



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, August 13, 2019

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [19-0765](#) South Corridor Study Presentation/Update

Attachments: [south-corridor_factsheet_05232019.pdf](#)

2. [19-0772](#) Presentation of Parkview Drainage Study

Sponsors: Paul Holzen and Jonathan Marston

Attachments: [BOMA Presentation 8-13-2019.pdf](#)
[1995_Parkview Drainage Report.pdf](#)
[Parkview Drainage Study Report_Final.pdf](#)
[PARKVIEW DRAINAGE STUDY.PDF](#)

3. [19-0722](#) Consideration of Ordinance 2019-26 to be entitled: "An Ordinance to Establish a Four (4) Hour Time Limit for All Public Parking Spaces Located on West Main Street Between 5th Avenue and 7th Avenue." (08/13/19 1st Reading 5-4) SECOND AND FINAL READING

Sponsors: Ald. Margaret Martin

Attachments: [Ord 2019-26_4HourParking_WestMain.Law Approved.pdf](#)
[West Main Street Options.pdf](#)

4. [19-0715](#) Consideration Of Ordinance 2019-20: "An Ordinance To Rezone 20.90 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.34) District For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road, 250 Rosa Helm Way, 2050 And 2051 Wood Duck Court (Wood Duck Court PUD Subdivision). (07-25-19 FMPC 6-0; BOMA 08/13/19 1st Reading 8-0, 9/10/19 2nd Reading 8-0)". THIRD AND FINAL READING.

Sponsors:

Emily Hunter and Amy Diaz-Barriga

Attachments:

[MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD](#)
[ORD 2019-20 Wood Duck Court PUD with Exhibit.Law Approved](#)
[6991 Wood Duck Rezoning package](#)

Legislative History

7/25/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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5. [19-0717](#) PUBLIC HEARING: Consideration Of Resolution 2019-56: "A Resolution Approving A Development Plan For Wood Duck Court PUD Subdivision With 1 Modification Of Development Standards (Parking Requirements) For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court). (07-25-19 FMPC 6-0)" (08/13/19 WS).

Sponsors:

Emily Hunter and Amy Diaz-Barriga

Attachments:

[MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD](#)
[2019-56 RES Wood Duck Court PUD with Exhibits.Law Approved](#)
[6992 Wood Duck PUD DP Conditions of Approval 01](#)
[6992 Wood Duck Development Plan site layout only](#)
[6992 Wood Duck Development Plan elevations](#)
[6992 Wood Duck Development Plan Full package](#)
[Wood Duck Court Updated Parking Analysis Technical Memo](#)

Legislative History

7/25/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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6. [19-0711](#) Consideration Of Ordinance 2019-23: "An Ordinance to Rezone 0.28 Acres From R-3 to Office Residential (OR) for the Property Located At 1330 Columbia Avenue. (07-25-19 FMPC 6-1)"; Establishing a Public Hearing for September 24, 2019. (08/13/19 WS) FIRST of THREE READINGS

Sponsors: Emily Hunter, Amy Diaz-Barriga and Joseph Bryan

Attachments: [MAP 7022 Battle Ground Land Co Rez](#)
[ORD 2019-23 Battle Ground Park Land Co Rezone_with Map and Survey.Law](#),
[1330 Columbia Avenue Final Plat](#)

Legislative History

7/25/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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7. [19-0597](#) *PUBLIC HEARING: Consideration of Resolution 2019-72: "A Resolution Requesting A Referendum For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee." (06-11-19, 08-13-19 WS)

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [RES 2019-72 REFERENDUM SE ANNEXATION_with Exhibits.Law Approved](#)
[Annexation Request 19-05-23](#)
[Annexation Parcels](#)
[24 Signed Affidavits 5-24-19](#)
[Owner Affidavits 5-30-19](#)
[Owner Affidavit 061119](#)
[061119 Staff Report](#)
[Growth Priorities Special BOMA Work Session May 1 2018](#)
[citizen comment 01 planning for Parcel at end of Carothers on Long Lane](#)

Legislative History

6/11/19	Work Session	referred to the Work Session
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8. [19-0755](#) *Consideration of a Request for Water and Sewer Availability Approval for: 1819 Hillsboro Road, Map and Parcel 37I-03100

Sponsors: Michelle Hatcher

Attachments: [map.pdf](#)
[hr1819sp.pdf](#)
[1821 Hillsboro Road - Availability Form.pdf](#)

9. [19-0756](#) *Consideration of a Request For Sewer Availability Denial For: 2271 S. Berry's Chapel Road, Map and Parcel 053-04200
- Sponsors:** Michelle Hatcher
- Attachments:** [map.pdf](#)
[2271 S Berrys Chapel Rd - Availability Form.pdf](#)
10. [19-0752](#) *Consideration of procurement award to Hayes Pipe Supply, Inc. of Nashville, Tennessee in the total amount of \$146,463.25 for supply and delivery of PVC pipe and ductile iron fittings to be used for construction of a new reclaimed water line to Berry Farms subdivision and Reams Fleming tract for the Reclaimed Water System Division of the Water Management Department (Purchasing Office Procurement Solicitation No. 2020-005; \$500,000 (including supplies) budgeted in 441-89320-52321 for fiscal year 2020; Contract No. 2019-0241; Project No. 2019-008)
- Sponsors:** Michelle Hatcher
- Attachments:** [2020-005 Tabulation of bids](#)
[2020-005 Tabulation of bid line-item pricing](#)
[2019-0241 Procurement Agreement 2019.07.22.1310, signed for SUPPLIER, w](#)
11. [19-0768](#) *Consideration of Resolution 2019-076, a Resolution Adopting the Williamson County Hazard Mitigation Plan
- Sponsors:** Rocky Garzarek
- Attachments:** [2019-76 RES Adoption of County Hazard Mitigation Plan 2019_with attachment](#)
12. [19-0605](#) Consideration of Ordinance 2019-25, An Ordinance To Amend Title 18 - Water And Sewer, Assessing A Monthly Availability Charge Where Sewer Access Is Available Even If The Customer Has Not Connected To The Sewer. (8/13/19 WS, 8/27/19 BOMA 1st Reading 8-0) SECOND AND FINAL READING.
- Sponsors:** Lawrence Sullivan
- Attachments:** [2019-25 ORD Amend Title 18_Water and Sewer code.Law Approved.pdf](#)
13. [18-0604](#) Discussion on Irrigation Metering Structure (Continued from 6/26/18, 8/28/18, 4/9/19, and 8/27/19 Work Sessions)
- Sponsors:** Michelle Hatcher
- Attachments:** [20190813_PPT_Irrigation Fees BOMA Worksession Presentation_V1.pdf](#)
[20191205_PPT_Irrigation Discussion BOMA Worksession Presentation V1.pdf](#)
- Legislative History**
- | | | |
|----------|--------------|------------------------------|
| 6/26/18 | Work Session | referred to the Work Session |
| 8/28/18 | Work Session | referred to the Work Session |
| 11/13/18 | Work Session | acknowledged |
| 4/9/19 | Work Session | acknowledged |

Other Business

Adjournment

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

Providing transportation solutions for a growing region

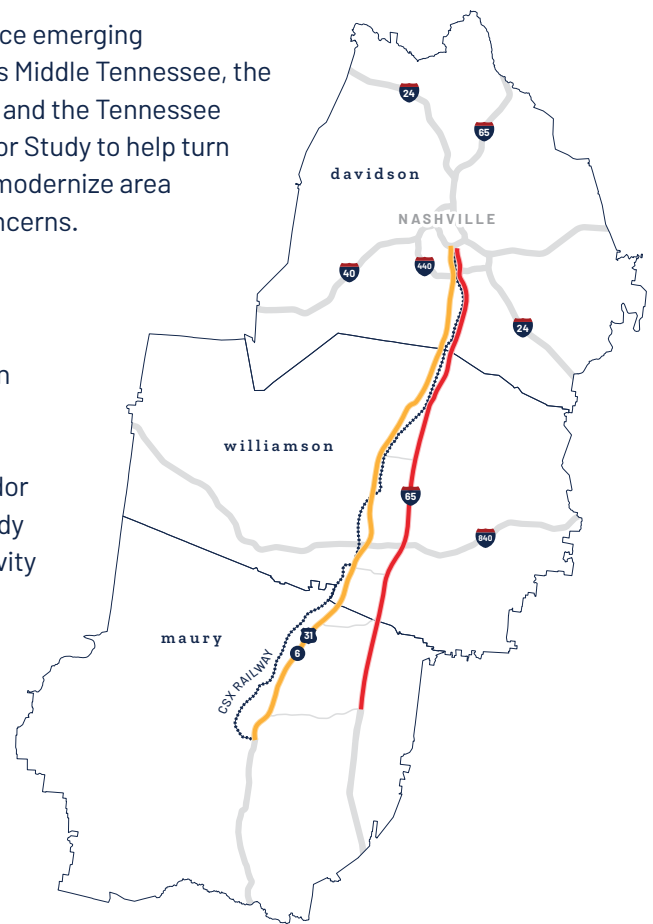
Over recent years Middle Tennessee has continued to experience growth in population and employment. While the local communities have benefited from this growth, there are increasing pressures placed on the region's transportation infrastructure.

Due to this pressure, and the growing regional interest to embrace emerging technologies and to expand public transportation options across Middle Tennessee, the Greater Nashville Regional Council (GNRC), WeGo Public Transit, and the Tennessee Department of Transportation have kicked-off the South Corridor Study to help turn recent transportation plans into shovel ready projects that can modernize area roadways and address growing traffic congestion and safety concerns.

about the study

The study is evaluating transportation options along the 35-mile corridor between downtown Nashville and the city of Columbia in Maury County. It will engage elected officials, the public, and the business community across Davidson, Williamson, and Maury counties. The major transportation routes included in this corridor are I-65, Franklin Pike (SR-6/US 31), and the CSX railway. The study also will take into account crosstown connections and connectivity with neighboring communities beyond the limits of the primary transportation routes, like Mt. Pleasant in Maury County.

The South Corridor Study Project Team is led by GNRC in coordination with a Steering Committee and Technical Committee comprised of local officials and representatives from various communities and agencies with a vested interest in the corridor. A consultant team led by WSP USA will also provide support.



Davidson, Williamson and Maury Counties combined make up ...



15 %

of Tennessee's population



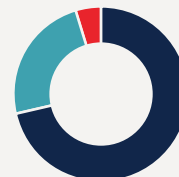
22%

of statewide employment



Existing transit along the South Corridor is provided by WeGo, Franklin Transit Authority, and the Mule Town Trolley.

A combined 357,212 people per day commute into Davidson, Williamson, and Maury Counties.



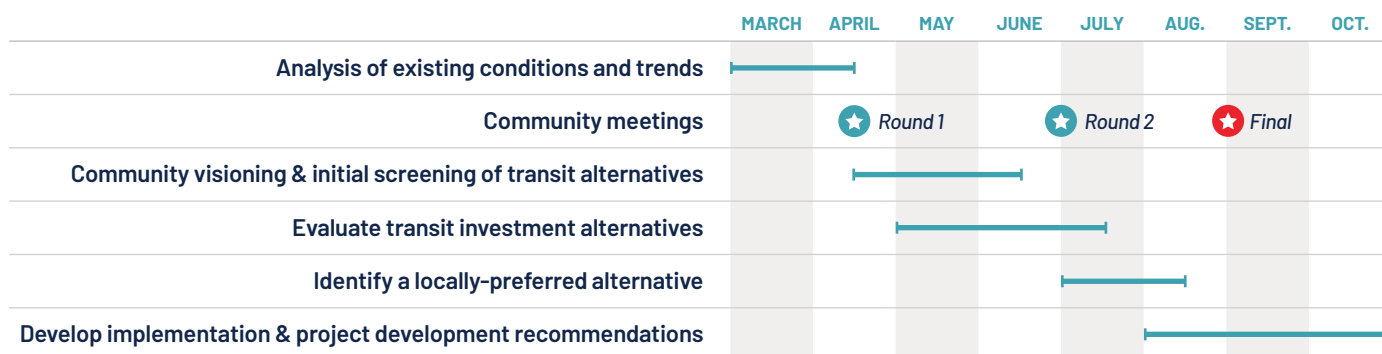
255,291 Davidson

86,000 Williamson

15,921 Maury

study duration

The South Corridor Study will take place from April to October 2019.



study website

Visit our project website at southcorridor.org to provide feedback, request a meeting and join our mailing list.

community meetings

Two rounds of community meetings will be held in each county (Davidson, Williamson, and Maury) in April/May and June/July. A final public meeting will take place in August/September when we reach a consensus on recommendations. Visit our website for additional information on time and location, and sign up for news alerts and updates.

drop-in centers

Visit one of our drop-in centers, which are open to the public during regular business hours, to ask questions, obtain study materials, and provide comments:

Nashville Chamber of Commerce

211 Commerce Street #100, Nashville, TN 37201
615.743.3000
Monday – Friday (8 a.m. to 5 p.m.)

Williamson, Inc.

5005 Meridian Boulevard #150, Franklin, TN 37067
615.771.1912
Monday – Friday (8:30 a.m. to 5 p.m.)

Maury Alliance

106 West 6th Street, Columbia, TN 38401
931.388.2155
Monday – Thursday (8 a.m. to 5 p.m.)
Friday (9 a.m. to 4:30 p.m.)

Spring Hill Chamber of Commerce

5000 Northfield Lane #414, Spring Hill, TN 37174
931.486.0625
Monday – Friday (8 a.m. to 4:30 p.m.)



south corridor study

Visit southcorridor.org

@SouthCorridorStudy @SouthCorridor

Contact us to learn more southcorridor@gncr.org



PARKVIEW DRIVE / EVANS STREET DRAINAGE STUDY

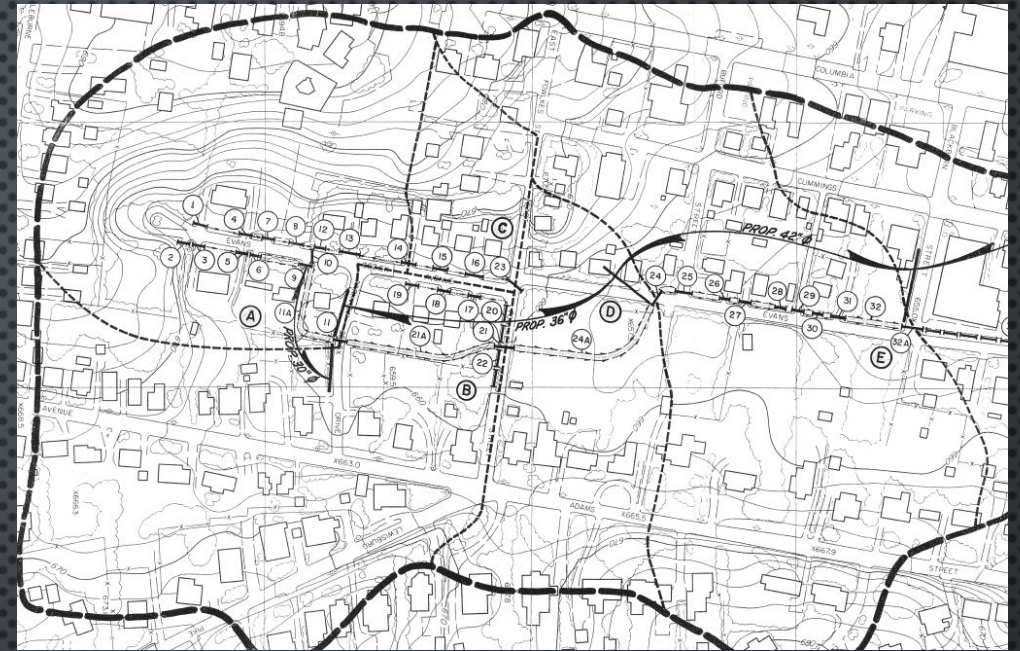
BOMA WORK SESSION

AUGUST 13, 2019

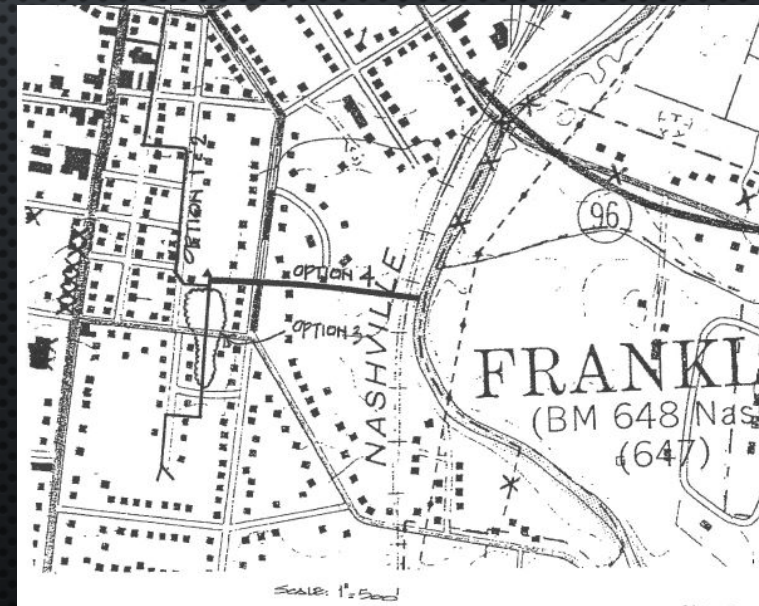


Project Overview

- The City has received a number of calls and emails from residents concerning localized flooding and problems within the Parkview / Evans Street Drainage Area
- This area was initially studied in 1982 by Kuhlman & Fly Engineers. This study was then updated in 1995 by Smith Seckman Reid, Inc. and updated again in 2015 by BWSC.
- The purpose of these studies was determine ways to address the localized flooding within the area and plan long term infrastructure upgrades.

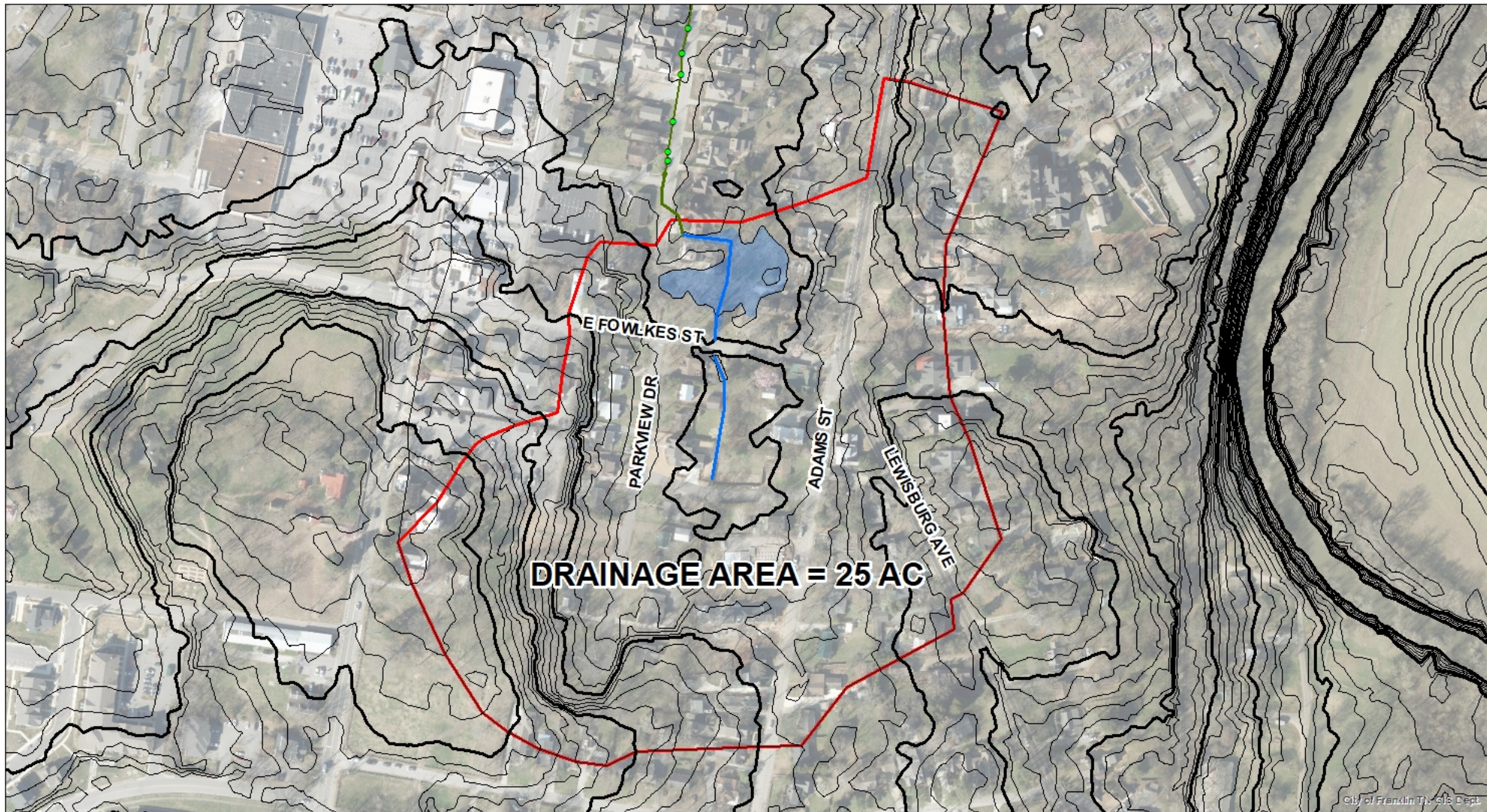


1982



1995

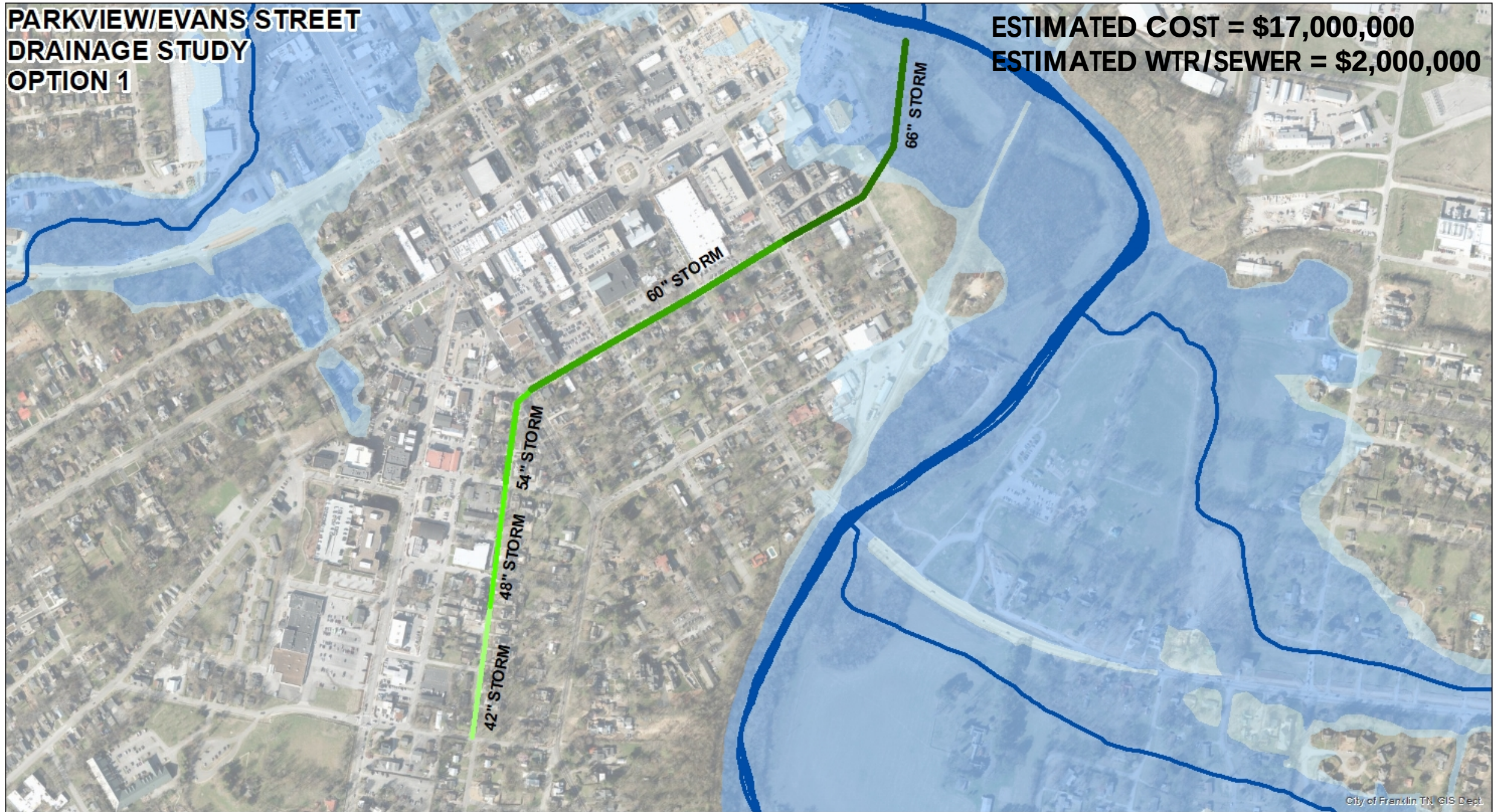




DRAINAGE AREA = 25 AC

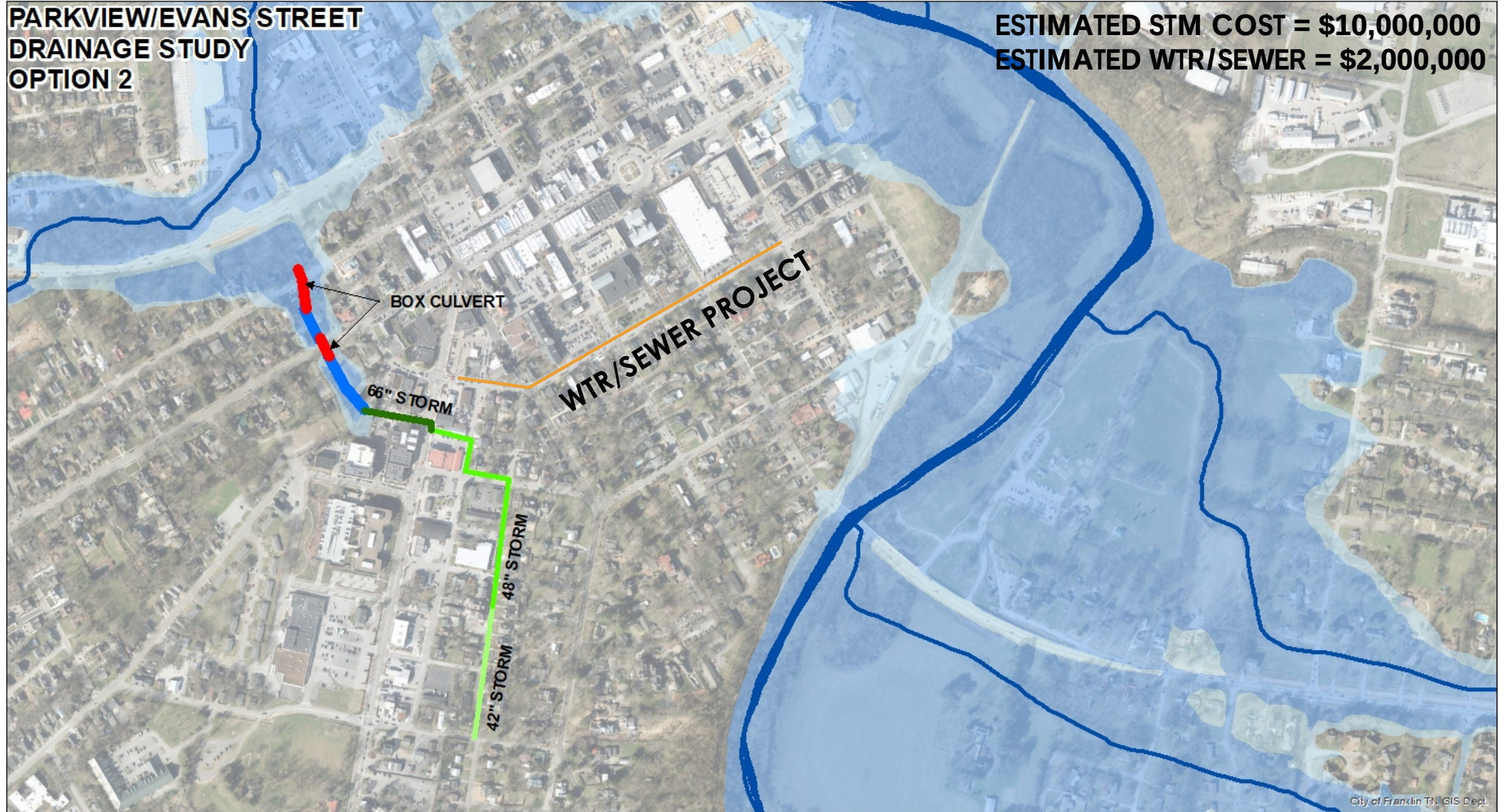
**PARKVIEW/EVANS STREET
DRAINAGE STUDY
OPTION 1**

**ESTIMATED COST = \$17,000,000
ESTIMATED WTR/SEWER = \$2,000,000**



**PARKVIEW/EVANS STREET
DRAINAGE STUDY
OPTION 2**

**ESTIMATED STM COST = \$10,000,000
ESTIMATED WTR/SEWER = \$2,000,000**



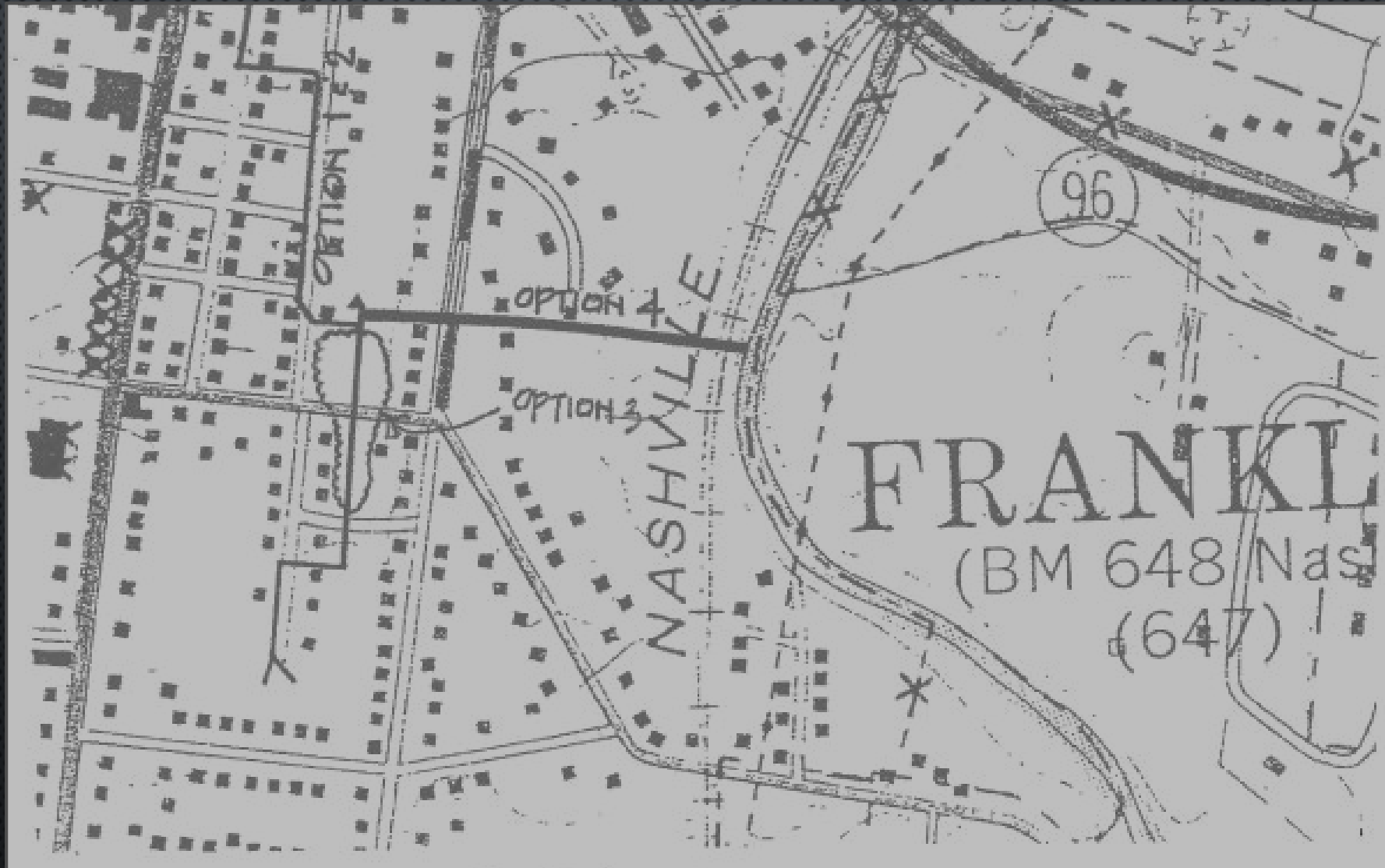
**PARKVIEW/EVANS STREET
DRAINAGE STUDY
OPTION 3**

**ESTIMATED STM COST = \$5,000,000
ESTIMATED WTR/SEWER = \$2,000,000**

WTR/SEWER PROJECT

PUMP STATION  **FORCE MAIN**

Questions?



LHW



Smith Seckman Reid, Inc.

C O N S U L T I N G
E N G I N E E R S

May 2, 1995

Mr. Dave Parker
City Engineer
City of Franklin
City Hall, Box 305
Franklin, TN 37064

**RE: Parkview Drainage Improvements
SSR #95-41-002.0**

Dear Dave:

Pursuant to your request, we have investigated the hydrology and hydraulics involved with the installation of a storm sewer system to serve the Parkview area. As you are aware, the preliminary design of the storm sewer system was to begin along Evans Avenue and extending north along Evans Avenue to a point where the natural drainage way crosses under Evans Avenue and then crosses Parkview and Fowlkes Streets. The drainage way then travels back to Evans Avenue at approximately the intersection of Evans Avenue and Buford Street. The system would then continue to extend northward along Evans Avenue to a point just east of the South Central Bell parking lot. The system would then traverse through the South Central Bell parking lot to the west side of Cummings Street. The system would then traverse north along the west side of Cummings Street to a point on the northeast side of the Handy Hardware parking lot. It would then traverse westward through the Handy Hardware parking lot and connect to the existing storm sewer system in Columbia Avenue. Please refer to the exhibit attached.

There is very little storm sewer systems in place in these areas at this time. The majority of the system in the southern portion of the project is culverts under driveways, roadways, etc. In the northern portion a more formal storm sewer system exists. This system is old and generally is of varying sizes and types of pipes. The storm sewer system in Columbia Avenue was constructed in the early 80's as a part of a Tennessee Department of Transportation (TDOT) project.

The drainage basin for this project is approximately 50 acres. The terrain is fairly gentle and has some slopes approaching 6 to 7 percent. The majority of the drainage basin is residential with lots ranging from one quarter acre to one acre in size. The majority of the drainage basin is developed. Typically, surface runoff is collected at roadside ditches and then is transferred to downstream drainage ways and/or pipes. Based upon our calculations, the flow two-year storm event is approximately 120 cfs



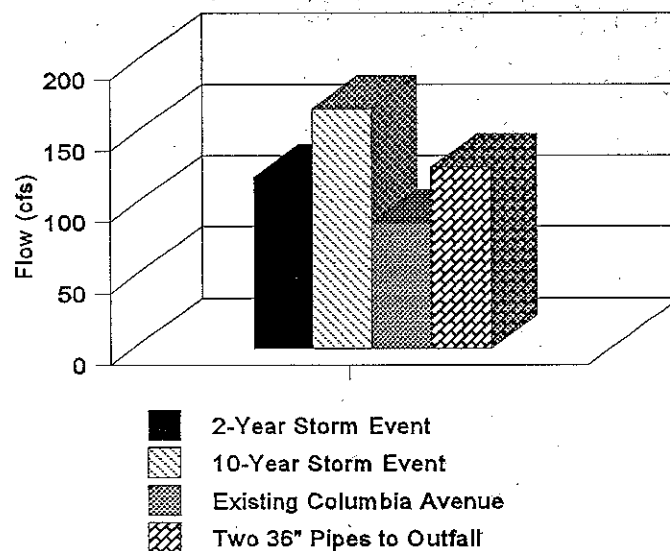
Mr. Dave Parker
May 2, 1995
Page 2

at Columbia Avenue and the flow for the ten-year storm event is approximately 168 cfs at Columbia Avenue.

This project has been considered due to localized flooding and/or ponding in some of the areas of the drainage basin. This appears to be more of a problem in the southern end along Evans Street and the natural drainage way to the east of Evans Street. The localized ponding and/or flooding is currently acting as a natural detention basin thereby reducing the flow downstream.

At the proposed point of connection (in front of Franklin Plumbing), there is a 36" x 20" box culvert and two 18" pipes which can transfer the existing flow across Columbia Avenue to a catch basin. The outlet of this catch basin is two 36" pipes continuing westward to a natural drainage way. There have been reports that this downstream drainage way currently also has localized flooding problems.

Based upon our investigation, the allowable capacity in the two 36" pipes is approximately 127 cfs (for both pipes). The existing 36" x 20" box culvert will handle approximately 40 cfs and the two 18" pipes will handle approximately 12 cfs each. There are additional 18" pipes available at South Margin Street and on the western side of Columbia Avenue. Under the current situations, the maximum that could be discharged from the Parkview drainage area under Columbia Avenue is 48 cfs for the 18" pipes (4 each at 12 cfs each) and 40 cfs for the 36" x 20" box from Cummings Street to Columbia Avenue for a grand total of 88 cfs.



Based upon the above graph, it becomes evident that the existing drainage ways under Columbia Avenue can not pass the 2- or 10-year storm events. After performing the investigation and finding that the critical section is under Columbia Avenue, we investigated the following options. Option 1 is to install a storm sewer system which would encompass the entire Parkview drainage area as

Mr. Dave Parker
May 2, 1995
Page 3

described and install a new pipe under Columbia Avenue. Option 2 would be to install the drainage system as described to the point of the intersection of Buford Street and Evans Avenue, thereby reducing the discharge under Columbia Avenue to the existing drainage way capacity (88 cfs). Option 3 is to construct a detention basin just north of the intersection of East Fowlkes Street and the natural drainage way. Option 4 would be to install a storm water pumping station near the Buford Street and Evans Avenue intersection. Option 5 would be to install the Option 1 improvements and construct an outfall pipe down Church or South Margin Streets to the Harpeth River. A planimetric representation of the options is attached. A brief discussion of the options, including their advantages and disadvantages is as follows:

Option 1

This option is the construction of a new storm sewer system for the entire drainage basin and the installation of a new 54" reinforced concrete pipe under Columbia Avenue. This storm system would follow the path previously described and would alleviate localized flooding and/or ponding on the southern end during the design rainfall events. We would recommend that the 10-year storm be designed in this case. There are some disadvantages in using this option. We have previously indicated there is localized flooding downstream of the Parkview project. Once the new storm sewer system improvements are installed, this problem will only grow in magnitude. The scope of this project at this time does not allow for investigation of downstream drainage ways; therefore, they have not been investigated.

Option 2

Option 2 is the installation of a storm sewer system to a point near the intersection of Buford Street and Evans Avenue. This system would connect to the existing 18" RCP and 36" x 20" box culverts under Columbia Avenue. Again, we would recommend that this storm sewer system be designed as a 10-year system to allow the pipes to be utilized in the future. The connections to the 5 drainage ways under Columbia Avenue would be accomplished through flow splitting devices which will allow only a certain portion to be discharged at each connection point; thereby, spreading out the flows to allow multiple connection points. This alleviates the need for the construction of a new pipe under Columbia Avenue. We believe this to be only a short-term solution until planning and the accumulation of funds can be accomplished to construct/improve the necessary drainage ways downstream of Columbia Avenue. On the southern end where the localized ponding/flooding is occurring, no improvements other than some minor ditch repairs would be constructed. As previously stated, the existing drainage ways act as a natural detention basin. Therefore, the peak flows are attenuated by the localized ponding/flooding. In doing so, the peak discharge is therefore reduced and the downstream drainage ways are not impacted as greatly. While this is not desirable for the residents in this area, it alleviates downstream problems. The improvements

in the southern Parkview area could be constructed at a later date when the downstream drainage ways have been improved to provide the capacity for these additional flows.

Option 3

This option entails construction of a detention basin somewhere within the drainage basin. Assuming that the goal of the detention basin is to reduce the flows to allow connection to the existing drainage ways under Columbia Avenue (capacity of 88 cfs), the size of the detention basin for a 2-year storm event would be approximately 1 acre-foot and for a 10-year storm event would be approximately 2.25 acre-feet. The sizes of these detention basins have been calculated based upon containing the first 20 minutes of the difference between the allowable discharge rate (under Columbia Avenue) and the peak discharge for the design storm.

After preliminarily sizing the detention basin, the next step was to determine where to locate this structure. With the Parkview drainage area being densely populated with houses, there is only one area of sufficient size that could be utilized as a detention basin. This area is located immediately upstream (south) of the intersection of Buford Street and Evans Avenue. The physical characteristics of the detention basin can vary. In general, should the detention basin be 1 foot deep, then the surface area of the detention basin would be as indicated, i.e. for a 2-year storm event the surface area would be 1 acre and for a 10-year storm event the service area would be 2.25 acres. Should the detention basin be 2 feet in depth, then the depths for 2-year and 10-year storm events would be .5 acre and 1.625 acres respectively. This method can be used for any depth desired. In the investigation for the location of the detention basin, an area is needed that has sufficient change in elevation to allow the detention basin to have a reasonable depth so as to reduce the surface area. In further investigating the proposed site, it was determined that, on this property alone, the difference in elevation was approximately one foot. Based upon this, there is not sufficient area to accommodate the required detention basin for either storm event. A two foot elevation drop could be attained if the detention basin extended under Park Avenue. However, there are significant problems with existing garages, structures, and other items within the necessary detention area which would have to be relocated. Due to the problems with location of a detention basin of the size and depth necessary, and the questionable value of a detention basin only storing the first 20 minutes of a storm, this option was eliminated from further consideration.

Option 4

This option is construction of a storm water pumping station very near the location of the intersection of Buford Street and Evans Avenue. This storm water pumping station would be designed to handle only the flow necessary to allow the design storm discharge to be transported under Columbia Avenue through the existing pipes. The approximate flows as

Mr. Dave Parker

May 2, 1995

Page 5

indicated in Option 3 above are the same. To be more specific, the pumping station would be necessary to pump 32 cfs for the 2-year storm event and 80 cfs for the 10-year storm event. This equates to 14,400 gpm for the 2-year storm event and 36,000 gpm for the 10-year storm event. Due to these very large flows and the budget of this project, again, we have not chosen to move forward with any further investigations into this option.

Option 5

Option 5 is to divert the flows from the Parkview area away from the natural pattern of flowing under Columbia Avenue by installing a storm sewer system which would transfer the flows down Church Street or South Margin Street and, ultimately, to the Harpeth River. There is an existing pipe in Church Street which we understand to be at or near capacity. With the installation of an additional pipe down Church Street, there are two alternatives available. First, is to merely parallel the two pipes. Second, is to construct one large pipe and combine the flows.

A detailed investigation of this option has not been accomplished; however, for the purposes of this report, it is assumed that the elevation of the existing 30" pipe would be too shallow for combining with the Parkview drainage system. Therefore, we have assumed that the pipes must be paralleled and that the Parkview drainage system outfall pipe would be deeper than that of the existing storm and sanitary sewers in Church or South Margin. Additional investigation would be necessary to determine the exact cost of this option. Based upon the assumptions listed above, a cost estimate is included for this option. Also, additional investigation would be required to determine feasibility based upon existing utilities and other unknown factors.

The advantages of this option are that the Parkview storm water flows are transferred directly to the Harpeth River; thereby, alleviating some downstream drainage way ponding/flooding west of Columbia Avenue as a result of the Parkview stormwater flows.

Based upon our investigation, there are three options which we consider to be feasible, Options 1, 2 and 5. Our first recommendation would be to investigate Option 5 further so as to understand all of the constraints involved with the installation of the outfall line down Church or South Margin Streets. We recommend this because this option may alleviate some problems of the downstream drainage ways. If after further investigation this option is not chosen, then we would recommend that Options 1 and 2 be chosen. These are listed in order of preference. We feel that the construction of the total drainage way improvements are a long-term solution and provide the desired result of reducing localized ponding/flooding in the Parkview area. This is not to say that this could not occur in phases where Option 2 could be constructed first, improvements to the downstream drainage ways be investigated, planned and budgeted for and then the remainder of the system be installed.

Mr. Dave Parker
May 2, 1995
Page 6

We trust this fully explains the situation. In accordance with your request, we will be prepared to present this to the Public Transportation Committee on Wednesday, May 10 at 6:00 p.m. Should you have any questions or comments before that time, we would be happy to respond to them.

Sincerely,

SMITH SECKMAN REID, INC.

L. Holman Waters

L. Holman Waters, Jr., P.E.

Enclosures

LHW/cg

G:\ADMIN\SCZ\95\41002\LETTERS\LHW\50502.LTR

cc: SCL, JMW

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option I
New Storm System Under Columbia Pike - 10-Year Storm Event

1.	18" RCP - 450 LF @ 30/LF	\$13,500.00
2.	24" RCP - 50 LF @ 34/LF	1,700.00
3.	24" CMP - 200 LF @ 30/LF	6,000.00
4.	30" CMP - 75 LF @ 40/LF	3,000.00
5.	36" RCP - 25 LF @ 57.5/LF	1,437.50
6.	36" CMP - 370 LF @ 47/LF	17,390.00
7.	42" RCP - 40 LF @ 73.5/LF	2,940.00
8.	42" CMP - 300 LF @ 57/LF	17,100.00
9.	48" RCP - 750 LF @ 90/LF	67,500.00
10.	54" RCP - 930 LF @ 110/LF	102,300.00
11.	Catchbasins w/Inlets - 40 EA @ 1200/EA	48,000.00
12.	Tunnel Columbia Avenue - 60 LF @ 500/LF	30,000.00
13.	Pavement Removal & Replacement - 1700 Sq. Yds. @ 30/Yds.	51,000.00
14.	Driveway Crossings - 8 EA @ 400 EA	3,200.00
15.	Property Restoration - Lump Sum	40,000.00
16.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$412,067.50
	Plus 10% Contingencies	<u>41,206.75</u>
	Grand Total	\$453,274.25

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option I
New Storm System Under Columbia Pike - 2-Year Storm Event

1.	18" RCP - 450 LF @ 30/LF	\$13,500.00
2.	18" RCP - 130 LF @ 22/LF	2,860.00
3.	24" CMP - 70 LF @ 30/LF	2,100.00
4.	30" CMP - 30 LF @ 50/LF	1,500.00
5.	30" RCP - 215 LF @ 40/LF	8,600.00
6.	36" RCP - 25 LF @ 57.5/LF	1,437.50
7.	36" CMP - 370 LF @ 47/LF	17,390.00
8.	42" RCP - 370 LF @ 73.5/LF	27,195.00
9.	42" CMP - 45 LF @ 57/LF	2,565.00
10.	48" RCP - 1,200 LF @ 90/LF	108,000.00
11.	Catchbasins w/Inlets - 40 EA @ 1200/EA	48,000.00
12.	Tunnel Columbia Avenue - 60 LF @ 500/LF	30,000.00
13.	Pavement Removal & Replacement - 1700 Sq. Yds. @ 30/Yds.	51,000.00
14.	Driveway Crossings - 8 EA @ 400 EA	3,200.00
15.	Property Restoration - Lump Sum	40,000.00
16.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$364,347.50
	Plus 10% Contingencies	<u>36,434.75</u>
	Grand Total	\$400,782.25

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option II
Utilize Existing System under Columbia Pike
Install Partial Improvements in Parkview Area - 10-Year Storm Event

1.	18" RCP - 540 LF @ 30/LF	\$ 16,200.00
2.	48" RCP - 440 LF @ 90/LF	39,600.00
3.	54" RCP - 1200 LF @ 110/LF	132,000.00
5.	Catch Basins w/Inlets - 20 @ 1200	24,000.00
6.	Flow Splitting Junction Boxes - 4 @ 8000	32,000.00
7.	Connect to Existing Catch Basins - 4 EA @ 800	3,200.00
8.	Pavement Removal & Replacement - 1800 Sq. Yds. @ 30	54,000.00
9.	Driveway Crossings - 6 EA @ 400	2,400.00
10.	Property Restoration	30,000.00
11.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$340,400.00
	Plus 10% Contingencies	<u>34,040.00</u>
	Grand Total	\$374,440.00

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option II
Utilize Existing System under Columbia Pike
Install Partial Improvements in Parkview Area - 2-Year Storm Event

1.	18" RCP - 540 LF @ 30/LF	\$16,200.00
2.	42" RCP - 440 LF @ 73.5/LF	32,340.00
3.	42" CMP - 45 LF @ 57/LF	2,565.00
4.	48" RCP - 1200 LF @ 84/LF	100,800.00
5.	Catch Basins w/Inlets - 20 @ 1200	24,000.00
6.	Flow Splitting Junction Boxes - 4 @ 8000	32,000.00
7.	Connect to Existing Catch Basins - 4 EA @ 800	3,200.00
8.	Pavement Removal & Replacement - 1800 Sq. Yds. @ 30	54,000.00
9.	Driveway Crossings - 6 EA @ 400	2,400.00
10.	Property Restoration	30,000.00
11.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$311,705.00
	Plus 10% Contingencies	<u>31,170.50</u>
	Grand Total	\$342,875.50

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option V
New Storm System - Church Street to Harpeth River - 10-Year Storm Event

1.	18" RCP - 450 LF @ 30/LF	\$13,500.00
2.	24" RCP - 50 LF @ 34/LF	1,700.00
3.	24" CMP - 200 LF @ 30/LF	6,000.00
4.	30" CMP - 75 LF @ 40/LF	3,000.00
5.	36" RCP - 25 LF @ 57.5/LF	1,437.50
6.	36" CMP - 370 LF @ 47/LF	17,390.00
7.	42" RCP - 40 LF @ 73.5/LF	2,940.00
8.	42" CMP - 300 LF @ 57/LF	17,100.00
9.	48" RCP - 750 LF @ 90/LF	67,500.00
10.	54" RCP - 4330 LF @ 110/LF	476,300.00
11.	Catchbasins w/Inlets - 40 EA @ 1200/EA	48,000.00
12.	Pavement Removal & Replacement - 1700 Sq. Yds. @ 30/Yds.	51,000.00
13.	Driveway Crossings - 8 EA @ 400 EA	3,200.00
14.	Property Restoration - Lump Sum	40,000.00
15.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$756,067.50
	Plus 10% Contingencies	<u>75,606.75</u>
	Grand Total	\$831,674.25

431



SCALE: 1"=500'

Parkview Drainage Study

City of Franklin, Tennessee



Prepared By:

Barge Waggoner Sumner & Cannon, Inc.

October 2015

Table of Contents

1.	Introduction	1
2.	Methodology.....	3
2.1.	Project Data	3
2.1.1	Client Meeting and Site Visit.....	3
2.1.2	Alternative Screening.....	4
2.2.	Model Development	5
2.2.1	Drainage Areas.....	6
2.2.2	Runoff Characteristics.....	8
2.2.3	Times of Concentration.....	10
2.2.4	Storm Sewer System	12
3.	Results.....	13
3.1	Solution Alternatives.....	16

Appendices

- A. Previous Drainage Study
- B. Point Precipitation Frequency Estimates
- C. 10-Year Storm Sewer Simulation Results

1. Introduction

This project addresses localized flooding and ponding in the City of Franklin, Tennessee. As illustrated in Figure 1, the area of interest extends the entire length of Parkview Drive and along Evans Street between East Fowlkes and South Margin Streets.

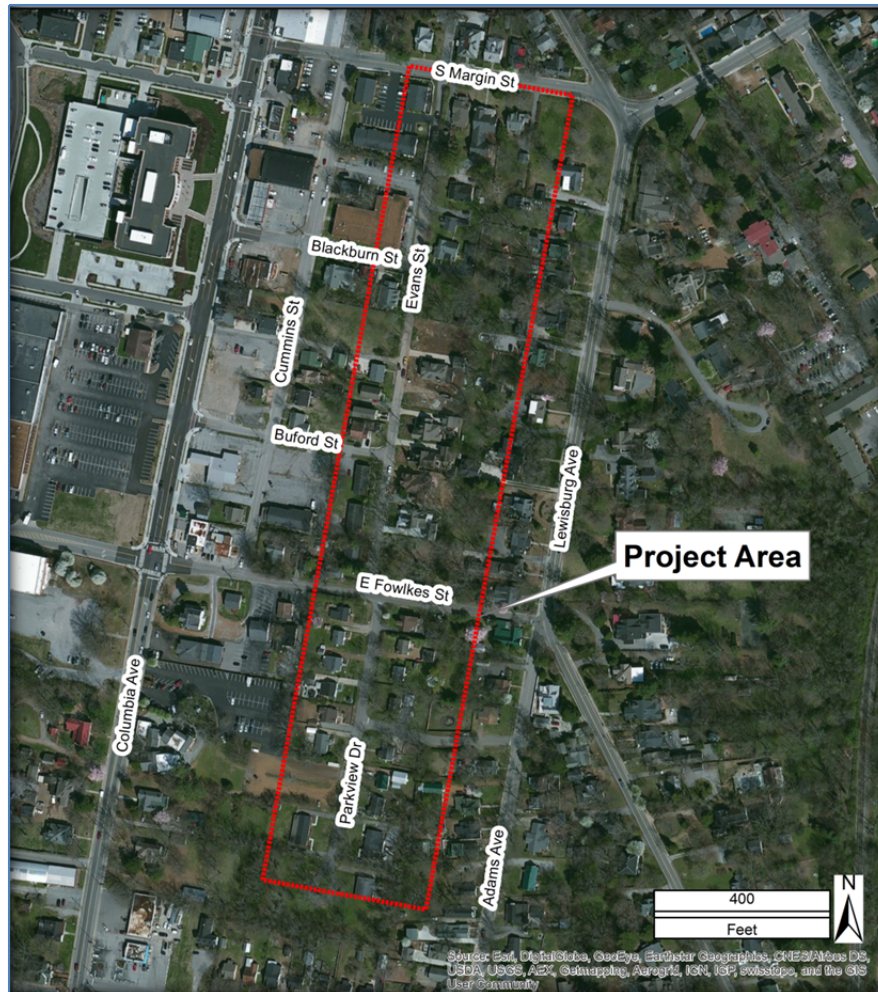


Figure 1: Parkview Drainage Study Project Area

The existing stormwater system mainly consists of a series of intermittent roadside ditches and culverts. Additionally, a 30-inch corrugated metal pipe (CMP) has been installed at the north end of Evans Street to help convey flow to the stormwater system to the north. When the existing stormwater system was originally designed, the drainage area consisted of low-density, single-family residences. Since the original design, however, the housing density has increased, so the infiltration of rainfall has decreased, causing more runoff. New development has also replaced areas that were previously used as natural storage areas, resulting in higher peak stormwater flows. The increased runoff and higher peak storm flows have created the need for an improved stormwater conveyance system.

An initial drainage study was performed in 1995 for the City of Franklin to identify alternatives and opinions of probable costs to alleviate flooding in the Parkview area. The initial drainage study is included as Appendix A to this report. The study recommended two primary alternatives: (1) construct a new piped stormwater system that would extend along Parkview Avenue and Evans Street and connect to Columbia Avenue, or (2) construct a new piped stormwater system that would extend from the Parkview area directly to the Harpeth River. In an effort to further reduce peak flows, the report also recommended utilizing a vacant lot as a detention area.

The purpose of this report is to further evaluate the recommended alternatives, based on updated land use and current storm sewer layouts. To characterize the nature of the runoff, a stormwater model was developed to estimate the infiltration and runoff caused by rain events, given the land use and soil types of the drainage area. The model was also used to estimate the hydraulic conveyance capacity of a proposed dedicated stormwater system. This report summarizes the methodology, analysis, and alternatives for mitigating the flooding problem in the Parkview Drainage Study area.

2. Methodology

The following subsections summarize the project data, including field reconnaissance, and the model development process.

2.1. Project Data

The following data were used for the drainage study from the sources indicated:

- 1995 Drainage Study for Parkview Avenue (Smith Seckman Reid, Inc) – City of Franklin
- Inventory Geodatabase – City of Franklin
- Topography – 2-ft Contours – City of Franklin
- Aerial Photography – ESRI GIS Server
- Web Soil Survey (Appendix B) – Natural Resources Conservation Service (NRCS)
- Limited BWSC Field Survey (July 20, 2015)

2.1.1 Client Meeting and Site Visit

A kickoff meeting was conducted on June 3, 2015, with Paul Holzen, Director of Engineering for the City of Franklin. The recommendations made during the 1995 drainage study were discussed. As mentioned above, two basic alternatives were recommended: (1) construct a new storm sewer system to connect to the existing storm sewer system on Columbia Avenue, and (2) construct a new storm sewer system that connects to the Harpeth River. Also recommended was the additional option to use a vacant lot in the Parkview area to construct underground detention in conjunction with either new storm sewer system. During discussions with Mr. Holzen, it was decided to review the possibility of connecting a new storm sewer to Columbia Avenue. It was also revealed that the vacant lot was no longer available for detention, but the potential of constructing a detention pond at the downstream end of the storm sewer route to the Harpeth River would be evaluated.

A site visit was made to the area of interest on June 16, 2015, specifically to confirm the drainage boundaries and to investigate the condition of the existing stormwater system infrastructure. A general lack of a continuous stormwater conveyance system was observed. Some roadside ditches and culverts exist on Parkview Avenue but are not continuous and would allow runoff to pond. A piped stormwater system consisting of corrugated metal pipe exists in portions of Evans Street, but there are very few inlets. The inlets that do exist are typically located in areas that do not allow ponding water to enter the system efficiently. Additionally, a majority of the drainage from Parkview Avenue flows along an existing ditch located to the east of Evans Street, but no outfall point could be determined, suggesting that runoff would likely pond in the area. Residents along Evans Street confirmed this and reported that ponding occurs in Evans Street, indicating that the storm sewer system there is also insufficient. Figure 2 presents observations from the site visit.



Figure 2: Parkview Site Visit Observations

2.1.2 Alternative Screening

Before beginning detailed stormwater system simulations, multiple alternatives were screened using existing GIS data and record drawings to reduce the number of simulations required. The following represents the results of the screening:

1. Route to the Columbia Avenue Storm Sewer System: It was determined from record drawings that two 24" pipes exist in Columbia Avenue. However, the record drawings show that the pipes were installed with minimum cover, suggesting that their inverts are approximately four feet below the ground. Based on model results, a 54" pipe was estimated as the size required to adequately convey discharge away from the Parkview area and would be too large to connect to the existing 24" pipes. Based on this screening, the Columbia Avenue alternative was abandoned.

2. Route to the Harpeth River: Two streets were evaluated as potential routes for a new storm sewer system to connect to the Harpeth River: South Margin and Church Streets. Existing ground profiles of both streets, based on the City of Franklin's contour information, indicate that the South Margin Street route would require less excavation to construct a new storm sewer, so it was selected for the simulation analysis. This route was modeled with a proposed natural channel located in the floodplain of the Harpeth River. During the design phase water quality features will be evaluated. However, property acquisition may limit the size of water quality features that can be implemented.

2.2. Model Development

The following subsections outline the process for developing the stormwater model used to analyze the Parkview area flooding alternatives. The stormwater model was developed using InfoSWMM (Innovyze v13.0), a GIS-based stormwater management modeling software that has the ability to incorporate GIS layers, as well as perform both hydrologic and hydraulic calculations. Infiltration and runoff calculations were made using the NRCS (formerly SCS) curve number and unit hydrograph methodology, which uses land use data, soil data, and time of concentration calculations to estimate the stormwater runoff hydrographs for individual drainage areas.

2.2.1 Drainage Areas

The project's drainage area was subdivided into 29 subbasins as illustrated in Figure 3. Additionally, the subbasin areas are presented in Table 1.

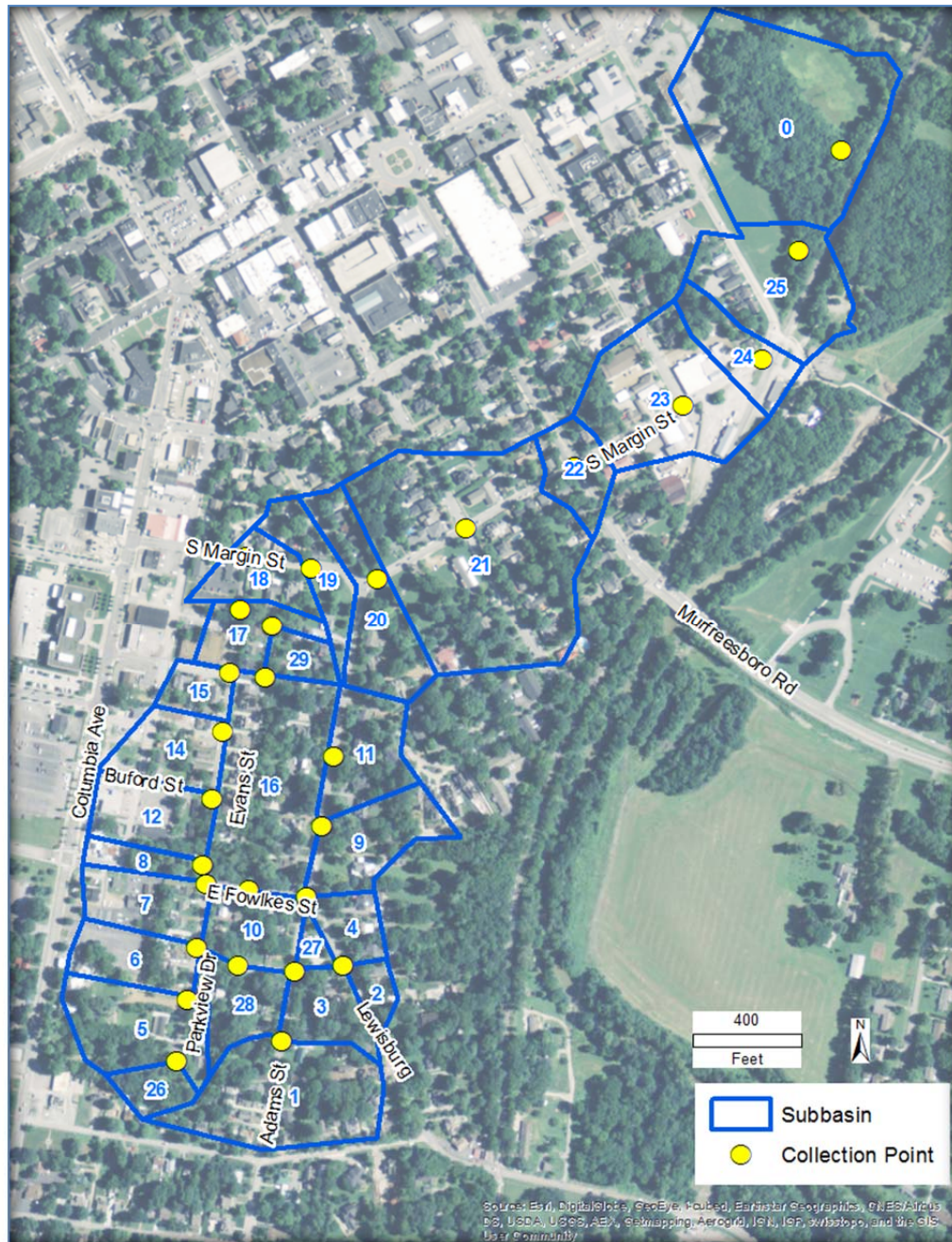


Figure 3: Subbasin Overview

Table 1: Subbasin Area Summary

Subbasin ID	Area (Acres)		Subbasin ID	Area (Acres)
0	10.54		16	6.93
1	5.67		17	1.80
2	0.76		18	1.95
3	1.88		19	1.91
4	1.35		20	3.54
5	3.52		21	12.55
6	2.13		22	1.76
7	2.26		23	5.94
8	0.96		24	2.05
9	2.85		25	4.84
10	2.17		26	1.01
11	2.71		27	0.42
12	2.51		28	2.09
14	2.28		29	0.93
15	1.07			

2.2.2 Runoff Characteristics

The initial phase of stormwater model development was to characterize the soil types and land use of each subbasin to develop the runoff flows that contribute to the stormwater system. Hydrologic soil groups determined for the drainage basin are based on the NRCS Web Soil Survey and are presented in Figure 4.

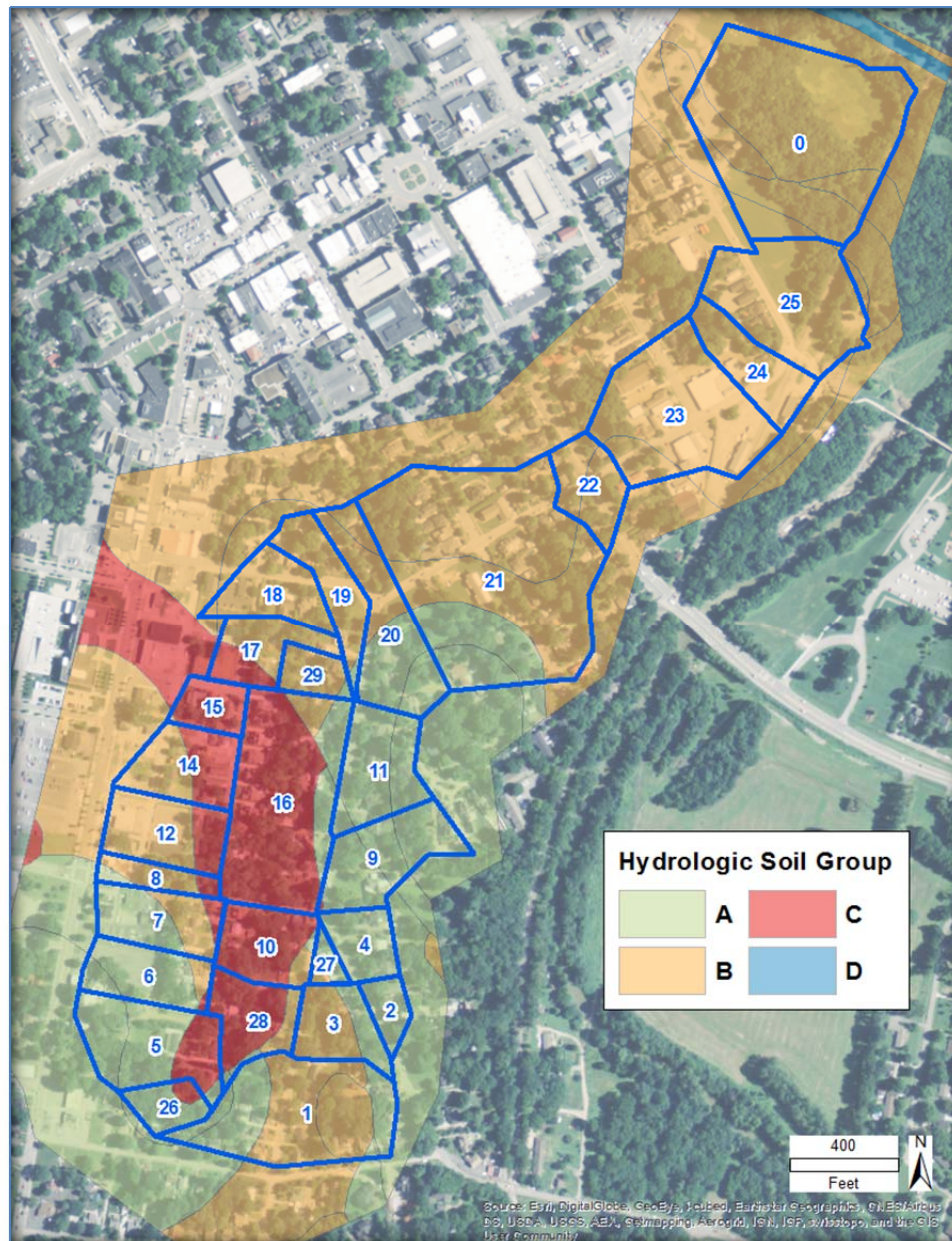


Figure 4: Hydrologic Soil Groups

The City's GIS layers and existing aerial photography were used to estimate the land use of the drainage basin as shown in Figure 5. Upon review, it was determined that the land use for the drainage basin could be described as 39.1% impervious area and 61.9% lawn area. There are minimal non-lawn forested areas in the project drainage area.

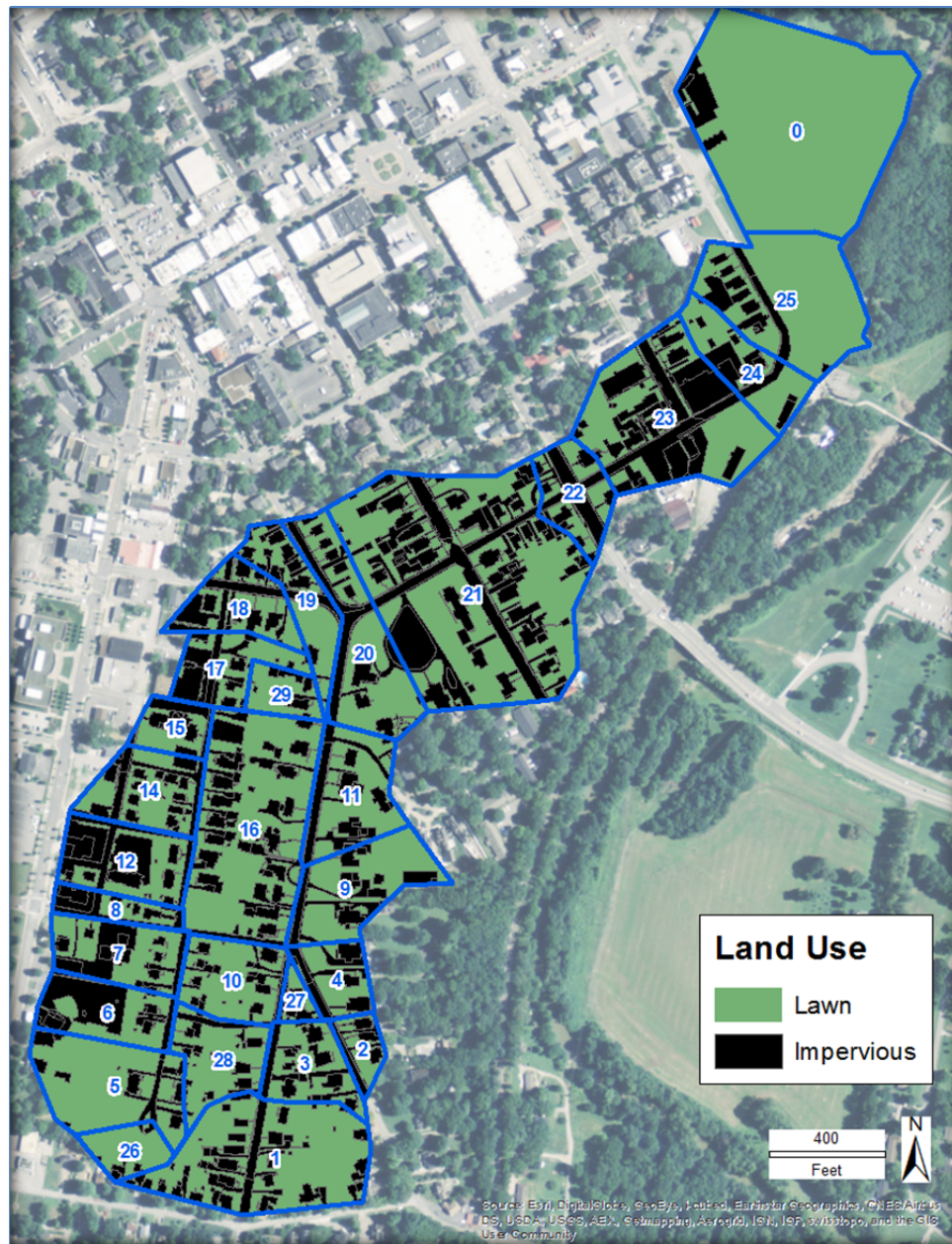


Figure 5: Land Use Overview

Using the GIS tools, the soil groups, land use, and subbasins were merged to develop composite curve numbers for each subbasin. The composite curve numbers are presented in Table 2.

Table 2: Subbasin Curve Number Summary

Subbasin ID	NRCS Weighted Curve Number	Subbasin ID	NRCS Weighted Curve Number
0	63	16	78
1	67	17	82
2	72	18	84
3	74	19	76
4	70	20	71
5	56	21	81
6	83	22	85
7	87	23	84
8	87	24	75
9	60	25	68
10	80	26	51
11	65	27	75
12	88	28	78
14	84	29	70
15	87		

2.2.3 Times of Concentration

After the individual subbasins were delineated and the composite curve numbers were calculated, the times of concentration were computed using standard NRCS methods (TR-55) and the applicable base data (aerial photography, City contours). The times of concentration typically consisted of three components: sheet flow, shallow concentrated flow, and channel flow. The sheet flow was limited to 100 feet and was computed using the kinematic wave equation. The Manning's n overflow coefficient used for each flow path was 0.24. While digital contour data was used to estimate slopes, several flow paths had slopes of less than 1%. To prevent overestimation of the time of concentrations, the slopes were limited to 1% for sheet flow and 0.5% for shallow concentrated flow. Aerial photography was used to determine if shallow concentrated flow paths were paved or unpaved, and the times of concentration for each shallow concentrated flow were computed accordingly. Finally, times of concentration for the channel flow components were computed using the Manning's equation by assuming a 1-foot depth of flow in a channel with 3:1 side slopes. Following the computation of the individual components, the times of concentration were summed to produce a total time of concentration for each subbasin, as presented in Table 3.

Table 3: Subbasin Times of Concentrations

Subbasin ID	Time of Concentration (min)		Subbasin ID	Time of Concentration (min)
0	16		16	13
1	15		17	14
2	18		18	12
3	13		19	15
4	8		20	10
5	11		21	8
6	8		22	18
7	8		23	18
8	15		24	21
9	19		25	19
10	17		26	7
11	10		27	11
12	11		28	8
14	20		29	10
15	18			

2.2.4 Storm Sewer System

Through discussions with City of Franklin staff and further revisions of alternatives, a final storm sewer route that extended north along Parkview Drive, then Evans Street, and then northeast along South Margin Street to the Harpeth River was selected for evaluation. The proposed route is presented in Figure 6.

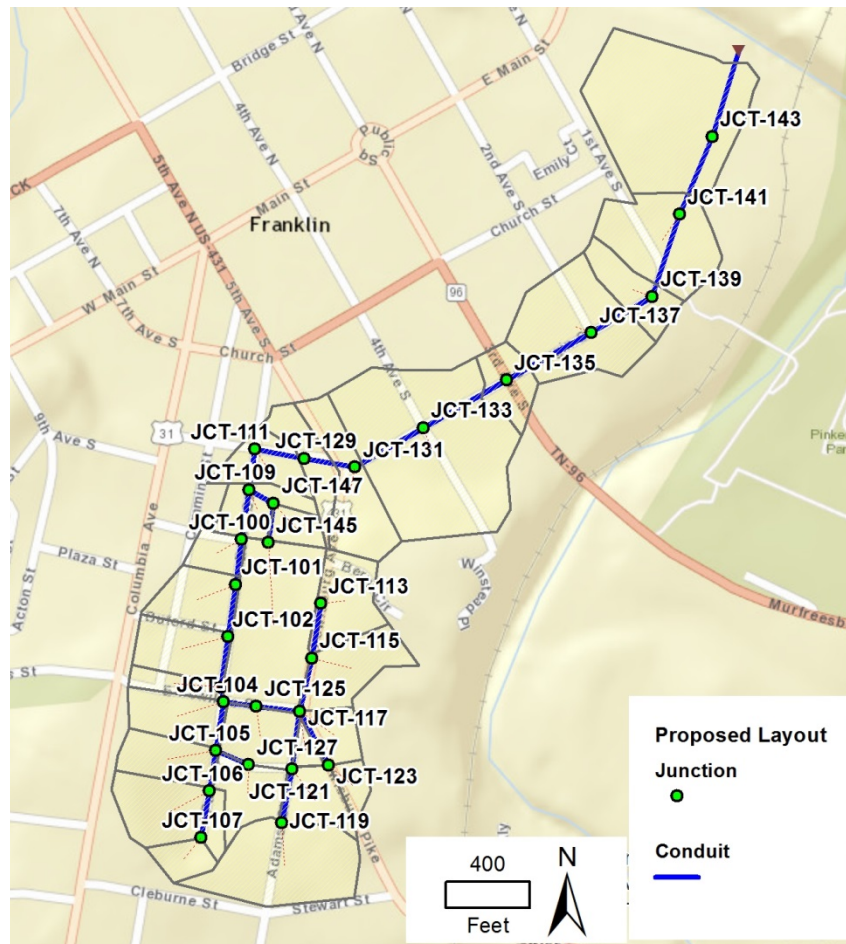


Figure 6: Proposed Storm Sewer Layout

The proposed route was configured in the InfoSWMM model, using a series of junctions (manholes) and conduits (pipes). Based on discussions with the City of Franklin, a 10-year, 24-hour storm, which has a rainfall depth of 5.13 inches (Appendix B), was used as the design rainfall event. Simulations were performed for the 5-year (4.48 inches) and 2-year (3.68 inches), 24-hour rainfall events to demonstrate performance of the 10-year design during smaller storm events. Using these rainfall amounts, the NRCS curve numbers, and times of concentration, runoff hydrographs were computed for each subbasin and directed to the nearest junction. Junction losses were estimated using the values in Table 4.

Table 4: Junction Losses

Junction Description	Headloss Coefficient
Sewer trunkline with no bend at manhole	0.5
Sewer trunkline with 45° bend at manhole	0.6
Sewer trunkline with 90° bend at manhole	0.8
Large lateral at 90° to sewer trunkline manhole	0.7
Small lateral at 90° to sewer trunkline manhole	0.6
Two sewer lines entering manhole with angle < 90° between two inlet lines	0.8
Two sewer lines entering manhole with angle ≥ 90° between two inlet lines	0.9
Three or more sewer lines entering manhole	1.0

For the proposed storm sewer design, pipe sizes and inverts were adjusted iteratively so that the hydraulic grade line (HGL) remained below the rim of the junctions and to ensure that the conduits had a minimum of 2 feet of cover.

Alternatively, a separate storm sewer simulation and design was performed, using a 5-year, 24-hour storm with a rainfall depth of 4.48 inches, to provide a secondary, lower-cost choice, but with a lower level of service.

3. Results

The stormwater model was used to simulate the various storm events. Peak HGL results for the design storm (10-year, 24-hour) event are presented in Appendix C. The smaller 2-year and 5-year, 24-hour storms were also simulated. Maximum discharge results occurring at the subbasins and junctions are presented in Tables 5 and 6, respectively. Maximum discharge results for subbasins are shown in Figure 7. Maximum discharge results for conduits are shown in Figure 8.

Table 5: Project Drainage Subbasin Results Summary

Subbasin	Peak Flow (cfs)			Subbasin	Peak Flow (cfs)		
	2-year	5-year	10-year		2-year	5-year	10-year
SUB_0	8.38	14.89	20.86	SUB_23	15.54	20.75	25.05
SUB_1	6.60	10.70	14.36	SUB_24	3.23	4.69	5.93
SUB_10	4.95	6.85	8.43	SUB_25	5.26	8.39	11.16
SUB_11	2.69	4.53	6.21	SUB_26	0.14	0.57	1.13
SUB_12	10.58	13.70	16.25	SUB_27	0.97	1.41	1.78
SUB_14	5.59	7.47	9.02	SUB_28	6.59	9.29	11.56
SUB_15	3.12	4.07	4.85	SUB_29	1.69	2.61	3.41
SUB_16	16.93	23.79	29.57	SUB_3	3.75	5.49	6.98
SUB_17	5.06	6.87	8.38	SUB_4	2.73	4.19	5.48
SUB_18	6.48	8.65	10.44	SUB_5	1.37	3.32	5.31
SUB_19	3.89	5.58	7.02	SUB_6	8.37	11.27	13.68
SUB_2	1.07	1.61	2.08	SUB_7	10.37	13.54	16.12
SUB_20	6.84	10.40	13.49	SUB_8	3.12	4.07	4.85
SUB_21	45.35	62.16	76.15	SUB_9	1.47	2.88	4.20
SUB_22	4.77	6.32	7.59				

¹ Subbasin IDs are shown in Figure 7

Table 6: Project Drainage Junction Results Summary

Node	Peak Flow (cfs)			Node	Peak Flow (cfs)		
	2-year	5-year	10-year		2-year	5-year	10-year
JCT-100	62.24	89.36	109.07	JCT-123	1.07	1.61	2.08
JCT-101	59.37	85.72	104.29	JCT-125	22.33	34.96	47.33
JCT-102	54.53	80.14	97.99	JCT-127	6.59	9.29	11.56
JCT-103	44.67	66.99	84.87	JCT-129	95.22	135.15	161.91
JCT-104	41.67	63.11	80.41	JCT-131	100.50	143.18	171.99
JCT-105	15.71	23.48	30.49	JCT-133	128.15	181.68	220.40
JCT-106	1.51	3.87	6.32	JCT-135	132.79	187.23	223.65
JCT-107	0.14	0.57	1.13	JCT-137	148.02	207.69	247.09
JCT-109	85.47	121.99	149.58	JCT-139	150.92	210.69	251.82
JCT-111	91.50	130.09	155.13	JCT-141	155.52	218.40	262.68
JCT-113	2.69	4.53	6.21	JCT-143	174.76	218.30	262.65
JCT-115	4.06	7.30	10.25	JCT-145	16.93	23.79	29.57
JCT-117	17.45	28.18	37.24	JCT-147	18.45	26.11	32.83
JCT-119	6.60	10.70	14.36	OFALL-14	174.76	220.12	263.10
JCT-121	10.20	16.02	21.13				

¹ Junction IDs are shown in Figure 8

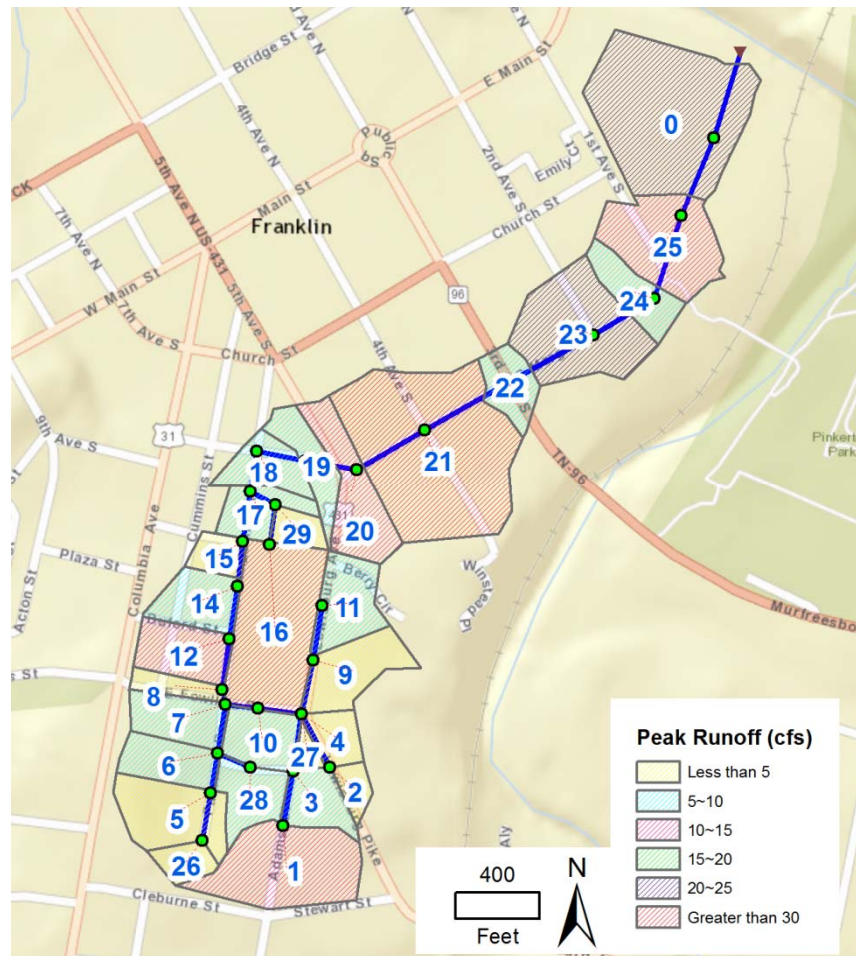


Figure 7: Subbasins Maximum Discharge

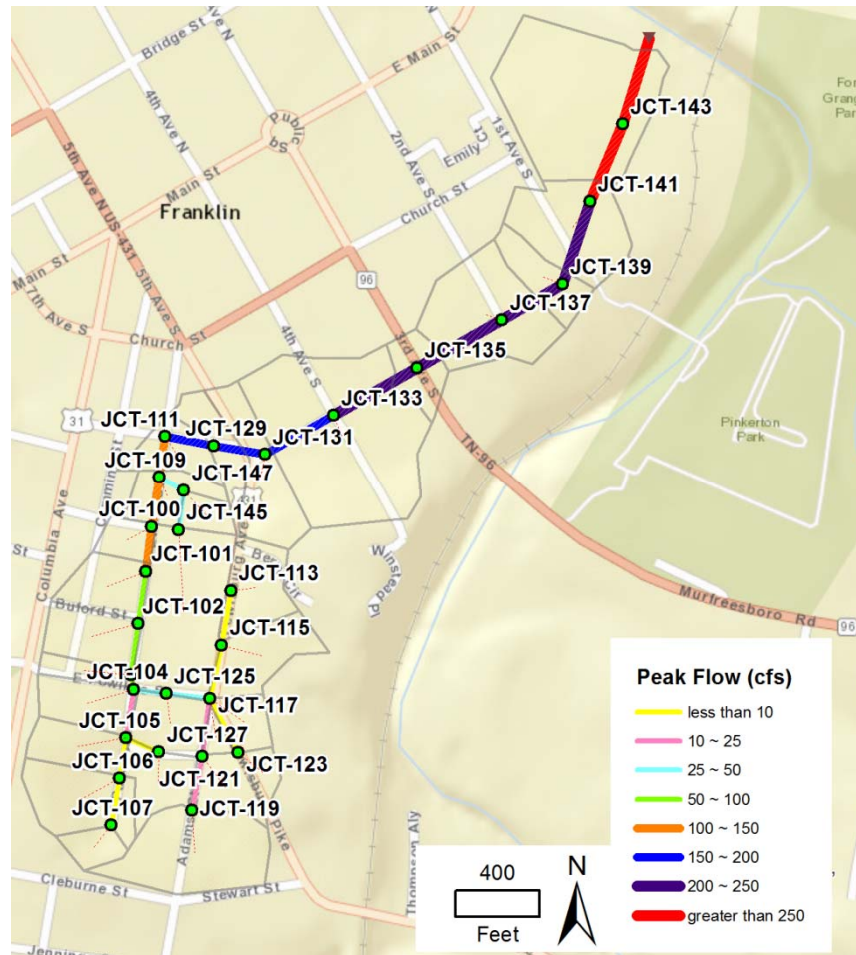


Figure 8: Conduits Maximum Discharge

As a supplementary alternative, a natural channel was added at the downstream end of the drainage basin, to provide a natural transition before discharging to the Harpeth River. The stream segment will convey the proposed storm sewer discharge through approximately 50-feet of armored transition to dissipate energy, and 350-feet of meanders, before entering the Harpeth River. Figure 9 shows the approximate location of the natural stream segment and a typical cross-section. During the design phase water quality features will be evaluated. However, property acquisition may limit the size of water quality features that can be implemented.

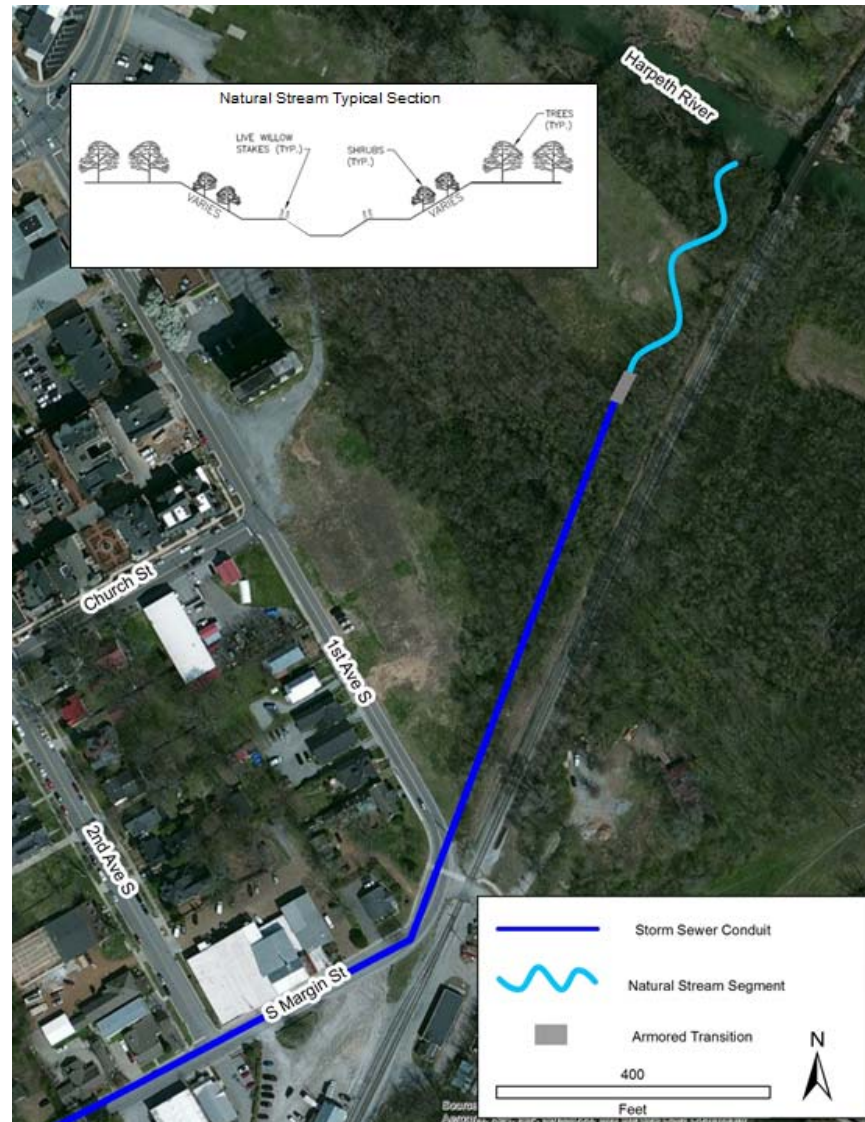


Figure 9: Proposed Natural Channel

Finally, in order to provide the City of Franklin with an estimate of how cost would vary according to the level of service provided by the proposed storm sewer system, a storm sewer system was designed to a 5-year, 24-hour storm following the proposed alignment.

3.1 Solution Alternatives

This section presents three improvement alternative summaries that include a description of the alternative and a conceptual project budget. The solution alternatives and related cost assumptions are presented at the conceptual level for planning purposes. The TDOT Average Unit Prices for 2014 and vendor prices were used for developing the budget concepts. The geotechnical allowance is assumed to be the same for each alternative for the purpose of comparison. Opinions of cost will be further developed during the design process.

Alternative 1 – Storm Sewer System Designed to the 10-Year, 24-Hour Event

This alternative includes installing a new storm sewer system from the Parkview Avenue Area to the Harpeth River (Figure 6). The system was designed for the storm sewer system to contain the peak flows during the 10-year, 24-hour design storm event.

Description	QTY	UNIT	\$ / UNIT	TOTAL
18" RCP, Class III	2197	LF	\$ 45	\$ 98,865.00
24" RCP, Class III	169	LF	\$ 72	\$ 12,168
30" RCP, Class III	1098	LF	\$ 96	\$ 105,408
36" RCP, Class III	210	LF	\$ 123.75	\$ 25,988
42" RCP, Class III	157	LF	\$ 180	\$ 28,260
48" RCP, Class III	785	LF	\$ 250	\$ 196,250
54" RCP, Class III	437	LF	\$ 300	\$ 131,100
60" RCP, Class III	860	LF	\$ 350	\$ 301,000
66" RCP, Class III	922	LF	\$ 390	\$ 359,580
84" RCP, Class III	1579	LF	\$ 700	\$ 1,105,300
Catch Basins, 0-4'	16	EA	\$ 3,000	\$ 48,000
Catch Basins, 4-8'	16	EA	\$ 3,600	\$ 57,600
Catch Basins, 8-12'	16	EA	\$ 5,000	\$ 80,000
Manhole, Dia. 48", 0-4', BASE	5	EA	\$ 3,200	\$ 16,000
Manhole, Dia. 48", 4-8'	5	EA	\$ 3,500	\$ 17,500
Manhole, Dia. 60", 0-4', BASE	1	EA	\$ 4,000	\$ 4,000
Manhole, Dia. 60", 4-8'	1	EA	\$ 4,800	\$ 4,800
Manhole, Dia. 72", 4-8'	4	EA	\$ 8,000	\$ 32,000
Manhole, Dia. 72", 8-12'	2	EA	\$ 10,500	\$ 21,000
Manhole, Dia. 84", 0-4', BASE	2	EA	\$ 9,000	\$ 18,000
Manhole, Dia. 84", 4-8'	3	EA	\$ 13,000	\$ 39,000
Manhole, Dia. 120", 4-8'	4	EA	\$ 20,000	\$ 80,000
Manhole, Dia. 120", 8-12'	7	EA	\$ 25,000	\$ 175,000
Manhole, Dia. 120", 12-16'	4	EA	\$ 30,000	\$ 120,000
Class "C" Riprap	725	TON	\$ 35	\$ 25,376
84" Headwall	1	EA	\$ 10,000	\$ 10,000
Additional Excavation	7032	CY	\$ 15	\$ 105,480
Basestone	2653	TON	\$ 22	\$ 58,373
Pavement (Binder)	1056	TON	\$ 82	\$ 86,615
Pavement (Surface)	1118	TON	\$ 100	\$ 111,784
Brick Sidewalk with Concrete Base & Asphalt Setting Bed	1400	SY	\$ 200	\$ 280,000
Brick Handicap Ramp	2700	SF	\$ 38	\$ 102,600
Concrete Curb and Gutter	885	CY	\$ 230	\$ 203,550
Cold Planing Bituminous Pavemet	7336	SY	\$ 4.50	\$ 33,012
Traffic Control	1	LS	\$ 50,000	\$ 50,000
Plastic Pavement Marking (Stop Line)	200	LF	\$ 12	\$ 2,400
Plastic Pavement Marking (Turn Lane Arrow)	4	EA	\$ 140	\$ 560
Plastic Pavement Marking (Longitudinal Cross Walk)	2588	LF	\$ 30	\$ 77,640
Plastic Pavement Marking (Straight - Turn Arrow)	4	EA	\$ 360	\$ 1,440
Plastic Pavement Marking (4" Line)	3	LM	\$ 2,000	\$ 6,000
Mobilization	1	LS	\$ 100,000	\$ 100,000
EPSC	1	LS	\$ 50,000	\$ 50,000
Seeding	2	ACRE	\$ 1,000	\$ 2,000
Install 12-inch DIP Class 350 Waterline	6008	LF	\$ 140	\$ 841,120
Compact DI Fittings	5000	LBS	\$ 8	\$ 40,000
Disconnect/Reconnect Water Service	130	EA	\$ 155	\$ 20,150
Install 12" Gravity Sewer	1000	LF	\$ 105	\$ 105,000
Install New 4' Dia Manhole up to 6'	26	EA	\$ 4,500	\$ 117,000
Install 8" SDR-35 PVC Gravity Sewer	5000	LF	\$ 100	\$ 500,000
Lateral Service Connection	105	EA	\$ 1,500	\$ 157,500
Right of Way	1	ACRE	\$ 150,000	\$ 150,000
Geotechnical Allowance	1	LS	\$ 50,000	\$ 50,000
SUBTOTAL				\$ 6,364,419
Survey and Design			10.0%	\$ 636,442
Construction Administration Services			5.0%	\$ 318,221
Contingency			20.0%	\$ 1,272,884
TOTAL				\$8.6 Million

Alternative 2 – Storm Sewer System Designed to the 10-Year, 24-Hour Event with Added Natural Channel

This alternative includes installing a new storm sewer system from the Parkview Avenue Area to the Harpeth River (Figure 6). The system was designed for the storm sewer system to contain the peak flows during the 10-year, 24-hour design storm event. Additionally, the storm sewer system would discharge into a natural channel before entering the Harpeth River.

Description	QTY	UNIT	\$ / UNIT	TOTAL
18" RCP, Class III	2197	LF	\$ 45	\$ 98,865
24" RCP, Class III	169	LF	\$ 72	\$ 12,168
30" RCP, Class III	1098	LF	\$ 96	\$ 105,408
36" RCP, Class III	210	LF	\$ 123.75	\$ 25,988
42" RCP, Class III	157	LF	\$ 180	\$ 28,260
48" RCP, Class III	785	LF	\$ 250	\$ 196,250
54" RCP, Class III	437	LF	\$ 300	\$ 131,100
60" RCP, Class III	860	LF	\$ 350	\$ 301,000
66" RCP, Class III	922	LF	\$ 390	\$ 359,580
84" RCP, Class III	1229	LF	\$ 700	\$ 860,300
Catch Basins, 0-4'	16	EA	\$ 3,000	\$ 48,000
Catch Basins, 4-8'	16	EA	\$ 3,600	\$ 57,600
Catch Basins, 8-12'	16	EA	\$ 5,000	\$ 80,000
Manhole, Dia. 48", 0-4', BASE	5	EA	\$ 3,200	\$ 16,000
Manhole, Dia. 48", 4-8'	5	EA	\$ 3,500	\$ 17,500
Manhole, Dia. 60", 0-4', BASE	1	EA	\$ 4,000	\$ 4,000
Manhole, Dia. 60", 4-8'	1	EA	\$ 4,800	\$ 4,800
Manhole, Dia. 72", 4-8'	4	EA	\$ 8,000	\$ 32,000
Manhole, Dia. 72", 8-12'	2	EA	\$ 10,500	\$ 21,000
Manhole, Dia. 84", 0-4', BASE	2	EA	\$ 9,000	\$ 18,000
Manhole, Dia. 84", 4-8'	3	EA	\$ 13,000	\$ 39,000
Manhole, Dia. 120", 4-8'	4	EA	\$ 20,000	\$ 80,000
Manhole, Dia. 120", 8-12'	7	EA	\$ 25,000	\$ 175,000
Manhole, Dia. 120", 12-16'	4	EA	\$ 30,000	\$ 120,000
Class "C" Riprap	1000	TON	\$ 35	\$ 35,000
84" Headwall	1	EA	\$ 10,000	\$ 10,000
Additional Excavation	7032	CY	\$ 15	\$ 105,480
Basestone	2653	TON	\$ 22	\$ 58,373
Pavement (Binder)	1056	TON	\$ 82	\$ 86,615
Pavement (Surface)	1118	TON	\$ 100	\$ 111,784
Brick Sidewalk with Concrete Base & Asphalt Setting Bed	1400	SY	\$ 200	\$ 280,000
Brick Handicap Ramp	2700	SF	\$ 38	\$ 102,600
Concrete Curb and Gutter	885	CY	\$ 230	\$ 203,550
Cold Planing Bituminous Pavemet	7336	SY	\$ 4.50	\$ 33,012
Traffic Control	1	LS	\$ 50,000	\$ 50,000
Plastic Pavement Marking (Stop Line)	200	LF	\$ 12	\$ 2,400
Plastic Pavement Marking (Turn Lane Arrow)	4	EA	\$ 140	\$ 560
Plastic Pavement Marking (Longitudinal Cross Walk)	2588	LF	\$ 30	\$ 77,640
Plastic Pavement Marking (Straight - Turn Arrow)	4	EA	\$ 360	\$ 1,440
Plastic Pavement Marking (4" Line)	3	LM	\$ 2,000	\$ 6,000
Mobilization	1	LS	\$ 100,000	\$ 100,000
EPSC	1	LS	\$ 50,000	\$ 50,000
Seeding	5	\$ / acre	\$ 1,000	\$ 5,000
Install 12-inch DIP Class 350 Waterline	6008	LF	\$ 140	\$ 841,120
Compact DI Fittings	5000	LBS	\$ 8	\$ 40,000
Disconnect/Reconnect Water Service	130	EA	\$ 155	\$ 20,150
Install 12" Gravity Sewer	1000	LF	\$ 105	\$ 105,000
Install New 4' Dia Manhole up to 6'	26	EA	\$ 4,500	\$ 117,000
Install 8" SDR-35 PVC Gravity Sewer	5000	LF	\$ 100	\$ 500,000
Lateral Service Connection	105	EA	\$ 1,500	\$ 157,500
Natural Channel	350	LF	\$ 350	\$ 122,500
Right of Way	1.5	ACRE	\$ 150,000	\$ 225,000
Geotechnical Allowance	1	LS	\$ 50,000	\$ 50,000
SUBTOTAL			\$	6,329,543
Survey and Design			10.0%	\$ 632,954
Construction Administration Services			5.0%	\$ 316,477
Contingency			20.0%	\$ 1,265,909
TOTAL				\$ 8.6 Million

Alternative 3 – Storm Sewer System Designed to the 5-Year, 24-Hour Event

This alternative includes installing a new storm sewer system from the Parkview Avenue Area to the Harpeth River (Figure 6). The system was designed for the storm sewer system to contain the peak flows during the 5-year, 24-hour design storm event.

Description	QTY	UNIT	\$ / UNIT	TOTAL
18" RCP, Class III	2197	LF	\$ 45	\$ 98,865
24" RCP, Class III	431	LF	\$ 72	\$ 31,032
30" RCP, Class III	1047	LF	\$ 96	\$ 100,512
36" RCP, Class III	229	LF	\$ 123.75	\$ 28,338.75
42" RCP, Class III	497	LF	\$ 180	\$ 89,443.80
48" RCP, Class III	653	LF	\$ 250	\$ 163,361.75
54" RCP, Class III	860	LF	\$ 300	\$ 258,019.20
60" RCP, Class III	922	LF	\$ 350	\$ 322,731.15
66" RCP, Class III	1579	LF	\$ 390	\$ 615,729.66
Catch Basins, 0-4'	16	EA	\$ 3,000	\$ 48,000
Catch Basins, 4-8'	16	EA	\$ 3,600	\$ 57,600
Catch Basins, 8-12'	16	EA	\$ 5,000	\$ 80,000
Manhole, Dia. 48", 0-4', BASE	7	EA	\$ 3,200	\$ 22,400
Manhole, Dia. 48", 4-8'	6	EA	\$ 3,500	\$ 21,000
Manhole, Dia. 60", 4-8'	1	EA	\$ 4,000	\$ 4,000
Manhole, Dia. 60", 8-12'	1	EA	\$ 4,800	\$ 4,800
Manhole, Dia. 72", 4-8'	6	EA	\$ 8,000	\$ 48,000
Manhole, Dia. 84", 4-8'	3	EA	\$ 13,000	\$ 39,000
Manhole, Dia. 84", 8-12'	4	EA	\$ 17,000	\$ 68,000
Manhole, Dia. 120", 4-8'	2	EA	\$ 20,000	\$ 40,000
Manhole, Dia. 120", 8-12'	4	EA	\$ 25,000	\$ 100,000
Manhole, Dia. 120", 12-16'	4	EA	\$ 30,000	\$ 120,000
Class "C" Riprap	725	TON	\$ 35	\$ 25,376.04
66" Headwall	1	EA	\$ 8,000	\$ 8,000
Additional Excavation	5869	CY	\$ 15	\$ 88,035
Basestone	2396	TON	\$ 22	\$ 52,709.80
Pavement (Binder)	954	TON	\$ 82	\$ 78,209.74
Pavement (Surface)	1118	TON	\$ 100	\$ 111,784.36
Brick Sidewalk with Concrete Base & Asphalt Setting Bed	1400	SY	\$ 200	\$ 280,000
Brick Handicap Ramp	2700	SF	\$ 38	\$ 102,600
Concrete Curb and Gutter	885	CY	\$ 230	\$ 203,550
Cold Planing Bituminous Pavemet	7336	SY	\$ 4.50	\$ 33,012
Traffic Control	1	LS	\$ 50,000	\$ 50,000
Plastic Pavement Marking (Stop Line)	200	LF	\$ 12	\$ 2,400
Plastic Pavement Marking (Turn Lane Arrow)	4	EA	\$ 140	\$ 560
Plastic Pavement Marking (Longitudinal Cross Walk)	2588	LF	\$ 30	\$ 77,640
Plastic Pavement Marking (Straight - Turn Arrow)	4	EA	\$ 360	\$ 1,440
Plastic Pavement Marking (4" Line)	3	LM	\$ 2,000	\$ 6,000
Mobilization	1	LS	\$ 100,000	\$ 100,000
EPSC	1	LS	\$ 50,000	\$ 50,000
Seeding	2	\$ / acre	\$ 1,000	\$ 2,000
Install 12-inch DIP Class 350 Waterline	6008	LF	\$ 140	\$ 841,120
Compact DI Fittings	5000	LBS	\$ 8	\$ 40,000
Disconnect/Reconnect Water Service	130	EA	\$ 155	\$ 20,150
Install 12" Gravity Sewer	1000	LF	\$ 105	\$ 105,000
Install New 4' Dia Manhole up to 6'	26	EA	\$ 4,500	\$ 117,000
Install 8" SDR-35 PVC Gravity Sewer	5000	LF	\$ 100	\$ 500,000
Lateral Service Connection	105	EA	\$ 1,500	\$ 157,500
Right of Way	1	ACRE	\$ 150,000	\$ 150,000
Geotechnical Allowance	1	LS	\$ 50,000	\$ 50,000
SUBTOTAL				\$ 5,614,920.25
Survey and Design			10.0%	\$ 561,492.03
Construction Administration Services			5.0%	\$ 280,746.01
Contingency			20.0%	\$ 1,122,984.05
TOTAL				\$7.6 Million

Appendix A

Previous Drainage Study

LHW

Smith Seckman Reid, Inc.
C O N S U L T I N G
E N G I N E E R S

May 2, 1995

Mr. Dave Parker
City Engineer
City of Franklin
City Hall, Box 305
Franklin, TN 37064

RE: **Parkview Drainage Improvements**
SSR #95-41-002.0

Dear Dave:

Pursuant to your request, we have investigated the hydrology and hydraulics involved with the installation of a storm sewer system to serve the Parkview area. As you are aware, the preliminary design of the storm sewer system was to begin along Evans Avenue and extending north along Evans Avenue to a point where the natural drainage way crosses under Evans Avenue and then crosses Parkview and Fowlkes Streets. The drainage way then travels back to Evans Avenue at approximately the intersection of Evans Avenue and Buford Street. The system would then continue to extend northward along Evans Avenue to a point just east of the South Central Bell parking lot. The system would then traverse through the South Central Bell parking lot to the west side of Cummings Street. The system would then traverse north along the west side of Cummings Street to a point on the northeast side of the Handy Hardware parking lot. It would then traverse westward through the Handy Hardware parking lot and connect to the existing storm sewer system in Columbia Avenue. Please refer to the exhibit attached.

There is very little storm sewer systems in place in these areas at this time. The majority of the system in the southern portion of the project is culverts under driveways, roadways, etc. In the northern portion a more formal storm sewer system exists. This system is old and generally is of varying sizes and types of pipes. The storm sewer system in Columbia Avenue was constructed in the early 80's as a part of a Tennessee Department of Transportation (TDOT) project.

The drainage basin for this project is approximately 50 acres. The terrain is fairly gentle and has some slopes approaching 6 to 7 percent. The majority of the drainage basin is residential with lots ranging from one quarter acre to one acre in size. The majority of the drainage basin is developed. Typically, surface runoff is collected at roadside ditches and then is transferred to downstream drainage ways and/or pipes. Based upon our calculations, the flow two-year storm event is approximately 120 cfs



Mr. Dave Parker

May 2, 1995

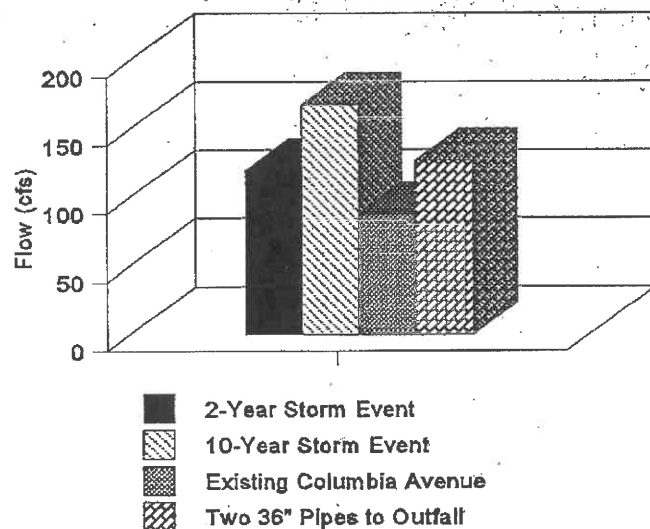
Page 2

at Columbia Avenue and the flow for the ten-year storm event is approximately 168 cfs at Columbia Avenue.

This project has been considered due to localized flooding and/or ponding in some of the areas of the drainage basin. This appears to be more of a problem in the southern end along Evans Street and the natural drainage way to the east of Evans Street. The localized ponding and/or flooding is currently acting as a natural detention basin thereby reducing the flow downstream.

At the proposed point of connection (in front of Franklin Plumbing), there is a 36" x 20" box culvert and two 18" pipes which can transfer the existing flow across Columbia Avenue to a catch basin. The outlet of this catch basin is two 36" pipes continuing westward to a natural drainage way. There have been reports that this downstream drainage way currently also has localized flooding problems.

Based upon our investigation, the allowable capacity in the two 36" pipes is approximately 127 cfs (for both pipes). The existing 36" x 20" box culvert will handle approximately 40 cfs and the two 18" pipes will handle approximately 12 cfs each. There are additional 18" pipes available at South Margin Street and on the western side of Columbia Avenue. Under the current situations, the maximum that could be discharged from the Parkview drainage area under Columbia Avenue is 48 cfs for the 18" pipes (4 each at 12 cfs each) and 40 cfs for the 36" x 20" box from Cummings Street to Columbia Avenue for a grand total of 88 cfs.



Based upon the above graph, it becomes evident that the existing drainage ways under Columbia Avenue can not pass the 2- or 10-year storm events. After performing the investigation and finding that the critical section is under Columbia Avenue, we investigated the following options. Option 1 is to install a storm sewer system which would encompass the entire Parkview drainage area as

Mr. Dave Parker

May 2, 1995

Page 3

described and install a new pipe under Columbia Avenue. Option 2 would be to install the drainage system as described to the point of the intersection of Buford Street and Evans Avenue, thereby reducing the discharge under Columbia Avenue to the existing drainage way capacity (88 cfs). Option 3 is to construct a detention basin just north of the intersection of East Fowlkes Street and the natural drainage way. Option 4 would be to install a storm water pumping station near the Buford Street and Evans Avenue intersection. Option 5 would be to install the Option 1 improvements and construct an outfall pipe down Church or South Margin Streets to the Harpeth River. A planimetric representation of the options is attached. A brief discussion of the options, including their advantages and disadvantages is as follows:

Option 1

This option is the construction of a new storm sewer system for the entire drainage basin and the installation of a new 54" reinforced concrete pipe under Columbia Avenue. This storm system would follow the path previously described and would alleviate localized flooding and/or ponding on the southern end during the design rainfall events. We would recommend that the 10-year storm be designed in this case. There are some disadvantages in using this option. We have previously indicated there is localized flooding downstream of the Parkview project. Once the new storm sewer system improvements are installed, this problem will only grow in magnitude. The scope of this project at this time does not allow for investigation of downstream drainage ways; therefore, they have not been investigated.

Option 2

Option 2 is the installation of a storm sewer system to a point near the intersection of Buford Street and Evans Avenue. This system would connect to the existing 18" RCP and 36" x 20" box culverts under Columbia Avenue. Again, we would recommend that this storm sewer system be designed as a 10-year system to allow the pipes to be utilized in the future. The connections to the 5 drainage ways under Columbia Avenue would be accomplished through flow splitting devices which will allow only a certain portion to be discharged at each connection point; thereby, spreading out the flows to allow multiple connection points. This alleviates the need for the construction of a new pipe under Columbia Avenue. We believe this to be only a short-term solution until planning and the accumulation of funds can be accomplished to construct/improve the necessary drainage ways downstream of Columbia Avenue. On the southern end where the localized ponding/flooding is occurring, no improvements other than some minor ditch repairs would be constructed. As previously stated, the existing drainage ways act as a natural detention basin. Therefore, the peak flows are attenuated by the localized ponding/flooding. In doing so, the peak discharge is therefore reduced and the downstream drainage ways are not impacted as greatly. While this is not desirable for the residents in this area, it alleviates downstream problems. The improvements

Mr. Dave Parker

May 2, 1995

Page 4

in the southern Parkview area could be constructed at a later date when the downstream drainage ways have been improved to provide the capacity for these additional flows.

Option 3

This option entails construction of a detention basin somewhere within the drainage basin. Assuming that the goal of the detention basin is to reduce the flows to allow connection to the existing drainage ways under Columbia Avenue (capacity of 88 cfs), the size of the detention basin for a 2-year storm event would be approximately 1 acre-feet and for a 10-year storm event would be approximately 2.25 acre-feet. The sizes of these detention basins have been calculated based upon containing the first 20 minutes of the difference between the allowable discharge rate (under Columbia Avenue) and the peak discharge for the design storm.

After preliminarily sizing the detention basin, the next step was to determine where to locate this structure. With the Parkview drainage area being densely populated with houses, there is only one area of sufficient size that could be utilized as a detention basin. This area is located immediately upstream (south) of the intersection of Buford Street and Evans Avenue. The physical characteristics of the detention basin can vary. In general, should the detention basin be 1 foot deep, then the surface area of the detention basin would be as indicated, i.e. for a 2-year storm event the surface area would be 1 acre and for a 10-year storm event the service area would be 2.25 acres. Should the detention basin be 2 feet in depth, then the depths for 2-year and 10-year storm events would be .5 acre and 1.625 acres respectively. This method can be used for any depth desired. In the investigation for the location of the detention basin, an area is needed that has sufficient change in elevation to allow the detention basin to have a reasonable depth so as to reduce the surface area. In further investigating the proposed site, it was determined that, on this property alone, the difference in elevation was approximately one foot. Based upon this, there is not sufficient area to accommodate the required detention basin for either storm event. A two foot elevation drop could be attained if the detention basin extended under Park Avenue. However, there are significant problems with existing garages, structures, and other items within the necessary detention area which would have to be relocated. Due to the problems with location of a detention basin of the size and depth necessary, and the questionable value of a detention basin only storing the first 20 minutes of a storm, this option was eliminated from further consideration.

Option 4

This option is construction of a storm water pumping station very near the location of the intersection of Buford Street and Evans Avenue. This storm water pumping station would be designed to handle only the flow necessary to allow the design storm discharge to be transported under Columbia Avenue through the existing pipes. The approximate flows as

Mr. Dave Parker

May 2, 1995

Page 5

indicated in Option 3 above are the same. To be more specific, the pumping station would be necessary to pump 32 cfs for the 2-year storm event and 80 cfs for the 10-year storm event. This equates to 14,400 gpm for the 2-year storm event and 36,000 gpm for the 10-year storm event. Due to these very large flows and the budget of this project, again, we have not chosen to move forward with any further investigations into this option.

Option 5

Option 5 is to divert the flows from the Parkview area away from the natural pattern of flowing under Columbia Avenue by installing a storm sewer system which would transfer the flows down Church Street or South Margin Street and, ultimately, to the Harpeth River. There is an existing pipe in Church Street which we understand to be at or near capacity. With the installation of an additional pipe down Church Street, there are two alternatives available. First, is to merely parallel the two pipes. Second, is to construct one large pipe and combine the flows.

A detailed investigation of this option has not been accomplished; however, for the purposes of this report, it is assumed that the elevation of the existing 30" pipe would be too shallow for combining with the Parkview drainage system. Therefore, we have assumed that the pipes must be paralleled and that the Parkview drainage system outfall pipe would be deeper than that of the existing storm and sanitary sewers in Church or South Margin. Additional investigation would be necessary to determine the exact cost of this option. Based upon the assumptions listed above, a cost estimate is included for this option. Also, additional investigation would be required to determine feasibility based upon existing utilities and other unknown factors.

The advantages of this option are that the Parkview storm water flows are transferred directly to the Harpeth River; thereby, alleviating some downstream drainage way ponding/flooding west of Columbia Avenue as a result of the Parkview stormwater flows.

Based upon our investigation, there are three options which we consider to be feasible, Options 1, 2 and 5. Our first recommendation would be to investigate Option 5 further so as to understand all of the constraints involved with the installation of the outfall line down Church or South Margin Streets. We recommend this because this option may alleviate some problems of the downstream drainage ways. If after further investigation this option is not chosen, then we would recommend that Options 1 and 2 be chosen. These are listed in order of preference. We feel that the construction of the total drainage way improvements are a long-term solution and provide the desired result of reducing localized ponding/flooding in the Parkview area. This is not to say that this could not occur in phases where Option 2 could be constructed first, improvements to the downstream drainage ways be investigated, planned and budgeted for and then the remainder of the system be installed.

Mr. Dave Parker
May 2, 1995
Page 6

We trust this fully explains the situation. In accordance with your request, we will be prepared to present this to the Public Transportation Committee on Wednesday, May 10 at 6:00 p.m. Should you have any questions or comments before that time, we would be happy to respond to them.

Sincerely,

SMITH SECKMAN REID, INC.

L. Holman Waters

L. Holman Waters, Jr., P.E.

Enclosures

LHW/cg
G:\ADMIN\SCU9541002\LETTERS\LHW\50502.LTR

cc: SCL, JMW

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option I
New Storm System Under Columbia Pike - 10-Year Storm Event

1.	18" RCP - 450 LF @ 30/LF	\$13,500.00
2.	24" RCP - 50 LF @ 34/LF	1,700.00
3.	24" CMP - 200 LF @ 30/LF	6,000.00
4.	30" CMP - 75 LF @ 40/LF	3,000.00
5.	36" RCP - 25 LF @ 57.5/LF	1,437.50
6.	36" CMP - 370 LF @ 47/LF	17,390.00
7.	42" RCP - 40 LF @ 73.5/LF	2,940.00
8.	42" CMP - 300 LF @ 57/LF	17,100.00
9.	48" RCP - 750 LF @ 90/LF	67,500.00
10.	54" RCP - 930 LF @ 110/LF	102,300.00
11.	Catchbasins w/Inlets - 40 EA @ 1200/EA	48,000.00
12.	Tunnel Columbia Avenue - 60 LF @ 500/LF	30,000.00
13.	Pavement Removal & Replacement - 1700 Sq. Yds. @ 30/Yds.	51,000.00
14.	Driveway Crossings - 8 EA @ 400 EA	3,200.00
15.	Property Restoration - Lump Sum	40,000.00
16.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$412,067.50
	Plus 10% Contingencies	<u>41,206.75</u>
	Grand Total	\$453,274.25

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option I
New Storm System Under Columbia Pike - 2-Year Storm Event

1.	18" RCP - 450 LF @ 30/LF	\$13,500.00
2.	18" RCP - 130 LF @ 22/LF	2,860.00
3.	24" CMP - 70 LF @ 30/LF	2,100.00
4.	30" CMP - 30 LF @ 50/LF	1,500.00
5.	30" RCP - 215 LF @ 40/LF	8,600.00
6.	36" RCP - 25 LF @ 57.5/LF	1,437.50
7.	36" CMP - 370 LF @ 47/LF	17,390.00
8.	42" RCP - 370 LF @ 73.5/LF	27,195.00
9.	42" CMP - 45 LF @ 57/LF	2,565.00
10.	48" RCP - 1,200 LF @ 90/LF	108,000.00
11.	Catchbasins w/Inlets - 40 EA @ 1200/EA	48,000.00
12.	Tunnel Columbia Avenue - 60 LF @ 500/LF	30,000.00
13.	Pavement Removal & Replacement - 1700 Sq. Yds. @ 30/Yds.	51,000.00
14.	Driveway Crossings - 8 EA @ 400 EA	3,200.00
15.	Property Restoration - Lump Sum	40,000.00
16.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$364,347.50
	Plus 10% Contingencies	<u>36,434.75</u>
	Grand Total	\$400,782.25

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option II
Utilize Existing System under Columbia Pike
Install Partial Improvements in Parkview Area - 10-Year Storm Event

1.	18" RCP - 540 LF @ 30/LF	\$ 16,200.00
2.	48" RCP - 440 LF @ 90/LF	39,600.00
3.	54" RCP - 1200 LF @ 110/LF	132,000.00
5.	Catch Basins w/Inlets - 20 @ 1200	24,000.00
6.	Flow Splitting Junction Boxes - 4 @ 8000	32,000.00
7.	Connect to Existing Catch Basins - 4 EA @ 800	3,200.00
8.	Pavement Removal & Replacement - 1800 Sq. Yds. @ 30	54,000.00
9.	Driveway Crossings - 6 EA @ 400	2,400.00
10.	Property Restoration	30,000.00
11.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$340,400.00
	Plus 10% Contingencies	<u>34,040.00</u>
	Grand Total	\$374,440.00

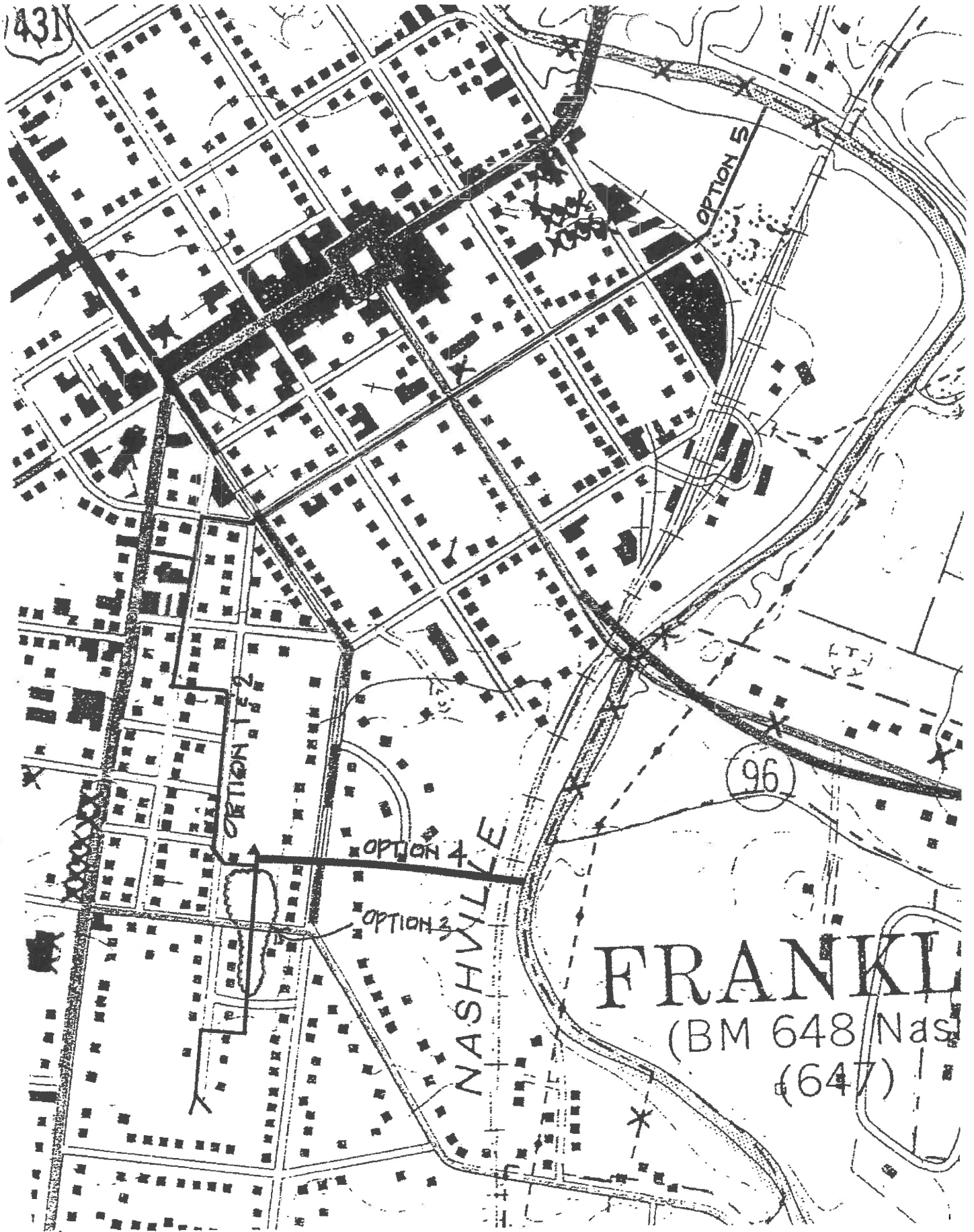
OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option II
Utilize Existing System under Columbia Pike
Install Partial Improvements in Parkview Area - 2-Year Storm Event

1.	18" RCP - 540 LF @ 30/LF	\$16,200.00
2.	42" RCP - 440 LF @ 73.5/LF	32,340.00
3.	42" CMP - 45 LF @ 57/LF	2,565.00
4.	48" RCP - 1200 LF @ 84/LF	100,800.00
5.	Catch Basins w/Inlets - 20 @ 1200	24,000.00
6.	Flow Splitting Junction Boxes - 4 @ 8000	32,000.00
7.	Connect to Existing Catch Basins - 4 EA @ 800	3,200.00
8.	Pavement Removal & Replacement - 1800 Sq. Yds. @ 30	54,000.00
9.	Driveway Crossings - 6 EA @ 400	2,400.00
10.	Property Restoration	30,000.00
11.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$311,705.00
	Plus 10% Contingencies	<u>31,170.50</u>
	Grand Total	\$342,875.50

OPINION OF PROBABLE COST
Parkview Drainage Improvements - Option V
New Storm System - Church Street to Harpeth River - 10-Year Storm Event

1.	18" RCP - 450 LF @ 30/LF	\$13,500.00
2.	24" RCP - 50 LF @ 34/LF	1,700.00
3.	24" CMP - 200 LF @ 30/LF	6,000.00
4.	30" CMP - 75 LF @ 40/LF	3,000.00
5.	36" RCP - 25 LF @ 57.5/LF	1,437.50
6.	36" CMP - 370 LF @ 47/LF	17,390.00
7.	42" RCP - 40 LF @ 73.5/LF	2,940.00
8.	42" CMP - 300 LF @ 57/LF	17,100.00
9.	48" RCP - 750 LF @ 90/LF	67,500.00
10.	54" RCP - 4330 LF @ 110/LF	476,300.00
11.	Catchbasins w/Inlets - 40 EA @ 1200/EA	48,000.00
12.	Pavement Removal & Replacement - 1700 Sq. Yds. @ 30/Yds.	51,000.00
13.	Driveway Crossings - 8 EA @ 400 EA	3,200.00
14.	Property Restoration - Lump Sum	40,000.00
15.	Ditch Improvements - 700 LF @ 10/LF	<u>7,000.00</u>
		\$756,067.50
	Plus 10% Contingencies	<u>75,606.75</u>
	Grand Total	\$831,674.25

1431



96

FRANKLIN
(BM 648 Nas
(647)

SCALE: 1" = 500'

Appendix B

Point Precipitation Frequency Estimates

Search ☒ NWS ☐ All NOAA

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Precipitation Frequency (PF)

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[PF Maps](#)
[Temporal Distr.](#)
[Time Series Data](#)
[PFDS Perform.](#)
[PF Documents](#)

Probable Maximum Precipitation (PMP)

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NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: TN

DATA DESCRIPTION

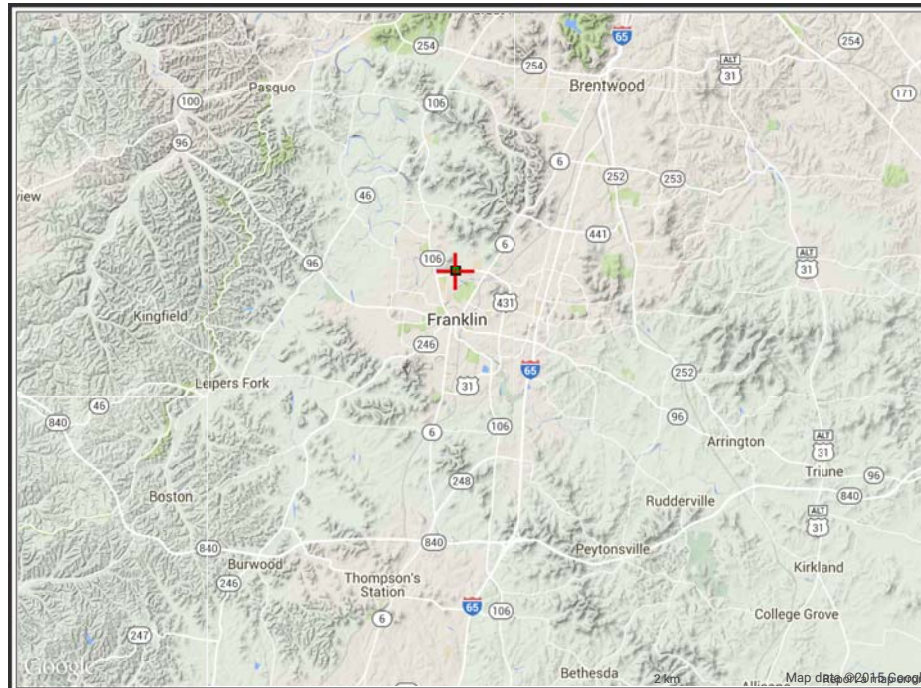
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SELECT LOCATION

1. Manually:

- a) Enter location (decimal degrees, use "-" for S and W): latitude: longitude:
- b) Select station ([click here for a list of stations used in frequency analysis for TN](#)):

2. Use map:



- a) Select location
(move crosshair or double click)
- b) Click on station icon
(☒ show stations on map)

LOCATION INFORMATION:

Name: Franklin, Tennessee, US*
Latitude: 35.9475°
Longitude: -86.8703°
Elevation: 617 ft*

* source: Google Maps

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 2, Version 3

PF tabular

PF graphical

Supplementary information

[Print Page](#)PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)¹

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.398 (0.369-0.432)	0.468 (0.434-0.509)	0.541 (0.500-0.589)	0.601 (0.555-0.653)	0.678 (0.621-0.737)	0.737 (0.671-0.800)	0.796 (0.720-0.865)	0.854 (0.766-0.930)	0.931 (0.824-1.02)	0.992 (0.869-1.09)
10-min	0.635 (0.589-0.690)	0.749 (0.694-0.815)	0.867 (0.801-0.944)	0.961 (0.887-1.05)	1.08 (0.990-1.17)	1.17 (1.07-1.27)	1.27 (1.14-1.38)	1.35 (1.22-1.48)	1.47 (1.30-1.61)	1.56 (1.37-1.71)
15-min	0.794 (0.737-0.862)	0.941 (0.872-1.02)	1.10 (1.01-1.19)	1.22 (1.12-1.32)	1.37 (1.26-1.49)	1.49 (1.35-1.61)	1.60 (1.45-1.74)	1.71 (1.53-1.86)	1.85 (1.64-2.02)	1.96 (1.72-2.15)
30-min	1.09 (1.01-1.18)	1.30 (1.20-1.42)	1.56 (1.44-1.70)	1.76 (1.63-1.92)	2.03 (1.86-2.21)	2.24 (2.04-2.43)	2.45 (2.21-2.66)	2.66 (2.39-2.90)	2.95 (2.61-3.22)	3.17 (2.78-3.48)
60-min	1.36 (1.26-1.47)	1.63 (1.51-1.78)	2.00 (1.85-2.17)	2.29 (2.12-2.49)	2.70 (2.48-2.94)	3.03 (2.76-3.29)	3.37 (3.05-3.67)	3.73 (3.35-4.06)	4.23 (3.75-4.62)	4.63 (4.06-5.08)
2-hr	1.59 (1.47-1.73)	1.91 (1.76-2.08)	2.33 (2.15-2.53)	2.67 (2.46-2.91)	3.15 (2.88-3.42)	3.54 (3.21-3.85)	3.94 (3.55-4.29)	4.37 (3.91-4.76)	4.97 (4.38-5.43)	5.46 (4.76-5.99)
3-hr	1.73 (1.60-1.89)	2.07 (1.91-2.26)	2.52 (2.33-2.75)	2.90 (2.66-3.16)	3.41 (3.12-3.71)	3.84 (3.48-4.18)	4.28 (3.86-4.66)	4.75 (4.24-5.18)	5.41 (4.76-5.91)	5.94 (5.17-6.51)
6-hr	2.12 (1.95-2.32)	2.53 (2.33-2.77)	3.07 (2.82-3.37)	3.52 (3.23-3.86)	4.16 (3.78-4.56)	4.69 (4.23-5.13)	5.24 (4.69-5.74)	5.83 (5.17-6.40)	6.66 (5.82-7.33)	7.34 (6.34-8.10)
12-hr	2.53 (2.34-2.76)	3.02 (2.79-3.29)	3.67 (3.38-4.00)	4.20 (3.86-4.58)	4.95 (4.52-5.40)	5.57 (5.05-6.06)	6.22 (5.59-6.77)	6.91 (6.16-7.53)	7.87 (6.91-8.60)	8.64 (7.51-9.49)
24-hr	3.08 (2.89-3.30)	3.68 (3.45-3.95)	4.48 (4.20-4.80)	5.13 (4.80-5.49)	6.03 (5.62-6.46)	6.76 (6.28-7.23)	7.52 (6.95-8.04)	8.30 (7.64-8.87)	9.39 (8.58-10.0)	10.3 (9.31-11.0)
2-day	3.65 (3.43-3.89)	4.36 (4.10-4.65)	5.32 (5.01-5.69)	6.11 (5.75-6.52)	7.22 (6.76-7.69)	8.11 (7.57-8.64)	9.06 (8.41-9.64)	10.0 (9.27-10.7)	11.4 (10.5-12.2)	12.5 (11.4-13.4)

3-day	3.88 (3.65–4.13)	4.63 (4.37–4.94)	5.65 (5.32–6.01)	6.46 (6.08–6.87)	7.59 (7.12–8.07)	8.50 (7.95–9.03)	9.45 (8.79–10.0)	10.4 (9.65–11.1)	11.8 (10.8–12.5)	12.9 (11.7–13.7)
4-day	4.11 (3.88–4.37)	4.91 (4.64–5.22)	5.97 (5.64–6.34)	6.81 (6.42–7.23)	7.96 (7.48–8.44)	8.89 (8.33–9.41)	9.83 (9.16–10.4)	10.8 (10.0–11.4)	12.1 (11.2–12.9)	13.2 (12.1–14.0)
7-day	4.86 (4.61–5.15)	5.80 (5.50–6.14)	7.05 (6.67–7.46)	8.05 (7.61–8.51)	9.44 (8.89–9.97)	10.6 (9.90–11.1)	11.7 (10.9–12.4)	12.9 (12.0–13.7)	14.6 (13.4–15.5)	15.9 (14.6–16.9)
10-day	5.56 (5.28–5.86)	6.61 (6.29–6.97)	7.96 (7.56–8.38)	9.01 (8.55–9.49)	10.4 (9.89–11.0)	11.6 (10.9–12.2)	12.7 (12.0–13.4)	13.9 (13.0–14.7)	15.5 (14.4–16.4)	16.7 (15.4–17.7)
20-day	7.57 (7.22–7.95)	8.96 (8.55–9.41)	10.6 (10.1–11.1)	11.8 (11.2–12.3)	13.3 (12.7–14.0)	14.5 (13.8–15.2)	15.7 (14.8–16.4)	16.8 (15.8–17.6)	18.2 (17.1–19.2)	19.3 (18.0–20.4)
30-day	9.29 (8.88–9.71)	10.9 (10.5–11.4)	12.7 (12.2–13.3)	14.1 (13.5–14.7)	15.9 (15.1–16.6)	17.2 (16.3–18.0)	18.5 (17.5–19.3)	19.7 (18.7–20.7)	21.4 (20.1–22.4)	22.6 (21.2–23.7)
45-day	11.7 (11.2–12.2)	13.7 (13.1–14.3)	15.8 (15.1–16.4)	17.3 (16.5–18.0)	19.3 (18.4–20.1)	20.7 (19.8–21.6)	22.1 (21.1–23.1)	23.5 (22.3–24.5)	25.2 (23.8–26.4)	26.4 (24.9–27.7)
60-day	14.1 (13.5–14.7)	16.5 (15.8–17.2)	18.9 (18.1–19.7)	20.6 (19.7–21.5)	22.8 (21.8–23.8)	24.3 (23.2–25.4)	25.8 (24.6–27.0)	27.1 (25.8–28.4)	28.8 (27.3–30.2)	30.0 (28.4–31.5)

^a Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Estimates from the table in csv format:

Main Link Categories:

[Home](#) | [OHD](#)

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
Office of Hydrologic Development
1325 East West Highway
Silver Spring, MD 20910
Page Author: [HDSC webmaster](#)
Page last modified: August 27, 2014

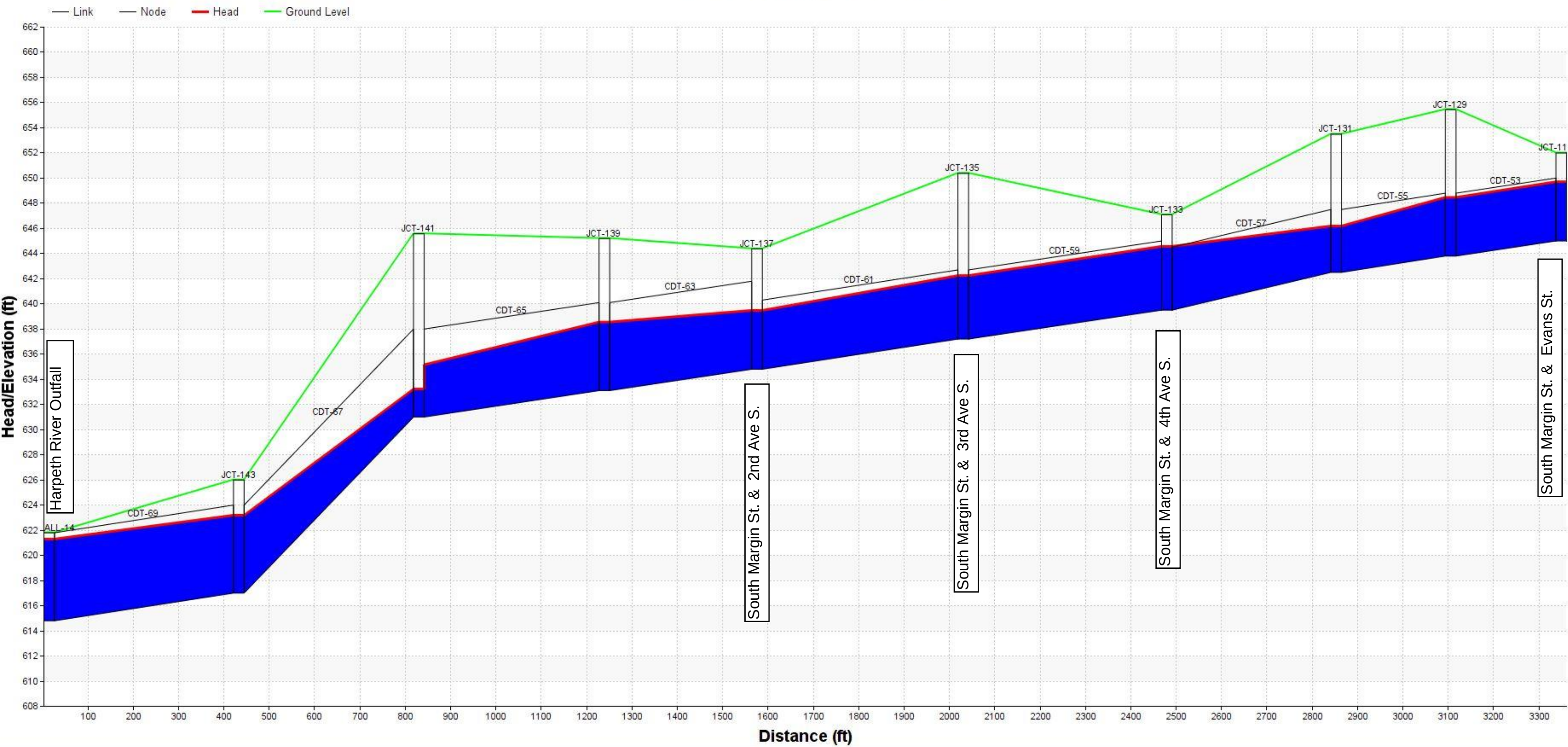
Map Disclaimer
Disclaimer
Credits
Glossary

Privacy Pol
About
Career Opportunit

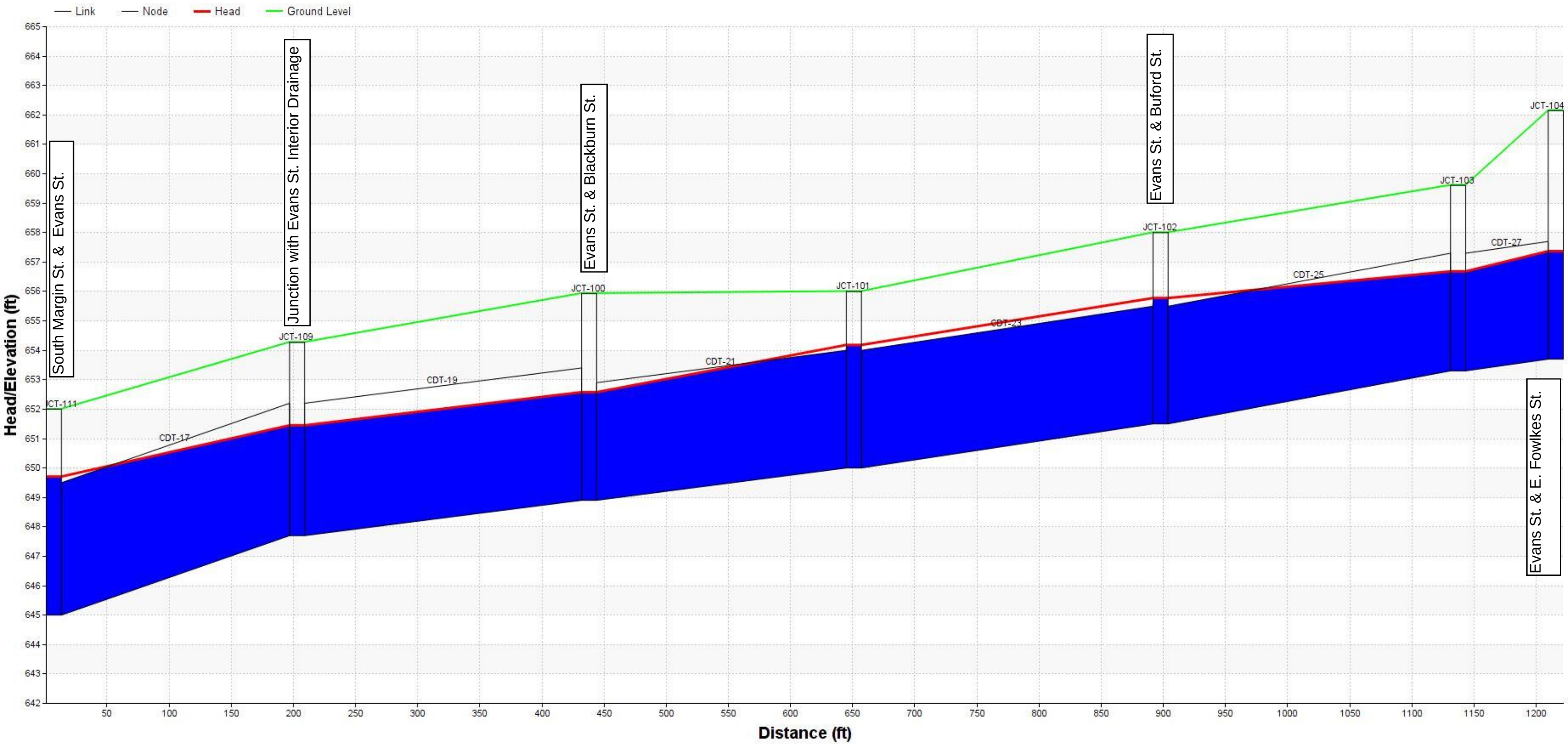
Appendix C

10-Year Storm Sewer Simulation Results

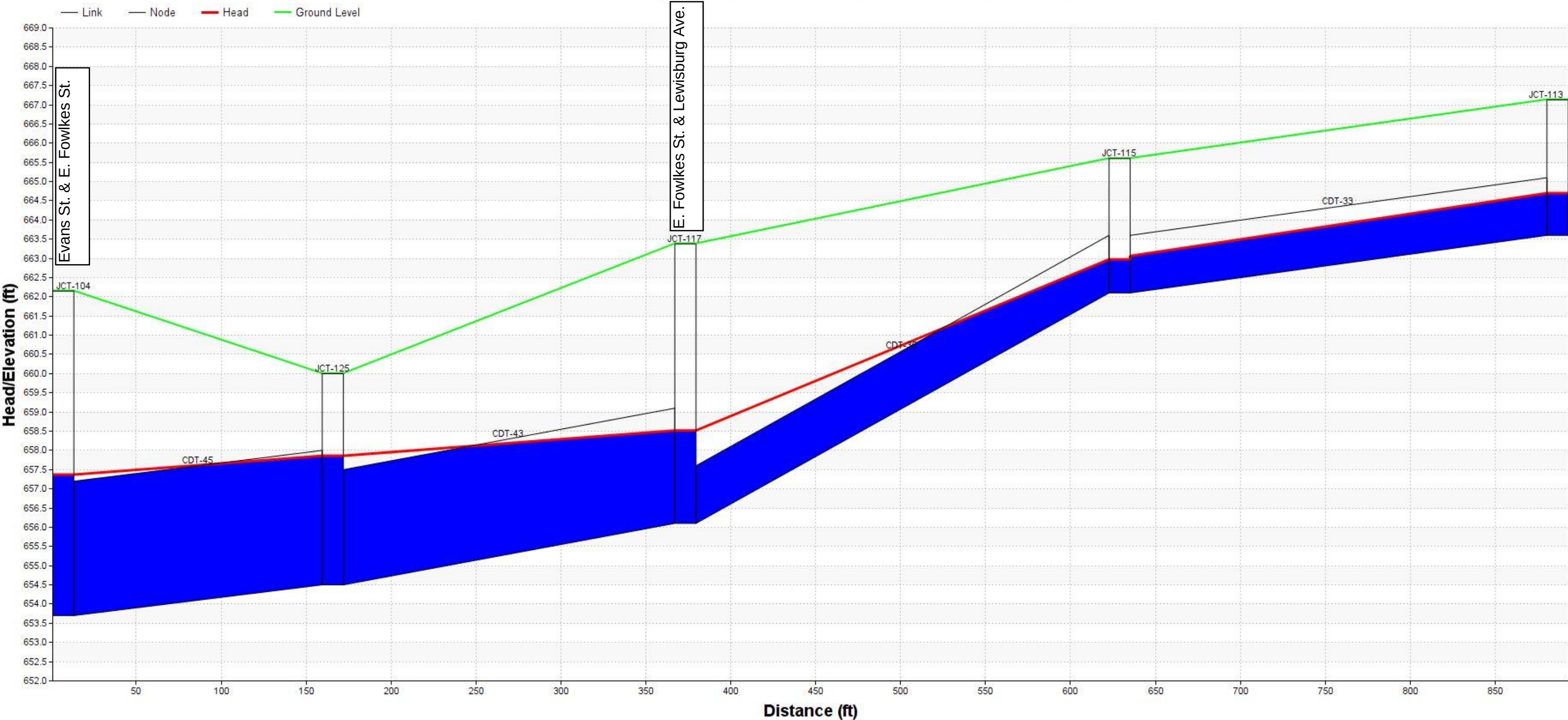
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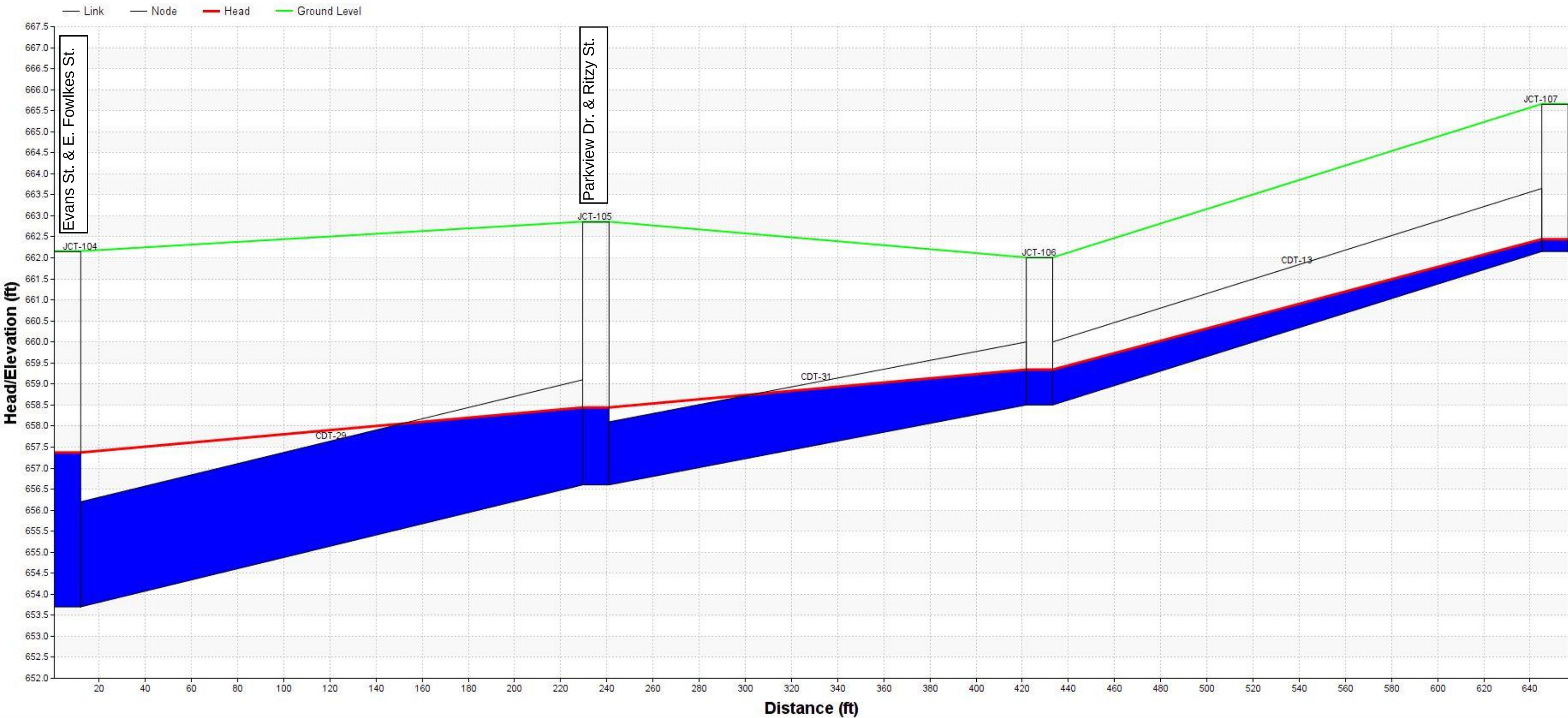
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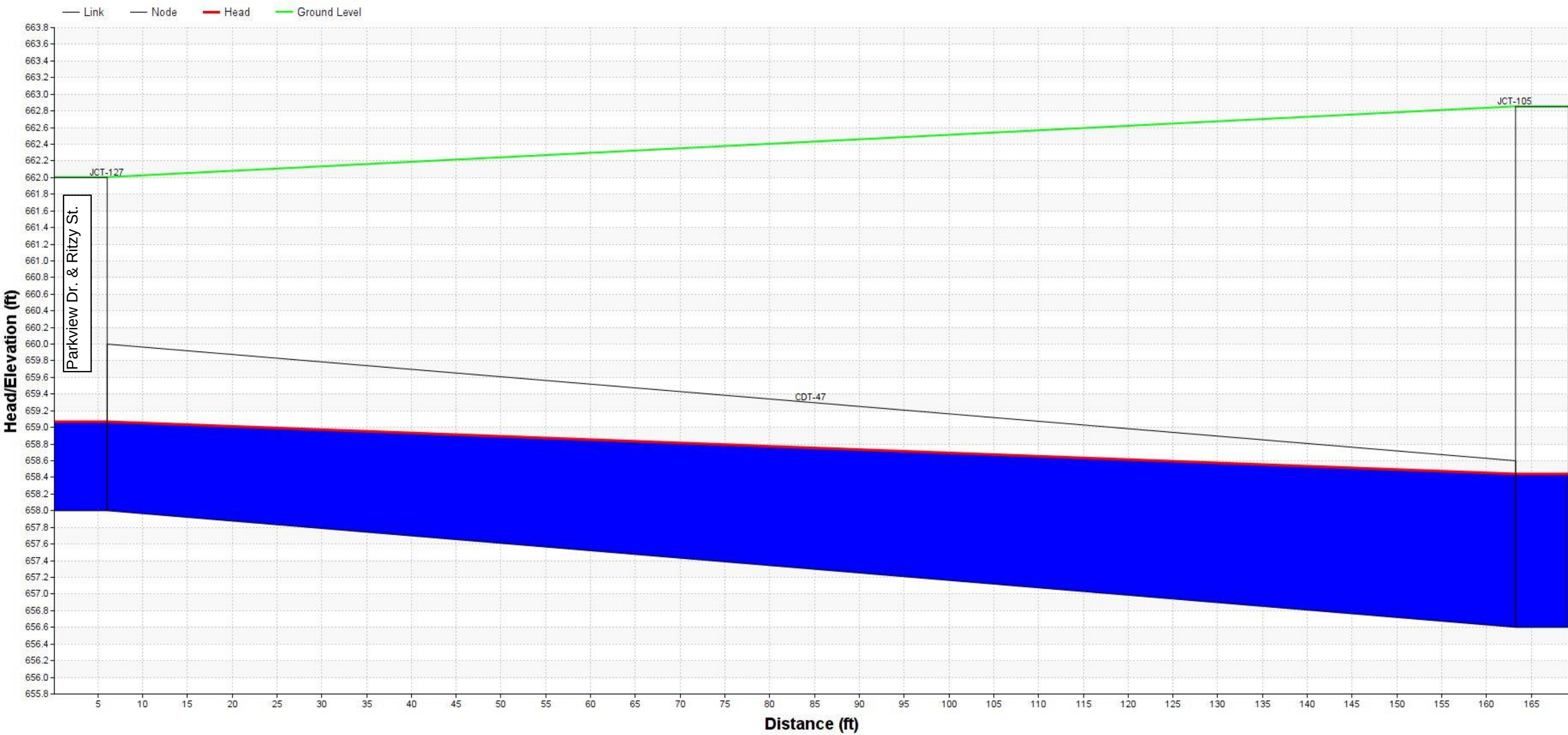
Lewisburg Avenue to East Fowlkes Street



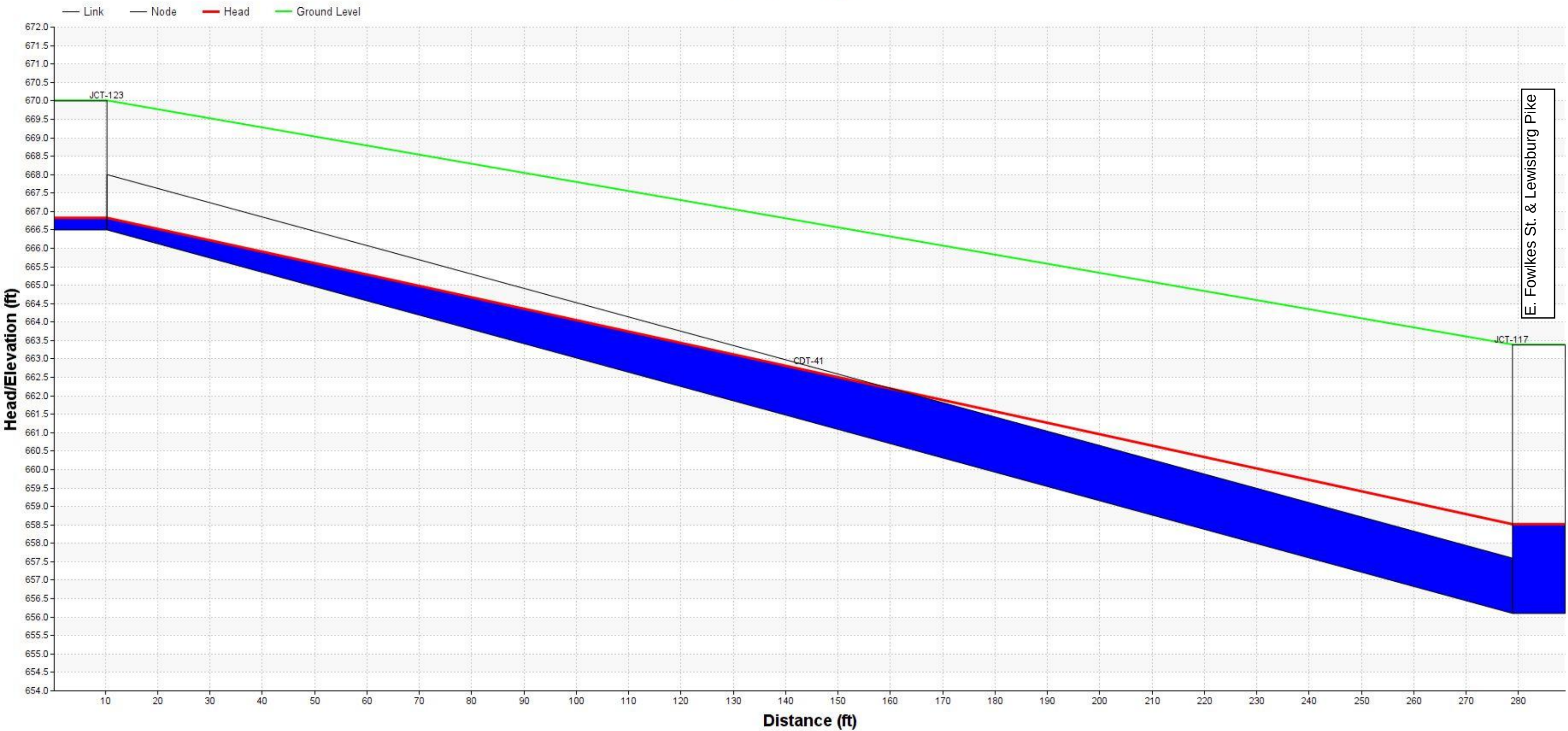
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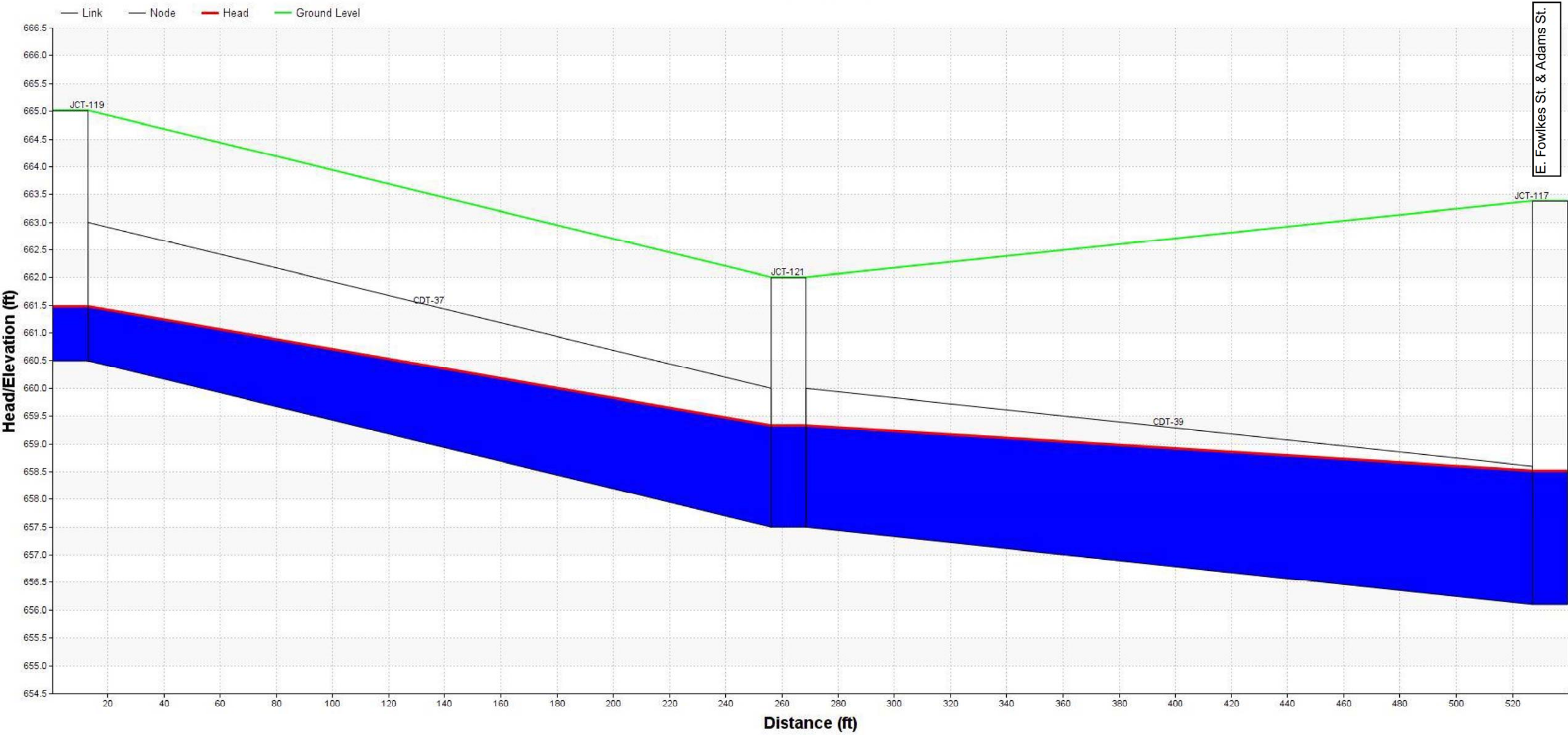
Ritzy Street



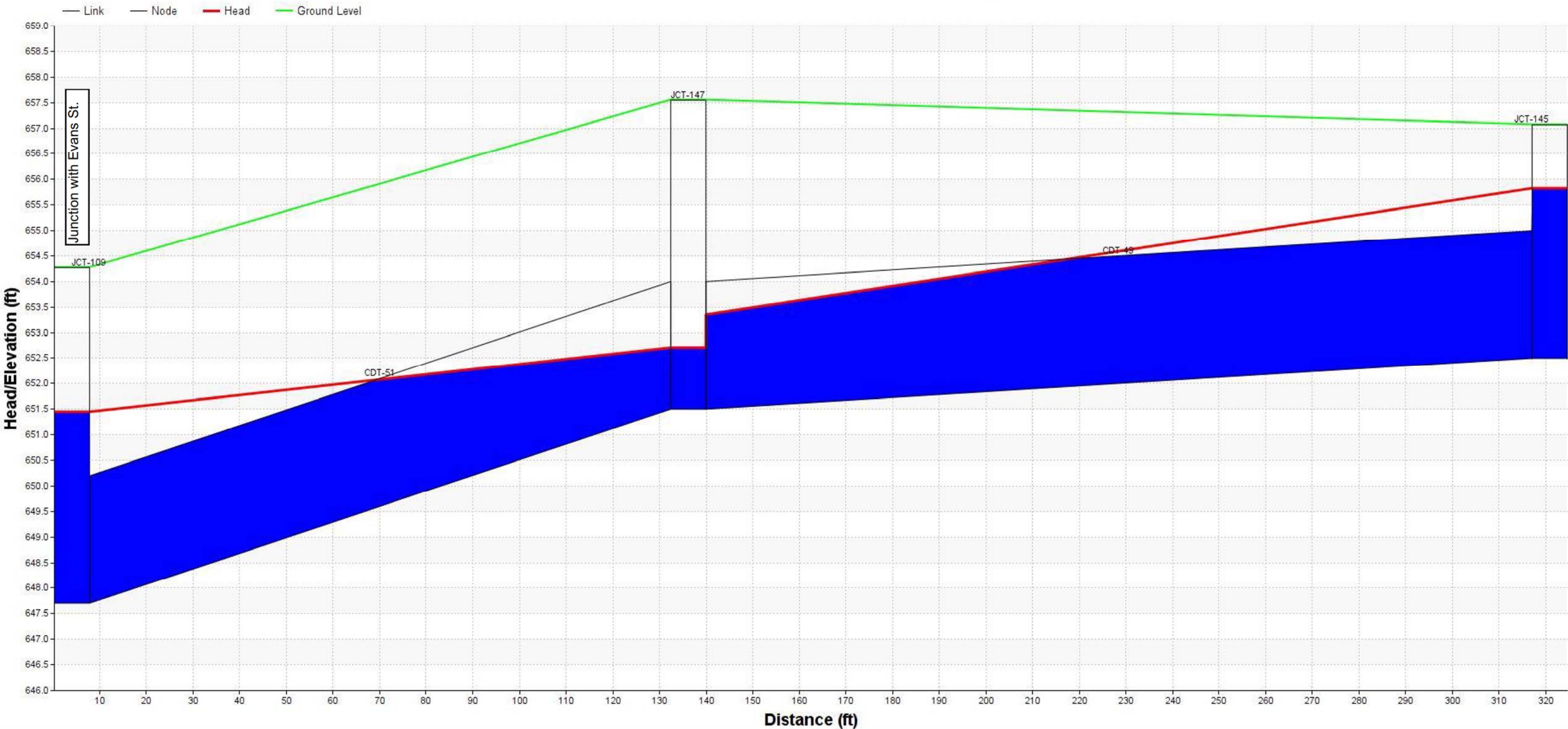
Lewisburg Pike



Adams Street



Evans Street Interior Drainage





SCALE: 1"=100'

LEGEND

- CULVERT OR STORM
- DRAINAGE DITCH
- DRAINAGE STRUCTURE
- DRAINAGE SUB-AREA
- DRAINAGE AREA BOUNDARY
- DRAINAGE SUB-AREA
- ROADSIDE DITCH

PARKVIEW
DRAINAGE STUDY
FRANKLIN, TENNESSEE
AUG. 3, 1982 82138

KUHL
PR

**WEST MAIN STREET
PARKING OPTION 1**



**WEST MAIN STREET
PARKING OPTION 2**



**WEST MAIN STREET
PARKING OPTION 3**



**WEST MAIN STREET
PARKING OPTION 4**



**WEST MAIN STREET
PARKING OPTION 5**



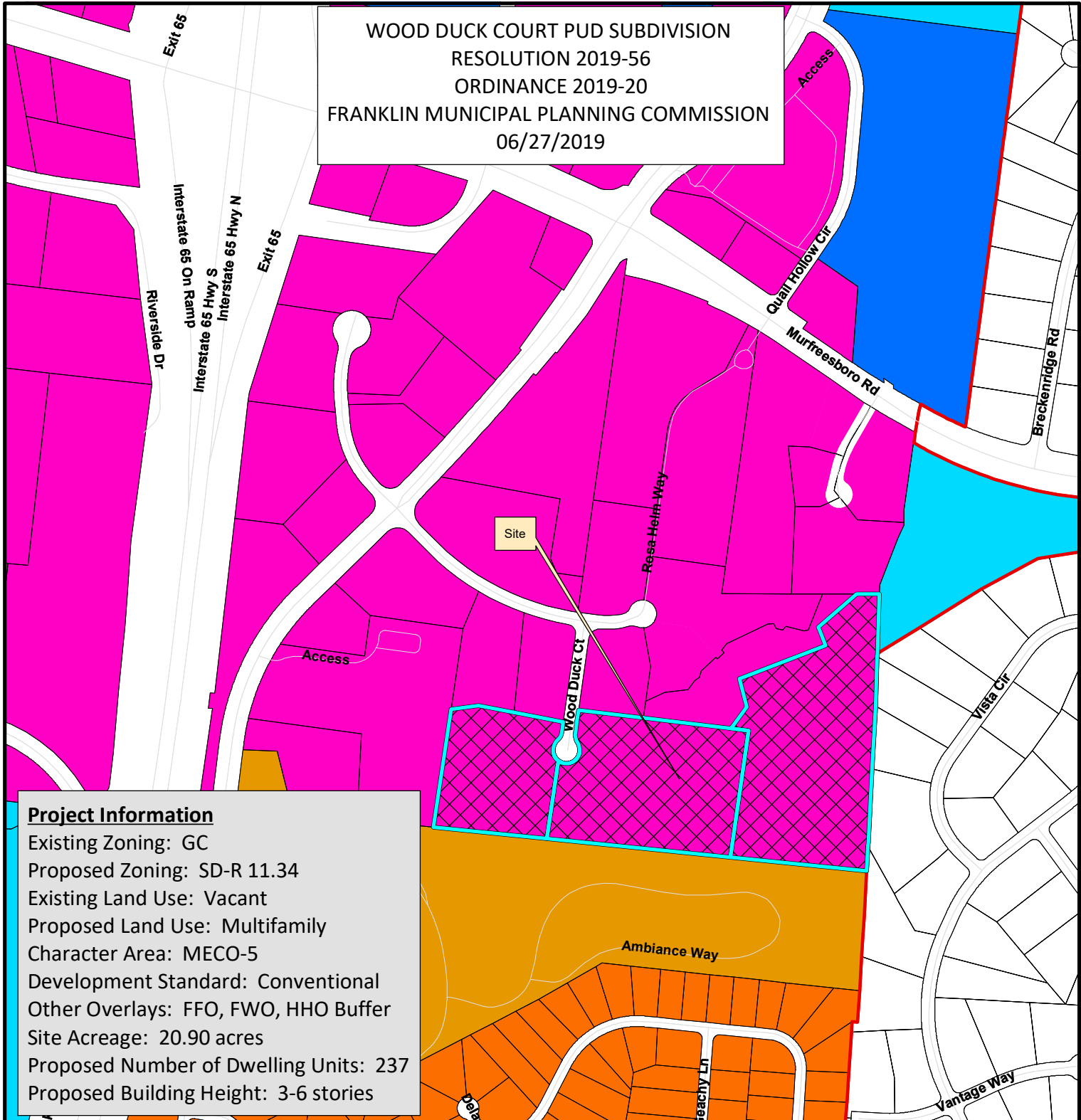
**WEST MAIN STREET
PARKING OPTION 6**



**WEST MAIN STREET
PARKING OPTION 7**



WOOD DUCK COURT PUD SUBDIVISION
 RESOLUTION 2019-56
 ORDINANCE 2019-20
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-R 11.34
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO, HHO Buffer
 Site Acreage: 20.90 acres
 Proposed Number of Dwelling Units: 237
 Proposed Building Height: 3-6 stories

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



0 250 500 1,000
 Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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WOOD DUCK COURT

PUD SUBDIVISION

REZONING REQUEST

SD-R (11.34) (SPECIAL DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

APPLICANT & LANDSCAPE ARCHITECT:

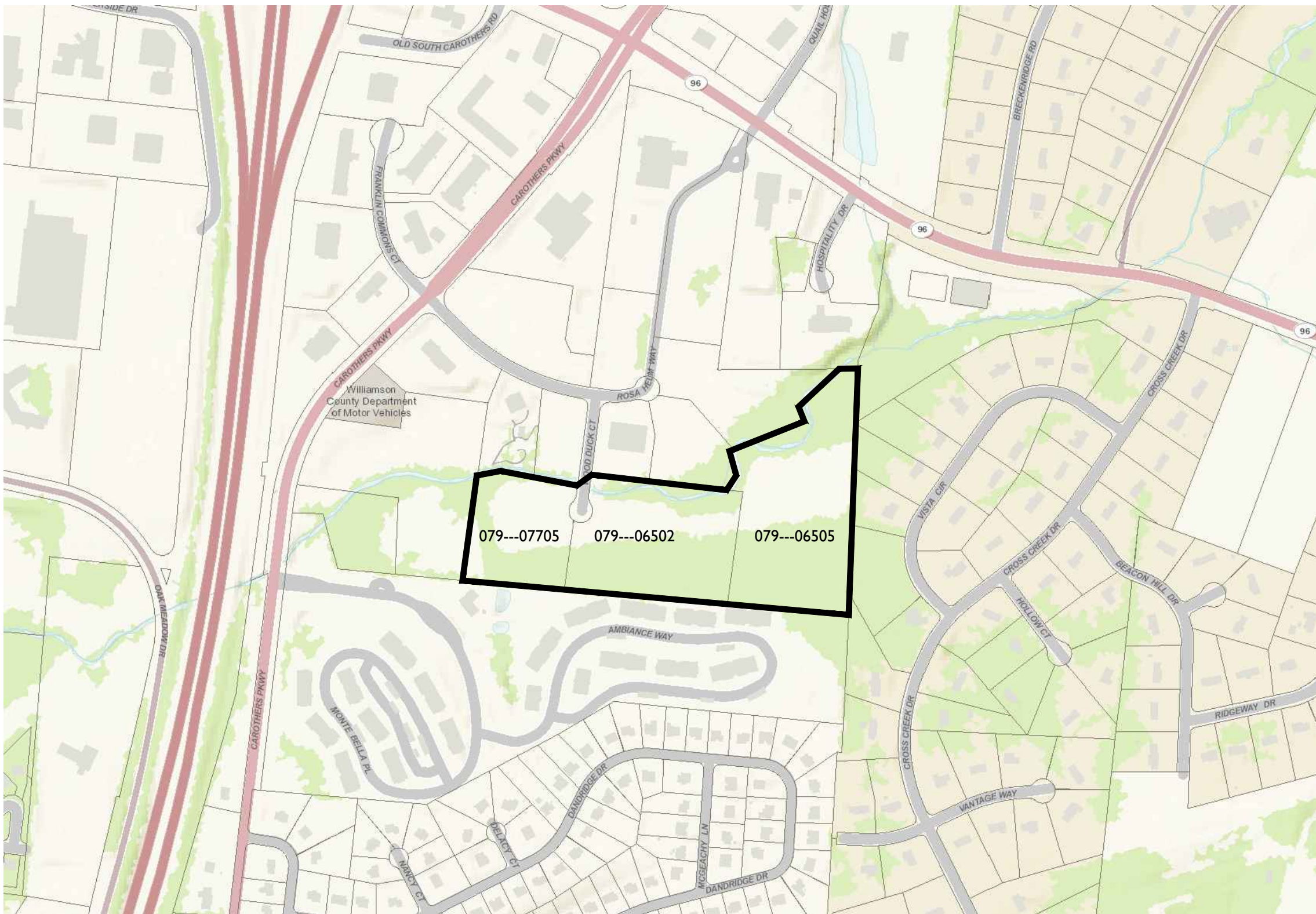
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER & SURVEYOR:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC
DREW STOKES
325 SEABOARD LANE
SUITE 170
FRANKLIN, TN 37067
615-333-7797
drew@cec.com

ARCHITECT

DAVE PURSER
PURSER ARCHITECTURE & DESIGN, PLLC
2819 COLUMBINE PLACE
SUITE 5
NASHVILLE, TN 37204
615-943-8615
dave@padpllc.com



NOT TO SCALE

PARCELS

079---07705
079---06502
079---06505

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)

PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS

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

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

PUD TO BE CONSOLIDATED INTO ONE LOT AT FINAL PLAT

SHEET INDEX

SV01 SURVEY
SV02 SURVEY

CI.0 OVERALL EXISTING CONDITIONS
CI.1 ENLARGED EXISTING CONDITIONS

WOOD DUCK COURT PUD SUBDIVISION

SITE DATA

SUBDIVISION/DEVELOPMENT:	WOOD DUCK COURT PUD SUBDIVISION
COF PROJECT NUMBER:	6991
TAX MAP & PARCELS:	MAP 79 - PARCELS 77.05, 65.02, 65.05
ADDRESS	WOOD DUCK COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH

EXISTING SITE ACREAGE:	20.90 AC
CHARACTER OVERLAY	MECO-5
OTHER APPLICABLE OVERLAYS:	FFO, FWO, HHO BUFFER
EXISTING ZONING	GC - GENERAL COMMERCIAL
PROPOSED ZONING	SD-R (11.34)

APPLICABLE DEVELOPMENT STANDARDS: EITHER

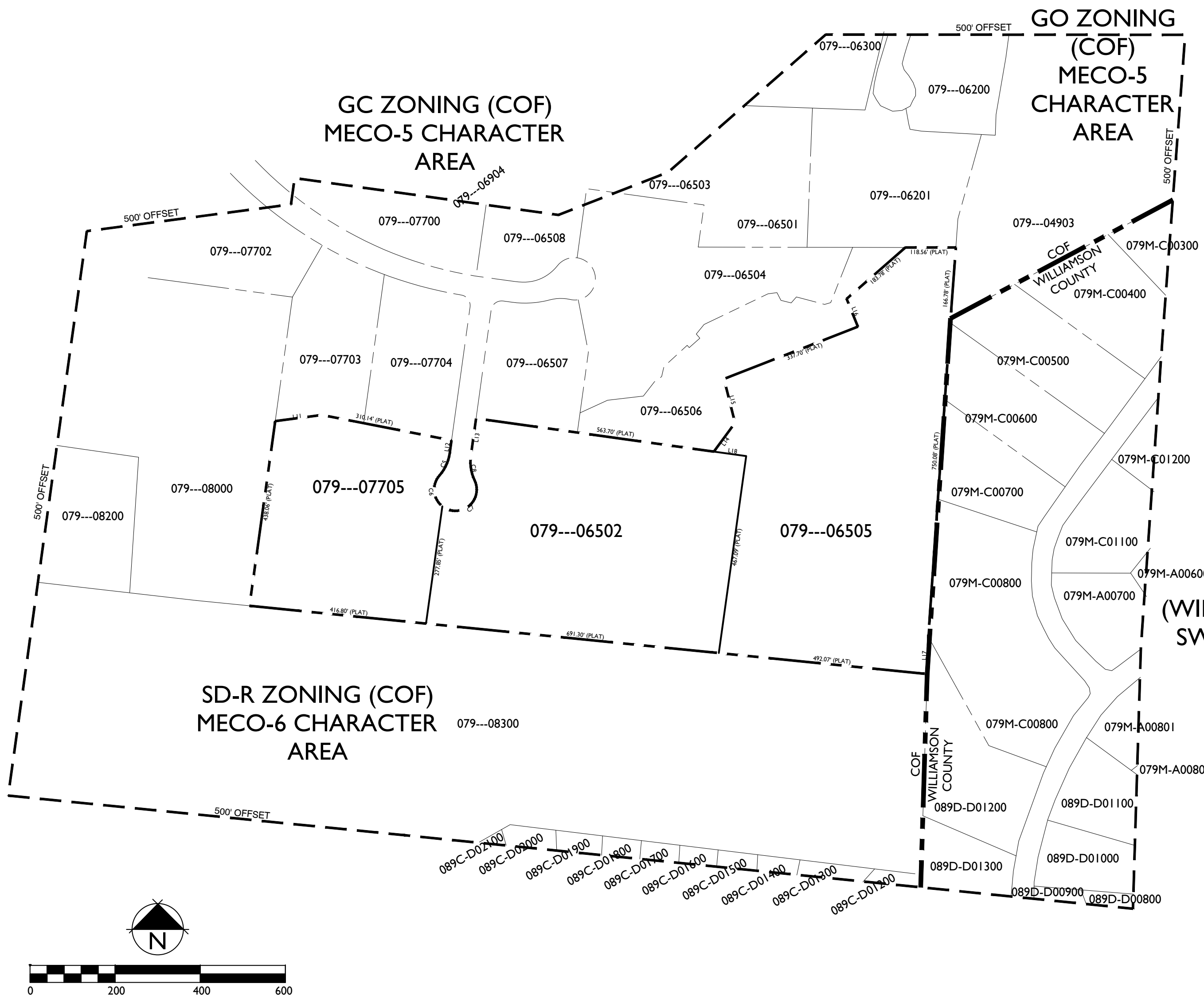


PRE-APP SUBMITTAL: 04.29.2019
INITIAL SUBMITTAL: 05.13.2019
RESUBMITTAL: 07.03.2019
ONE STOP:
COF : 6991

Civil & Environmental Consultants, Inc.
325 Seaboard Lane • Suite 170 • Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com

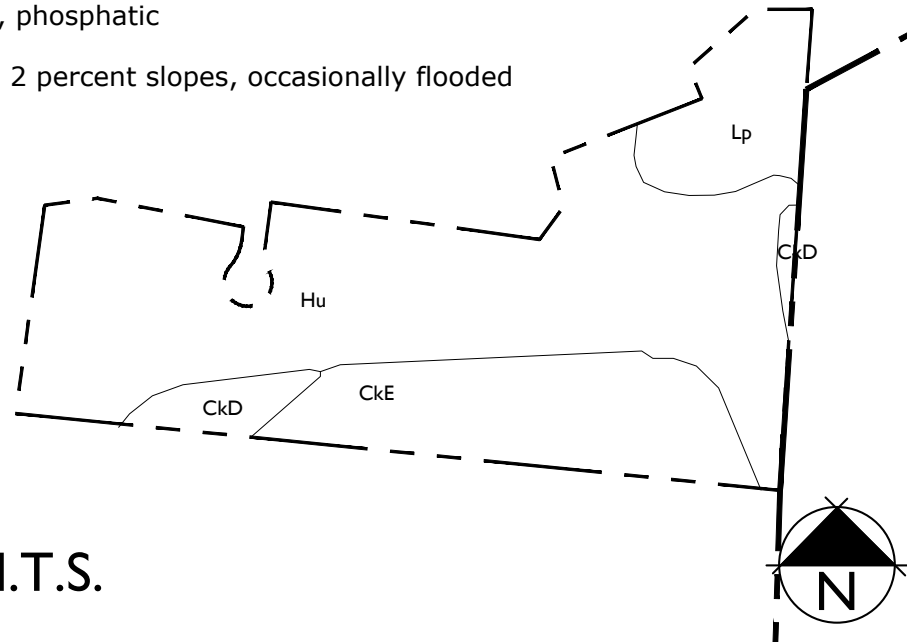


GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



CkD Culleoka silt loam, 12 to 20 percent slopes
CkE Culleoka silt loam, 20 to 35 percent slopes
Hu Huntington silt loam, phosphatic
Lp Lindell silt loam, 0 to 2 percent slopes, occasionally flooded

SOIL MAP - N.T.S.



ADJACENT PROPERTY OWNERS

PARCEL NUMBER	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
079M-A00801	FROST BENJAMIN D	1129 CROSS CREEK DR	FRANKLIN	TN	37067
079---06200	PIERCE THOMAS H	909 DIVISION ST STE 201	NASHVILLE	TN	37203
079---06201	MANGI BA GP	6210 HOSPITALITY DR	FRANKLIN	TN	37068
079---06300	CEMETERY BEECH /PIERCE THOMAS H	909 DIVISION ST #201	NASHVILLE	TN	37203
079---06501	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06502	WALKER WILLIAM H	1175 HILLVIEW LN	FRANKLIN	TN	37064
079---06503	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06504	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06505	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---06506	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06507	NA FRANKLIN INV PARTNERS	28 WHITE BRIDGE RD	NASHVILLE	TN	37205
079---06508	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06904	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07700	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---07701	PEDIGO-FRANKLIN PROP LP	1711 OLD FORT PKWY #A	MURFREESBORO	TN	37129
079---07702	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07703	1MOSAICRE LLC	612 WARD CIR	OLD HICKORY	TN	37138-1952
079---07704	SMITH PARTNERS LLC	244 COOL SPRINGS BLVD	FRANKLIN	TN	37067
079---07705	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---08000	SOAR ADVENTURE TOWER LLC	704 THURROCK CIR	BRENTWOOD	TN	37027
079---08200	NICHOLS J DONALD	416 JACKSON BLVD	NASHVILLE	TN	37205
079---08300	UNITED DOMINION REALTY LP	1745 SHEA CENTER DR #200	HIGHLANDS RANCH	CO	80129
079M-A00600	MASSEY RODNEY IRVIN JR	1124 CROSS CREEK DR	FRANKLIN	TN	37067
079M-A00700	KING CHARLES G	1128 CROSS CREEK DR	FRANKLIN	TN	37067
079---04903	OFFICES RESERVE AT CROSS CREEK LLC	1650 MURFREESBORO RD #205	FRANKLIN	TN	37067
079M-C00300	FONTANA MATTHEW F	1006 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00400	ELLIOTT ANDREW P	1008 VISTA CIR	FRANKLIN	TN	37067
079M-C00500	MAGNESS DANNY R	1010 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00600	RICHARDS BRUCE G SR	1012 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00700	JENNINGS RUSSELL ALAN	1016 VISTA CIR	FRANKLIN	TN	37067
079M-C00800	SANTANA JENNIFER	1018 VISTA CIR	FRANKLIN	TN	37067
079M-C00900	BLAIR ROBERT DOUGLAS REV LIV TRUST	1020 VISTA CIR	FRANKLIN	TN	37064
079M-C01100	CALHOON BRET	1013 VISTIA CIR	FRANKLIN	TN	37067
079M-C01200	STEPHENS JAMES CRAIG	1009 VISTA CIR	FRANKLIN	TN	37067
079M-C01300	JENKINS TN COMMUNITY PROPERTY TRUST	1005 VISTA CIR	FRANKLIN	TN	37064
089C-D01200	BUTCHER JESSE	325 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01300	ROMAN JEFFERY S	329 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01400	RIFFEL LAWRENCE S	333 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01500	CROSSER FAMILY TRUST	4008 36TH AVE S	PALMETTO	FL	34221
089C-D01600	BLACKSTONE DEENA	341 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01700	STIVERS NORMAN O	345 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01800	FABER JOHN J	349 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01900	GROVE BRIAN M	353 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02000	MASSEY TOMMY S	357 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02100	BERTONE DANIEL P	361 DANDRIDGE DR	FRANKLIN	TN	37067
089D-D01000	HASSLER MICHAEL C	1137 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01100	OKERSON C ALBERT	P O BOX 681845	FRANKLIN	TN	37068-1845
089D-D01200	MITCHELL MICHAEL J	1136 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01300	GODWIN J MARK	1140 CROSS CREEK DR	FRANKLIN	TN	37067

AS-MEASURED CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'18"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	153°33'34"	134.01'	97.35'	N 51°08'08" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W

RECORD PLAT CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C5	100.00'	33°33'37"	58.57'	57.74'	S 24°40'48" W
C6	50.00'	93°33'18"	81.64'	72.87'	S 05°19'12" E
C7	50.00'	153°33'34"	134.01'	97.35'	N 51°07'22" E
C8	100.00'	33°33'37"	58.57'	57.74'	N 08°52'38" W

AS-MEASURED LINE DATA

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'	L6	N 21°59'05" W	70.63'
L2	S 07°54'51" W	30.15'	L7	S 01°44'38" W	87.43'
L3	N 07°54'51" E	89.38'	L8	N 82°10'44" W	76.68'
L4	N 36°28'24" E	83.92'	L9	S 82°06'05" E	133.09'
L5	N 14°08'29" W	106.71'	L10	S 41°44'20" E	275.21'

RECORD PLAT LINE DATA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 82°24'10" E	110.94'
L12	S 07°54'05" W	30.12'
L13	N 07°54'05" E	89.42'
L14	N 36°28'24" E	83.92'
L15	N 14°08'29" W	106.71'
L16	N 21°59'05" W	70.63'
L17	S 01°48'39" W	87.50'
L18	N 82°03'46" W	77.24'

LEGAL DESCRIPTION (PER TITLE COMMITMENT #180510JM)

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO (RESUBDIVISION OF LOT 9 AND WILD DUCK REALTY SUBDIVISION FINAL PLAT, REVISION TWO, RESUBDIVISION OF LOT 1) OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM H. WALKER, BY WARRANTY DEED, FROM RECORP MORTGAGE INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, DATED MAY 3, 1999, OF RECORD IN BOOK 1839, PAGE 327, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER TITLE COMMITMENT #184030)

TRACT I

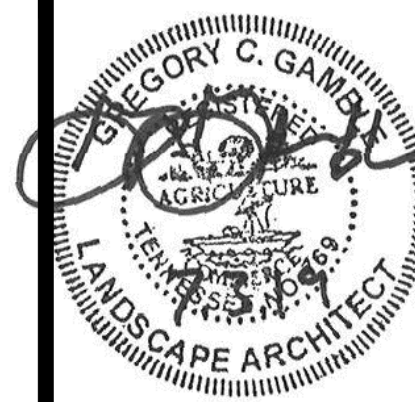
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT(S) 14, AS SHOWN ON THE MAP ENTITLED FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO, OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED JUNE 5, 1998 FROM SUNTRUST BANK, NASHVILLE, N.A. OF RECORD IN DEED BOOK 1678, PAGE 848, SAID REGISTER'S OFFICE. WALKER FAMILY PARTNERS, LP MERGED INTO WALKER FAMILY PARTNERS, A GENERAL PARTNERSHIP BY CERTIFICATE OF MERGER OF RECORD IN DEED BOOK 1939, PAGE 875, SAID REGISTER'S OFFICE.

TRACT II

A TRACT OF LAND IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE FINAL PLAT OF REVISION THREE WILD DUCK REALTY SUBDIVISION RESUBDIVISION OF LOT NO. 3 AS OF RECORD IN PLAT BOOK 30, PAGE 91, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP BY SPECIAL WARRANTY DEED DATED DECEMBER 29, 2000 OF RECORD IN DEED BOOK 2102, PAGE 353, SAID REGISTER'S OFFICE.



Revision Date _____
△ _____
△ _____
△ _____
△ _____

SITE DATA CHART

PROJECT NAME:

PROJECT #:

ADDRESS:

COUNTY:

CIVIL DISTRICT:

EXISTING ZONING:

PROPOSED ZONING:

EXISTING CHARACTER AREA:

ENVISION FRANKLIN:

OTHER APPLICABLE OVERLAYS:

APPLICABLE DEVELOPMENT STANDARD:

ACREAGE OF SITE:

SQUARE FOOTAGE OF SITE:

EXISTING TREE CANOPY:

APPLICANT:

ADDRESS:

CONTACT:

WOOD DUCK COURT
PUD SUBDIVISION
6991

WOOD DUCK COURT
FRANKLIN
WILLIAMSON
TENNESSEE
9TH

GC
SD-A (11.34)
MECO-S
REGIONAL COMMERCE & CONSERVATION
FFO, FWO, HHO BUFFER
EITHER
20.90 AC
910,519 SF

637,972 SF
(70%)

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

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

EXISTING TREE CANOPY

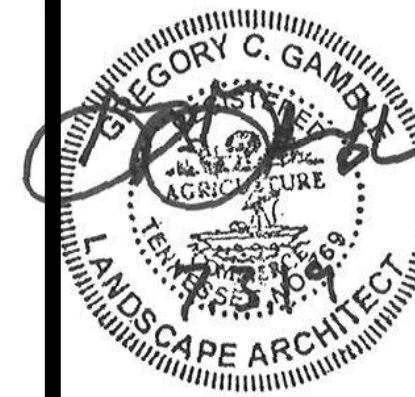
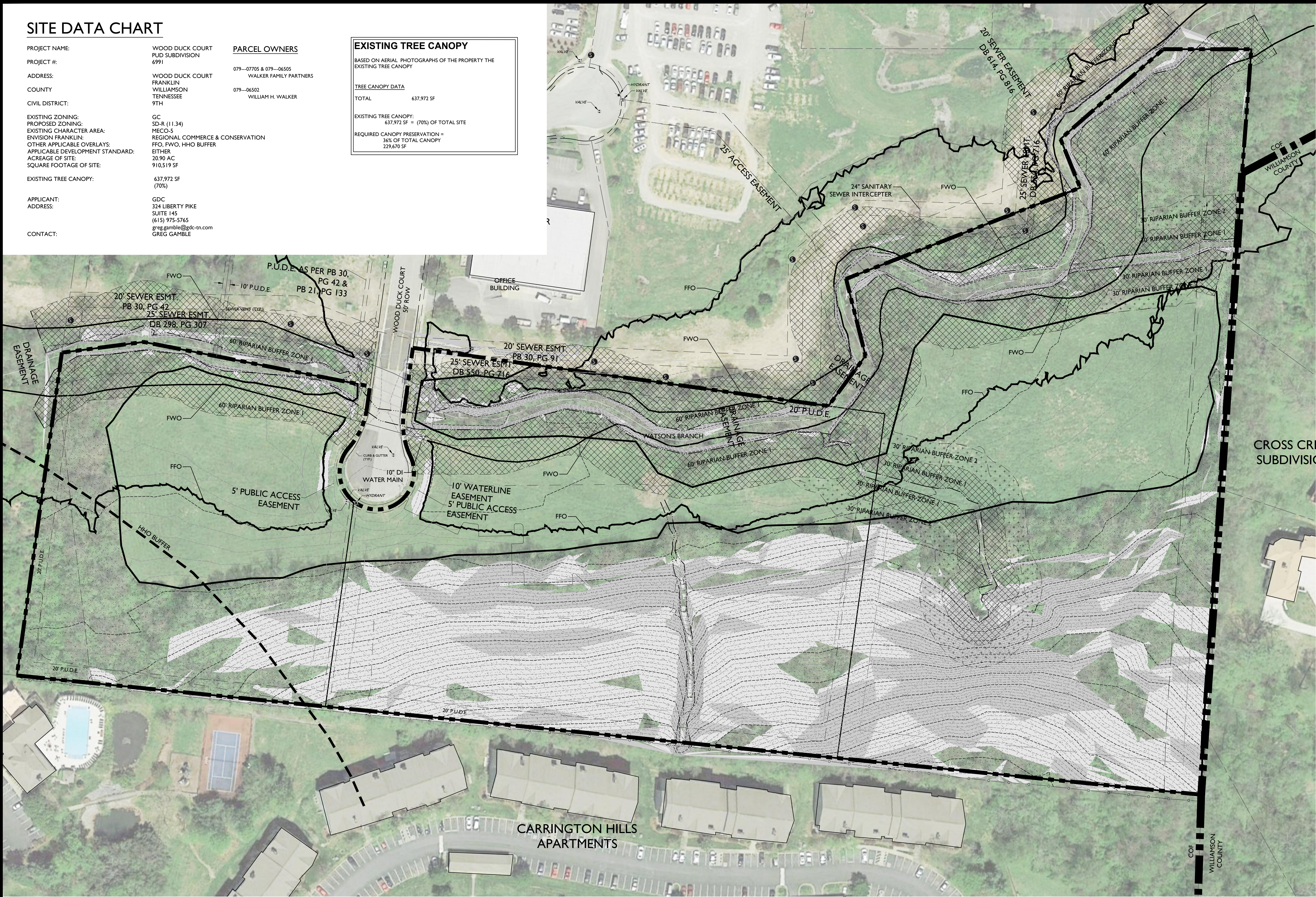
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE
EXISTING TREE CANOPY

TREE CANOPY DATA

TOTAL 637,972 SF

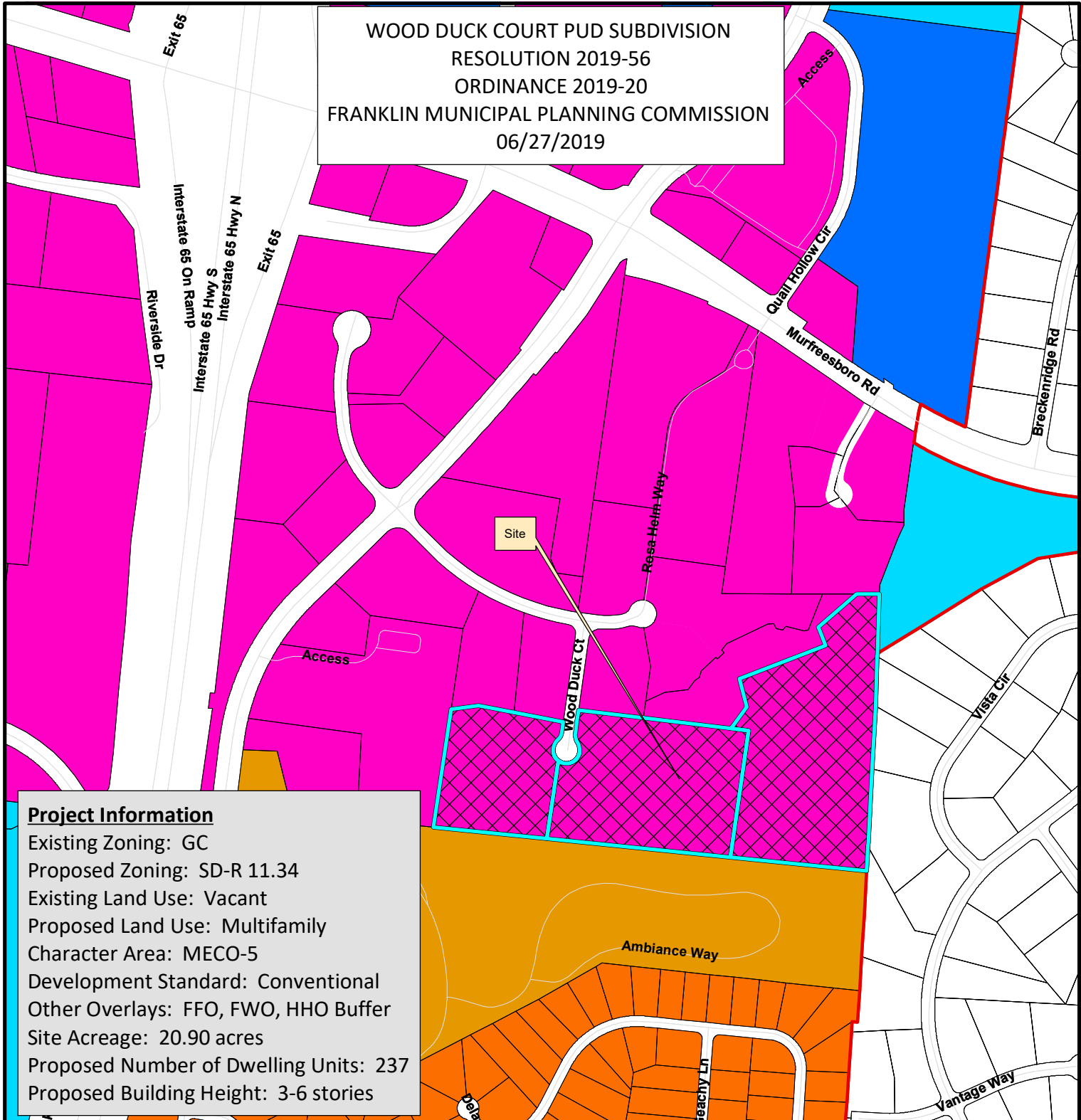
EXISTING TREE CANOPY:
637,972 SF = (70%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
35% OF TOTAL CANOPY
229,670 SF



Revision Date	
△	
△	
△	
△	
△	

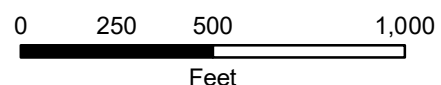
WOOD DUCK COURT PUD SUBDIVISION
 RESOLUTION 2019-56
 ORDINANCE 2019-20
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-R 11.34
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO, HHO Buffer
 Site Acreage: 20.90 acres
 Proposed Number of Dwelling Units: 237
 Proposed Building Height: 3-6 stories

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 20

Engineering - PUD Plan Checklist

General Issues

9. Cover Sheet Note

joe.marlo@franklintn.gov

Applicant to place the following note on the Development Plan Cover Sheet:

"Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards."

greggamble209@gmail.com

Note added.

joe.marlo@franklintn.gov

Note has been provided on the cover sheet (thank you). Note shall remain open to serve as a Condition of Approval.

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

10. F. Development Plan

kevin.long@franklintn.gov

Add a roadway cross section for the access drive and new bridge. The access should be wide enough to allow for two-way traffic.

greggamble209@gmail.com

Access drive has been dimensioned on plans to show two-way traffic is allowable.

kevin.long@franklintn.gov

The previous comment

"Add a roadway cross section for the access drive and new bridge. The access should be wide enough to allow for two-way traffic."

was not addressed.

Applicant shall include a roadway typical cross-section detail for the access drive, indicating pavement width and how roadway drainage is accounted for. (Cross-slope of the drive, type of curb, if gutter or ditch sections are to be used.)

[Edited By Kevin Long]

greggamble209@gmail.com

A typical roadway cross section has been added to sheet C4.0.

kevin.long@franklintn.gov

Applicant shall add a label specifying the cross-section is applicable only to the access drive. Applicant shall add note below cross-section: "Preliminary design only, curb and pavement details to be finalized at the site plan stage."

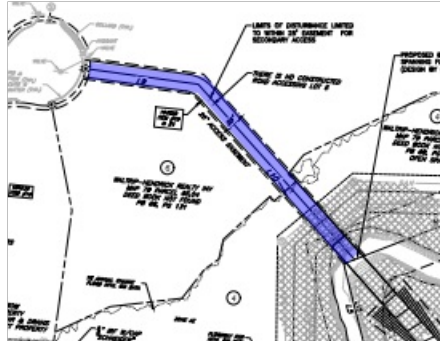
25. Grades

joe.marlo@franklintn.gov

Show conceptual existing / proposed grades for the work in the area highlighted below, showing that the connection can be made at reasonable grades.

There is an approved but not yet constructed Site Plan for this property with grading along this easement (Darrel Waltrip Volvo COF 6579).

The LOD shall be revised to encompass this work.



greggamble209@gmail.com

Conceptual proposed grading has been added to the access road in the easement. The LOD has been adjusted to reflect this change.

joe.marlo@franklintn.gov

Conceptual grade lines have been added (thank you).

Please provide contour labels for the grade lines added on the north side of the stream.

greggamble209@gmail.com

Contour labels have been added on the north side of the stream.

joe.marlo@franklintn.gov

Contours provided (thank you).

At the Site Plan submittal, the profile shown on C5.0 shall meet City of Franklin Street Standards, including grade (10% max) and k values.

26. Utilities

joe.marlo@franklintn.gov

Utilities are not permitted below permeable pavement. Locate dry or wet utility lines a minimum of 5 feet away from pavement applications. [COF BMP Manual GIP-03 pg. 5]

greggamble209@gmail.com

The sanitary sewer has been adjusted to run 5-ft away from the curb and permeable pavement. The water line has been moved 10-ft away from the sewer inside the curb under decorative pavers (non-permeable) in the parking row.

joe.marlo@franklintn.gov

Darken the hatching of the permeable pavers on the Grading Plan (C3.0) for visibility purposes, and provide a separate hatch for the decorative, non-permeable pavers.

Please also show permeable / non-permeable hatches on the Utility Plan (C5.0).

greggamble209@gmail.com

A separate hatch pattern showing the decorative pavers has been added and both hatches have been darkened on C3.0 and C5.0.

joe.marlo@franklintn.gov

Utilities shown have been located outside of paver hatching on the Development Plan, however the construction feasibility of that shown is uncertain.

At the Site Plan submittal, utilities shall not located in permeable pavement areas. Dry and wet utility lines shall be located a minimum of 5 feet away from permeable pavement applications. [COF BMP Manual GIP-03 pg. 5]

64. F. Development Plan

jimmy.wiseman@franklintn.gov

At the site plan submittal, the development must provide a no-rise certificate along with the hydrologic and hydraulic study for the alterations in the floodplain and floodway. The applicant shall remove the crossed out language in the following note on the plans.

~~STORMWATER CONVEYANCE AND/OR LEVEL SPREADER PRACTICES~~

IMPACT STATEMENT

THE WOOD DUCK COURT DEVELOPMENT WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMP'S AND GREEN INFRASTRUCTURE TO MEET THE INTENT OF THE CURRENT REGULATIONS. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON SITE MEASURES. THE DESIGN TEAM WILL SUBMIT A C.O.F. LONG TERM MAINTENANCE PLAN AND AGREEMENT TO C.O.F. WITH FINAL CONSTRUCTION DRAWINGS. A HYDRAULICS AND HYDROLOGY STUDY WILL BE PERFORMED ~~IN LIEU OF FLOODPLAIN COMPENSATION.~~

[Edited By Jimmy Wiseman]

greggambles209@gmail.com

The language has been removed from C3.0.

joe.marlo@franklintn.gov

At the site plan submittal, the development must provide a no-rise certificate along with the hydrologic and hydraulic study for the alterations in the floodplain and floodway.

67. Existing Conditions

joe.marlo@franklintn.gov

The following is a newcomment based on newinformation shown / not shown (existing easements removed from C1.1).

Applicant to show existing easements on the Existing Conditions Sheet C1.1, similar to that shown on the previous submittal.

68. FFO

joe.marlo@franklintn.gov

The following is a newcomment based on newinformation shown / not shown (proposed limits of floodplain removed from drawings).

Applicant to conceptually show and label the proposed FFO lines (based on the revised grading) on the Development Plans.

71. H. Stormwater Management Plan

This is an advisory comment which should not hinder approval of the Development Plan:

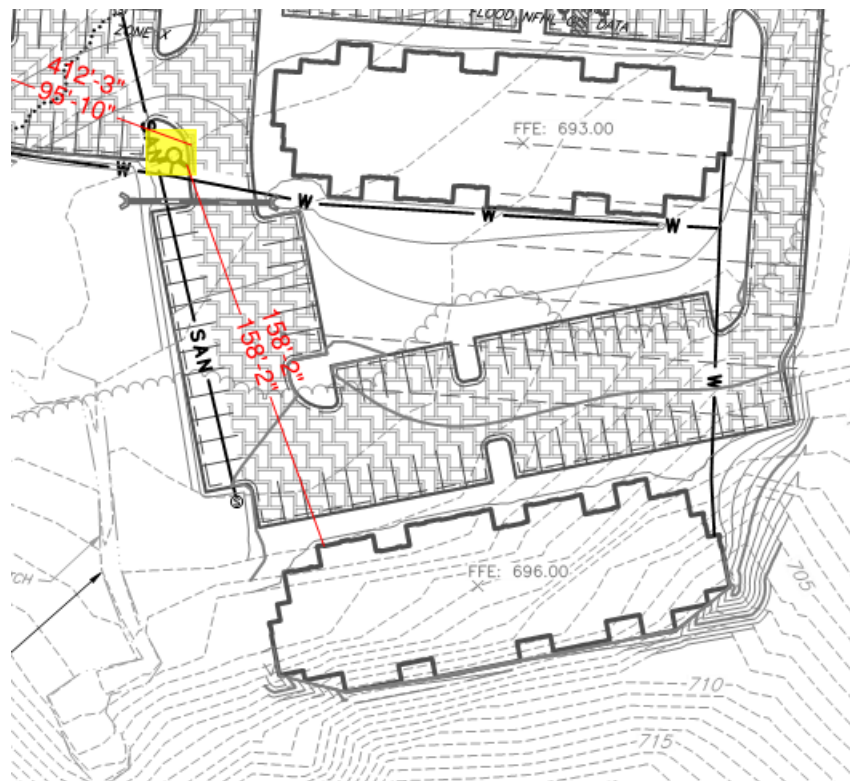
The submitted Development Plan proposes to utilize stormwater treatment practices which are not outlined in the City's BMP Manual and for which site-specific design information is not available at this time. At Site Plan, the applicant shall coordinate with COF Engineering and Stormwater staff to provide acceptable equivalent measures for stormwater treatment to the standard treatment practices outlined in the BMP Manual, including detailed design information and proposed equivalencies for stormwater treatment credit. While not anticipated to be necessary, any disagreement between the development design team and the City Engineer regarding proposed equivalent measures which cannot be resolved at staff level shall be submitted as a variance for approval by the Stormwater Appeals Board.

Fire Protection Review

General Issues

69. Hydrant spacing

curt.edelmann@franklinton.gov Hydrant spacing shown on Sheet C5.0 is acceptable except for the building at the far southeast corner of the property. The distance between a hydrant and the fire department connection cannot exceed 150-feet.



Fire-Planning

General Issues

29. Fire Protection

curt.edelmann@franklintn.gov Please provide the results of a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location. A 25% drop in pressure from static to residual should be achieved. This may require more than one hydrant to be opened and flowed. The fire inspector witnessing the test may elect to have different hydrants tested based on public vs private hydrant locations or select hydrants more optimal to the project site.

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

The minimum information required shall include:

1. Date and time of test.
2. Names and agency of those who performed the test and witnessed the test.
3. Hydrant locations (flow hydrant and test hydrant) depicted on a map.
4. Static pressure of both hydrants prior to test.
5. Residual pressure of test hydrant during test.
5. Pitot pressure of flow hydrant during test.
6. Gallons per minute at test pressure.
7. Gallons per minute at 20 psi.

A fire inspector must be contacted to witness the test (subject to their availability). Please call 615-791-3270 to speak with an inspector. The primary inspector for this project location is Fire Inspector Mobley.

greggamble209@gmail.com ***The process for a fire flow test has been initiated.***

curt.edelmann@franklintn.gov Sheet C5.0 does not show hydrant locations. Maximum spacing is 500-feet. Submit water flow information when it becomes available.
[Edited By Curt Edelmann]

greggamble209@gmail.com ***Fire hydrants have been added to C5.0. The fire flow test has been completed and has been submitted in this package***

curt.edelmann@franklintn.gov The flow test must be witnessed by the fire department to be accepted. Contact Inspector Mobley at 615-791-3270 to witness the test.

Parks

General Issues

70. Parkland Impact Fee

kevinl@franklintn.gov Impact Fees are due at the final plat for the development.

The reduction in units from 241 to 237 has lowered the fee price to \$1,020,048.

If you decided to ask for any offsets or reimbursements this will require a contact that must be completed before the project can move forward.

[Edited By Kevin Lindsey]

Planning

General Issues

52. FWO and FFO

amy.diaz-barriga@franklintn.gov

No new buildings can be in the floodplain. The FFO line will have to be relocated before buildings can be permitted in the locations shown.

greggamble209@gmail.com Noted

amy.diaz-barriga@franklintn.gov

No new buildings can be in the floodplain. The FFO line will have to be relocated before buildings can be permitted in the locations shown.

53. sidewalk connection

amy.diaz-barriga@franklintn.gov

There should be a sidewalk connection between the areas of Building 6 and Building 7.

greggamble209@gmail.com Sidewalk has been added.

amy.diaz-barriga@franklintn.gov

Identify the sidewalk between buildings 6 and 7 in more detail on sheet C2.0. It is hard to see on current plans.
[Edited By Amy Diaz-Barriga]

66. Entitlements

amy.diaz-barriga@franklintn.gov

Unit Count and Square footage shown on the development plan and rezoning are not entitlements. Densities and Square Footages shown on this plan and the rezoning are meant to represent the maximum allowance. Additional design and information will be required at site plan and will be required to meet all of the City's codes and ordinances. This may mean that the maximum allowance of density/square footage cannot be accommodated on the site, and that the site plan will render a smaller footprint/unit count.

greggamble209@gmail.com Noted

amy.diaz-barriga@franklintn.gov

FYI: Unit Count and Square footage shown on the development plan and rezoning are not entitlements. Densities and Square Footages shown on this plan and the rezoning are meant to represent the maximum allowance. Additional design and information will be required at site plan and will be required to meet all of the City's codes and ordinances. This may mean that the maximum allowance of density/square footage cannot be accommodated on the site, and that the site plan will render a smaller footprint/unit count.

Wood Duck Court PUD Subdivision Development Plan - Initial Submittal - 05.13.2019.pdf

38. Public Notification

christopher.andrews@franklintn.gov Required notification shall be sent by the applicant at least 15 days prior to FMPC meeting. The applicant shall provide public notice affidavit, copy of letter, and list of property owners within 500 feet to whom the letters will be sent with the resubmittal.

***PLEASE NOTE: The City of Franklin Zoning Ordinance requires that notices be sent by both First Class and Certified Mail to property owners within 500ft of the subject property. Notification for the rezoning and development plan application may be combined, and must be sent no later than 15 days prior to the public hearing. (For the June 27, 2019 FMPC meeting, notices shall be sent no later than June 12, 2019.)

greggamble209@gmail.com Noted

Planning (Landscape)

General Issues

63. Formal Open Space

jason.arnold@franklintn.gov At Site Plan, applicant shall delineate the Formal Open Space with plants and or amenities to justify the space claimed is formal and not just an arbitrary line drawn to meet minimum requirements.

greggamble209@gmail.com Noted.

jason.arnold@franklintn.gov Comment to remain open as a reminder.

Stormwater

General Issues

32. Riparian Buffer

jeff.willoughby@franklintn.gov **If any encroachment of any kind is shown in the riparian buffers** then a formal variance request shall be submitted and approved before final plan approval will be granted.

Additionally, if buffer averaging is being shown then a buffer management plan shall be submitted and approved before final plan approval will be granted as well.

greggamble209@gmail.com Buffer management plan has been submitted.

jeff.willoughby@franklintn.gov Due to encroachment within the 60' Riparian Zone 1 buffer a variance request to the City Engineer shall be submitted. This shall be submitted and approved BEFORE final development plan approval will be granted. In the case of variance denial by the City Engineer, an appeal to the Stormwater Appeals Board may be requested.

greggamble209@gmail.com Variance request has been submitted.

jeff.willoughby@franklintn.gov This has been received and is being reviewed. Development plan approval will be contingent on the variance request first being approved.

Water/Sewer

General Issues

5. Overall utility plan

ben.mcneil@franklin.tn.gov	Applicant shall provide an overall utility plan. The utility plan shall include all public domestic water, sanitary sewer and reclaim water that will serve the proposed site. Any proposed utility lines shall have a detailed plan and profile submitted for Water Management review. The sanitary sewer mains shall maintain the center of the streets. Water shall be 10' from sewer and not be designed under curbs.
greggamble209@gmail.com	<i>Understood. There is no proposed water or sewer main located under public roads.</i>
ben.mcneil@franklin.tn.gov	The applicant failed to address the issue of the sanitary sewer maintaining the center of the proposed drive isles. The sanitary sewer shall be clear of all structures, curbing and landscaping. The sanitary sewer will be designed to extend a public sewer main to the property line on the west and east side of the projects. From there the sewer will be private. During site plan stage, the sewer must still meet design standards and all testing will apply. [Edited By Ben McNeil]
greggamble209@gmail.com	Noted
ben.mcneil@franklin.tn.gov	Per the meeting held with the applicant on 7/9/19, the sanitary sewer and water layout is going to be revised. There are issues with all utilities that will serve the proposed site and how they will be placed through the site. The storm water calculations must be performed for the applicant to know the amount of space available for the utility installation areas. The applicant shall review the storm water calcs and then determine an acceptable location for the utility placement throughout the site. This will be determined with the site plan. If at site plan the utility placement does not meet Franklin specifications, the plan will not be permitted to move forward. [Edited By Ben McNeil]

42. Water

ben.mcneil@franklin.tn.gov

The applicant shall show the water and fire meter lines at the property line. From there the internal water lines to the site shall be designed as private. The water lines shall be designed to be out from under structures, trees, etc.



greggamble209@gmail.com

The proposed meter locations have been added to sheet C5.0. The meter boxes were placed such that there is minimal crossing of permeable pavement to serve the site.

ben.mcneil@franklin.tn.gov

The applicant has adjusted the meter areas for water and fire service. At site plan, the meter location will be looked at critically and at that time the final placement will be determined.

Zoning

General Issues

62. Floodway

shanna.mccoy@franklin.tn.gov	Advisory Note: As discussed in meetings with Steve Casey and State NFIP Coordinator Amy Miller, the H & H study must produce a no rise for future approvals on the site plan.
greggamble209@gmail.com	Noted
shanna.mccoy@franklin.tn.gov	Comment to remain open as project consideration and advisory note: Advisory Note: As discussed in meetings with Steve Casey and State NFIP Coordinator Amy Miller, the H & H study must produce a no rise for future approvals on the site plan.

SITE DATA CHART

PROJECT NAME: WOOD DUCK COURT
PROJECT #: 6992
ADDRESS: WOOD DUCK COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC
PROPOSED ZONING: SD-R (11.34)
EXISTING CHARACTER AREA: MECO-S
OTHER APPLICABLE OVERLAYS: FFO, FWO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 20.90 AC
SQUARE FOOTAGE OF SITE: 910,519 SF
MINIMUM SETBACKS: FRONT: 20'
SIDE: 10'
REAR: 20'
OWNERS: 079-07705 & 079-06505
WALKER FAMILY PARTNERS
079-06502
WILLIAM H. WALKER
APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 237 (ALL ATTACHED)
1 BR - 149
2 BR - 88
BUILDING SQUARE FOOTAGE: 214,481 SF
BUILDING HEIGHT: 2-4 STORIES
REQUIRED LSR: 0.2
PROVIDED LSR: 0.75
*MINIMUM PARKING REQUIREMENT: 1.5 / 1BR : 224
2.5 / 2 BR : 220
TOTAL: 444
MAXIMUM PARKING LIMIT: 489
EXISTING PARKING: N/A
PROVIDED PARKING: 429
RESIDENTIAL DENSITY: 11.34 D.U.A.
PARKLAND DEDICATION: \$1,020,048 (APPLICANT TO PAY FEE IN LIEU)

REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION

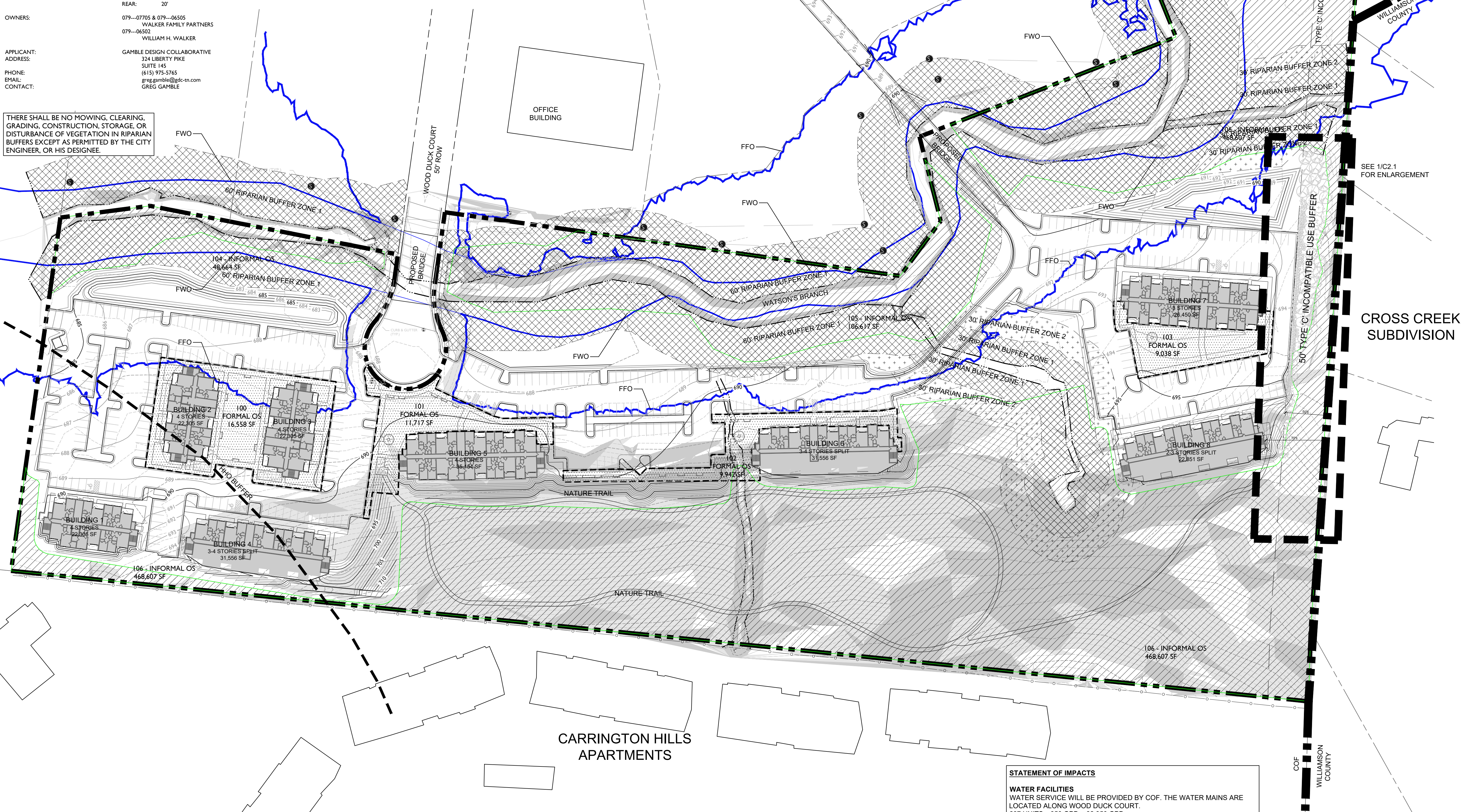
*MOS 1
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1-BR to 1.4 spaces per unit, which is consistent with similar developments
MINIMUM PARKING REQUIREMENT: 1.4 / 1BR : 209
2.5 / 2 BR : 220
TOTAL: 429

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

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

SEE SHEET EX1 FOR BUFFER MANAGEMENT PLAN

SEE 1/C2.1 FOR ENLARGEMENT



CARRINGTON HILLS APARTMENTS

CROSS CREEK SUBDIVISION

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 136,577 SF
34% FORMAL = 46,436 SF
66% INFORMAL = 90,141 SF
PROVIDED: 668,816 SF TOTAL (74%)
FORMAL = 47,255 SF
INFORMAL = 621,561 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	16,558
101	FORMAL	ACTIVE RECREATIONAL AREA	11,717
102	FORMAL	ACTIVE RECREATIONAL AREA	9,942
103	FORMAL	ACTIVE RECREATIONAL AREA	9,038
104	INFORMAL	STORMWATER / RIPARIAN AREA	48,664
105	INFORMAL	STORMWATER / RIPARIAN AREA	106,617
106	INFORMAL	NATURE TRAIL / FORESTED AREA	468,607

TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)
EXISTING TREE CANOPY: 637,972 SF (14.65 AC)
PRESERVED TREE CANOPY: 454,867 SF (10.44 AC)
TREE CANOPY DATA:
TOTAL EXISTING TREE CANOPY: 637,972 SF: 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 38% (229,670 SF; 5.27 AC)
PROVIDED CANOPY PRESERVATION: 454,867 SF; 10.44 AC (198% OF REQUIRED)

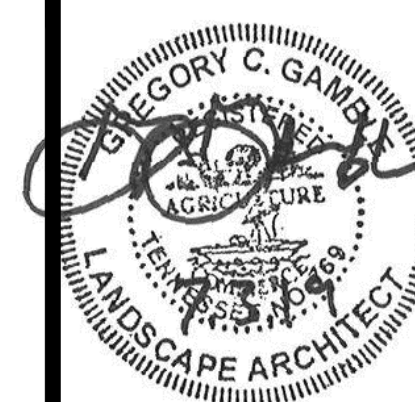
STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)
PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△
△

DEVELOPMENT
PLAN

SHEET
C2.0

COF 6992



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation

PRELIMINARY:
NOT FOR
CONSTRUCTION

A1.0



FRONT ELEVATION- Bldg. #5
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #4 & #6
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation

PRELIMINARY:
NOT FOR
CONSTRUCTION



FRONT ELEVATION- Bldg. #1,#2 & #3
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 07/01/2019
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Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #7 & #8
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



Ben Johnson

PAD

Purser Architecture+Design, PLLC
2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

Community Housing Partnership
of Williamson County
129 W. Fowlkes Street #128
Franklin, TN 37064

Wood Duck Court
Franklin, TN 37064



No.	Revision/Issue	Date
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Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Perspective Rendering

PRELIMINARY:
NOT FOR
CONSTRUCTION

A1.4

WOOD DUCK COURT

PUD SUBDIVISION

DEVELOPMENT PLAN

SD-R (11.34) (SPECIAL DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

APPLICANT & LANDSCAPE ARCHITECT:

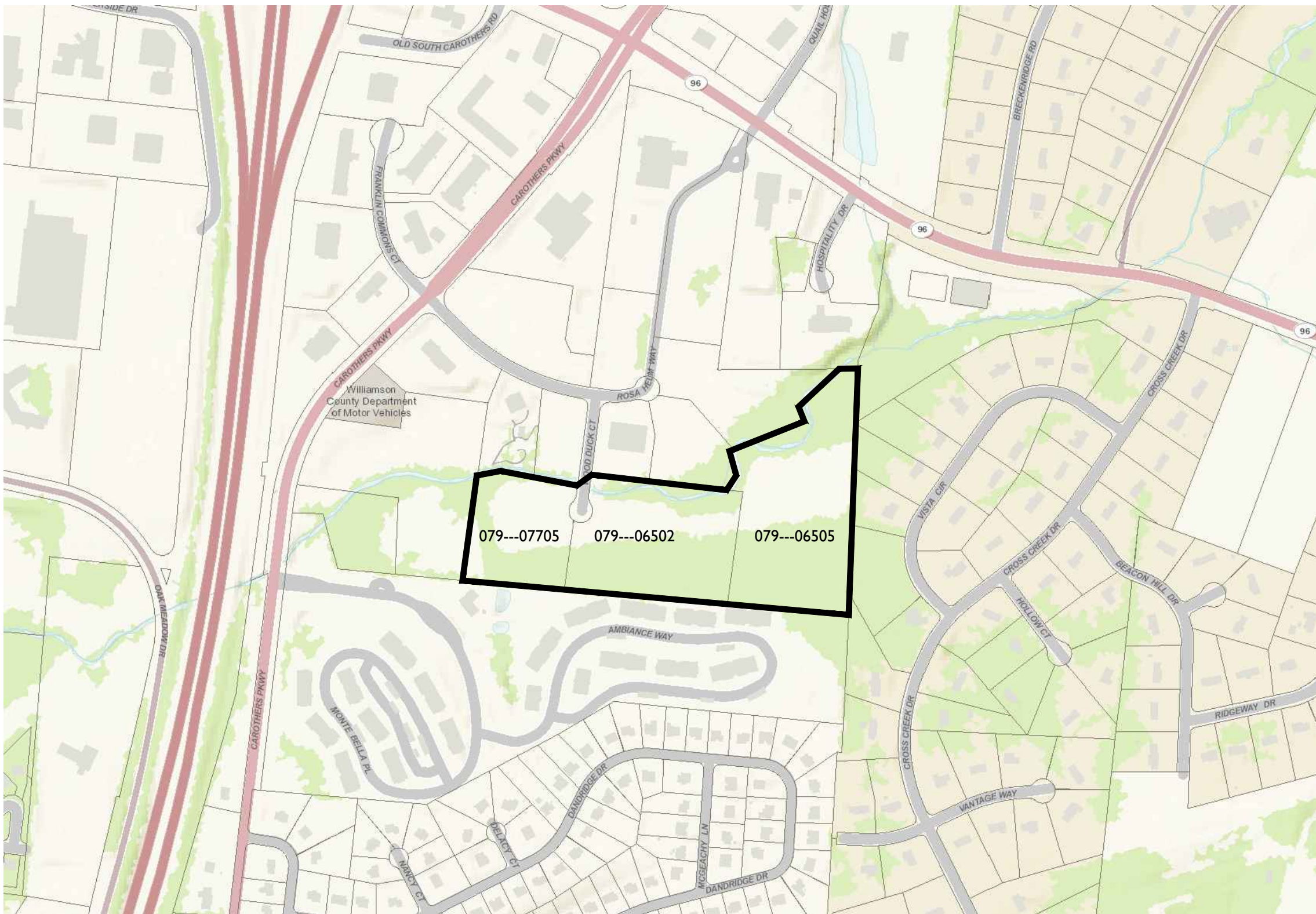
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER & SURVEYOR:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC
STEVE CASEY
325 SEABOARD LANE
SUITE 170
FRANKLIN, TN 37067
615-333-7797
scasey@cec.com

ARCHITECT

DAVE PURSER
PURSER ARCHITECTURE & DESIGN, PLLC
2819 COLUMBINE PLACE
SUITE 5
NASHVILLE, TN 37204
615-943-8615
dave@padpllc.com



PARCELS

079---07705
079---06502
079---06505

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)

PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS

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

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

PUD TO BE CONSOLIDATED INTO ONE LOT AT FINAL PLAT

SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C2.1	INCOMPATIBLE USE BUFFER
C3.0	OVERALL SITE GRADING
C4.0	ROW AND ACCESS PLAN
C5.0	OVERALL SITE UTILITIES
A1.0	ARCHITECTURE
A1.1	ARCHITECTURE
A1.2	ARCHITECTURE
A1.3	ARCHITECTURE
A1.4	ARCHITECTURE
EX1	BUFFER MANAGEMENT PLAN EXHIBIT
EX1.1	WETLAND RECREATION AREA EXHIBIT
EX2	FORMAL OPEN SPACE EXHIBIT

WOOD DUCK COURT PUD SUBDIVISION

SITE DATA

SUBDIVISION/DEVELOPMENT:	WOOD DUCK COURT PUD SUBDIVISION
COF PROJECT NUMBER:	6992
TAX MAP & PARCELS:	MAP 79 - PARCELS 77.05, 65.02, 65.05
ADDRESS:	WOOD DUCK COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH

EXISTING SITE ACREAGE:	20.90 AC
CHARACTER OVERLAY:	MECO-5
OTHER APPLICABLE OVERLAYS:	FFO, FWO, HHO BUFFER
EXISTING ZONING:	GC - GENERAL COMMERCIAL
PROPOSED ZONING:	SD-R (11.34)

APPLICABLE DEVELOPMENT STANDARDS:	EITHER (CONVENTIONAL APPLIED)
-----------------------------------	-------------------------------

REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION

MOS 1
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1.6R to 1.4 spaces per unit, which is consistent with similar developments

MINIMUM PARKING REQUIREMENT:	
1.4 / 1.6R :	209
2.5 / 2.8R :	220
TOTAL:	429



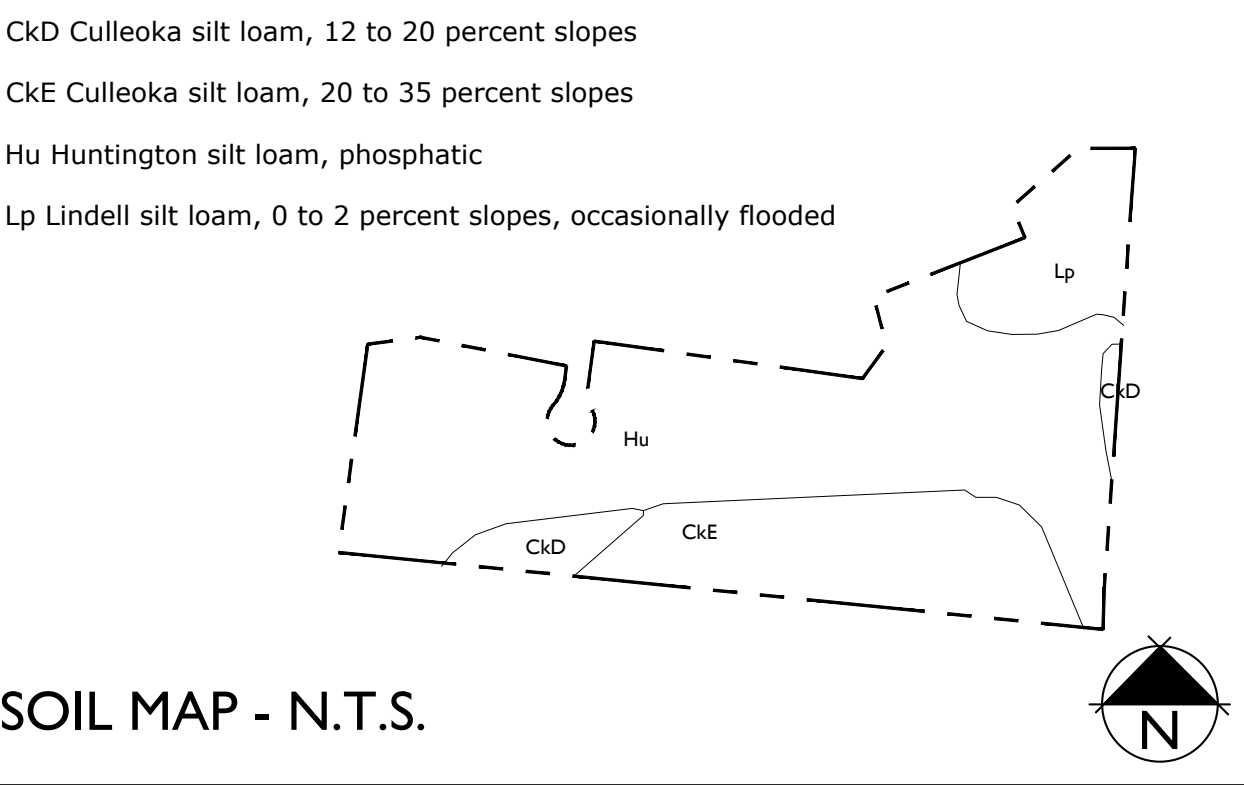
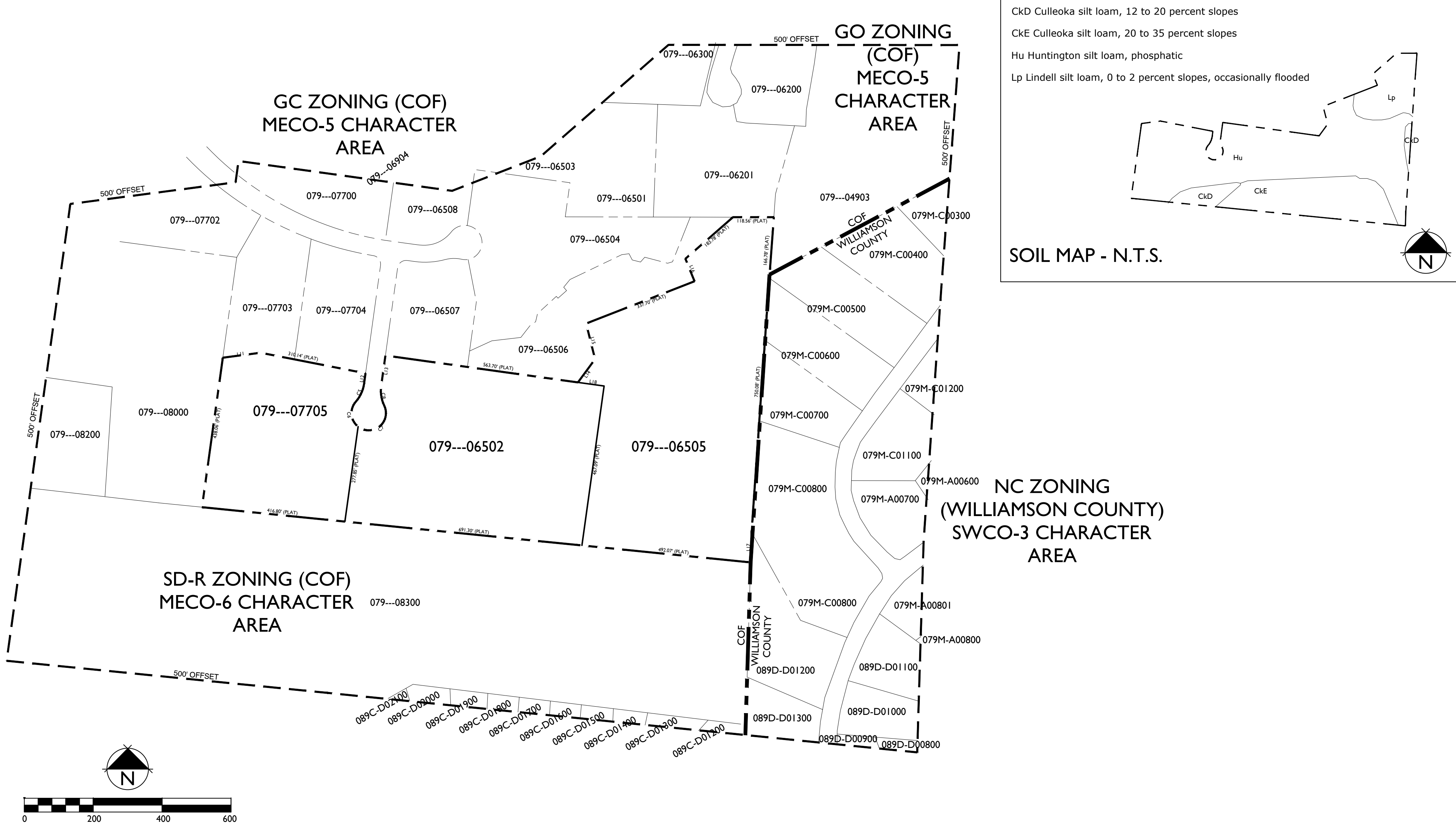
PRE-APP SUBMITTAL: 04.29.2019
INITIAL SUBMITTAL: 05.13.2019
RESUBMITTAL: 07.03.2019
ONE STOP:
COF: 6992



Civil & Environmental Consultants, Inc.
325 Seaboard Lane • Suite 170 • Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com



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



PARCEL NUMBER	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
079M-A00801	FROST BENJAMIN D	1129 CROSS CREEK DR	FRANKLIN	TN	37067
079---06200	PIERCE THOMAS H	909 DIVISION ST STE 201	NASHVILLE	TN	37203
079---06201	MANGI BA GP	6210 HOSPITALITY DR	FRANKLIN	TN	37068
079---06300	CEMETERY BEECH /PIERCE THOMAS H	909 DIVISION ST #201	NASHVILLE	TN	37203
079---06501	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06502	WALKER WILLIAM H	1175 HILLVIEW LN	FRANKLIN	TN	37064
079---06503	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06504	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06505	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---06506	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06507	NA FRANKLIN INV PARTNERS	28 WHITE BRIDGE RD	NASHVILLE	TN	37205
079---06508	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06904	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07700	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---07701	PEDIGO-FRANKLIN PROP LP	1711 OLD FORT PKWY #A	MURFREESBORO	TN	37129
079---07702	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07703	1MOSAICRE LLC	612 WARD CIR	OLD HICKORY	TN	37138-1952
079---07704	SMITH PARTNERS LLC	244 COOL SPRINGS BLVD	FRANKLIN	TN	37067
079---07705	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---08000	SOAR ADVENTURE TOWER LLC	704 THURROCK CIR	BRENTWOOD	TN	37027
079---08200	NICHOLS J DONALD	416 JACKSON BLVD	NASHVILLE	TN	37205
079---08300	UNITED DOMINION REALTY LP	1745 SHEA CENTER DR #200	HIGHLANDS RANCH	CO	80129
079M-A00600	MASSEY RODNEY IRVIN JR	1124 CROSS CREEK DR	FRANKLIN	TN	37067
079M-A00700	KING CHARLES G	1128 CROSS CREEK DR	FRANKLIN	TN	37067
079---04903	OFFICES RESERVE AT CROSS CREEK LLC	1650 MURFREESBORO RD #205	FRANKLIN	TN	37067
079M-C00300	FONTANA MATTHEW F	1006 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00400	ELLIOTT ANDREW P	1008 VISTA CIR	FRANKLIN	TN	37067
079M-C00500	MAGNESS DANNY R	1010 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00600	RICHARDS BRUCE G SR	1012 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00700	JENNINGS RUSSELL ALAN	1016 VISTA CIR	FRANKLIN	TN	37067
079M-C00800	SANTANA JENNIFER	1018 VISTA CIR	FRANKLIN	TN	37067
079M-C00900	BLAIR ROBERT DOUGLAS REV LIV TRUST	1020 VISTA CIR	FRANKLIN	TN	37064
079M-C01100	CALHOON BRET	1013 VISTIA CIR	FRANKLIN	TN	37067
079M-C01200	STEPHENS JAMES CRAIG	1009 VISTA CIR	FRANKLIN	TN	37067
079M-C01300	JENKINS TN COMMUNITY PROPERTY TRUST	1005 VISTA CIR	FRANKLIN	TN	37064
089C-D01200	BUTCHER JESSE	325 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01300	ROMAN JEFFERY S	329 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01400	RIFFEL LAWRENCE S	333 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01500	CROSSER FAMILY TRUST	4008 36TH AVE S	PALMETTO	FL	34221
089C-D01600	BLACKSTONE DEENA	341 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01700	STIVERS NORMAN O	345 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01800	FABER JOHN J	349 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01900	GROVE BRIAN M	353 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02000	MASSEY TOMMY S	357 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02100	BERTONE DANIEL P	361 DANDRIDGE DR	FRANKLIN	TN	37067
089D-D01000	HASSLER MICHAEL C	1137 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01100	OKERSON C ALBERT	P O BOX 681845	FRANKLIN	TN	37068-1845
089D-D01200	MITCHELL MICHAEL J	1136 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01300	GODWIN J MARK	1140 CROSS CREEK DR	FRANKLIN	TN	37067

AS-MEASURED CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'18"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	153°33'34"	134.01'	97.35'	N 51°08'08" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W

RECORD PLAT CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C5	100.00'	33°33'37"	58.57'	57.74'	S 24°40'48" W
C6	50.00'	93°33'18"	81.64'	72.87'	S 05°19'12" E
C7	50.00'	153°33'34"	134.01'	97.35'	N 51°07'22" E
C8	100.00'	33°33'37"	58.57'	57.74'	N 08°52'38" W

AS-MEASURED LINE DATA

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'	L6	N 21°59'05" W	70.63'
L2	S 07°54'51" W	30.15'	L7	S 01°44'38" W	87.43'
L3	N 07°54'51" E	89.38'	L8	N 82°10'44" W	76.68'
L4	N 36°28'24" E	83.92'	L9	S 82°06'05" E	133.09'
L5	N 14°08'29" W	106.71'	L10	S 41°44'20" E	275.21'

RECORD PLAT LINE DATA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 82°24'10" E	110.94'
L12	S 07°54'05" W	30.12'
L13	N 07°54'05" E	89.42'
L14	N 36°28'24" E	83.92'
L15	N 14°08'29" W	106.71'
L16	N 21°59'05" W	70.63'
L17	S 01°48'39" W	87.50'
L18	N 82°03'46" W	77.24'

LEGAL DESCRIPTION (PER TITLE COMMITMENT #180510JM)

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO (RESUBDIVISION OF LOT 9 AND WILD DUCK REALTY SUBDIVISION FINAL PLAT, REVISION TWO, RESUBDIVISION OF LOT 1) OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM H. WALKER, BY WARRANTY DEED, FROM RECOPR MORTGAGE INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, DATED MAY 3, 1999, OF RECORD IN BOOK 1839, PAGE 327, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER TITLE COMMITMENT #184030)

TRACT I

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT(S) 14, AS SHOWN ON THE MAP ENTITLED FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO, OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED JUNE 5, 1998 FROM SUNTRUST BANK, NASHVILLE, N.A. OF RECORD IN DEED BOOK 1678, PAGE 848, SAID REGISTER'S OFFICE. WALKER FAMILY PARTNERS, LP MERGED INTO WALKER FAMILY PARTNERS, A GENERAL PARTNERSHIP BY CERTIFICATE OF MERGER OF RECORD IN DEED BOOK 1939, PAGE 875, SAID REGISTER'S OFFICE.

TRACT II

A TRACT OF LAND IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE FINAL PLAT OF REVISION THREE WILD DUCK REALTY SUBDIVISION RESUBDIVISION OF LOT NO. 3 AS OF RECORD IN PLAT BOOK 30, PAGE 91, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP BY SPECIAL WARRANTY DEED DATED DECEMBER 29, 2000 OF RECORD IN DEED BOOK 2102, PAGE 353, SAID REGISTER'S OFFICE.

SITE DATA CHART

PROJECT NAME:

PROJECT #:

ADDRESS:

COUNTY:

CIVIL DISTRICT:

EXISTING ZONING:

PROPOSED ZONING:

EXISTING CHARACTER AREA:

ENVISION FRANKLIN:

OTHER APPLICABLE OVERLAYS:

APPLICABLE DEVELOPMENT STANDARD:

ACREAGE OF SITE:

SQUARE FOOTAGE OF SITE:

EXISTING TREE CANOPY:

APPLICANT:

ADDRESS:

CONTACT:

WOOD DUCK COURT
PUD SUBDIVISION
6992

WOOD DUCK COURT
FRANKLIN
WILLIAMSON
TENNESSEE
9TH

GC
SD-A (11.34)
MECO-S
REGIONAL COMMERCE & CONSERVATION
FFO, FWO, HHO BUFFER
EITHER
20.90 AC
910,519 SF

637,972 SF
(70%)

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

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

EXISTING TREE CANOPY

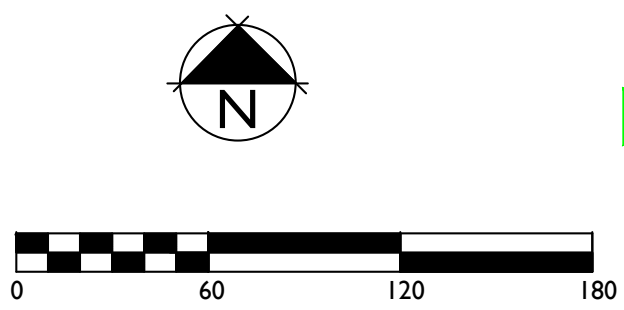
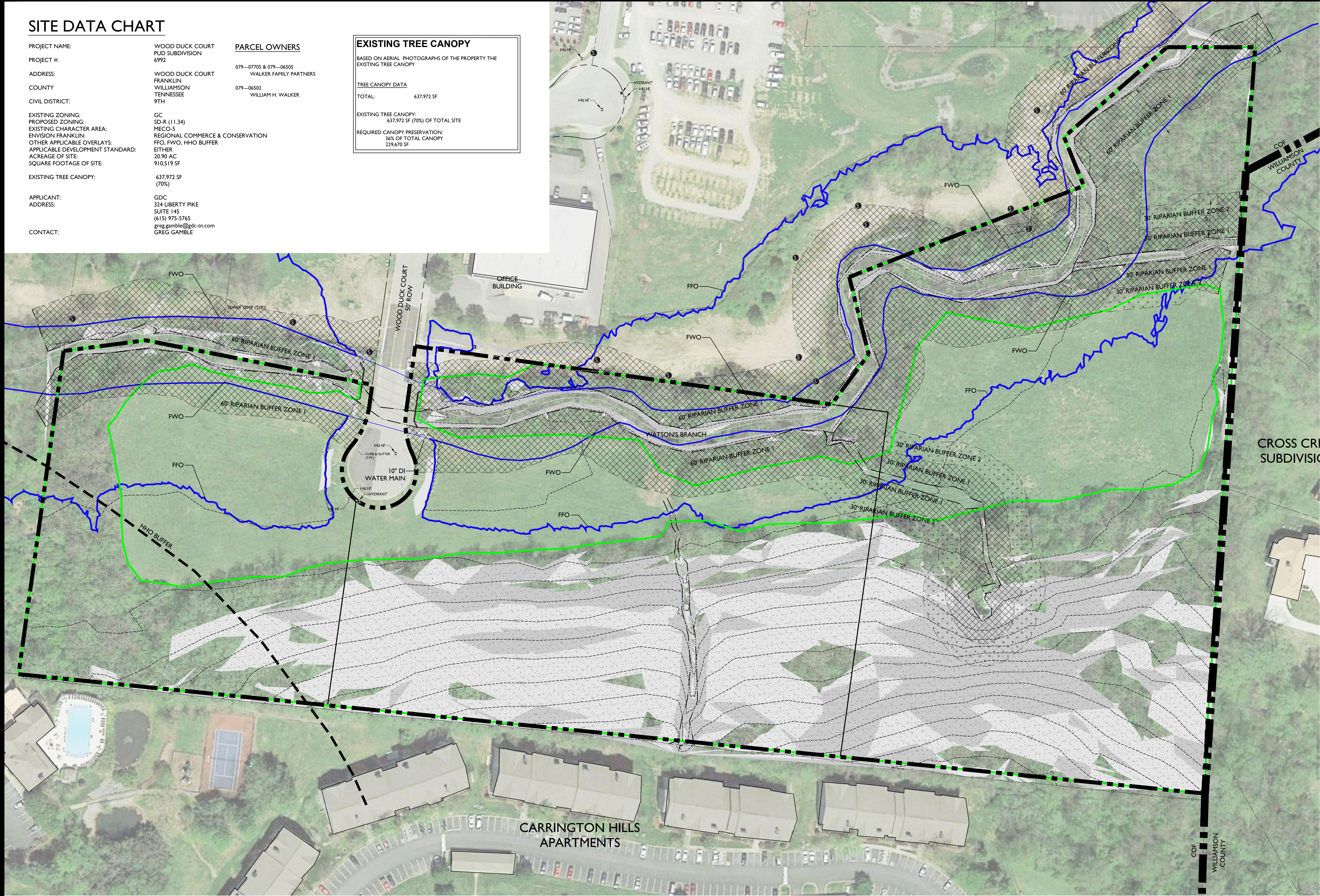
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE
EXISTING TREE CANOPY

TREE CANOPY DATA

TOTAL: 637,972 SF

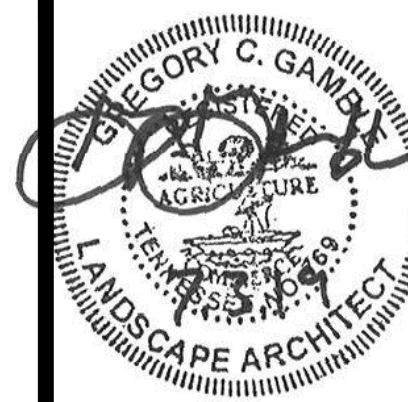
EXISTING TREE CANOPY:
637,972 SF (70%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION:
35% OF TOTAL CANOPY
229,670 SF



- KEY
- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +

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



Revision Date	
△	
△	
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△	

SITE DATA CHART

PROJECT NAME: WOOD DUCK COURT
PROJECT #: 6992
ADDRESS: WOOD DUCK COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC
PROPOSED ZONING: SD-R (11.34)
EXISTING CHARACTER AREA: MECO-5
OTHER APPLICABLE OVERLAYS: FFO, FWO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 20.90 AC
SQUARE FOOTAGE OF SITE: 910,519 SF
MINIMUM SETBACKS: FRONT: 20'
SIDE: 10'
REAR: 20'
OWNERS: 079-07705 & 079-06505
WALKER FAMILY PARTNERS
079-06502
WILLIAM H. WALKER
APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 237 (ALL ATTACHED)
1 BR - 149
2 BR - 88
BUILDING SQUARE FOOTAGE: 214,481 SF
BUILDING HEIGHT: 2-4 STORIES
REQUIRED LSR: 0.2
PROVIDED LSR: 0.75
*MINIMUM PARKING REQUIREMENT: 1.5 / 1BR : 224
2.5 / 2 BR : 220
TOTAL: 444
MAXIMUM PARKING LIMIT: 489
EXISTING PARKING: N/A
PROVIDED PARKING: 429
RESIDENTIAL DENSITY: 11.34 D.U./A.
PARKLAND DEDICATION: \$1,020,048 (APPLICANT TO PAY FEE IN LIEU)

REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION

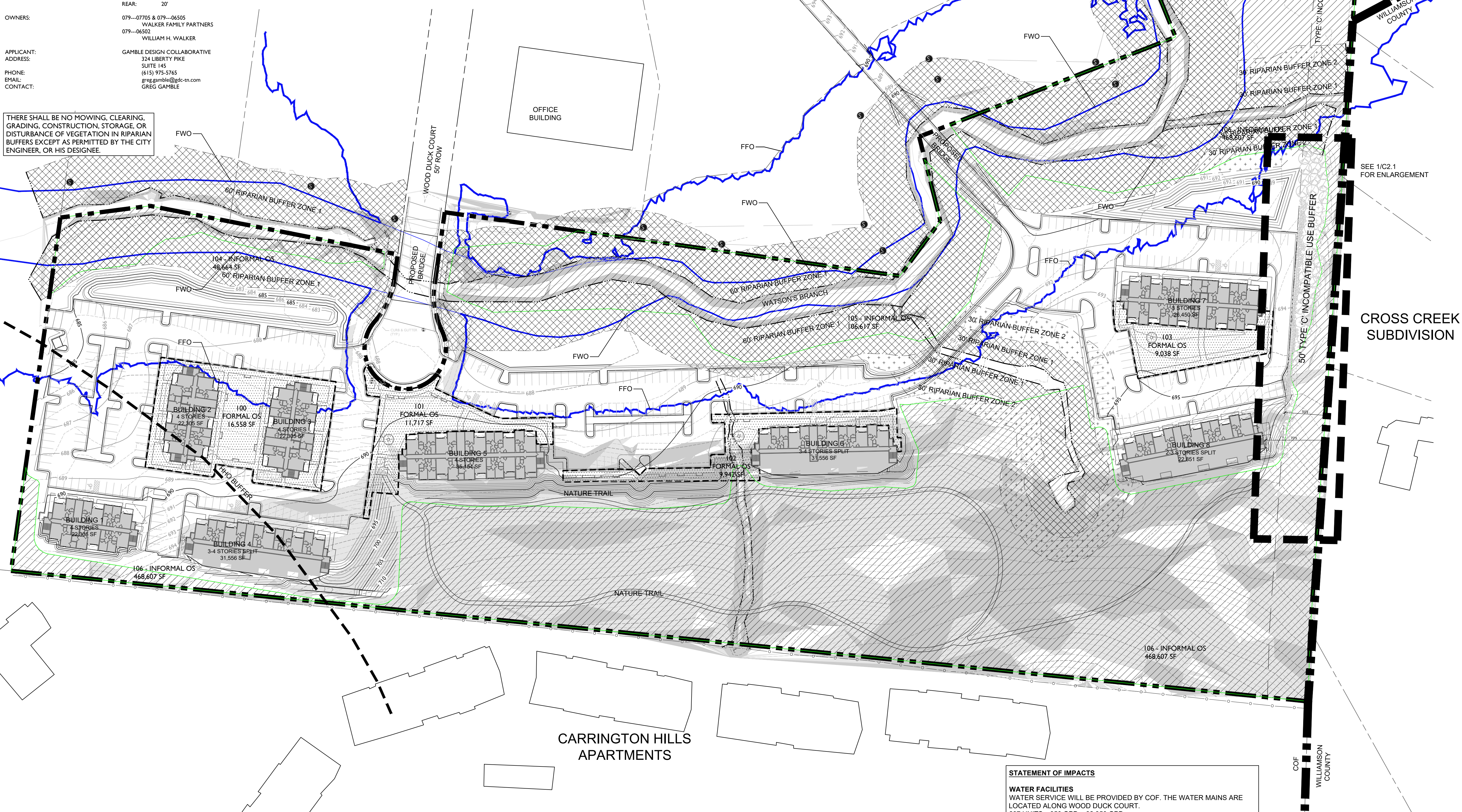
*MOS 1
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1-BR to 1.4 spaces per unit, which is consistent with similar developments
MINIMUM PARKING REQUIREMENT: 1.4 / 1BR : 209
2.5 / 2 BR : 220
TOTAL: 429

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

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

SEE SHEET EX1 FOR BUFFER MANAGEMENT PLAN

SEE 1/C2.1 FOR ENLARGEMENT



CARRINGTON HILLS APARTMENTS

CROSS CREEK SUBDIVISION

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 136,577 SF
34% FORMAL = 46,436 SF
66% INFORMAL = 90,141 SF
PROVIDED: 668,816 SF TOTAL (74%)
FORMAL = 47,255 SF
INFORMAL = 623,888 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	16,558
101	FORMAL	ACTIVE RECREATIONAL AREA	11,717
102	FORMAL	ACTIVE RECREATIONAL AREA	9,942
103	FORMAL	ACTIVE RECREATIONAL AREA	9,038
104	INFORMAL	STORMWATER / RIPARIAN AREA	48,664
105	INFORMAL	STORMWATER / RIPARIAN AREA	106,617
106	INFORMAL	NATURE TRAIL / FORESTED AREA	468,607

TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)
EXISTING TREE CANOPY: 637,972 SF (14.65 AC)
PRESERVED TREE CANOPY: 454,867 SF (10.44 AC)
TREE CANOPY DATA:
TOTAL EXISTING TREE CANOPY: 637,972 SF: 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 38% (229,670 SF; 5.27 AC)
PROVIDED CANOPY PRESERVATION: 454,867 SF; 10.44 AC (198% OF REQUIRED)

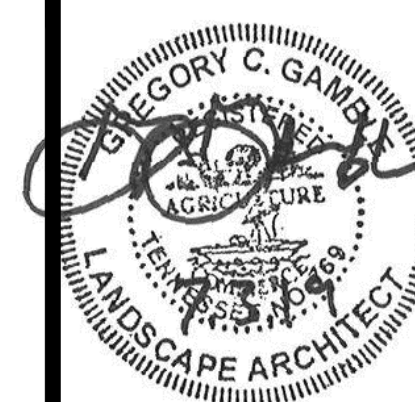
STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)
PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
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DEVELOPMENT
PLAN

SHEET
C2.0

COF 6992



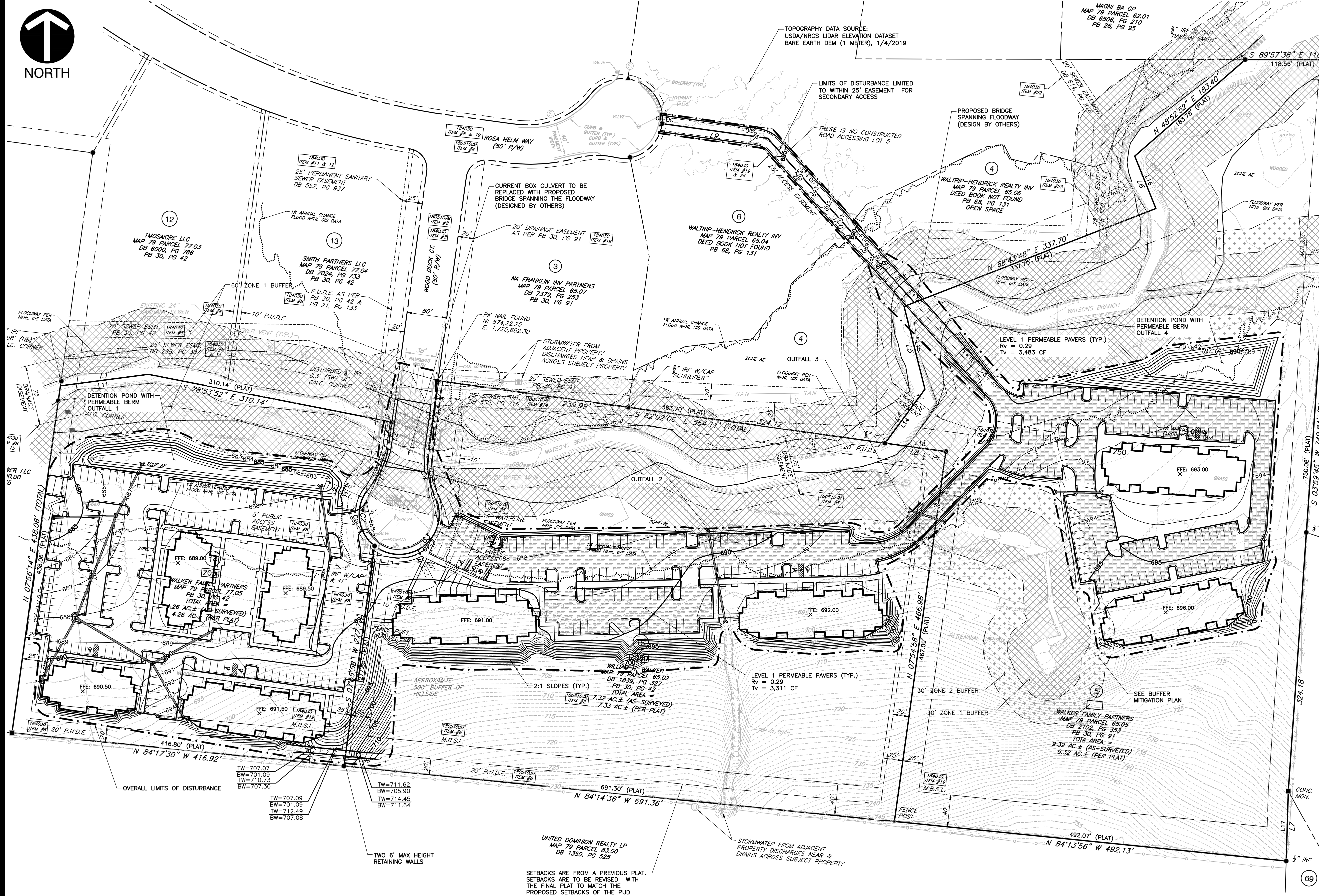
Revision Date _____

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LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING DRAINAGE DITCH
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING ASPHALT PAVEMENT
	EXISTING STRUCTURE
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	EXISTING STREAM
	EXISTING WETLAND
	EXISTING FLOODWAY
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED BUILDING
	PROPOSED STRIPING
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	RIPIARIAN BUFFER ZONE 1
	RIPIARIAN BUFFER ZONE 2
	PROPOSED PERMEABLE PAVEMENT
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	5.00%
	595.68
	595.37
	595.63
	595.40
	595.50
	PROPOSED STORM PIPE
	PROPOSED YARD DRAIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED UNDERDRAIN

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF. ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR, TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPIARIAN BUFFERS EXCEPT AS PERMITTED BY CITY ENGINEER, OR HIS DESIGNEE.

STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE WOOD DUCK COURT DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER DETENTION WILL BE PROVIDED BY POROUS MEDIA UNDER THE PERMEABLE PAVERS THROUGHOUT THE PARKING LOT AS WELL AS TRADITIONAL DETENTION. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ON SITE UTILIZING THE PERMEABLE PAVERS. THESE BMPs WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES DIRECTLY INTO WATSON BRANCH, WHICH HAS SUFFICIENT HYDRAULIC CAPACITY TO HANDLE POST-DEVELOPMENT FLOWS. THE 2 DOWNSTREAM STRUCTURES (CULVERTS AND I-65 BOX CULVERTS) WERE NOT STUDIED DUE TO THE PROJECT SITE BEING ONLY 1% OF THE DRAINAGE AREA OF WATSON BRANCH AT THIS LOCATION, AND NO INCREASE IN POSE-DEVELOPED FLOWS (EXCEPT FOR SLIGHT 2YR-24HR STORM). PIPED DISCHARGE FROM OUTFALL 2 WILL LIKELY BE HANDLED WITH REGENERATIVE STORMWATER CONVEYANCE AND/OR LEVEL SPREADER PRACTICES

IMPACT STATEMENT

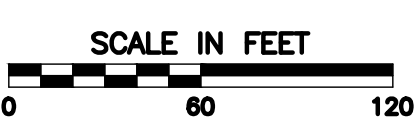
THE WOOD DUCK COURT DEVELOPMENT WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMP'S AND GREEN INFRASTRUCTURE TO MEET THE INTENT OF THE CURRENT REGULATIONS. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON SITE MEASURES. THE DESIGN TEAM WILL SUBMIT A C.O.F. LONG TERM MAINTENANCE PLAN AND AGREEMENT TO C.O.F. WITH FINAL CONSTRUCTION DRAWINGS. A HYDRAULICS AND HYDROLOGY STUDY WILL BE PERFORMED.

GRADING & DRAINAGE DATA CHART

(FROM CITY OF FRANKLIN GREEN INFRASTRUCTURE SPREADSHEET)

• SITE AREA: 20.9 AC
• DRAINAGE AREA: 40 AC
• IMPERVIOUS AREA: 4.90 AC
• DISTURBED AREA: 10 AC
• RV VALUE: 0.2
• PEAK FLOW RUNOFF
- 2 YEAR: 3.68 CFS
- 5 YEAR: 4.48 CFS
- 10 YEAR: 5.12 CFS
- 25 YEAR: 6.02 CFS
- 50 YEAR: 6.75 CFS
- 100 YEAR: 7.51 CFS

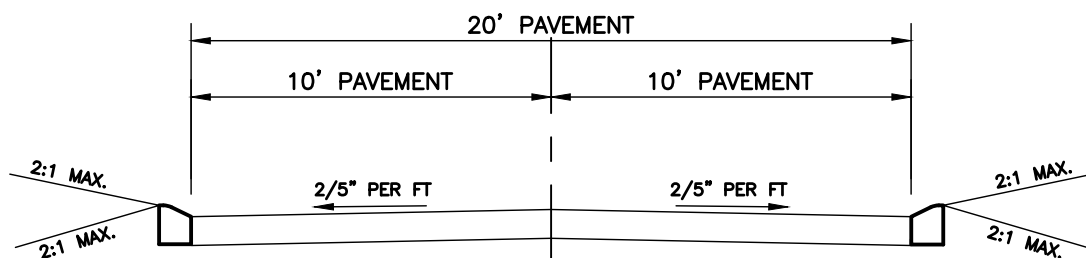
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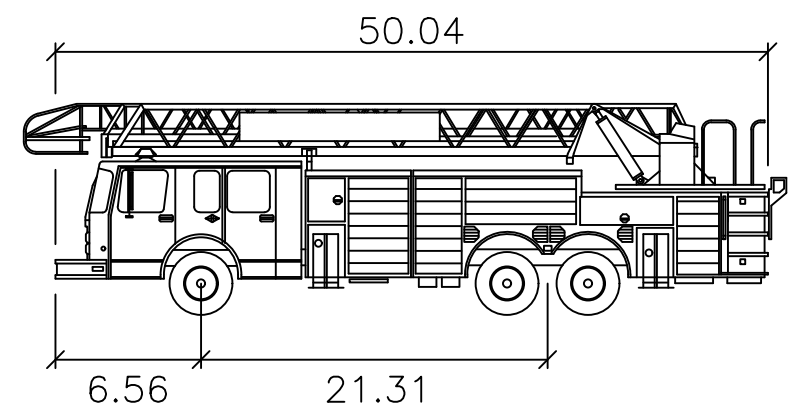
**WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.gecinc.com

OVERALL SITE GRADING
SHEET
C3.0
COF # xxxx



TYPICAL
ROADWAY CROSS SECTION
N.T.S.



City of Franklin Firetruck 2

	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 38.0

DATA TABLE	
NUMBER OF FRONT AXLES	= 1
FRONT TRACK WIDTH	= 8"
WHEELS ON EACH FRONT AXLE	= 2
NUMBER OF REAR AXLES	= 2
REAR TRACK WIDTH	= 8'
WHEEL BASE	= 21.616'
REAR AXLE SPACING	= 4.417'
BODY LENGTH	= 50.0417'
WIDTH	= 8.333'
REAR OVERHANG	= 22.1424'
BODY STYLE	= FIRE TRUCK
TURNING RADIUS WALL TO WALL	= 42'
DESIGN SPEED	= 5 MPH

**CITY OF FRANKLIN R.O.W. & ACCESS
GENERAL NOTES:**

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- 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.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "DOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- 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.
- 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.
- ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
- THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

R.O.W. & ACCESS DATA CHART:

DAILY TRIP GENERATION:	1,782 VEH. PER DAY
PEAK HOUR TRIP GENERATION:	130 VEH. PER HOUR
TRAFFIC IMPACT STUDY REQUIRED:	YES
CIRCULATION PLAN REQUIRED:	NO

ROADWAY NETWORK NARRATIVE

THE ROADWAY NETWORK ADJACENT TO THE WOOD DUCK COURT DEVELOPMENT HAS BEEN TAKEN INTO ACCOUNT WITH A TRAFFIC STUDY. TRAFFIC CONTROL PLANS WILL BE USED WHEN WORK OCCURS IN THE RIGHT OF WAY. SUBJECT PROPERTY IS LOCATED IN THE MCWEN CHARACTER AREA.

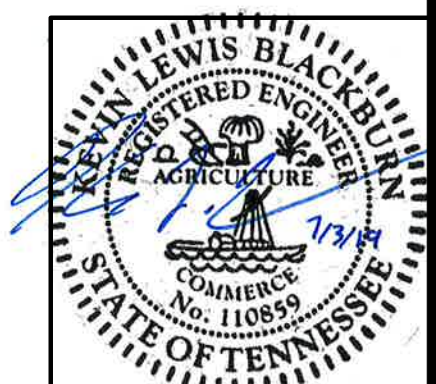
ROADWAY NETWORK IMPACT STATEMENT

THE CONSTRUCTION OF THE WOOD DUCK COURT DEVELOPMENT WILL INCREASE TRIPS BY 1,782 PER DAY AT THE INTERSECTION OF ROSA HELM WAY AND CAROTHERS PARKWAY.

CONNECTIVITY INDEX CALCULATION

CONNECTIVITY INDEX = LINES/NODES
 $17/10 = 1.7$

NOT FOR
CONSTRUCTION



ROW AND
ACCESS PLAN

SHEET

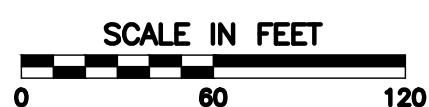
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COF # xxxx

WOOD DUCK COURT PUD SUBDIVISION
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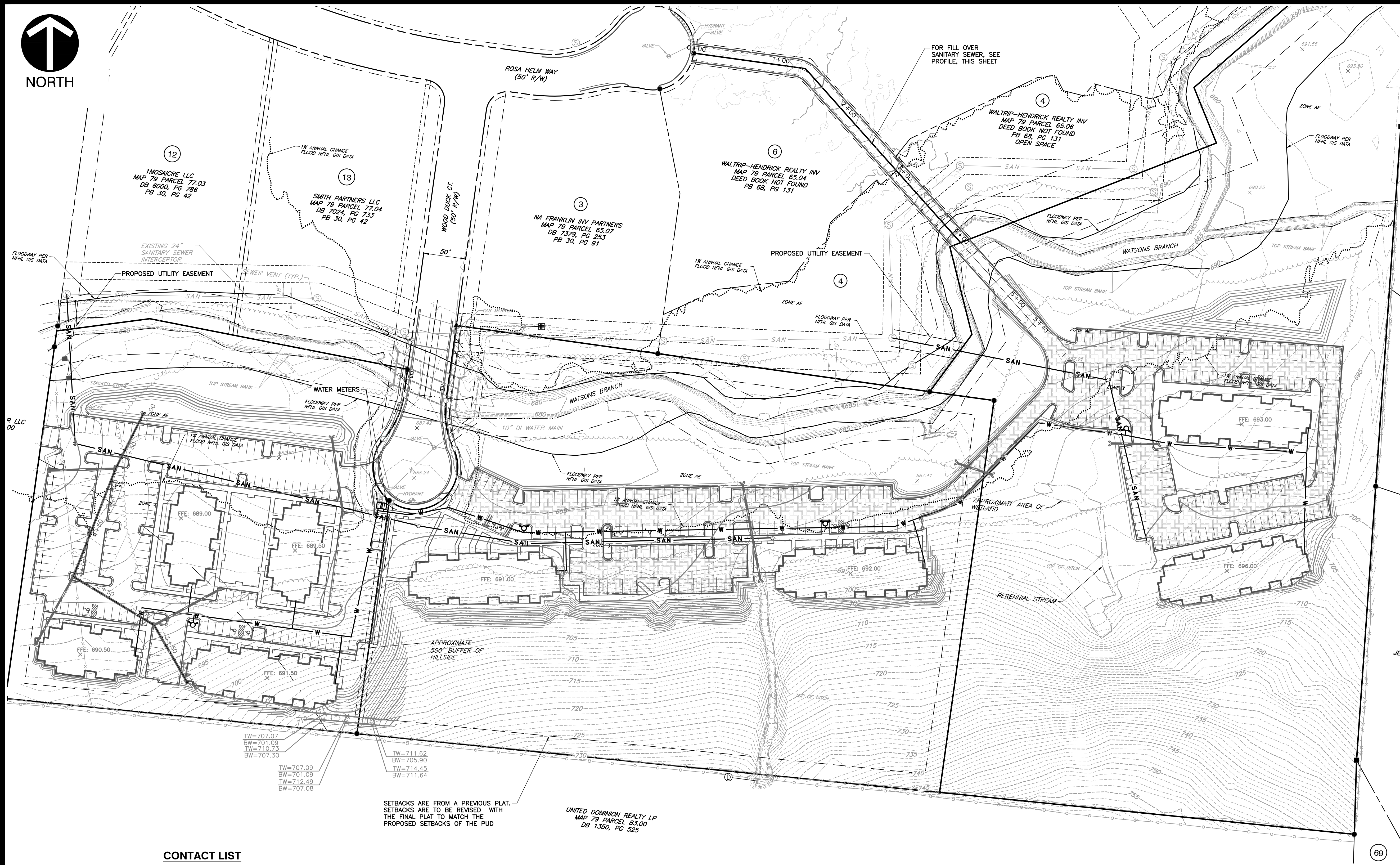
Revision Date	
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CONNECTIVITY LINKS (17)
CONNECTIVITY NODES (10)

CONNECTIVITY INDEX MAP





CONTACT LIST

SANITARY SEWER
CITY OF FRANKLIN
109 3RD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6871
CONTACT: BRAD FURLINE
E-MAIL: brad.furline@franklin.tn.gov

WATER SERVICE

CITY OF FRANKLIN
109 3RD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6871

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: ROGER JENKINS
E-MAIL: rjenkins@mtemc.com

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596
CONTACT: FRED NEU
E-MAIL: fred.neu@atmosenergy.com

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
FRANKLIN, TN 37064
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

ENGINEERING

FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6676
CONTACT: LANCE FITTRO
E-MAIL: lance.fittro@franklin.tn.gov

CITY OF FRANKLIN WATER MANAGEMENT

WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: UTILITY INSPECTOR

WATER & SEWER DATA CHART

FACILITY TYPE: APARTMENT COMPLEX
UNIT FLOW IN GPD: 250 - 300
TOTAL FLOW IN GPD: 64,750
STATIC PRESSURE OF NEAREST FIRE HYDRANT: 130 PSI
DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: 106 PSI

TEST DATE: 6/21/2019
CONDUCTED BY: VICTOR MURPHEY, CENTURY FIRE PROTECTION

UTILITY PLAN NARRATIVE

CONSTRUCTION PHASING IS NOT ANTICIPATED AT THIS TIME. SANITARY SEWER WILL CONNECT TO EXISTING GRAVITY PIPE ON OPPOSITE SIDE OF WATSON BRANCH AS SHOWN IN TWO LOCATIONS. WATER SERVICE WILL TIE TO EXISTING MAIN AT END OF THE WOOD DUCK COURT CUL-DE-SAC.

UTILITY PLAN IMPACT STATEMENT

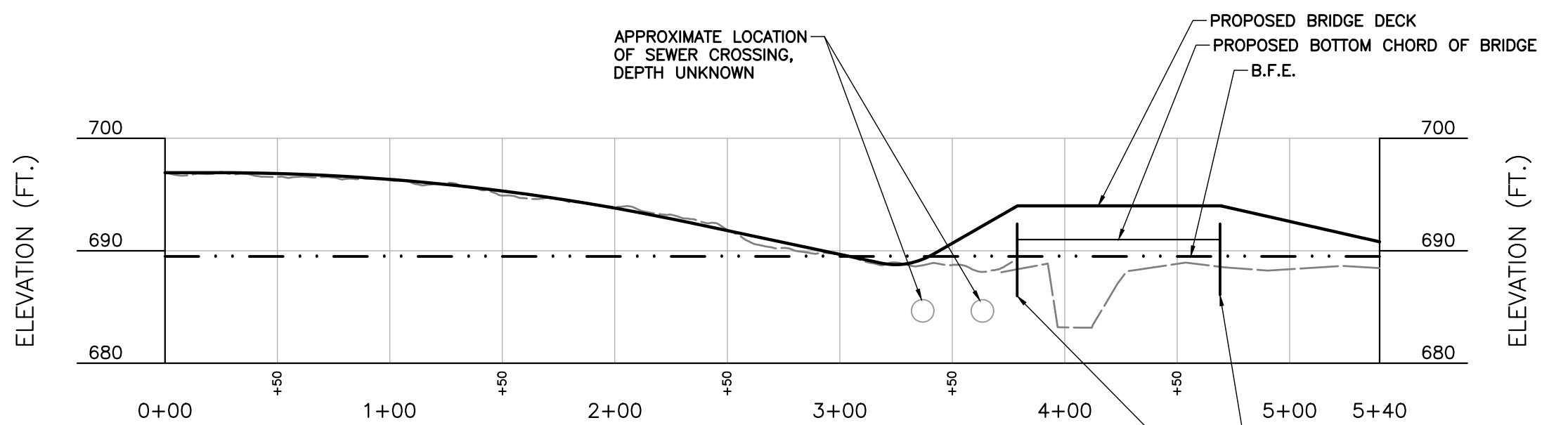
THE WOOD DUCK COURT DEVELOPMENT IS EXPECTED TO CONSUME 64,750 GALLONS PER DAY OF WATER AND GENERATE 64,750 GALLONS PER DAY OF WASTEWATER PER CITY OF FRANKLIN WATER SEWER AVAILABILITY REQUEST FORM. WORK SHOWN BELOW

151 ONE- BEDROOM APARTMENTS
90 TWO- BEDROOM APARTMENTS

151 X 250 GPD = 37750 GPD
90 X 300 GPD = 27000 GPD
TOTAL = 64750 GPD

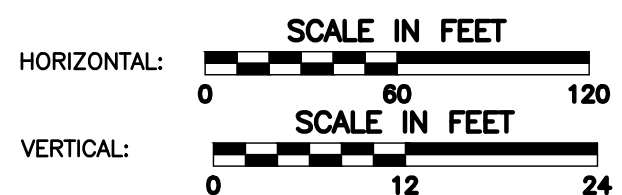
UNITED DOMINION REALTY LP
MAP 79 PARCEL 63.00
DB 1350, PG 525

SETBACKS ARE FROM A PREVIOUS PLAT.
SETBACKS ARE TO BE REVISED WITH
THE FINAL PLAT TO MATCH THE
PROPOSED SETBACKS OF THE PUD



ACCESS ROAD PROFILE

SCALE H:1"=60'; V:1"=12'



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT PAVEMENT
- EXISTING STRUCTURE
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING FLOODWAY
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED BUILDING
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- RIPARIAN BUFFER ZONE 1
- RIPARIAN BUFFER ZONE 2
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT

GENERAL UTILITY NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE 'GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE' LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - D. A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

WATER UTILITY NOTES

- WATER MATERIALS AND INSTALLATION WILL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
- BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.

SANITARY SEWER NOTES

- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
- AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISION OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE CITY OF FRANKLIN. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

NOT FOR
CONSTRUCTION

SCALE IN FEET
0 60 120



WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.gecinc.com

Revision	Date
Δ	
Δ	
Δ	
Δ	

OVERALL SITE UTILITIES

SHEET

C5.0

COF # xxxx

Wood Duck Court

Franklin, TN 37064



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
© 2019 PAD, PLLC

Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #5
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #4 & #6
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation

PRELIMINARY:
NOT FOR
CONSTRUCTION



FRONT ELEVATION- Bldg. #1,#2 & #3
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 07/01/2019
© 2019 PAD, PLLC

Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #7 & #8
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



PAD

Purser Architecture+Design, PLLC
2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

Community Housing Partnership
of Williamson County
129 W. Fowlkes Street #128
Franklin, TN 37064

Wood Duck Court
Franklin, TN 37064



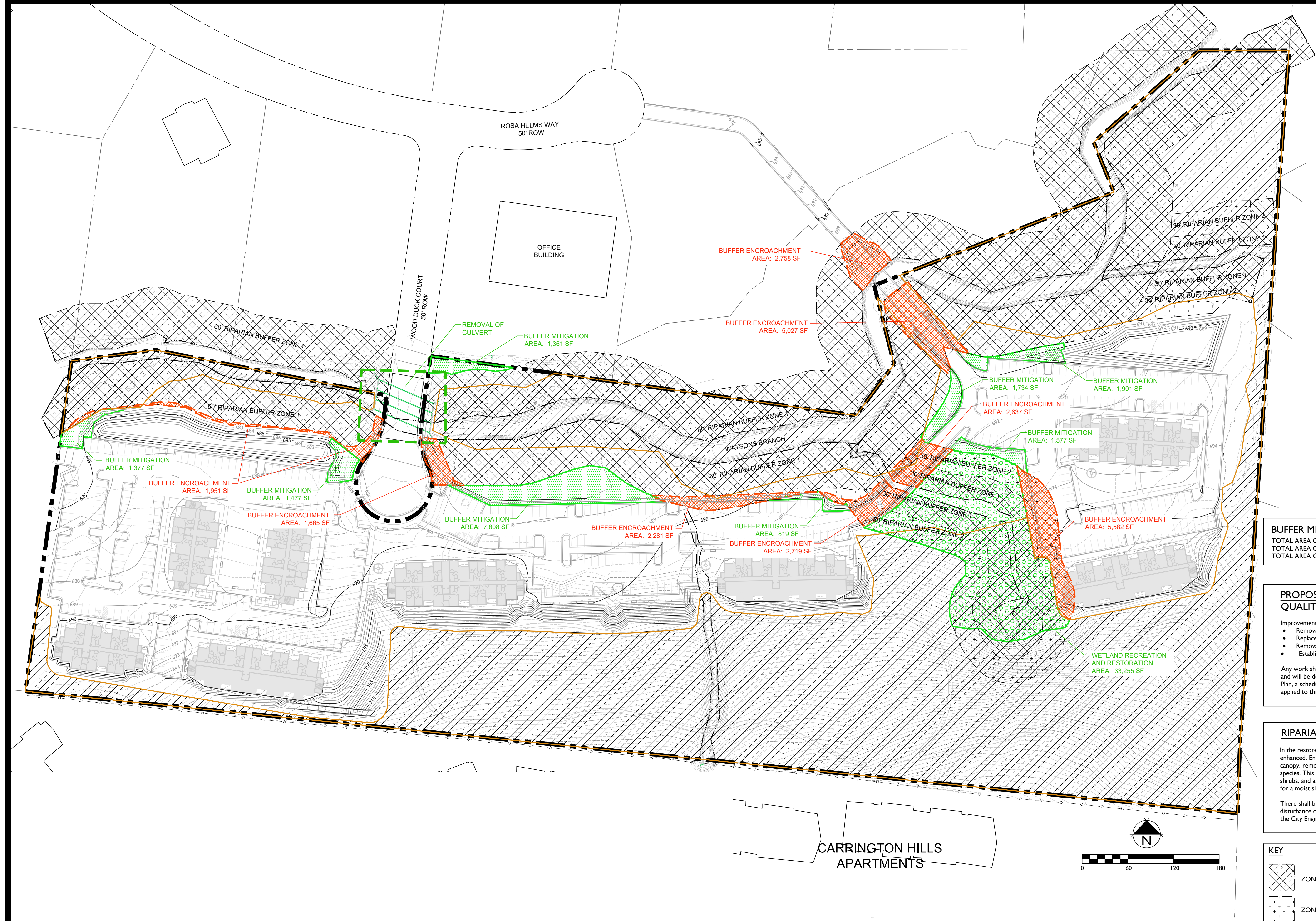
No.	Revision/Issue	Date
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Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
© 2019 PAD, PLLC

Sheet Title & Number:
Perspective Rendering

PRELIMINARY:
NOT FOR
CONSTRUCTION

A1.4



BUFFER MITIGATION DATA	
TOTAL AREA OF BUFFER ENCROACHMENT:	24,623 SF
TOTAL AREA OF BUFFER MITIGATION:	18,004 SF
TOTAL AREA OF WETLAND RECREATION & RESTORATION:	33,255 SF

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

Improvements include:

- Removal of existing culvert
- Replace culvert with bridge spanning Watson's Branch floodway
- Removal of exotic invasives within riparian zones
- Establish native plant material in the buffer enhancement areas

Any work shall be coordinated with the COF Stormwater Coordinator and will be defined further in Site Plan submittal documents. At Site Plan, a schedule for Urban Riparian Buffer Zone enhancement will be applied to this area.

RIPARIAN BUFFER VEGETATION

In the restored riparian buffer zone, all water resources shall be enhanced. Enhancement shall include preservation of existing tree canopy, removal of invasive species, and the re-establishment of native species. This will include a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- ZONE 1 STREAM BUFFER
- ZONE 2 STREAM BUFFER
- BUFFER ENCROACHMENT AREA
- BUFFER MITIGATION AREA
- WETLAND RECREATION / RESTORATION AREA
- PRESERVED TREE CANOPY

0 60 120 180

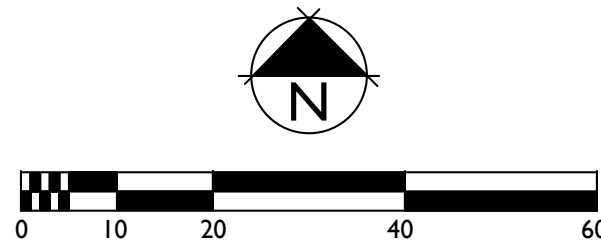


Revision Date
△
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EXISTING WETLAND
AREA: 1,700± SF

PROPOSED
WETLAND
RECREATION AREA:
33,255± SF



WETLAND RECREATION PLANT SCHEDULE		
PLANT SCHEDULE		
BOTANICAL NAME	COMMON NAME	SIZE
TREE MIX		
ACER RUBRUM BETULA NIGRA CERCIS CANADENSIS MAGNOLIA VIRGINIANA TAXODIUM DISTICHUM	RED MAPLE RIVER BIRCH CANADIAN REDBED SWEETBAY MAGNOLIA BALD CYPRESS	1" SAPLING
SHRUB MIX		
CORNUS AMOMUM HIBISCUS MOSHEUTOS HAMELIS VIRGINIANA ILEX VERTICILLATA	SILKY DOGWOOD SWAMP MELLOW WITCH HAZEL WINTERBERRY	1 GALLON
GROUNDCOVER / GRASS		
EQUISETUM HYEMALE PANICUM VIRGATUM RUDBECKIA HIRTA STYLOPHORU DIPHYLLUM WETLAND MEADOW MIX	HORSETAIL SWITCHGRASS BLACK-EYED SUSAN WOOD POPPY	PLUGS
WETLAND MITIGATION NOTES: 1. THE DESIGN INTENT OF THE LANDSCAPING IS TO ESTABLISH AN INFORMAL AND NATURAL PLANTING OF CANOPY TREES AND SHRUB PLANT MATERIAL. THE LANDSCAPE ARCHITECT HAS SUGGESTED A VARIETY OF NATIVE PLANT SPECIES IN ORDER TO ACHIEVE THIS RIPARIAN MITIGATION. 2. THE LANDSCAPE CONTRACTOR MAY USE HIS/HER DISCRETION TO FIELD ADJUST THE PLANT MATERIAL ACCORDING TO THIS DESIGN INTENT. 3. AFTER INSTALLATION, THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN MITIGATION.		

KEY	
	WETLAND 'MEADOW MIX'
	GROUND PLAIN ENHANCEMENT AREA
	AREA OF STANDING WATER
	EXISTING WETLAND (APPROXIMATE)
	PRESERVED TREE CANOPY

GROUND PLAIN ENHANCEMENT AREA

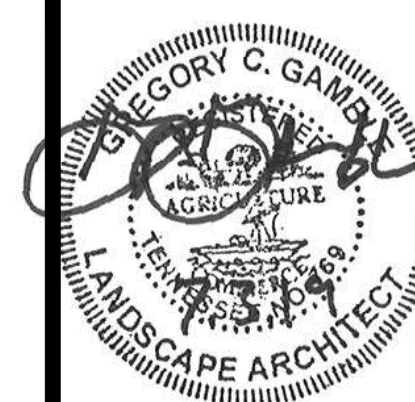
In the ground plain beneath the preserved canopy, all water resources shall be enhanced. Enhancement shall include preservation of existing tree canopy, removal of invasive species, and the re-establishment of native species. This will include a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

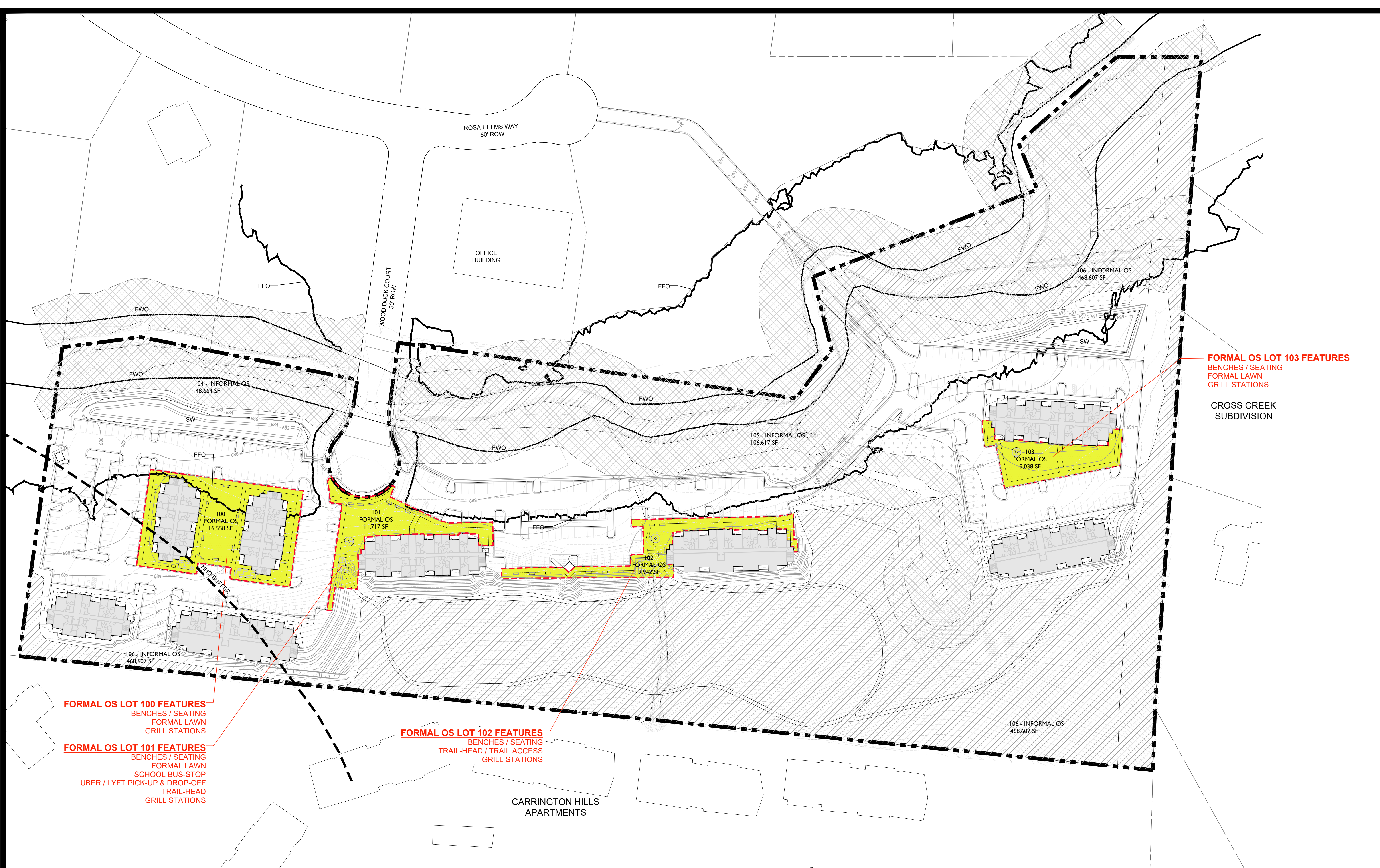


Revision	Date
△	_____
△	_____
△	_____
△	_____

WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date	_____
△	_____
△	_____
△	_____
△	_____



FORMAL OS LOT 100 FEATURES
BENCHES / SEATING
FORMAL LAWN
GRILL STATIONS

FORMAL OS LOT 101 FEATURES
BENCHES / SEATING
FORMAL LAWN
SCHOOL BUS-STOP
UBER / LYFT PICK-UP & DROP-OFF
TRAIL-HEAD
GRILL STATIONS

FORMAL OS LOT 102 FEATURES
BENCHES / SEATING
TRAIL-HEAD / TRAIL ACCESS
GRILL STATIONS

FORMAL OS LOT 103 FEATURES
BENCHES / SEATING
FORMAL LAWN
GRILL STATIONS

Technical Memorandum

Original Date: July 12, 2019

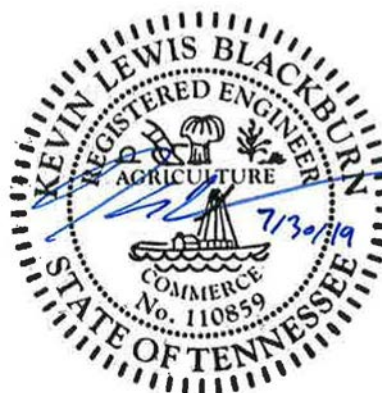
Updated: July 30, 2019

To: Amy Diaz-Barriga, AICP
Planning Supervisor
City of Franklin

From: Kevin Blackburn, P.E., GISP

Subject: Modification of Standard (MOS) Parking Reduction Request for
Wood Duck Court PUD Subdivision in Franklin, TN.

CEC Project: 183-027



Project Background

Our Client, Community Housing Partnership (CHP) of Williamson County, is respectfully requesting a Modification of Standard (MOS) to allow a reduction to the parking requirement for the proposed one-bedroom units for the Wood Duck Court PUD Subdivision in Franklin, TN.

The current Development Plan for Wood Duck Court includes 149 one-bedroom and 88 two-bedroom residential units. The Zoning Ordinance requires 1.5 parking spaces per unit for one-bedroom and 2.5 parking spaces for two-bedroom residential units yielding 224 parking spaces for the one-bedroom units and 220 parking spaces for the two-bedroom units (444 total parking spaces). Currently, the Development Plan provides a deficit of 15 parking spaces at 429 total parking spaces.

West Main Street Development Comparison

A similar recent development in Franklin is the West Main Street Development, which currently has 29 occupied out of 30 one-bedroom units and is also designated as affordable housing. The West Main Street Development was used to compare the utilization of available parking to justify the requested MOS. A parking utilization survey was completed by CHP for the site on July 2, 2019 during the AM (7:10-8:10 AM) and PM (4:30-5:40 PM) peak hours of the adjacent street. The peak hours of the adjacent street do not coincide with the anticipated peak hours of parking

occupancy. Therefore, a subsequent site visit was conducted during the anticipated peak utilization of the parking area from 9:30-10:30 PM on July 29, 2019. The site currently provides 45 total parking spaces (42 unrestricted and 3 accessible) for the 30 (29 currently occupied) one-bedroom units which is within the Zoning Ordinance requirement. **Table 1** below provides a summary of the parking analysis.

Table 1. Parking Analysis

Time Period	Occupied Spaces		Parking Lot Departures	Parking Lot Arrivals	Maximum Number of Occupied Spaces During Analysis Period
	Unrestricted	Accessible			
7:10 AM – 8:10 AM	17	2	4	0	19
4:30 PM – 5:40 PM	12	2	3	8	19
9:30 PM – 10:30 PM	26	3	1	0	29

Based on the information gathered from the parking surveys, 44% of the parking spaces are being utilized during the adjacent street peak hour and 66% of the parking spaces are being utilized during the night-time parking utilization peak. All time periods yield a lower number of vehicles per dwelling unit than required in the Zoning Ordinance.

Proposed Modification of Standards (MOS)

Based on parking observations at the West Main Street Development, 66% of the provided spaces are being utilized for the 29 occupied units during a typical peak hour for a comparable affordable housing development type in Franklin. The number of spaces per unit could conservatively be reduced down to 1.1 parking spaces per unit and still provide sufficient parking (10% additional parking above the observed demand).

The current Development Plan for the Wood Duck Court PUD Subdivision provides 429 parking spaces, which is an effective reduction of parking spaces per unit for the proposed one-bedroom units from 1.5 to 1.4. Based on the observations at the West Main Street Condos, the proposed reduction for the Wood Duck Court PUD Subdivision should not result in a deficit of parking

spaces. There is actually an anticipated surplus of up to 45 parking spaces using comparable parking utilization observed at the West Main Street Condos site.

Summary

Through discussions with our Client and analyses outlined herein, Civil & Environmental Consultants recommends that the City of Franklin approve the proposed MOS for the Wood Duck Court PUD Subdivision allowing a reduction in the required number of parking spaces for the proposed one-bedroom units from 1.5 spaces per unit to at least 1.4 spaces per unit. This reduction in parking is anticipated to result in a parking surplus as compared to observed parking utilization at West Main Street Condos.

Please do not hesitate to contact us at 615-333-7797 if you have any questions or would like to discuss further.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

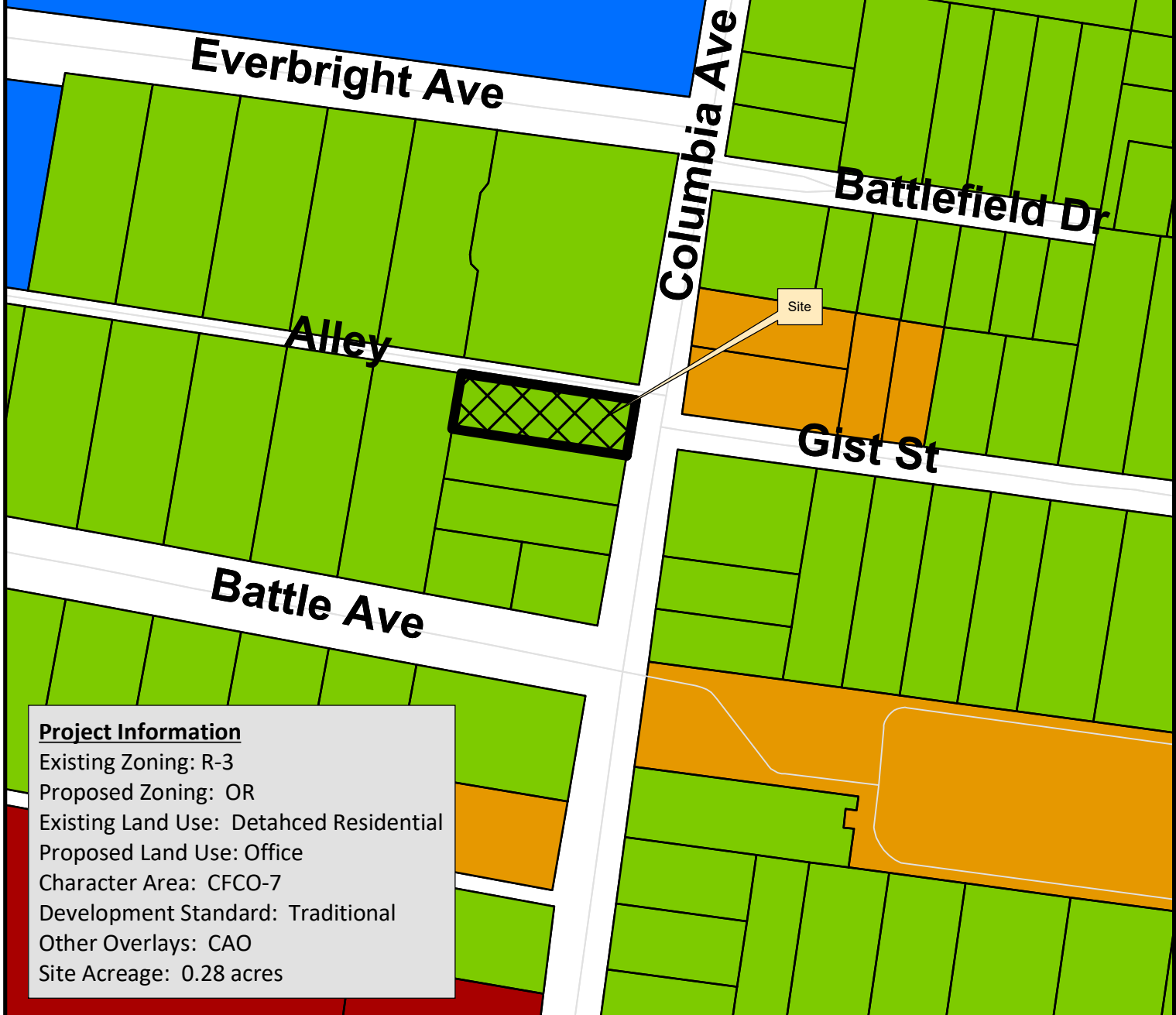


Kevin L. Blackburn, P.E., GISP
Project Manager



Steven E. Casey, P.E.
Senior Principal

BATTLE GROUND PARK LAND COMPANY SUBDIVISION, REZONING,
 LOT 55
 (ORDINANCE 2019-23)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/25/2019



Project Information

Existing Zoning: R-3
 Proposed Zoning: OR
 Existing Land Use: Detached Residential
 Proposed Land Use: Office
 Character Area: CFCO-7
 Development Standard: Traditional
 Other Overlays: CAO
 Site Acreage: 0.28 acres

- | | |
|---|---------------------------------------|
| Battle Ground Park Land Co. Sub, Lot 55 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 125 250 500
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2019-72

A RESOLUTION REQUESTING A REFERENDUM FOR THE ANNEXATION OF SEVERAL PROPERTIES, LOCATED SOUTH OF LONG LANE, EAST OF INTERSTATE 65, AND OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A. § 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, property owners as listed on Exhibit A, petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 26 parcels, containing 474 +/- acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit B:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher

117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor
133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

WHEREAS, the referendum shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, a Plan of Services for the area petitioned to be annexed will be adopted prior to the annexation becoming effective, to provide for future development in accordance with City standards, and a copy of the draft Plan of Services is attached hereto as Exhibit C.

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. §§ 6-51-104 and 6-51-105, as amended, the City of Franklin requests that a referendum for annexation be held for the following properties:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC

117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
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133	18.15	12.73	Pratt Lane	Margaret Ann McCord
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133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

SECTION II. The City of Franklin requests the referendum be held on October 22, 2019, in conjunction with the Franklin Municipal Elections.

SECTION III. The question to be submitted to the qualified voters who reside in the area proposed to be annexed shall be “FOR ANNEXATION” and “AGAINST ANNEXATION.”

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

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

Exhibit A

Property Information associated with Map

Letter	Map	Parcel	Acreage	Address	Owner
** A	117	32.01	58.00	4331 Long Lane	Chapter 2 Investments, LLC
B	106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
C	117	33.00	25.25	4444 Peytons ville Road	Chapter 2 Investments, LLC
D	133	16.00	116.54	Peytons ville Road	Pratt Lane Office Partners, LLC
E	117	33.01	5.17	4474 Peytons ville Road	Panzey Maxwell
F	117	42.10	0.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
G	117	42.09	9.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
H	117	42.03	1.00	4465 Peytons ville Road	Mary Kate Pratt
I	117	42.01	3.00	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
J	117	42.00	2.00	4475 Peytons ville Road	Todd Brakebill
K	117	42.14	11.06	4465 Peytons ville Road	Mary Kate Crutcher
L	117	42.12	18.03	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
M	117	34.00	99.20	Peytons ville Road	Thomas A. Jordan
N	117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
O	117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
P	117	42.15	2.27	Peytons ville Road	TRP Farms LLC
Q	117	42.13	5.03	Pratt Lane	TRP Farms LLC
R	133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
S	133	18.00	13.21	Pratt Lane	William David Crafton Executor
T	133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
U	133	18.15	12.73	Pratt Lane	Margaret Ann McCord
V	133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
W	133	18.17	5.10	Pratt Lane	Betty Jo Turnage
X	133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
Y	133	18.16	5.18	Pratt Lane	Betty Jo Turnage
Z	133	18.13	20.84	Pratt Lane	MDW LLC
AA	133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales

532.23 TOTAL ACRES

**Property A at 4331 Long Lane is not part of referendum

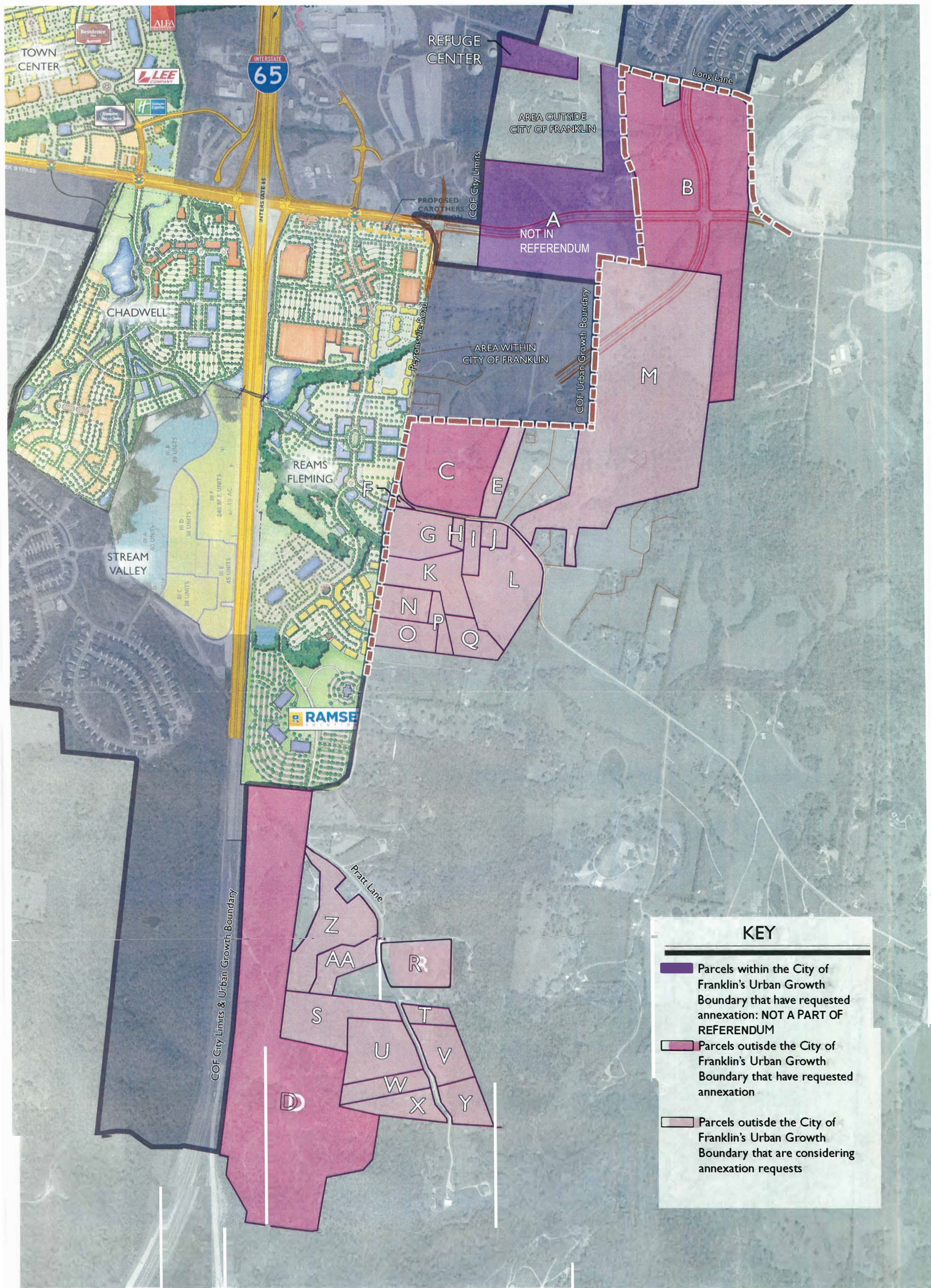


Exhibit B **PEYTONSVILLE ROAD PROPERTIES** WILLIAMSON COUNTY, TENNESSEE May 22, 2019



Draft

RESOLUTION 2019-78

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF SEVERAL PROPERTIES, LOCATED SOUTH OF LONG LANE, EAST OF INTERSTATE 65, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), 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 an annexation; and

WHEREAS, the property owners as listed below and on Exhibit B petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex twenty-six (26) parcels, containing 474 +/- acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytons ville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytons ville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytons ville Road	Panze y Maxwell
117	42.10	0.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytons ville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytons ville Road	Todd Brakebill
117	42.14	11.06	4465 Peytons ville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytons ville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytons ville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor

133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

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

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended the Plan of Services for the annexation area; 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 and 6-51-104 (d) (4), as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

The Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytons ville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytons ville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytons ville Road	Panze y Maxwell

117	42.10	0.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytons ville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytons ville Road	Todd Brakebill
117	42.14	11.06	4465 Peytons ville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytons ville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytons ville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor
133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

A. Water

1. The Properties are located within the Milcrofton service area.
2. Water availability shall be approved and provided to any site prior to its development.
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 these Properties, an extension of reclaimed water infrastructure will be required to serve any developing Property pending jurisdiction of this area for Reclaimed Water.

C. Wastewater

1. The Property lies within the Goose Creek and Mayes Creek Basins as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Properties is anticipated to construct only after the property is rezoned at a later date, to a City zoning district matching their proposed development plans.
3. The Owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the Property.
4. The sanitary sewer mains and interceptors shall be sized according to the expected demands of development in the sewer basins being served by said infrastructure, as determined by a sanitary sewer study deemed acceptable by the City of Franklin.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. 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.
7. 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 their Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As a 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 various existing roadways in the region. The access to each property shall adhere to the Franklin Transportation & Street Technical Standards. As the properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin: A Comprehensive Transportation Network Plan and a traffic impact analysis, if required.
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. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. An Owner may pursue a Planned Unit Development (PUD) Development Plan, pursuant to the requirements of the Zoning Ordinance once an amendment to Envision Franklin has been adopted.

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 Dedication Ordinance.

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 Services

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. *** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES*** 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. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election.

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney



May 24, 2019

City of Franklin
Planning Department
Emily Hunter, Planning Director
Franklin, Tennessee

Dear Emily,

Multiple property owners own 27 parcels along Pratt Lane and Peytonsville Road near Berry Farms. They are requesting annexation of their properties into the City of Franklin. Attached is an exhibit showing the location of the properties. On the reference map we show all of the properties on Peytonsville Road and Pratt Lane that are requesting Annexation. Property A is within the City of Franklin limits and had requested Annexation on March 6, 2019. Properties B, C & D requested Annexation on January 22, 2019, but have been included herein.

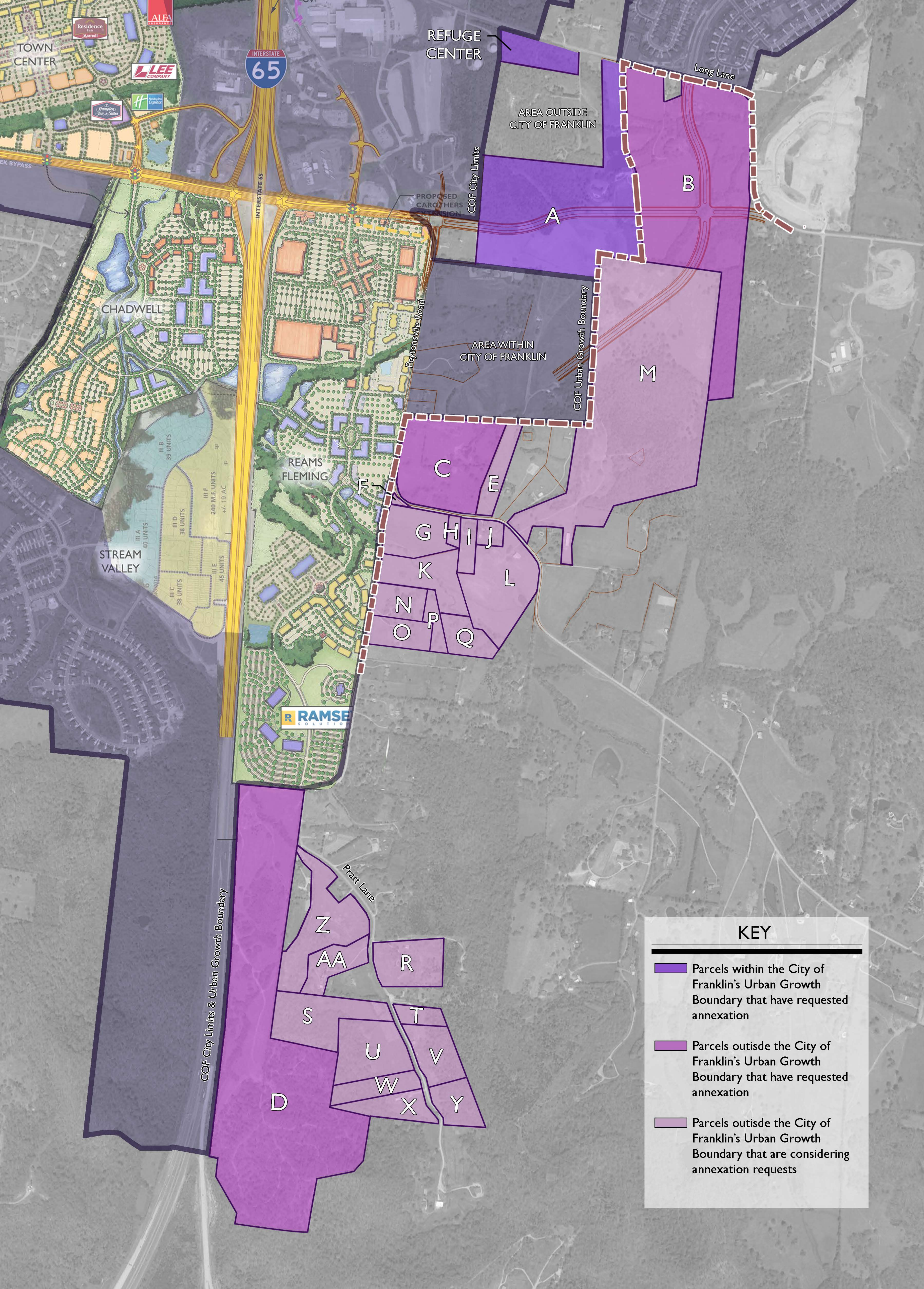
We have attained signed Owner Affidavits from all property owners except for the three of them – 133 01809, 133 01814, and 133 01802. These owners are highly interested in this project, and we will have these affidavits next week. A legal description of the properties will be provided with a boundary survey when the annexation request is filed.

The water service provider for this area is Milcrofton Utility District. The sewer service provider is the City of Franklin. A sewer availability request has been filed with the City of Franklin. At this time, we request to start the process for the Plan of Services, and look forward to working with you as we proceed. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble', is written over a light blue horizontal line.

Greg Gamble
Gamble Design Collaborative
615.975.5765
Greggamble209@gmail.com



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03201
(Property Parcel/Tax ID Number)

and located at:

4331 Long Lane, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/(we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Critchum VP
Signature

4424 PEYTONSVILLE RD.
Property Owner Mailing Address

FRANKLIN TN. 37064
City, State & Zip

Subscribed and sworn to before me this

22 day of January, 2019

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Long Lane Office Partners, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

106 179.00 & 106 179.07

(Property Parcel/Tax ID Number)

and located at:

4341 Long Lane, Franklin, Williamson County, Tennessee 37064

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

JAMES A. WEBB, IV, SECRETARY,
LONG LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218

Property Owner Mailing Address

Nashville, Tennessee 37205

City, State & Zip

Subscribed and sworn to before me this

7 day of March, 2019.

Notary Public

My Commission Expires: 11/3/20



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03300
(Property Parcel/Tax ID Number)

and located at:

4444 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gramble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Cantelmo VP
Signature

4424 PEYTONVILLE RD
Property Owner Mailing Address

Franklin TN. 37064
City, State & Zip

Subscribed and sworn to before me this

27 day of January, 20 19

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Pratt Lane Office Partners, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 016.00

(Property Parcel/Tax ID Number)

and located at:

Pratt Lane, Franklin, Williamson County, Tennessee 37024

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

JAMES A. WEBB, IV, SECRETARY,

PRATT LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218

Property Owner Mailing Address

Nashville, Tennessee 37205

City, State & Zip

Subscribed and sworn to before me this

7 day of March, 2019.

Keri V. McInnis
Notary Public

My Commission Expires: 11/3/20



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Panzey Maxwell
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03301
(Property Parcel/Tax ID Number)

and located at:

4474 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Panzey Maxwell
Signature

4474 Peytonsville Rd.
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip



Subscribed and sworn to before me this

26 day of March, 20 19.

Carolyn Roark
Notary Public

My Commission Expires May 17, 2020

My Commission Expires: _____

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04210

(Property Parcel/Tax ID Number)

and located at:

4465 Peytonville Rd. Franklin, Tenn. 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
Signature

4465 Peytonville Rd.

Property Owner Mailing Address

Franklin, Tenn. 37064

City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Andrea Finley
Notary Public

My Commission Expires 04/11/2020

My Commission Expires: _____



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Pratt Crutcher, Marion Boyd Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04209
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Crutcher, Marion Boyd Crutcher
Signature

4465 Peytonsville Rd,
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Pratt
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04203
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Christina Taylor
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19

Andrea Finley
Notary Public



My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Helen Pratt Brakebill / William A. Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04201
(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

William A. Brakebill
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen Pratt Brakebill William A. Brakebill
Signature

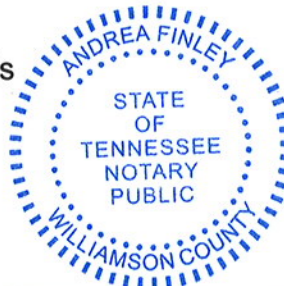
4471 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19.

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Todd Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04200
(Property Parcel/Tax ID Number)

and located at:

4475 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Andrea Finley
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Andrea Finley
Signature

4475 Peytonsville Rd
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Andrea Finley
Notary Public



My Commission Expires 04/11/2020

My Commission Expires: _____

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04214
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Susan E. Crutcher
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Crutcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Helen P. Brakebill / William A. Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04212

(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

William A. Brakebill
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen P. Brakebill

Signature

William A. Brakebill

4471 Peytonsville Rd.

Property Owner Mailing Address

Franklin, Tenn 37064

City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Thomas A. Jordan
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03400
(Property Parcel/Tax ID Number)

and located at:

Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Ann Elizabeth Chunn
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

4500 Peytonsville Road
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

8th day of March, 2019.

[Signature]
Notary Public

My Commission Expires: 8.4.19



Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I ~~4422~~ TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04300
(Property Parcel/Tax ID Number)

and located at:

4422 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04 208
(Property Parcel/Tax ID Number)

and located at:

4424 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

1st day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04215
(Property Parcel/Tax ID Number)

and located at:

Peytonsville Road
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gramble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04213
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GIAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 20 19.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I VVK ~~WKE~~ Fishpond LLC Vamsi Polavarapu
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as: (member)

133 01803
(Property Parcel/Tax ID Number)

and located at:

4516 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

CRAMIDE DESIGN COLLABORATIVE.
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Signature [Signature]

1016 Sunset Rd
Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip



Subscribed and sworn to before me this

22nd day of May, 2019, by Vamsi C. Polavarapu.
[Signature]
Notary Public

My Commission Expires: March/31/2020

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I WILLIAM DAVID CRAFTON EXECUTOR
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 0 1800

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I) (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

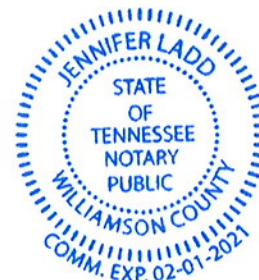
William David Crafton, Executor
Signature

5316 Carter Creek Pike
Property Owner Mailing Address

Shomone Station, In 37179
City, State & Zip

Subscribed and sworn to before me this

23 day of May 2019
Jennifer Ladd
Notary Public
My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I MARGARET ANN MCCORD
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01815

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

CRAMBLE DESIGN COLLABORATIVE.

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Margaret Ann McCord
Signature

1186 Roy Seelers Road
Property Owner Mailing Address

Columbia, TN 38401
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I Betty Jo TURNAGE
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01817
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019.
Jennifer Spald
Notary Public
My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I William Chad Turnage
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01811

(Property Parcel/Tax ID Number)

and located at:

4549 PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William Chad Turnage
Signature

4549 Pratt Ln
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I Betty Jo Turnage
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01816
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I MDW LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01813

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.


Signature

1920 ADELICIA STREET #300
Property Owner Mailing Address

Nash, TN. 37212
City, State & Zip

Subscribed and sworn to before me this

21 day of May, 20 19


Notary Public

My Commission Expires: 1-19-22



Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

Dorothy Ann CRAFTON & Peggy Diane SMARTT
We/I _____
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01814

(Property Parcel/Tax ID Number)

and located at:

4540 PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ann Crafton Peggy Diane Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019.

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I GARY SMARTT
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01809
(Property Parcel/Tax ID Number)

and located at:

4536 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GARY SMARTT
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Gary Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I A Dorothy Roth Wales
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01802

(Property Parcel/Tax ID Number)

and located at:

4517 Pratt Lane, Franklin, TN 37064

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Roth Wales
Signature

4517 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

11th day of June, 20 19.

Mary Catherine McAnulty
Notary Public MARY CATHERINE MCANULTY

My Commission Expires: 01-19-2020
WILLIAMSON COUNTY, TN



Wednesday, June 5, 2019

Dear Neighbors,

We are writing to you today because you signed an Owner Affidavit to be considered for Annexation into the City of Franklin. This request has been filed, and the City of Franklin has provided the following schedule.

June 11 Work Session—Discussion of annexation requests

August 13 Work Session—Discussion of resolution to approve holding a referendum (draft P.O.S. to be attached to the item in Granicus)

August 27 BOMA—Vote on resolution to approve holding a referendum (If I counted correctly, this would be 56 days before election date)

October 22—Referendum held

November 12 BOMA—BOMA ratifies results of referendum

December 12 FMPC—Recommendation Vote on P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)

January 14 Work Session—Discussion of P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)

January 14 BOMA*—Potential First Reading on Annexation Ordinance and Ordinance to Zone

February 11 BOMA*—Public Hearings on all three items, Second Reading on Annexation and Ordinance to Zone

February 25 BOMA*—Final Reading on Ordinances

March 26 FMPC—Recommended date for Public Hearing and Vote on Envision Franklin Amendment to add these properties into the plan and assign a design concept, which would guide future rezoning and development plans

If you have any questions regarding this schedule, please feel free to contact:

Greg Gamble at 615-975-5765 / greg.gamble@gdc-tn.com or

Pete Crutcher at 615-642-2852 / pete@claytonassociates.com.

Sincerely,



Greg Gamble

DATE: June 11, 2019

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Emily Hunter, Director of Planning and Sustainability

SUBJECT:

Discussion of Annexation Requests for Properties Located Outside the Urban Growth Boundary (UGB) Adjacent to the Southeast Portion of the City Limits near Pratt Lane and Peytonsville Road.

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning annexation requests submitted for 27 properties that are located outside of the Urban Growth Boundary (UGB), adjacent to the southeastern city limits near Pratt Lane and Peytonsville Road.

Background

In May 2018, a Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the properties' proximity to I-65 and major corridor extensions, such as Carothers Parkway. A copy of the presentation from last year is attached for reference.

The City has received annexation requests for 27 properties in the Goose Creek Basin, most of which are located outside the UGB. A map of properties is attached. The nearby property that is located within the UGB (Property A on the map) is also being discussed on the June 11, 2019 Work Session agenda as part of another item. For the other 26 properties, annexation cannot occur until a referendum has been held, where the property owners requesting annexation vote to have their property annexed by the City of Franklin. If the BOMA desires to move forward and hold a referendum, staff recommends aligning the referendum with the October 22nd election to conserve costs. The timeline below outlines the steps that would likely be needed to annex these properties.

June 11 Work Session—Discussion of annexation requests

August 13 Work Session—Discussion of resolution to approve holding a referendum (draft P.O.S. to be attached to the item in Granicus)

August 27 BOMA—Vote on resolution to approve holding a referendum

October 22—Referendum held (Same date as the City of Franklin municipal election)

November 12 BOMA—BOMA ratifies results of referendum

December 12 FMPC—Recommendation Vote on P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (Estate Residential is recommended zoning until Envision Franklin is amended)

January 14 Work Session—Discussion of P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone

January 14 BOMA—Potential First Reading on Annexation Ordinance and Ordinance to Zone

February 11 BOMA—Public Hearings on all three items, Second Reading on Annexation and Ordinance to Zone

February 25 BOMA—Final Reading on Ordinances

March 26 FMPC—Recommended date for Public Hearing and Vote on Envision Franklin Amendment to add these properties into the plan and assign a design concept, which would guide future rezonings and development plans

Recommendation

Staff recommends that BOMA direct staff to discuss annexation requests with the County and begin preparing a draft Plan of Services.

Special BOMA Work Session

May 1, 2018

Annexation and Growth Policy Discussion

Overview

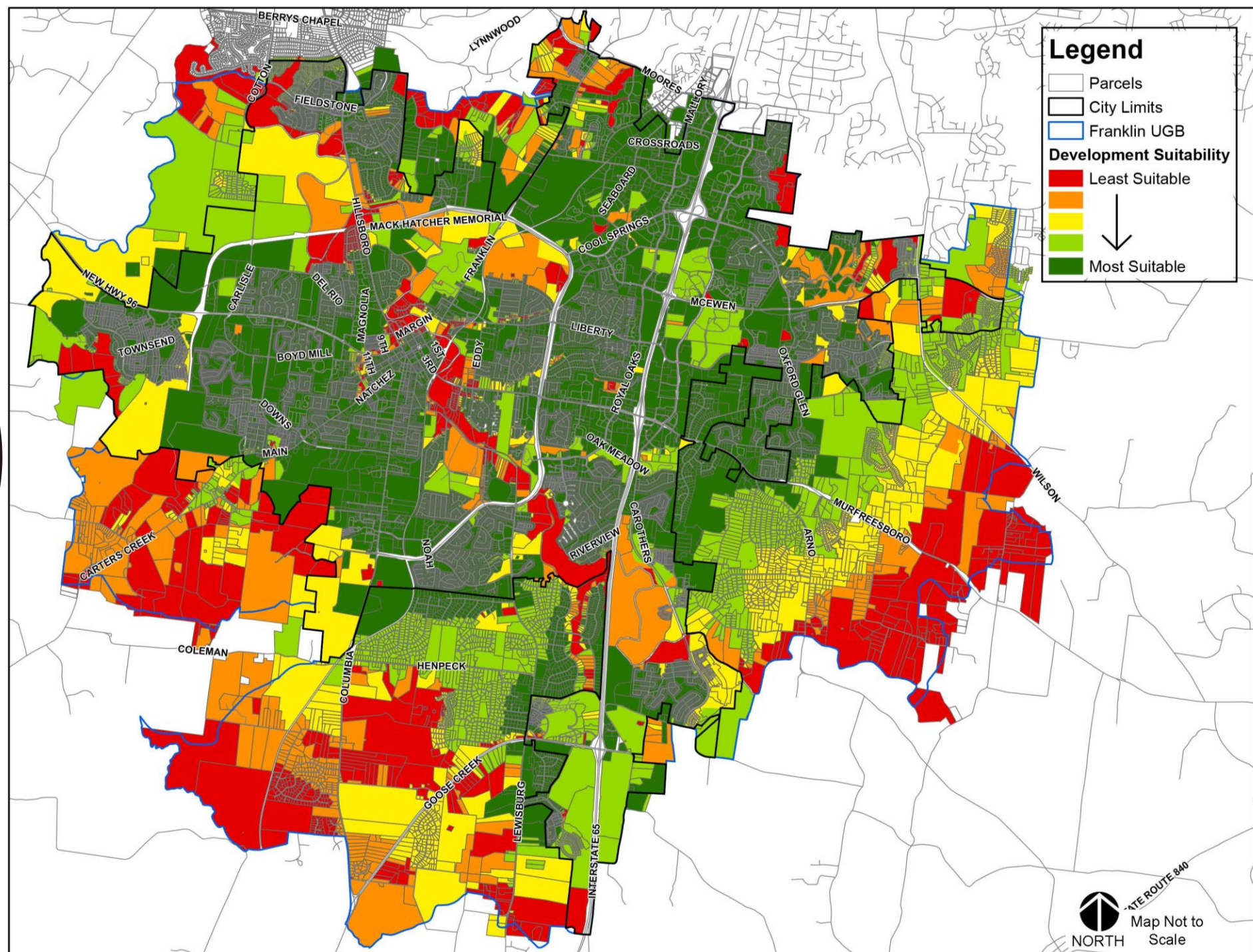
5-6:30 p.m.

- Staff Presentation: Introductory Info 15 minutes
- Big Picture Policy Discussion 30 minutes
 - Why should the City grow?
 - What are we trying to achieve?
 - What is important when we think about growth and annexation?
- Staff Presentation: Annexation Capabilities 15 minutes
- Annexation Policy Discussion 30 minutes
 - Should the City consider an annexation policy?
 - Should the City study investment decisions further?
 - What is likely to happen if the City does not annex?

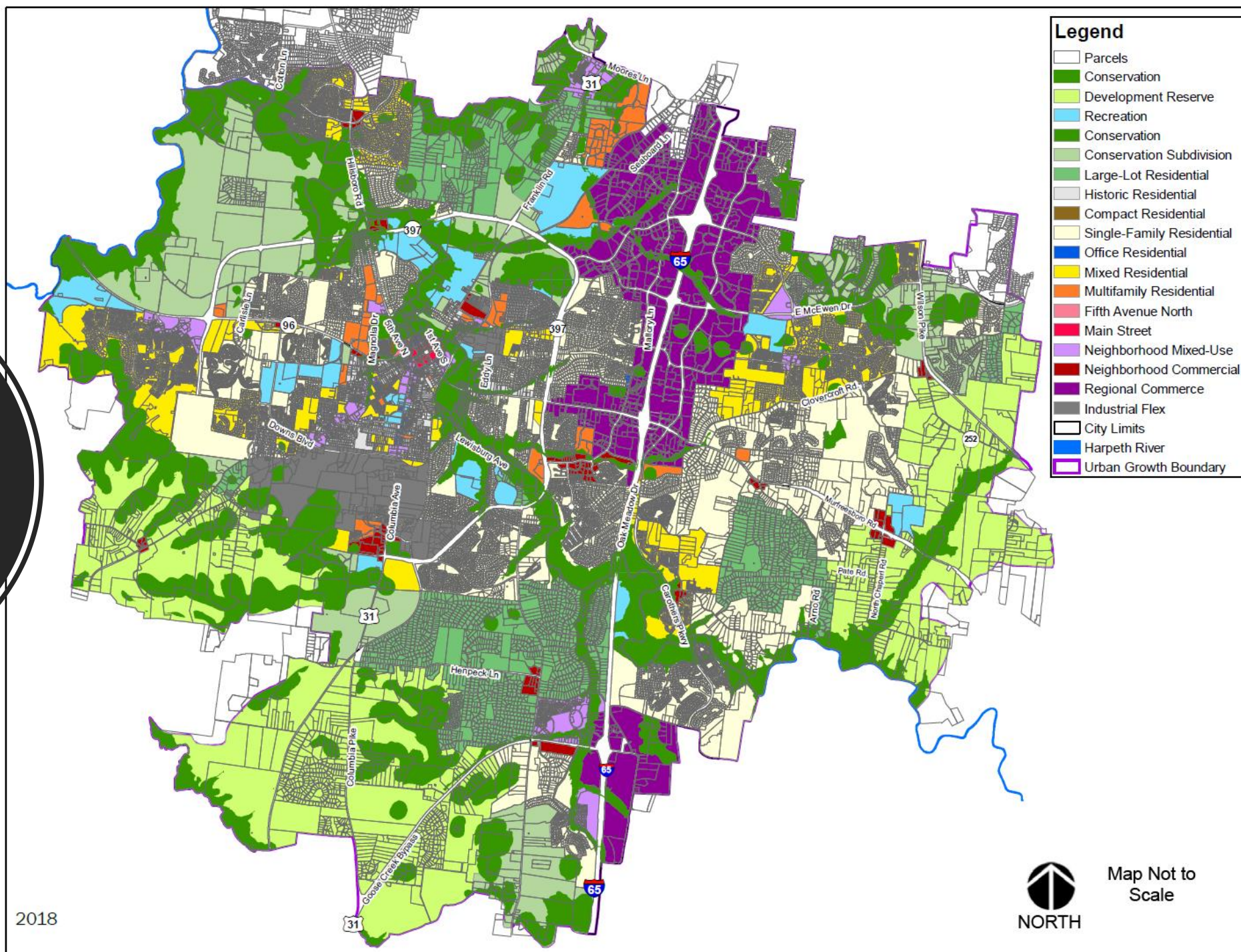
Envision Franklin: Managed Growth

- **Strategic growth** is encouraged in locations **supported by existing City infrastructure and services** or **where they are planned** to be provided in an efficient and orderly manner.
- The extension of **infrastructure and public services** should be used as a **tool** that **strategically directs where growth should take place**, not as a reactive response to development.
- Land-use policies, infrastructure improvements, and community facility investments should be coordinated to **maximize efficiency and public benefit** while **minimizing negative impacts** of growth.
- **Annexation** within the UGB should be approached in a comprehensive manner that **promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development.**

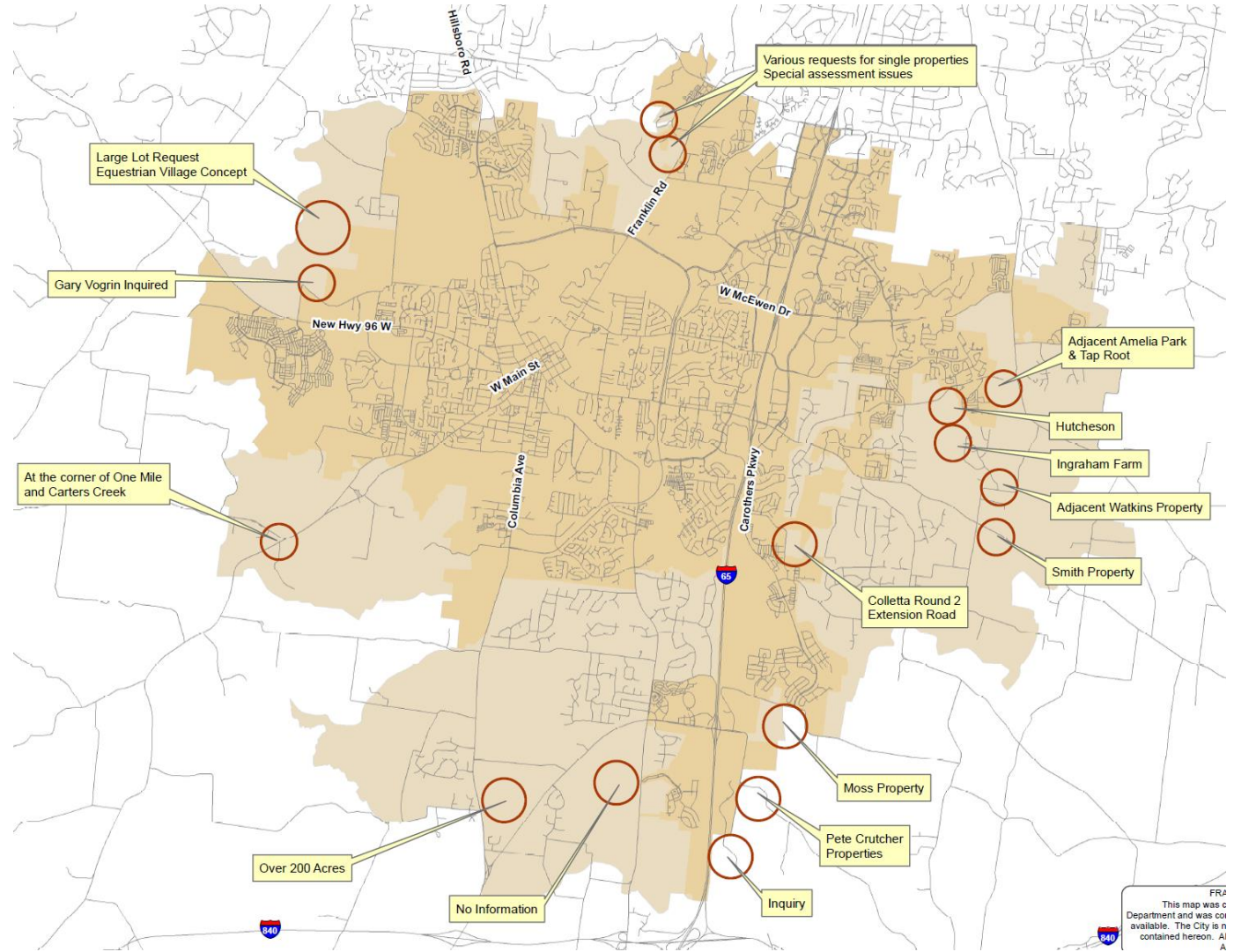
Suitability Analysis



Design Concepts



Annexation Inquiries



Annexation State Law

Property owner request
only, unless by referendum

Noncontiguous annexation
allowed

Referendum allowed
outside of UGB

Franklin Growth and Annexation

Franklin grew from
2 square miles in the 1960s to
41 square miles by 2010

Population has increased
21,000 per decade since 1990

The 2017 population estimate
was 77,400 (33,034 dwellings)

Future Projections

- Based on past growth, the population is projected to increase by 50,000 over the next 22 years
- This projection is based on past population growth rates by decade (annexation + development approval + construction and absorption of dwellings into the Franklin market + household size)

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Projection	85,000	22,513	36%
2030	Projection	106,000	21,000	24%
2040	Projection	128,600	22,600	21%

Future Buildout

Existing Housing
+
Approved Housing
=
92,000 Population

Projected to reach this
population by 2025

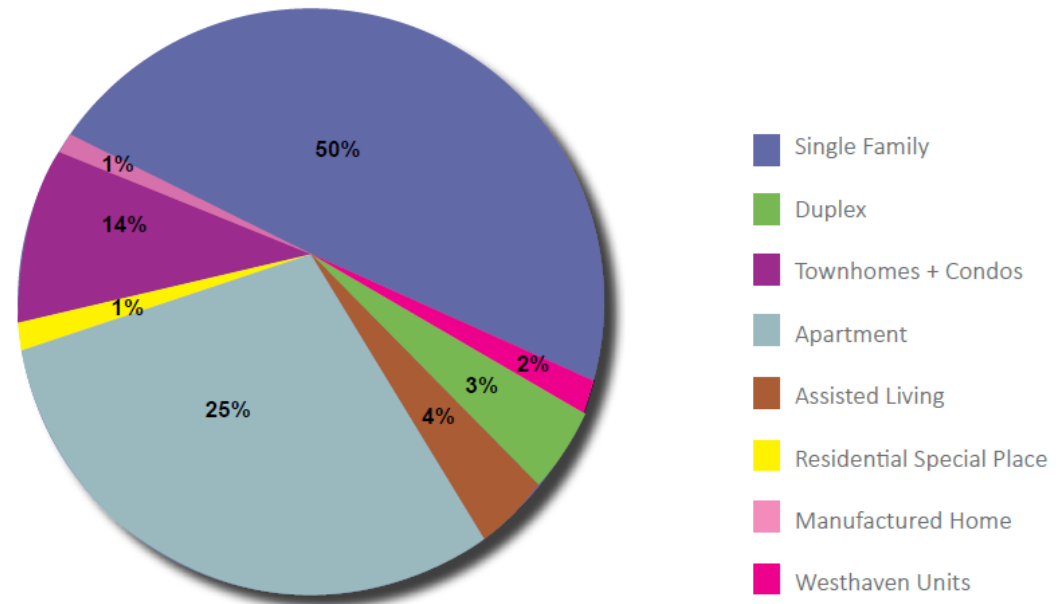
Past growth does not
necessarily indicate future
trends



41,913 DWELLING UNITS
Existing Housing + Approved Housing

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	20,900	50%
Manufactured Home	405	1%
Westhaven Units	839	2%
Duplex	1,221	3%
Townhomes + Condos	6,023	14%
Apartment	10,466	25%
Assisted Living	1,535	4%
Residential Special Place	524	1%
TOTAL	41,913	100%

Future Build-Out



Big Picture Questions

- What is important when we think about growth and annexation?
- Is maintaining the growth rate important?
- Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?
- Focus on commercial areas and return on investment?



Return on Investment Study—Raleigh NC

Strategic planning adds value

- It would take 600-single family homes on a **150-acre** subdivision to equal the tax value of the Wells Fargo Capital Center, which sits on **1.2 acres** of land.
- Wells Fargo Capital Center in downtown Raleigh has **90 times the tax value per acre** than the average suburban acre.



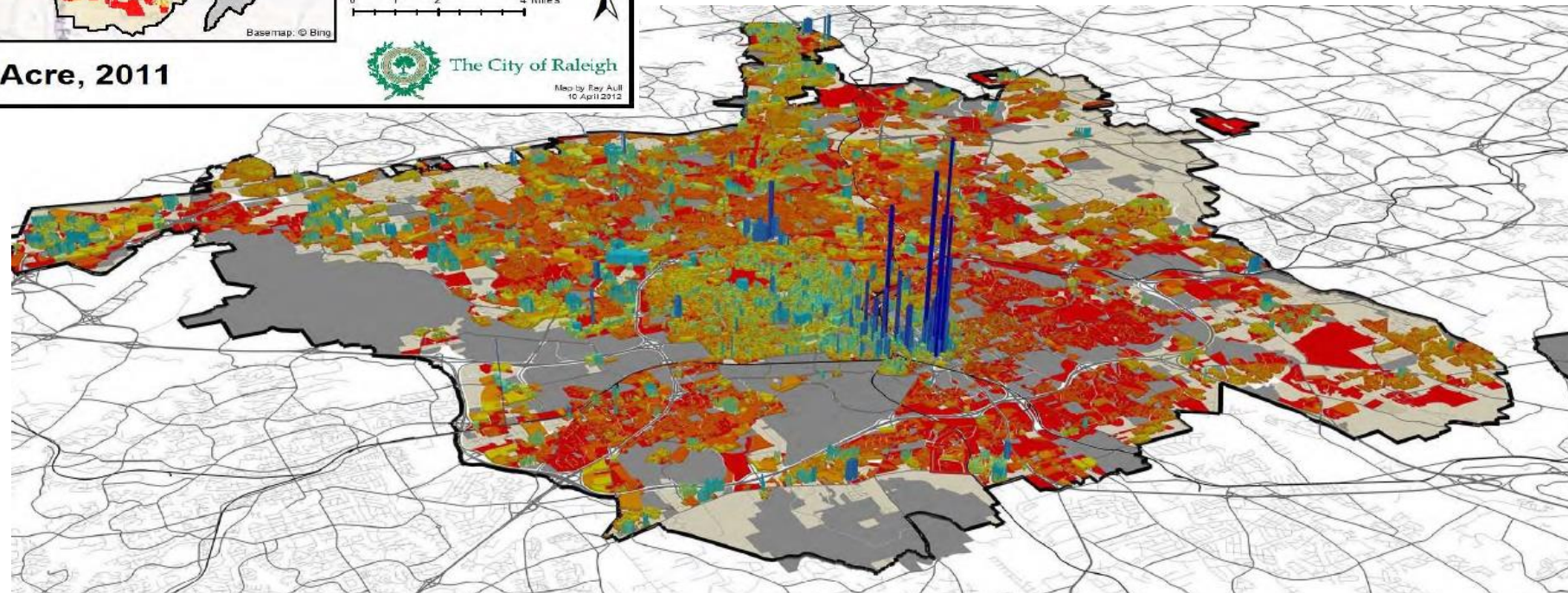
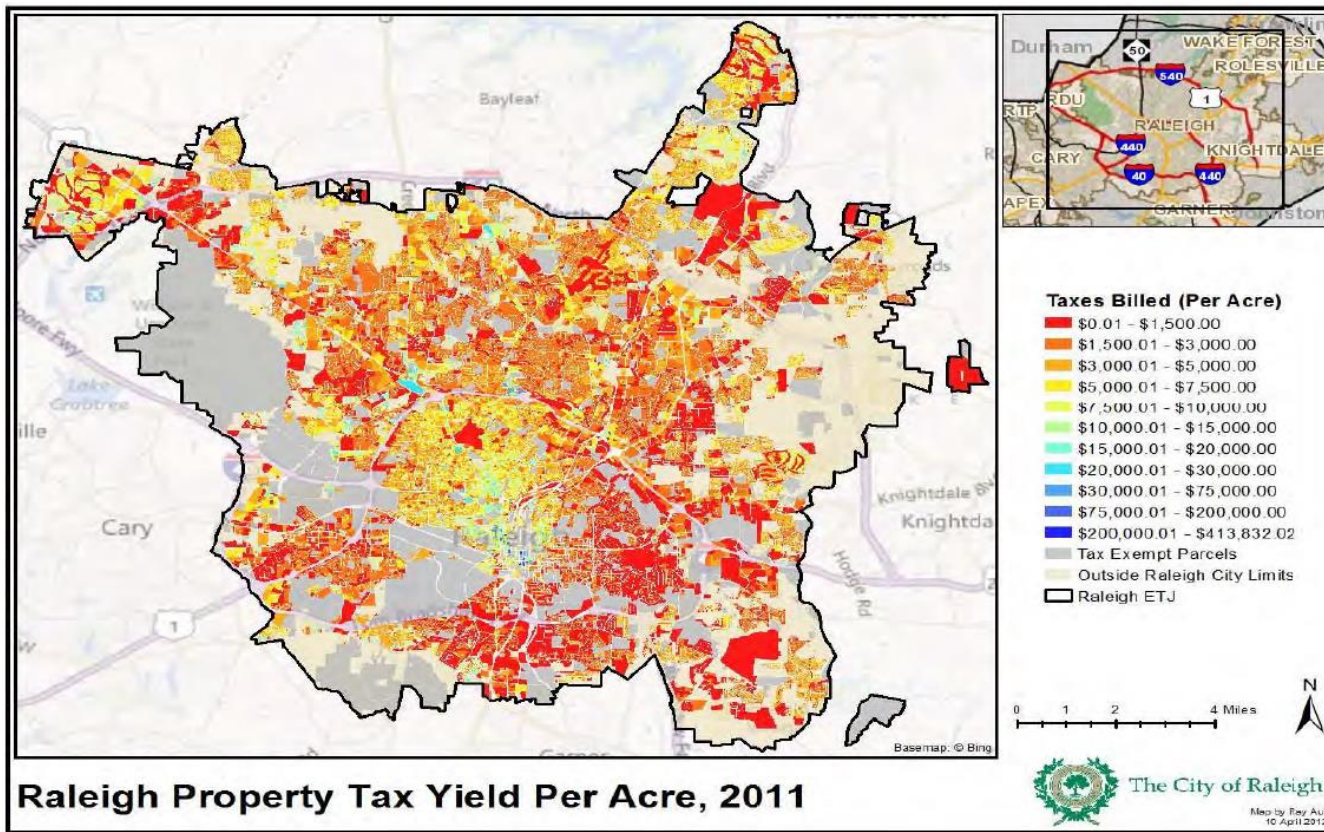
Return on Investment

- **Downtown high rise residential on 3-acre site** pays off its infrastructure in **3 years**. The return on infrastructure investment is **35%**.
- **Suburban multi-family complex on a 30-acre site** pays off its infrastructure in **42 years**. The return on infrastructure investment is **2%**.



Source: Kristopher Larson and Mitchell Silver, 2008

Return on Investment Study—Raleigh NC



Big Picture Policy Discussion

30 Minutes

Why should the City grow?

What are we trying to achieve as a City?

What is important when we think about growth and annexation?

-Is maintaining the growth rate important?

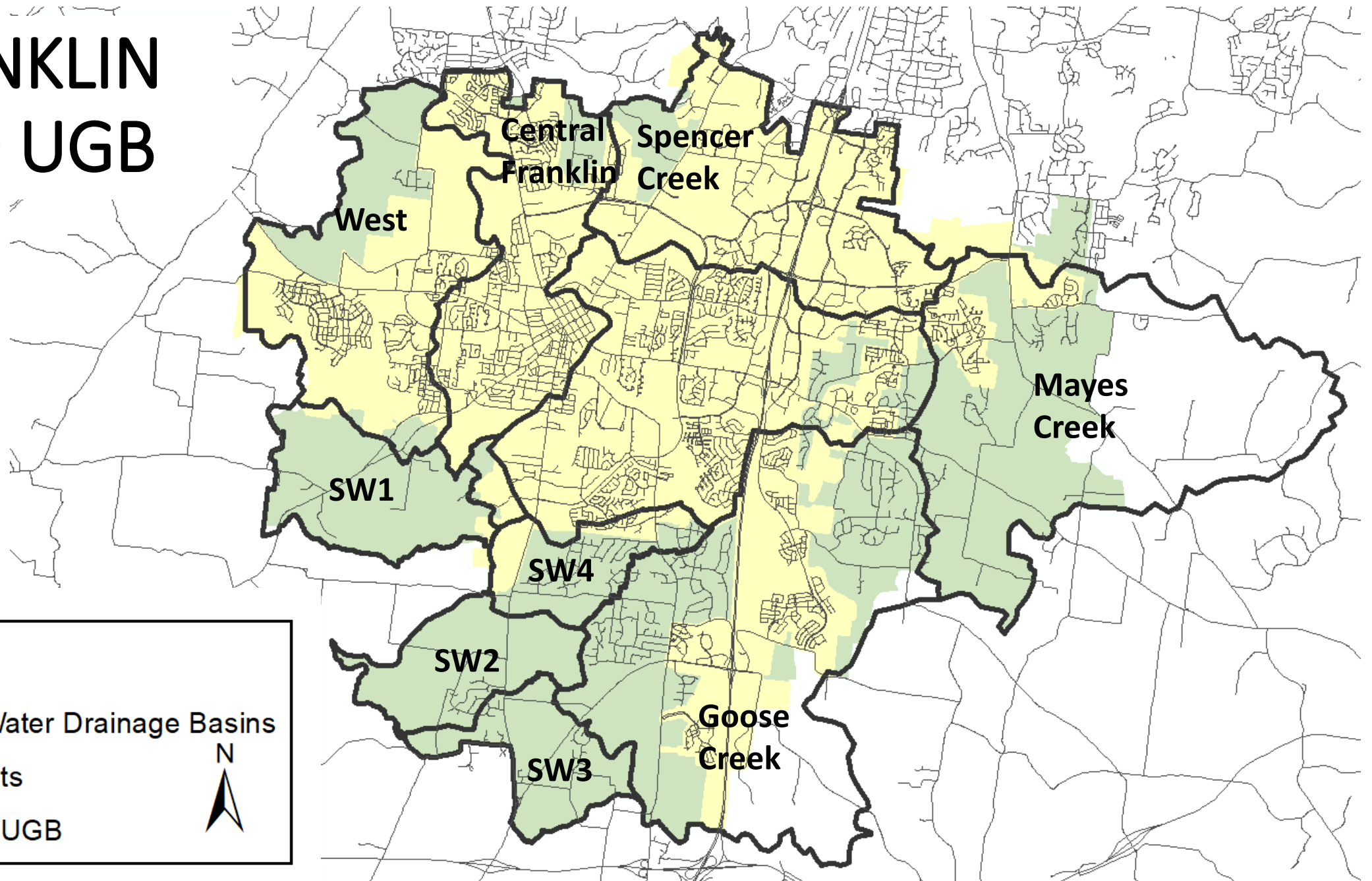
-Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?

Staff Analysis of Potential Annexation Areas



- Studied each drainage basin along edges of the UGB:
 - Developable acreage
 - Future land use
 - Ability to serve
 - Sewer (gravity vs. pump stations and force mains)
 - Road Infrastructure
 - Fire Service (stations/ response times)
 - Magnitude of investment needed
- Assigned a short-, mid-, or long- term capability classification
- Used best available data, but may need additional analysis

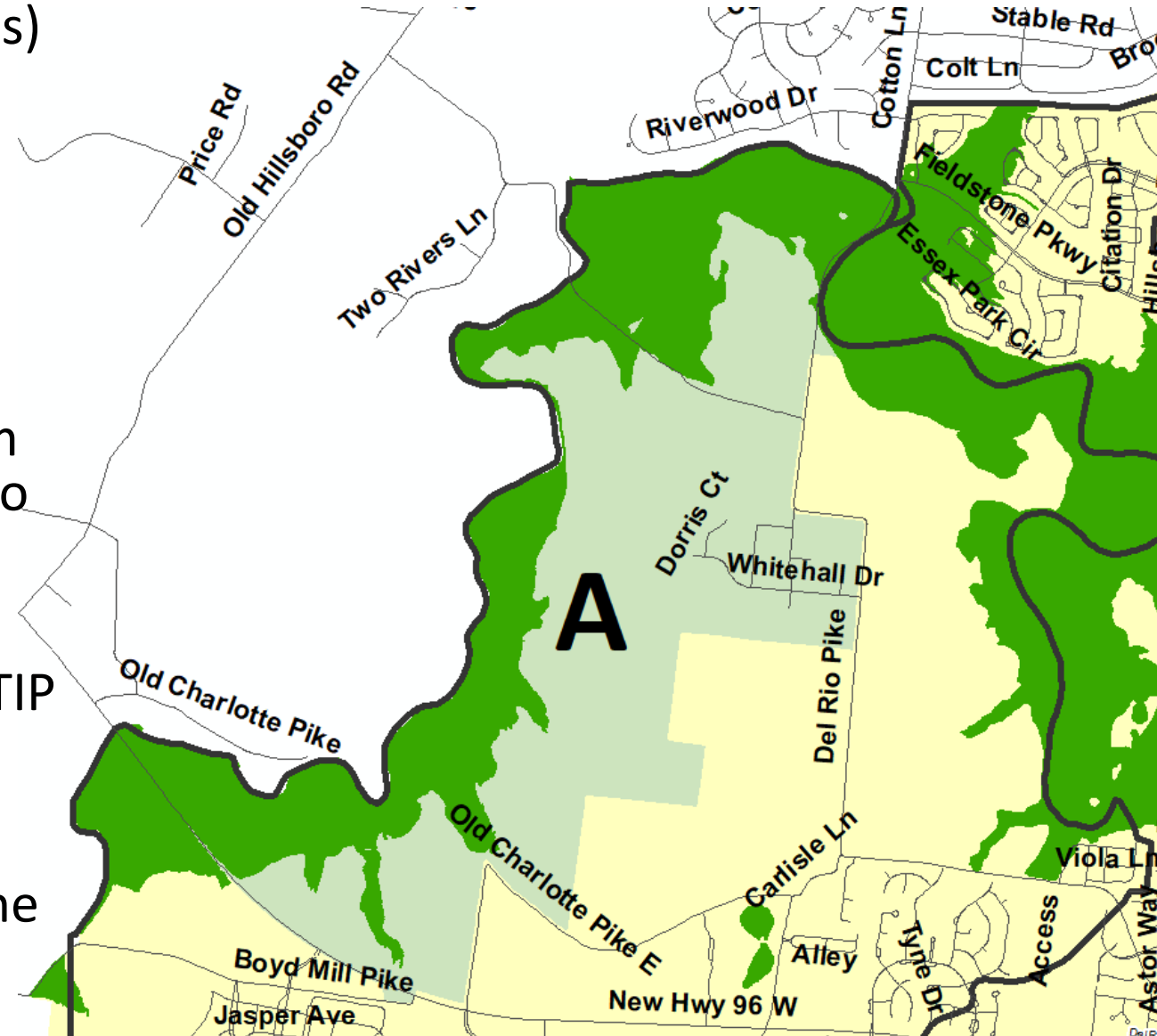
FRANKLIN AND UGB



Short-Term Capability

- Development Potential:
 - Significant developable area (1,600 acres) excluding floodplain
- Future Land Use:
 - Residential and open space
- Sewer Service:
 - Sewer infrastructure is nearby
 - Planned relocation of pump station from Old Charlotte Pike and new force main to the plant
- Road Infrastructure:
 - Mack Hatcher Pkwy scheduled in State TIP
 - Del Rio Pike improvement is long-term
- Emergency Services:
 - Fire Station #8 (Westhaven) can serve the area adequately

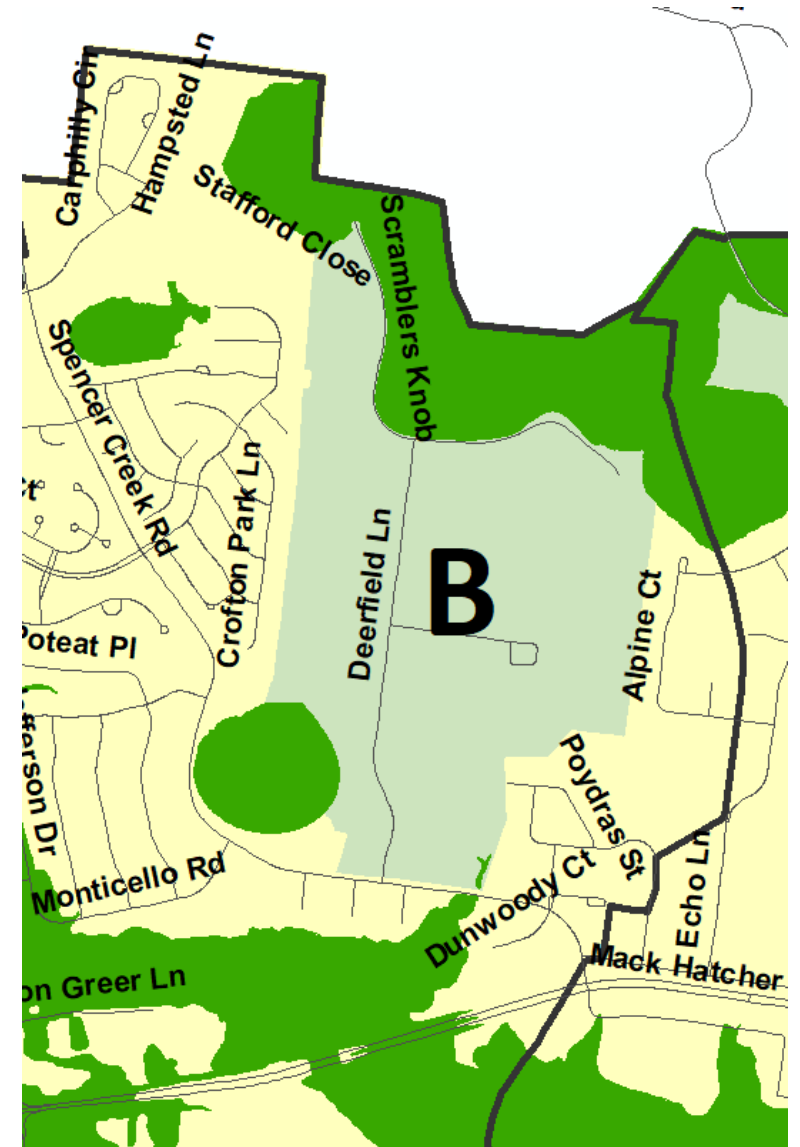
A. West Basin



Long-Term Capability

- Development Potential:
 - Limited developable area due to terrain (0 acres)
- Future Land Use:
 - Existing large-lot development pattern is expected to remain
- Sewer Service:
 - No improvements planned
- Road Infrastructure:
 - No improvements planned
- Emergency Response:
 - There would be extended response time and potentially water supply issues with existing Fire Station 3 and 4.
 - Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.

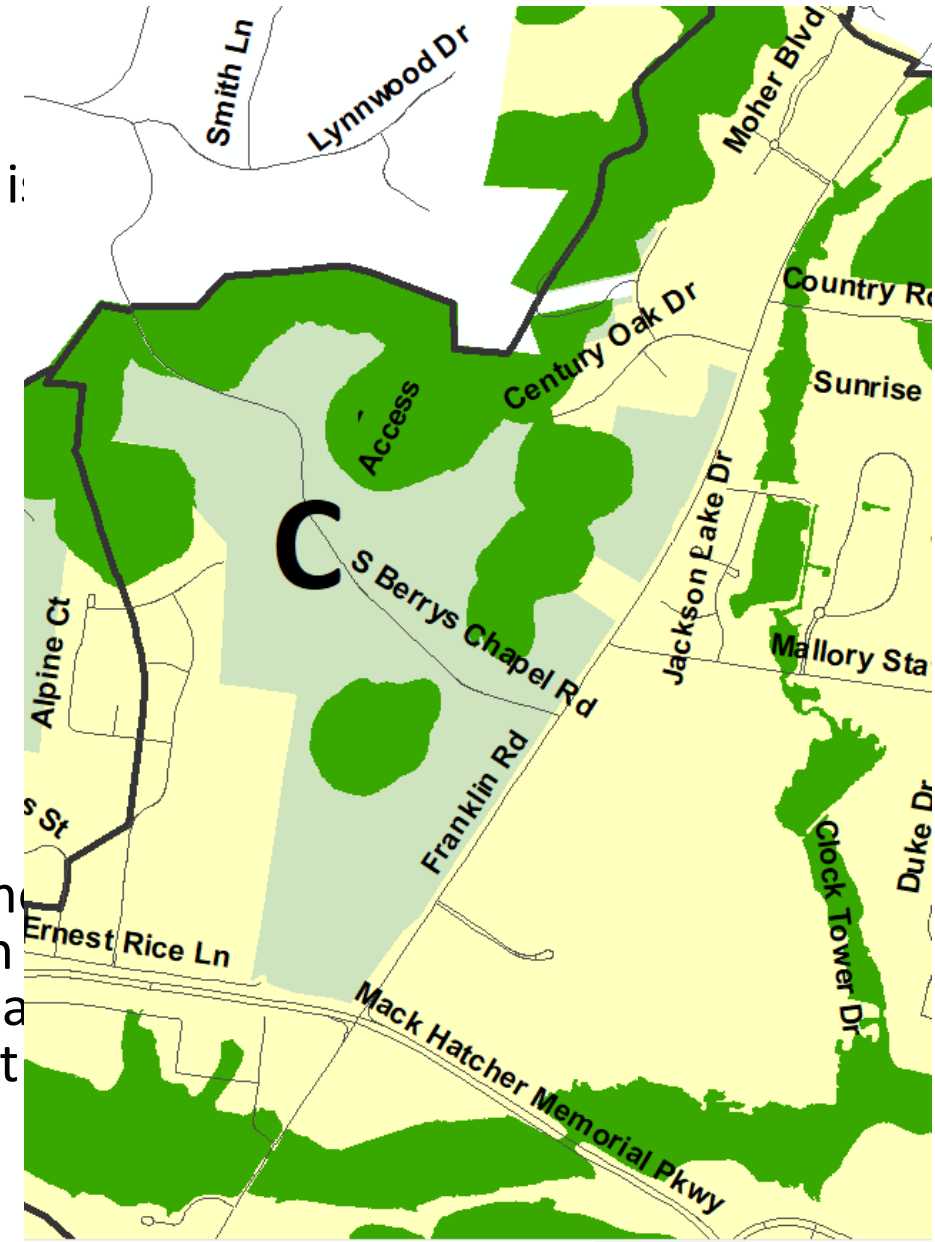
B. Central Franklin Basin



Long-Term Capability

- Development Potential:
 - Limited developable area due to terrain (580 acres)
- Future Land Use:
 - Berrys Chapel Road: Existing large-lot development pattern is expected to remain
 - Meadow Farm has higher development potential
- Sewer Service:
 - No improvements planned
 - Currently designing low pressure system for few lots along Franklin Rd within City
- Road Infrastructure:
 - Berry's Chapel intersection improvement near-term need
- Emergency Response:
 - Berrys Chapel Road: Existing Station 3 and 4 could service the area. However, there may be increased response times than the City's average. Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.

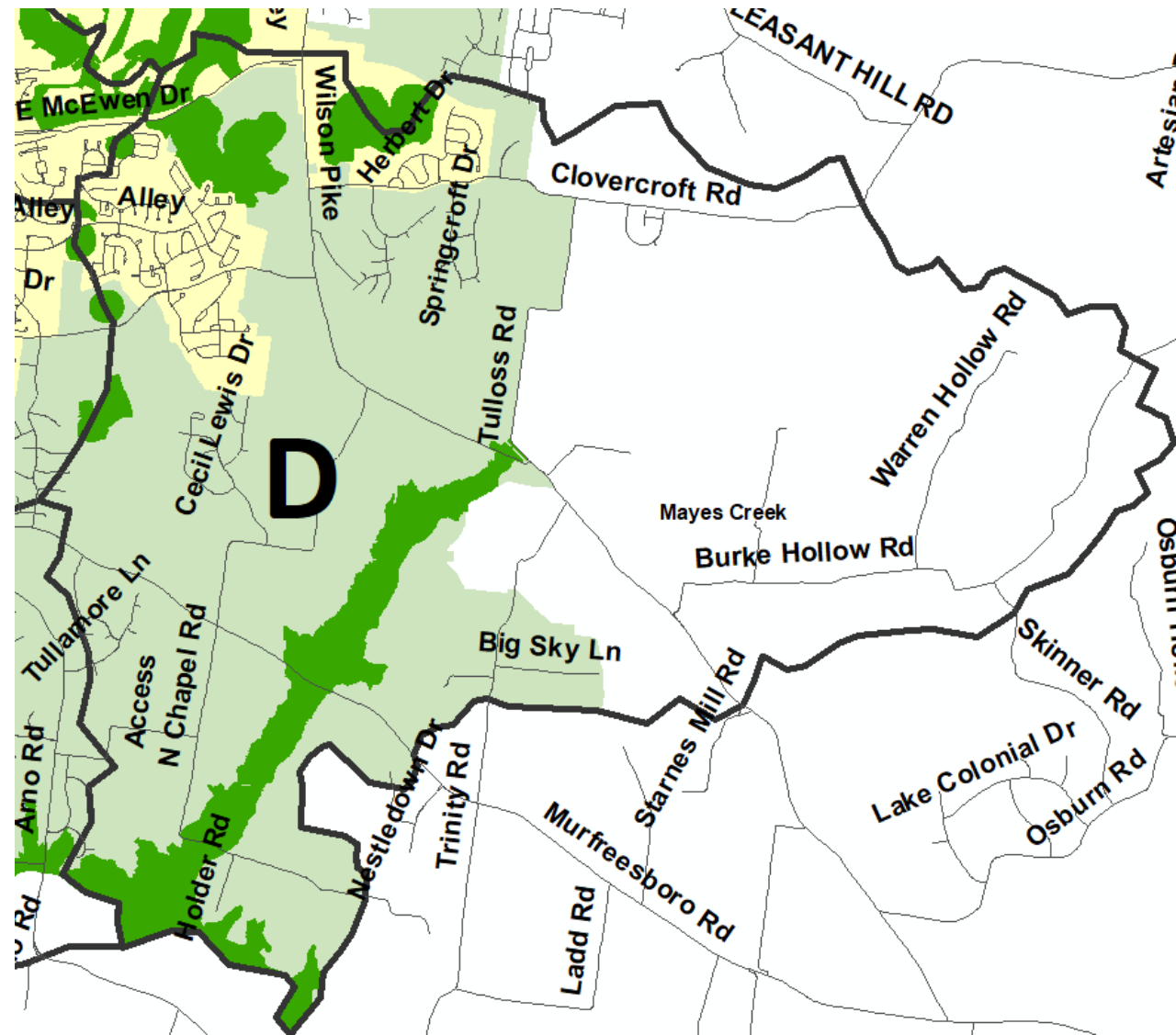
C. Spencer Creek Basin



Mid-Term Capability

- Development Potential: Significant amount
 - Within UGB (3,500 acres)
 - Outside of UGB (4,350 acres)
- Future Land Use:
 - Likely residential with commercial nodes
- Sewer Service:
 - Could be served with gravity sanitary sewer
 - Major sewer extension/investment needed
- Road Infrastructure:
 - Murfreesboro Rd in State TIP this fiscal year
 - McEwen Drive extension is near term
 - Wilson Pike is mid-term (up to State)
 - Arno Road improvement is long term
 - Liberty Pike extension is long term
- Emergency Services:
 - New station needed. Extended response times would necessitate a temporary station. Station 6, 2 and potentially 7 would serve in the interim. Water supply, large setbacks, hydrant availability. Supplement tanker support for water supply, not currently in fleet.

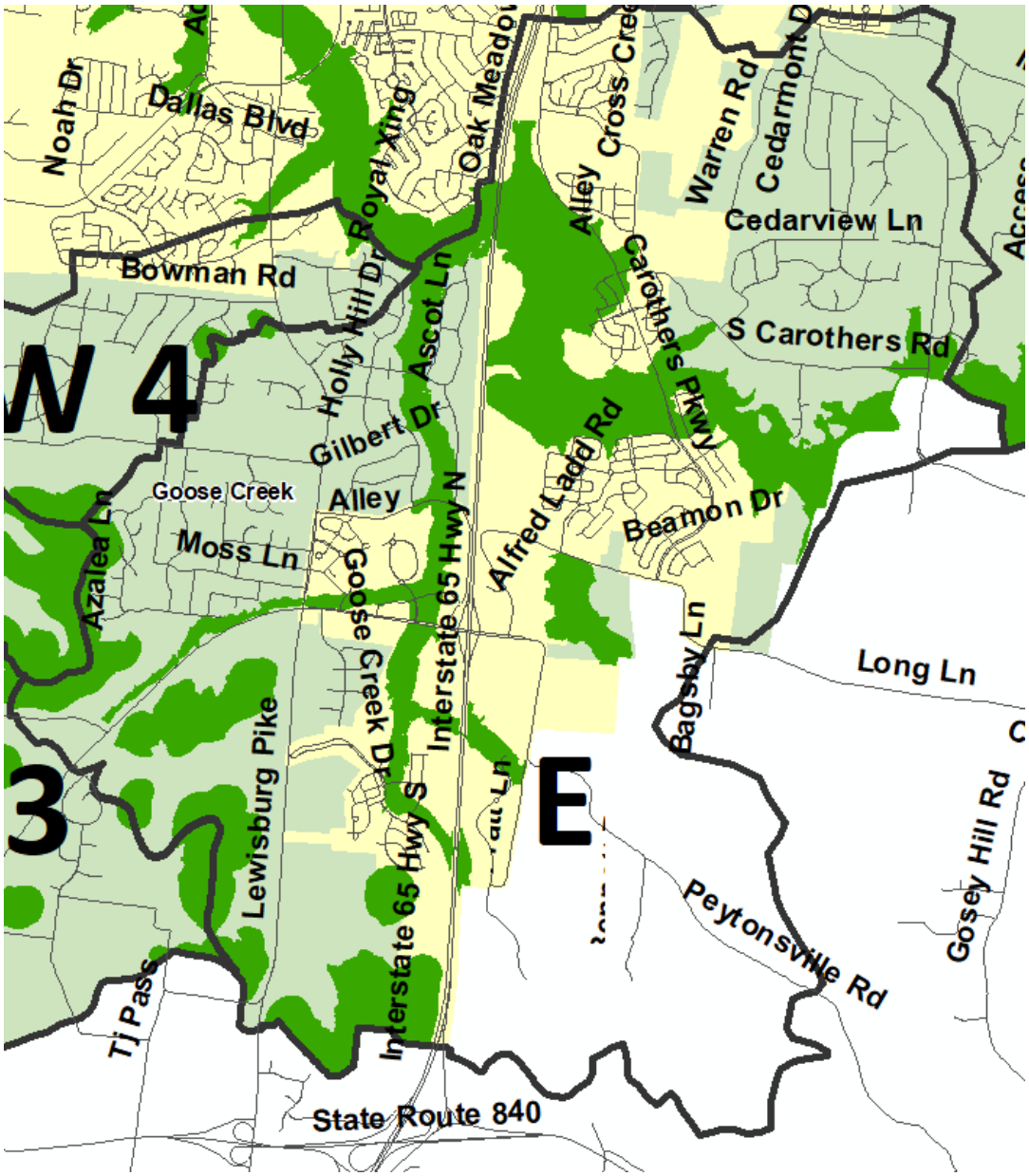
D. Mayes Creek



Short-Term Capability

- Development Potential:
 - Within UGB (1,800 acres)
 - Outside of the UGB (2,115 acres)
 - High interest for property owner annexation
 - Limitations in current annexation State law
- Future Land Use:
 - Some existing County subdivisions on north side
 - Residential and potentially more commercial
- Sewer Service:
 - Infrastructure is in the area to serve with gravity sewer
 - Sewer extension investment has already been made
- Road Infrastructure:
 - Proximity to I-65 and planned major arterial extensions
 - Pratt Lane improvements near term
 - Carothers extension near term
 - Long Lane overpass near term
 - Peytonsville extension near and mid term sections
 - Lewisburg Pike improvements long term (up to State)
- Emergency Response:
 - Existing fire stations 7 (Goose Creek) and 2 would be able to serve adequately

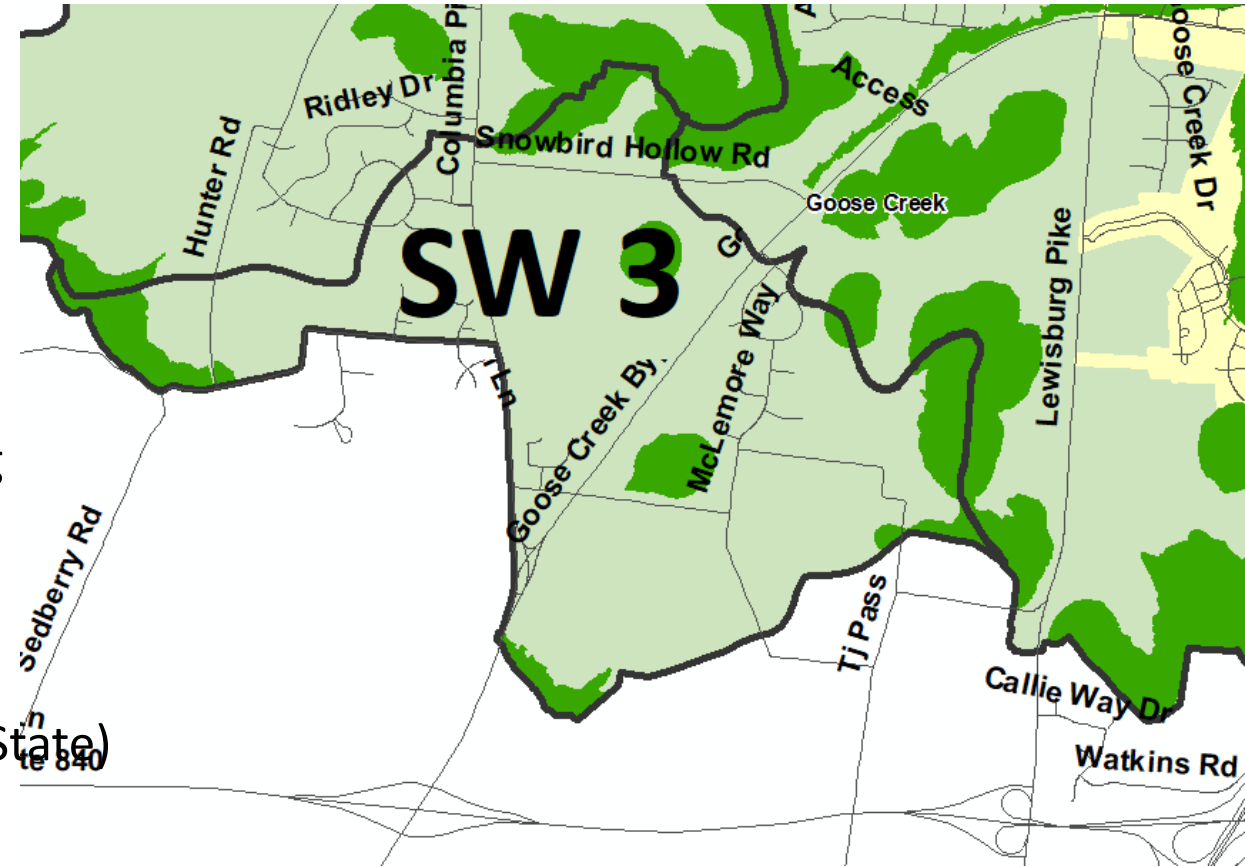
E. Goose Creek



Long-Term Capability

- Development Potential:
 - Limited developable area (1,050 acres) due to hillsides and hilltops
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension and investment needed (pump station, 3.7-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Goose Creek Bypass improvements long term (up to State)
 - Columbia Pike improvements long term (up to State)
 - Minor collector improvements/development driven long term
- Emergency Services:
 - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

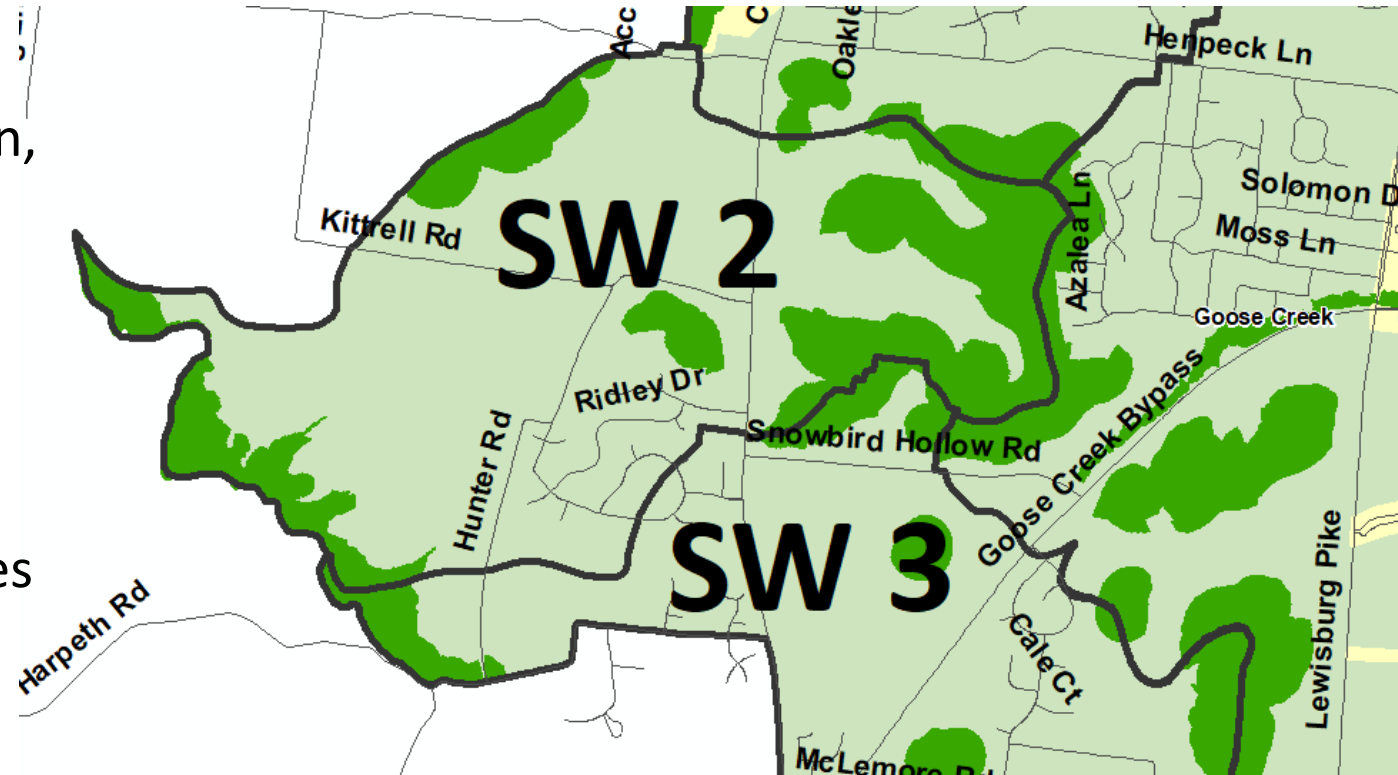
SW 3 Basin



Long-Term Capability

- Development Potential:
 - Developable area (1,500 acres)
 - Significant constraints (hillsides and hilltops)
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension and investment needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Columbia Pike is long term (up to State)
- Emergency Services:
 - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

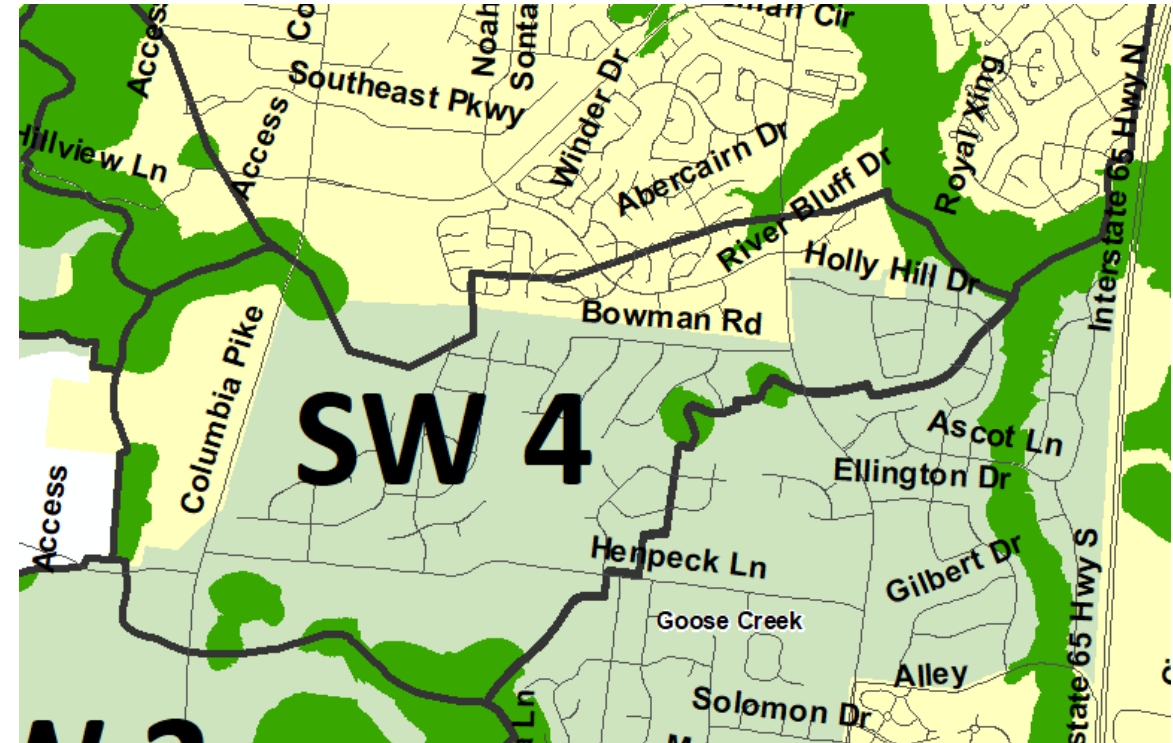
SW 2 Basin



Long-Term Capability

- Development Potential:
 - Limited developable area (230 acres)
 - Much of area developed with County subdivisions
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer is limited
 - Significant extension needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Columbia Pike is long term (up to State)
 - Henpeck Lane is long term
- Emergency Services:
 - There would be extended response time and potentially water supply issues.

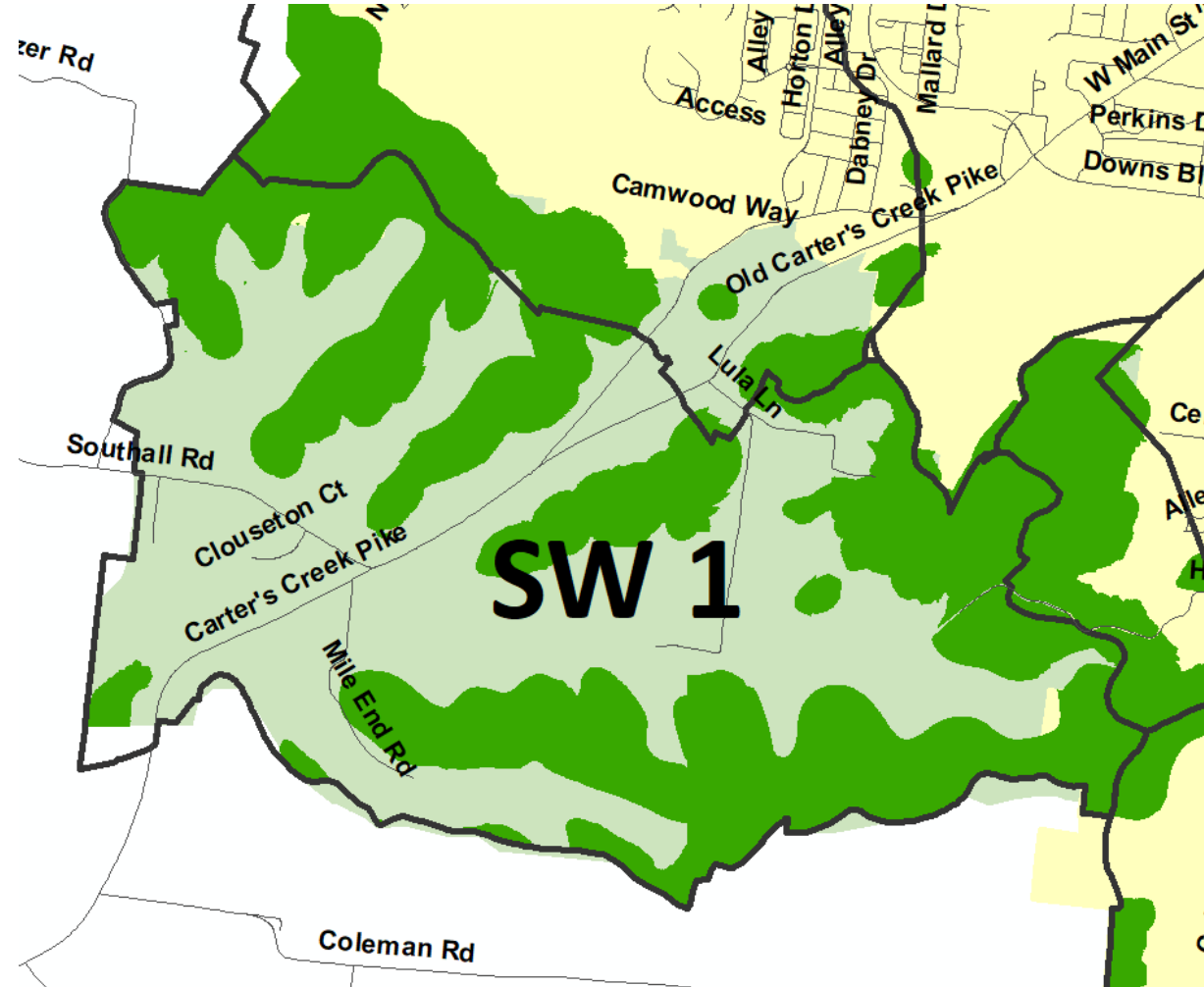
SW 4 Basin



Long-Term Capability

- Development Potential:
 - Limited developable area (1,280 acres) due to hillsides and hilltops
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension needed (pump station, 1-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Carters Creek Pike is long-term (up to State)
 - Horton Lane minor collector/developer driven
- Emergency Services:
 - Extended response times and hydrant and water supply issues with existing Fire Stations 8 and 1.
 - Would need a new Fire Station to serve over 400 dwellings.

SW 1 Basin

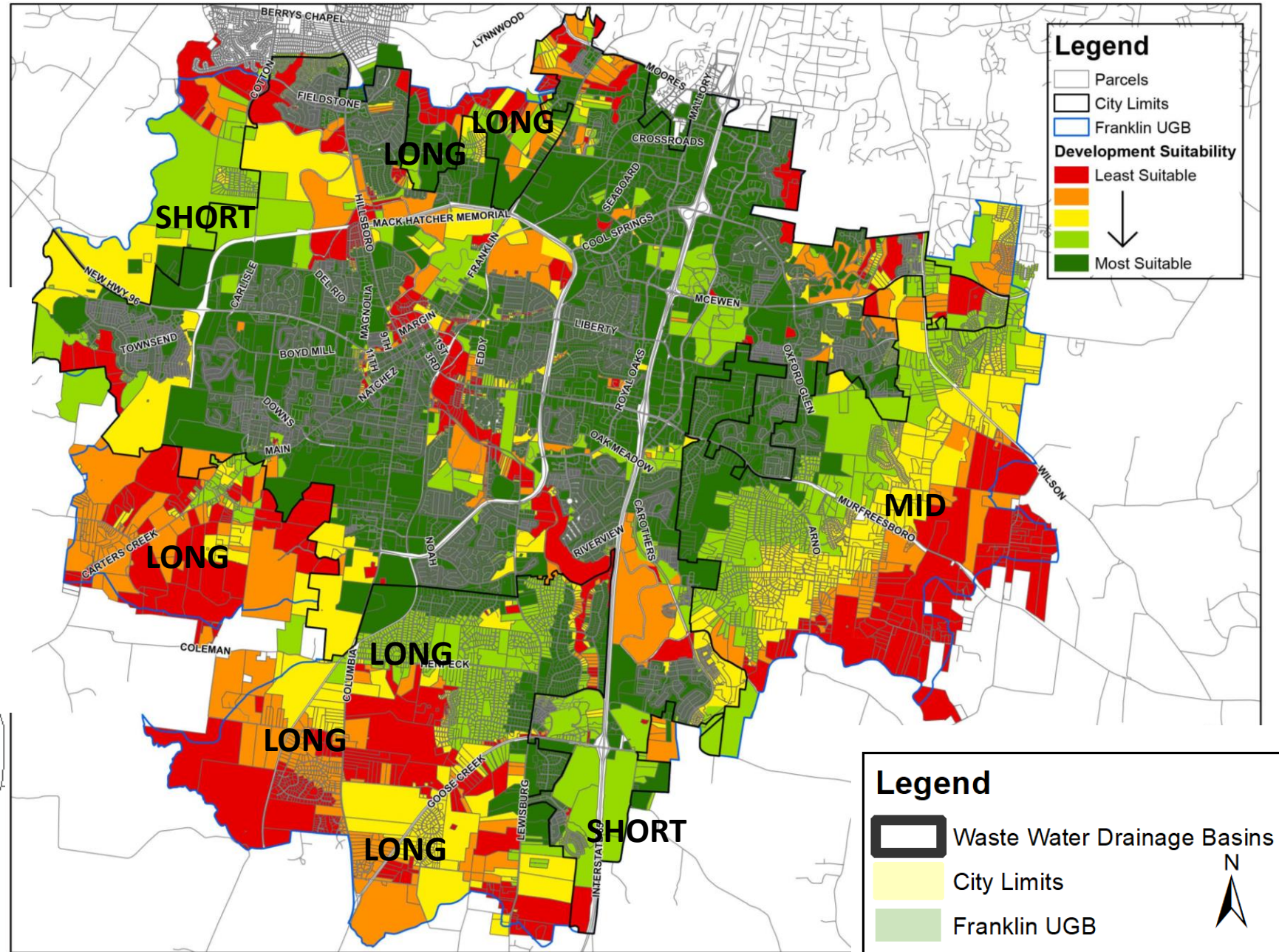


Basin	Developable Acreage in UGB	Sewer Capability	Road Infrastructure	Fire Service	Annexation Capability
Goose Creek	1,800 ac in UGB 2,115 ac beyond	Gravity sewer, nearby, Major extension + investment already made	Pratt Lane Carothers Pkwy Long Lane Overpass Peytonsville Rd Lewisburg Pk	Existing station would serve	Short
West	1,600 ac	Planned pump station	Mack Hatcher Del Rio	Existing station would serve	Short
Mayes Creek	3,500 ac in UGB 4,350 ac beyond	Gravity sewer Major extension/ investment needed	Murfreesboro Rd McEwen Drive Wilson Pike Arno Road Liberty Pike	New station needed	Mid
SW1	1,280 ac	No gravity sewer	Carters Creek Pk Horton Ln	New station needed	Long
SW2	1,500 ac	No gravity sewer	Columbia Pk	Response time/water supply issues	Long
SW3	1,050 ac	No gravity sewer	Goose Creek Bypass Columbia Pk	Response time/water supply issues	Long
SW4	230 ac	No gravity sewer	Columbia Pk Henpeck Lane	Response time/water supply issues	Long
Spencer Creek	580 ac	None planned	Berry’s Chapel intersection	Response time/water supply issues	Long
Central Franklin	0 ac	None planned	None planned	Response time/water supply issues	Long

Annexation Capabilities

Short-, Mid-, or Long-Term Capability Classification based on:

1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



Discussion on Annexation Capabilities

30 minutes

Thoughts on the annexation capabilities by basin?

Does the BOMA want to consider an annexation policy?

Should the City study investment decisions further?

What is likely to happen if the City does not annex?

From: [Mark Brandley](#)
To: [Emily Hunter](#)
Subject: Planning for Parcel at end of Carothers on Long Lane
Date: Friday, August 23, 2019 7:03:29 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Emily,

My family and I moved into Ladd Park recently and just found out about the plans for annexing the land south of our subdivision and we are not in support of this and the idea of developing this land into a development with transient people coming into my neighborhood for a hotel, increasing congestion and ruining the feel of the area I lived and purchased in. If we had wanted to live by a Cool Springs type area we would have moved there. I understand that revenue helps the city but I also think we need to consider the people's that choose to live in Franklin, especially Ladd Park, and why we have chosen to live here. Please stop this development plan. Please help us keep the peaceful setting we were all looking for when purchasing homes here. We love it here.

What else can we do to stop this?

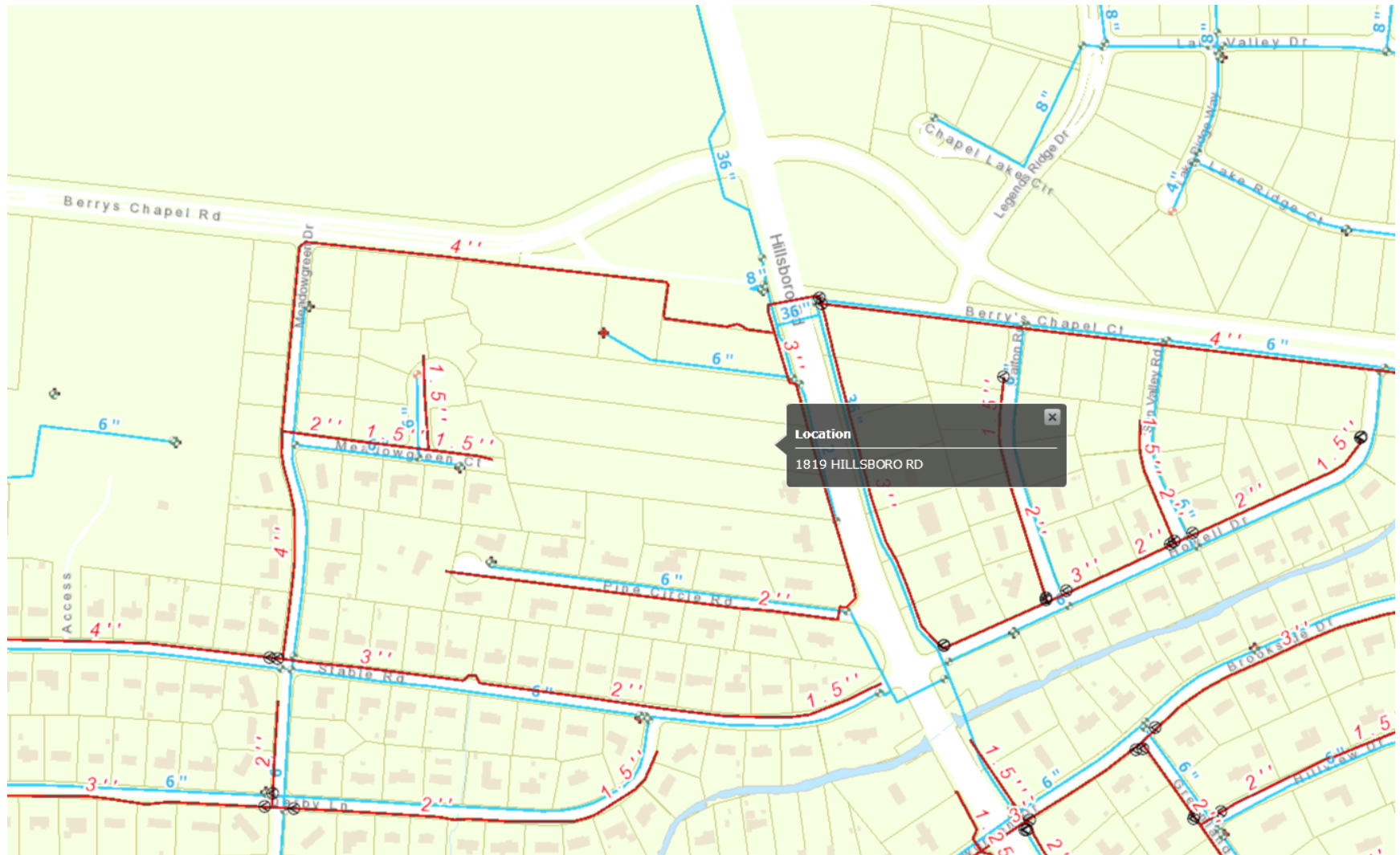
Thank you for your services and time!

Regards,

Mark Brandley
702-279-5793

--

Mark Brandley
(702) 279-5793
mark.brandley@gmail.com



SITE PLAN

PROPOSED SECOND
PRIMARY RESIDENCE
ON THE SAM HOUSTON
MORAN PROPERTY

LOT #2-B
LEWIS AITA SUBDIVISION
3.7 ACRES

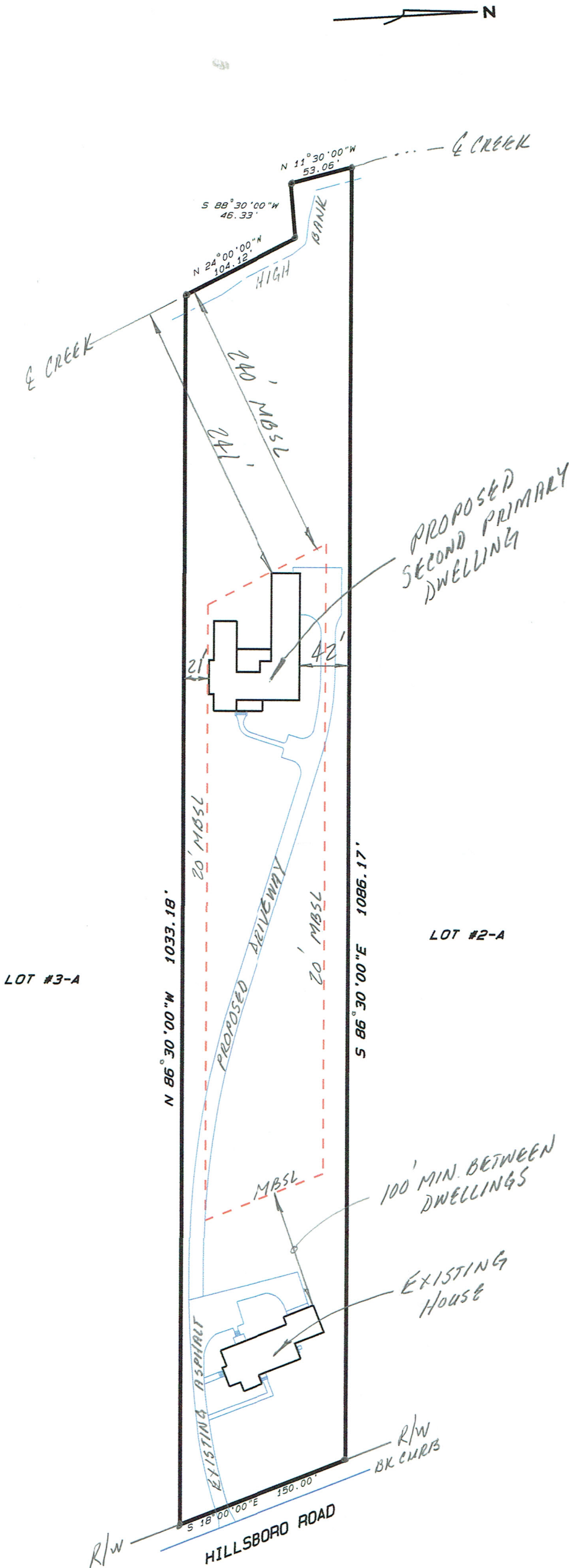
BUILDER: LUNA CUSTOM HOMES

PROPERTY LOCATED: 1819 HILLSBORO ROAD
WILLIAMSON COUNTY, TN

RECORDED: DEED BOOK 7337 PAGE 810
R.O.W.C., TN
PLAT BOOK 1 PAGE 93
R.O.W.C., TN

SCALE: 1'=100' DATE: MAY 31, 2019

NOTE: APPROVAL OF A SECOND PRIMARY
DWELLING AND DETERMINATION OF
MINIMUM BUILDING SETBACKS WERE
PRESCRIBED BY THE WILLIAMSON
COUNTY PLANNING DIRECTOR IN
A RESPONSE TO ZONING INQUIRY
#262630.



PREPARED BY:

SOUTHERN SURVEYING, INC.

SURVEYING SERVICES

109 HOLIDAY COURT, SUITE C-7
FRANKLIN, TN 37067
PH # (615) 473-3449



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

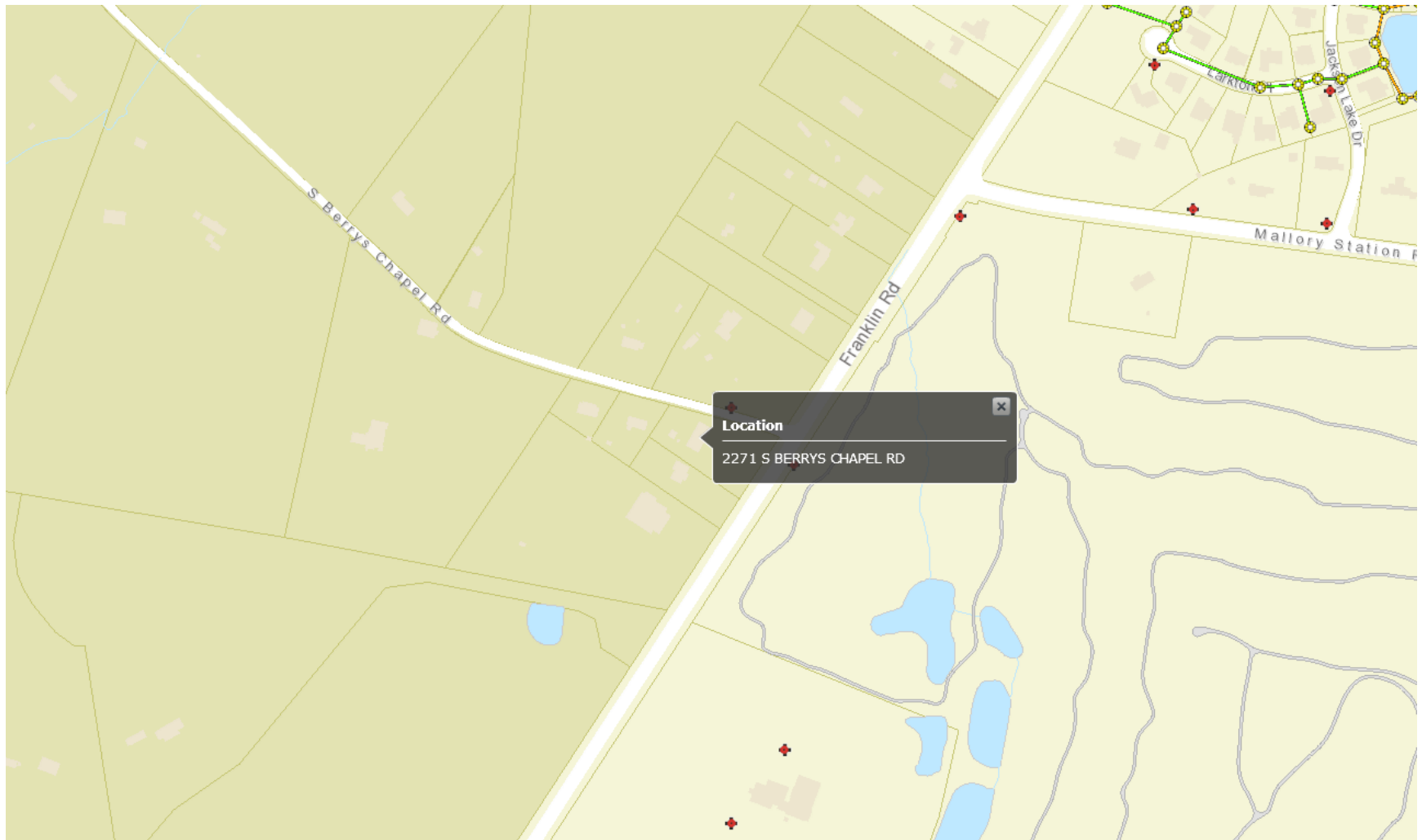
Type of Availability Requested:		CHECK ALL THAT APPLY: ☒ Water ☒ Sewer	
Project Name & Subdivision, Section, Lot #		LOT #2-B LEWIS AITA SUBDIVISION	
Map & Parcel(s) #		037I --- 03100	
Property Address:		1819 Hillsboro Road	
City Project # (If Applicable)			
# of Dwelling Units (If Residential)		2 (1 EXISTING / 1 PROPOSED NEW BUILD)	
Applicant's Name & Company		Sam Houston Moran, MD	
Applicant's Address		1819 Hillsboro Rd, Franklin Tn 37069	
Applicant's Email & Phone #		houstonmoran@gmail.com 615-418-1345	
Anticipated Water Meter Size(s) (see chart on pg. 3).		3/4"	
Water District:		CITY OF FRANKLIN	
Sewage Flow Calculations: Use the City of Franklin projected flow examples sheet -pg.4 350 GPD			
use additional sheets as necessary			
Anticipated sewage flows: Information Required for Sewer Service			
If County is requiring this request please indicate if you are requesting an approval or denial:		☐ DENY my Request ☒ APPROVE my request <i>*approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial*</i>	

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

Email Application to: availability@franklin.tn.gov

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

Date Submitted: 7/8/19





Request for Water and/or Sewer Availability & Associated Costs

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

Type of Availability Requested:		CHECK ALL THAT APPLY: ☐ Water ☒ Sewer
Project Name & Subdivision, Section, Lot #	Walnut Hills Pbl Pg 51 Pt of lot 8	
Map & Parcel(s) #	053 / 053 042.00	
Property Address:	2271 S. Berrys Chapel	
City Project # (If Applicable)		
# of Dwelling Units (If Residential)	Zoned Commercial because its a Duplex	
Applicant's Name & Company	Inspired Homes Realty LLC	
Applicant's Address	216 Seaboard Ln. Franklin, TN 37067	
Applicant's Email & Phone #	raquela@raquel-smith.com	
Anticipated Water Meter Size(s) (see chart on pg. 3).	3/4"	
Water District:	MVUD	
Sewage Flow Calculations: Use the City of Franklin projected flow examples sheet -pg.4		
use additional sheets as necessary		
Anticipated sewage flows: Information Required for Sewer Service		350 GPD
If County is requiring this request please indicate if you are requesting an approval or denial:	☐ DENY my Request ☐ APPROVE my request *approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial*	

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

Email Application to: availability@franklintn.gov

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

Date Submitted: 6.10.19



Tabulation of Bids*

Purchasing Office Solicitation No.:		2020-005 (PVC pipe and ductile iron fittings)						
Notice to Bidders published in the <i>Williamson Herald</i> on:		6/27/19						
Number of vendors that were notified of / that responded to this solicitation for bids:		15 / 8						
Date and time bids due and publicly opened:		7/11/19 2:00 PM						
Present at opening of bids:		David Schock of Ferguson Waterworks; Greg Barton of Hayes Pipe Supply; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office						
Target meeting of BOMA at which recommendation is scheduled to be considered:		8/13/19						
Bids received from:	Bid No.:	Does the bid include all required documents?	Does the bid MOES¹? / If not, how many exceptions do not MOES¹?	Grand total delivered bid pricing for specified products:	Payment terms:	Estimated time of delivery after receipt of order:	Bid and bid pricing is valid through:	
Consolidated Pipe & Supply Co. Inc. 1500 County Hospital Rd. Nashville, TN 37218 Todd Fox, Sales 615-242-4286 tfox@consolidatedpipe.com	1 of 1	No (Missing (1) City's specifications marked as to compliance and (2) a signature on the Bid Submittal Form)	Bidder takes no exceptions	\$166,304.26	net 30 days	45 days	9/30/2019	
Core & Main 2353 South Church St. Murfreesboro, TN 37130 Tanner Cole, Inside Sales & Operations 615-893-0900 tanner.cole@coreandmain.com	1 of 1	No (Missing references)	Bidder takes no exceptions	\$149,733.00	net 30 days	14-35 days	9/30/2019	
Ferguson Waterworks 660-A Massman Drive Nashville, TN 37210 Josh Bilyeu, Operations Manager 615-986-5918 Joshua.Bilyeu@Ferguson.com	1 of 1	No (Missing (1) references and (2) acknowledgment of Addendum No. 1)	Bidder takes no exceptions	\$149,810.20	net 30 days	14 days	9/30/2019	
Fortiline Waterworks 1317 Elm Hill Pike Nashville, TN 37210 Zachary Romine, Account Manager 615-627-4815; 615-499-9010 zachary.romine@fortiline.com	1 of 1	No (Missing (1) estimated time of delivery, (2) acknowledgment of Addendum No. 1 and (3) references)	Bidder takes no exceptions	\$149,032.73	net 30 days	(not indicated)	9/30/2019	
G&C Supply Co., Inc. 1105 Hwy 77 Atwood, TN 38220 Clint McCadams, Inside Sales 800-238-3836 cmccadams@gcsupplyco.com	1 of 1	No (Missing (1) acknowledgment of Addendum No. 1 and (2) references)	Bidder takes no exceptions	\$157,544.80	net 30 days	14 days	9/30/2019	

¹MOES indicates "meet(s) or exceed(s) specifications"

*Shaded bid is apparent lowest best bid

Tabulation of Bids*

Purchasing Office Solicitation No.:		2020-005 (PVC pipe and ductile iron fittings)					
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Number of vendors that were notified of / that responded to this solicitation for bids:		15 / 8					
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Target meeting of BOMA at which recommendation is scheduled to be considered:		8/13/19					
Bids received from:	Bid No.:	Does the bid include all required documents?	Does the bid MOES ¹ ? / If not, how many exceptions do not MOES ¹ ?	Grand total delivered bid pricing for specified products:	Payment terms:	Estimated time of delivery after receipt of order:	Bid and bid pricing is valid through:
Hayes Pipe Supply, Inc. 950 Fiber Glass Road Nashville, TN 37201 Greg Barton, Sales Representative 615 300-5059 gbarton@hayespipe.com	1 of 1	No (Missing references)	Bidder takes no exceptions	\$146,463.25	net 30 days	14 days	9/30/2019
Southern Pipe & Supply 1223 Foster Ave. Nashville, TN 37210 Chris Wiseman, Sales 615-238-4075 Chris.Wiseman@southernpipe.com	1 of 1	No (Missing references)	Bidder takes no exceptions	\$150,530.73	net 30 days	1-14 days	9/30/2019
The C.I. Thornburg Co., Inc. 3333 Hydes Ferry Road Nashville, TN 37218 L. Phillip Porter, Branch Operations Manager phil.porter@cithornburg.com	1 of 1	No (Missing (1) acknowledgment of Addendum No. 1 and (2) City specifications were marked with an "X" instead of "C" or "E")	Bidder takes no exceptions	\$161,132.15	net 30 days	14 days	9/30/2019

¹MOES indicates "meet(s) or exceed(s) specifications"

*Shaded bid is apparent lowest best bid

City of Franklin, Tennessee
Tabulation of Bid Line-Item Pricing*

Line No.	Qty	UoM	City's Specified Product Description	Consolidated Pipe & Supply Co. Inc.				Core & Main				Ferguson Waterworks			
				Name of Manufacturer	Duration of Product Warranty	Unit Price	Extended Price	Name of Manufacturer	Duration of Product Warranty	Unit Price	Extended Price	Name of Manufacturer	Duration of Product Warranty	Unit Price	Extended Price
1	9120	feet	12" C900 DR18 Pipe Purple	Vulcan	12 mos.	\$15.05	\$137,256.00	JM Eagle	600 mos.	\$13.65	\$124,488.00	Diamond	12 mos.	\$13.55	\$123,576.00
2	20	feet	8" C900 DR18 Pipe Purple	Vulcan	12 mos.	\$7.10	\$142.00	JM Eagle	600 mos.	\$8.35	\$167.00	Diamond	12 mos.	\$8.81	\$176.20
3	40	feet	6" C900 DR18 Pipe Purple	Vulcan	12 mos.	\$4.10	\$164.00	JM Eagle	600 mos.	\$4.84	\$193.60	Diamond	12 mos.	\$5.10	\$204.00
4	4	each	12" x12" x12" MJ T	Sigma	12 mos.	\$298.27	\$1,193.08	Sigma	12 mos.	\$237.47	\$949.88	Sigma	12 mos.	\$252.00	\$1,008.00
5	4	each	12" MJ Butterfly Valve Open Right Handed	DeZurik	12 mos.	\$1,268.00	\$5,072.00	Pratt	12 mos.	\$1,305.21	\$5,220.84	DeZurik	24 mos.	\$1,353.00	\$5,412.00
6	2	each	12" x12" x8" MJ T	Sigma	12 mos.	\$239.19	\$478.38	Sigma	12 mos.	\$185.42	\$370.84	Sigma	12 mos.	\$196.00	\$392.00
7	2	each	8" MJ Gate Valve Open Right Handed	Mueller	12 mos.	\$912.00	\$1,824.00	Mueller	120 mos.	\$854.70	\$1,709.40	AFC	120 mos.	\$874.00	\$1,748.00
8	2	each	8" MJ Sleeve	Sigma	12 mos.	\$104.13	\$208.26	Sigma	12 mos.	\$80.97	\$161.94	Sigma	12 mos.	\$86.00	\$172.00
9	1	each	8" MJ Plug for Valve	Sigma	12 mos.	\$53.33	\$53.33	Sigma	12 mos.	\$43.89	\$43.89	Sigma	12 mos.	\$47.00	\$47.00
10	1	each	12"x12" x6" MJ T	Sigma	12 mos.	\$208.77	\$208.77	Sigma	12 mos.	\$160.92	\$160.92	Sigma	12 mos.	\$170.00	\$170.00
11	1	each	6" MJ Gate Valve Open Right Handed	Mueller	12 mos.	\$559.00	\$559.00	Mueller	120 mos.	\$536.64	\$536.64	AFC	120 mos.	\$548.00	\$548.00
12	1	each	5 1/4 Purple Fir H (Add. No. 1: 3'6" bury hydrant excluding pumper nozzle, including steamer nozzle)	Mueller	12 mos.	\$2,129.00	\$2,129.00	Mueller	120 mos.	\$1,837.55	\$1,837.55	AFC	120 mos.	\$1,800.00	\$1,800.00
13	6	each	Reclaim Valve Boxes (Add. No. 1: Bouchard 8006, 3' depth)	JBS	12 mos.	\$259.00	\$1,554.00	John Bouchard	12 mos.	\$257.00	\$1,542.00	JBS	12 mos.	\$266.00	\$1,596.00
14	9500	feet	12GA Solid UF Wire Purple	ProTrace	12 mos.	\$0.21	\$1,995.00	Copperhead	12 mos.	\$0.12	\$1,140.00	Proline	12 mos.	\$0.12	\$1,140.00
15	19	each	Tracerlock DB Connector	King Innov	12 mos.	\$5.95	\$113.05	Dryconn	n/a	\$5.27	\$100.13	Proline	12 mos.	\$6.00	\$114.00
16	3	each	6" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Sigma	12 mos.	\$48.00	\$144.00	Sigma	12 mos.	\$34.68	\$104.04	Sigma	12 mos.	\$37.00	\$111.00
17	4	each	8" MJ 45-degree bend	Sigma	12 mos.	\$79.97	\$319.88	Sigma	12 mos.	\$65.32	\$261.28	Sigma	12 mos.	\$69.00	\$276.00
18	13	each	8" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Sigma	12 mos.	\$56.00	\$728.00	Sigma	12 mos.	\$46.78	\$608.14	Sigma	12 mos.	\$49.00	\$637.00
19	27	each	12" MJ 45-degree bend	Sigma	12 mos.	\$179.13	\$4,836.51	Sigma	12 mos.	\$141.19	\$3,812.13	Sigma	12 mos.	\$149.00	\$4,023.00
20	74	each	12" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Sigma	12 mos.	\$99.00	\$7,326.00	Sigma	12 mos.	\$85.47	\$6,324.78	Sigma	12 mos.	\$90.00	\$6,660.00
Grand totals:							\$166,304.26				\$149,733.00				\$149,810.20

* Shaded cells do not match bidder's Bid Submittal Form but are binding

City of Franklin, Tennessee
Tabulation of Bid Line-Item Pricing*

Line No.	Qty	UoM	City's Specified Product Description	Fortline Waterworks				G&C Supply Co., Inc.				Hayes Pipe Supply, Inc.			
				<u>Name of Manufacturer</u>	<u>Duration of Product Warranty</u>	<u>Unit Price</u>	<u>Extended Price</u>	<u>Name of Manufacturer</u>	<u>Duration of Product Warranty</u>	<u>Unit Price</u>	<u>Extended Price</u>	<u>Name of Manufacturer</u>	<u>Duration of Product Warranty</u>	<u>Unit Price</u>	<u>Extended Price</u>
1	9120	feet	12" C900 DR18 Pipe Purple	National / JM Eagle	(not indicated)	\$13.64	\$124,396.80	Sanderson	12 mos.	\$14.60	\$133,152.00	Sanderson	12 mos.	\$13.53	\$123,393.60
2	20	feet	8" C900 DR18 Pipe Purple	National / JM Eagle	(not indicated)	\$8.40	\$168.00	Sanderson	12 mos.	\$6.97	\$139.40	Sanderson	12 mos.	\$6.52	\$130.40
3	40	feet	6" C900 DR18 Pipe Purple	National / JM Eagle	(not indicated)	\$4.86	\$194.40	Sanderson	12 mos.	\$4.05	\$162.00	Sanderson	12 mos.	\$3.75	\$150.00
4	4	each	12" x12" x12" MJ T	Star Sigma	(not indicated)	\$235.15	\$940.60	Tyler	12 mos.	\$236.76	\$947.04	Tyler Union	12 mos.	\$233.00	\$932.00
5	4	each	12" MJ Butterfly Valve Open Right Handed	M&H	(not indicated)	\$1,357.47	\$5,429.88	M&H	12 mos.	\$1,343.08	\$5,372.32	Crispin	12 mos.	\$1,190.00	\$4,760.00
6	2	each	12" x12" x8" MJ T	Star Sigma	(not indicated)	\$183.58	\$367.16	Tyler	12 mos.	\$183.12	\$366.24	Tyler Union	12 mos.	\$178.00	\$356.00
7	2	each	8" MJ Gate Valve Open Right Handed	M&H	(not indicated)	\$809.01	\$1,618.02	M&H	12 mos.	\$800.43	\$1,600.86	AFC	120 mos.	\$810.00	\$1,620.00
8	2	each	8" MJ Sleeve	Star Sigma	(not indicated)	\$80.17	\$160.34	Tyler	12 mos.	\$83.78	\$167.56	Tyler Union	12 mos.	\$78.00	\$156.00
9	1	each	8" MJ Plug for Valve	Star Sigma	(not indicated)	\$43.45	\$43.45	Tyler	12 mos.	\$45.14	\$45.14	Tyler Union	12 mos.	\$43.00	\$43.00
10	1	each	12"x12" x6" MJ T	Star Sigma	(not indicated)	\$159.33	\$159.33	Tyler	12 mos.	\$158.93	\$158.93	Tyler Union	12 mos.	\$160.50	\$160.50
11	1	each	6" MJ Gate Valve Open Right Handed	M&H	(not indicated)	\$507.93	\$507.93	M&H	12 mos.	\$506.22	\$506.22	AFC	120 mos.	\$510.00	\$510.00
12	1	each	5 1/4 Purple Fir H (Add. No. 1: 3'6" bury hydrant excluding pumper nozzle, including steamer nozzle)	M&H	(not indicated)	\$1,724.44	\$1,724.44	M&H	12 mos.	\$1,710.00	\$1,710.00	AFC	120 mos.	\$1,575.00	\$1,575.00
13	6	each	Reclaim Valve Boxes (Add. No. 1: Bouchard 8006, 3' depth)	John Bouchard	(not indicated)	\$137.30	\$823.80	John Bouchard	12 mos.	\$132.00	\$792.00	JBS	12 mos.	\$138.00	\$828.00
14	9500	feet	12GA Solid UF Wire Purple	Proline	(not indicated)	\$0.14	\$1,330.00	Proline	12 mos.	\$0.12	\$1,140.00	Copperhead	12 mos.	\$0.142	\$1,349.00
15	19	each	Tracerlock DB Connector	Proline	(not indicated)	\$4.98	\$94.62	Dryconn	12 mos.	\$4.79	\$91.01	Copperhead	12 mos.	\$1.19	\$22.61
16	3	each	6" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Star Sigma	(not indicated)	\$34.69	\$104.07	Ford	12 mos.	\$38.08	\$114.24	Sigma	12 mos.	\$31.98	\$95.94
17	4	each	8" MJ 45-degree bend	Star Sigma	(not indicated)	\$64.67	\$258.68	Tyler	12 mos.	\$66.36	\$265.44	Tyler Union	12 mos.	\$63.00	\$252.00
18	13	each	8" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Star Sigma	(not indicated)	\$46.80	\$608.40	Ford	12 mos.	\$50.50	\$656.50	Sigma	12 mos.	\$43.40	\$564.20
19	27	each	12" MJ 45-degree bend	Star Sigma	(not indicated)	\$139.79	\$3,774.33	Tyler	12 mos.	\$143.42	\$3,872.34	Tyler Union	12 mos.	\$135.00	\$3,645.00
20	74	each	12" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Star Sigma	(not indicated)	\$85.52	\$6,328.48	Ford	12 mos.	\$84.94	\$6,285.56	Sigma	12 mos.	\$80.00	\$5,920.00
Grand totals:							\$149,032.73				\$157,544.80				\$146,463.25

* Shaded cells do not match bidder's Bid Submittal Form but are binding

City of Franklin, Tennessee
Tabulation of Bid Line-Item Pricing*

Line No.	Qty	UoM	City's Specified Product Description	Southern Pipe & Supply				The C.I. Thornburg Co., Inc.			
				<u>Name of Manufacturer</u>	<u>Duration of Product Warranty</u>	<u>Unit Price</u>	<u>Extended Price</u>	<u>Name of Manufacturer</u>	<u>Duration of Product Warranty</u>	<u>Unit Price</u>	<u>Extended Price</u>
1	9120	feet	12" C900 DR18 Pipe Purple	J-M	600 mos.	\$13.68	\$124,761.60	Sanderson	12 mos.	\$15.05	\$137,256.00
2	20	feet	8" C900 DR18 Pipe Purple	J-M	600 mos.	\$8.35	\$167.00	Sanderson	12 mos.	\$7.10	\$142.00
3	40	feet	6" C900 DR18 Pipe Purple	J-M	600 mos.	\$4.83	\$193.20	Sanderson	12 mos.	\$4.10	\$164.00
4	4	each	12" x12" x12" MJ T	Union Foundry	120 mos.	\$232.66	\$930.64	Sigma	12 mos.	\$255.00	\$1,020.00
5	4	each	12" MJ Butterfly Valve Open Right Handed	DeZurik	24 mos.	\$1,255.67	\$5,022.68	Milliken	12 mos.	\$1,244.00	\$4,976.00
6	2	each	12" x12" x8" MJ T	Union Foundry	120 mos.	\$181.66	\$363.32	Sigma	12 mos.	\$199.00	\$398.00
7	2	each	8" MJ Gate Valve Open Right Handed	M&H	120 mos.	\$809.00	\$1,618.00	Clow	12 mos.	\$720.00	\$1,440.00
8	2	each	8" MJ Sleeve	Union Foundry	120 mos.	\$79.33	\$158.66	Sigma	12 mos.	\$86.95	\$173.90
9	1	each	8" MJ Plug for Valve	DeZurik	24 mos.	\$790.72	\$790.72	Sigma	12 mos.	\$47.00	\$47.00
10	1	each	12"x12" x6" MJ T	Union Foundry	120 mos.	\$157.66	\$157.66	Sigma	12 mos.	\$172.80	\$172.80
11	1	each	6" MJ Gate Valve Open Right Handed	M&H	120 mos.	\$507.93	\$507.93	Clow	12 mos.	\$453.00	\$453.00
12	1	each	5 1/4 Purple Fir H (Add. No. 1: 3'6" bury hydrant excluding pumper nozzle, including steamer nozzle)	M&H	120 mos.	\$1,724.45	\$1,724.45	Mueller	12 mos.	\$1,840.00	\$1,840.00
13	6	each	Reclaim Valve Boxes (Add. No. 1: Bouchard 8006, 3' depth)	John Bouchard	60 mos.	\$231.49	\$1,388.94	Bouchard	12 mos.	\$140.00	\$840.00
14	9500	feet	12GA Solid UF Wire Purple	Priority Wire	60 mos.	\$0.18	\$1,710.00	Agave	12 mos.	\$0.09	\$855.00
15	19	each	Tracerlock DB Connector	King Innovation	60 mos.	\$1.00	\$19.00	Tracerlock	12 mos.	\$3.60	\$68.40
16	3	each	6" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Union Foundry	120 mos.	\$33.96	\$101.88	Star	12 mos.	\$35.00	\$105.00
17	4	each	8" MJ 45-degree bend	Union Foundry	120 mos.	\$64.00	\$256.00	Sigma	12 mos.	\$70.00	\$280.00
18	13	each	8" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Union Foundry	120 mos.	\$45.82	\$595.66	Star	12 mos.	\$47.00	\$611.00
19	27	each	12" MJ 45-degree bend	Union Foundry	120 mos.	\$138.33	\$3,734.91	Sigma	12 mos.	\$148.15	\$4,000.05
20	74	each	12" Mega Lug Gland Pack for PVC (Add. No. 1: including megalug, nut, bolt, gasket set)	Union Foundry	120 mos.	\$85.52	\$6,328.48	Star	12 mos.	\$85.00	\$6,290.00
Grand totals:							\$150,530.73				\$161,132.15

* Shaded cells do not match bidder's Bid Submittal Form but are binding

CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

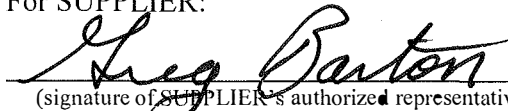
(City of Franklin Contract No. 2019-0241)

THIS PROCUREMENT AGREEMENT ("AGREEMENT") is by and between the City of Franklin, Tennessee ("CITY"), and Hayes Pipe Supply, Inc. of Nashville, Tennessee ("SUPPLIER"), who mutually agree as follows:

1. CITY issued (a) on June 27, 2019 Purchasing Office Solicitation No. 2020-005, a procurement solicitation for bids for PVC pipe and ductile iron fittings (pertaining to City of Franklin Project No. 2019-008), and (b) on July 2, 2019 Addendum No. 1 to Purchasing Office Solicitation No. 2020-005 (collectively, "SOLICITATION").
2. In response to CITY's SOLICITATION, SUPPLIER submitted a bid dated July 11, 2019 ("SUBMITTAL"), a copy of excerpts from which is attached hereto as Attachment No. 1 and hereby incorporated by reference as if fully set forth herein.
3. SUPPLIER included in SUBMITTAL CITY's Standard Procurement Terms and Conditions with SUPPLIER's contact information inserted ("CITY'S TERMS"), a copy of which is attached hereto as Attachment No. 2 and hereby incorporated by reference as if fully set forth herein.
4. CITY awarded on August 13, 2019 to SUPPLIER the purchase of PVC pipe and ductile iron fittings pursuant to SOLICITATION and SUBMITTAL.
5. Products shall be delivered to the satisfaction of CITY within fourteen (14) calendar days after receipt of order unless a later delivery has been authorized in writing by CITY. Failure by SUPPLIER to meet the delivery schedule shall constitute grounds for CITY to cancel order and/or consider SUPPLIER to be in breach of contract.
6. In the event of a conflict between the following documents, the order of precedence shall be as follows: (a) this AGREEMENT; (b) CITY's TERMS; (c) INDEMNIFICATION AGREEMENT; (d) SOLICITATION; and (e) SUBMITTAL.

EXECUTED THIS _____ DAY OF _____ 20____.

For SUPPLIER:


(signature of SUPPLIER's authorized representative)

TITLE: Sales Representative

For CITY:

(signature of CITY's authorized representative)

TITLE: City Administrator

Approved as to Form:

Shauna R. Billingsley, City Attorney

**CITY OF FRANKLIN, TENNESSEE
PROCUREMENT AGREEMENT**

(City of Franklin Contract No. 2019-0241)

Attachment No. 1

Excerpts from SUBMITTAL

Bid Submittal Form

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

City of Franklin, Tennessee

Purchasing Office Solicitation No.: 2020-005

Bidder's name, street address, and mailing address (if different):	Hayes Pipe Supply, Inc. 950 Fiber Glass Road Nashville, TN 37201 P.O. Box 101550, 37224
Bidder's contact person's name (printed), title, telephone number and e-mail address:	Greg Barton Sales Representative 615 300-5059 gbarton@hayespipe.com
Does the bidder take any exceptions to the City's procurement solicitation?	☐ Yes, see enclosed. ☒ No, bidder takes no exceptions.
Are exceptions, if any, to the City's procurement solicitation listed separately, described, compared to the City's intention as expressed and implied by the City's solicitation documents and submitted?	☐ Yes, see enclosed. ☒ No, bidder takes no exceptions.
Are the City's preferred delivery terms (FOB destination, freight prepaid and allowed) acceptable to bidder?	☒ Yes. ☐ No, bidder requests the following delivery terms: _____.
Are the City's preferred payment terms (net 30 days from date of delivery or date of invoice, whichever is later) acceptable to bidder?	☒ Yes. ☐ No, bidder requests the following payment terms: _____.
Estimated time of delivery of the specified products:	<u>14</u> calendar days after receipt of order.
Last date (no sooner than September 30, 2019) that bid and associated pricing is valid and may be accepted by the City:	<u>September 30, 2019</u>
Method of payment – The City's default method of payment is by electronic means, either by direct deposit (i.e., "ACH" or "Electronic Funds Transfer"), or by bank credit card, rather than by conventional check. Which electronic payment method would the bidder prefer?	☐ ACH or Electronic Funds Transfer. ☒ Bank credit card.

Bid Submittal Form

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

Purchasing Office Solicitation No.: 2020-005

Bidder's name:	<u>Hayes Pipe Supply, Inc.</u>
Are the following components included with this Bid Submittal Form in the bid submittal? • City of Franklin Specifications, marked by the bidder as to compliance therewith as per the instructions therein; • Identification, listing and description of any exceptions to the procurement solicitation including the Specifications; • Contact information for required references (see Instructions for Bidders); • City of Franklin Standard Procurement Terms and Conditions, with the bidder's contact information inserted; • Bidder's proposed agreement or contract, if any, the terms and conditions of which are not inconsistent with the City's Standard Procurement Terms and Conditions; and • City of Franklin Affidavit of Non-Collusion, executed in full.	☒ Yes, see enclosed. ☐ No, bidder chooses not to include all of these components (WARNING: doing so may cause the City to deem the bid non-responsive).
Acknowledge any and all issued addenda to this solicitation: (Prior to submitting its bid, it is the responsibility of each potential bidder to determine whether any addenda to this procurement solicitation have in fact been issued by the City.)	☒ Addendum No. 1. ☐ Addenda Nos. 1 through _____. ☐ No addenda.
Subscription and affirmation of bidder's authorized representative: By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to Tennessee Code Annotated § 12-12-106.	 (signature)
Signature of bidder's authorized representative: I affirm that I am authorized by the bidder to sign this Bid Submittal Form as well as any and all companion forms and documents included herewith. I have obtained and read, and do understand and consent, to all instructions, terms and conditions, including those imposed by reference, which apply to this procurement solicitation and compliance with which is required as a condition precedent to consideration of the bid submitted herewith.	 (signature)
Title of bidder's authorized representative:	<u>Sales Representative</u>
Date of signatures:	<u>7/11/19</u>

Bid Submittal Form

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

Purchasing Office Solicitation No.: 2020-005

Bidder's name: <u>Greg Barton</u>					Hayes Pipe Supply		
Quoted bid pricing and other information for specified products:							
Line No.	Qty	UoM	Product Description	Name of Manufacturer	Duration of Product Warranty	Unit Price	Extended Price
1	9120	feet	12" C900 DR18 Pipe Purple	Sanderson	12 months	\$ 13.53	\$ 123,393.60
2	20	feet	8" C900 DR18 Pipe Purple	Sanderson	12 months	\$ 6.52	\$ 130.40
3	40	feet	6" C900 DR18 Pipe Purple	Sanderson	12 months	\$ 3.75	\$ 150.00
4	4	each	12" x12" x12" MJ T	Tyler Union	12 months	\$ 233	\$ 932.00
5	4	each	12" MJ Butterfly Valve Open Right Handed	Crispin	12 months	\$ 1190	\$ 4760.00
6	2	each	12" x12" x8" MJ T	Tyler Union	12 months	\$ 178	\$ 356.00
7	2	each	8" MJ Gate Valve Open Right Handed	AFC	120 months	\$ 810	\$ 1620.00
8	2	each	8" MJ Sleeve	Tyler Union	12 months	\$ 78	\$ 156.00
9	1	each	8" MJ Plug for Valve	Tyler Union	12 months	\$ 43	\$ 43.00
10	1	each	12" x12" x6" MJ T	Tyler Union	12 months	\$ 160.50	\$ 160.50
11	1	each	6" MJ Gate Valve Open Right Handed	AFC	120 months	\$ 510	\$ 510.00
12	1	each	5 1/4 Purple Fir H	AFC	120 months	\$ 1575	\$ 1575.00
13	6	each	Reclaim Valve Boxes	JBS	12 months	\$ 138	\$ 828
14	9500	feet	12GA Solid UF Wire Purple	Copperhead	12 months	\$.142	\$ 1349
15	19	each	Tracerlock DB Connector	Copperhead	12 months	\$ 1.19	\$ 22.61
16	3	each	6" Mega Lug Gland Pack for PVC	Sigma	12 months	\$ 31.98	\$ 95.94
17	4	each	8" MJ 45-degree bend	Tyler Union	12 months	\$ 63	\$ 252.00
18	13	each	8" Mega Lug Gland Pack for PVC	Sigma	12 months	\$ 43.40	\$ 564.20
19	27	each	12" MJ 45-degree bend	Tyler Union	12 months	\$ 135	\$ 3645.00
20	74	each	12" Mega Lug Gland Pack for PVC	Sigma	12 months	\$ 80	\$ 5920.00
Grand total:							\$ 146,463.25

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2020-005

1. Solicitation identified: These Specifications apply to the following procurement solicitation:

PVC pipe and ductile iron fittings

Purchasing Office Solicitation No.: 2020-005

2. Notice to Bidders publication date: **June 27, 2019**
3. Solicitation release date: **June 27, 2019**
4. Deadline for optional submittal in writing of questions seeking to revise or clarify any aspect of this procurement solicitation: **July 3, 2019, 2:00 p.m. Central Time**
5. Bids submittal deadline and scheduled opening: **July 11, 2019, 2:00 p.m. Central Time**
6. Tentative date of release of City's tabulation of bids received and notice of intent to award: **August 5, 2019**
7. Tentative date of award: Meeting of Board of Mayor and Aldermen at which is tentatively scheduled to be awarded the selection of the lowest and best responsive and responsible bid: **August 13, 2019**
8. Objective: To secure, by means of a competitive procurement process, the selection of the lowest and best responsive and responsible bid from a bidder to furnish all materials and means necessary to supply and deliver the products as specified below. See the accompanying Instructions for Bidders for additional information and instructions.
9. Exceptions:
- To avoid the need to take an exception to a specification, potential bidders may request revisions to the specifications before the deadline for optional submittal in writing of questions seeking to revise or clarify any aspect of the specifications. See the accompanying Instructions for Bidders for contact information.
 - Any deviation or variance from the City's specifications shall be considered by the City to be an exception.
 - Any exceptions to the City's specifications shall be identified by the bidder on the City's specifications document as well as listed and described in detail, along with any other exceptions to this procurement solicitation, in a separate written document to be prepared by the bidder and included in or with the bid, referencing any subsection number. Such listing shall include a description of exactly how such exceptions deviate from the City's expectations as expressed and

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2020-005

implied by the procurement solicitation, and shall indicate why such exceptions should be judged by the City to meet or exceed those expectations. Any and all exceptions to this procurement solicitation which the City, in its sole discretion, deems not to meet or exceed the City's intention as expressed and implied by the procurement solicitation may be considered by the City as a factor in evaluating the bid.

10. General terms and conditions:

- a. Bid price: The bid price shall include all equipment, labor, materials, permit(s), freight and required insurance to supply and deliver the specified products.
- b. Delivery terms: As a matter of practice, the City expects bidder awarded the purchase to ship any and all deliverables FOB destination, freight prepaid and allowed. The City's preferred delivery terms, as described in the preceding sentence, are offered to the bidder as a condition of award. If the City's preferred delivery terms are unacceptable to the bidder, then the bidder shall indicate on the Bid Submittal Form its preferred delivery terms. Delivery terms may be a factor in the City's selection criteria. Delivery terms are non-negotiable after award is made.
- c. Payment terms: As a matter of practice, the City pays for goods and/or services only after receipt and acceptance by the City of all such goods and/or services as ordered, and only after receipt of an accurate, proper, complete and itemized invoice for all such goods and/or services as ordered, net thirty (30) calendar days from date of delivery or date of invoice, whichever is later. The City's preferred payment terms, as described in the preceding sentence, are offered to the bidder as a condition of award. If the bidder prefers alternate payment terms, then the bidder shall indicate on the Bid Submittal Form its preferred payment terms. Payment terms may be a factor in the City's selection criteria. Payment terms are non-negotiable after award is made.
- d. Applicable laws and regulations: All applicable federal and state laws, city ordinances, orders, rules and regulations of all authorities having jurisdiction over the specified products shall apply to the quoted purchase price, and they will be deemed to be included in these specifications the same as though they are written out in full herein.
- e. Other documents to be required of the bidder recommended to be awarded the purchase: See the accompanying "Instructions for Bidders" for a listing of other documents to be required of the bidder recommended to be awarded the purchase.
- f. Standard Procurement Terms and Conditions: By submitting its bid, the bidder certifies that it has read and accepts all terms, conditions and requirements of this solicitation, including the terms and conditions identified and listed in the City's Standard Procurement Terms and Conditions attached hereto and hereby incorporated by reference.
- g. Refusal to honor submittal: If and after an award is made by the City, if the bidder refuses to execute an agreement or contract or in any other way honor the terms and conditions of its submittal, the City shall be entitled to seek compensation for its damages, which may include the cost of conducting a new solicitation.
- h. Confidential and/or proprietary information; trade secrets: All contents of all submittals are subject to public disclosure and shall not contain any confidential and/or proprietary information and/or trade secrets. Further, by submitting its bid, the bidder indemnifies and holds the City of Franklin harmless against any loss or damage, including reasonable attorney fees, it may incur as a result of the City's reliance upon the bidder's representation that materials supplied by the bidder do not contain trade secrets or proprietary information which is not subject to public disclosure.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2020-005

11. Detailed specifications: Please note:

- Bidders are required to mark with a “C” the blank line next to any specification below to which their bid COMPLIES. (Specifications without a blank line are for context and need not be marked.)
- Bidders are required to mark with an “E” the blank line next to any specification below to which their bid takes EXCEPTION. (Specifications without a blank line are for context and need not be marked.)
- Any exceptions to the City’s specifications shall be identified by the bidder on the City’s specifications document as well as listed and described in detail, along with any other exceptions to this procurement solicitation, in a separate written document to be prepared by the bidder and provided in or with the bid, referencing any subsection number. Such listing shall include a description of exactly how such exceptions deviate from the City’s expectations as expressed and implied by the procurement solicitation, and shall indicate why such exceptions should be judged by the City to meet or exceed those expectations.
- Bidders are required to submit with their bid these Specifications for this procurement, marked by the bidder as to compliance herewith as per the instructions above.

- | | | |
|---------|--------------|---|
| 11.1. | | <u>Product.</u> |
| 11.1.1. | <u> C </u> | City intends for the end-user department to use the specified products (as listed on the Bid Submittal Form) for underground distribution of non-potable water. Products as bid shall be designed and manufactured according to industry standards for this intended use. |
| 11.1.2. | <u> C </u> | Products to be purchased by the City are to be new and unused. |
| 11.1.3. | <u> C </u> | Purchased products shall have been manufactured within twelve (12) months of the bids submittal deadline and scheduled opening. |
| 11.1.4. | <u> C </u> | Bidder shall quote unit pricing for exactly all specified products. Bids for less than exactly all specified products shall be deemed non-responsive and shall be rejected. |
| 11.1.5. | <u> C </u> | The product quantities listed on the Bid Submittal Form for the specified products are exact and represent the total quantities the City intends to order from the bidder awarded the purchase. |
| 11.1.6. | <u> C </u> | The product descriptions listed on the Bid Submittal Form for the specified products are to be considered City specifications. |
| 11.1.7. | <u> C </u> | No manufacturer descriptions and specifications or product warranty descriptions are required for bids for the products as specified by the City. |
| 11.1.8. | <u> C </u> | Product substitutions are not allowed unless approved by the City. Requests to approve product substitutions shall be made by the deadline for questions and shall include detailed manufacturer descriptions and specifications, as well as product warranty descriptions, sufficient for the City to determine whether the products are substantially equivalent to the specified products. |

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2020-005

- 11.2. C **Delivery.**
- 11.2.1. C Delivery schedule:
- 11.2.1.1. C Except for (a) the 9120 feet of 12" C900 DR18 Pipe Purple and (b) the 9500 feet of 12GA Solid UF Wire Purple, all specified products shall be delivered to the satisfaction of City within fourteen (14) calendar days after receipt of order unless a later delivery has been authorized in writing by City.
- 11.2.1.2. C At the bidder's discretion, bidder awarded the purchase may deliver less than (but at least approximately one-third (33%) of) the 9120 feet of 12" C900 DR18 Pipe Purple and the 9500 feet of 12GA Solid UF Wire Purple to the satisfaction of City within fourteen (14) calendar days after receipt of order, with any undelivered balance of the total specified quantities to be delivered subsequently, within fourteen (14) calendar days after receipt of subsequent order, in not more than two subsequent deliveries each for at least approximately one-third (33%) of the total specified quantities, unless a later delivery has been authorized in writing by City.
- 11.2.1.3. C Failure by the bidder awarded the purchase to meet this delivery schedule shall constitute grounds for the City, at its exclusive discretion, to cancel the order(s) and/or consider the bidder awarded the purchase to be in breach of contract.
- 11.2.1.4. C Bidder shall indicate on the Bid Submittal Form the estimated time of delivery, measured in number of calendar days after receipt of order, of the specified products.
- 11.2.2. C Bidder specifically acknowledges and accepts City's standard delivery terms as expressed under "General terms and conditions" above.
- 11.2.3. C Bidder shall include in the bid pricing delivery of the specified products to the following location (jobsite staging area) unless an alternative delivery location is requested in writing by City:
- 1364 Ascot Lane
Franklin, TN 37064
- 11.2.4. C City shall provide any labor and equipment necessary to unload or offload the deliverables at the designated delivery location.
- 11.2.5. C Delivery shall be made between the hours of 7:00 a.m. and 3:30 p.m., Monday through Friday except holidays observed by the City.

Affidavit of Non-Collusion

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

State of Tennessee

County of Williamson) SS

Affiant, Greg Barton, deposes and makes oath that:
(printed name of person signing Affidavit)

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

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

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

Greg Barton
(signature of Affiant)

Sales Representative

(title of Affiant)

Sworn and subscribed to before me this 11 day of July, 2019

Lisa Buchholz
(Notary Public)

My Commission Expires: 3/7/2023

(Submitted in response to City of Franklin Purchasing Office Solicitation No. 2020-005)

**CITY OF FRANKLIN, TENNESSEE
PROCUREMENT AGREEMENT**

(City of Franklin Contract No. 2019-0241)

Attachment No. 2

CITY'S TERMS

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

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

In the case of the City:

City of Franklin

Attn: Purchasing Manager

Re: City of Franklin Purchasing Office Solicitation No. 2020_005

109 Third Ave. South

P.O. Box 305

Franklin, TN 37065-0305

FAX: 615-550-0079

E-mail: purchasing@franklintn.gov

In the case of Vendor:

Hayes Pipe Supply, Inc.

Dalton Phillips

950 Fiber Glass Road

P.O. Box 101550

Nashville, TN 37224

615-256-8836

dphillips@hayespipe.com

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

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

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

12. Precedence. In the event of conflict between the provisions of these Standard Procurement Terms and Conditions and that of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, the provisions of these Standard Procurement Terms and Conditions will to the extent of such conflict take precedence unless such document expressly states that it is amending these Standard Procurement Terms and Conditions.
13. Indemnification. Vendor agrees to indemnify and save the Government of Franklin, the City of Franklin and individual, on or off duty, officers, and employees of the City of Franklin, harmless from any and all losses, damages and expenses, including court costs and attorneys' fees, by reason of any loss, whatsoever, arising out of or relating to or in consequence of the work done in connection with any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, excepting only such losses as shall be occasioned solely by the negligence of the City of Franklin.
14. Additions/Modifications. If seeking any addition or modification to any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.
15. Applicable Law; Choice of Forum/Venue. These Standard Procurement Terms and Conditions and any contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply are made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice-of-law rules. The choice of forum and venue shall be exclusively in the Courts of Williamson County, TN.
16. Termination. Unless the City has indicated otherwise in the contract, agreement, purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, either party may terminate the contract or agreement or purchase order or other procurement to which these Standard Procurement Terms and Conditions apply, with or without cause, upon thirty (30) calendar days' notice to the other. Upon termination by the vendor, the City shall be entitled to retain ownership of any and all goods and equipment purchased. Upon termination by the City, the vendor shall be entitled to receive any amounts due as a result of goods and equipment already delivered and/or services already

Standard Procurement Terms and Conditions

City of Franklin, Tennessee

rendered; however, the City shall maintain ownership and control of any goods and equipment purchased. Upon termination of services, whether connected or unconnected to goods and equipment, such services shall be rendered until the conclusion of the 30th calendar day as stated in the notice or until a contractual benchmark has been achieved, or as the parties may otherwise agree.

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



IRRIGATION METERING FEE/RATE DISCUSSION

AUGUST 13, 2019

MICHELLE HATCHER, PE,
DIRECTOR WATER
MANAGEMENT

MARK HILTY, ACA
PUBLIC WORKS

DISCUSSION OUTLINE

- Existing utility rate structure and irrigation meter impact fee description
- Potential options and impacts
- Examples from other utility districts
- Discussion

UTILITY RATE STRUCTURE AND IRRIGATION METER IMPACT FEE

- Irrigation meter water rates (potable water)
 - Inclining rate structure to capture costs associated with large demands caused by irrigation and other uses
 - Impact fee, similar to domestic water meters, to pay for past and near-term future investments by the City
- Sewer revenues associated with irrigation
 - Declining rate structure - acknowledges that increased water consumption can be associated with irrigation and other uses that may not enter the wastewater stream
- Irrigation meter fee
 - Current Impact fee = \$3,150 (3/4" residential)
 - Actual cost of typical installation is approximately \$1,615 (3/4" residential irrigation)
 - Complete tap installation fee: \$756 however code allows for recovery of full cost
 - Current irrigation impact fee plus installation fee: $\$3,150 + \$756 = \$3,906$

POTENTIAL OPTIONS

- Continue existing practices
- Lower irrigation meter impact fees and evaluate effects on revenues
- Implement a winter pricing model
- Evaluate declining structure for sanitary sewer

EVALUATE IRRIGATION METER IMPACT FEES AND EFFECTS ON REVENUES

- Concept presented in April 2019
 - Lower impact fee to provide for a lower cost of purchase of irrigation meter
 - Recover lost impact fee revenues through the volumetric rates
 - Eliminate declining rate structure in sanitary sewer
 - Irrigation meter impact fee to at least recover cost of installation and materials
- Perform COS analysis to evaluate domestic and irrigation water rates and sanitary sewer rates
- Treats irrigation water as a luxury

EVALUATE IRRIGATION METER IMPACT FEES AND EFFECTS ON REVENUES

From a Utility Management Perspective

Pros	Cons
Continue to treat irrigation water as a luxury	Impact fee is no longer paid up front
Equitable application of fees and rates	May encourages the installation of irrigation systems
Continue to have a better understanding of irrigation water usage patterns	Potential increase in metering infrastructure

From a Customer's Perspective

Pros	Cons
Makes irrigation water more affordable	Cost of acquiring irrigation meter may be cost prohibitive based on irrigation patterns
Mitigates to some extent, impacts on lower income households	Still may have an upfront impact fee
Sewer fee not charged on irrigation meter	

WINTER PRICING MODEL

- Winter pricing model typically averages water usage during a defined winter period to calculate sanitary sewer charges during a defined summer period
- Considerations
 - Eliminate declining rate for sanitary sewer since outdoor usage will be accounted for in this methodology
 - Reevaluate inclining rate in water to encourage consumption within the sfue
 - Perform rate analysis for both water and sanitary sewer one year after implementation to evaluate adequacy of rates
 - Winter months consistent with winter months defined by the City's NPDES permits
 - Consider percentage allocation for increased indoor water usage to provide for variability of usage patterns

WINTER PRICING MODEL

From a Utility Management Perspective

Pros	Cons
Less meter infrastructure requirements	Inaccurate calculation of sewer flow (i.e. leaking toilet in summer)
Mitigates impacts on low income households	Encourages irrigation • Larger water infrastructure • Larger minimum bill
	Does not promote sustainability (i.e. luxury water)
	Encourages overall usage beyond the SFUE (350 gpd)
	Higher peak demands
	No payment of impacts related to irrigation
	No ability to cut off irrigation meter during periods of drought

From a Customer's Perspective

Pros	Cons
Makes irrigation water more affordable	Eliminates ability to measure outdoor water usage
Mitigates impacts on lower income households	

EXAMPLES FROM OTHER UTILITIES

Utilities with Irrigation Meter Options

Spring Hill, TN	\$730 meter fee
Mallory Valley Utility District	
Milcrofton Utility District	\$4,925
HB & TS	\$500

Utilities with No Provision

Columbia Power & Water	Mt. Pleasant, TN
Johnson City, TN	Knoxville Utilities Board
Chattanooga, TN	

Utilities with Winter Averaging Models

Mt. Juliet, TN	Jan – April average
Metro Water Services	Jan – March average + 30% maximum sewer charges billed
Murfreesboro, TN	Nov- March, capped at 120%
Brentwood, TN	Nov – Feb average
Whitehouse, TN	Nov – March, excluding highest & lowest month



DISCUSSION



IRRIGATION WATER:

SANITARY SEWER WINTER PRICING MODEL

DECEMBER 10,
2019

MICHELLE HATCHER, PE,
DIRECTOR WATER
MANAGEMENT

MARK HILTY, ACA
PUBLIC WORKS

DISCUSSION OUTLINE

- Existing utility rate structure
- Proposed rate structure
- Examples from other utility districts
- Next steps
- Discussion

EXISTING UTILITY RATE STRUCTURE

- Water rates (potable water)
 - Inclining rate structure to capture costs associated with large demands caused by irrigation and other uses
 - Impact fee to pay for past and near-term future investments by the City. Based on 350 gal/day per sfue
- Sewer revenues associated with irrigation
 - Declining rate structure - acknowledges that increased water consumption can be associated with irrigation and other uses that may not enter the wastewater stream

SANITARY SEWER WINTER PRICING MODEL

- Proposed changes to the sanitary sewer rate structure
 - Winter average based on months consistent with the City's NPDES permit – November 1 through April 30
 - Summer volume equal to the lesser of metered water or winter average plus 30%
 - Eliminate the declining rate structure
 - Perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

Existing San. Sewer Rates (effective 1/01/2020)

Availability charge (1,000 gallons)	\$18.87
Next 14,000 gallons	\$6.27
All additional gallons	\$5.48

Proposed San. Sewer Rates (winter pricing)

Availability charge (1,000 gallons)	\$18.87
All additional gallons	\$6.27

SANITARY SEWER WINTER PRICING MODEL

- Proposed changes to water rate structure
 - Modify inclining rate consistent with volume of water anticipated in the impact fee (350 gpd – 10,500 gpm for 30 day month)
 - Perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

Existing Water (effective 1/01/2020)

Availability charge (1,000 gallons)	\$13.36
Next 9,000 gallons	\$5.18
Next 15,000 gallons	\$6.11
All additional gallons	\$7.04

Proposed Water Rates (winter pricing)

Availability charge (1,000 gallons)	\$13.36
Next 9,000 gallons	\$5.18
All additional gallons	\$7.04

EXAMPLES FROM OTHER UTILITIES

Utilities with Winter Averaging Models	
Mt. Juliet, TN	Jan – April average
Metro Water Services	Jan – March average + 30% maximum sewer charges billed
Murfreesboro, TN	Nov- March, capped at 120%
Brentwood, TN	Nov – Feb average
Whitehouse, TN	Nov – March, excluding highest & lowest month

NEXT STEPS

- Work with Revenue Management, Finance and IT to develop billing methodology
- Develop draft ordinance language to be considered by BOMA
- Engage rate consultant to perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

DISCUSSION