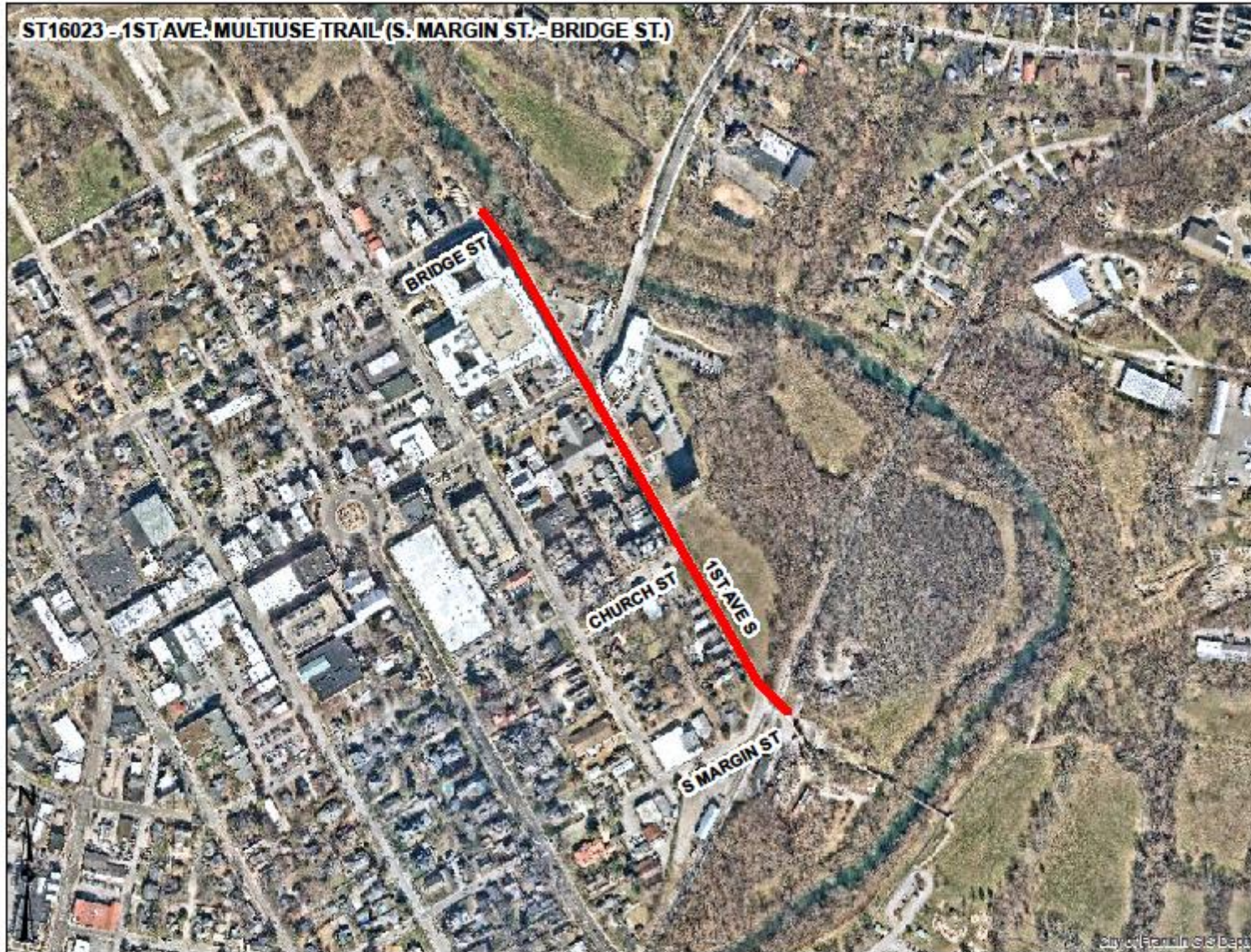


Design/Planning	\$1,300,000
ROW/Easements	\$500,000
Construction / CEI	\$21,700,000
Total	\$23,500,000

- Priority – 2 Star Project
- Widening should initially start at the SR96 Interchange or Goose Creek Interchange.
- This project would support existing and approved developments.

Capital Project Discussion

1st Ave Multiuse Trail (S Margin St. – Bridge St.) (ST16023)

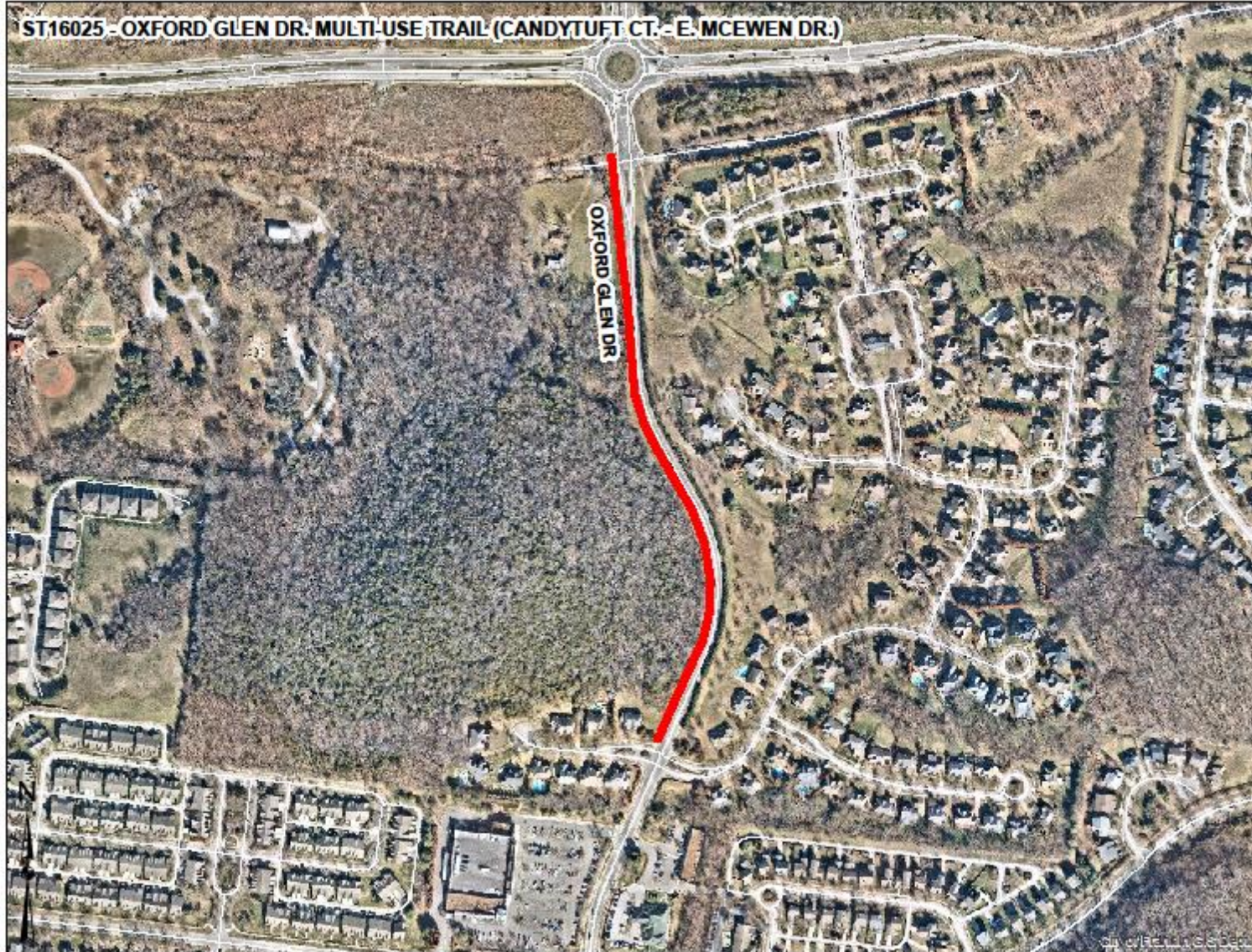


Design/Planning	\$200,000
ROW/Easements	\$500,000
Construction / CEI	\$1,500,000
Total	\$2,200,000

- Priority – 1 Star Project
- This project would improved pedestrian connectivity in the historic downtown area. Eventually connecting Pinkerton Park to Bicentennial Park.

Capital Project Discussion

Oxford Glen Dr. Trail (Candytuft Ct. – E. McEwen Dr.) (ST16025)

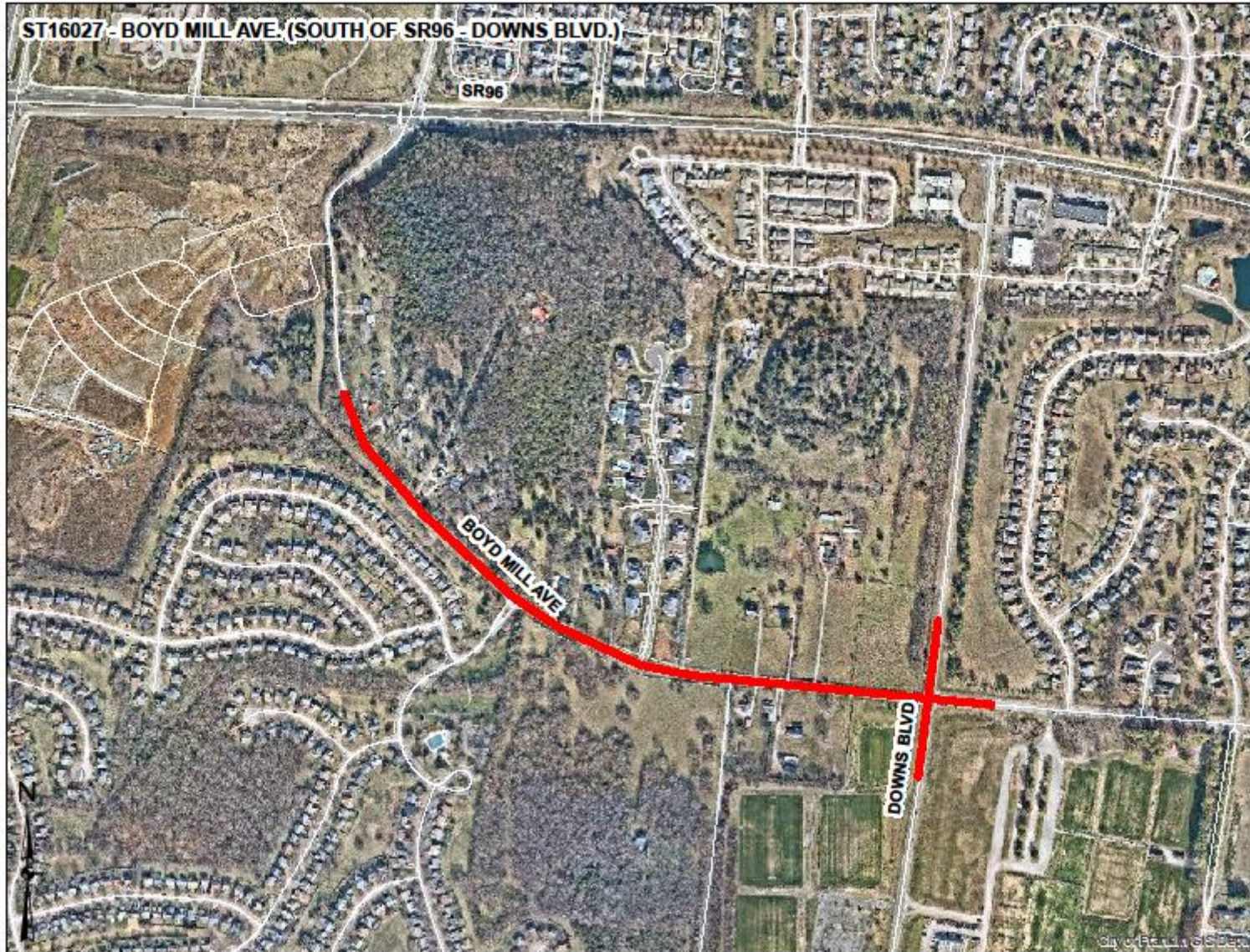


Design/Planning	\$100,000
ROW/Easements	\$400,000
Construction / CEI	\$600,000
Total	\$1,100,000

- Priority – 1 Star Project
- This is a sidewalk gap project requested by the HOA's in the area.
- To help move this project forward the HOA should work with the City to dedicate the necessary ROW and the City should look to use GAP funding to complete this project.

Capital Project Discussion

Boyd Mill Ave (South of SR96-Downs Blvd) (ST16027)

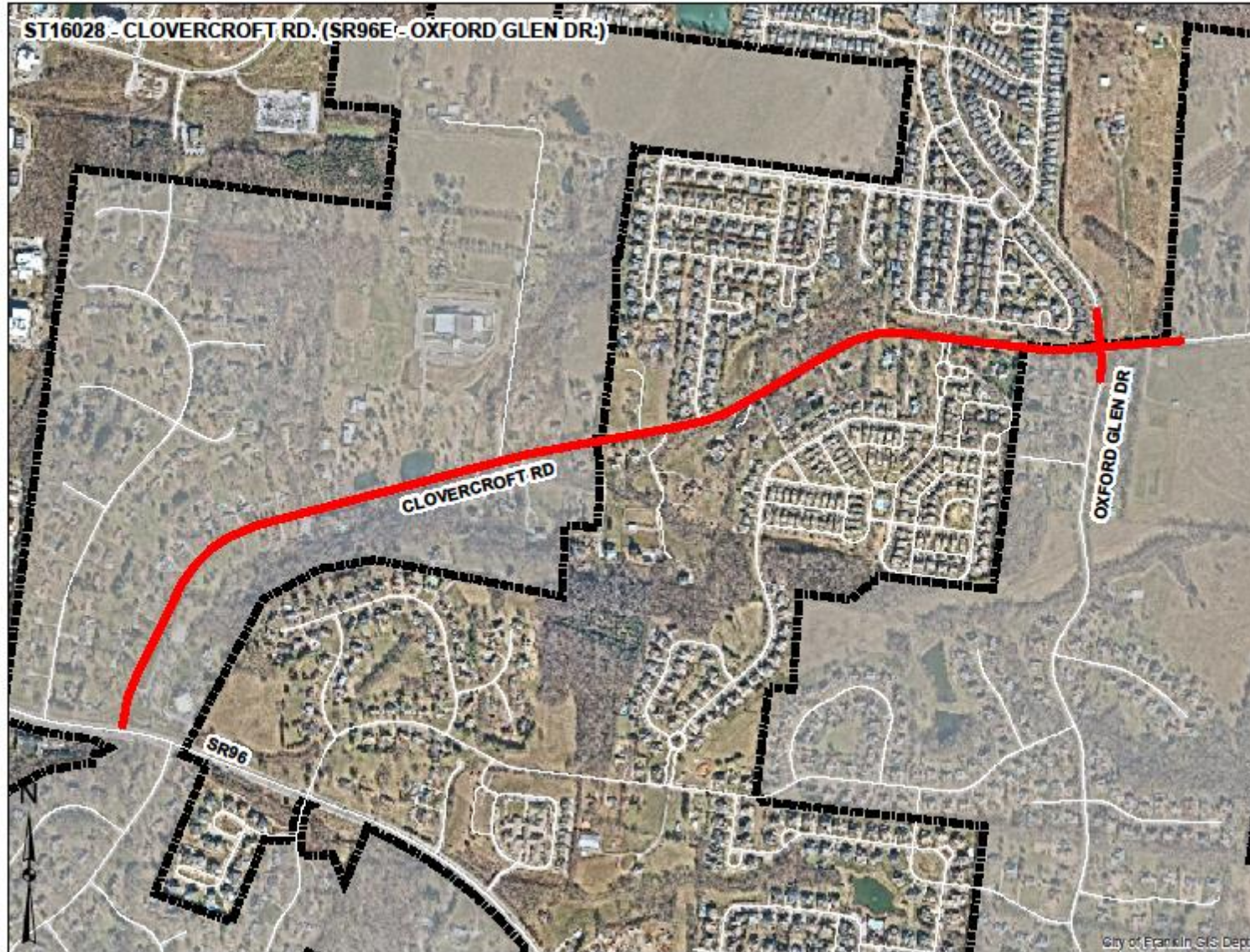


Design/Planning	\$1,100,000
ROW/Easements	\$500,000
Construction / CEI	\$8,800,000
Total	\$10,400,000

- Priority – 2 Star Project
- This section of Boyd Mill was designed in 2009 and the majority of the ROW was acquired. This is the one section of Boyd Mill Ave that has not been completed. This project would help fill bike / pedestrian gaps in the area.

Capital Project Discussion

Clovercroft Rd. (SR96 – Oxford Glen Dr) (ST16028)

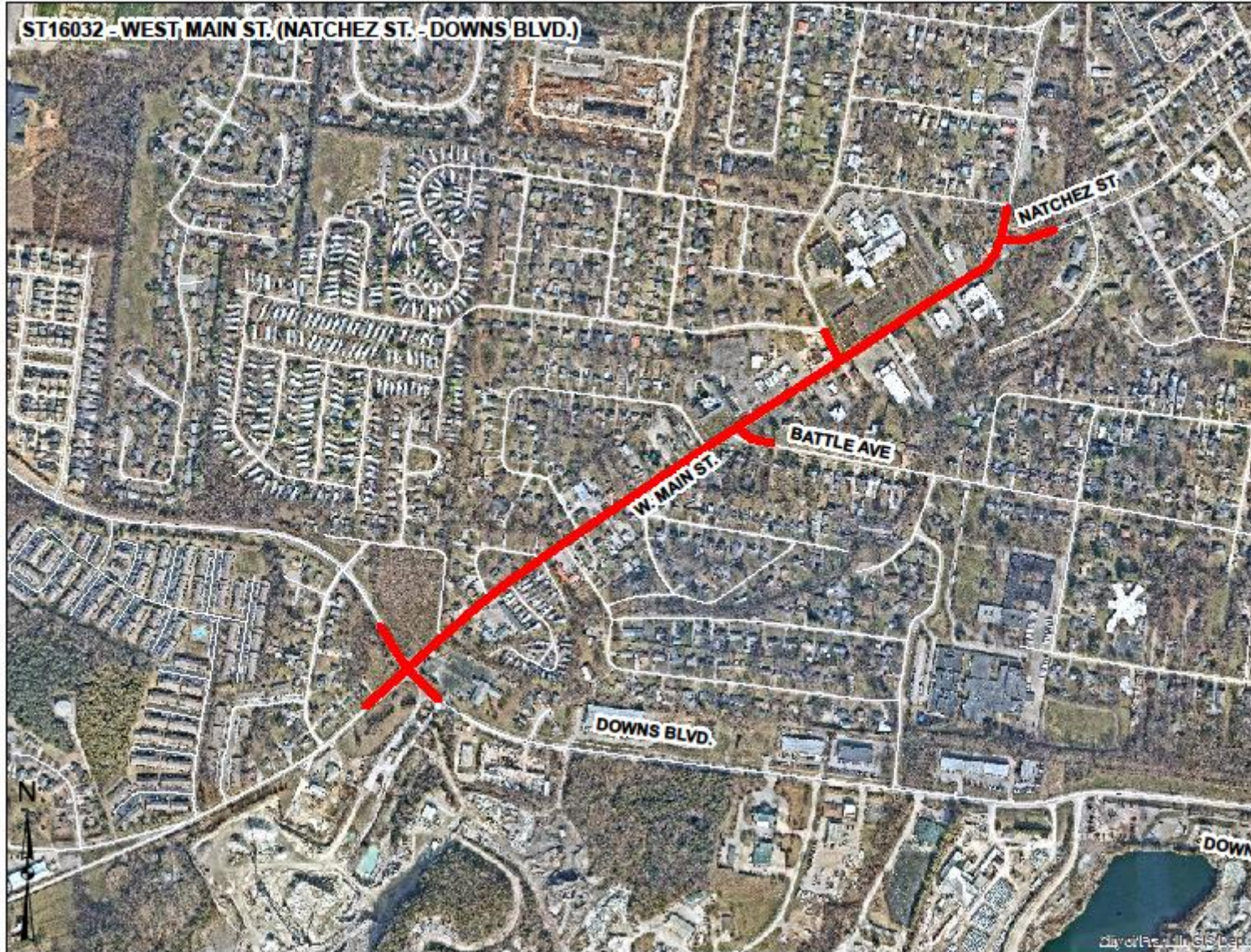


Design/Planning	\$2,700,000
ROW/Easements	\$4,000,000
Construction / CEI	\$28,600,000
Total	\$35,300,000

- Priority – 2 Star Project
- If this project was to move forward it would need to be done jointly with Williamson County.
- Clovercroft Road is a rural 40 MPH roadway that will need to be improved as future development continues in the area.

Capital Project Discussion

West Main St. (Natchez St. – Downs Blvd) (ST16032)

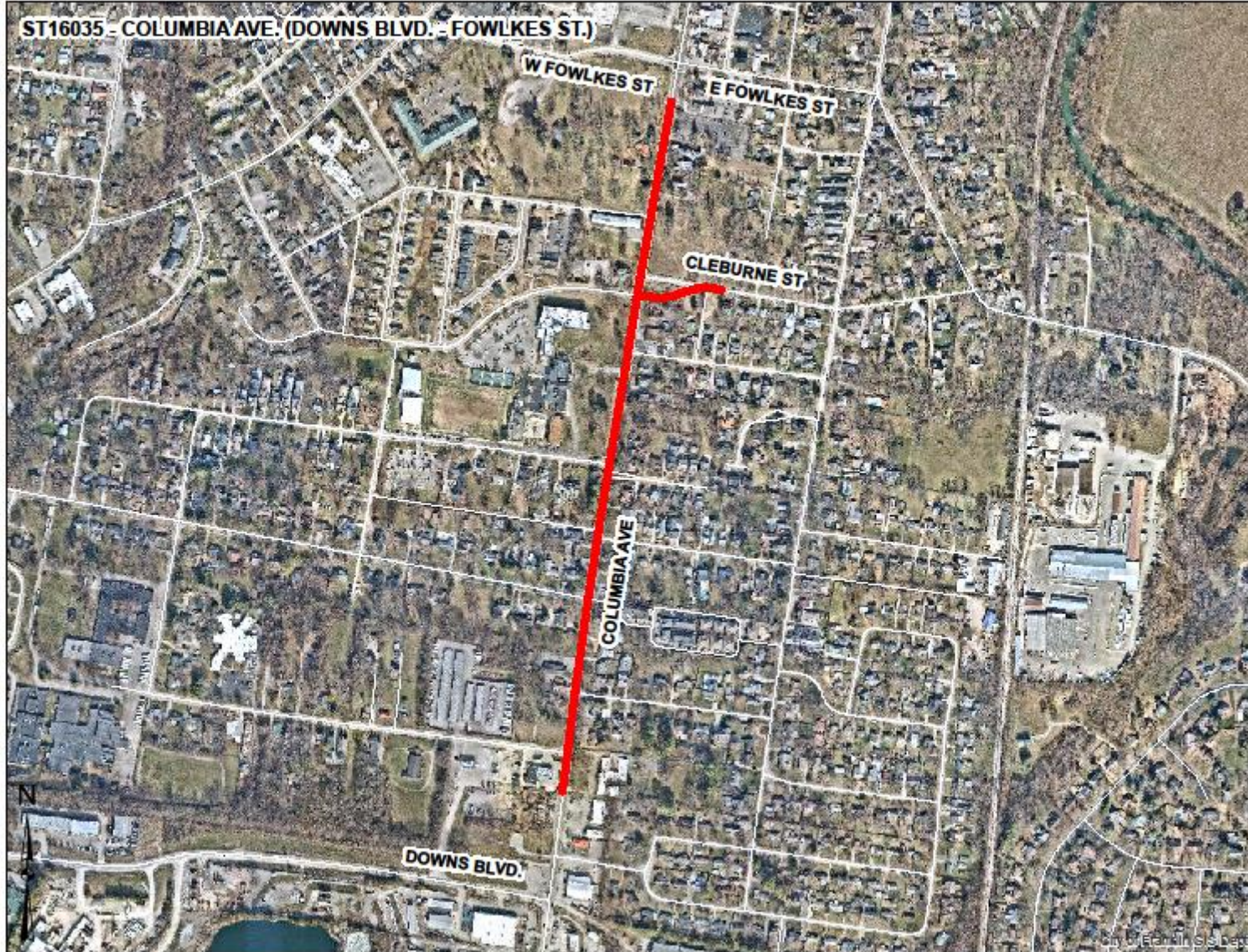


Design/Planning	\$2,400,000
ROW/Easements	\$4,900,000
Construction / CEI	\$19,900,000
Total	\$27,200,000

- Priority – 2 Star Project
- Infrastructure improvements are needed along W. Main Street.
- Sidewalks are also needed to support underserved areas of the City of Franklin
- This project would also support redevelopment along West Main St.

Capital Project Discussion

Columbia Ave. (Downs Blvd. – Fowlkes St.) (ST16035)



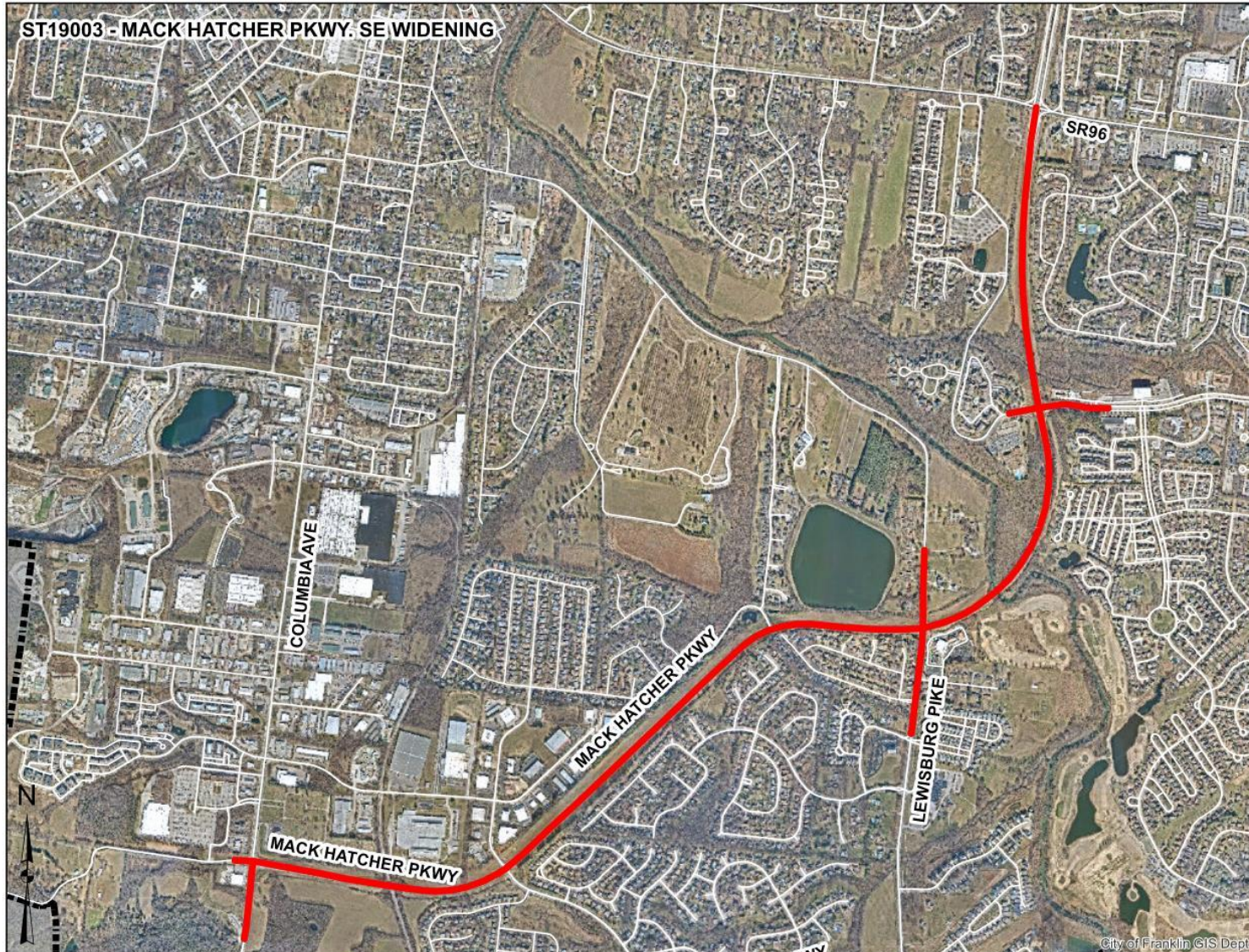
Design/Planning	\$1,500,000
ROW/Easements	\$3,400,000
Construction / CEI	\$12,600,000
Total	\$17,500,000

- Priority – 2 Star Project
- This section of Columbia needs to be widened to 3 lanes with sidewalks on both sides of roadway.



Capital Project Discussion

Mack Hatcher Parkway (SE Widening) (ST19003)



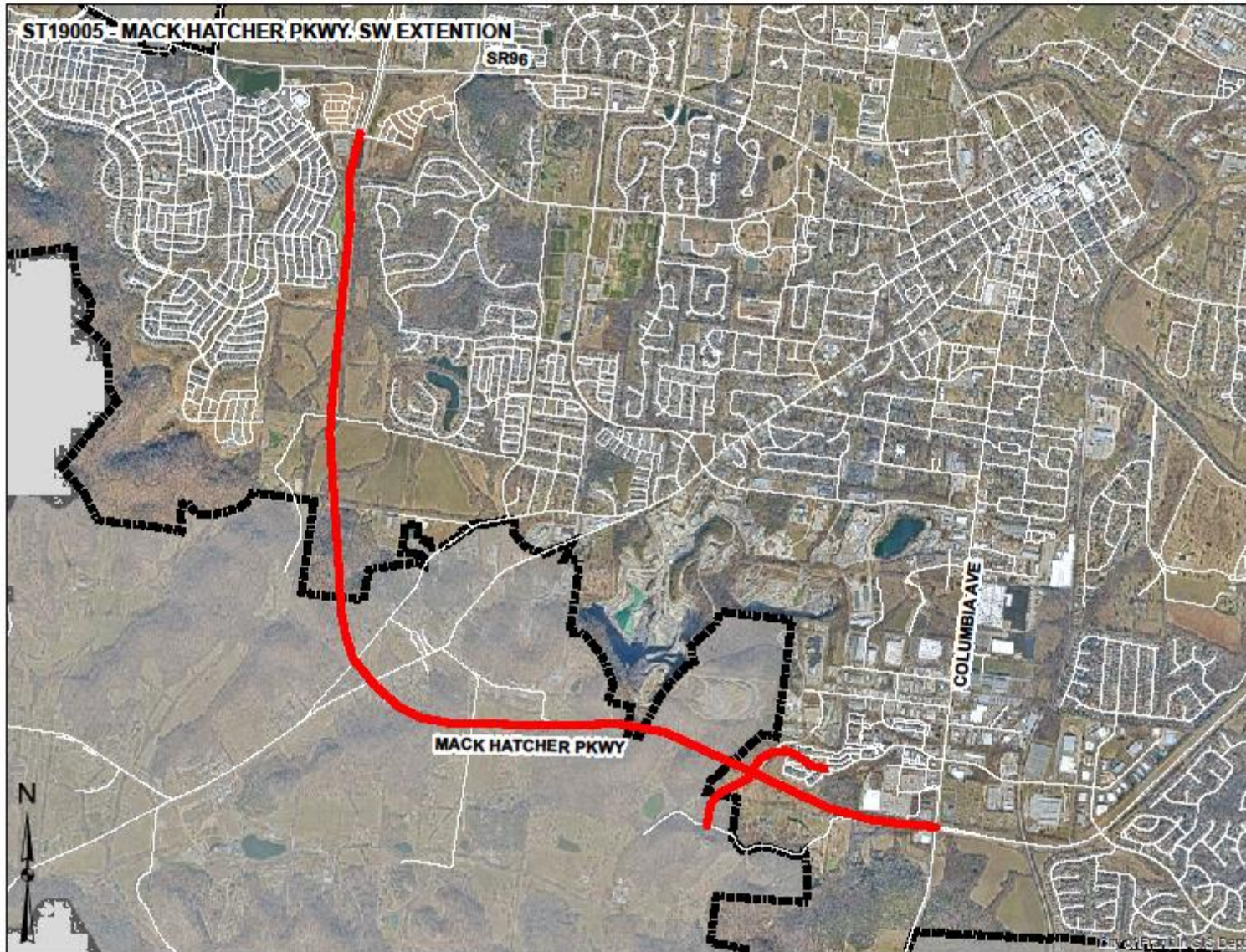
Design/Planning	\$8,900,000
ROW/Easements	\$500,000
Construction / CEI	\$74,300,000
Total	\$83,700,000

- Priority – 4 Star Project
- The City of Franklin is actively working with TDOT and GNRC to identify funding.
- MPO Projected Horizon Year – 2035.
- The City should not proceed with this project unless the State/FHWA are willing to partner.



Capital Project Discussion

Mack Hatcher Pkwy. SW Extension (ST19005)

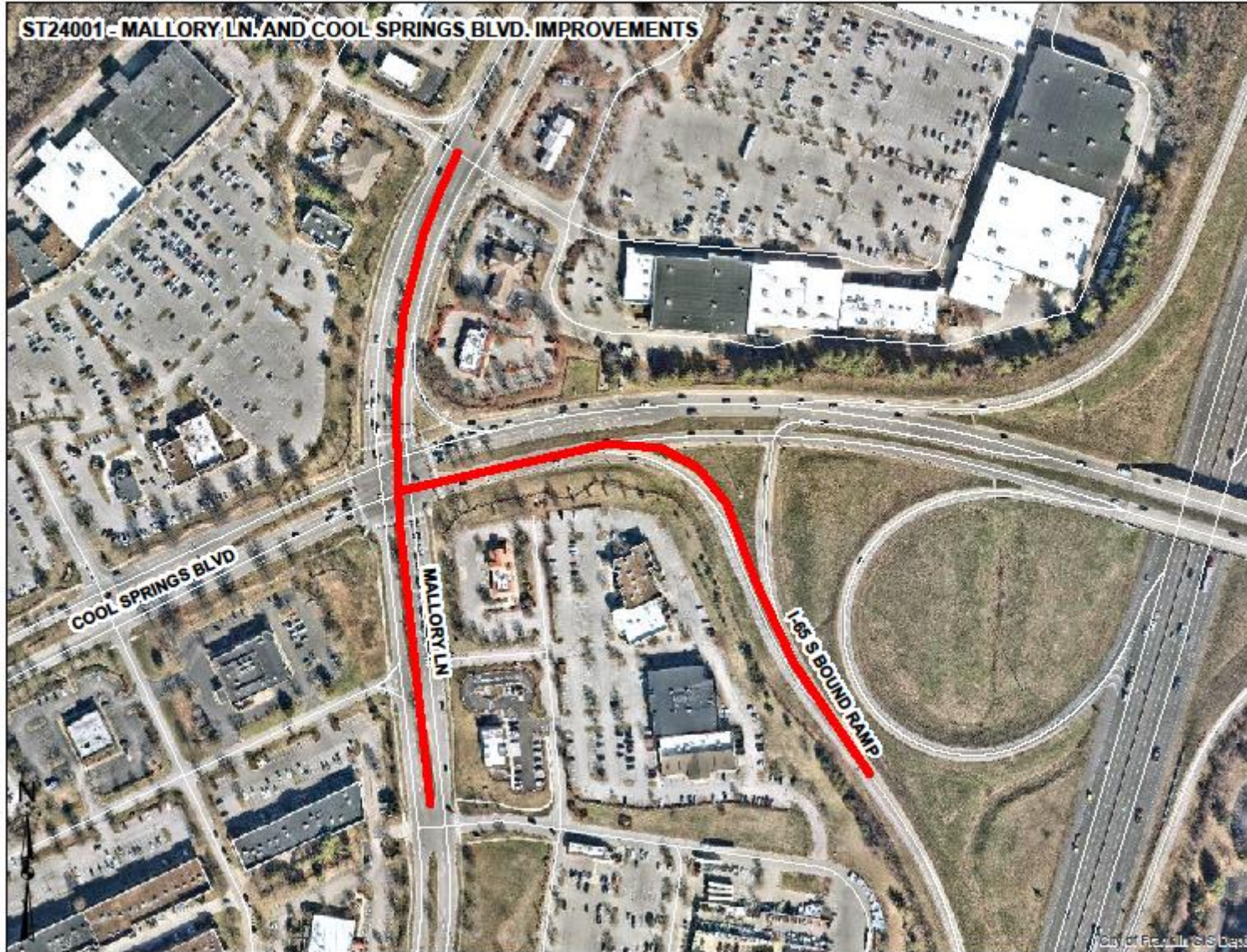


Design/Planning	\$6,300,000
ROW/Easements	\$19,000,000
Construction / CEI	\$87,600,000
Total	\$112,900,000

- Priority – 2 Star Project
- The City should not proceed with this project unless the State/FHWA are willing to partner on this project.
- Columbia Ave and Downs Blvd should be widened prior to proceeding with this project.

Capital Project Discussion

Mallory Ln. and Cool Springs Blvd. Improvements. (ST24001)



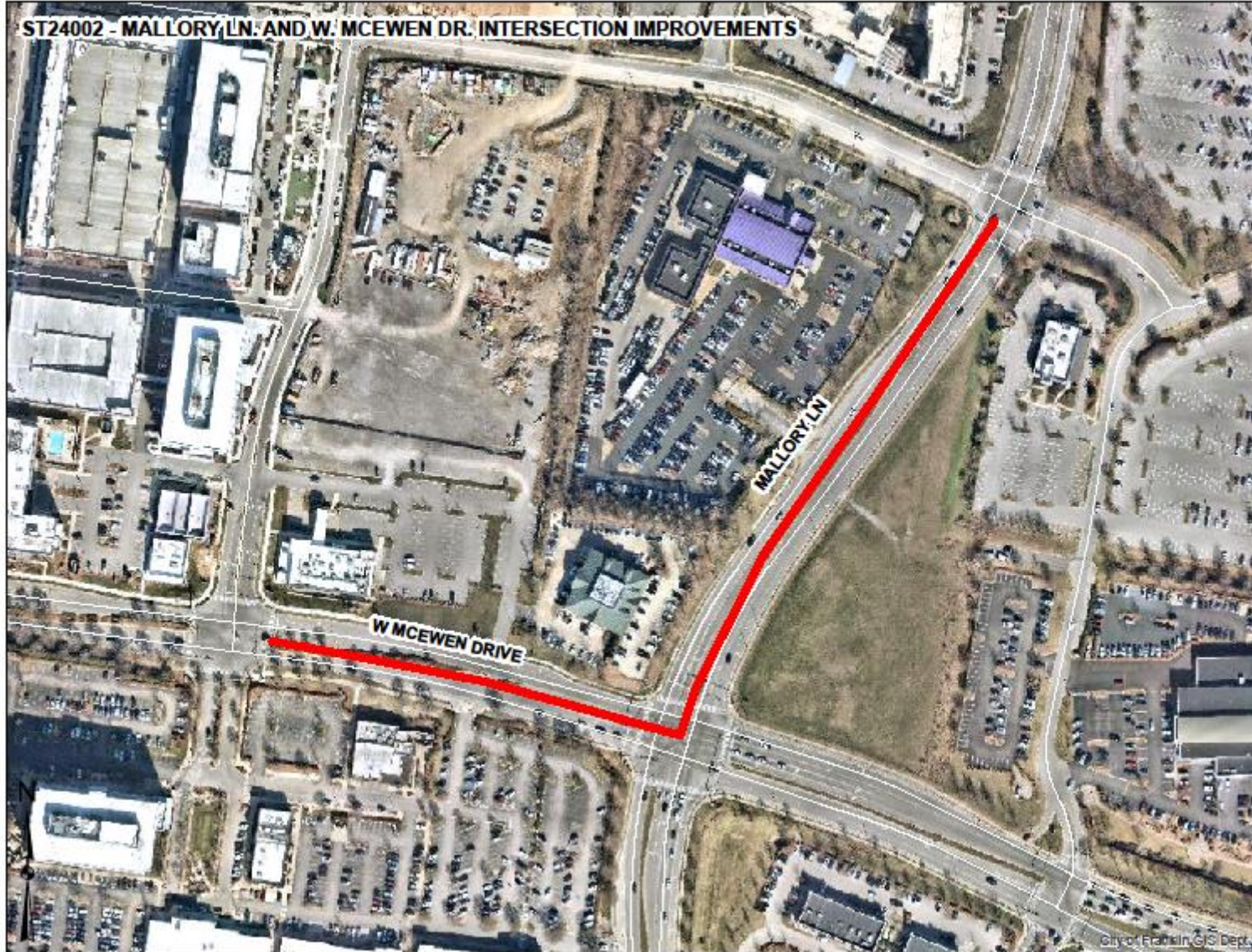
Design/Planning	\$400,000
ROW/Easements	\$700,000
Construction / CEI	\$3,600,000
Total	\$4,700,000

- Priority – 4 Star Project
- Intersection improvements at Cool Springs Blvd and Mallory Lane would help improve congestion in the area and support existing development.



Capital Project Discussion

Mallory Ln and W. McEwen Dr. Intersection Improvements (ST24002)

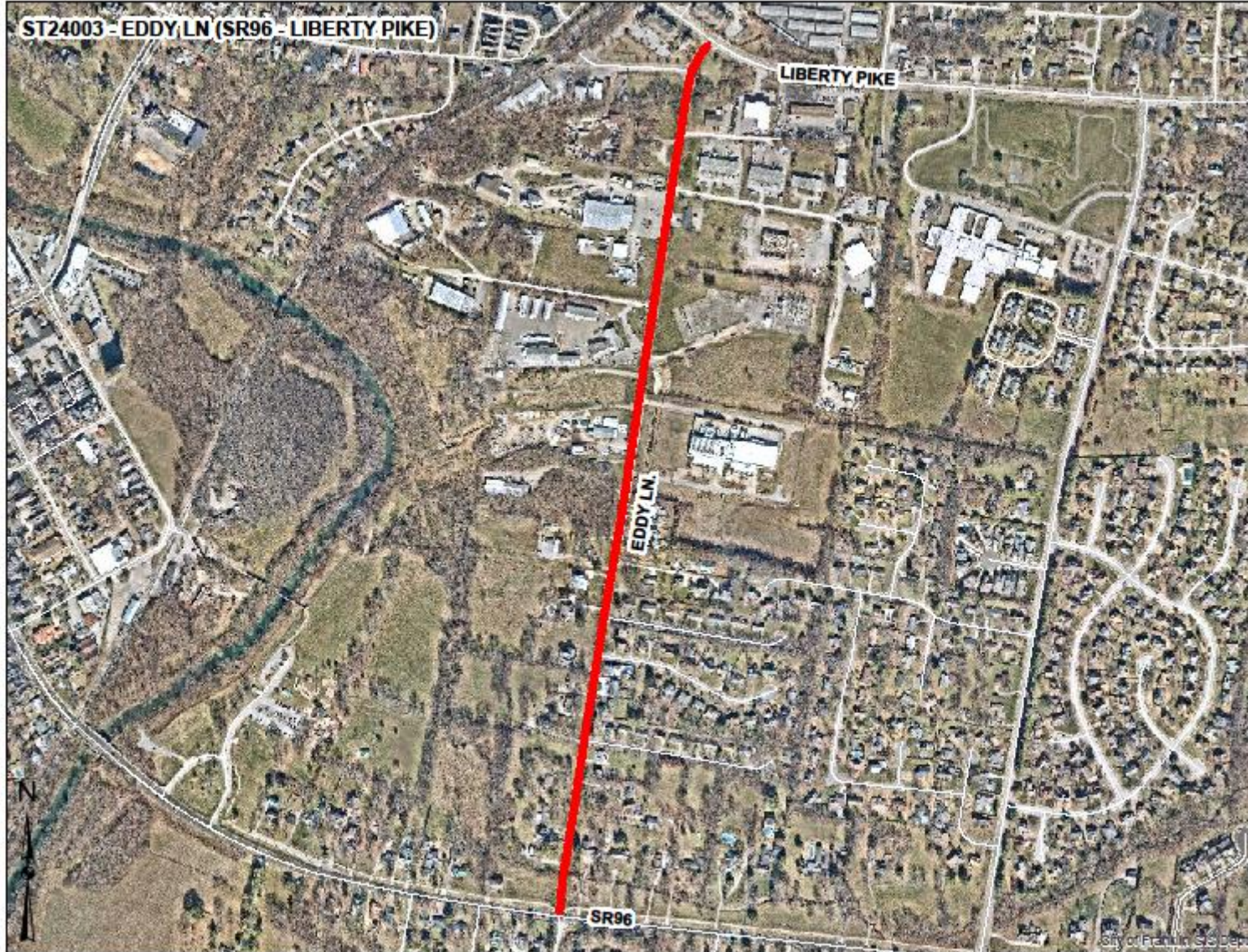


Design/Planning	\$300,000
ROW/Easements	\$800,000
Construction / CEI	\$2,600,000
Total	\$3,700,000

- Priority – 4 Star Project
- Intersection improvements at McEwen Drive and Mallory Lane would help improve congestion in the area and support existing development.

Capital Project Discussion

Eddy Lane (SR96 – Liberty Pike) (ST24003)



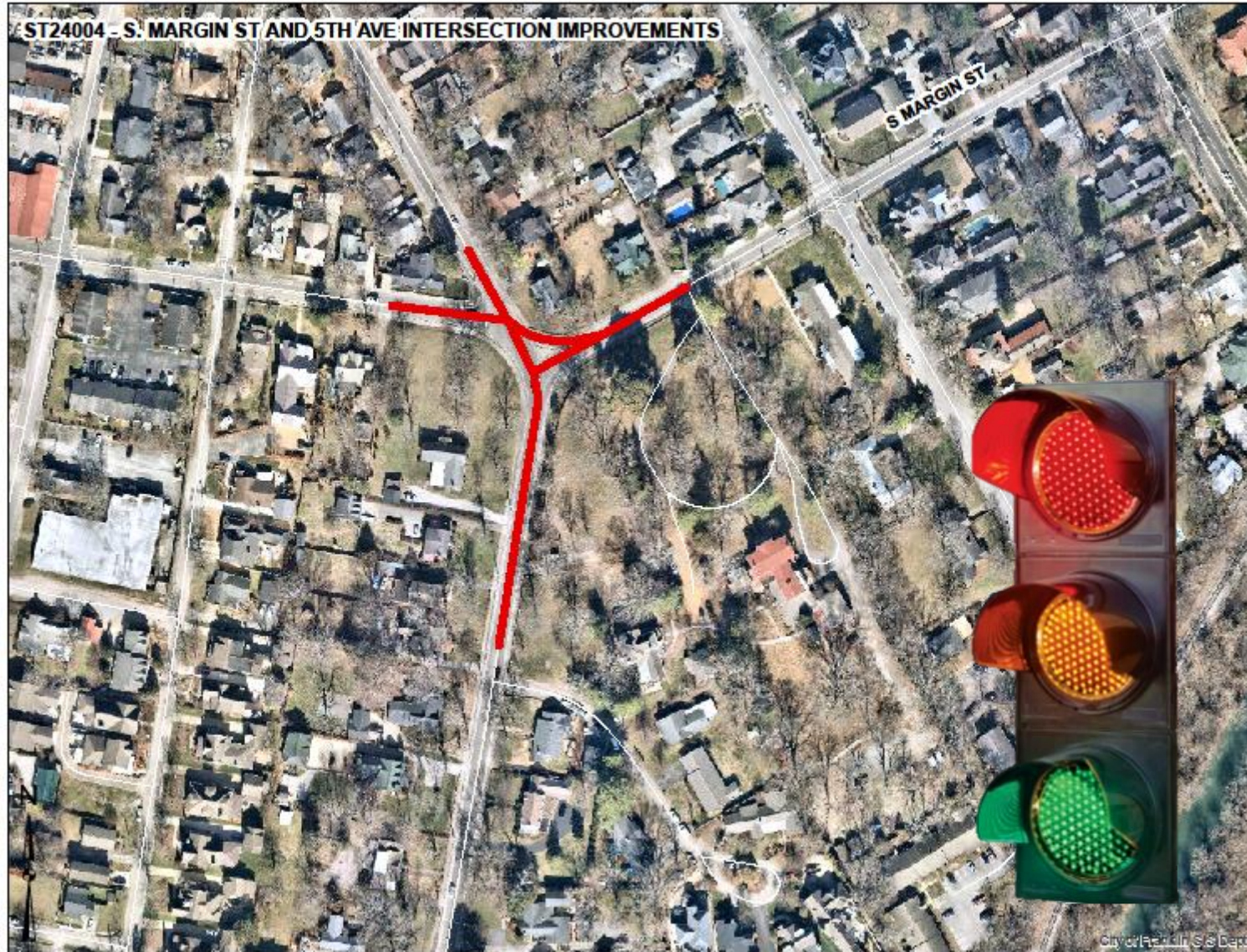
Design/Planning	\$1,800,000
ROW/Easements	\$1,800,000
Construction / CEI	\$7,400,000
Total	\$11,000,000

- Priority – 3 Star Project
- Residents on Eddy Lane have wanted sidewalks for years. This project would widen Eddy lane too 3 lanes and provide connectivity from SR96 to the Factory and Harlinsdale Farm.



Capital Project Discussion

South Margin St. and 5th Ave. Intersection Improvements (ST24004)

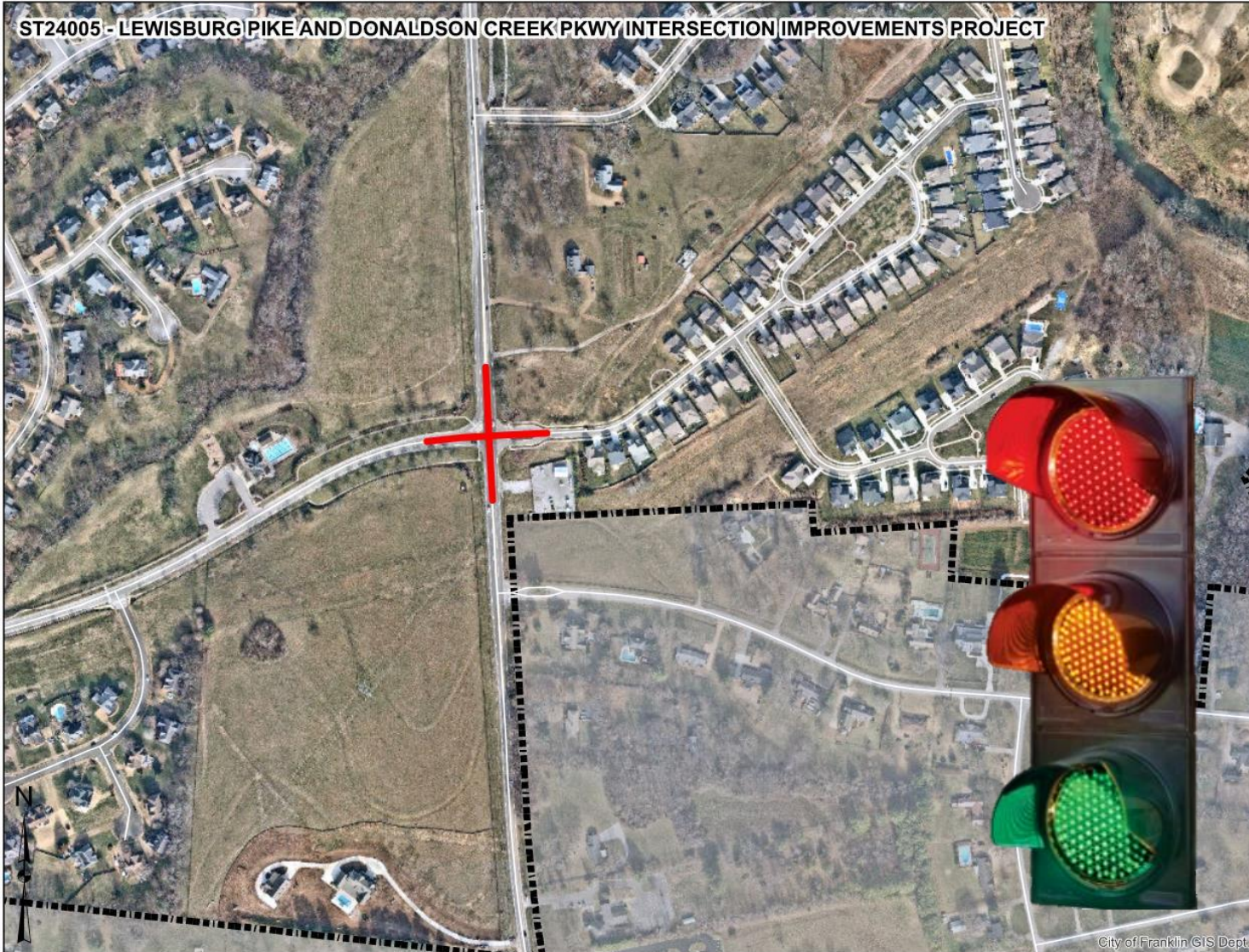


Design/Planning	\$600,000
ROW/Easements	\$350,000
Construction / CEI	\$2,200,000
Total	\$3,150,000

- Priority – 4 Star Project
- Design has been funded via annual budget process.
- A traffic signal is warranted at this location and should be installed to improve safety. Staff is working with TDOT to obtain funding for the project.

Capital Project Discussion

Lewisburg Pike and Donelson Creek Pkwy Intersection Improvements (ST24005)

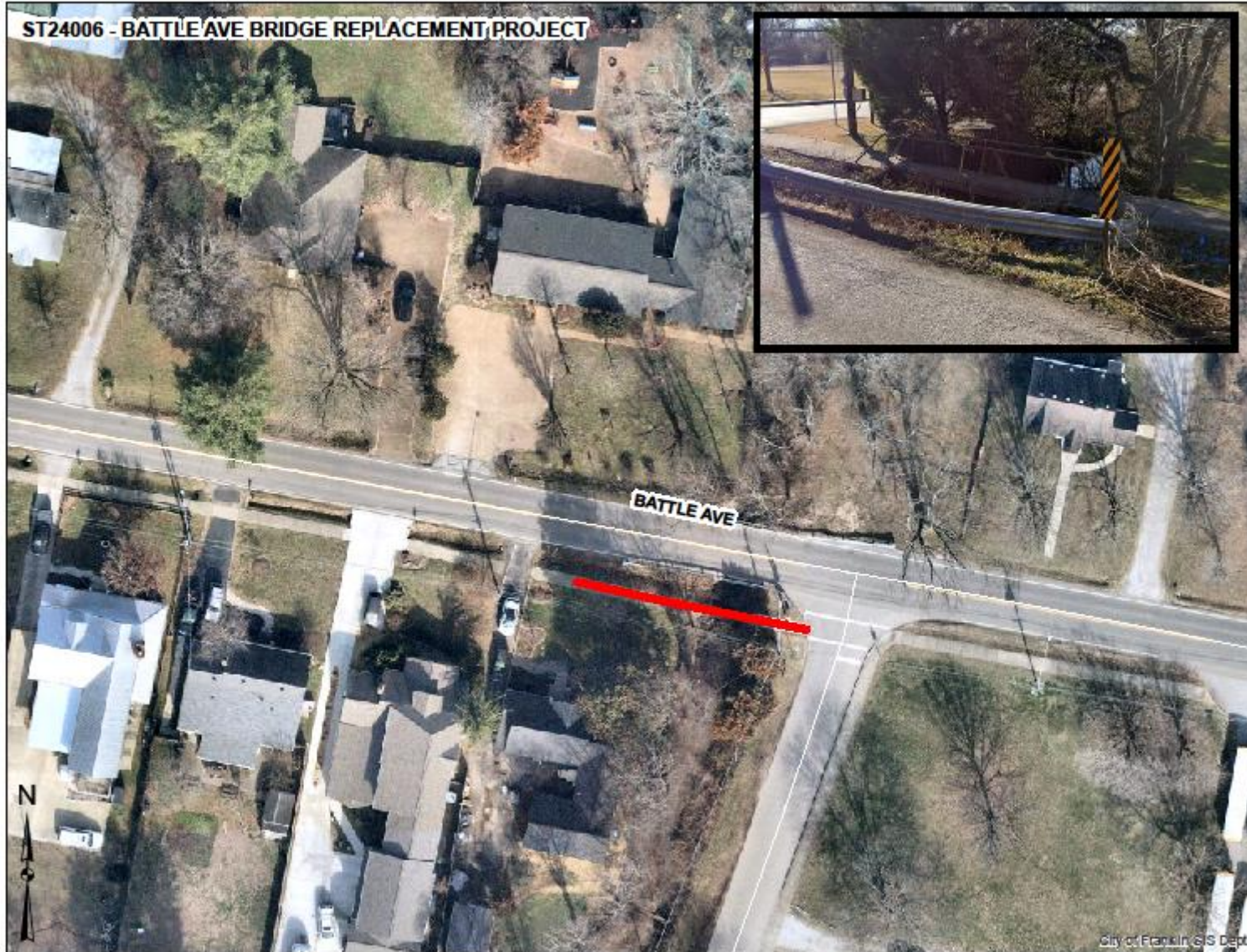


Design/Planning	\$65,000
ROW/Easements	\$50,000
Construction / CEI	\$850,000
Total	\$965,000

- Priority – 4 Star Project
- Design has been funded via annual budget process.
- A traffic signal is warranted at this location and should be installed to improve safety. Staff is working with TDOT to obtain funding for the project.

Capital Project Discussion

Battle Ave Bridge Replacement Project (ST24006)

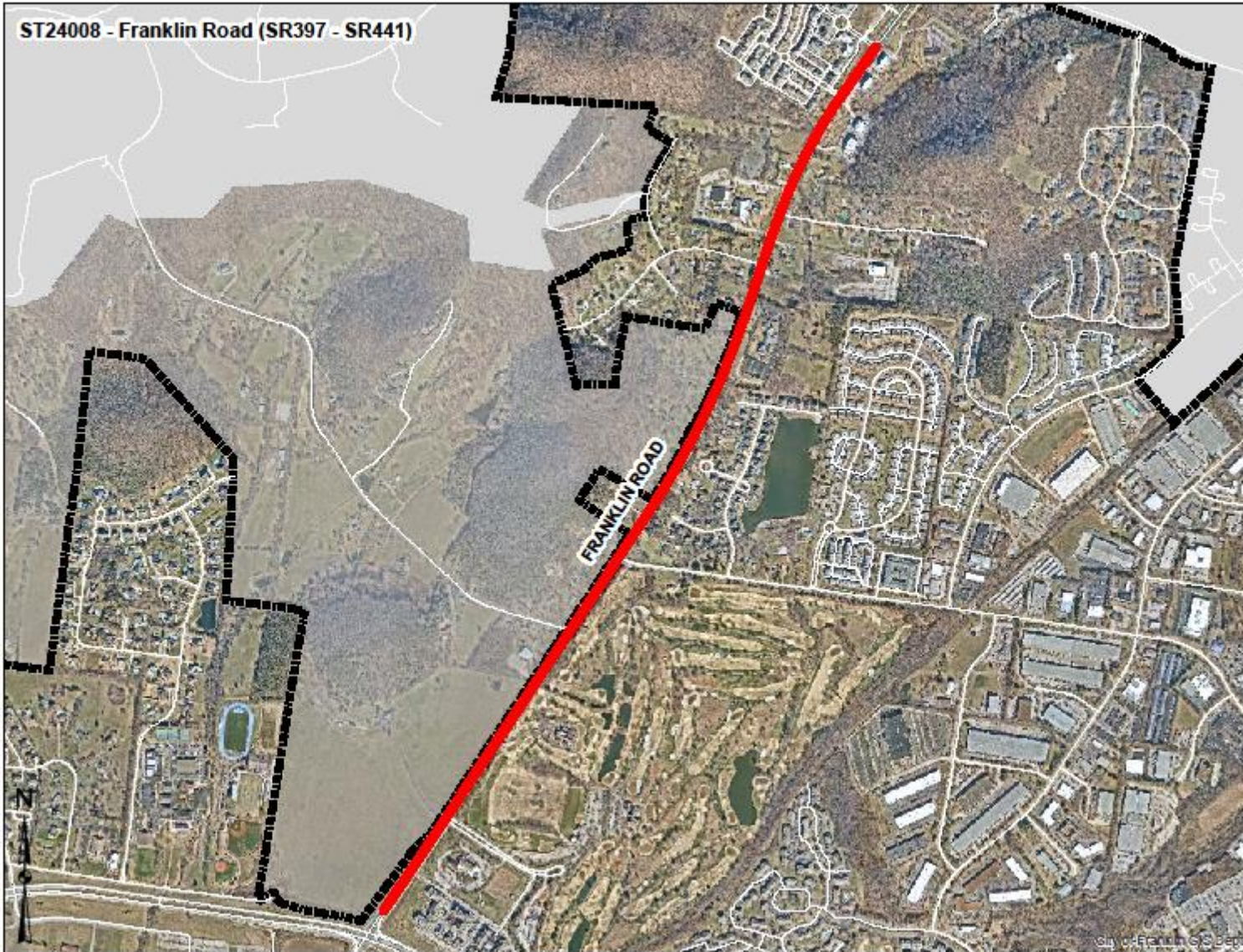


Design/Planning	\$60,000
ROW/Easements	\$30,000
Construction / CEI	\$650,000
Total	\$740,000

- Priority – 4 Star Project
- The Battle Ave pedestrian bridge does not meet ADA standards and needs upgraded. We have received a request from a disabled citizen to make this improvement and it should be prioritized.

Capital Project Discussion

Franklin Road (SR397 – SR441) (ST24008)



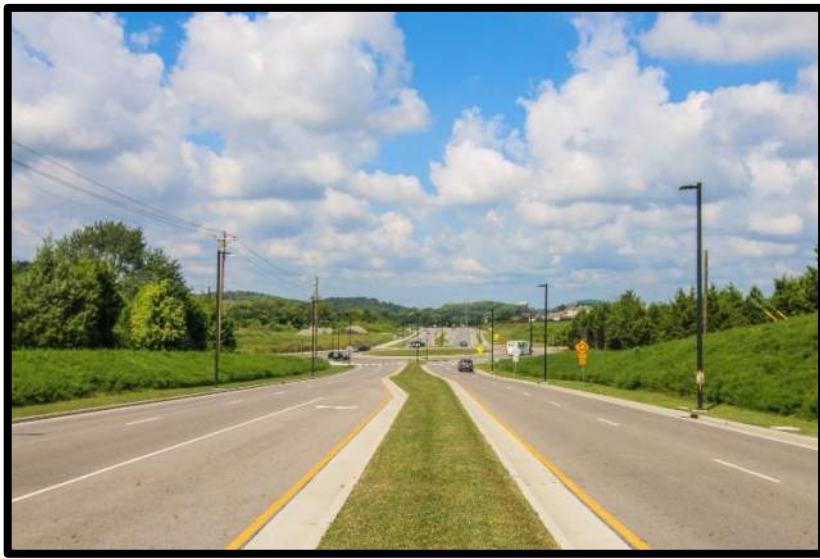
Design/Planning	\$3,100,000
ROW/Easements	\$5,000,000
Construction / CEI	\$38,300,000
Total	\$46,400,000

- Priority – 3 Star Project
- Traffic has significantly increased on Franklin Road.
- The City should not proceed with this project unless the State/FHWA are willing to partner on this project.



Questions ?





Capital Investment Program

FY 2024 Potential Projects



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City of Franklin, Tennessee
FY 2024 Potential Projects

PROJECTS BY CATEGORY

Category	#	Priority	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Emergency Services													
Future Fire Station 9 (East Side of Franklin)	FD19001	1	1,500,000	400,000	3,500,000	7,500,000							12,900,000
Fire Station 10 (East of I-65)	FD19002	1	1,500,000	400,000	3,500,000	7,500,000							12,900,000
Fire Station 3 Upgrades	FD19003	4	200,000	300,000	3,500,000	6,500,000							10,500,000
New Fire Training Center	FD19004	3	250,000	250,000	4,000,000								4,500,000
Safe Rooms for Fire Station 1-6	FD19005	4	150,000	150,000	150,000	150,000	150,000	150,000					900,000
Safety Education Village	FD19006	2	200,000	200,000	1,500,000	2,000,000							3,900,000
Station 2 Improvements	FD24001	3	75,000	75,000	500,000								650,000
Emergency Services / Traffic Technology Project	FD24002	3	2,975,000	400,000	400,000								3,775,000
Emergency Services Total			6,850,000	2,175,000	17,050,000	23,650,000	150,000	150,000					50,025,000
GRAND TOTAL			6,850,000	2,175,000	17,050,000	23,650,000	150,000	150,000					50,025,000

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FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FD19001
Project Name	Future Fire Station 9 (East Side of Franklin)

Department	Fire
Contact	Fire Chief
Type	Improvement
Useful Life	20+
Category	Emergency Services
Priority	1 Star Project
Status	Not Funded

Description	Total Cost \$12,900,000
Future annexation toward the east of our city limits will require an additional fire station. Areas immediately adjacent to the existing city limits are suitable for annexation to occur. The priority of this project will significantly increase as annexations occur.	
This project generally includes the purchase of land, construction of a new fire station and the required equipment necessary.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)		400,000									400,000
ROW and Easements	1,500,000										1,500,000
Construction / CEI			3,500,000								3,500,000
Equip/Vehicles/Furnishings				7,500,000							7,500,000
Total	1,500,000	400,000	3,500,000	7,500,000							12,900,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Facilities Tax	1,500,000	400,000	3,500,000	7,500,000							12,900,000
Total	1,500,000	400,000	3,500,000	7,500,000							12,900,000

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FD19002
Project Name	Fire Station 10 (East of I-65)

Department	Fire
Contact	Fire Chief
Type	Improvement
Useful Life	20+
Category	Emergency Services
Priority	1 Star Project
Status	Not Funded

Description	Total Cost \$12,900,000
New Fire Station located on the east side of I-65 near SE Park or potentially within the Park. Staff will need to evaluate the masterplan to determine feasibility.	
This project generally includes the purchase of land, construction of a new fire station and the required equipment necessary.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)		400,000									400,000
ROW and Easements	1,500,000										1,500,000
Construction / CEI			3,500,000	3,500,000							7,000,000
Equip/Vehicles/Furnishings				4,000,000							4,000,000
Total	1,500,000	400,000	3,500,000	7,500,000							12,900,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Facilities Tax	1,500,000	400,000	3,500,000	7,500,000							12,900,000
Total	1,500,000	400,000	3,500,000	7,500,000							12,900,000

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FD19003
Project Name	Fire Station 3 Upgrades

Department	Fire
Contact	Fire Chief
Type	Improvement
Useful Life	20+
Category	Emergency Services
Priority	4 Star Project
Status	Not Funded

Description	Total Cost \$10,500,000
The station is currently located at 298 Mallory Station Road and is not built to meet the current needs of the Fire Department. A full replacement of the fire station is proposed but an additional study should be completed to determine the best direction to proceed. The existing building needs an additional apparatus bay and a 2nd story for administrative offices. In addition, we would evaluate the need to add a Williamson County EMS facility at this location.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	200,000	300,000									500,000
Construction / CEI			3,500,000	3,500,000							7,000,000
Equip/Vehicles/Furnishings				3,000,000							3,000,000
Total	200,000	300,000	3,500,000	6,500,000							10,500,000
Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Facilities Tax	200,000	300,000	3,500,000	6,500,000							10,500,000
Total	200,000	300,000	3,500,000	6,500,000							10,500,000

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FD19004
Project Name	New Fire Traning Center

Department	Fire
Contact	Fire Chief
Type	Improvement
Useful Life	20+
Category	Emergency Services
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$4,500,000
As the City grows, a new Fire Training Center will be required to provide sufficent space to conduct routine training to our personnel. This project would exapnd the existing training center to include a new bay and 2-story training building.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	250,000	250,000									500,000
Construction / CEI			4,000,000								4,000,000
Total	250,000	250,000	4,000,000								4,500,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Facilities Tax	250,000	250,000	4,000,000								4,500,000
Total	250,000	250,000	4,000,000								4,500,000

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FD19005
Project Name	Safe Rooms for Fire Station 1-6

Department	Fire
Contact	Fire Chief
Type	Improvement
Useful Life	20+
Category	Emergency Services
Priority	4 Star Project
Status	Not Funded

Description	Total Cost \$900,000
A safe room at each station would serve to provide protection to our personnel during tornado events. This project proposes to build underground safe rooms at all stations.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Construction / CEI	150,000	150,000	150,000	150,000	150,000	150,000					900,000
Total	150,000	150,000	150,000	150,000	150,000	150,000					900,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Facilities Tax	150,000	150,000	150,000	150,000	150,000	150,000					900,000
Total	150,000	150,000	150,000	150,000	150,000	150,000					900,000

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FD19006
Project Name	Safety Education Village

Department	Fire
Contact	Fire Chief
Type	New
Useful Life	20+
Category	Emergency Services
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$3,900,000
A year round safety education facility to provide a hands-on, fun place to teach children of all ages to play it safe everywhere and every day. A partnership or comibned facility would be ideal.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	200,000	200,000									400,000
Construction / CEI			1,500,000	1,500,000							3,000,000
Equip/Vehicles/Furnishings					500,000						500,000
Total	200,000	200,000	1,500,000	1,500,000	500,000						3,900,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Facilities Tax	200,000	200,000	1,500,000	1,500,000	500,000						3,900,000
Total	200,000	200,000	1,500,000	1,500,000	500,000						3,900,000

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FD24001
Project Name	Station 2 Improvements

Department	Fire
Contact	Fire Chief
Type	Improvement
Useful Life	20+
Category	Emergency Services
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$650,000
This project includes the design and construction of an additional storage bay for equipment.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	75,000	75,000									150,000
Construction / CEI			500,000								500,000
Total	75,000	75,000	500,000								650,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General	75,000	75,000	500,000								650,000
Total	75,000	75,000	500,000								650,000

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FD24002
Project Name	Emergency Services / Traffic Technology Project

Department	Fire
Contact	Fire Chief
Type	Equipment
Useful Life	10-20 years
Category	Emergency Services
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$3,775,000
The purpose of this project is to install Advanced Transprotation Controller (ATC) Edge Intelligence (EI) and Connected Vehicle (CV) devices throughout the City at existing signalized intersections. The ATC, EI and CV infrastructure will support a software-based system for Emergency Vehicle Preemption for quicker emergency response throughout the City. In addition the ATC's will allow for the city to collect hi-resolution Automated Traffic Signal Performance Measures (ATSPMs), facilitate Transit Signal Priority (TSP) and are Connected Vehicle ready. This is a joint project between the IT Department, Fire Department and Engineering Department.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	400,000	400,000									800,000
Construction / CEI			400,000								400,000
Equip/Vehicles/Furnishings	2,575,000										2,575,000
Total	2,975,000	400,000	400,000								3,775,000
Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General	2,975,000	400,000	400,000								3,775,000
Total	2,975,000	400,000	400,000								3,775,000

City of Franklin, Tennessee
FY 2024 Potential Projects

PROJECTS BY CATEGORY

Category	#	Priority	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General Services													
New City Hall	FM16001	5	2,300,000	3,700,000	44,750,000	48,200,000							98,950,000
South Salt Storage Facility	FM24002	3	75,000	75,000	1,200,000								1,350,000
General Services Total			2,375,000	3,775,000	45,950,000	48,200,000							100,300,000
GRAND TOTAL			2,375,000	3,775,000	45,950,000	48,200,000							100,300,000

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FY 2024 Potential Projects

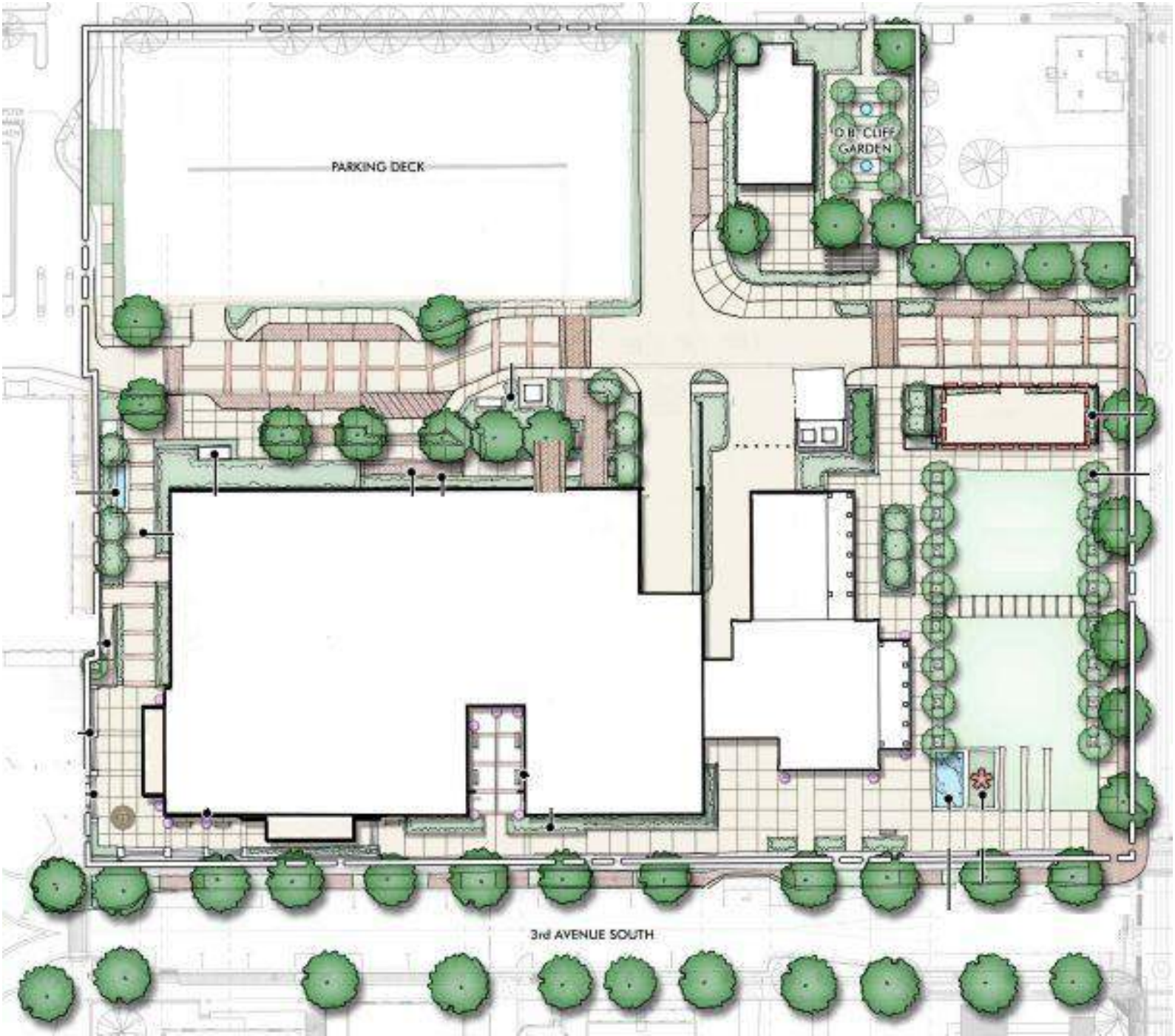
City of Franklin, Tennessee

Project #	FM16001
Project Name	New City Hall

Department	Project & Facilities Mgmt.
Contact	Assistant City Administrator
Type	New
Useful Life	20+
Category	General Services
Priority	5 Star Project
Status	Active

Description	Total Cost	\$99,690,597
New City Hall Building. The City has assessed the need for a new City Hall and believes that the existing City Hall is inadequate to meet present and foreseeable future needs, given the rapid growth and increased demand for superior municipal services in Franklin. If included in the project, shelled commercial space will add \$2,300,000 to the total project cost.		

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
740,597	Design/Planning (Professional Services)	2,300,000	3,200,000									5,500,000
Total	Construction / CEI			43,750,000	39,200,000							82,950,000
	Equip/Vehicles/Furnishings				8,000,000							8,000,000
	Temporary Relocation		500,000	1,000,000	1,000,000							2,500,000
	Total	2,300,000	3,700,000	44,750,000	48,200,000							98,950,000
Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
740,597	General	2,300,000	3,700,000	44,750,000	48,200,000							98,950,000
Total	Total	2,300,000	3,700,000	44,750,000	48,200,000							98,950,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	FM24002
Project Name	South Salt Storage Facility

Department	Project & Facilities Mgmt.
Contact	Streets Director
Type	New
Useful Life	20+
Category	General Services
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$1,350,000
The City currently has two salt storage facilities. On located on the east side of Franklin at Liberty Park and one located on the west side of Franklin on Incinerator Road. Ideally a third salt storage facility would be constructed in the Goose Creek Area. Staff is actively working with developers to find an appropriate location.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	75,000	75,000									150,000
Construction / CEI			1,200,000								1,200,000
Total	75,000	75,000	1,200,000								1,350,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General	75,000	75,000	1,200,000								1,350,000
Total	75,000	75,000	1,200,000								1,350,000

City of Franklin, Tennessee
FY 2024 Potential Projects

PROJECTS BY CATEGORY

Category	#	Priority	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Parks and Recreation													
Main Barn Restoration (Harlinsdale)	PK16002	5	1,850,000	1,750,000									3,600,000
Power Station & Museum	PK16005	3	200,000	200,000	200,000	5,000,000	5,400,000						11,000,000
4 Worker Houses (Harlinsdale)	PK16006	3	175,000	175,000	2,400,000								2,750,000
North Pavilion & Restroom Facility (Harlinsdale)	PK16007	2	200,000	800,000									1,000,000
Jim Warren Park Renovations	PK16008	2	166,666	166,667	166,667	7,500,000	7,500,000	7,500,000					23,000,000
Liberty Park Improvements 2023	PK16009	5	150,000	5,600,000	5,600,000								11,350,000
Greenway (Aspen Grove to Mack Hatcher)	PK16011	5	100,000	450,000	2,000,000								2,550,000
Greenway (1st Ave North to Bicentennial)	PK16012	3	80,000	1,500,000	347,200								1,927,200
Southeast Park 2023	PK16014	5	12,150,000	12,000,000	12,000,000								36,150,000
Robinson Lake Dam Rehabilitation and Park	PK16016	5	6,600,000	6,500,000									13,100,000
Harlinsdale Farm Interurban Trail Connection	PK16019	2	150,000	2,400,000									2,550,000
Greenway (Aspen Grove to Mallory Station Rd)	PK19005	2	40,000	440,000	440,000	1,600,000							2,520,000
Greenway (Pinkerton Park to Franklin Road Bridge)	PK19007	2	100,000	250,000	4,900,000								5,250,000
Winstead Hill Park	PK19015	3	75,000	75,000	1,000,000								1,150,000
Chestnut Bend Trail Improvements Project	PK24001	4	75,000	75,000	2,000,000								2,150,000
Southeast Park - Phase 2	PK24002	3	283,333	283,333	283,334	7,750,000	7,750,000						16,350,000
Bicentennial Park - East Parking Lot	PK24003	2	150,000	3,800,000									3,950,000
FSSD (Freedom Middle and Poplar Gorge)	PK24004	2	150,000	150,000	4,000,000								4,300,000
Collins Farm Trail & Parking Project	PK24005	2	50,000	50,000	500,000								600,000
Collins Farm Structure(s) Stabilization and Roof	PK24006	4	40,000	40,000	350,000								430,000
Liberty Park - Phase 2	PK24007	3	250,000	250,000	6,000,000								6,500,000
Fieldstone Concession and Pavilion Rehabilitation	PK24008	3	150,000	150,000	3,500,000								3,800,000
Creekside Property Acquisition	PK24009	2	6,250,000										6,250,000
Parks and Recreation Total			29,434,999	37,105,000	45,687,201	21,850,000	20,650,000	7,500,000					162,227,200
GRAND TOTAL			29,434,999	37,105,000	45,687,201	21,850,000	20,650,000	7,500,000					162,227,200

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FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK16002
Project Name	Main Barn Restoration (Harlinsdale)

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	5 Star Project
Status	Active

Description	Total Cost \$4,000,004
On February 12, 2019, the BOMA approved Resolution 2019-08 to accept The Park at Harlinsdale Farm Master Plan. The Main Barn is to be used as an event space as well as a place to host educational activities and equestrian activities.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
400,004	Design/Planning (Professional Services)	100,000										100,000
Total	Construction / CEI	1,750,000	1,750,000									3,500,000
	Total	1,850,000	1,750,000									3,600,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
400,004	Hotel/Motel Tax	1,850,000	1,750,000									3,600,000
Total	Total	1,850,000	1,750,000									3,600,000

PK16002 - Main Barn Restoration



FY 2024 Potential Projects

City of Franklin, Tennessee

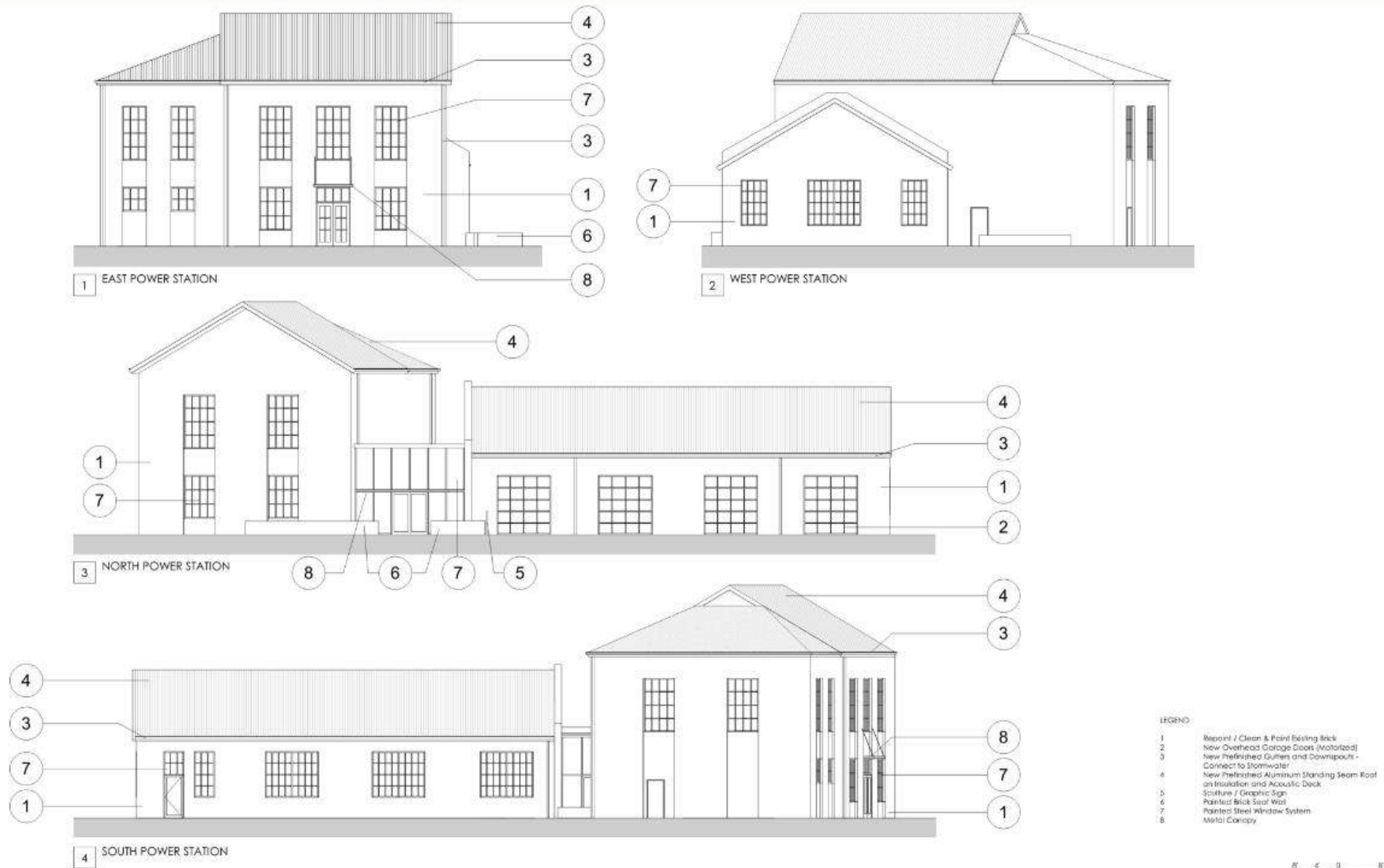
Project #	PK16005
Project Name	Power Station & Museum

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$11,000,000
This was the site of the original City of Franklin power station. The exterior of the existing building is brick which will be tuck pointed, cleaned and repainted. Windows will be replaced with garage doors. The metal roof will be replaced, and gutters and downspouts added. The building will be expanded at the footprint that was destroyed in a 2014 tornado. The expansion will be painted brick, steel windows and metal roof. The addition will have finishes more appropriate to museum/exhibit type functions while keeping the historic character of the farm (interior and exterior).	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	200,000	200,000	200,000								600,000
Construction / CEI				5,000,000	5,000,000						10,000,000
Equip/Vehicles/Furnishings					400,000						400,000
Total	200,000	200,000	200,000	5,000,000	5,400,000						11,000,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	200,000	200,000	200,000	5,000,000	5,400,000						11,000,000
Total	200,000	200,000	200,000	5,000,000	5,400,000						11,000,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK16006
Project Name	4 Worker Houses (Harlinsdale)

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$2,750,000
On February 12, 2019, the BOMA approved Resolution 2019-08 to accept The Park at Harlinsdale Farm Master Plan. Potential uses identified include office space, interpretive or meeting space, visitor center, small event space or possible space for a not-for-profit organization during event rentals.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	175,000	175,000									350,000
Construction / CEI			2,300,000								2,300,000
Equip/Vehicles/Furnishings			100,000								100,000
Total	175,000	175,000	2,400,000								2,750,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	175,000	175,000	2,400,000								2,750,000
Total	175,000	175,000	2,400,000								2,750,000

PK16006 - 4 Worker Houses (Harlinsdale)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK16007
Project Name	North Pavilion & Restroom Facility (Harlinsdale)

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost	\$1,000,000
Once known as the "hay barn" on the north side of the property, repurposing the original structure into an open air pavilion and restroom facility. Adjacent to existing parking areas, the open air pavilion would include picnic tables, water and electricity with a family restroom added to one end to serve the general public, dog park participants and pavilion rentals. The barn is approximately 32' width x 48' in length.		

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	200,000										200,000
Construction / CEI		800,000									800,000
Total	200,000	800,000									1,000,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	200,000	800,000									1,000,000
Total	200,000	800,000									1,000,000



FY 2024 Potential Projects

City of Franklin, Tennessee

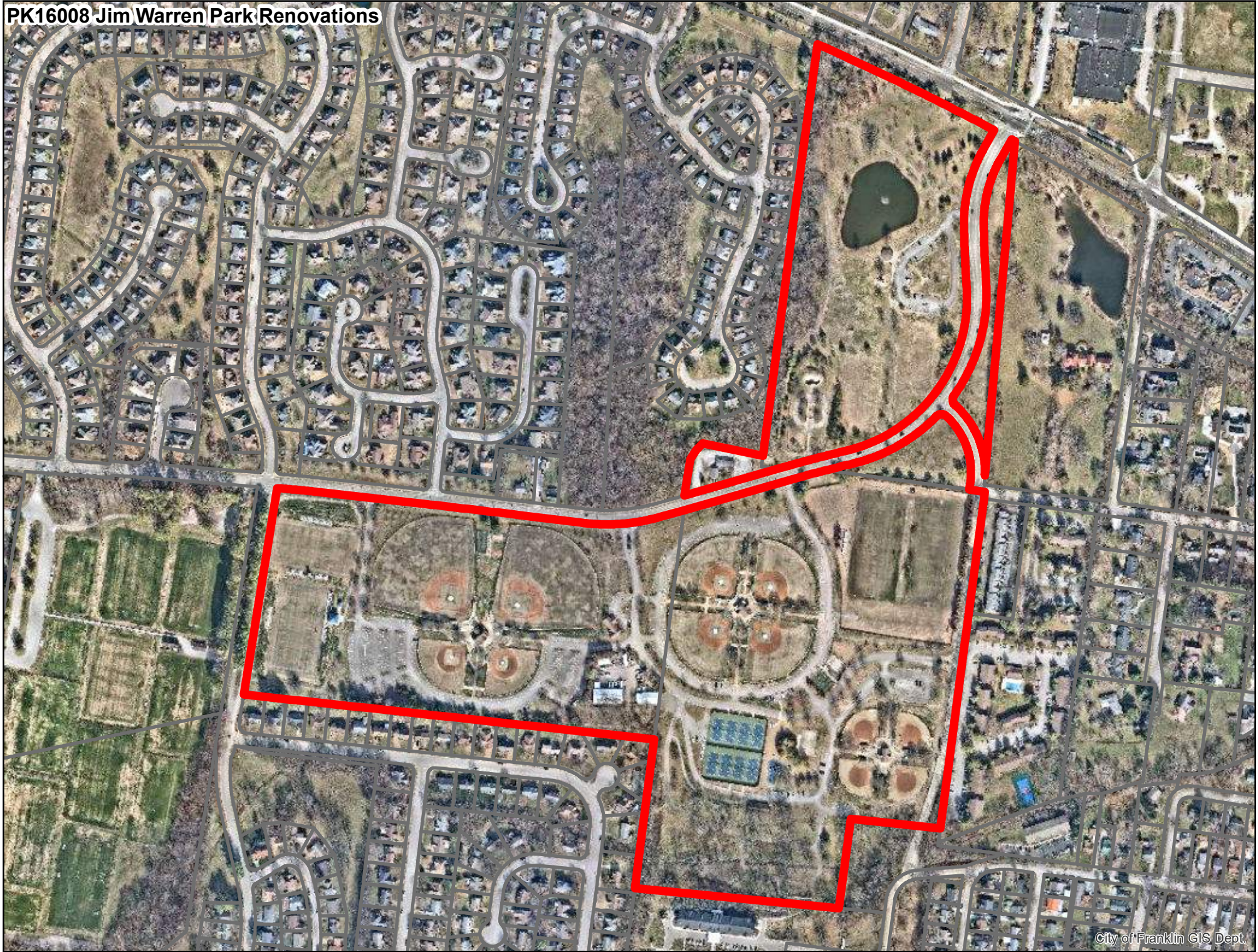
Project #	PK16008
Project Name	Jim Warren Park Renovations

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$23,000,000
Jim Warren Park master plan should be updated based on evolving needs and the addition of new facilities at the FSSD and SE Park. The project may include the removal of existing football fields, expansion of the baseball fields, practice facilities, a new miracle field, expanded skate park and the construction of a new maintenance facility with additional parking.	
Located in Parkland Dedication Quadrant 4.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	166,666	166,667	166,667								500,000
Construction / CEI				7,500,000	7,500,000	7,500,000					22,500,000
Total	166,666	166,667	166,667	7,500,000	7,500,000	7,500,000					23,000,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Parkland Dedication - Quadrant 3	166,666	166,667	166,667	7,500,000	7,500,000	7,500,000					23,000,000
Total	166,666	166,667	166,667	7,500,000	7,500,000	7,500,000					23,000,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK16009
Project Name	Liberty Park Improvements 2023

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	5 Star Project
Status	Active

Description	Total Cost \$11,672,355
Liberty Park Improvements: The first phase of Liberty Park was completed in 2003 with the second phase completed in 2008. The proposed project would complete the park by improving existing parking and adding additional parking area. In addition, the first phase includes basketball courts, a lighted multipurpose field, mountain biking trails, bridge deck replacement and park lighting.	
Located in Parkland Dedication Quadrant 1.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
322,355	Design/Planning (Professional Services)	150,000										150,000
Total	Construction / CEI		5,600,000	5,600,000								11,200,000
	Total	150,000	5,600,000	5,600,000								11,350,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
322,355	Parkland Dedication - Quadrant 1	150,000	5,600,000	5,600,000								11,350,000
Total	Total	150,000	5,600,000	5,600,000								11,350,000



LOSE
DESIGN
SPACES FOR LIFE.



LIBERTY PARK
FRANKLIN, TENNESSEE

FY 2024 Potential Projects

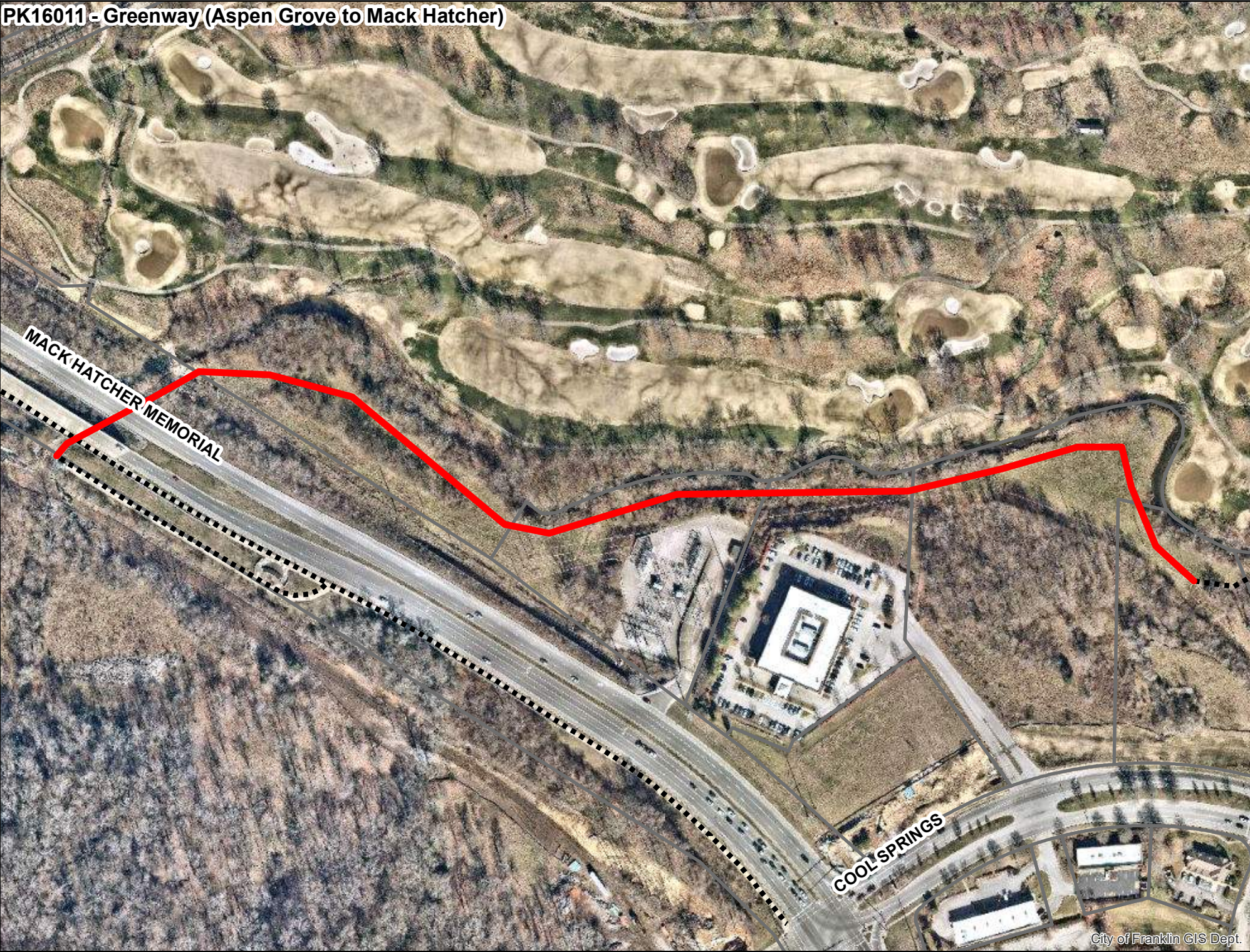
City of Franklin, Tennessee

Project #	PK16011
Project Name	Greenway (Aspen Grove to Mack Hatcher)

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	5 Star Project
Status	Active

Description	Total Cost \$2,633,353
Aspen Grove Trail Connection is identified in the Parks Master Plan as a 1/2 Mile trail/greenway connection that will link pedestrians from the Cool Springs area to Mack Hatcher trailhead and multipurpose pathway located on Mack Hatcher Parkway. The existing multipurpose pathway is connected to Harlinsdale Farm and ultimately to the historic downtown.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
83,353	Design/Planning (Professional Services)	100,000	100,000									200,000
Total	ROW and Easements		350,000									350,000
	Construction / CEI			2,000,000								2,000,000
	Total	100,000	450,000	2,000,000								2,550,000
Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
83,353	Parkland Dedication - Quadrant 1	100,000	450,000	2,000,000								2,550,000
Total	Total	100,000	450,000	2,000,000								2,550,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK16012
Project Name	Greenway (1st Ave North to Bicentennial)

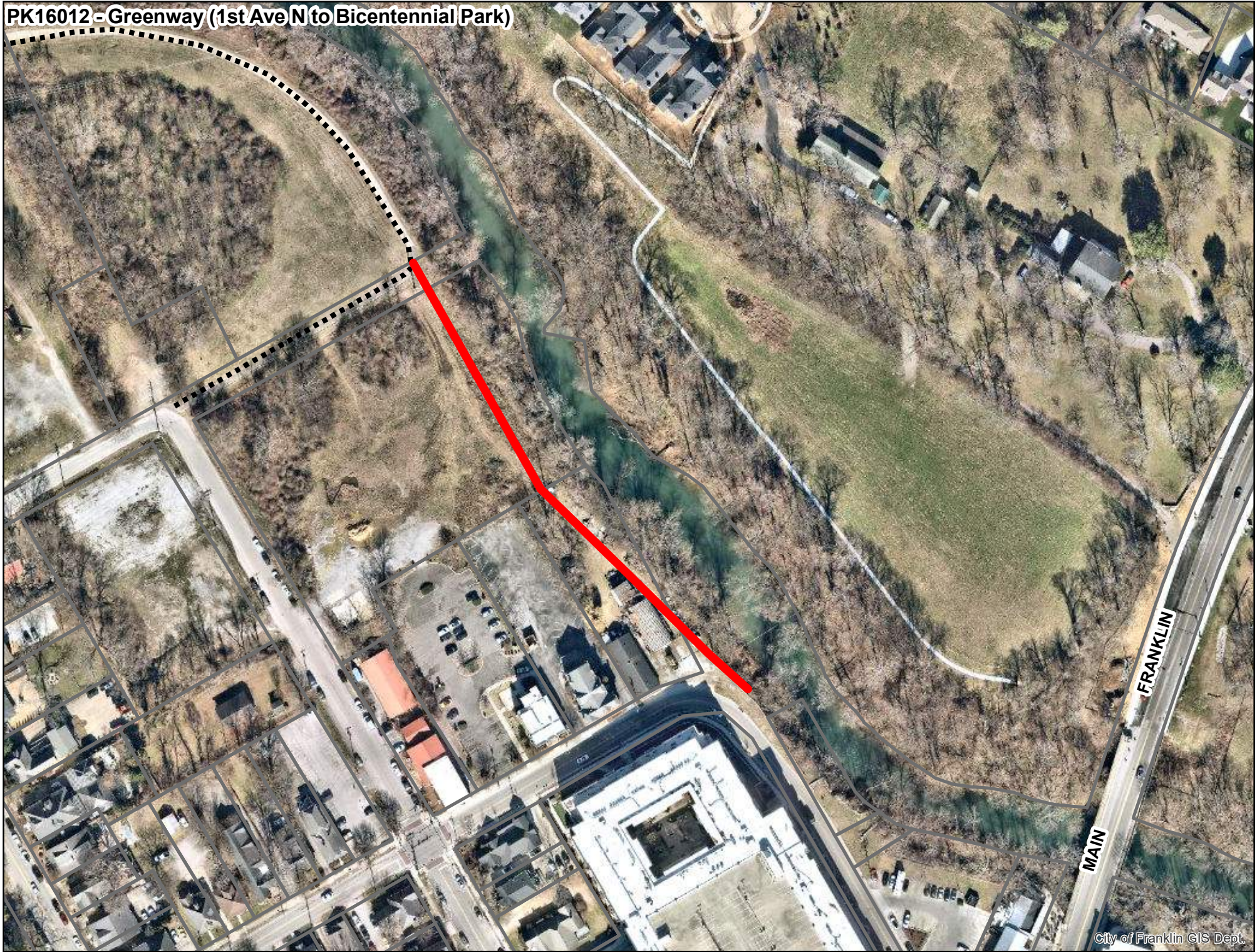
Department	Parks
Contact	Park Director
Type	New
Useful Life	20+
Category	Parks and Recreation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$1,927,200
From existing sidewalks on 1st Ave., the trail woud head north parallel to the Harpeth River to join the existing trail system at Bicentennial Park. Acquisition of ROW would be needed for two private landowners. The City did an environmental assessment of the former dump site in 2016.	
Located in Parkland Dedication Quadrant 4.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	80,000										80,000
ROW and Easements		1,500,000									1,500,000
Construction / CEI			347,200								347,200
Total	80,000	1,500,000	347,200								1,927,200

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Parkland Dedication - Quadrant 4	80,000	1,500,000	347,200								1,927,200
Total	80,000	1,500,000	347,200								1,927,200

PK16012 - Greenway (1st Ave N to Bicentennial Park)



FY 2024 Potential Projects

City of Franklin, Tennessee

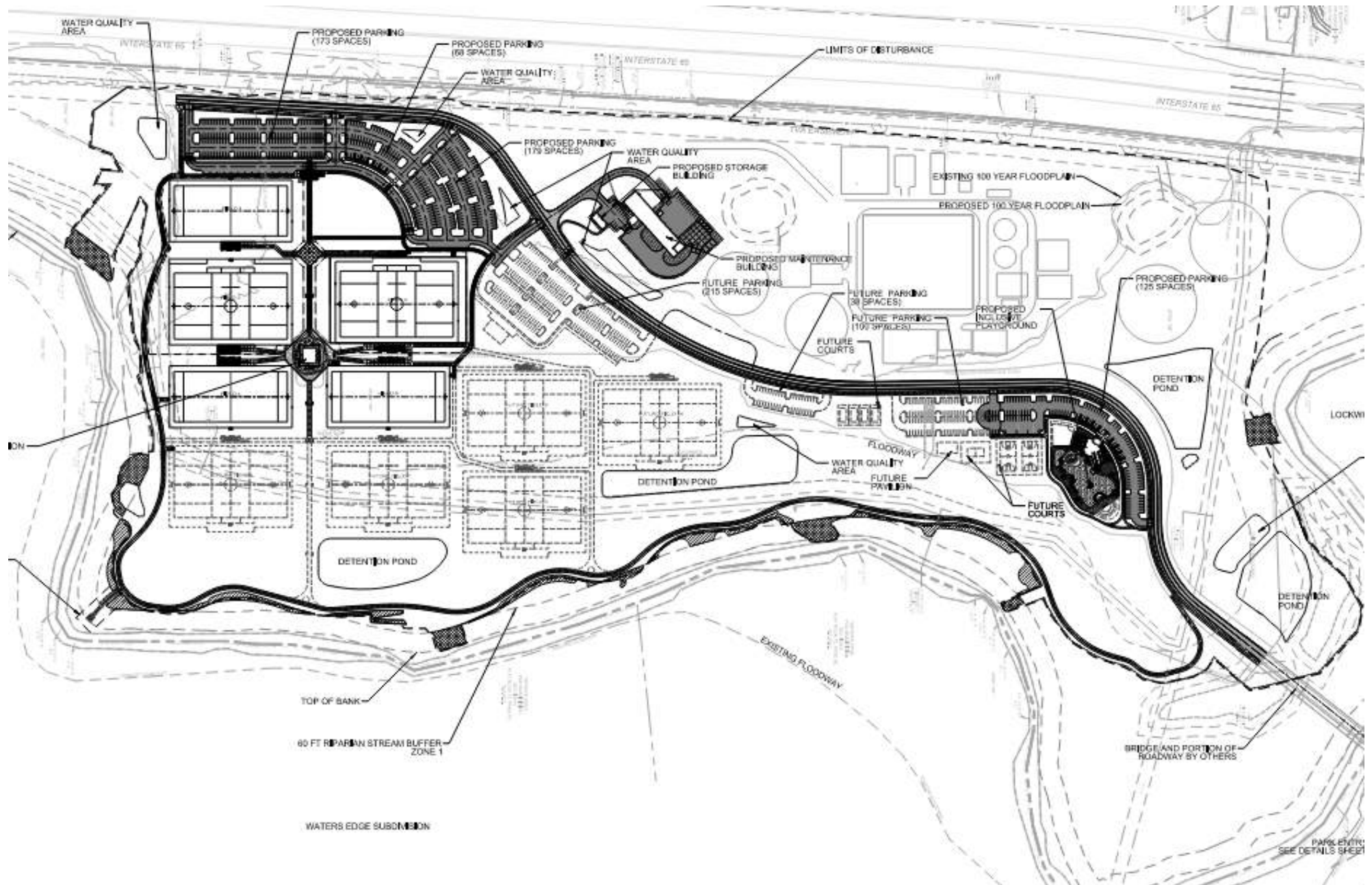
Project #	PK16014
Project Name	Southeast Park 2023

Department	Parks
Contact	Park Director
Type	New
Useful Life	20+
Category	Parks and Recreation
Priority	5 Star Project
Status	Active

Description	Total Cost \$48,198,382
This new park would be built on the City-owned parcel 180 acres in size located between I-65 and the Harpeth River just south of Robinson Lake. The parcel is planned to be used as the site of a future City wastewater treatment plant. The park master plan has been adopted by the Board of Mayor and Aldermen.	
Located in Parkland Dedication Quadrant 2.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
12,048,382	Design/Planning (Professional Services)	150,000										150,000
Total	Construction / CEI	12,000,000	12,000,000	12,000,000								36,000,000
	Total	12,150,000	12,000,000	12,000,000								36,150,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
12,048,382	Parkland Dedication - Quadrant 2	12,150,000	12,000,000	12,000,000								36,150,000
Total	Total	12,150,000	12,000,000	12,000,000								36,150,000



FY 2024 Potential Projects

City of Franklin, Tennessee

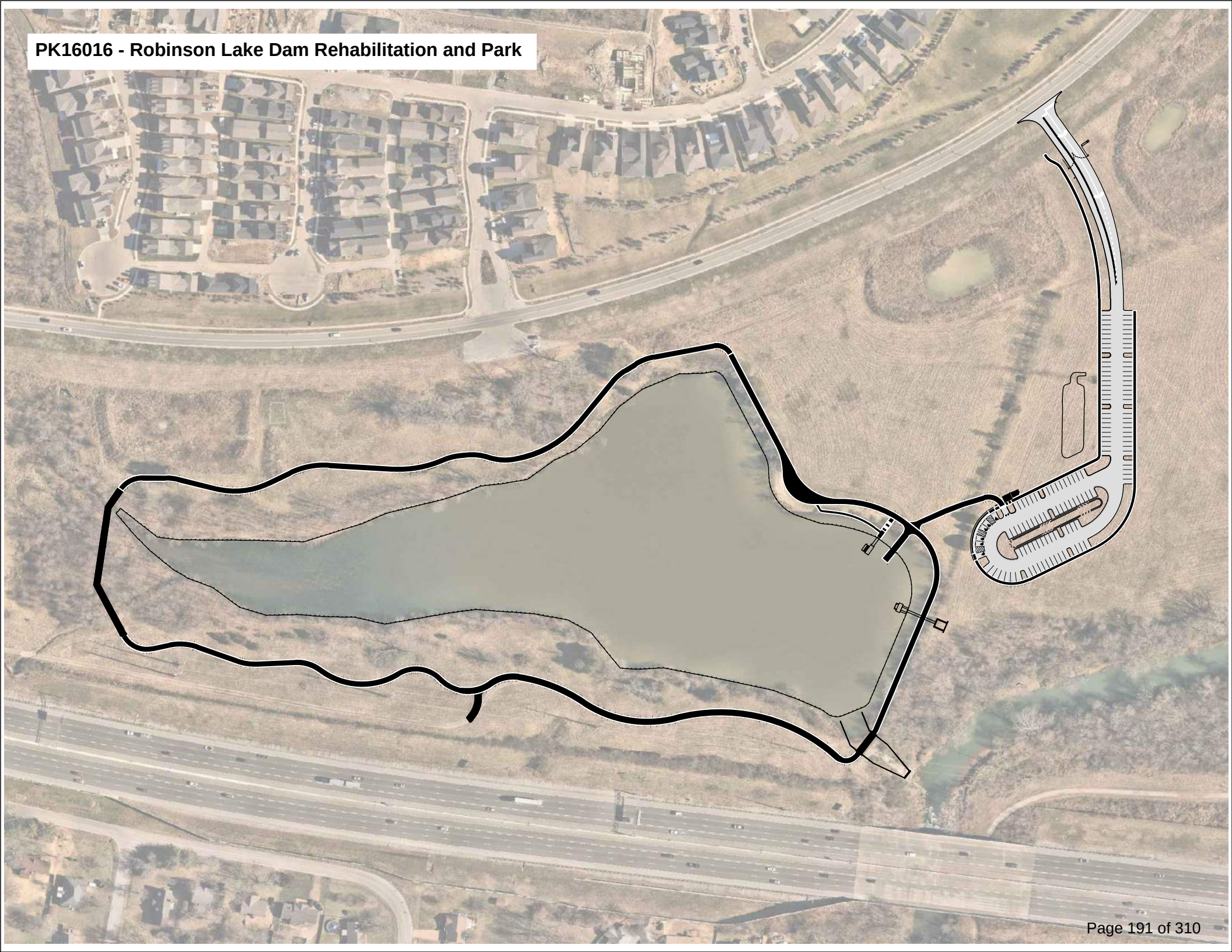
Project #	PK16016
Project Name	Robinson Lake Dam Rehabilitation and Park

Department	Parks
Contact	Park Director
Type	New
Useful Life	20+
Category	Parks and Recreation
Priority	5 Star Project
Status	Active

Description	Total Cost \$14,287,873
In 2015, the City entered into a Professional Service Agreement with Edge Planning Landscape Architecture & Urban Design to provide design services for the approximately 80 acre Lockwood Glen Park. Edge will be providing a final master plan for the park as the City of Franklin and Crescent Communities assume responsibility in for the total cost of the master plan. The goal is to develop a working plan that can be considered a passive public park in the near future. Located adjacent to the Carothers's South Parkway. Part of the plan will include programming the 12-acre lake, public parking areas, public restrooms and walking trails around the Harpeth and the property.	
Located in Parkland Dedication Quadrant 2.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
1,187,873	Design/Planning (Professional Services)	100,000										100,000
Total	Construction / CEI	6,500,000	6,500,000									13,000,000
	Total	6,600,000	6,500,000									13,100,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
1,187,873	Facilities Tax	6,600,000	6,500,000									13,100,000
Total	Total	6,600,000	6,500,000									13,100,000



FY 2024 Potential Projects

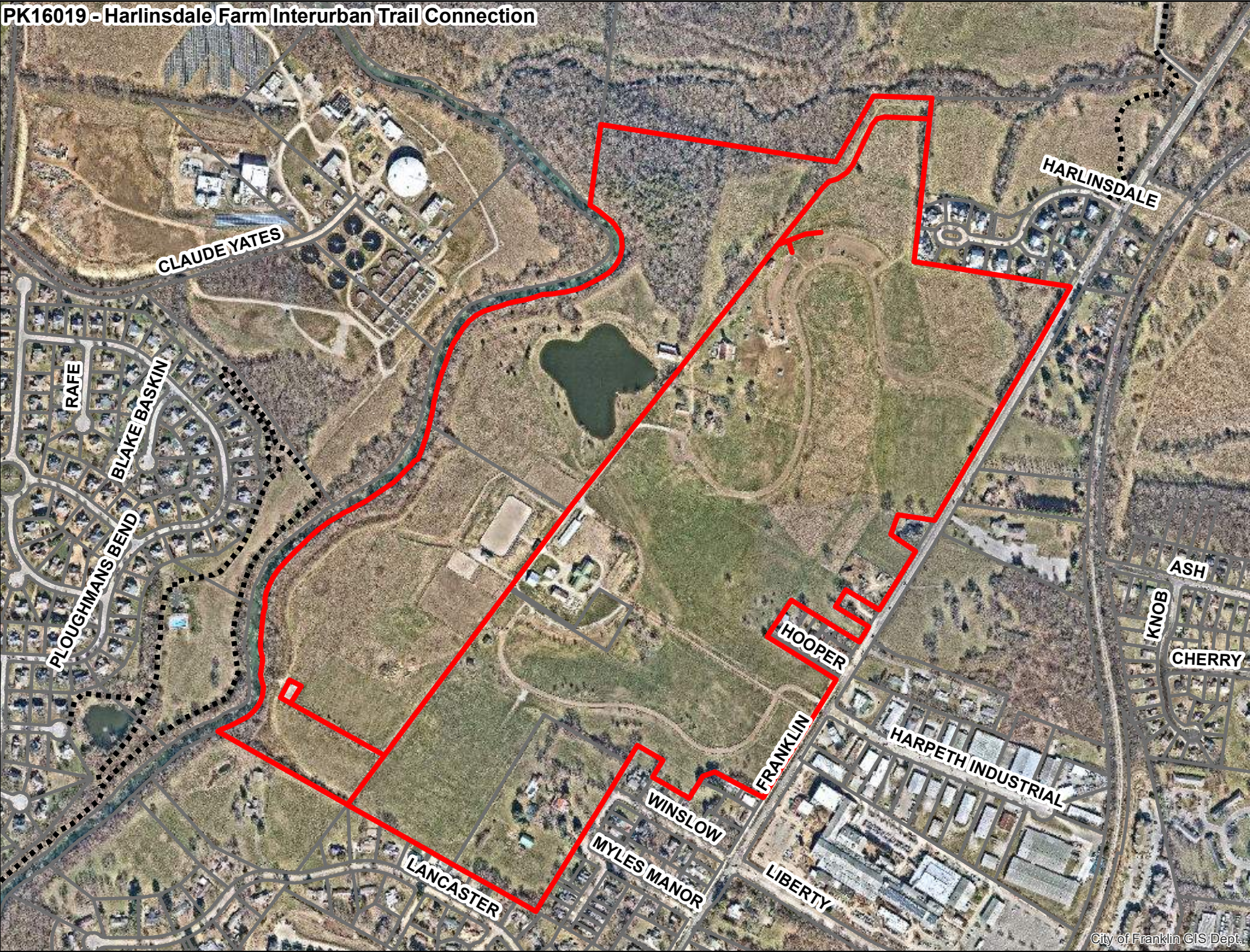
City of Franklin, Tennessee

Project #	PK16019
Project Name	Harlinsdale Farm Interurban Trail Connection

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost	\$2,550,000
The area once housed the interurban rail system from Nashville to Franklin. Paving of the 12 wide interurban rail line can be phased as needed. The initial phase includes the parking at the canoe access at the Harperth River to the parking near the Hayes House. Two electric gates for controlled access between the Main Barn and the Arena are included. The second phase extends from this point to the north part of the site. A 12' wide, paved pedestrian trail will be added from the existing trail near Spencer Creek connecting to the interurban rail at the north.		

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	150,000										150,000
Construction / CEI		2,400,000									2,400,000
Total	150,000	2,400,000									2,550,000
Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	150,000	2,400,000									2,550,000
Total	150,000	2,400,000									2,550,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK19005
Project Name	Greenway (Aspen Grove to Mallory Station Rd)

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$2,520,000
Aspen Grove Trail Connection is identified in the Parks Master Plan as 1/2-mile trail~greenway connection that will link pedestrians from the Cool Springs area to the Mack Hatcher trailhead and multipurpose pathway located on Mack Hatcher Parkway. Moving in the opposite direction, Spencer Creek flows toward Mallory Station Road with a length of .97 miles. Connecting commerical users and resident to the Cool Springs Mall area north of Aspen Grove Park provides a safe pedestrian connection in this area.	
Located in Parkland Dedication Quadrant 1.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	40,000	40,000	40,000								120,000
ROW and Easements		400,000	400,000								800,000
Construction / CEI				1,600,000							1,600,000
Total	40,000	440,000	440,000	1,600,000							2,520,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Parkland Dedication - Quadrant 1	40,000	440,000	440,000	1,600,000							2,520,000
Total	40,000	440,000	440,000	1,600,000							2,520,000

PK19005 - Greenway (Aspen Grove to Mallory Station Rd)

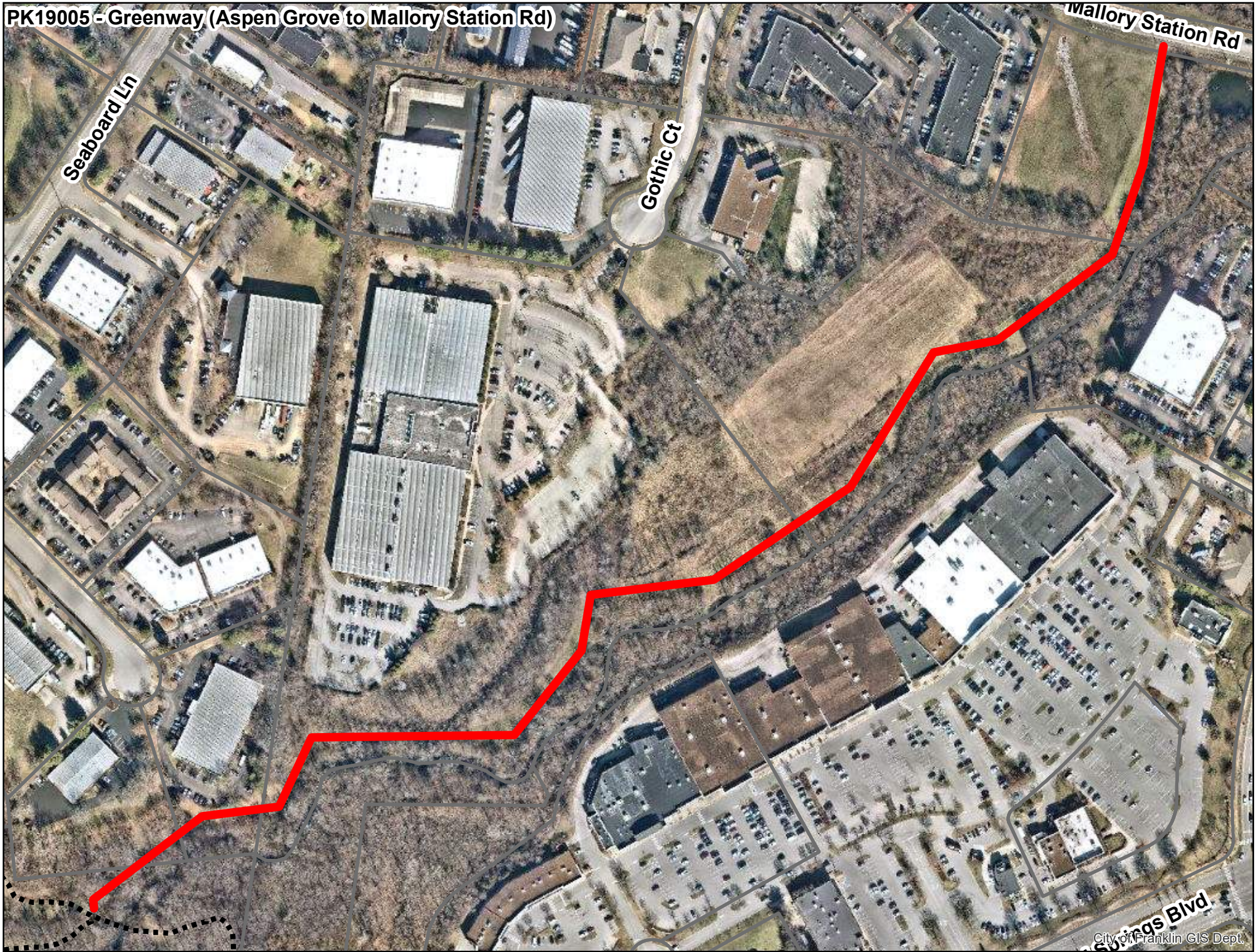
Mallory Station Rd

Seaboard Ln

Gothic Ct

Seaboard Blvd

City of Franklin GIS Dept.



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK19007
Project Name	Greenway (Pinkerton Park to Franklin Road Bridge)

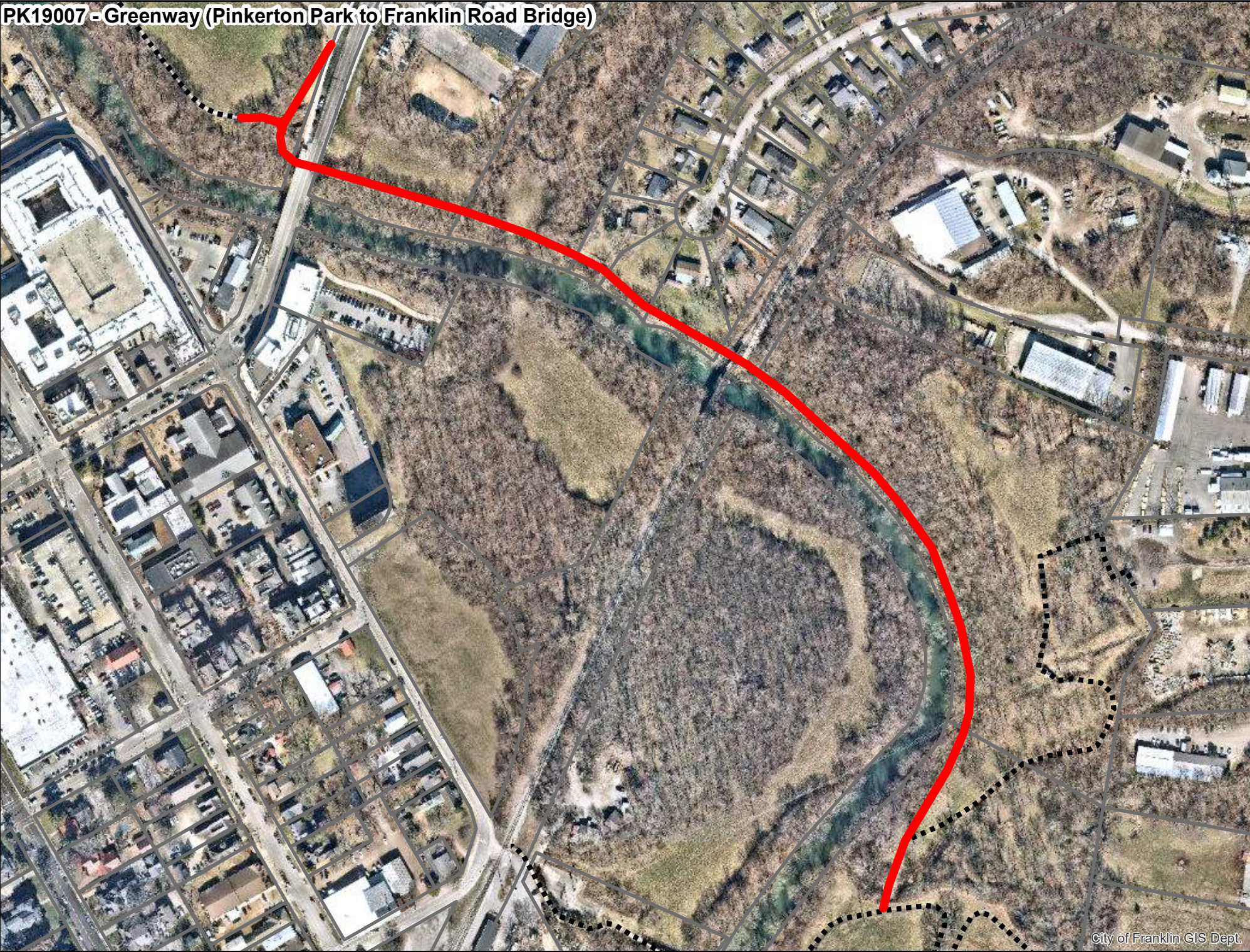
Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Active

Description	Total Cost \$5,250,000
From the existing trail inside Pinkerton Park, the greenway would head north and west along the banks of the Harpeth, this time hugging a small shelf below Fort Granger as the trail approaches Downtown Franklin and would connect under the Franklin Road Bridge leading to the new sidewalk toward the Park at Harlinsdale Farm or south into downtown Franklin.	
Located in Parkland Dedication Quadrant 1 and 4.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	100,000	100,000									200,000
ROW and Easements		150,000									150,000
Construction / CEI			4,900,000								4,900,000
Total	100,000	250,000	4,900,000								5,250,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Facilities Tax	100,000	250,000	4,900,000								5,250,000
Total	100,000	250,000	4,900,000								5,250,000

PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK19015
Project Name	Winstead Hill Park

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	3 Star Project
Status	Not Funded

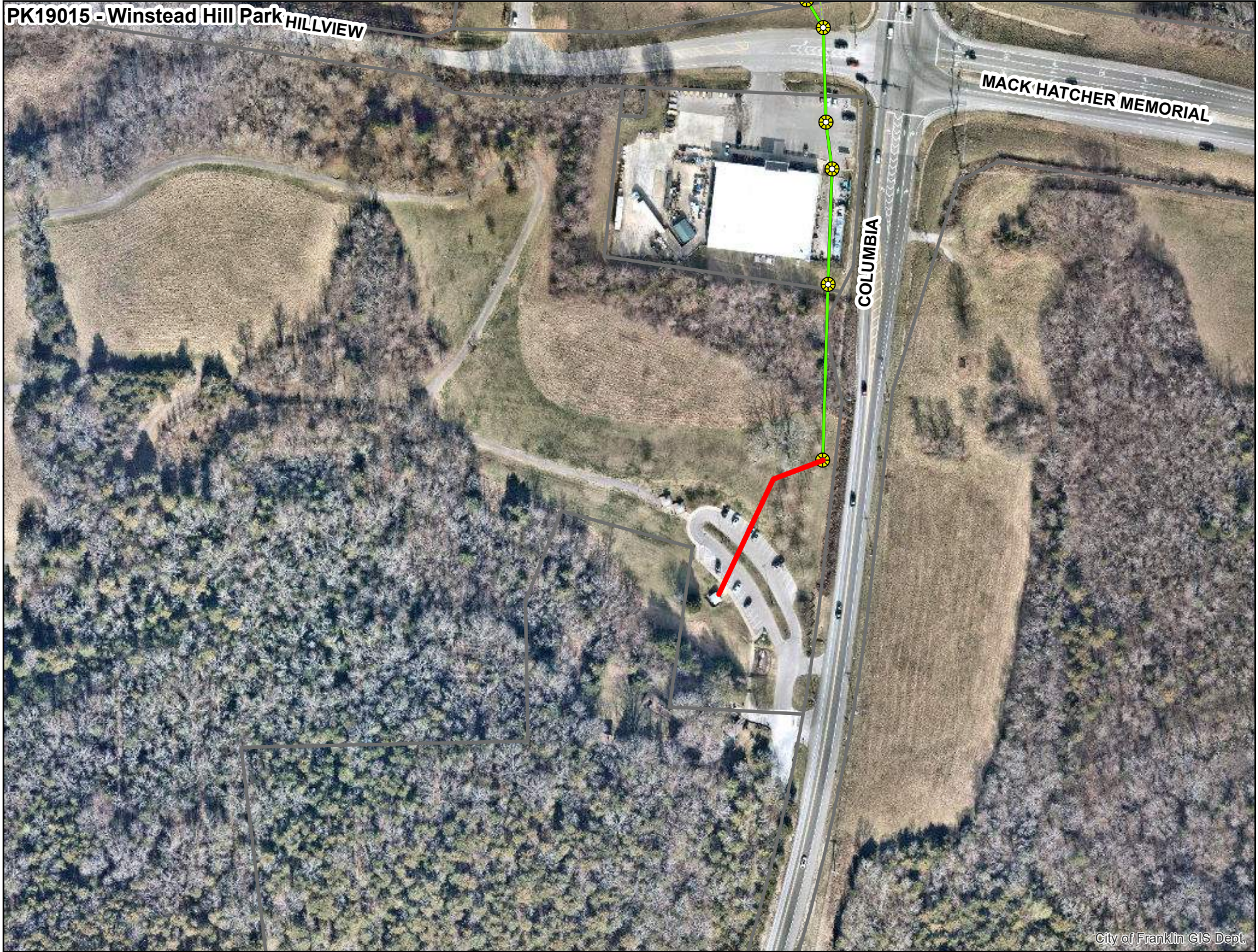
Description	Total Cost \$1,150,000
Provide Gravity Sanitary Sewer Service to Winstead Hill Park.	
Reconfigure the existing parking lot to accommodate busses, emergency services and the future widening of Columbia Pike.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	75,000	75,000									150,000
Construction / CEI			1,000,000								1,000,000
Total	75,000	75,000	1,000,000								1,150,000
Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	75,000	75,000	1,000,000								1,150,000
Total	75,000	75,000	1,000,000								1,150,000

PK19015 - Winstead Hill Park HILLVIEW

MACK HATCHER MEMORIAL

COLUMBIA



FY 2024 Potential Projects

City of Franklin, Tennessee

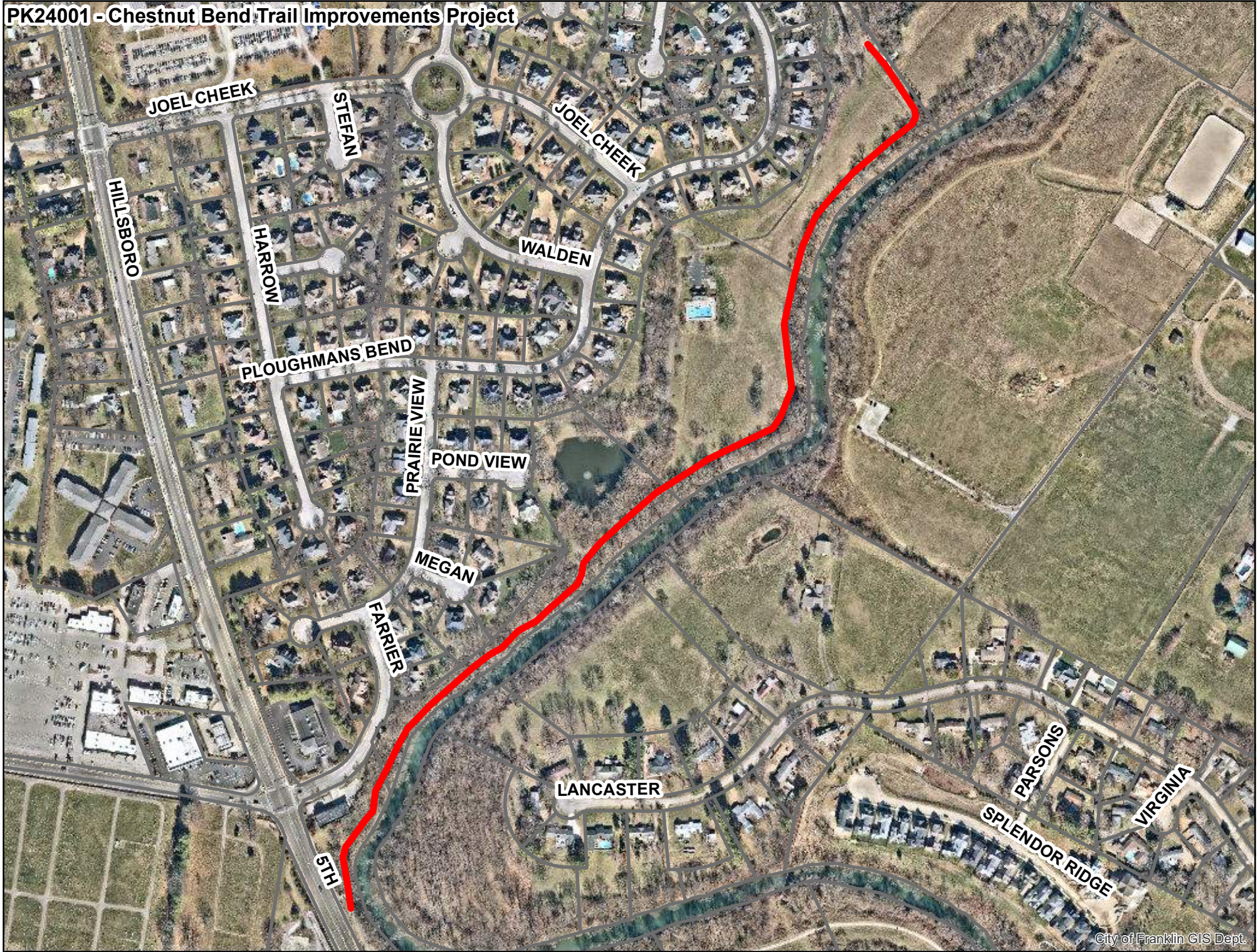
Project #	PK24001
Project Name	Chestnut Bend Trail Improvements Project

Department	Parks
Contact	Park Director
Type	Maintenance
Useful Life	20+
Category	Parks and Recreation
Priority	4 Star Project
Status	Not Funded

Description	Total Cost	\$2,150,000
The city is in the final stages of obtaining a permanent access easement on the existing trail system located in the Chestnut Bend HOA open space. This trail has been neglected for many years and has numerous safety and drainage issues. In addition, the trail is ready for a mill and overlay and should be improved to meet current ADA requirements. The city would need to work with the HOA to evaluate the existing trail system and make major repairs. At a minimum, the city will need to make some temporary safety improvements.		

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	75,000	75,000									150,000
Construction / CEI			2,000,000								2,000,000
Total	75,000	75,000	2,000,000								2,150,000
Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Facilities Tax	75,000	75,000	2,000,000								2,150,000
Total	75,000	75,000	2,000,000								2,150,000

PK24001 - Chestnut Bend Trail Improvements Project



FY 2024 Potential Projects

City of Franklin, Tennessee

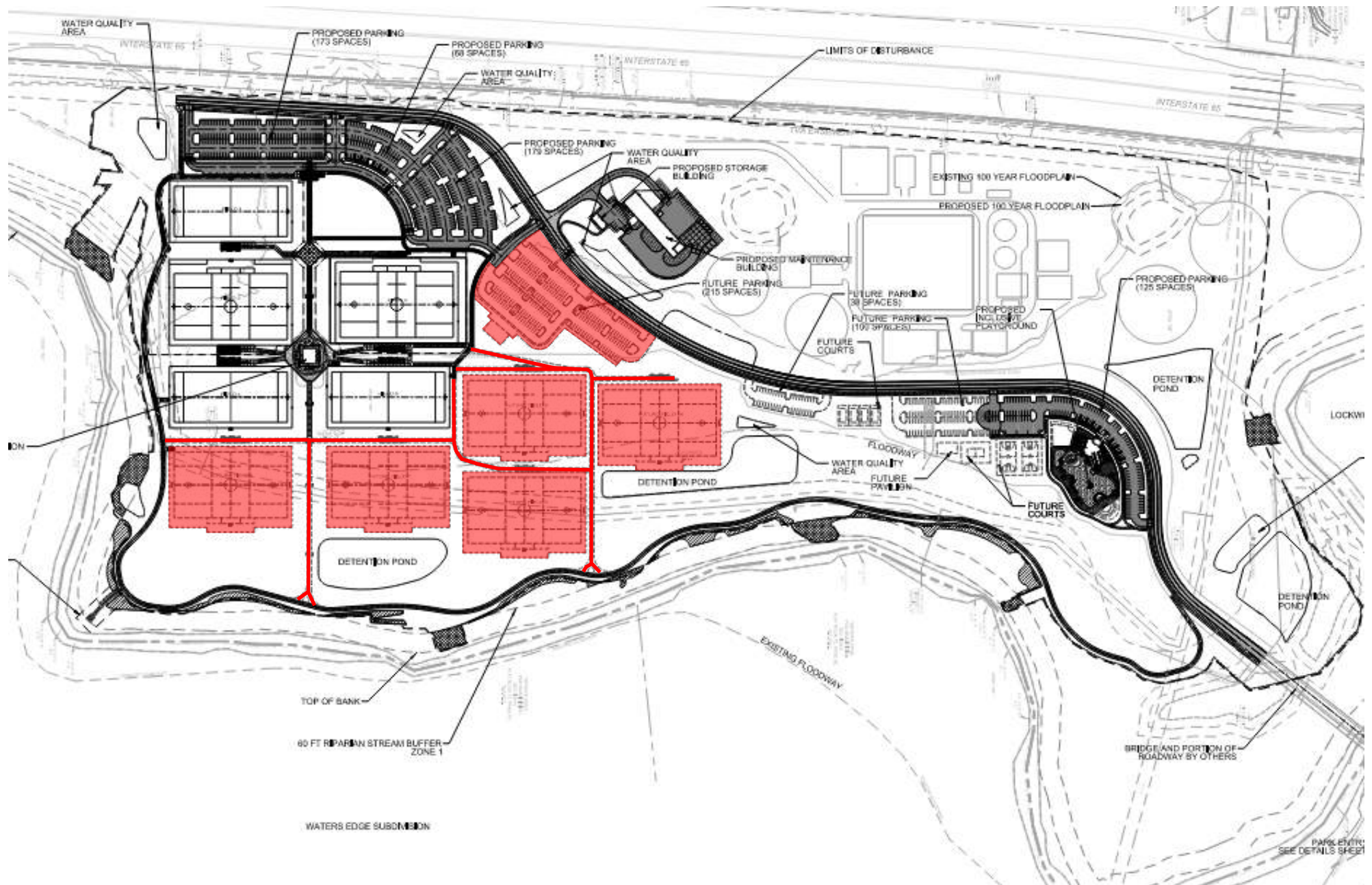
Project #	PK24002
Project Name	Southeast Park - Phase 2

Department	Parks
Contact	Park Director
Type	Unassigned
Useful Life	20+
Category	Parks and Recreation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$16,350,000
Phase 2 is proposed to include additional amenities to the inclusive playground area, walking trails, 5 Lacrosse Fields, small concession stand, two additional parking trays, canoe launch and outdoor game area.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	283,333	283,333	283,334								850,000
Construction / CEI				7,750,000	7,750,000						15,500,000
Total	283,333	283,333	283,334	7,750,000	7,750,000						16,350,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Parkland Dedication - Quadrant 2	283,333	283,333	283,334	7,750,000	7,750,000						16,350,000
Total	283,333	283,333	283,334	7,750,000	7,750,000						16,350,000



FY 2024 Potential Projects

City of Franklin, Tennessee

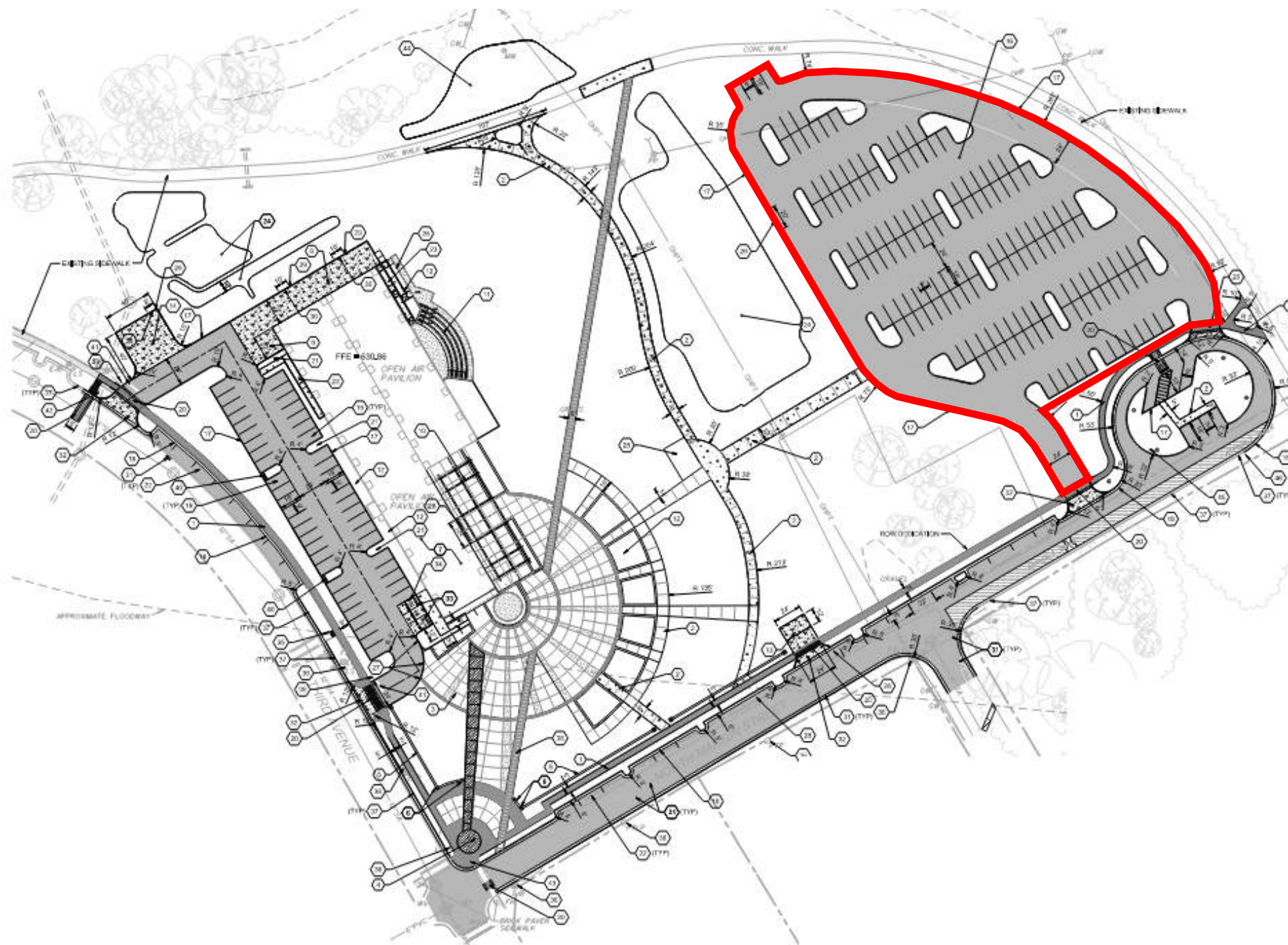
Project #	PK24003
Project Name	Bicentennial Park - East Parking Lot

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost	\$3,950,000
The next phase of Bicentennial Park would include the the construction of the east parking lot, lighting, landscaping and an additional walking trail from the parking area to the main park. Located in Parkland Dedication Quadrant 4.		

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	150,000										150,000
Construction / CEI		3,800,000									3,800,000
Total	150,000	3,800,000									3,950,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	150,000	3,800,000									3,950,000
Total	150,000	3,800,000									3,950,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK24004
Project Name	FSSD (Freedom Middle and Poplar Gorge)

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$4,300,000
The second phase of this project would include 8-10 tennis courts, restroom facility and covered bleachers.	
Located in Parkland Dedication Quadrant 4.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	150,000	150,000									300,000
Construction / CEI			4,000,000								4,000,000
Total	150,000	150,000	4,000,000								4,300,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Misc. Grant	75,000	75,000	2,000,000								2,150,000
Parkland Dedication - Quadrant 4	75,000	75,000	2,000,000								2,150,000
Total	150,000	150,000	4,000,000								4,300,000

LEGEND

- Existing Sidewalk
- Proposed Sidewalk
- Existing Asphalt Trail
- Proposed Asphalt Trail
- Art Sculpture

Existing parking spaces: 642
Total spaces with expansion: 830

Note: All calculations shown are approximate and subject to change. See the Summary Report for additional information regarding site improvements.

Facilities and Features:

- Detention Pond
- Redwood Creek Community Center Building
- Existing Playgrounds
- Proposed Parking
- Expand Existing Parking Area
- Expand Existing Parking Area
- Redwood Creek Community Center Building
- Existing Long Jump
- Existing Discus Area
- Existing Shot Put
- Existing Javelin
- Existing Fencing
- Existing Equestrian
- Existing Archery
- Existing Tennis
- Existing Basketball
- Existing Volleyball
- Existing Softball
- Existing Baseball
- Existing Soccer
- Existing Football
- Existing Hockey
- Existing Golf
- Existing Fishing
- Existing Hunting
- Existing Camping
- Existing Picnicking
- Existing Biking
- Existing Horseback Riding
- Existing Canoeing
- Existing Kayaking
- Existing Rowing
- Existing Sailing
- Existing Climbing
- Existing Skiing
- Existing Snowboarding
- Existing Ice Skating
- Existing Figure Skating
- Existing Roller Skating
- Existing Roller Hockey
- Existing Ice Hockey
- Existing Football
- Existing Basketball
- Existing Volleyball
- Existing Softball
- Existing Baseball
- Existing Soccer
- Existing Hockey
- Existing Golf
- Existing Fishing
- Existing Hunting
- Existing Camping
- Existing Picnicking
- Existing Biking
- Existing Horseback Riding
- Existing Canoeing
- Existing Kayaking
- Existing Rowing
- Existing Sailing
- Existing Climbing
- Existing Skiing
- Existing Snowboarding
- Existing Ice Skating
- Existing Figure Skating
- Existing Roller Skating
- Existing Roller Hockey
- Existing Ice Hockey

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK24005
Project Name	Collins Farm Trail & Parking Project

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$600,000
Collins Farm is a 3-acre Historic Park near the Eastern Flank Battle Park and Carnton Plantation. The property has limited vehicle access and amenities. The parking area needs to be upgraded to ADA standards.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	50,000	50,000									100,000
Construction / CEI			500,000								500,000
Total	50,000	50,000	500,000								600,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	50,000	50,000	500,000								600,000
Total	50,000	50,000	500,000								600,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK24006
Project Name	Collins Farm Structure(s) Stabilization and Roof

Department	Parks
Contact	Park Director
Type	Maintenance
Useful Life	20+
Category	Parks and Recreation
Priority	4 Star Project
Status	Not Funded

Description	Total Cost \$430,000
Collins Farm is a 3-acre Historic Park near the Eastern Flank Battle Park and Carnton Plantation. The purpose of the project would be to stabilize all historic structures located on Collins Farm.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	40,000	40,000									80,000
ROW and Easements			350,000								350,000
Total	40,000	40,000	350,000								430,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	40,000	40,000	350,000								430,000
Total	40,000	40,000	350,000								430,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK24007
Project Name	Liberty Park - Phase 2

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost	\$6,500,000
This project would be the next phase after the Liberty Park 2023 Project. This phase would include 6-8 pickball facilities, ball field batting cage addition, pump track and replacement of the existing concrete seating in the original complex (installed in 2003)		

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	250,000	250,000									500,000
Construction / CEI			6,000,000								6,000,000
Total	250,000	250,000	6,000,000								6,500,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Parkland Dedication - Quadrant 1	250,000	250,000	6,000,000								6,500,000
Total	250,000	250,000	6,000,000								6,500,000



FY 2024 Potential Projects

City of Franklin, Tennessee

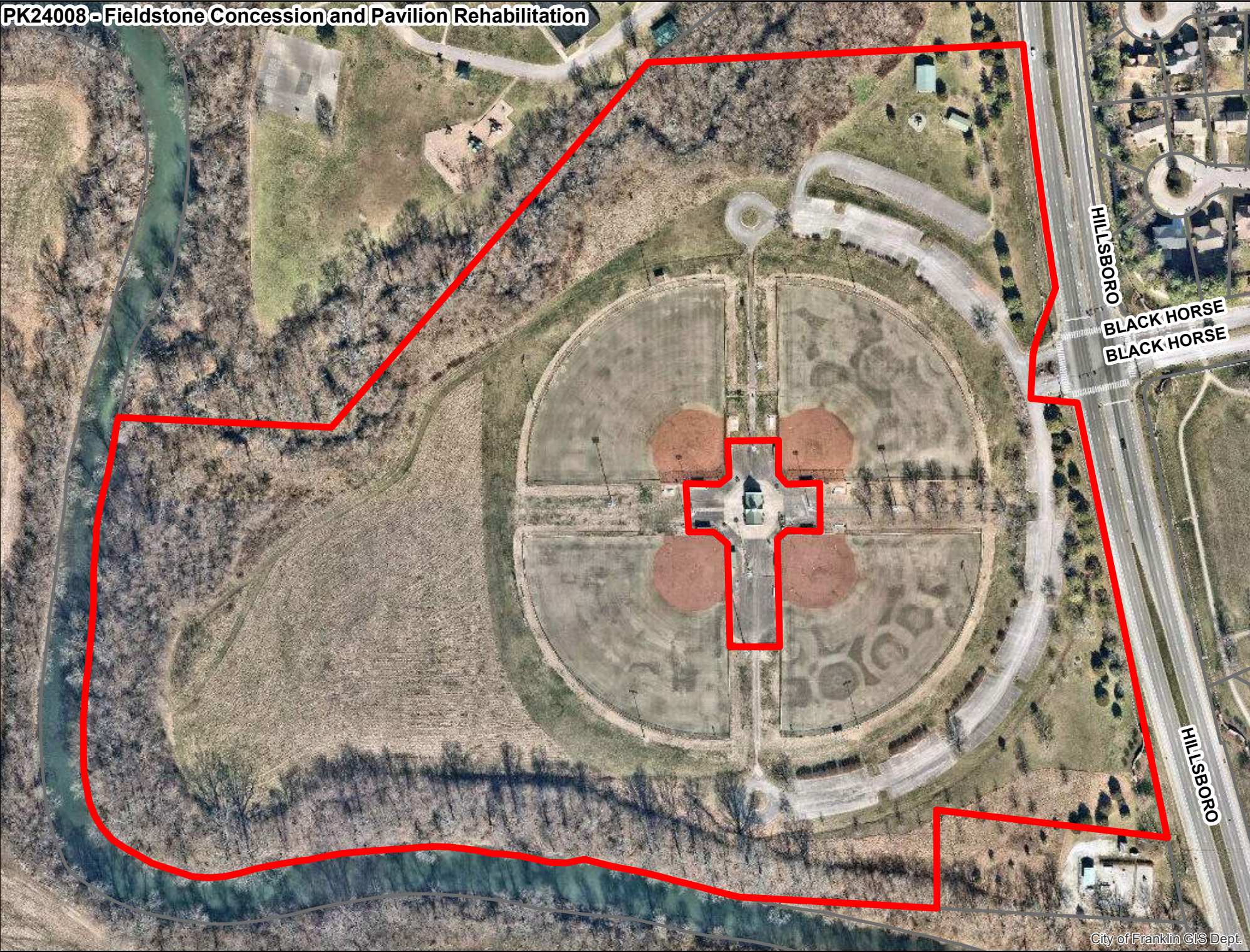
Project #	PK24008
Project Name	Fieldstone Concession and Pavilion Rehabilitation

Department	Parks
Contact	Park Director
Type	Maintenance
Useful Life	20+
Category	Parks and Recreation
Priority	3 Star Project
Status	Active

Description	Total Cost	\$3,800,000
This project includes the restoation of the existing concession stand and pavilion.		

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	150,000	150,000									300,000
Construction / CEI			3,500,000								3,500,000
Total	150,000	150,000	3,500,000								3,800,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Hotel/Motel Tax	150,000	150,000	3,500,000								3,800,000
Total	150,000	150,000	3,500,000								3,800,000



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	PK24009
Project Name	Creekside Property Acquisition

Department	Parks
Contact	Park Director
Type	New
Useful Life	20+
Category	Parks and Recreation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$6,250,000
A group called the Preservation Partners acquired property along Franklin Road to preserve the open space corridor at the corner of Mack Hatcher Parkway and Franklin Road. The potential purchase may include the City but not limited to private property owners and public-private partnership organizations willing to assist in the initial purchase and development of the proposed plan. Should the City move forward with the acquisition, the next step would be to develop a conceptual master plan with a comprehensive document and process that includes an internal assessment, community engagement, resources and data collection, and development of an implementation plan.	

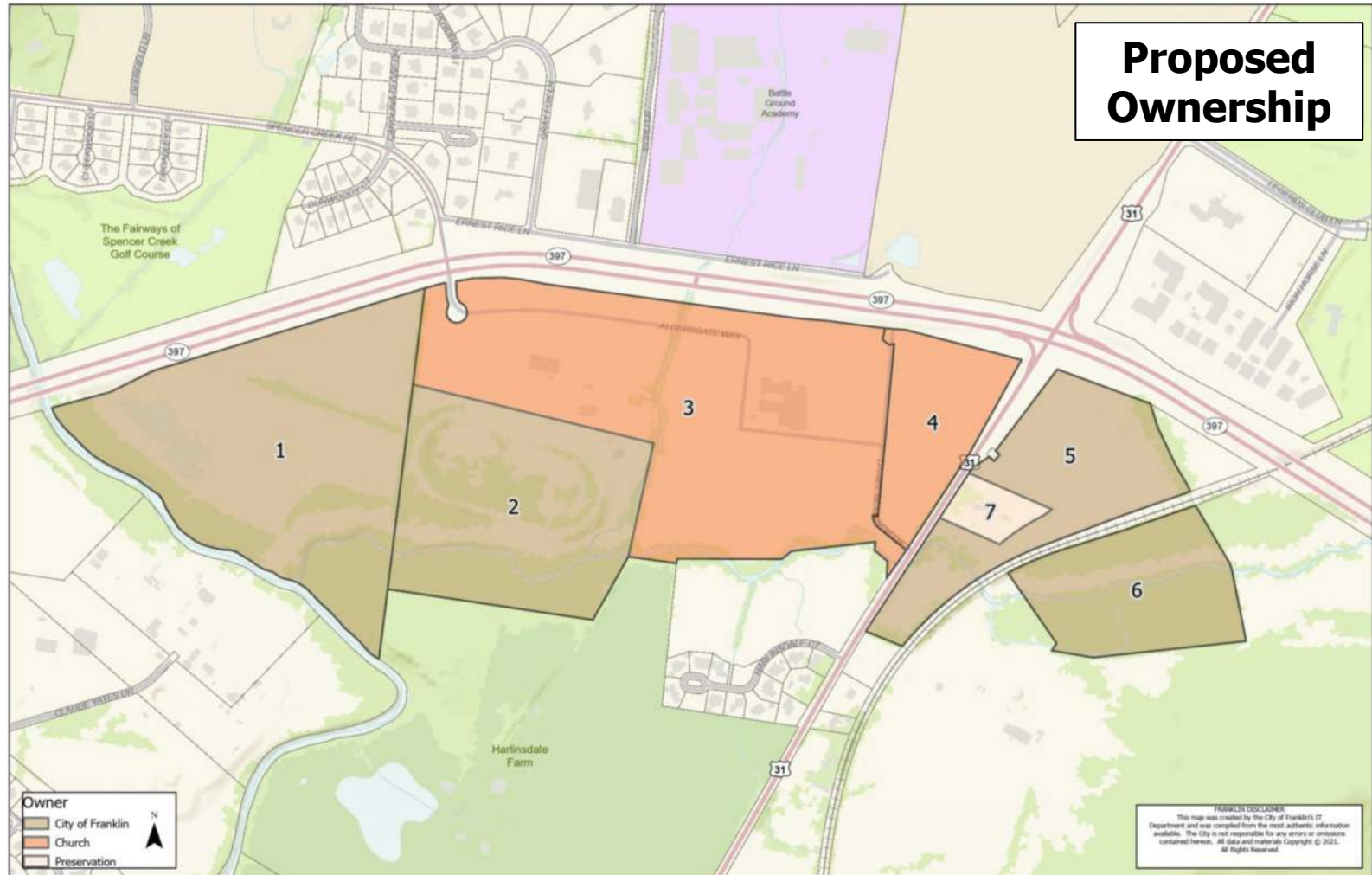
Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	225,000										225,000
ROW and Easements	6,025,000										6,025,000
Total	6,250,000										6,250,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Parkland Dedication - Quadrant 1	6,250,000										6,250,000
Total	6,250,000										6,250,000



City of Franklin, Tennessee

Opportunity for Land Acquisition for Parks



City of Franklin, Tennessee
FY 2024 Potential Projects

PROJECTS BY CATEGORY

Category	#	Priority	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Stormwater													
Figuers Drive Area Drainage Improvements	SW16004	2	136,320	336,320	336,320	4,544,000							5,352,960
Jordan Branch (Cool Springs E) Stream Restoration	SW16005	2	100,000	1,000,000									1,100,000
USACE - Home Raising Project	SW19003	5	2,625,000	2,625,000	2,625,000	2,625,000							10,500,000
Liberty Hills HOA Stream Restoration	SW23001	5	123,458	123,458	2,222,223								2,469,139
Stormwater Total			2,984,778	4,084,778	5,183,543	7,169,000							19,422,099
GRAND TOTAL			2,984,778	4,084,778	5,183,543	7,169,000							19,422,099

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CIP FY 2024 - 2033

City of Franklin, Tennessee

Project #	SW16004
Project Name	Figuers Drive Area Drainage Improvements

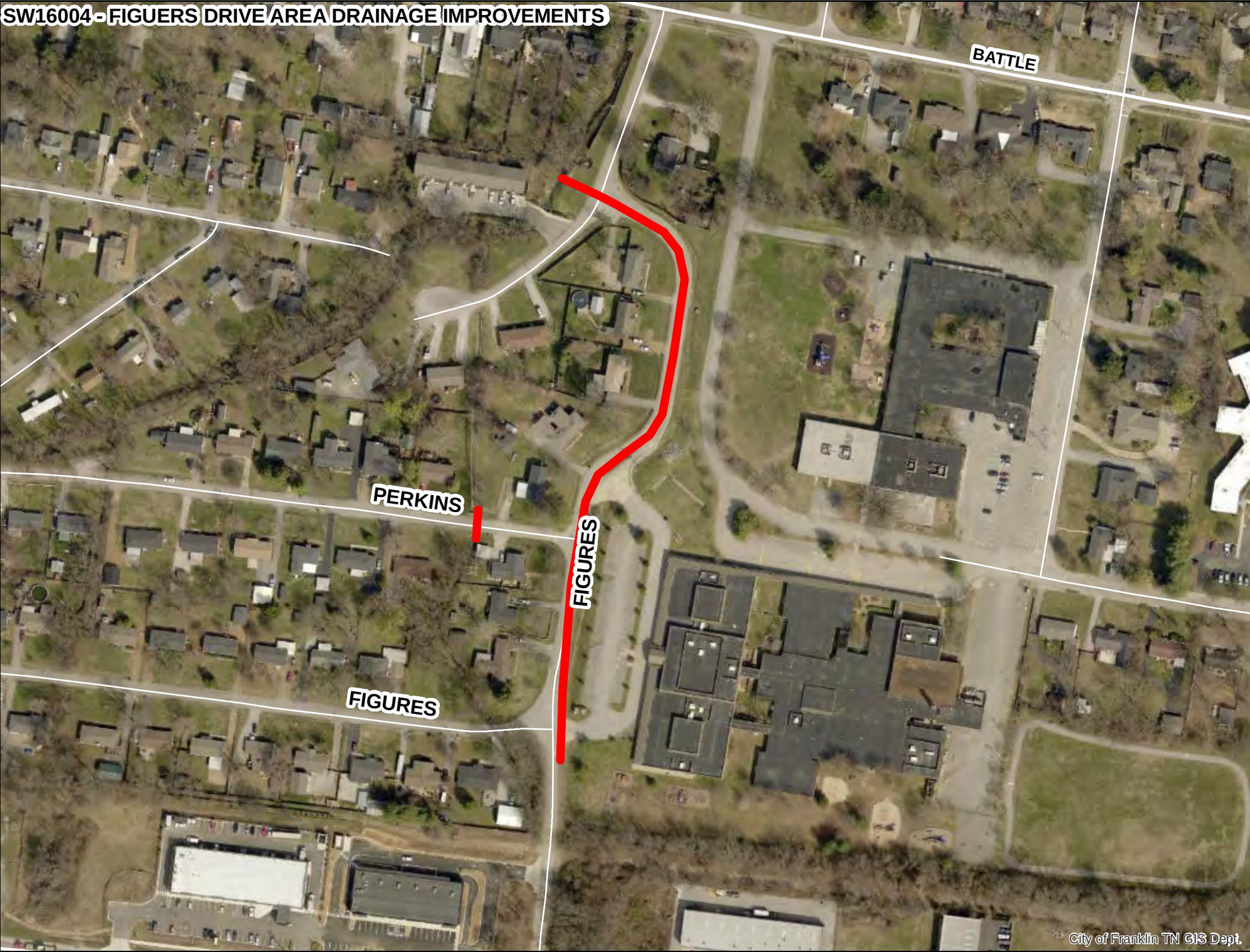
Department	Stormwater
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Stormwater
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$5,589,660
This project includes the installation and upgrade of existing stormwater infrastructure in the Figures Drive Area to include: Channel improvements from Alicia Drive to Figures Drive; Culver upgrades at Perkins Drive and Figures Drive, Diversion Storm Sewer from Figures Dr. to Perkins Dr, Concrete Channel from Perkins Dr. to Alicia Dr and 6x3 RCB at Alicia Dr.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
236,700	Design/Planning (Professional Services)	136,320	136,320	136,320								408,960
Total	ROW and Easements		200,000	200,000								400,000
	Construction / CEI				4,544,000							4,544,000
	Total	136,320	336,320	336,320	4,544,000							5,352,960

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
236,700	Stormwater	136,320	336,320	336,320	3,344,000							4,152,960
Total	Water Renewal				450,000							450,000
	Wastewater Renewal				750,000							750,000
	Total	136,320	336,320	336,320	4,544,000							5,352,960

SW16004 - FIGUERS DRIVE AREA DRAINAGE IMPROVEMENTS



CIP FY 2024 - 2033

City of Franklin, Tennessee

Project #	SW16005
Project Name	Jordan Branch (Cool Springs E) Stream Restoration

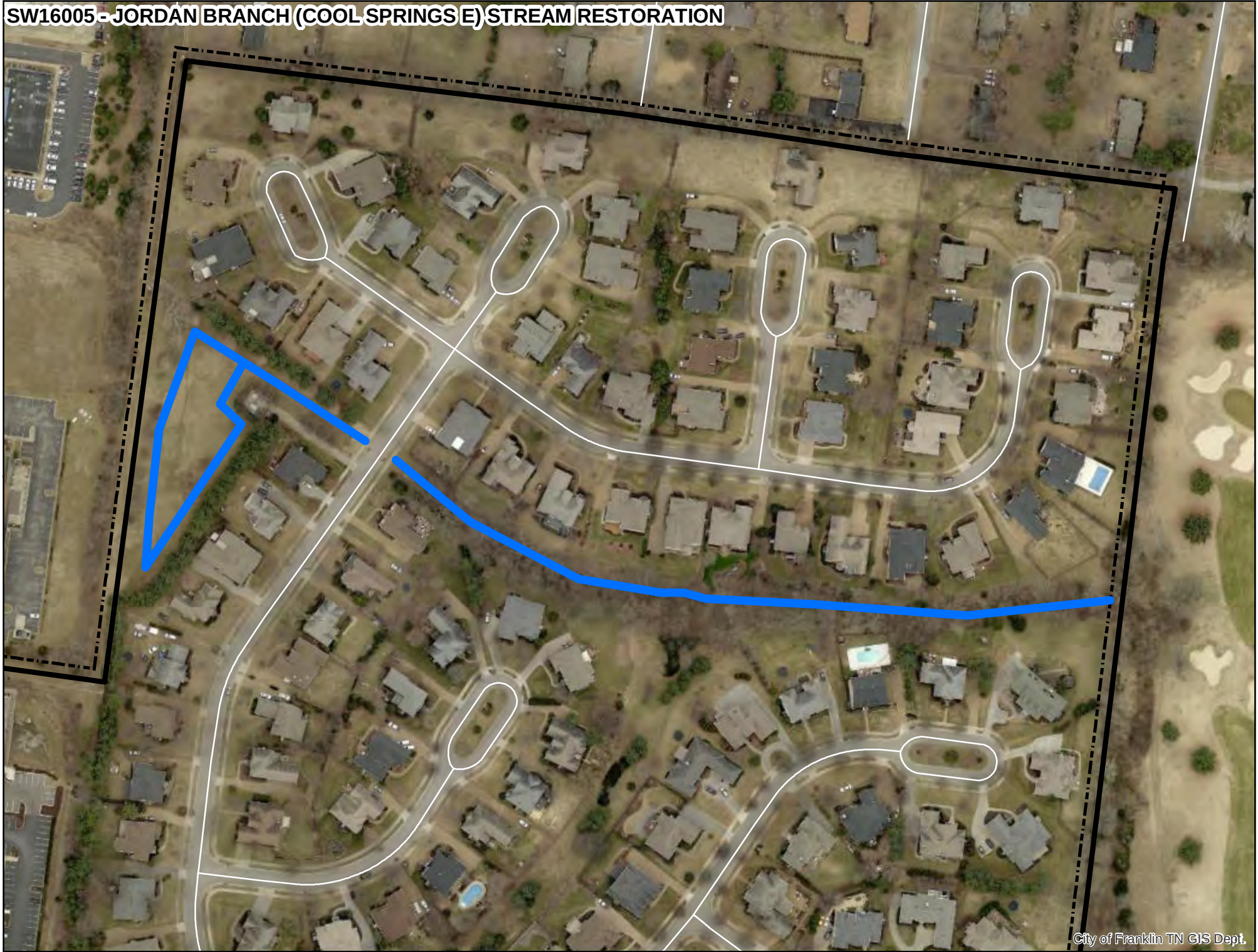
Department	Stormwater
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Stormwater
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$1,293,753
Restore and stabilize banks along Jordan Branch within The Meadow Subdivision located off of Bakers Bridge Avenue. The HOA would ultimately be responsible for providing the required easement and all tree removal.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
193,753	Design/Planning (Professional Services)	100,000										100,000
Total	Construction / CEI		1,000,000									1,000,000
	Total	100,000	1,000,000									1,100,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
193,753	Stormwater	100,000	1,000,000									1,100,000
Total	Total	100,000	1,000,000									1,100,000

SW16005 - JORDAN BRANCH (COOL SPRINGS E) STREAM RESTORATION



CIP FY 2024 - 2033

City of Franklin, Tennessee

Project #	SW19003
Project Name	USACE - Home Raising Project

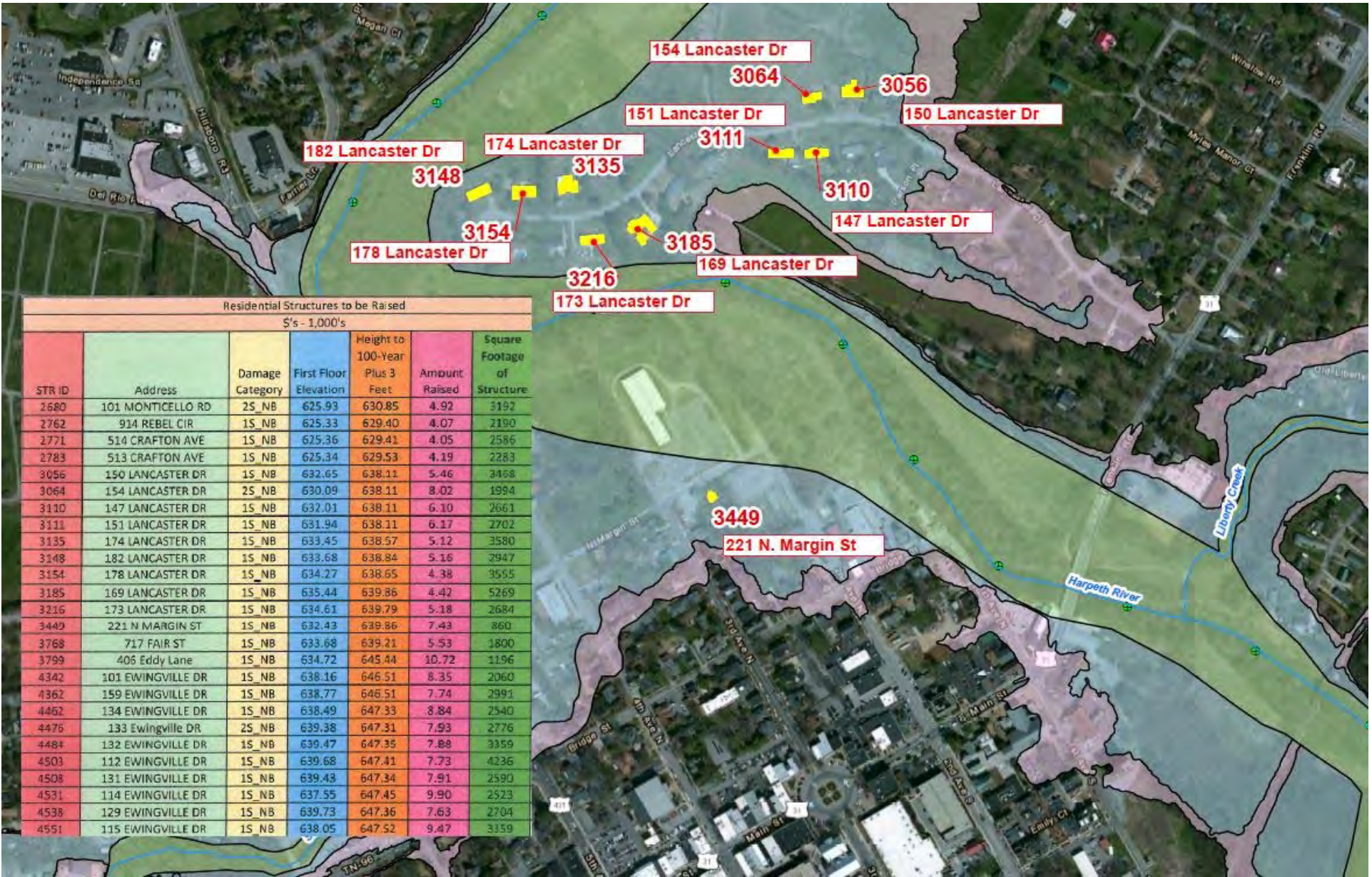
Department	Stormwater
Contact	Engineering Director
Type	Unassigned
Useful Life	20+
Category	Stormwater
Priority	5 Star Project
Status	Pending

Description	Total Cost \$11,610,367
The US Army Corps of Engineers (USACE) and City of Franklin are partnering on a home raising/lifting project that elevates up to 35 eligible homes out of the floodplain. This voluntary program is part of the USACE’s Harpeth River Feasibility Study (stemming from the May 2010 flood), which identifies flood risk management options for residents within the Harpeth River Watershed. This program is sponsored by the City of Franklin and administered through the USACE, as part of a Project Partnership Agreement for design and construction of the project. The cost estimate provided above is for 21 of the 35 eligible properties that intend to participate within the program. There is the possibility that additional homeowners might sign on to the program, thereby increasing project costs. The USACE agrees to pay for 65% of the administrative, construction, and temporary relocation costs. The City and homeowners would be responsible for the remaining 35% of required funding (17.5% City / 17.5% Homeowner).	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
1,110,367	Construction / CEI	2,625,000	2,625,000	2,625,000	2,625,000							10,500,000
Total	Total	2,625,000	2,625,000	2,625,000	2,625,000							10,500,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
1,110,367	Stormwater	459,375	459,375	459,375	459,375							1,837,500
Total	Misc. Grant	2,165,625	2,165,625	2,165,625	2,165,625							8,662,500
	Total	2,625,000	2,625,000	2,625,000	2,625,000							10,500,000

SW19003—USACE Home Raising Project



CIP FY 2024 - 2033

City of Franklin, Tennessee

Project #	SW23001
Project Name	Liberty Hills HOA Stream Restoration

Department	Stormwater
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Stormwater
Priority	5 Star Project
Status	Completed

Description	Total Cost	\$2,469,139
The purpose of this project is to modify the Liberty Hills Pond and outlet structure to remove the permanent pool and provide a natural stream for a more aesthetically pleasing and stable condition by incorporating natural stream design principles, bioengineering and traditional stabilization techniques. 60% of this project ifunded via the American Rescue Plan.		

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	123,458	123,458									246,916
Construction / CEI			2,222,223								2,222,223
Total	123,458	123,458	2,222,223								2,469,139

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Stormwater	49,383	49,383	888,889								987,655
Misc. Grant	74,075	74,075	1,333,334								1,481,484
Total	123,458	123,458	2,222,223								2,469,139



City of Franklin, Tennessee
FY 2024 Potential Projects

PROJECTS BY CATEGORY

Category	#	Priority	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Transportation													
Columbia Ave (Mack Hatcher Pkwy-Downs Blvd)	ST15002	5	1,033,333	1,933,333	1,933,334	12,833,333	12,833,333	12,833,334					43,400,000
Carlisle Ln (SR96W-Mack Hatcher Pkwy)	ST16001	5	633,333	1,983,333	1,983,334	15,400,000							20,000,000
Goose Creek Bypass and Carothers Pkwy Extension	ST16003	4	950,000	950,000	3,250,000	3,250,000	15,800,000	15,800,000					40,000,000
Peytonsville Rd & Pratt Ln Intersection Imp.	ST16005	5	325,000	325,000	1,375,000	1,375,000	10,700,000						14,100,000
Jordan Road (Aspen Grove Dr-Mallory Ln)	ST16006	5	200,000	2,900,000									3,100,000
East McEwen Drive Improvements - Phase 4	ST16007	5	150,000	14,033,333	14,033,333	14,033,334							42,250,000
Mallory Ln, N Royal Oaks and Liberty Pike Imp.	ST16011	5	233,333	1,983,333	1,983,334	8,400,000	8,400,000						21,000,000
E McEwen Dr. Ext. (Wilson Pike - Williamson Co)	ST16012	5	533,333	2,533,333	2,533,333	6,500,000	6,500,000						18,599,999
Aspen Grove Dr. & Seaboard Ln Intersection Imp.	ST16013	1	100,000	500,000	500,000	2,300,000							3,400,000
Carothers Pkwy (S Carothers Rd-SR96)	ST16015	3	700,000	700,000	2,750,000	2,750,000	11,500,000	11,500,000					29,900,000
Lewisburg Pike (Donaldson Crk Pkwy-Mack Hatcher)	ST16016	3	525,000	525,000	2,125,000	2,125,000	8,750,000	8,750,000					22,800,000
Long Ln and Old Peytonsville Rd Connector	ST16017	5	4,133,333	3,150,000	3,150,000	10,033,333	10,033,333	10,033,335					40,533,334
Church St. Infrastructure Upgrades	ST16018	5	433,333	1,933,333	1,575,000	6,100,000	6,100,000						16,141,666
N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	ST16019	2	350,000	350,000	2,500,000	2,500,000	11,300,000						17,000,000
Lewisburg Ave Imp (Collins Farm-W of Stewart St)	ST16021	5	133,333	633,333	3,300,000								4,066,666
Carothers Pkwy (Long Ln - S Carothers Rd)	ST16022	2	650,000	1,150,000	10,850,000	10,850,000							23,500,000
1st Ave Multiuse Trail (S Margin St - Bridge St)	ST16023	1	100,000	600,000	1,500,000								2,200,000
Mack Hatcher Pkwy Trail (Hillsboro Rd-Franklin Rd)	ST16024	5	150,000	650,000	4,000,000								4,800,000
Oxford Glen Dr Trail (Candytuft Ct.-E McEwen Dr)	ST16025	1	50,000	450,000	600,000								1,100,000
Boyd Mill Ave (South of SR96-Downs Blvd)	ST16027	2	366,666	366,667	866,667	8,800,000							10,400,000
Clovercroft Rd (SR96-Oxford Glen Dr)	ST16028	2	675,000	675,000	2,675,000	2,675,000	14,300,000	14,300,000					35,300,000
Lewisburg Pike Trail (Carriage Park - Collins Farm)	ST16030	5	133,333	383,333	383,334	3,200,000							4,100,000
West Main St (Natchez St - Downs Blvd)	ST16032	2	600,000	600,000	3,050,000	3,050,000	9,950,000	9,950,000					27,200,000

Category	#	Priority	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Columbia Ave (Downs Blvd - Fowlkes St)	ST16035	2	375,000	375,000	2,075,000	2,075,000	6,300,000	6,300,000					17,500,000
Main St Sidewalk Repair Project	ST19001	5	600,000	600,000	600,000	600,000	600,000						3,000,000
Lewisburg Pike Trail (SR397 - Carriage Park Dr)	ST19002	5	166,666	166,667	716,667	650,000	3,600,000						5,300,000
Mack Hatcher Pkwy SE Widening	ST19003	4	2,966,666	2,966,667	3,466,667	37,150,000	37,150,000						83,700,000
Mack Hatcher Pkwy SW Extention	ST19005	2	1,500,000	1,500,000	1,500,000	7,833,333	6,483,333	6,483,334	43,800,000	43,800,000			112,900,000
Mallory Ln. and Cool Springs Blvd. Improvements	ST24001	4	133,333	483,333	483,334	3,600,000							4,700,000
Mallory Ln and W McEwen Dr Intersection Imp	ST24002	4	100,000	500,000	500,000	2,600,000							3,700,000
Eddy Lane (SR96-Liberty Pike)	ST24003	3	450,000	450,000	1,350,000	1,350,000	7,400,000						11,000,000
South Margin St and 5th Ave Intersection Imp	ST24004	4	200,000	200,000	550,000	2,200,000							3,150,000
Lewisburg Pike and Donaldson Creek Pkwy Int Imp	ST24005	4	50,000	65,000	850,000								965,000
Battle Ave Bridge Replacment Project	ST24006	4	30,000	60,000	650,000								740,000
Del Rio Pike Culvert Replacement	ST24007	4	75,000	75,000	300,000	1,000,000							1,450,000
Franklin Road (SR397 - SR441)	ST24008	3	775,000	775,000	3,275,000	3,275,000	19,150,000	19,150,000					46,400,000
Transportation Total			20,579,995	47,524,998	83,233,337	178,508,333	206,849,999	115,100,003	43,800,000	43,800,000			739,396,665
GRAND TOTAL			20,579,995	47,524,998	83,233,337	178,508,333	206,849,999	115,100,003	43,800,000	43,800,000			739,396,665

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST15002
Project Name	Columbia Ave (Mack Hatcher Pkwy-Downs Blvd)

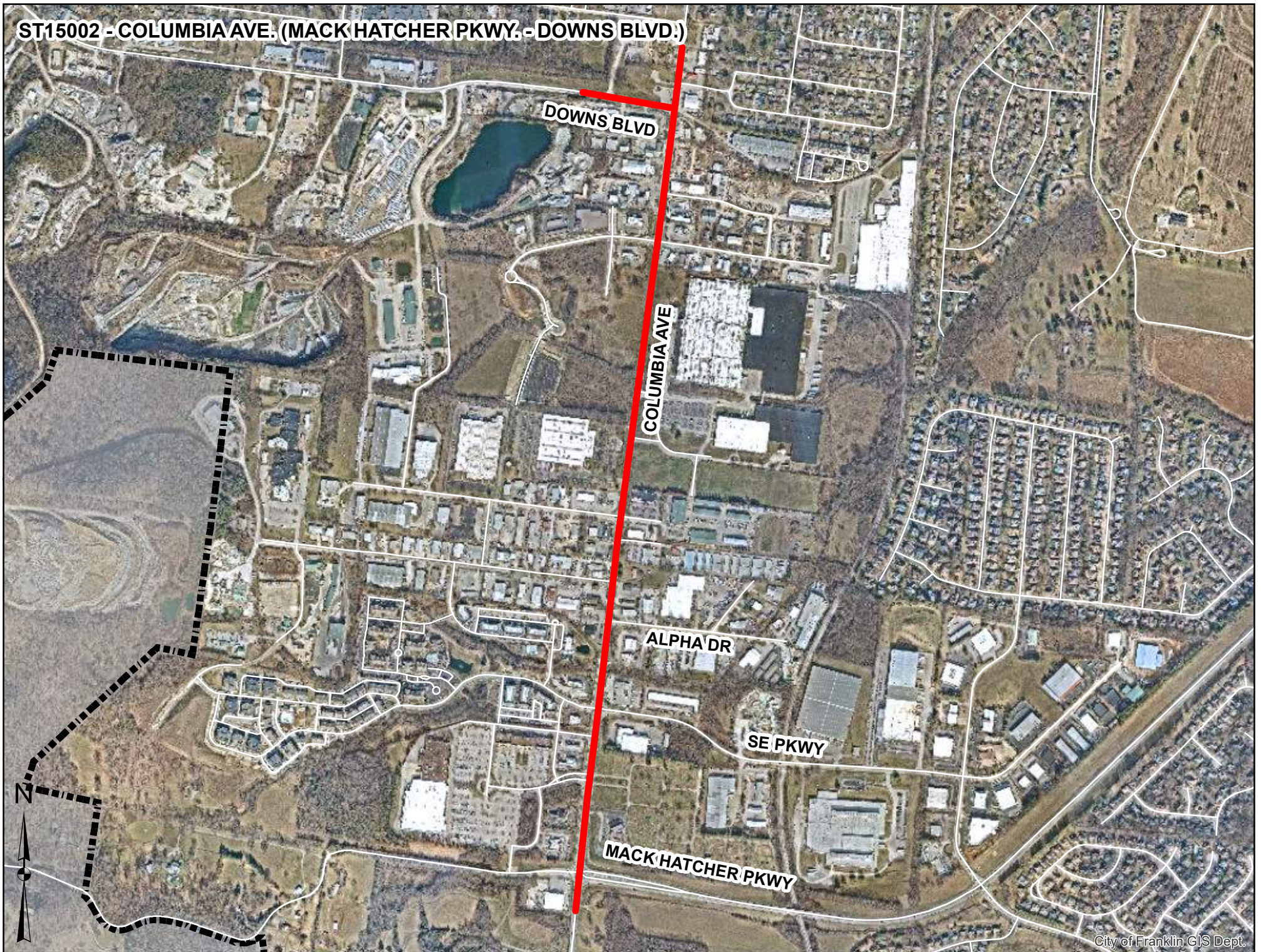
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Pending

Description	Total Cost	\$45,019,884
Columbia Avenue (SR-6/US-31) is proposed to be widened from 2-3 lanes to 5 lanes from Downs Boulevard to Mack Hatcher Parkway (SR-397). This projects provides a key link from the south side of Franklin into the Downtown. This area accesses heavy commercial and manufacturing areas within the City and the road must be able to handle truck traffic. The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles (as allowed). Approximate project length of 7,535 LF. This project is funded 100% by TDOT and FHWA with the acception of utility relocations. The City will need to pay for the relocation of all utilities located in private easements.		

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
1,619,884	Design/Planning (Professional Services)	433,333	433,333	433,334								1,300,000
Total	ROW and Easements	600,000	1,500,000	1,500,000								3,600,000
	Construction / CEI				12,833,333	12,833,333	12,833,334					38,500,000
	Total	1,033,333	1,933,333	1,933,334	12,833,333	12,833,333	12,833,334					43,400,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
1,619,884	General				966,666	966,667	966,667					2,900,000
Total	Reclaimed Water Capacity				566,667	566,667	566,666					1,700,000
	MPO/TDOT Funding	1,033,333	1,933,333	1,933,334	10,333,333	10,333,333	10,333,334					35,900,000
	Water Renewal				566,667	566,666	566,667					1,700,000
	Wastewater Renewal				400,000	400,000	400,000					1,200,000
	Total	1,033,333	1,933,333	1,933,334	12,833,333	12,833,333	12,833,334					43,400,000

ST15002 - COLUMBIA AVE. (MACK HATCHER PKWY. - DOWNS BLVD.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16001
Project Name	Carlisle Ln (SR96W-Mack Hatcher Pkwy)

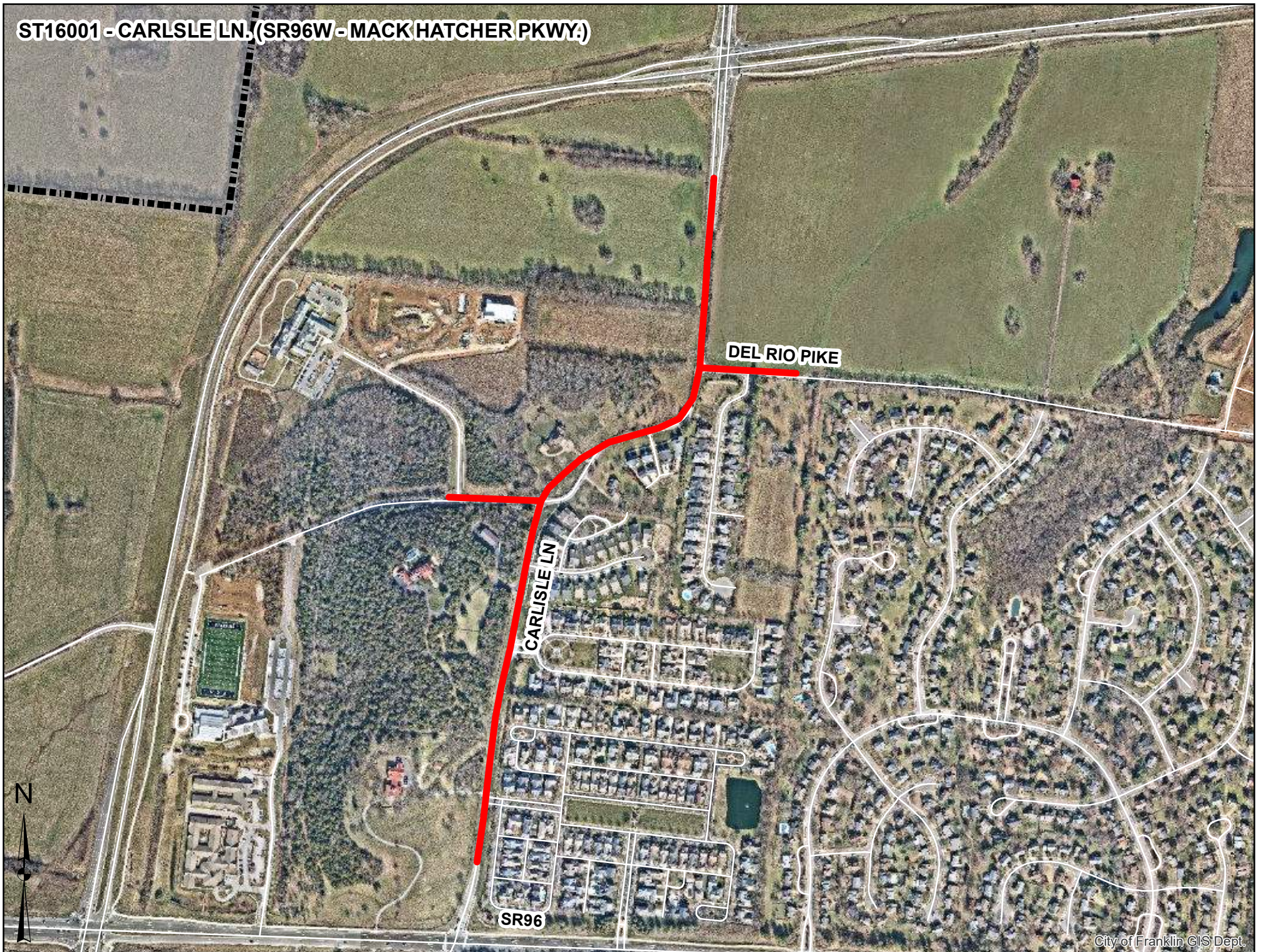
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Not Funded

Description	Total Cost \$20,000,000
This is an upgrade to an existing 2 lane roadway. This new road will start at Mack Hatcher Parwkay (SR-397) and end at SR96W.	
The project will include roadway construction, utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 4,756 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	633,333	633,333	633,334								1,900,000
ROW and Easements		1,350,000	1,350,000								2,700,000
Construction / CEI				15,400,000							15,400,000
Total	633,333	1,983,333	1,983,334	15,400,000							20,000,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General				800,000							800,000
Reclaimed Water Renewal				1,100,000							1,100,000
Water Renewal				1,100,000							1,100,000
Wastewater Renewal				600,000							600,000
Road Impact Fees - Collector SA1	633,333	1,983,333	1,983,334	11,800,000							16,400,000
Total	633,333	1,983,333	1,983,334	15,400,000							20,000,000

ST16001 - CARLSLE LN. (SR96W - MACK HATCHER PKWY.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16003
Project Name	Goose Creek Bypass and Carothers Pkwy Extension

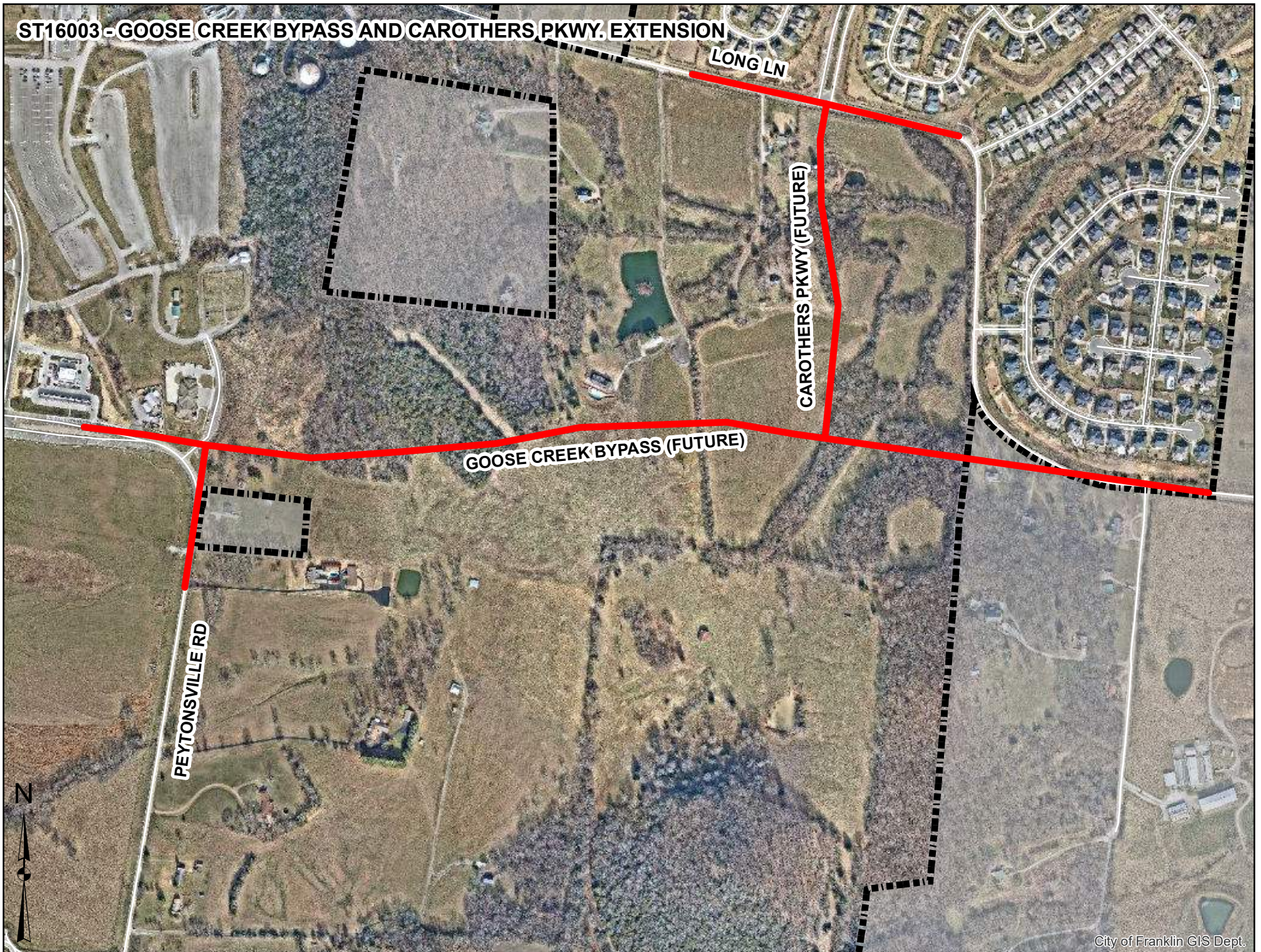
Department	Streets
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Not Funded

Description	Total Cost \$40,000,000
This project is a new 4 lane road. It is an extension of Goose Creek Bypass (SR-248) and Carothers Parkway. The project would complete a connection between two major arterials. This connection is important to provide additional east-west access with the development of new residential and commercial in the southeast quadrant of the City. The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 9,071 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	950,000	950,000	950,000	950,000							3,800,000
ROW and Easements			2,300,000	2,300,000							4,600,000
Construction / CEI					15,800,000	15,800,000					31,600,000
Total	950,000	950,000	3,250,000	3,250,000	15,800,000	15,800,000					40,000,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					850,000	850,000					1,700,000
Road Impact Fees - Arterial	950,000	950,000	3,250,000	3,250,000	14,950,000	14,950,000					38,300,000
Total	950,000	950,000	3,250,000	3,250,000	15,800,000	15,800,000					40,000,000

ST16003 - GOOSE CREEK BYPASS AND CAROTHERS PKWY. EXTENSION



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16005
Project Name	Peytonsville Rd & Pratt Ln Intersection Imp.

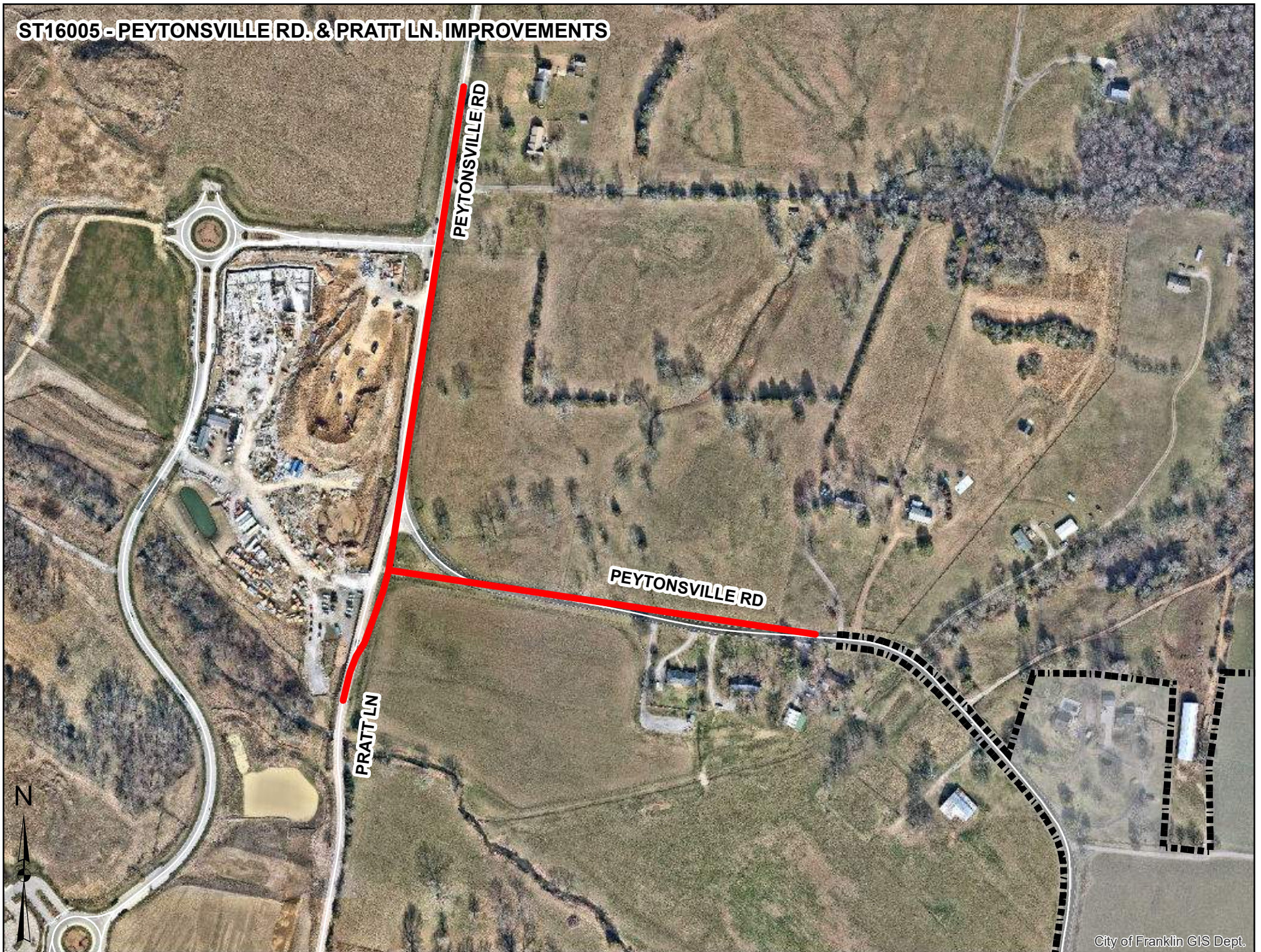
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Not Funded

Description	Total Cost \$14,100,000
This project is to bring Peytonsville Road up to the City’s current standards. It is anticipated that there will be future mixed use growth in this area and a road to City standards is needed to handle the traffic.	
The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 2,715 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	325,000	325,000	325,000	325,000							1,300,000
ROW and Easements			1,050,000	1,050,000							2,100,000
Construction / CEI					10,700,000						10,700,000
Total	325,000	325,000	1,375,000	1,375,000	10,700,000						14,100,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					1,200,000						1,200,000
Wastewater Capacity					500,000						500,000
Road Impact Fees - Collector SA3	325,000	325,000	1,375,000	1,375,000	9,000,000						12,400,000
Total	325,000	325,000	1,375,000	1,375,000	10,700,000						14,100,000

ST16005 - PEYTONSVILLE RD. & PRATT LN. IMPROVEMENTS



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16006
Project Name	Jordan Road (Aspen Grove Dr-Mallory Ln)

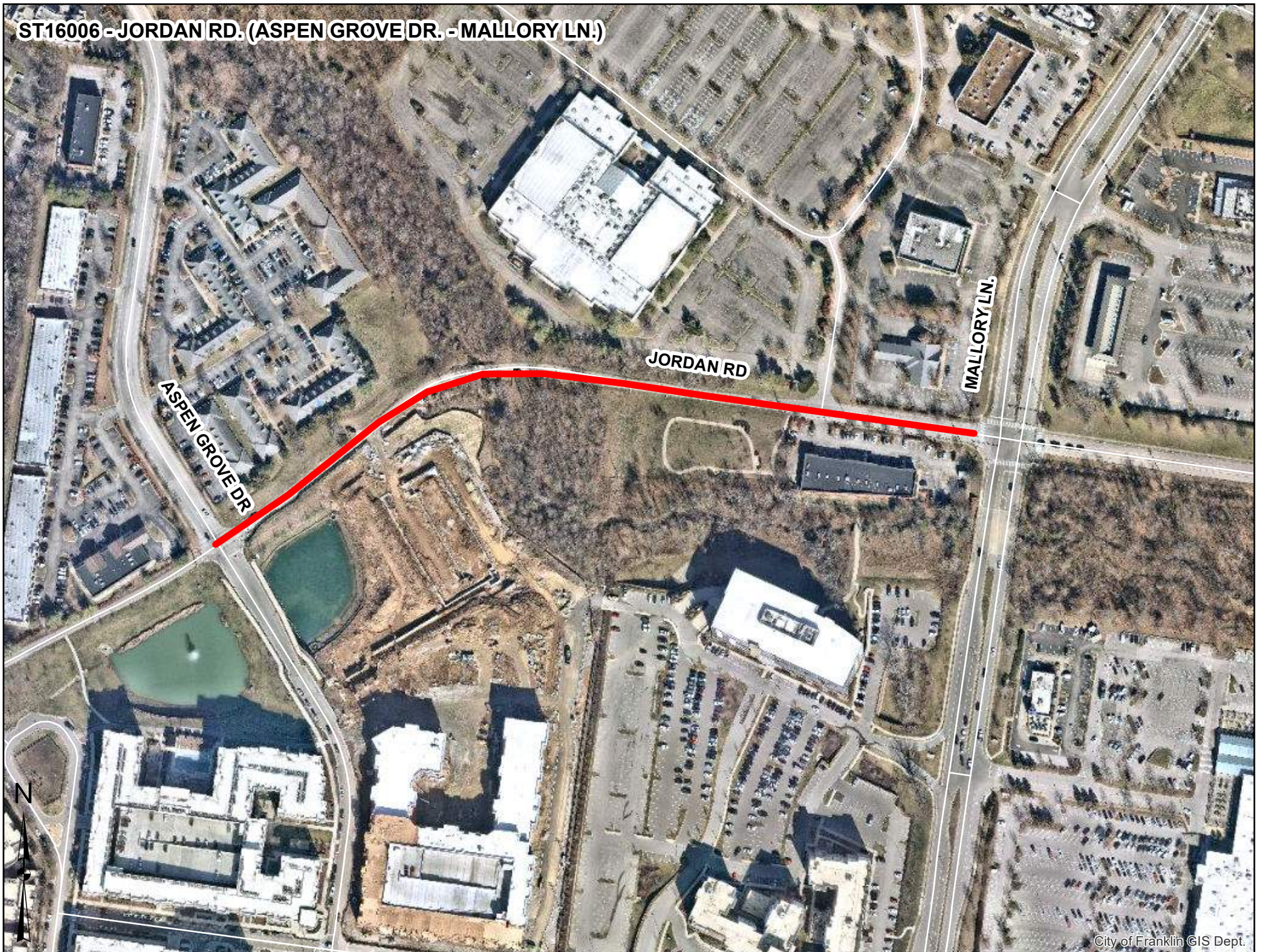
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$3,529,764
Jordon Road, a minor collector, will be widened from 2 to 3 lanes from Aspen Grove Drive to Mallory Lane. A turn lane is needed to help the flow of traffic with retail development and intensity in this area. The project will include roadway construction, utility upgrades/relocations, curb & gutter, bridge construction, and accommodations for pedestrians and bicycles. Approximate project length of 1,715 LF. Improvement of Jordan Road, from Aspen Grove Road to Mallory Lane. Reconstruction of Jordan Road to City standard two (2) lane facility with turn lanes as required. Project shall include: curb & gutter, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length of 1,700 LF. Project located in Collector Service Area 1.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
429,764	ROW and Easements	200,000										200,000
Total	Construction / CEI		2,900,000									2,900,000
	Total	200,000	2,900,000									3,100,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
429,764	Road Impact Fees -	200,000	2,900,000									3,100,000
Total	Collector SA2											
	Total	200,000	2,900,000									3,100,000

ST16006 - JORDAN RD. (ASPEN GROVE DR. - MALLORY LN.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16007
Project Name	East McEwen Drive Improvements - Phase 4

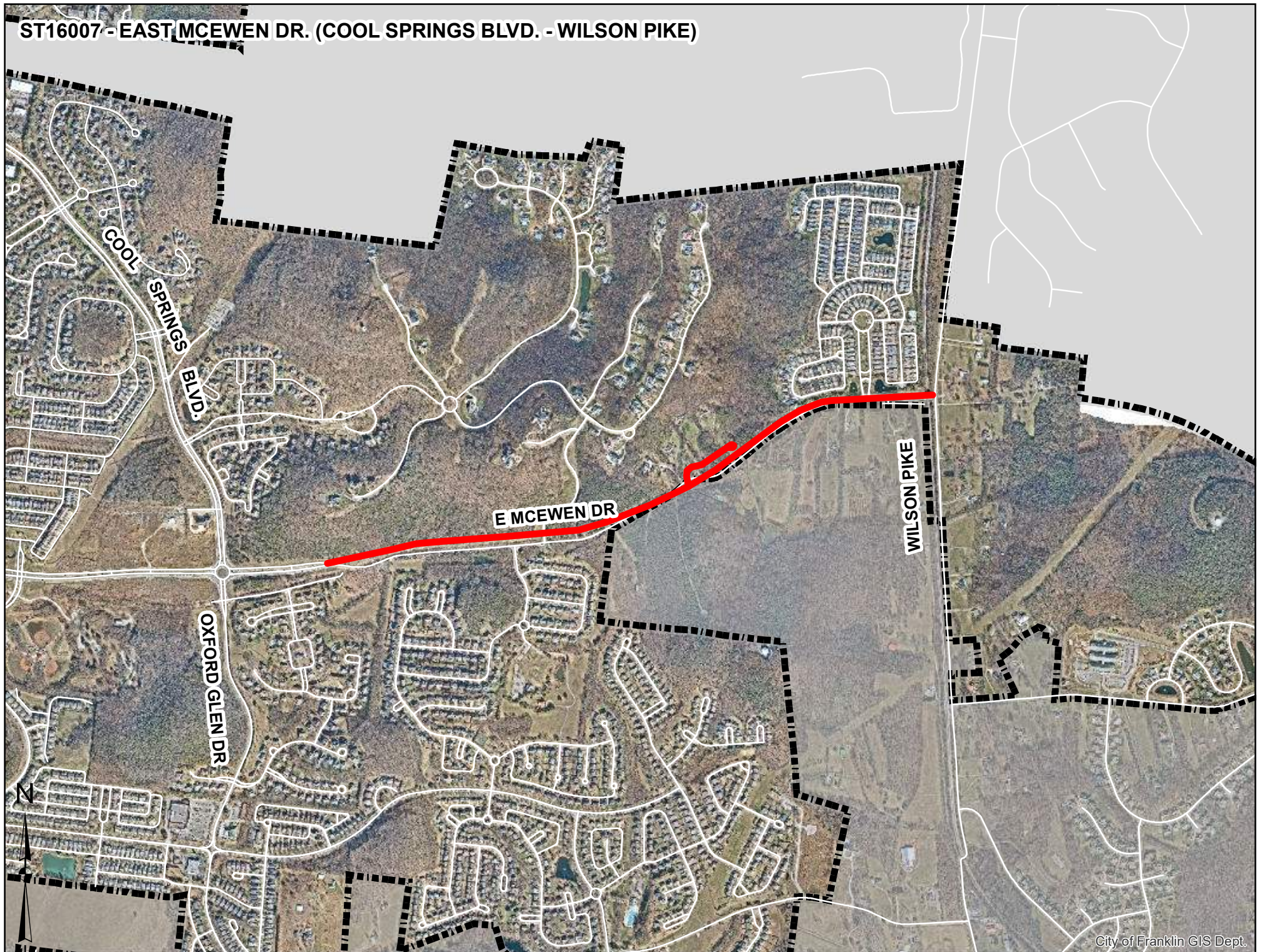
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$47,000,740
This project is a widening of East McEwen Drive from Cools Springs Boulevard to Wilson Pike (SR-252). The widening of this road from 2 to 4 lanes is necessary to handle the increased traffic from the Cool Springs Area. The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 7,923 LF. This project is funded through a combination of City of Franklin and Federal Funds. We estimate Federal Funds will pay for 80% of the Construction and CEI. Currently the Federal Funds are estimate at \$22,400,000. Staff is working with the Nashville Area MPO to obligate additional funding.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
4,750,740	Design/Planning (Professional Services)	150,000										150,000
Total	Construction / CEI		14,033,333	14,033,333	14,033,334							42,100,000
	Total	150,000	14,033,333	14,033,333	14,033,334							42,250,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
4,750,740	General		1,733,333	1,733,333	1,733,334							5,200,000
Total	Road Impact Fees - Arterial	150,000	2,393,334	2,393,334	8,713,332							13,650,000
	MPO/TDOT Funding		9,573,333	9,573,333	3,253,334							22,400,000
	Wastewater Renewal		333,333	333,333	333,334							1,000,000
	Total	150,000	14,033,333	14,033,333	14,033,334							42,250,000

ST16007 - EAST MCEWEN DR. (COOL SPRINGS BLVD. - WILSON PIKE)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16011
Project Name	Mallory Ln, N Royal Oaks and Liberty Pike Imp.

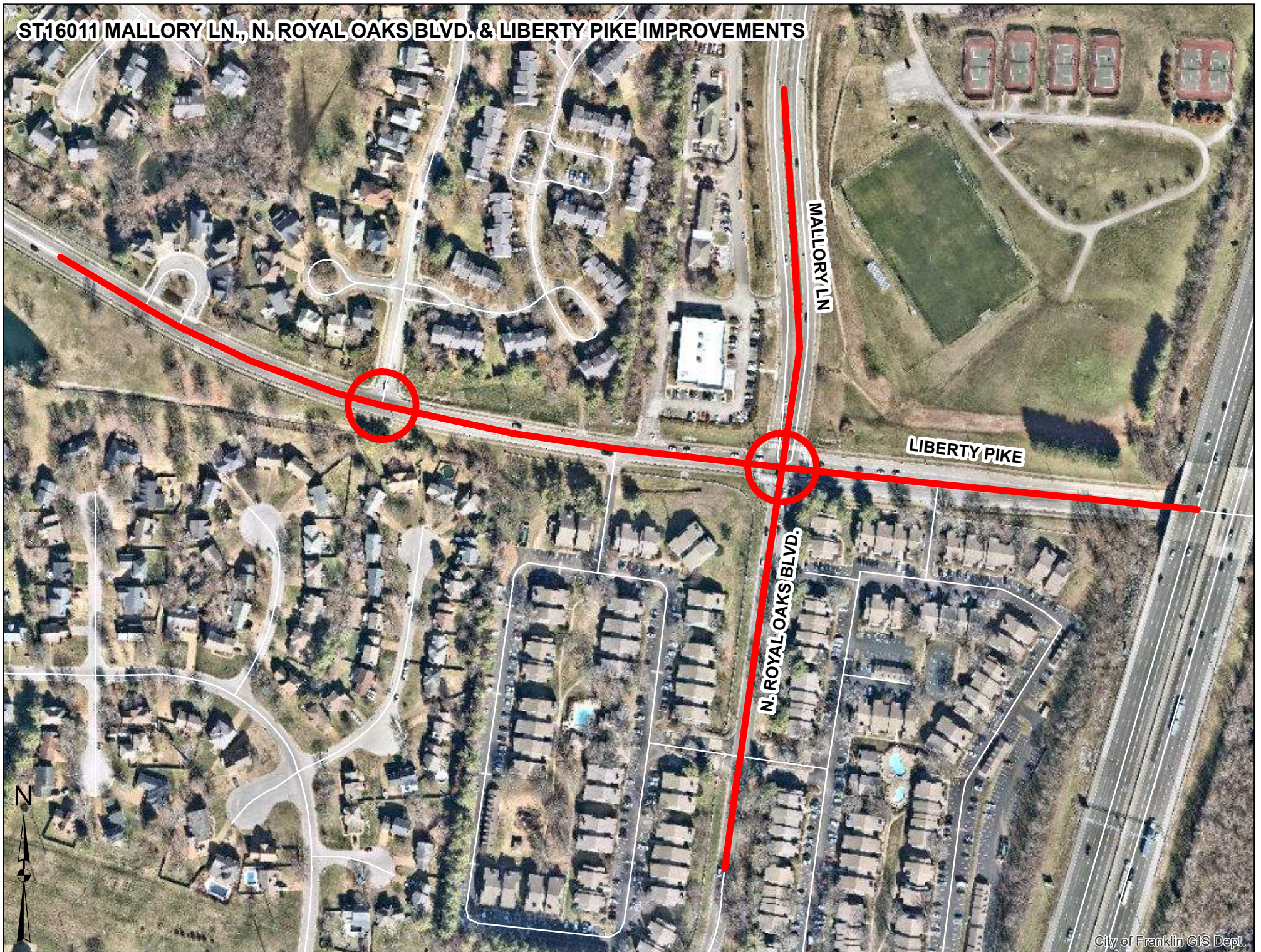
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$21,723,895
This project includes Improvements to Mallory Ln, North Royal Oaks Boulevard and Liberty Pike . This section of roadway is projected to be at a failure level in the next 3-4 years based on the proposed development along Mallory Lane and Carothers Parkway. If this project is not completed, there will be significant delays along these sections of roadway. The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, bridge construction, and accommodations for pedestrians and bicycles. Approximate project length of 4,652 LF.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
723,895	Design/Planning (Professional Services)	233,333	233,333	233,334								700,000
Total	ROW and Easements		1,750,000	1,750,000								3,500,000
	Construction / CEI				8,400,000	8,400,000						16,800,000
	Total	233,333	1,983,333	1,983,334	8,400,000	8,400,000						21,000,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
723,895	General				750,000	750,000						1,500,000
Total	Road Impact Fees - Arterial	233,333	1,983,333	1,983,334	7,200,000	7,200,000						18,600,000
	Water Renewal				200,000	200,000						400,000
	Wastewater Renewal				250,000	250,000						500,000
	Total	233,333	1,983,333	1,983,334	8,400,000	8,400,000						21,000,000

ST16011 MALLORY LN., N. ROYAL OAKS BLVD. & LIBERTY PIKE IMPROVEMENTS



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16012
Project Name	E McEwen Dr. Ext. (Wilson Pike - Williamson Co)

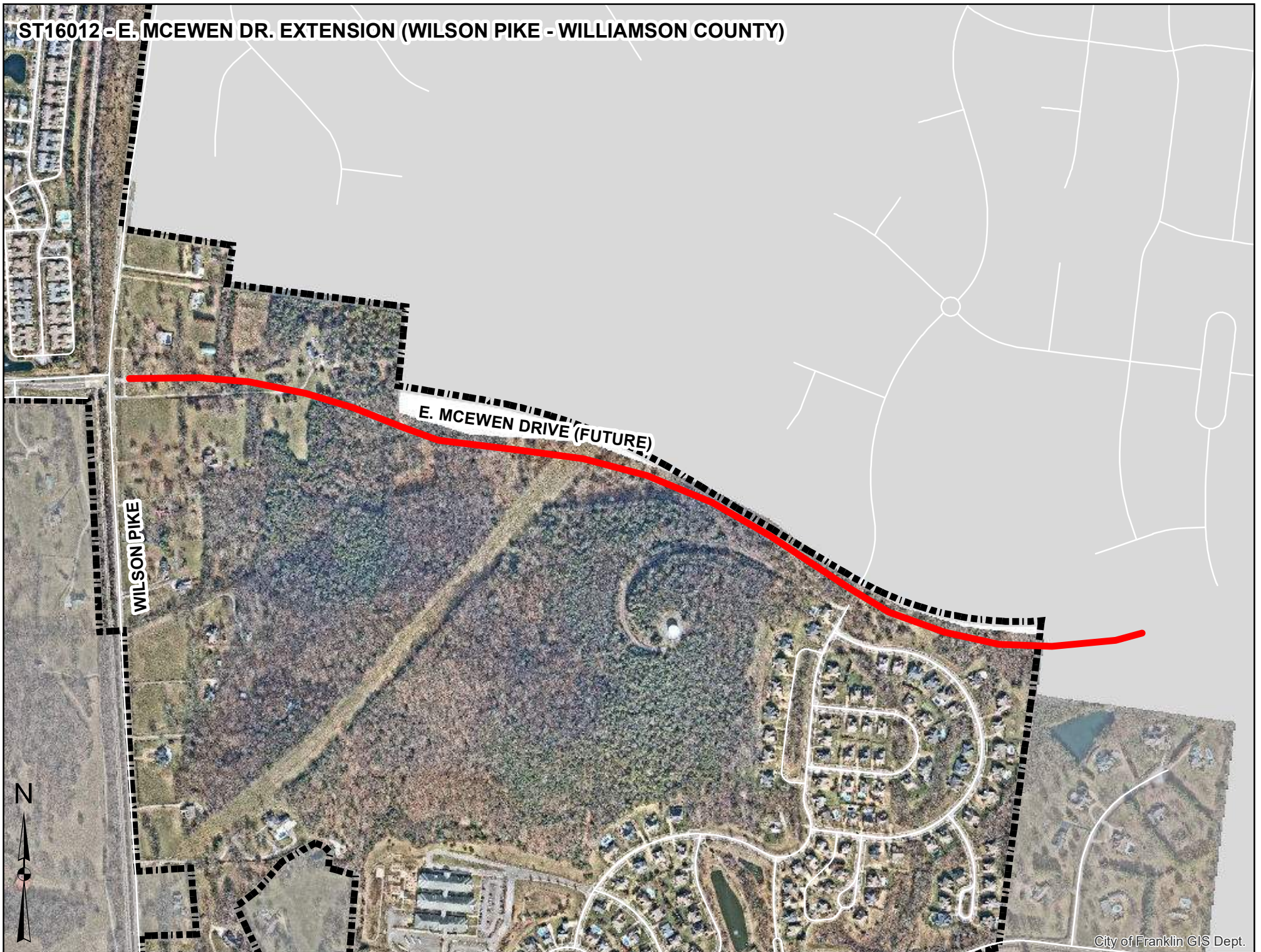
Department	Streets
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$19,007,091
Extension of East McEwen Drive from Wilson Pike (SR-252) to Williamson County Limits. This project is proposed as a two (2) lane facility with earthwork to support a future expansion to a four (4) lane, median divided facility.	
The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 5,822 LF.	
City of Brentwood will pay 59.42% and the City of Franklin will pay 40.58% for the design and construction. The City of Franklin and Brentwood are both required to obtain the necessary ROW within their jurisdiction.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
407,092	Design/Planning (Professional Services)	533,333	533,333	533,333								1,599,999
Total	ROW and Easements		2,000,000	2,000,000								4,000,000
	Construction / CEI				6,500,000	6,500,000						13,000,000
	Total	533,333	2,533,333	2,533,333	6,500,000	6,500,000						18,599,999

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
407,092	General				690,030	690,030						1,380,060
Total	Road Impact Fees - Arterial	216,480	1,028,280	1,028,280	1,948,320	1,948,320						6,169,680
	Misc. Grant	316,853	1,505,053	1,505,053	3,861,650	3,861,650						11,050,259
	Total	533,333	2,533,333	2,533,333	6,500,000	6,500,000						18,599,999

ST16012 - E. MCEWEN DR. EXTENSION (WILSON PIKE - WILLIAMSON COUNTY)



E. MCEWEN DRIVE (FUTURE)

WILSON PIKE

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16013
Project Name	Aspen Grove Dr. & Seaboard Ln Intersection Imp.

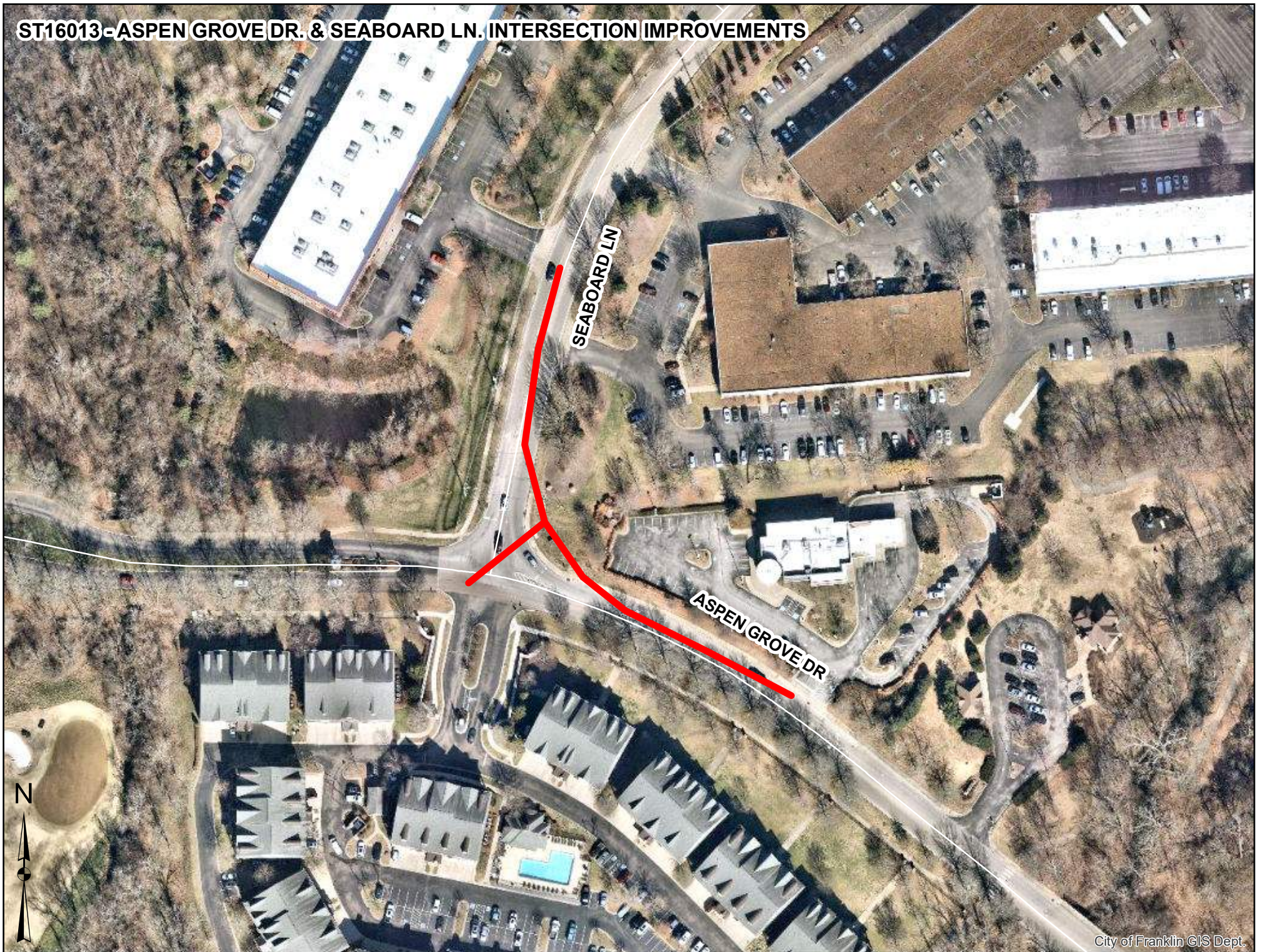
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	1 Star Project
Status	Not Funded

Description	Total Cost \$3,400,000
Reconstruction of intersection at Aspen Grove Drive and Seaboard Lane to allow for more efficient peak hour movements.	
The project will include roadway construction, utility upgrades/relocations, accommodations for pedestrians and bicycles. Approximate project length of 1,000 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	100,000	100,000	100,000								300,000
ROW and Easements		400,000	400,000								800,000
Construction / CEI				2,300,000							2,300,000
Total	100,000	500,000	500,000	2,300,000							3,400,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Road Impact Fees - Collector SA2	100,000	500,000	500,000	2,300,000							3,400,000
Total	100,000	500,000	500,000	2,300,000							3,400,000

ST16013-ASPEN GROVE DR. & SEABOARD LN. INTERSECTION IMPROVEMENTS



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16015
Project Name	Carothers Pkwy (S Carothers Rd-SR96)

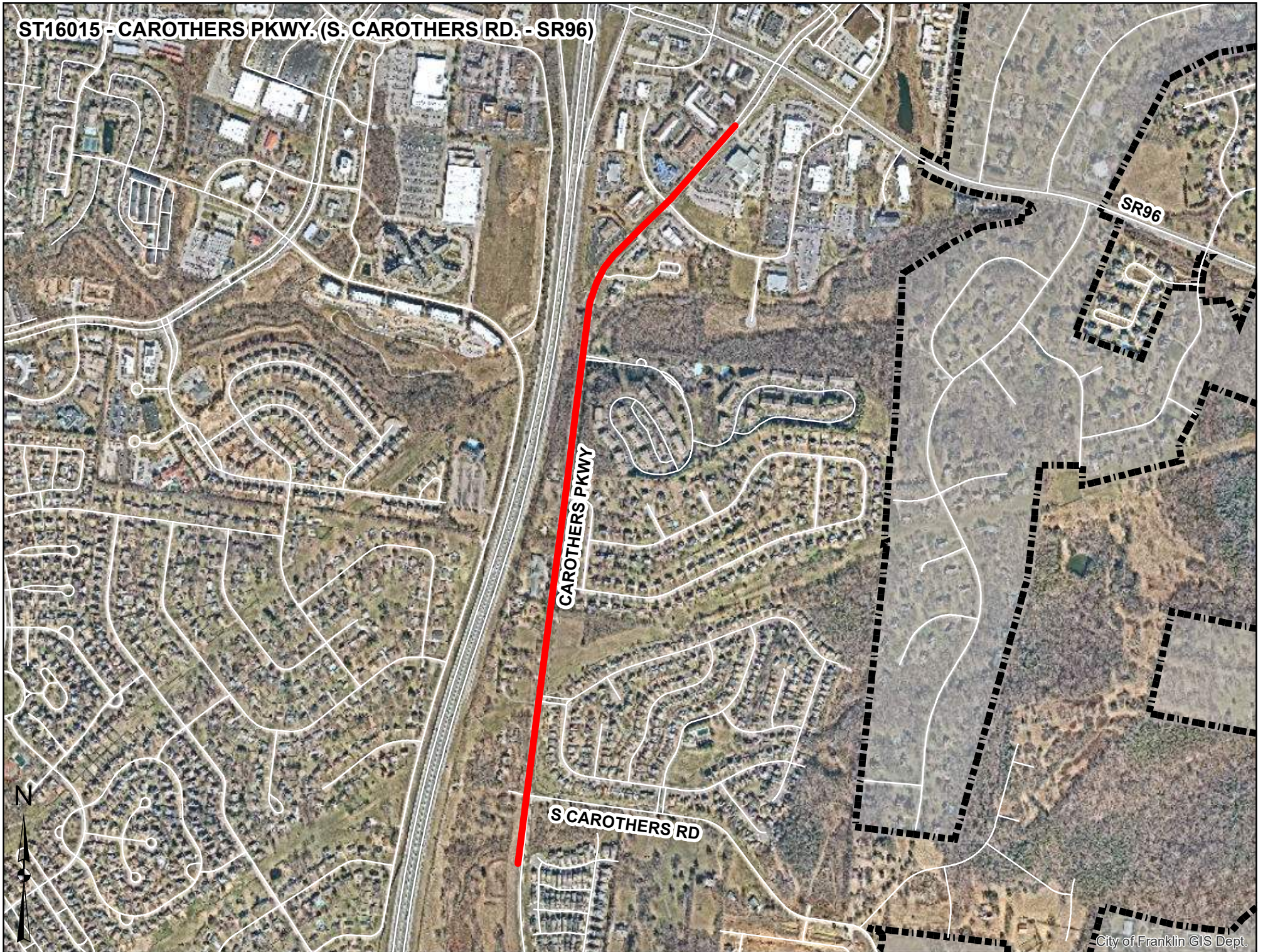
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$29,900,000
This project is a widening of Carothers Parkway from Murfreesboro Road (SR-96W) to South Carothers Road. The widening takes the road from 3 to 4 lanes. The widening of Carothers Parkway provides greater north-south access that parallels I-65. There are existing neighborhoods, retail and office that is well served by the widening. The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 5,597 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	700,000	700,000	700,000	700,000							2,800,000
ROW and Easements			2,050,000	2,050,000							4,100,000
Construction / CEI					11,500,000	11,500,000					23,000,000
Total	700,000	700,000	2,750,000	2,750,000	11,500,000	11,500,000					29,900,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					450,000	450,000					900,000
Road Impact Fees - Arterial	700,000	700,000	2,750,000	2,750,000	9,250,000	9,250,000					25,400,000
Water Renewal					650,000	650,000					1,300,000
Wastewater Renewal					1,150,000	1,150,000					2,300,000
Total	700,000	700,000	2,750,000	2,750,000	11,500,000	11,500,000					29,900,000

ST16015 - CAROTHERS PKWY. (S. CAROTHERS RD. - SR96)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16016
Project Name	Lewisburg Pike (Donaldson Crk Pkwy-Mack Hatcher)

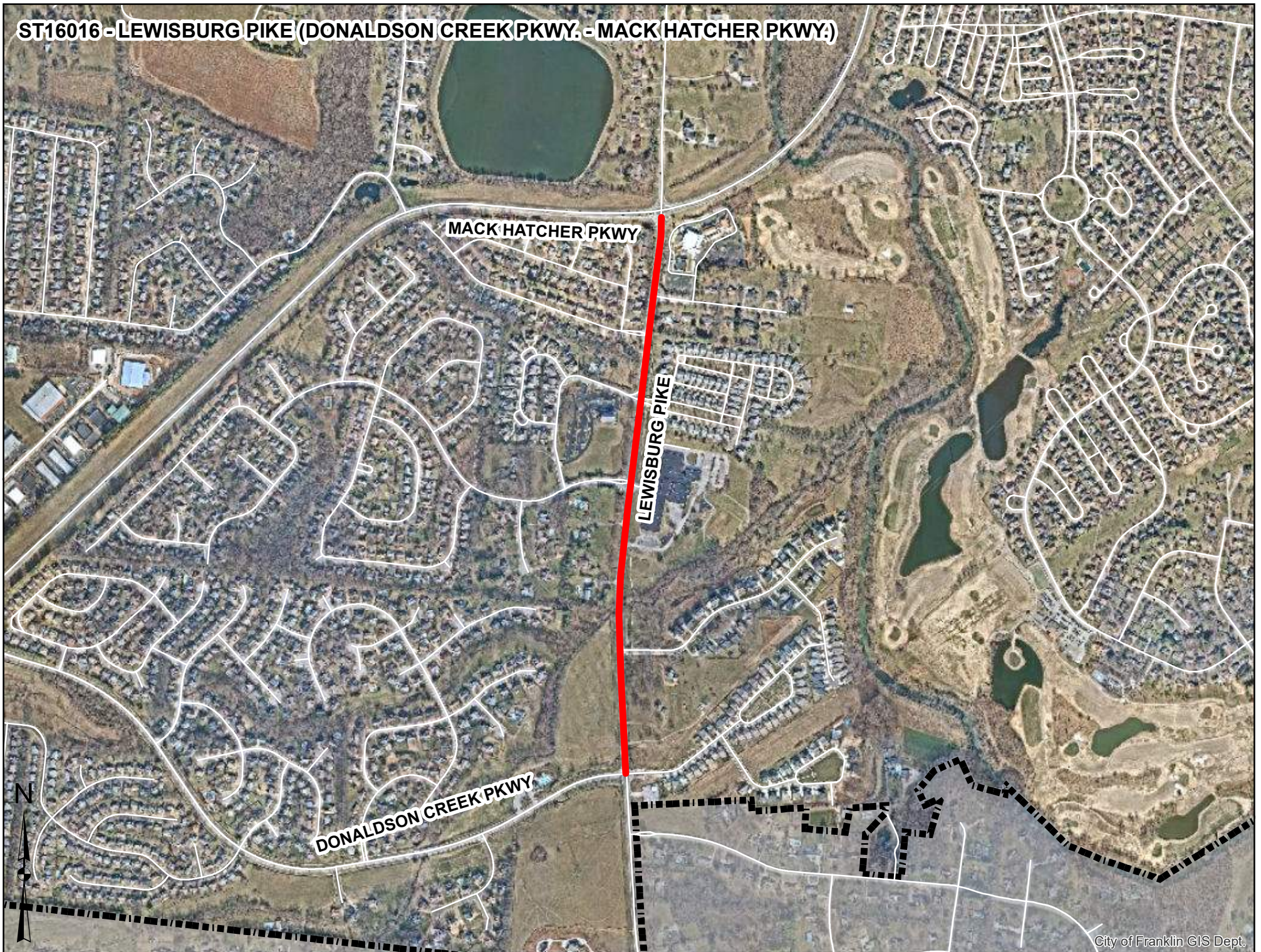
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$22,800,000
The project is a widening from 2 lanes to 4 lanes along Lewisburg Pike from Mack Hatcher Parkway (SR-397) to Donaldson Creek. The widening of this roadway is necessary to continue to support access to Mack Hatcher from surrounding neighborhoods.	
The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 4,600 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	525,000	525,000	525,000	525,000							2,100,000
ROW and Easements			1,600,000	1,600,000							3,200,000
Construction / CEI					8,750,000	8,750,000					17,500,000
Total	525,000	525,000	2,125,000	2,125,000	8,750,000	8,750,000					22,800,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					350,000	350,000					700,000
Road Impact Fees - Arterial	525,000	525,000	2,125,000	2,125,000	7,600,000	7,600,000					20,500,000
Reclaimed Water Renewal					100,000	100,000					200,000
Water Renewal					550,000	550,000					1,100,000
Wastewater Renewal					150,000	150,000					300,000
Total	525,000	525,000	2,125,000	2,125,000	8,750,000	8,750,000					22,800,000

ST16016 - LEWISBURG PIKE (DONALDSON CREEK PKWY. - MACK HATCHER PKWY.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16017
Project Name	Long Ln and Old Peytonsville Rd Connector

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$45,735,967
This project is a creation of a new overpass from Old Peytonsville Road to Long Lane. This project would provide another access point across the interstate south of the City. This would allow easier access from the west side to the east side of the City. This will be especially important as this area develops out with more mixed use development.	
The project will include roadway construction, utility upgrades/relocations, curb & gutter, bridge construction, and accommodations for pedestrians and bicycles. Approximate project length of 10,000 LF.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
5,202,633	Design/Planning (Professional Services)	1,133,333	150,000	150,000								1,433,333
Total	ROW and Easements	3,000,000	3,000,000	3,000,000								9,000,000
	Construction / CEI				10,033,333	10,033,333	10,033,335					30,100,001
	Total	4,133,333	3,150,000	3,150,000	10,033,333	10,033,333	10,033,335					40,533,334

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
5,202,633	General				500,000	500,000	500,000					1,500,000
Total	Reclaimed Water Capacity				733,333	733,333	733,334					2,200,000
	Water Renewal				733,333	733,333	733,334					2,200,000
	Wastewater Renewal				66,667	66,667	66,667					200,001
	Road Impact Fees - Collector SA3	4,133,333	3,150,000	3,150,000	8,000,000	8,000,000	8,000,000					34,433,333
	Total	4,133,333	3,150,000	3,150,000	10,033,333	10,033,333	10,033,335					40,533,334

ST16017 - LONG LN. AND OLD PEYTONSVILLE RD. CONNECTOR



LEWISBURG PIKE

OLD PEYTONSVILLE RD

LONG LN

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16018
Project Name	Church St. Infastructure Upgrades

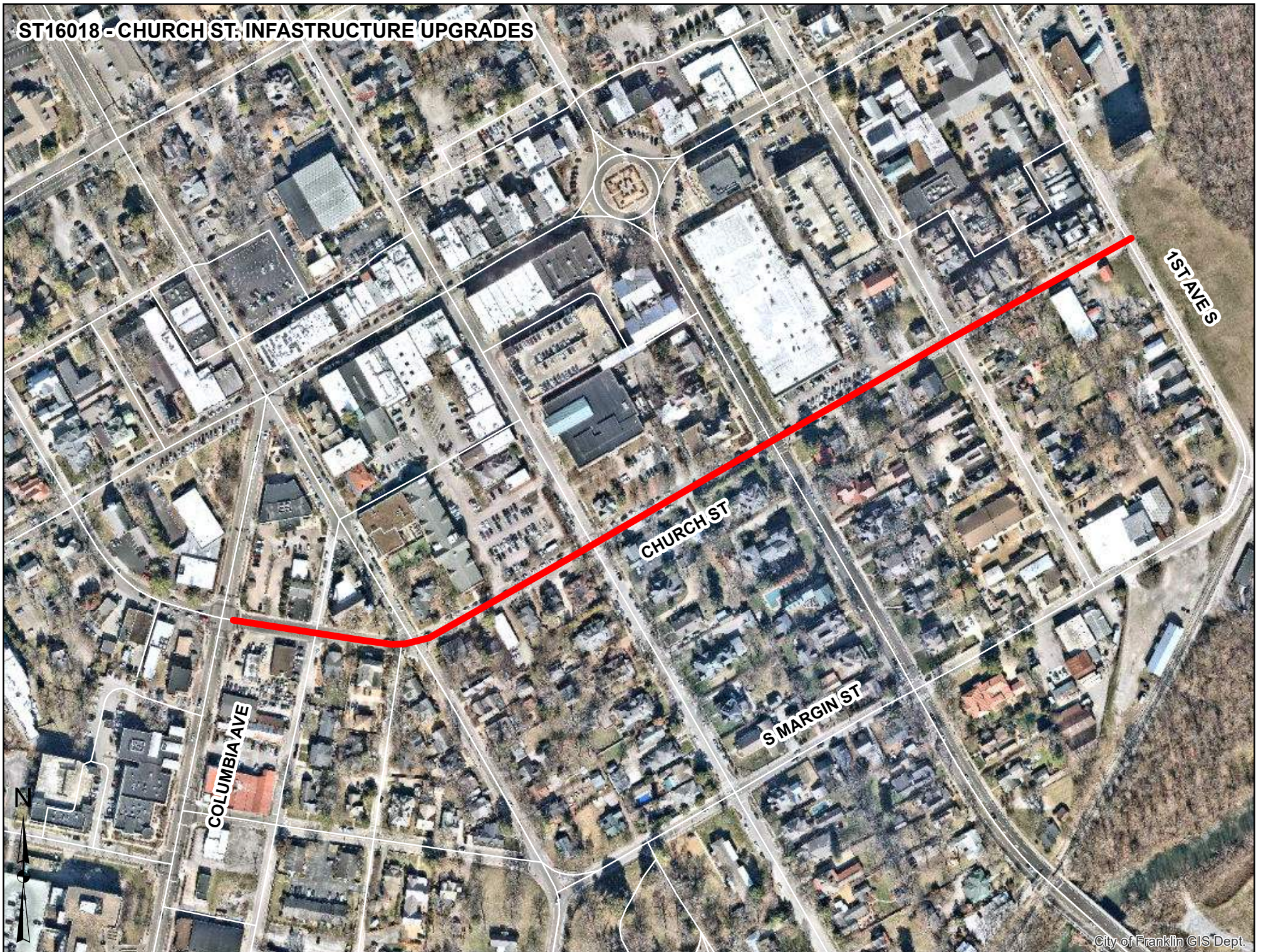
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$16,532,450
This project is to upgrade Sanitary Sewer, Water and Stormwater infrastructure in our historic downtown area. We are having issues with all utilities along this corridor and they are in need of upgrades and replacement.	
The project will include: roadway construction, utility upgrades/relocations, curb & gutter, and accomodations for pedestrians and bicycles. Approximate project length of 3,088 LF.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
390,784	Design/Planning (Professional Services)	433,333	433,333	75,000								941,666
Total	ROW and Easements		1,500,000	1,500,000								3,000,000
	Construction / CEI				6,100,000	6,100,000						12,200,000
	Total	433,333	1,933,333	1,575,000	6,100,000	6,100,000						16,141,666

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
390,784	General				250,000	250,000						500,000
Total	Water Renewal				350,000	350,000						700,000
	Wastewater Renewal				700,000	700,000						1,400,000
	Road Impact Fees - Collector SA3	216,666	966,666	787,500	2,400,000	2,400,000						6,770,832
	Road Impact Fees - Collector SA4	216,667	966,667	787,500	2,400,000	2,400,000						6,770,834
	Total	433,333	1,933,333	1,575,000	6,100,000	6,100,000						16,141,666

ST16018 - CHURCH ST. INFRASTRUCTURE UPGRADES



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16019
Project Name	N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)

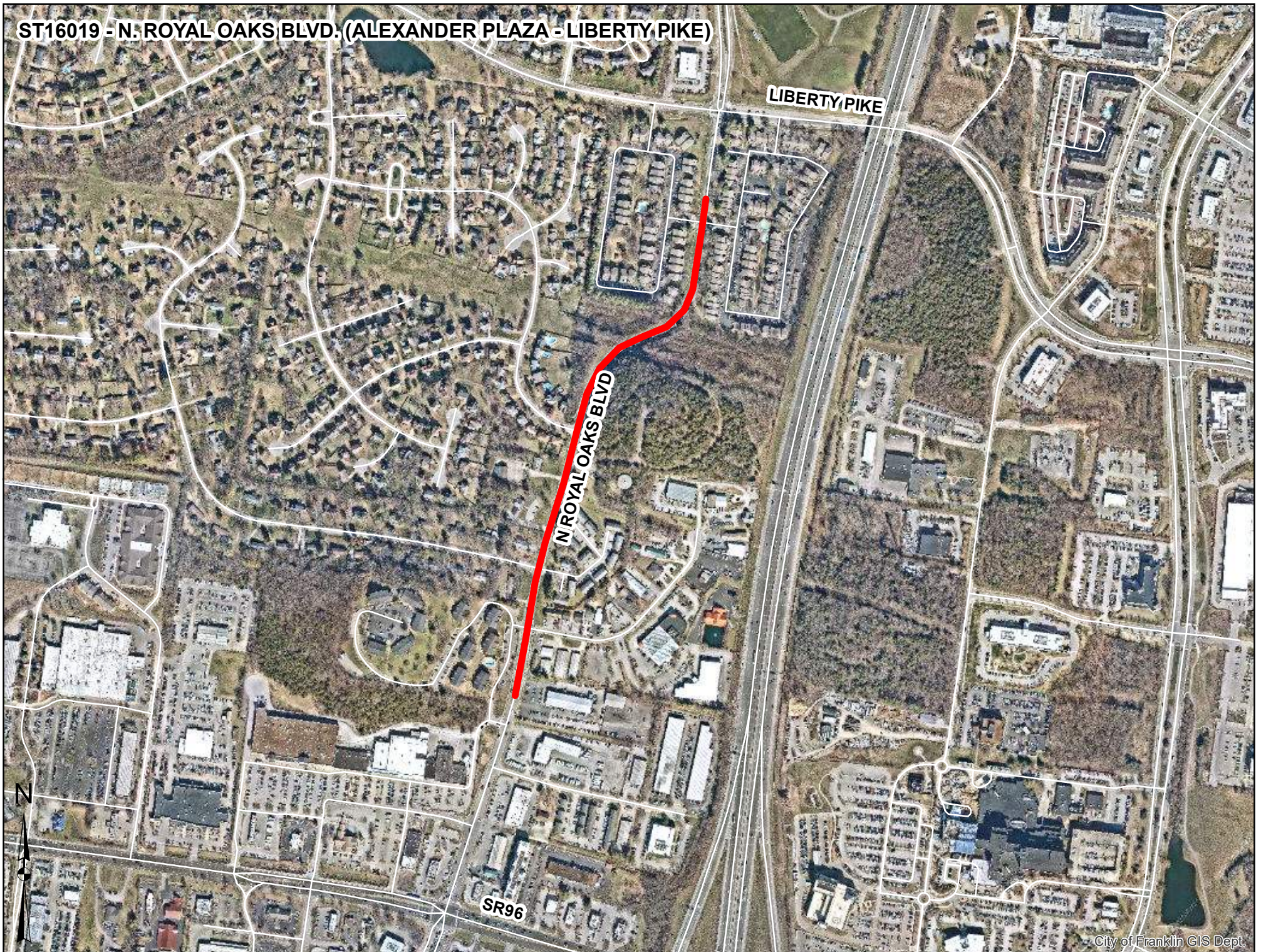
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$17,000,000
Royals Oaks Boulevard is a major arterial roadway within the City. It runs parallel to I-65 and provides critical access onto I-65 from Murfreesboro Road (SR-96W) and McEwen Drive. The roadway is to be widened from 3 to 4 lanes from Liberty Pike to Alexander Plaza.	
The project will include: roadway construction, utility upgrades/relocations, curb & gutter, and accomodations for pedestrians and bicycles. Approximate project length of 3,000 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	350,000	350,000	350,000	350,000							1,400,000
ROW and Easements			2,150,000	2,150,000							4,300,000
Construction / CEI					11,300,000						11,300,000
Total	350,000	350,000	2,500,000	2,500,000	11,300,000						17,000,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					500,000						500,000
Road Impact Fees - Arterial	350,000	350,000	2,500,000	2,500,000	9,600,000						15,300,000
Water Renewal					700,000						700,000
Wastewater Renewal					500,000						500,000
Total	350,000	350,000	2,500,000	2,500,000	11,300,000						17,000,000

ST16019 - N. ROYAL OAKS BLVD. (ALEXANDER PLAZA - LIBERTY PIKE)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16021
Project Name	Lewisburg Ave Imp (Collins Farm-W of Stewart St)

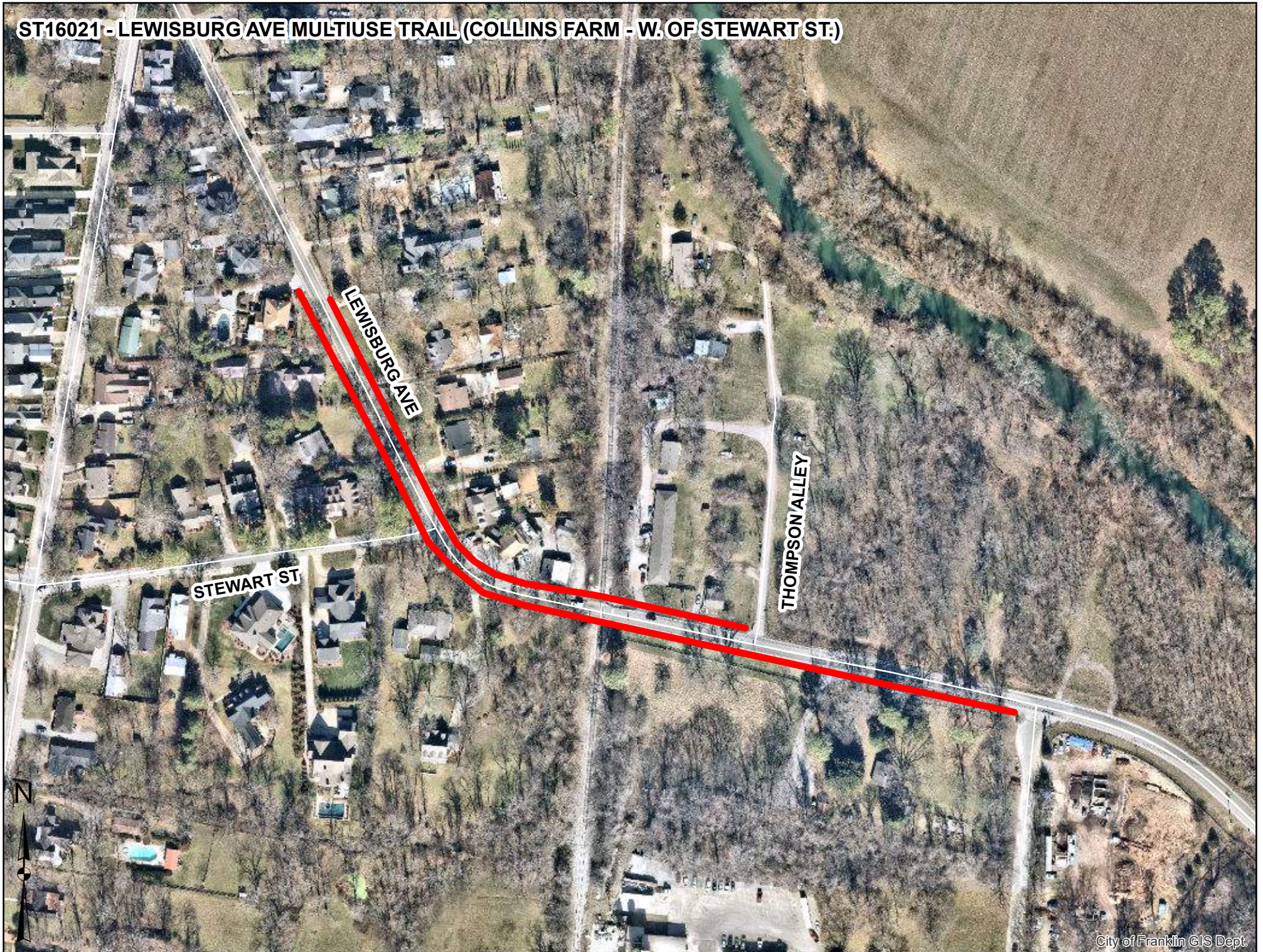
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$4,156,145
The purpose of this project is to improve pedestrian access within our historic downtown. The project includes sidewalks and trails from Collins Farm to West of Stewart St.	
The project will include: roadway construction, utility upgrades/relocations, curb & gutter, and accomodations for pedestrians and bicycles. Approximate project length of 1,379 LF.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
89,479	Design/Planning (Professional Services)	133,333	133,333									266,666
Total	ROW and Easements		500,000									500,000
	Construction / CEI			3,300,000								3,300,000
	Total	133,333	633,333	3,300,000								4,066,666

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
89,479	General			600,000								600,000
Total	Road Impact Fees - Arterial	133,333	633,333	2,100,000								2,866,666
	Water Renewal			300,000								300,000
	Wastewater Renewal			300,000								300,000
	Total	133,333	633,333	3,300,000								4,066,666

ST16021 - LEWISBURG AVE MULTIUSE TRAIL (COLLINS FARM - W. OF STEWART ST.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16022
Project Name	Carothers Pkwy (Long Ln - S Carothers Rd)

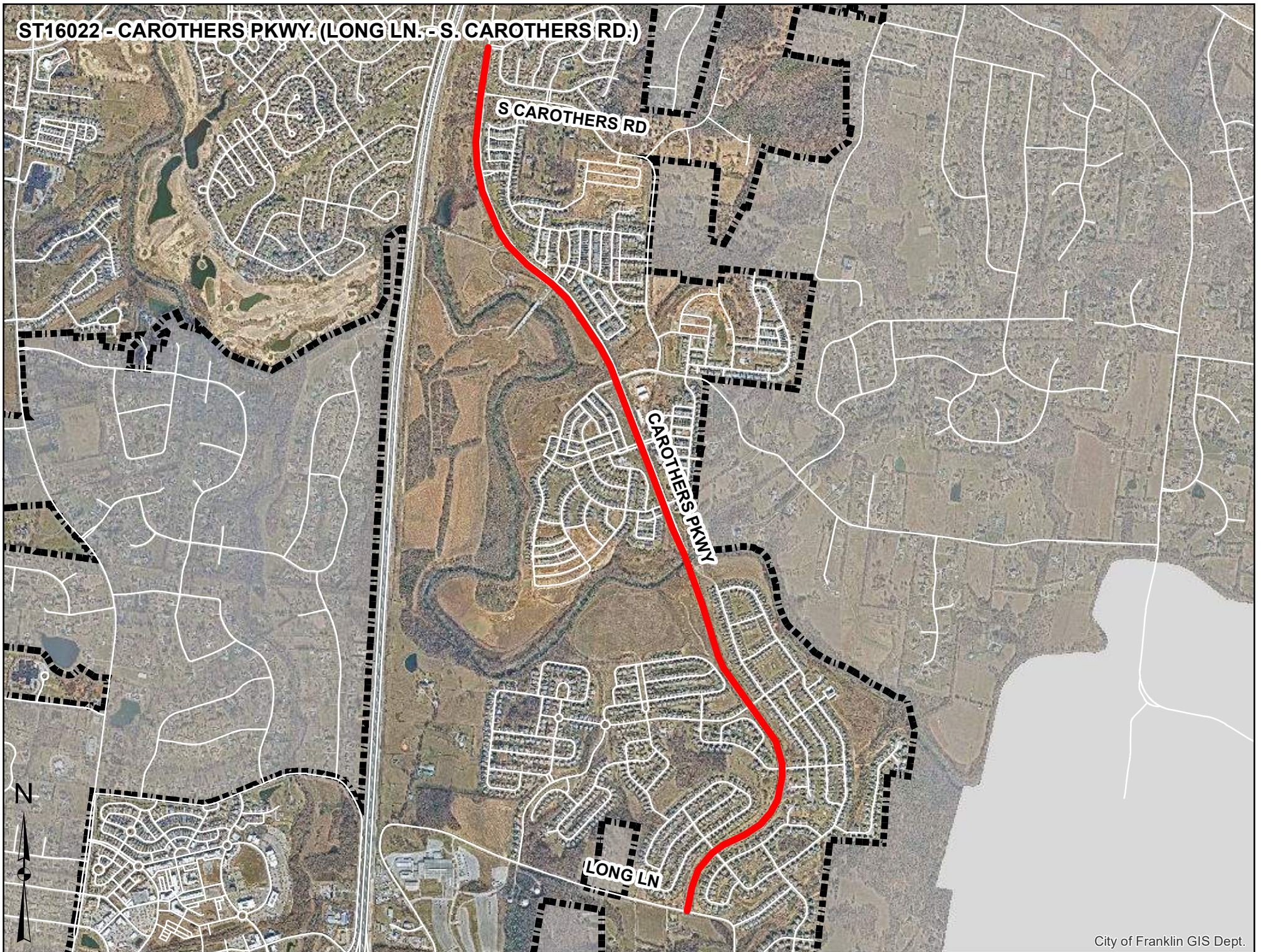
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$23,500,000
Widen Carothers Parkway from 2 to 4 Lanes from Long Lane to S. Carothers Rd.	
The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, bridge construction, and accommodations for pedestrians and bicycles. Approximate project length of 15,202 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	650,000	650,000									1,300,000
ROW and Easements		500,000									500,000
Construction / CEI			10,850,000	10,850,000							21,700,000
Total	650,000	1,150,000	10,850,000	10,850,000							23,500,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General			1,150,000	1,150,000							2,300,000
Road Impact Fees - Arterial	650,000	1,150,000	8,850,000	8,850,000							19,500,000
Water Capacity			550,000	550,000							1,100,000
Reclaimed Water Capacity			300,000	300,000							600,000
Total	650,000	1,150,000	10,850,000	10,850,000							23,500,000

ST16022 - CAROTHERS PKWY. (LONG LN. - S. CAROTHERS RD.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16023
Project Name	1st Ave Multiuse Trail (S Margin St - Bridge St)

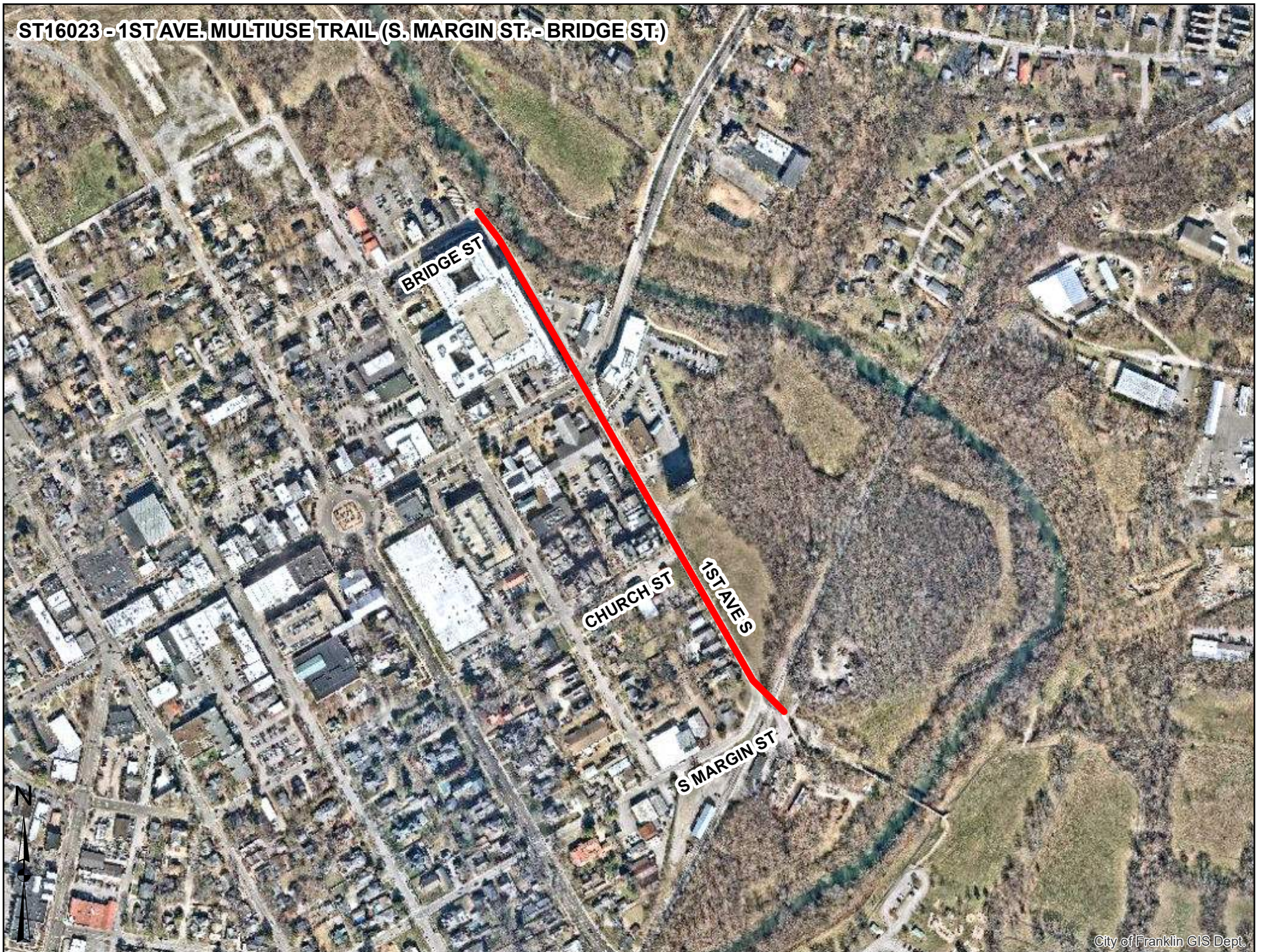
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	1 Star Project
Status	Not Funded

Description	Total Cost \$2,200,000
This project would connect Pinkerton Park, Historic downtown Franklin and would eventually be extended to Bicentennial Park. Construction would include a 12' wide multipuse trail on the east side of 1st Ave.	
This project is approximately 2,000 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	100,000	100,000									200,000
ROW and Easements		500,000									500,000
Construction / CEI			1,500,000								1,500,000
Total	100,000	600,000	1,500,000								2,200,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General	100,000	600,000	1,500,000								2,200,000
Total	100,000	600,000	1,500,000								2,200,000

ST16023 - 1ST AVE. MULTIUSE TRAIL (S. MARGIN ST. - BRIDGE ST.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16024
Project Name	Mack Hatcher Pkwy Trail (Hillsboro Rd-Franklin Rd)

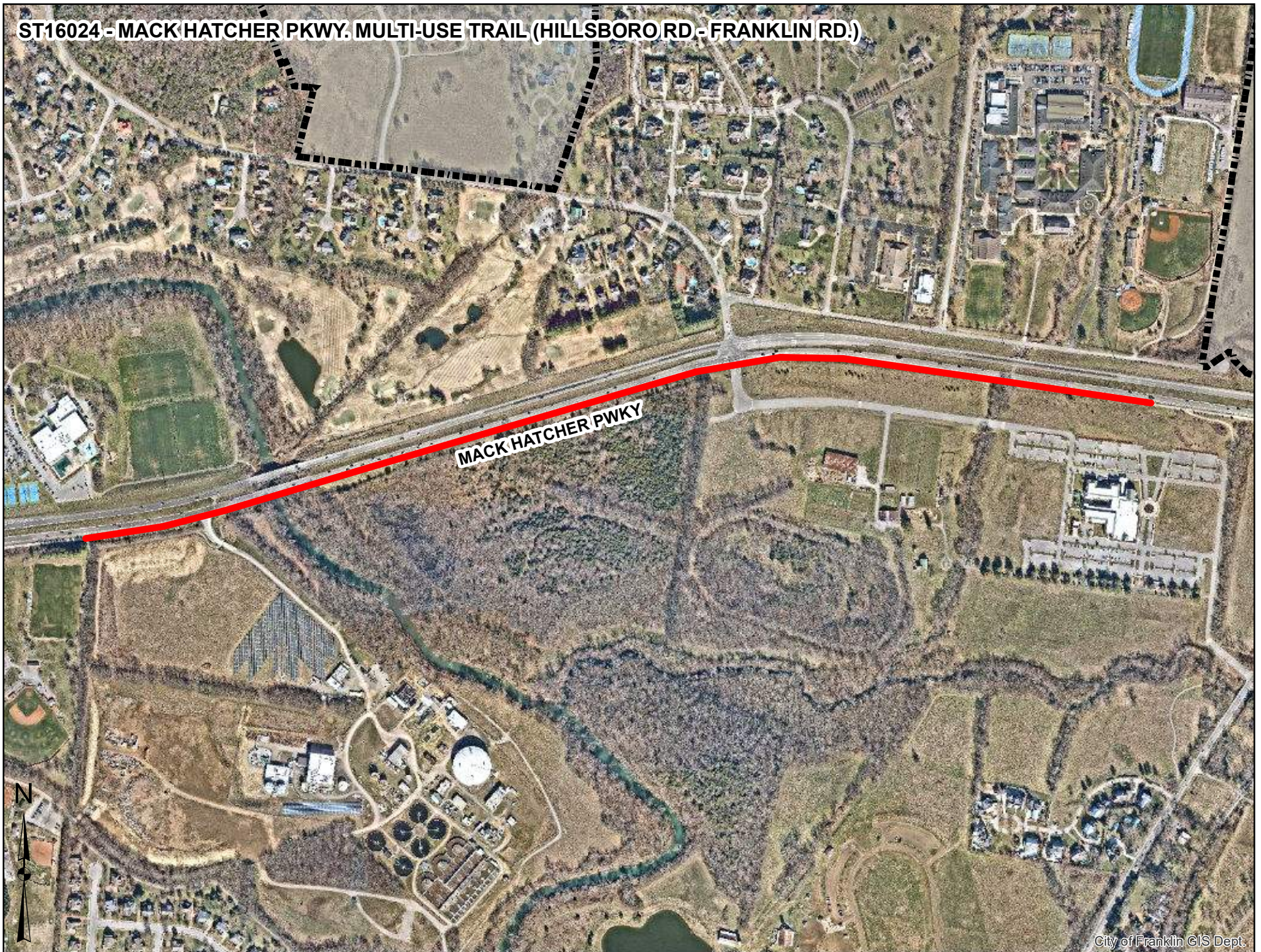
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Not Funded

Description	Total Cost \$4,800,000
This project will fill an existing gap in the 12' wide multi-use trail around Mack Hatcher. The project limits are from east of Hillsboro Road to West of Franklin Rd.	
This project is approximately 6,000 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	150,000	150,000									300,000
ROW and Easements		500,000									500,000
Construction / CEI			4,000,000								4,000,000
Total	150,000	650,000	4,000,000								4,800,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General	150,000	650,000	4,000,000								4,800,000
Total	150,000	650,000	4,000,000								4,800,000

ST16024 - MACK HATCHER PKWY. MULTI-USE TRAIL (HILLSBORO RD - FRANKLIN RD.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16025
Project Name	Oxford Glen Dr Trail (Candytuft Ct.-E McEwen Dr)

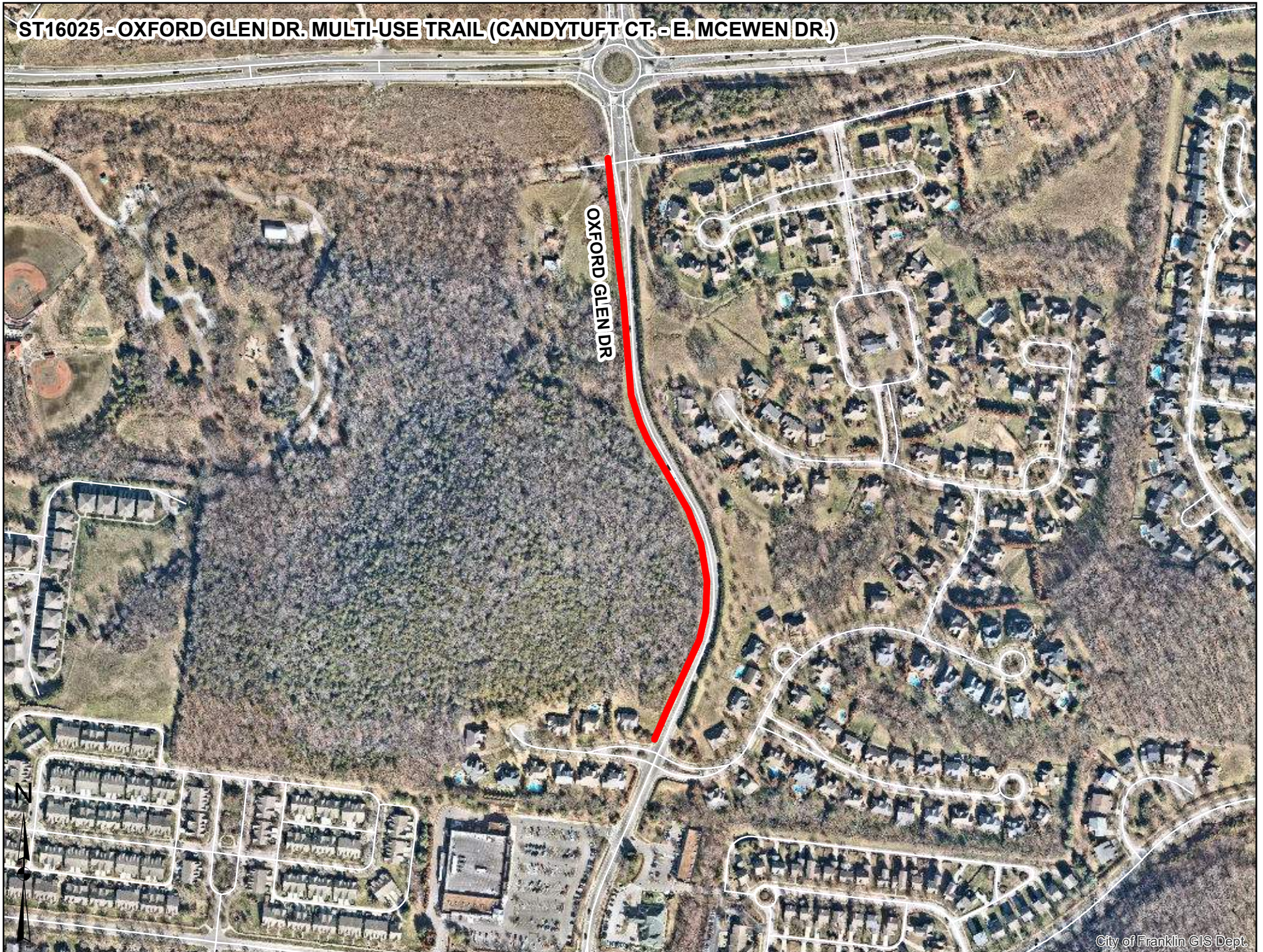
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	1 Star Project
Status	Not Funded

Description	Total Cost \$1,100,000
This project will fill an existing gap and would connect residential areas with existing and future commercial/retail areas. This project includes a 12' wide multi-use trail on the west side Oxford Glen Dr.	
This project is approximately 2,100 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	50,000	50,000									100,000
ROW and Easements		400,000									400,000
Construction / CEI			600,000								600,000
Total	50,000	450,000	600,000								1,100,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General	50,000	450,000	600,000								1,100,000
Total	50,000	450,000	600,000								1,100,000

ST16025 - OXFORD GLEN DR. MULTI-USE TRAIL (CANDYTUFT CT. - E. MCEWEN DR.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16027
Project Name	Boyd Mill Ave (South of SR96-Downs Blvd)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$10,400,000
Boyd Mill Avenue is a minor collector that needs to be upgraded to City standards. The upgrade will occur from South of Highway 96 West (SR-96W) to Downs Blvd. Boyd Mill is a key residential roadway that moves residents from their neighborhood to Highway 96 so they can access the larger network and get through the City or to the interstate.	
The project will include roadway construction, utility upgrades/relocations, curb & gutter and accommodations for pedestrians and bicycles. Approximate project length of 4,071 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	366,666	366,667	366,667								1,100,000
ROW and Easements			500,000								500,000
Construction / CEI				8,800,000							8,800,000
Total	366,666	366,667	866,667	8,800,000							10,400,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General				700,000							700,000
Water Renewal				900,000							900,000
Wastewater Renewal				900,000							900,000
Road Impact Fees - Collector SA4	366,666	366,667	866,667	6,300,000							7,900,000
Total	366,666	366,667	866,667	8,800,000							10,400,000

ST16027 - BOYD MILL AVE. (SOUTH OF SR96 - DOWNS BLVD.)

SR96

BOYD MILL AVE

DOWNS BLVD



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16028
Project Name	Clovercroft Rd (SR96-Oxford Glen Dr)

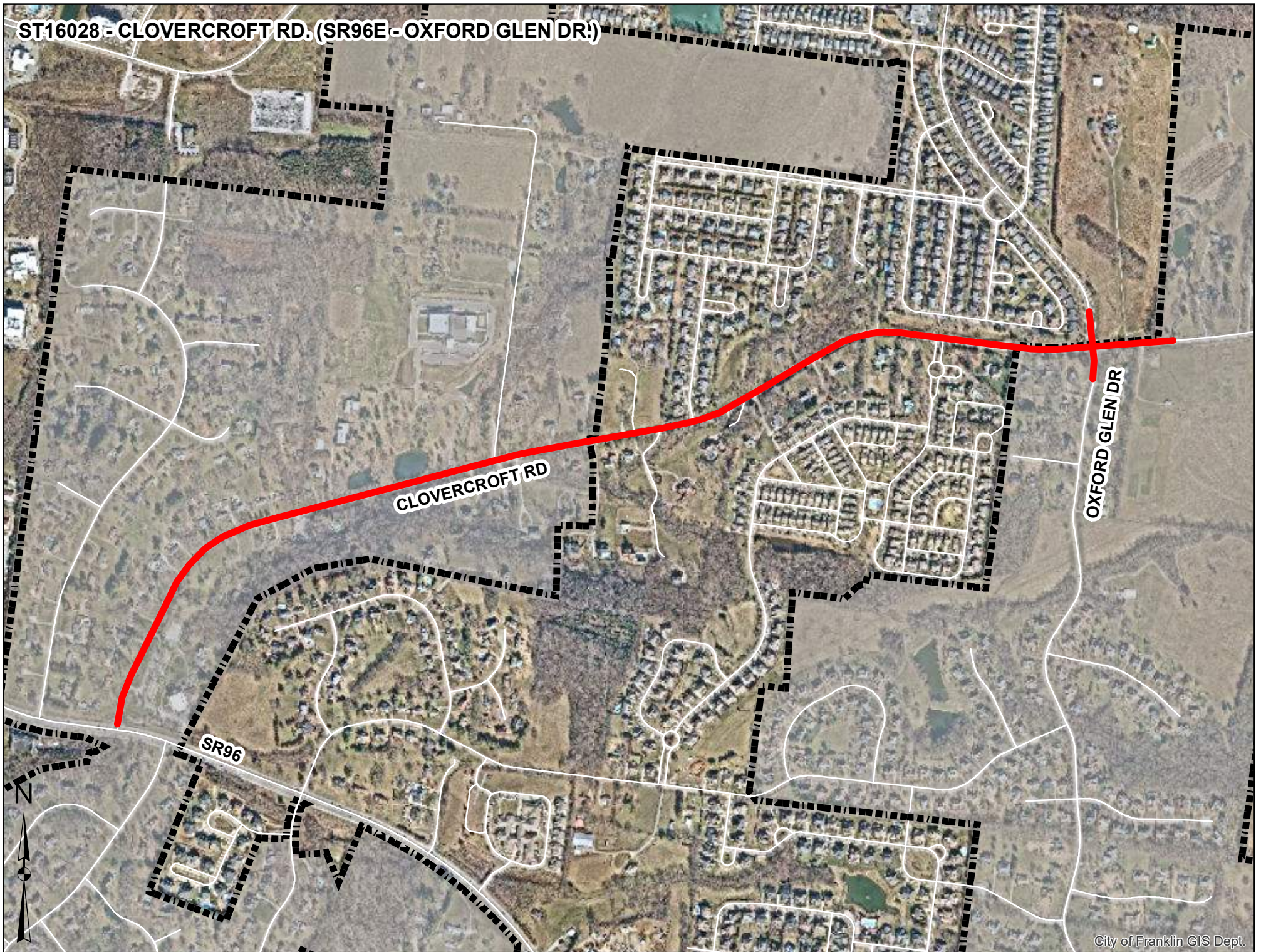
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$35,300,000
Clovercroft Road is proposed to be upgraded to City standards from Murfreesboro Road (SR-96) to Oxford Glen Drive. This is a key section of road that connects neighborhoods to Murfreesboro Road and to Oxford Glen which provides connects into the Cool Springs area.	
This project is located partly within the City and County limits and should be funded through a partnership with the County, or the City would need move forward with the annexation of the roadway and surrounding area.	
The project will include roadway construction, utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 8,000 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	675,000	675,000	675,000	675,000							2,700,000
ROW and Easements			2,000,000	2,000,000							4,000,000
Construction / CEI					14,300,000	14,300,000					28,600,000
Total	675,000	675,000	2,675,000	2,675,000	14,300,000	14,300,000					35,300,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					600,000	600,000					1,200,000
Wastewater Renewal					500,000	500,000					1,000,000
Road Impact Fees - Collector SA2	675,000	675,000	2,675,000	2,675,000	13,200,000	13,200,000					33,100,000
Total	675,000	675,000	2,675,000	2,675,000	14,300,000	14,300,000					35,300,000

ST16028 - CLOVERCROFT RD. (SR96E - OXFORD GLEN DR.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16030
Project Name	Lewisburg PikeTrail (Carriage Park - Collins Farm)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$4,189,479
This project includes the construction of multi purpose trail along the south side of Lewisburg Pike. Staff is working on the design and will try to obtain future federal funding to help move this project forward.	
The project will include utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 4,000 LF.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
89,479	Design/Planning (Professional Services)	133,333	133,333	133,334								400,000
Total	ROW and Easements		250,000	250,000								500,000
	Construction / CEI				3,200,000							3,200,000
	Total	133,333	383,333	383,334	3,200,000							4,100,000
Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
89,479	General	133,333	383,333	383,334	2,900,000							3,800,000
Total	Water Renewal				200,000							200,000
	Wastewater Renewal				100,000							100,000
	Total	133,333	383,333	383,334	3,200,000							4,100,000

ST16030 - LEWISBURG PIKE MULTIUSE TRAIL (CARRIAGE PARK DR. - COLLINS FARM)

SR96



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16032
Project Name	West Main St (Natchez St - Downs Blvd)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$27,200,000
West Main street is a heavy commercial and industrial corridor on the southwest side of the City. This minor arterial contains heavy truck traffic and vehicles. The road will be widened to 3 lanes to add a turn lane to help the flow of traffic.	
The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 5,550 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	600,000	600,000	600,000	600,000							2,400,000
ROW and Easements			2,450,000	2,450,000							4,900,000
Construction / CEI					9,950,000	9,950,000					19,900,000
Total	600,000	600,000	3,050,000	3,050,000	9,950,000	9,950,000					27,200,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					1,100,000	1,100,000					2,200,000
Road Impact Fees - Arterial	600,000	600,000	3,050,000	3,050,000	6,800,000	6,800,000					20,900,000
Reclaimed Water Renewal					100,000	100,000					200,000
Water Renewal					650,000	650,000					1,300,000
Wastewater Renewal					1,300,000	1,300,000					2,600,000
Total	600,000	600,000	3,050,000	3,050,000	9,950,000	9,950,000					27,200,000

ST16032 - WEST MAIN ST. (NATCHEZ ST. - DOWNS BLVD.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST16035
Project Name	Columbia Ave (Downs Blvd - Fowlkes St)

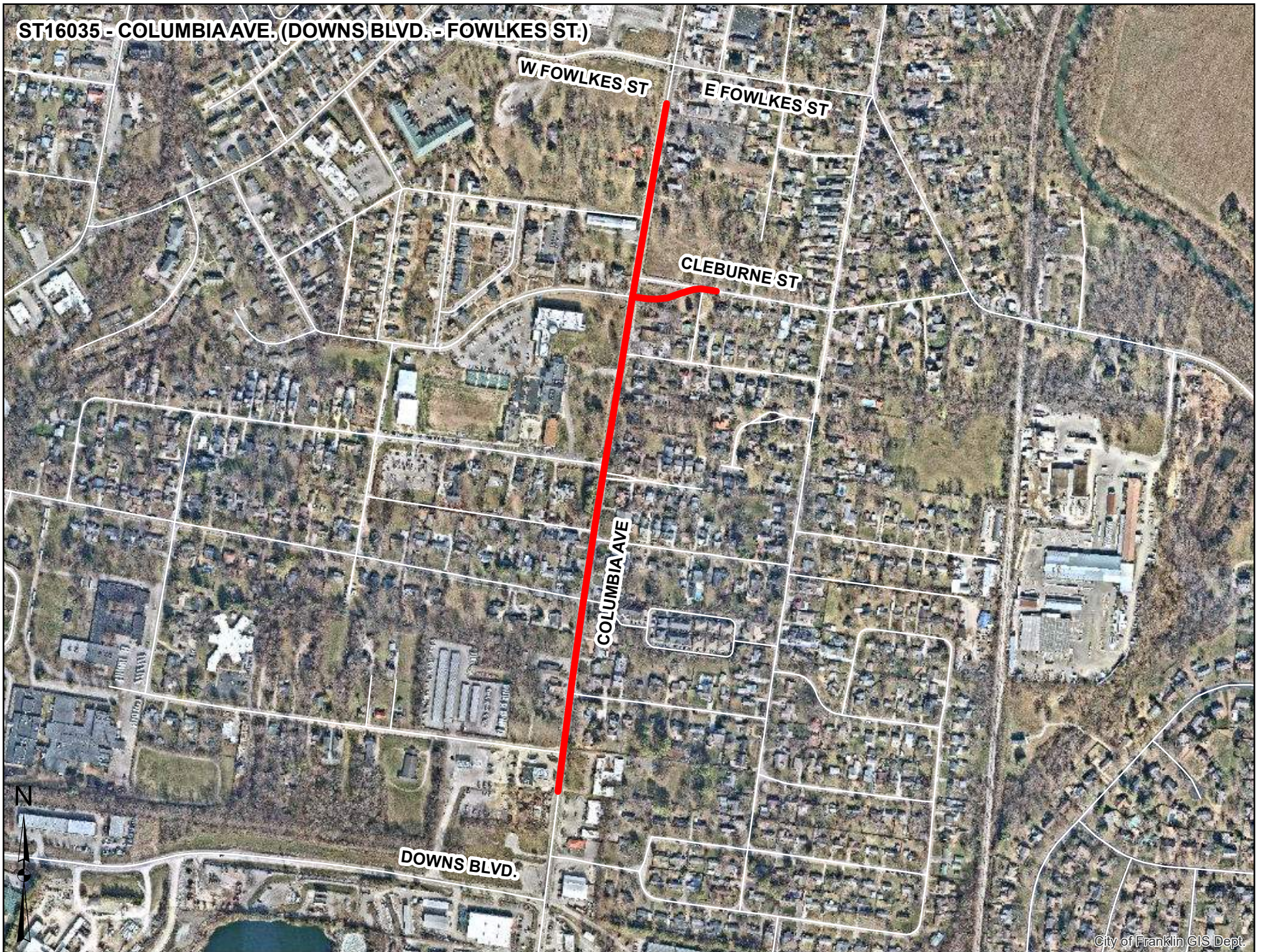
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$17,500,000
Columbia Avenue (SR-6/US31), a major arterial will be widened from 2 to 3 lanes from Fowlkes Street to Downs Boulevard. This roadway is an important part of the Downtown grid network.	
The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 3,500 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	375,000	375,000	375,000	375,000							1,500,000
ROW and Easements			1,700,000	1,700,000							3,400,000
Construction / CEI					6,300,000	6,300,000					12,600,000
Total	375,000	375,000	2,075,000	2,075,000	6,300,000	6,300,000					17,500,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					700,000	700,000					1,400,000
Road Impact Fees - Arterial	375,000	375,000	2,075,000	2,075,000	4,350,000	4,350,000					13,600,000
Water Renewal					400,000	400,000					800,000
Wastewater Renewal					850,000	850,000					1,700,000
Total	375,000	375,000	2,075,000	2,075,000	6,300,000	6,300,000					17,500,000

ST16035 - COLUMBIA AVE. (DOWNS BLVD. - FOWLKES ST.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST19001
Project Name	Main St Sidewalk Repair Project

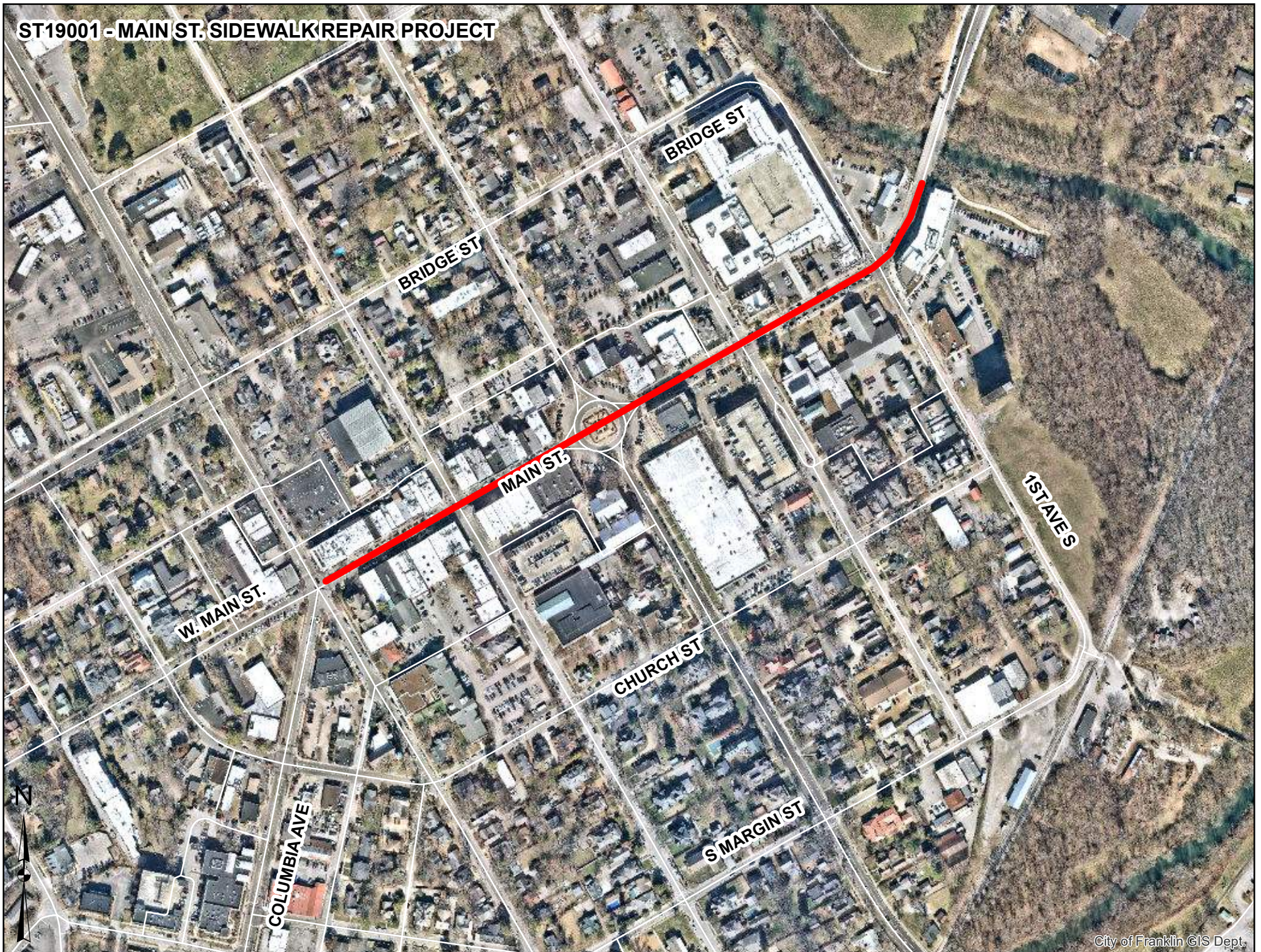
Department	Streets
Contact	Engineering Director
Type	Maintenance
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$3,013,164
Main Streets Streetscape project was completed in the early 90’s. The existing brick pavers are faded and uneven creating numerous ADA issues along our main street. In addition, the tree grates need to be replaced. Staff is proposing to replace all the brick pavers and crosswalks to bring Main Street up to current standards.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
13,164	Construction / CEI	600,000	600,000	600,000	600,000	600,000						3,000,000
Total	Total	600,000	600,000	600,000	600,000	600,000						3,000,000

Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
13,164	General	600,000	600,000	600,000	600,000	600,000						3,000,000
Total	Total	600,000	600,000	600,000	600,000	600,000						3,000,000

ST19001 - MAIN ST. SIDEWALK REPAIR PROJECT



FY 2024 Potential Projects
City of Franklin, Tennessee

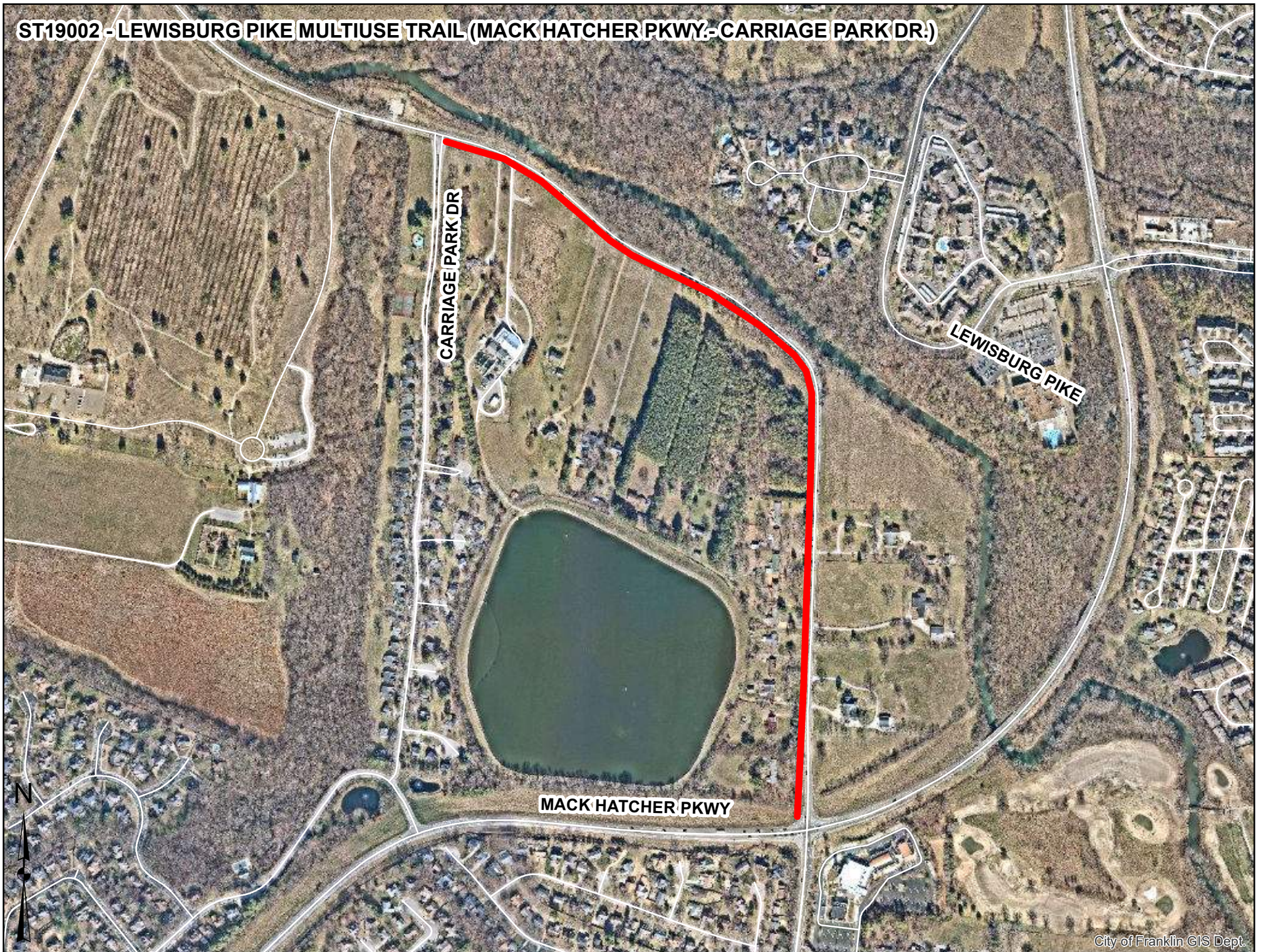
Project #	ST19002
Project Name	Lewisburg Pike Trail (SR397 - Carriage Park Dr)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Active

Description	Total Cost \$5,389,479
This project includes the construction of multi purpose trail along the south side of Lewisburg Pike. Staff is working on the design and will try to obtain future federal funding to help move this project forward.	
The project will include utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 4,266 LF.	

Prior	Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
89,479	Design/Planning (Professional Services)	166,666	166,667	166,667	100,000							600,000
Total	ROW and Easements			550,000	550,000							1,100,000
	Construction / CEI					3,600,000						3,600,000
	Total	166,666	166,667	716,667	650,000	3,600,000						5,300,000
Prior	Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
89,479	General	166,666	166,667	716,667	650,000	3,300,000						5,000,000
Total	Water Renewal					300,000						300,000
	Total	166,666	166,667	716,667	650,000	3,600,000						5,300,000

ST19002 - LEWISBURG PIKE MULTIUSE TRAIL (MACK HATCHER PKWY.-CARRIAGE PARK DR.)



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST19003
Project Name	Mack Hatcher Pkwy SE Widening

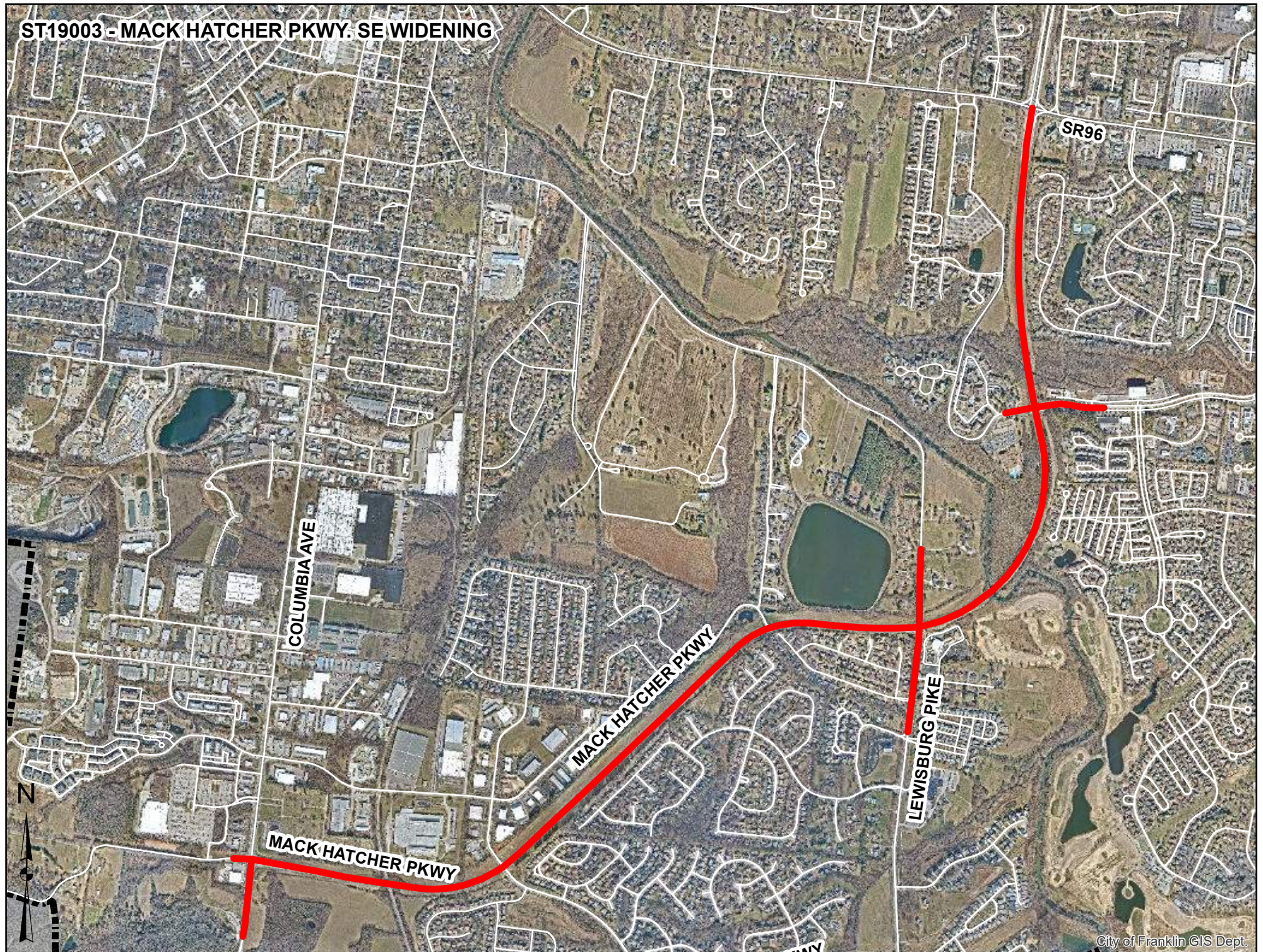
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Not Funded

Description	Total Cost	\$83,700,000
Widening Mack Hatcher from Columbia Ave (US 31) to Mufreesboro Road (SR 96) from 2 to 4 lanes.		
This project is a widening from 2 to 4 lanes on Mack Hatcher Parkway (SR-397) from Murfreesboro Road (SR-96) to Columbia Avenue (SR-6/US-31). The segment on the southeast side of downtown is a heavily travelled corridor due to its connection to Murfreesboro and Royal Oaks Boulevard and adjacent neighborhoods.		
The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 21,000 LF.		

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	2,966,666	2,966,667	2,966,667								8,900,000
ROW and Easements			500,000								500,000
Construction / CEI				37,150,000	37,150,000						74,300,000
Total	2,966,666	2,966,667	3,466,667	37,150,000	37,150,000						83,700,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Wastewater Capacity				250,000	250,000						500,000
Reclaimed Water Capacity				600,000	600,000						1,200,000
MPO/TDOT Funding	2,966,666	2,966,667	3,466,667	36,150,000	36,150,000						81,700,000
Water Renewal				150,000							150,000
Wastewater Renewal					150,000						150,000
Total	2,966,666	2,966,667	3,466,667	37,150,000	37,150,000						83,700,000

ST19003 - MACK HATCHER PKWY. SE WIDENING



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST19005
Project Name	Mack Hatcher Pkwy SW Extention

Department	Streets
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Not Funded

Description	Total Cost \$112,900,000
The southwest quadrant of Mack Hatcher Parkway (SR-397) from Highway 96 West (SR-96W) to Columbia Avenue (SR-6/US-31) will be constructed with a new 4 lane road. This will be the final piece of the loop road around the City.	
The project will include roadway construction, access management, utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 25,020 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	1,500,000	1,500,000	1,500,000	1,500,000	150,000	150,000					6,300,000
ROW and Easements				6,333,333	6,333,333	6,333,334					19,000,000
Construction / CEI							43,800,000	43,800,000			87,600,000
Total	1,500,000	1,500,000	1,500,000	7,833,333	6,483,333	6,483,334	43,800,000	43,800,000			112,900,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
MPO/TDOT Funding	1,500,000	1,500,000	1,500,000	7,833,333	6,483,333	6,483,334	43,400,000	43,400,000			112,100,000
Water Renewal							400,000	400,000			800,000
Total	1,500,000	1,500,000	1,500,000	7,833,333	6,483,333	6,483,334	43,800,000	43,800,000			112,900,000

ST19005 - MACK HATCHER PKWY. SW EXTENTION

SR96

COLUMBIA AVE

MACK HATCHER PKWY

N

FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST24001
Project Name	Mallory Ln. and Cool Springs Blvd. Improvements

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Not Funded

Description	Total Cost \$4,700,000
Due to continued approval of development, this intersection is projected to have extreme delays during peak hours. This project includes additional turn lanes at the intersection to accommodate future growth.	
The project will include roadway construction, utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 2,754 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	133,333	133,333	133,334								400,000
ROW and Easements		350,000	350,000								700,000
Construction / CEI				3,600,000							3,600,000
Total	133,333	483,333	483,334	3,600,000							4,700,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General				900,000							900,000
Road Impact Fees - Arterial	133,333	483,333	483,334	2,300,000							3,400,000
Water Renewal				400,000							400,000
Total	133,333	483,333	483,334	3,600,000							4,700,000

ST24001 - MALLORY LN. AND COOL SPRINGS BLVD. IMPROVEMENTS



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST24002
Project Name	Mallory Ln and W McEwen Dr Intersection Imp

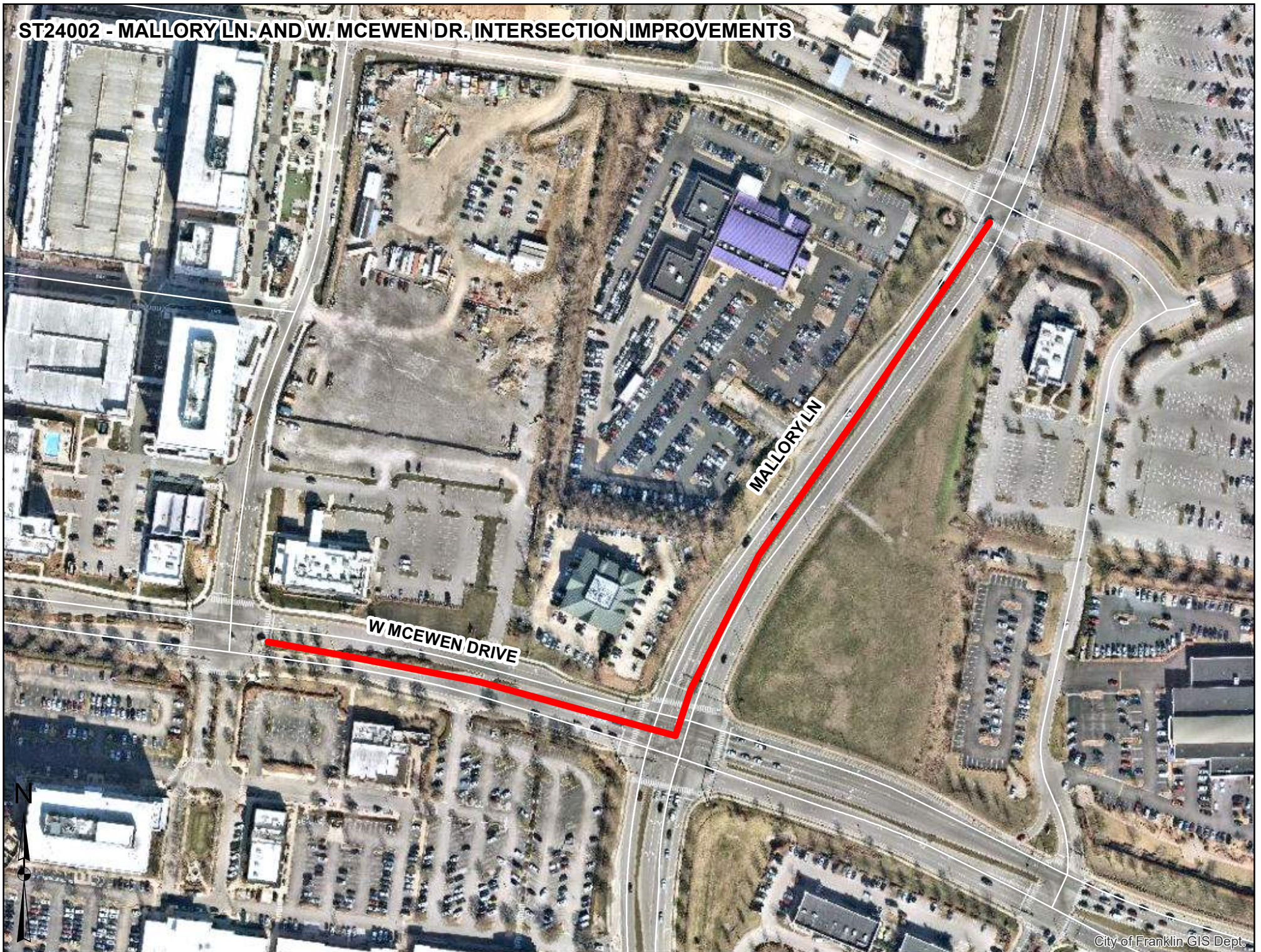
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Not Funded

Description	Total Cost \$3,700,000
Due to continued approval of development, this intersection is projected to have extreme delays during peak hours. This project includes additional turn lanes at the intersection to accommodate future growth.	
The project will include roadway construction, utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 1,771 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	100,000	100,000	100,000								300,000
ROW and Easements		400,000	400,000								800,000
Construction / CEI				2,600,000							2,600,000
Total	100,000	500,000	500,000	2,600,000							3,700,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General				700,000							700,000
Road Impact Fees - Arterial	100,000	500,000	500,000	1,500,000							2,600,000
Water Renewal				400,000							400,000
Total	100,000	500,000	500,000	2,600,000							3,700,000

ST24002 - MALLORY LN. AND W. MCEWEN DR. INTERSECTION IMPROVEMENTS



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST24003
Project Name	Eddy Lane (SR96-Liberty Pike)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$11,000,000
This widening project will help to enhance connections between Liberty Pike and Murfreesboro Road moving residential out to arterial roads that can handle and move the traffic. This would be a widening from 2 to 3 lanes to help the flow of traffic on Eddy Lane.	
The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, bridge construction, and accommodations for pedestrians and bicycles. Approximate project length of 1,771 LF.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	450,000	450,000	450,000	450,000							1,800,000
ROW and Easements			900,000	900,000							1,800,000
Construction / CEI					7,400,000						7,400,000
Total	450,000	450,000	1,350,000	1,350,000	7,400,000						11,000,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					850,000						850,000
Water Renewal					500,000						500,000
Wastewater Renewal					1,000,000						1,000,000
Road Impact Fees - Collector SA2	450,000	450,000	1,350,000	1,350,000	5,050,000						8,650,000
Total	450,000	450,000	1,350,000	1,350,000	7,400,000						11,000,000

ST24003 - EDDY LN (SR96 - LIBERTY PIKE)

LIBERTY PIKE

EDDY LN

SR96



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST24004
Project Name	South Margin St and 5th Ave Intersection Imp

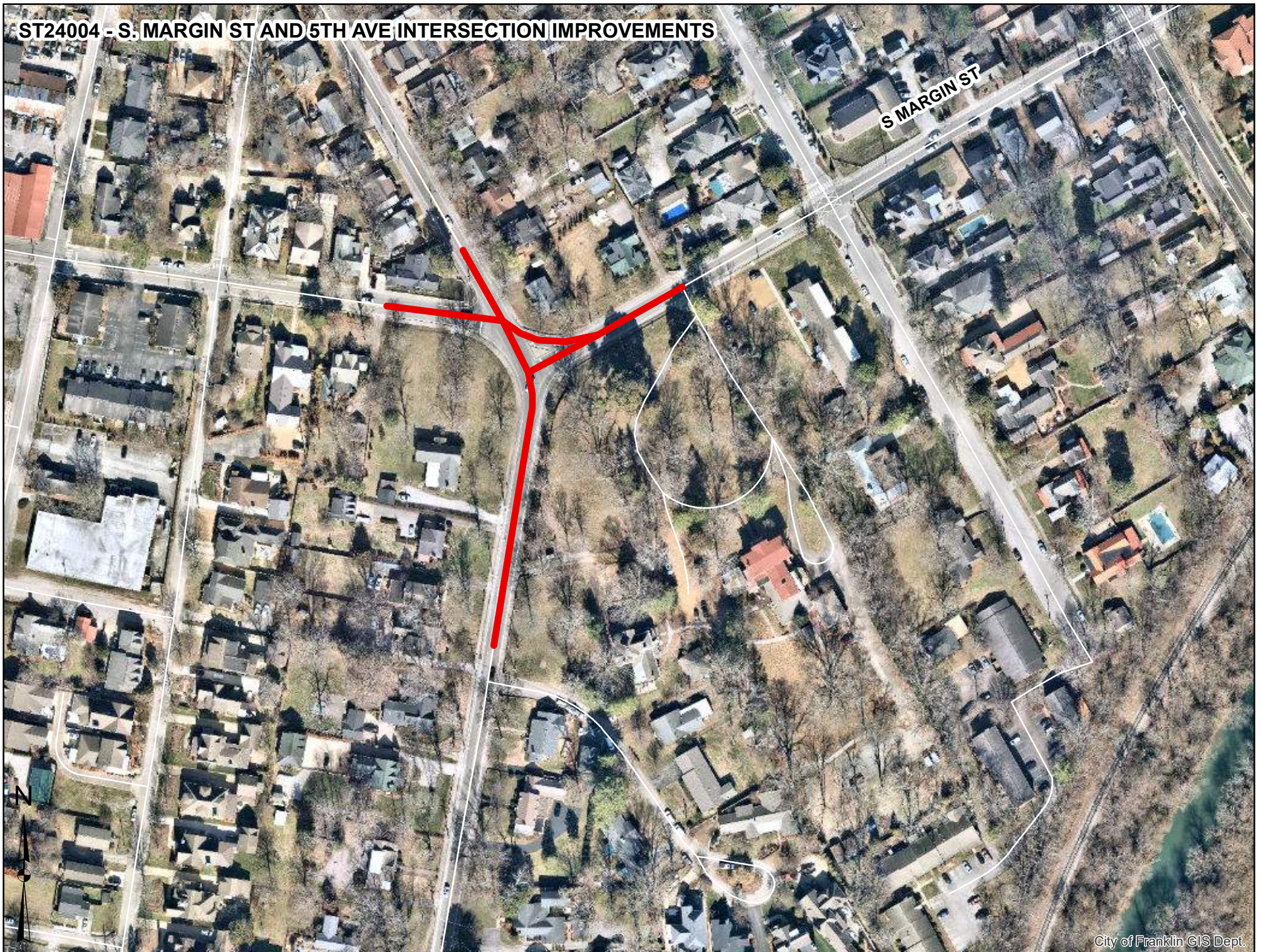
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Not Funded

Description	Total Cost \$3,150,000
The intersection of SR-106 (Lewisburg Avenue / 5th Avenue South) at South Margin Street is a s skewed intersection with no pedestrian crossing facilities and horizontal curvature. It is a challenging intersection for vehicles and pedestrians to negotiate, especially for vehicles wishing to go 'through' on South Margin Street due to the skewed nature of the intersection. This geometry contributes to a higher intersection crash rate. In addition to the higher crash rate, this intersection was found to meet various isgnal warrants.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	200,000	200,000	200,000								600,000
ROW and Easements			350,000								350,000
Construction / CEI				2,200,000							2,200,000
Total	200,000	200,000	550,000	2,200,000							3,150,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Road Impact Fees - Arterial	100,000	100,000	275,000	1,100,000							1,575,000
Road Impact Fees - Collector SA4	100,000	100,000	275,000	1,100,000							1,575,000
Total	200,000	200,000	550,000	2,200,000							3,150,000

ST24004 - S. MARGIN ST AND 5TH AVE INTERSECTION IMPROVEMENTS



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST24005
Project Name	Lewisburg Pike and Donaldson Creek Pkwy Int Imp

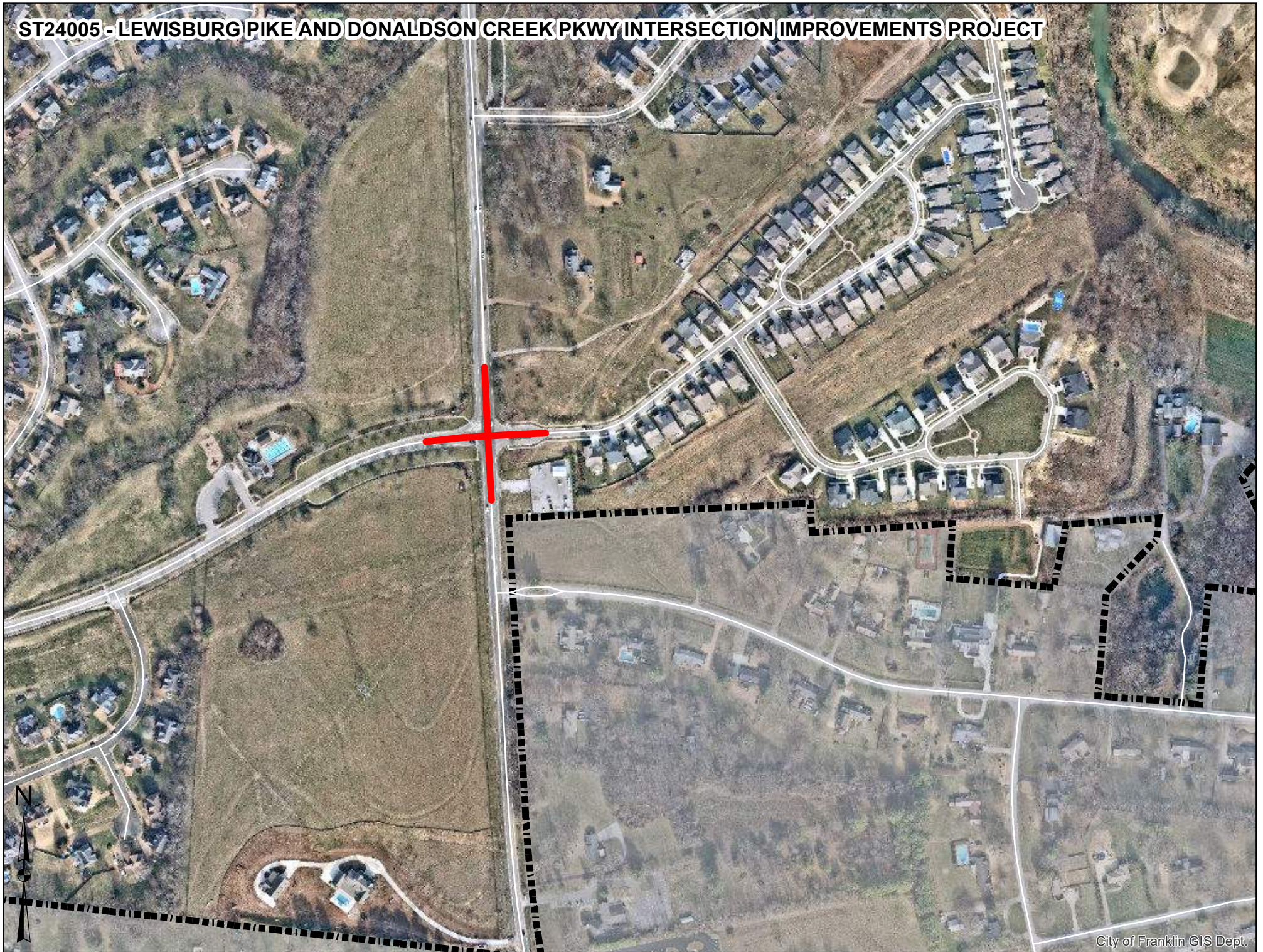
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Not Funded

Description	Total Cost \$965,000
Multiple signal warrants are met at this intersection and the installation of a traffic signal should proceed to avoid accidents at this location.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	50,000	15,000									65,000
ROW and Easements		50,000									50,000
Construction / CEI			850,000								850,000
Total	50,000	65,000	850,000								965,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Road Impact Fees - Arterial	50,000	65,000	850,000								965,000
Total	50,000	65,000	850,000								965,000

ST24005 - LEWISBURG PIKE AND DONALDSON CREEK PKWY INTERSECTION IMPROVEMENTS PROJECT



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST24006
Project Name	Battle Ave Bridge Replacment Project

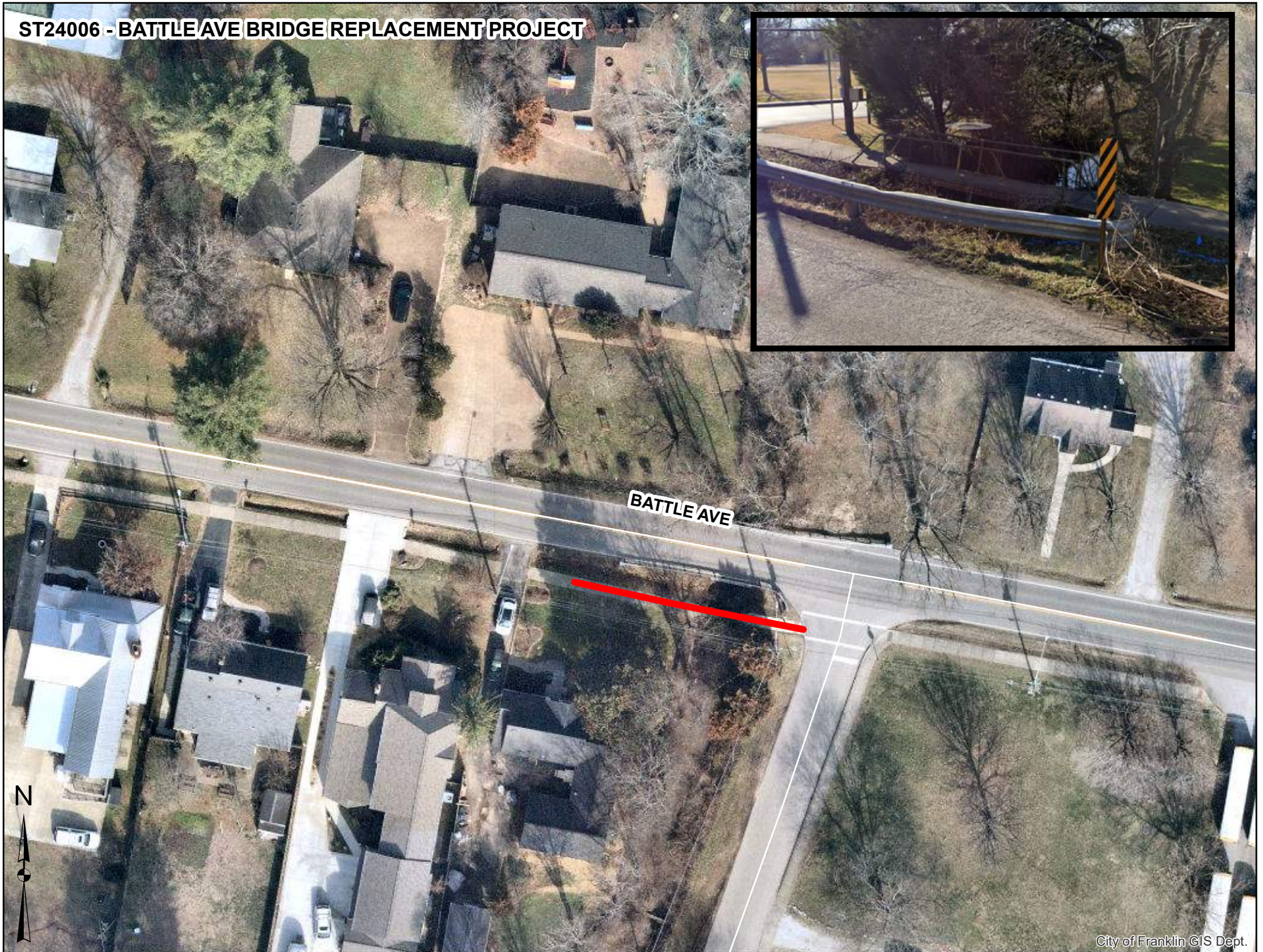
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Active

Description	Total Cost \$740,000
This project includes the replacement of an existing pedestrian bridge on Battle Ave. Following an ADA complaint, City staff inspected the existing bridge and determined that it did not comply with minimum ADA requirements. For that reason, this project should be prioritized and the bridge replaced.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	30,000	30,000									60,000
ROW and Easements		30,000									30,000
Construction / CEI			650,000								650,000
Total	30,000	60,000	650,000								740,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Road Impact Fees - Collector SA4	30,000	60,000	650,000								740,000
Total	30,000	60,000	650,000								740,000

ST24006 - BATTLE AVE BRIDGE REPLACEMENT PROJECT



FY 2024 Potential Projects

City of Franklin, Tennessee

Project #	ST24007
Project Name	Del Rio Pike Culvert Replacement

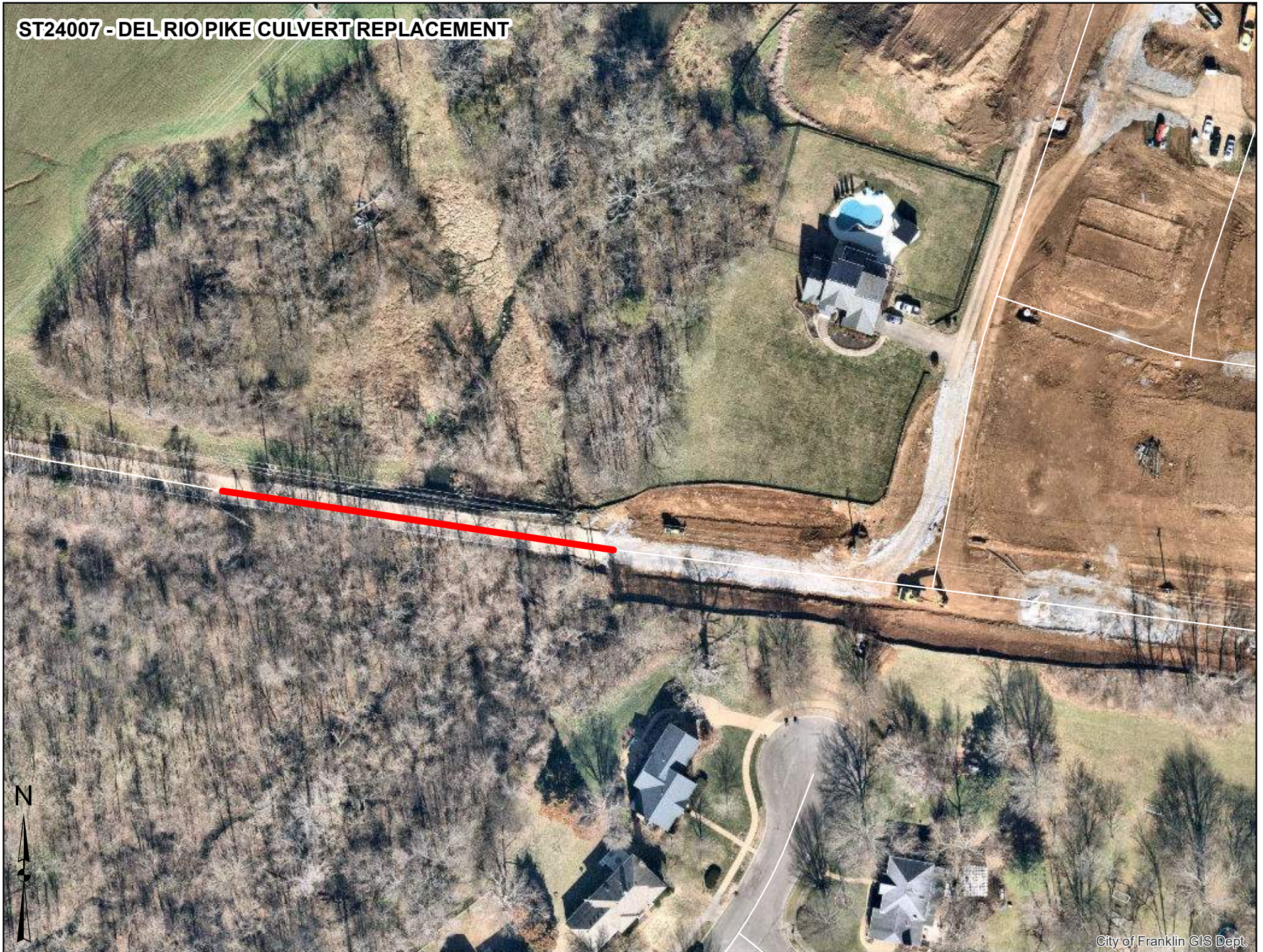
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Active

Description	Total Cost \$1,450,000
This section of Del Rio Pike has safety issues that need to be addressed. The existing lane width is 9.5 feet and the adjacent side slopes of the roadway are at a 1:1 slope. The drop off is approximately 12'-14'. Given the substandard lane width and the extreme drop off, this safety issue needs to be fixed as soon as possible.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	75,000	75,000									150,000
ROW and Easements			300,000								300,000
Construction / CEI				1,000,000							1,000,000
Total	75,000	75,000	300,000	1,000,000							1,450,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Road Impact Fees - Collector SA1	75,000	75,000	300,000	1,000,000							1,450,000
Total	75,000	75,000	300,000	1,000,000							1,450,000

ST24007 - DEL RIO PIKE CULVERT REPLACEMENT



FY 2024 Potential Projects

City of Franklin, Tennessee

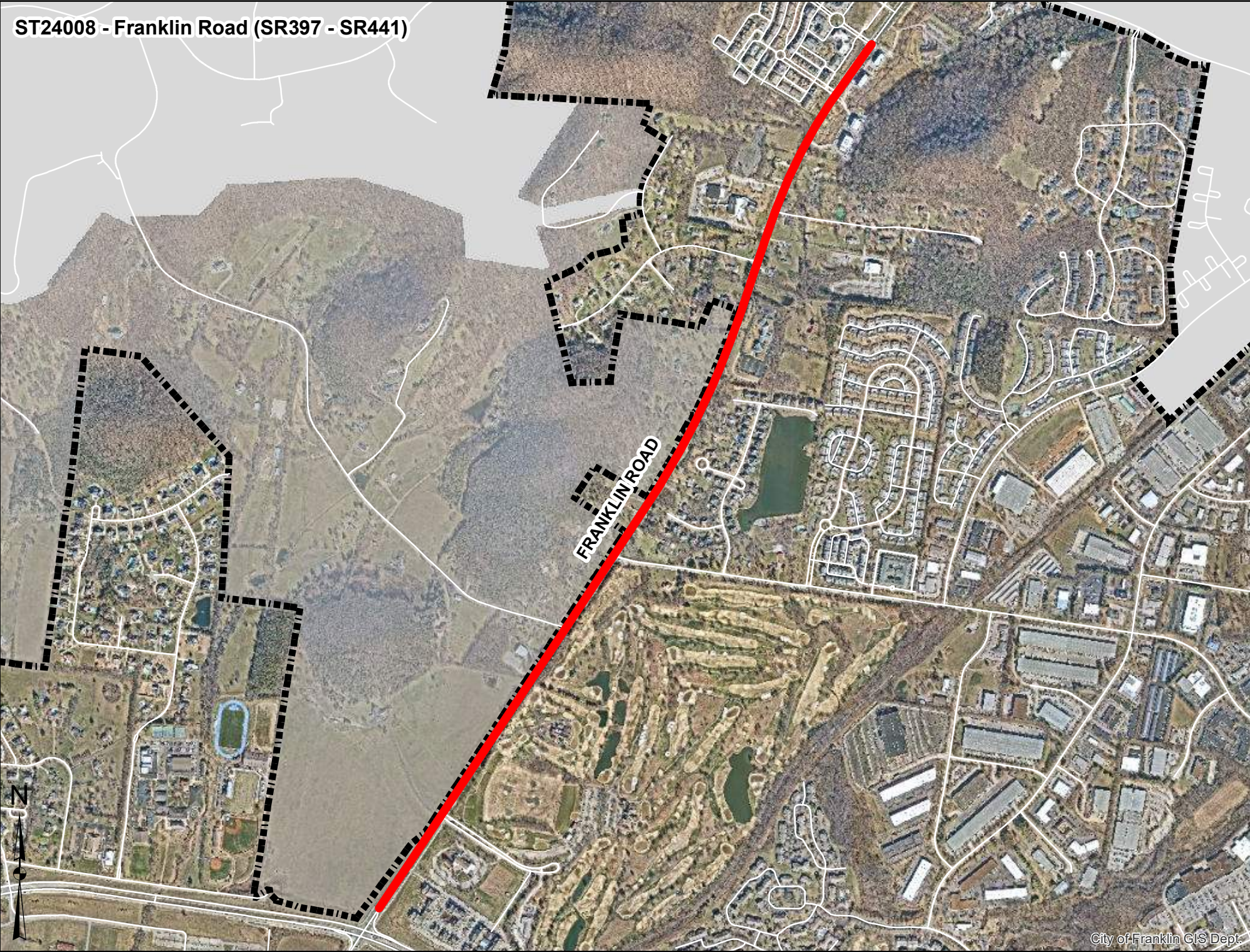
Project #	ST24008
Project Name	Franklin Road (SR397 - SR441)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Not Funded

Description	Total Cost \$46,400,000
This project includes the Major Arterial Widening of Franklin Road (SR-6/US-31) from Mack Hatcher Parkway (SR-397) to Moores Lane (SR441). This roadway is proposed to be widened from 2 lanes to 5 lanes. This project should be completed through a partnership with the State of Tennessee when funding is available.	

Expenditures	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
Design/Planning (Professional Services)	775,000	775,000	775,000	775,000							3,100,000
ROW and Easements			2,500,000	2,500,000							5,000,000
Construction / CEI					19,150,000	19,150,000					38,300,000
Total	775,000	775,000	3,275,000	3,275,000	19,150,000	19,150,000					46,400,000

Funding Sources	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	Total
General					1,700,000	1,700,000					3,400,000
Road Impact Fees - Arterial	775,000	775,000	3,275,000	3,275,000	16,450,000	16,450,000					41,000,000
Water Capacity						1,000,000					1,000,000
Wastewater Capacity					1,000,000						1,000,000
Total	775,000	775,000	3,275,000	3,275,000	19,150,000	19,150,000					46,400,000



August 31, 2023

TO: Board of Mayor and Alderman

FROM: Paul Holzen, Director of Engineering
Jonathan Marston, Assistant Director of Engineering

SUBJECT: Long Lane Overpass

Purpose

The purpose of this memo is to provide information to the Board of Mayor and Alderman concerning the Long Lane Overpass Project.

Background

On August 30, 2023, the BOMA asked city staff to investigate phasing options associated with the Long Lane Overpass. Below are two options on how to proceed with the project.

Option 1 – See Exhibit A

This is the most expensive option and would complete all of Long Lane and Old Petionville Road. Below is a summary of the estimated cost.

Design	\$1,433,333
ROW	\$9,000,000
Construction	\$30,100,001
Total Project Cost	\$40,533,334

Option 2 – See Exhibit B

This option is the least amount of work. The project would include a traffic signal at Lewisburg Pike and Old Petionville Road and the minimum amount of work required to complete the overpass and all roadway connections.

Design	\$1,000,000
ROW	\$4,500,000
Construction	\$23,663,000
Total Project Cost	\$29,163,000

Financial Impact

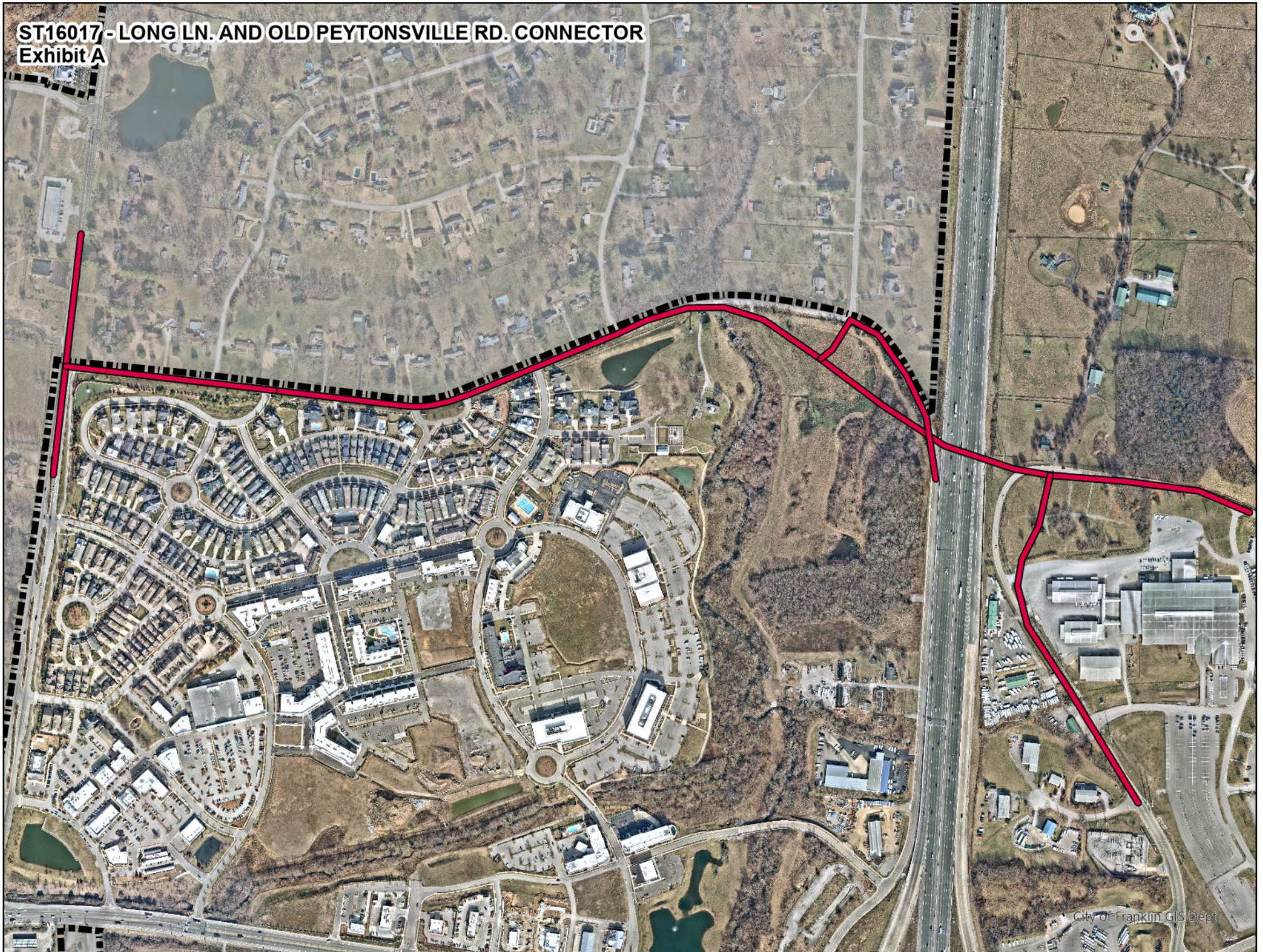
Option 1 – \$40,533,334

Option 2 – \$29,163,000

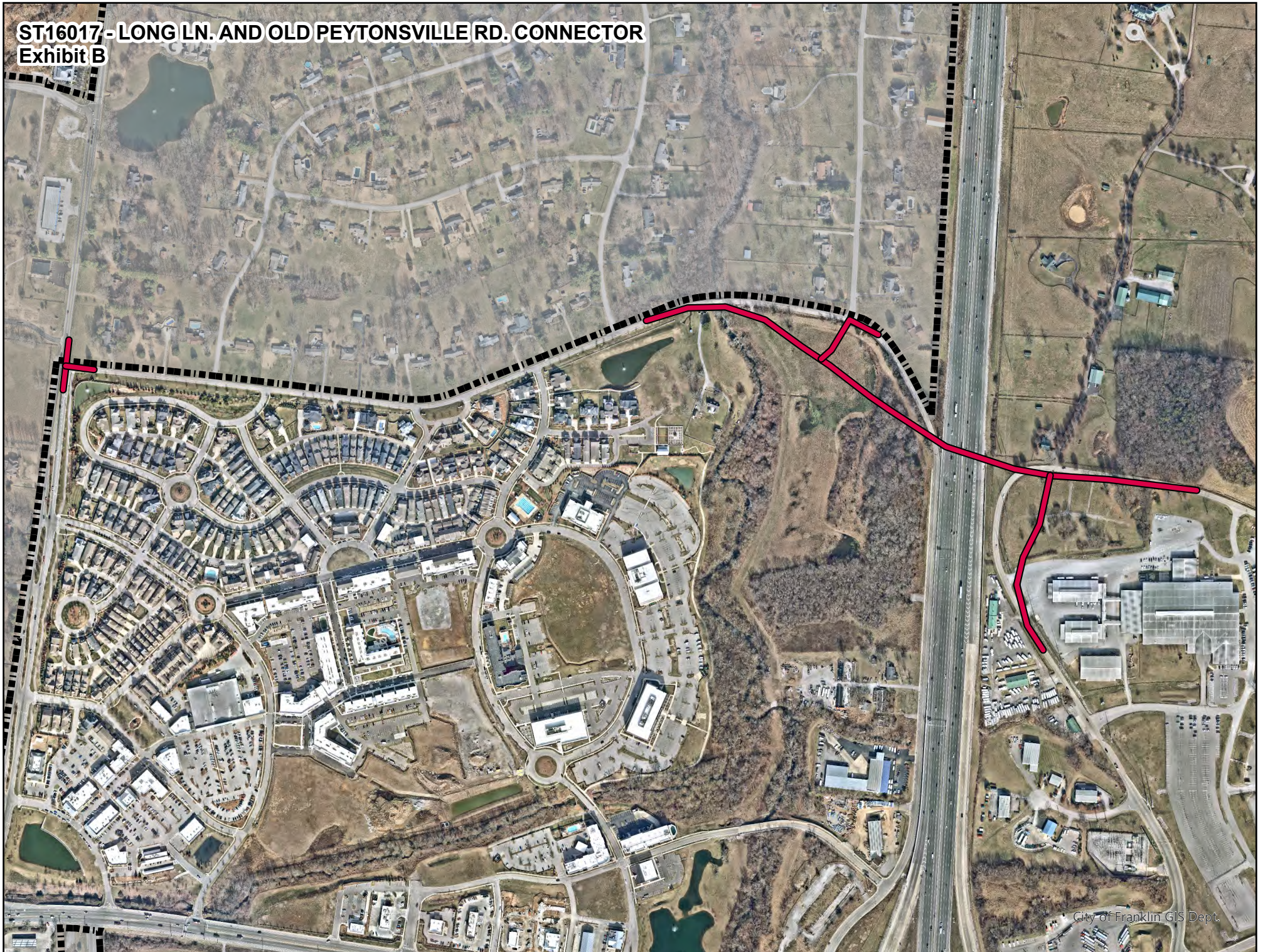
Recommendation

No recommendations from staff. Staff is seeking direction from the Board of Mayor and Alderman.

ST16017 - LONG LN. AND OLD PEYTONSVILLE RD. CONNECTOR
Exhibit A



ST16017 - LONG LN. AND OLD PEYTONSVILLE RD. CONNECTOR
Exhibit B



September 7, 2023

TO: Board of Mayor and Alderman

FROM: Paul Holzen, Director of Engineering
Jonathan Marston, Assistant Director of Engineering

SUBJECT: Improvements to Old Liberty Pike (Preliminary Options)

Purpose

The purpose of this memo is to provide information to the Board of Mayor and Alderman concerning Old Liberty Pike from Franklin Road to Daniels Drive.

Background

On August 30, 2023, the BOMA asked city staff to investigate the feasibility of improving Old Liberty Pike between Franklin Road and Daniels Drive, a length of approximately 1,400 feet. Old Liberty Pike fronts approximately 27 residential homes and 1 church. The roadway has a variable right-of-way (ROW) width that appears to be between 20' and 40'. Known utilities within the ROW include gas, water, sanitary sewer and approximately 19 utility poles. Staff has evaluated 4 different options for BOMA consideration.

Option 1 – 2~11' lanes, curb and gutter and parallel parking / 5' sidewalk on the north side of the roadway.

This is the most expensive option and would require full reconstruction of the roadway. Staff has assumed that this option would need to relocate water, gas and all 19 utility poles to accommodate a storm drainage system. In addition, the city would need to acquire right-of-way and easements from 28 property owners. Utility poles would need to be pushed further back into residential properties requiring an additional 20' easement beyond the right-of-way. The estimated cost for this project is below:

Design	\$330,000
ROW	\$1,280,000
Construction	\$4,100,000
Total Project Cost	\$5,710,000

Option 2 – 2~11' lanes, curb and gutter and a 5' sidewalk on the north side of the roadway.

This is the most expensive option and would require full reconstruction of the roadway. Staff has assumed that this option would need to relocate water, gas and all 19 utility poles to accommodate a storm drainage system. In addition, the city would need to acquire right-of-way and easements from 28 property owners. Utility poles would need to be pushed further back into residential properties requiring an additional 20' easement beyond the right-of-way. The estimated cost for this project is below:

Design	\$240,000
ROW	\$1,000,000
Construction	\$3,000,000
Total Project Cost	\$4,240,000

Option 3 – 2~11’ lanes, and a 5’ sidewalk on the north side of the roadway. No curb and gutter. This option would potentially avoid the relocation of water, sewer, and gas. The budget below would include the relocation of utility poles as needed and the installation of a storm drainage system.

Design	\$105,000
ROW	\$1,000,000
Construction	\$1,400,000
Total Project Cost	\$2,505,000

Option 4 – Neighborhood Traffic Calming Program

A speed count study was completed on August 30, 2023. The 85th percentile speed was 29 mph and Old Liberty Pike did not meet the minimum requirements to qualify for the Neighborhood Traffic Calming Program. See attached memo for specifics.

Financial Impact

Option 1 – \$5,710,000
Option 2 – \$4,240,000
Option 3 – \$2,505,000
Option 4 - \$N/A

Recommendation

Old Liberty Pike has an average daily traffic (ADT) volume of 426 vehicles per day. Given the transportation needs around the community, engineering staff does not recommend proceeding with any projects on Old Liberty Pike.

DATE: September 7, 2023

TO: Old Liberty Pike Neighborhood Group

FROM: Paul Holzen, Director of Engineering
Adam Moser, Traffic Engineer

SUBJECT: Traffic Calming Request for Old Liberty Pike

Purpose

The purpose of this memo is to summarize the results of the speed and count study that was completed on August 30, 2023. The data was collected from a traffic calming request by a group of residents that reside on the subject street, via the process outlined in the City of Franklin Neighborhood Traffic Calming Program (NTCP).

Background & Results

The study was performed at the location shown in Figure 1. The location was chosen based on ensuring that a majority of the vehicles were traveling at speed, and not in a location where intersections or conflicting/slowing movements could skew the data. Speed and count data were collected over 6 days starting Thursday afternoon thru Wednesday (August 24 – 30). Weather was mostly pleasant, school was in session, and both days of the weekend were collected.



Figure 1 Speed/Count Study Location

Speed limits are typically set by studying the 85th percentile speed of a roadway as well as the classification of the street and the properties/residents in which the roadway serves. Speed limits on residential streets in Franklin are 25 Miles Per Hour (mph) unless otherwise posted. The street studied is a 25 mph residential street posted in multiple locations on Old Liberty and Daniels.

The speed data summary is shown in Table 1. The highlighted column is the 85th percentile speed. This 85th percentile speed is the speed at which 85% of the vehicles captured are traveling at or below. The 85th percentile speed is used to determine how far over the speed limit vehicles are traveling. Table 2 represents the volume data that was also collected during this study period.

Speed percentile (% of vehicles traveling at or below value shown)																			
Location	5th	10th	15th	20th	25th	30th	35th	40th	45th	50th	55th	60th	65th	70th	75th	80th	85th	90th	95th
122 Old Liberty	11	14	16	18	19	20	21	22	23	24	24	25	25	26	27	28	29	30	32

Table 1 Speed Data

	EB	WB	Total
Weekday Avg	243	183	426
Saturday	219	177	396
Sunday	180	164	344

Table 2 ADT (Volume) Data

The NTCP states baseline criteria that must be met for a traffic calming project to move forward, as follows:

- The Average Daily Traffic (ADT) volume for the street is greater than or equal to 150 vehicles per day.
- The 85th percentile speed is at least 4 mph faster than the posted speed limit.
- The posted speed limit is 30 mph or less.
- The street is a through street.
- The maximum grade on the section of roadway that is being considered for traffic calming measures does not exceed seven percent.
- The street is a local street.
- The combination of horizontal and vertical curves along the roadway is not such that would result in inadequate stopping sight distance for motorists as they encounter the traffic calming devices.
- Street must measure longer than 1000 feet between stop signs, sharp, or 90 degree turns.
- The street is not a transit route or a primary emergency access route.

To qualify for the NTCP, all the above baseline criteria must be met in addition to obtaining a total of **6 points** from the speed and count criteria outlined in Table 3.

Grading System Criteria	
Daily Traffic Volumes	
0 - 150	Not Eligible
151 - 300	1
301 - 500	2
501 - 700	3
751 - 1,000	4
1,001 - 2,000	5
2,001+	Not Eligible**
85th Percentile Speeds*	
0-4 MPH	Not Eligible
4 MPH	1
5 MPH	2
6 MPH	3
7 MPH	4
8 MPH	5
≥ 10 MPH	6
*over speed limit	
** Unless Approved by City Engineer	

Table 3 Points Grading System

The data in Table 1 shows that the 85th percentile speed on Old Liberty Pike to be 29 mph which correlates to 1 point using Table 3. The volume data in Table 2 shows that the weekday average volume on the roadway is approximately 426 vehicles and correlates to 2 points. An extra point is given when no sidewalks are present along the street. The sidewalk, volume, and speed criteria sum to a value of **4 points**. Therefore, Old Liberty Pike does not qualify for the NTCP since less than 6 points was obtained.

Next Steps

While Old Liberty Pike does not qualify for the Neighborhood Traffic Calming Program, there are other measures that are available in the NTCP per Appendix C. These include enhancement plaques on the speed limit signs, temporary driver speed feedback signs, and request of enforcement to the Police Department. Lowering the speed limit to 20 mph (our City minimum) requires a 2/3 vote in favor of lowering from all property owners along the street(s) through a petition process AND approval from the Board of Mayor and Alderman via the ordinance process. Both Daniels Drive and Old Liberty Pike would need to be requested for lowering the speed limit and 2/3 vote in favor of lowering the speed limit would be required for all the property owners along these streets (i.e. all connecting local streets must be requested in a neighborhood). We invite you to explore the NTCP criteria and appendices for any clarifications.

As a reminder, a request for another NTCP study cannot be requested for another 2 years for Old Liberty Pike (August 2025).