



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, July 9, 2019

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [19-0691](#) *Consideration of Event Permit Application for Raise the Roofs on August 17, 2019 at the Park at Harlinsdale Farm Sponsored by Friends of Franklin Parks

Sponsors: Lisa Clayton

Attachments: [Raise the Roofs 2019 APP.pdf](#)

2. [19-0690](#) Presentation of Development Activity Report for FY 2019 and Comparisons to FY 2018

Sponsors: Lynn Osland and Tom Marsh

Attachments: [FY 2019 DEVELOPMENT ACTIVITY SUMMARY - 7.1.2018 - 6.30.2019.pdf](#)

[Permits Issued by Ward - Jan 2019 - Jun 2019 - for BOMA.pdf](#)

[Presentation BOMA Worksession - 7.9.2019 - rev 1 - LAO.pdf](#)

3. [19-0464](#) PUBLIC HEARING: Consideration Of Resolution 2019-42: "A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision) By The City Of Franklin, Tennessee." (06-27-19 FMPC 9-0; 07-09-19 WS)

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbr](#)
[RES 2019-42 Southbrooke PUD Subdivision POS _with Exhibits.Law Approved](#)
[Southbrooke Exhibit updated](#)

Legislative History

6/27/19

Franklin Municipal Planning
Commission

recommended favorably to the Board of
Alderman and to the Work Session

4. [19-0444](#) Consideration Of Resolution 2019-41: A Resolution To Annex Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard, Consisting Of 318.49 Acres In The Southbrooke PUD Subdivision, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). (FMPC 6/27/19, 9-0; WS 7/9/19; BOMA 7/9/19, 1ST Reading 8-0; BOMA 8/13/19, 2nd Reading 5-4; BOMA 8/27/19, 3rd Reading deferred to 11/12/19) THIRD AND FINAL READING (REQUEST TO WITHDRAW BY APPLICANT)

Sponsors:

Emily Hunter and Amy Diaz-Barriga

Attachments:

[RES 2019-41 Southbrooke PUD Subdivision Annexation with Exhibits.Law App](#)
[MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbr](#)
[Southbrooke Exhibit updated](#)

Legislative History

6/27/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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5. [19-0442](#) PUBLIC HEARING: Consideration Of Ordinance 2019-13: "An Ordinance To Zone 318.49 Acres Specific Development - Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5) And McLemore Character Area Overlay District (MLCO-2), Either Conventional Or Traditional Standards, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision)." FMPC 6/27/19, 9-0; WS 7/9/19; BOMA 7/9/19, 8-0; BOMA 8/13/19 2nd Reading deferred to 11/12/19) SECOND OF THREE READINGS (REQUEST TO WITHDRAW BY APPLICANT)

Sponsors:

Emily Hunter and Amy Diaz-Barriga

Attachments:

[MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)
[Southbrooke Exhibit updated](#)
[2019-13 ORD Southbrooke PUD Subdivision Zone with Exhibits.Law Approved](#)

Legislative History

6/27/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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6. [19-0443](#) PUBLIC HEARING: Consideration Of Resolution 2019-40, As Amended: "A Resolution Approving A Development Plan For Southbrooke PUD Subdivision, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard." (FMPC 6/27/19, 7-2; WS 7/9/19; BOMA 8/13/19 deferred to 11/12/19) (REQUEST TO WITHDRAW BY APPLICANT)

Sponsors: Ald. Ann Petersen, Emily Hunter and Amy Diaz-Barriga

Attachments: [RES 2019-40 Southbrooke PUD Subdivision Annex Property with Exhibits.Law](#)
[MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)
[Conditions of Approval as Amended per FMPC](#)
[Southbrooke rendering Aerial View \(002\)](#)
[Southbrooke layout overall](#)
[Southbrooke layout by section](#)
[Southbrooke architecture](#)
[Southbrooke full submittal package](#)
[Southbrooke email from applicant 062519](#)
[Southbrooke Memo 6 25 2019](#)
[Southbrooke Ground Level \(003\)](#)
[Southbrooke rendering Aerial View \(002\)](#)
[Southbrooke PUD Reduced.pdf](#)

Legislative History

6/27/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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7. [19-0585](#) Consideration of COF Contract No. 2019-0172 Parkland Impact Fee and Trail System Construction Agreement between the City of Franklin and Southbrooke, LLC. (WS 7/9/19; BOMA 8/13/19 deferred to 11/12/19) (REQUEST TO WITHDRAW BY APPLICANT)

Sponsors: Lisa Clayton

Attachments: [2019-0172 Southbrooke - Parkland Agreement with Exhibits.Law Approved.pdf](#)

8. [19-0689](#) Consideration of Road Impact Fee Offset Agreement (COF 2019-0221) for the Southbrooke PUD Subdivision with Southbrooke, LLC (WS 7/9/19; BOMA 8/13/19 deferred to 11/12/19) (REQUEST TO WITHDRAW BY APPLICANT)

Sponsors: Paul Holzen and Jimmy Wiseman

Attachments: [COF 2019-0221 Road Impact Fee Offset Agreement with Southbrooke LLC_wit](#)

9. [19-0676](#) *Consideration Of Amendment 1 To Contract 2018-0134 With Town Planning & Urban Design Collaborative LLC For Planning And Zoning Services Related To The Zoning Ordinance Update.
- Sponsors:** Planning and Sustainability Dept and Emily Hunter
- Attachments:** [2018-0134 Amendment 1 _with attachment_ TPUDC ZO Consultant Services.La](#)
10. [19-0641](#) PUBLIC HEARING: Consideration Of Resolution 2019-61: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road." (06-27-19 FMPC 9-0; 07-09-19 WS))
- Sponsors:** Emily Hunter, Amy Diaz-Barriga and Joseph Bryan
- Attachments:** [MAP - Lockwood Glen Rev 5 DP](#)
[RES 2019-61 Lockwood Glen Rev 5 _with Exhibits.Law Approved](#)
[6994 Lockwood Glen PUD, DP, Rev 5 Conditions of Approval 01](#)
[LG DP#5 Plans Resubmittal](#)
- Legislative History**
- | | | |
|---------|--|--|
| 6/27/19 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|
11. [19-0692](#) *Consideration of a Professional Services Agreement (COF Contract No. 2019-0223) with The Corradino Group, Inc. to Provide Construction Engineering and Inspection Services for the SR-96 West Multi-Use Trail Project (PIN 123098.00)
- Sponsors:** Engineering
- Attachments:** [C2019-0223_PSA_CEI_Corradino_SR96WTrail_with Attachment A.Law Approv](#)
12. [19-0693](#) *Consideration of Change Order No. 1 (Final Change Order) to the Contract (COF Contract No. 2017-0186) with Adams Contracting, LLC for the Construction of the Carnton Lane Culvert Replacement Project for a Cost Increase of \$81,734.46 and a Time Extension of 80 Days
- Sponsors:** Engineering
- Attachments:** [C2017-0186_CO1_CarntonLaneCulvert.pdf](#)

13. [19-0519](#) Consideration of Procurement Award to Microbac Laboratories, Inc. of Maryville, Tennessee in the estimated total annual amount of \$22,276 for industrial pretreatment sampling and testing, Water Reclamation Facility influent and effluent testing, and testing of river samples wastewater treatment laboratory contract services for a term of award for the Water Reclamation Division of the Water Management Department (Purchasing Office Procurement Solicitation No. 2019-013; \$60,000 budgeted for line item in 431-82280-52213 for fiscal year 2020; Contract No. 2019-0161 (07-09-19 WS)

Sponsors: Michelle Hatcher

Attachments: [2019-013 Tabulation of bids](#)
[2019-0161 Procurement Agreement 2019.07.19.1533, signed for SERVICE PR](#)

14. [19-0560](#) *Consideration Of Recommendation To Reject All Proposals For Police Promotional Process Assessment Services For The Human Resources And Police Departments (Purchasing Office Procurement Solicitation No. 2019-016) (07-09-19 WS)

Sponsors: Kevin Townsel and Deb Faulkner

Attachments: [2019-016 Tabulation of proposals 2019.08.22](#)

15. [19-0640](#) Consideration Of An Interlocal Agreement Between Franklin Special School District And The City Of Franklin For The Design, Bidding, And Construction Of Ballfields And Related Infrastructure Located At Freedom Middle School And Poplar Grove School Campus (COF Contract No. 2019-0214). (07-09-19 WS)

Sponsors: Mark Hilty and Lisa Clayton

Attachments: [Interlocal Agreement Between Franklin SSD and the City of Franklin.pdf](#)

16. [19-0680](#) Consideration of Ordinance 2019-24, An Ordinance Creating a Competitive Sealed Proposal Process to Purchase Goods and Services. (07/09/19 WS; 07/09/19 1st BOMA Reading 8-0) SECOND AND FINAL READING

Sponsors: Shauna Billingsley

Attachments: [19-0680_2019-24 ORD Competitive Sealed Proposal Process.Law Approved.pr](#)
[19-0680 Sec. 2 554. Competitive sealed proposals..pdf](#)

Legislative History

6/25/19

Work Session

referred to the Work Session

17. [19-0698](#) Consideration of Resolution 2019-64 to Adopt the Franklin Trails Brand Strategy and Brandmark Plan

Sponsors: Lisa Clayton

Attachments: [19-0698 2019-64 Resolution to Adopt Franklin Trails Branding.Law Approved.pdf](#)
[Franklin Trails_Final_Final_062719.pdf](#)

18. [19-0688](#) Consideration of Resolution 2019-68, "A Resolution to Adopt the Project List for the FY 2019-2028 CIP (Capital Investment Program)." (07/02/19 Special Work Session, 07-09-19 WS).

Sponsors: Eric Stuckey

Attachments: [19-0688 RES 2019-68 Adopt project list FY 2019-2028 Capital Investment Program](#)
[FY2019-2028 DraftFundingPlan MATRIX 7-3-19.pdf](#)
[CIP FY2019-2028 Opportunity Tier Descriptions.pdf](#)
[NEW - 07022019 - CIP Financing Model Presentation](#)
[NEW - Capital Funding Model - July 2019](#)
[NEW - 2020 CIB Summary Sheet](#)
[DRAFT CIP Book \(10-11-2018\)](#)
[Priority Ranking - Project Listing \(03-03-2019\)](#)
[Priority Ranking - Unweighted \(03-03-2019\)](#)
[CIP_FY2019-Priority Ranking - Weighted Top 25 \(03-03-2019\)](#)
[CIP_FY2019-2028_PriorityRanking_COMBINED_Rev2.xlsx](#)
[20190305 PRESENTATION TOP 10.pdf](#)

Legislative History

7/2/19 Work Session referred to the Work Session

Other Business

Adjournment

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



City of Franklin

Special Event Permit Application

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

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

Please list all that apply:

- Nonprofit Fundraiser

- Name/purpose of event:** Eighth Annual Raise the Roofs
- Location Requested:** (if Temporary Street Closure, list major roads to be closed):
The Park at Harlinsdale Farm
- Date or dates of event:** 08/17/2019
- Start/End Times of Event:** The event will start at approximately 4:30- 5:00 pm and end no later than 11:00 pm with clean-up to follow.
What date/time will set-up begin? 8/15/2019 10:00 AM
What date/time will tear-down be complete? 8/19/2019 11:00 AM
**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
- Time of Street Closure** (if applicable): N/A
- An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 550 Event Staff/Volunteers: 25 Total: 575
- Name of applicant and Organization Requesting Permit:**
Torrey Barnhill - Friends of Franklin Parks
a) Address: P. O. Box 549
Franklin, TN 37065
b) Phone: 615-674-5388 **c) Cell:** **d) Fax:**
e) E-mail address: torrey@friendsoffranklinparks.org
- DETAILED description of event** (use additional sheets):
Raise the Roofs is held annually at the Park at Harlinsdale Farm and proceeds benefit Friends of Franklin Parks and their projects in the City of Franklin Parks.

The event will be held in several areas on the Harlinsdale Campus. The TSC Arena will host an equestrian exhibition and cocktail hour. The guests will then move to the main tent for the next couple of hours which is housed on the event lawn behind the Main Barn. The Mare Barn will be utilized to serve dinner. Guests will then get to hear live music near the two Worker Houses. This gives guests an opportunity experience more of Harlinsdale.

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

Please detail any restricted parking areas on the event map.

Event Map: [Harlinsdale Campus RTR- Addendum.pdf](#)

10. **Person in charge on day of event:** Torrey Barnhill, Executive Director of Friends of Franklin Parks
Cell: 615-674-5388 **E-mail address:** torrey@friendsoffranklinparks.org
11. **Name and Cell Number of at least two others available on day of event:**
Name: Stacey Perry **Cell:** 615-613-6538 **E-mail address:** downtothewire.nashville@gmail.com
Name: Adam Ballash, **Cell:** 615-415-3393 **E-mail address:** aballash@boyle.com
President

12.

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

Administrative Contact List: [FOFP Board of Directors Contact Information 2019.xlsx](#)

13. **Where is your organization based?** Williamson County
14. **Is your organization authorized to do business in Tennessee?** Yes
15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [Friends of Franklin Parks 501\(c\)3.pdf](#)
16. **Will you charge an admission fee?** Yes
Average admission fee: 125
17. **Will you charge a vendor participation fee?** No
Average vendor participation fee?
18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
20. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Friends of Franklin Parks
What percentage of funds will they receive? 100
21. **Will parking in the area of the event need to be restricted or prohibited?** Yes
22. **Will any sound amplification equipment be used during the event?** Yes

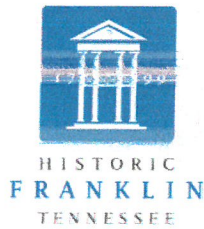
23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

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

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

Insurance Certificate:

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



Rules and Regulations

Please Read All Attachments Before Signing Application.

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

BY: *Jerry Barnhill* Date: 5/21/18
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

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

Event Name: Eighth Annual Raise the Roofs

Signature: _____



FORM 1

Buildings, Structures, & Power Sources

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

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

All Permit applications are subject to permit fees.

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

Event: Eighth Annual Raise the
Name: Roofs

Signature: _____



FORM 1

Sound Amplification

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

Applicant/Organization: Torrey Barnhill - Friends of Franklin Parks

Event Name: Eighth Annual Raise the Roofs

Event Date(s): 08/17/2019

1. **Time amplification equipment will be used:** From: 06:00:00 PM To: 01:00:00 AM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary.:*

We will use a the existing sound system in the TSC arena for equestrian event. We will have light music and announcements during the main event. We will have an audio for a live band at the end of the evening.

Sound Amplification Map: [Harlinsdale Campus RTR- Addendum.pdf](#)

3. **For what purpose will sound amplification be used?** *Please list all that apply.*
 - Announcements/Speeches
 - Band/Singers
 - Sound System
4. **Type of Amplifier:**
 - Fixed
 - PA System

5.

Number of Amplifiers: 1	Number of Speakers: 6	Number of Performers: 6
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6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Jacob McDaniel with
Springtree

Cell: 615-613-2301

E-Mail: jacob@springtree.net

Name: Torrey Barnhill

Cell: 615-406-9230

E-Mail: torrey@friendsoffranklinparks.org

Authorized Signature: Torrey Barnhill

Date: 05/22/2019

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

Raise the Roofs Clean-Up Plan

Friends of Franklin Parks is contracting with Stacey Perry with Down to the Wire Events and her team of 6-8 will manage the clean-up process of all areas of Harlinsdale used for Raise the Roofs. There are also 15-20 volunteers who assist with this fundraiser that continually clean during and after the event.

Torrey Barnhill, Ex. Director of FOFPP is also on site and oversees the process. FOFPP also will go back on Sunday am to ensure grounds are back to original state and also after the tent has been removed.



- MAIN BARN Ca 1941 historic barn modernized for events and meetings
- POWER STATION Community center with Tennessee Horse Museum
- HAYES HOUSE Office and meeting space
- SMALLER BARNs Stabling and overflow space
- SMALL HOUSEs Security and offices
- EVENT LAWN Dedicated for special events

THE PARK AT
HARLINDALE FARM
AN EDUCATIONAL PARK THAT TELLS THE
STORY OF OUR RICH HORSE HISTORY

FRIENDS
OF FRANKLIN
PARKS

KVD
KENTUCKY
VIDEO
DESIGN

100% DESIGNED BY FREEMIX.COM

Raise the Roofs



TSC Arena

Concession Stand

Parking

Access

Hooper Ln

239

Franklin Rd

Myles Manor Ct

Winslow Rd

Access

Hydrants

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials Copyright © 2019. All Rights Reserved.



May 21, 2019

Dear Neighbor,

I am writing to let you know of a proposed event coming to your neighborhood this summer. On August 17th we are hosting our 8th Annual Raise the Roofs event at The Park at Harlinsdale Farm.

Raise the Roofs is Friends of Franklin Park's Annual fundraiser to raise funds for projects at Harlinsdale and the city's other parks.

This event would run from 4pm until 11:00 pm with an interscholastic polo match, dinner and band. With set-up and tear-down, we anticipate having the area closed from 8 a.m. until approximately 11 p.m.

If you would like to contact someone in the City Administration's office regarding the event, you may contact the Public Outreach Specialist by e-mail at CityofFranklin@FranklinTN.gov, by phone at 615-550-6606, or by mail at 109 Third Avenue South, Franklin, TN 37064.

If you or need to contact the event organizer or would like to get involved, or become a sponsor, you may contact Torrey Barnhill, 615-674-5388, torrey@friendsoffranklinparks.org. Thank you in advance for your support of this event.

Sincerely,

Torrey Barnhill
Executive Director

Board of Directors

Adam Ballash, President
Boyle Investment Company

Michael Barker
F & M Bank

Hamilton Bowman
EnableComp

Ken Chin
KAC Sports & Events

Chad Dannenfelter
Avanir

Clay Harlin
Harlin Farms LP

Ashley Hill
Franklin Synergy Bank

David Landrum
Landrum Stables
Williamson Co. Commissioner

Braton Machleit
Buzz'd Fly Fishing &
Harpeth River Shuttle

Jan Marshall
A. Marshall Family Foods

Monty McInturff, DVM
Tennessee Equine Hospital

Amy Cross Nance
Amy Cross, Attorney at Law

Jamey Parker
Parker McCoy Group, Morgan
Stanley

Ashley W. Roberts
Roberts Appraisal Company, Inc.

Matt Roberts
Stites & Harbison

Jay Sheridan
Sheridan Public Relations

Susan Smallwood
Susan Smallwood Interiors

Katie Spence
Jackson

Kevin Thompson
Thompson Burton PLLC

Name	Company	Position	Street	City/State/Zip	Cell Number	Email	Spouse
Adam Ballash	Boyle Investment Company	Development Manager	333 Adams Court	Franklin, TN 37064	(615) 415-3393	aballash@boyle.com	Natalie
Michael Barker	F & M Bank	VP Commercial Relationship Manager	1415 Adams Street	Franklin, TN 37064	(615) 512-5980	mab101@bellsouth.net	Flucy
Hamilton Bowman	EnableComp	Chief Operating Officer	6270 Lampkins Bridge Road	College Grove, TN 37046	(615) 294-6616	hb Bowman@enablecomp.com	Emily
Ken Chin	KAC Sports & Events	Owner	409 Melander Court	Franklin, TN 37064	(720) 724-5592	ken@kacsportsandevents.com	Ellie
Chad Dannenfelser	Neuroscience Area Manger	Avanir	315 4 th Avenue South	Franklin, TN 37064	(615) 498-0588	chaddannenfelser@yahoo.com	Kelly
Clay Harlin	Harlin Farms LP	Owner	1100 Colonial Court	Franklin, TN 37064	(615) 587-4769	clayharlin@gmail.com	Faye
Ashley Hill	Franklin Synergy Bank	Executive Vice-President	722 Columbia Ave	Franklin, TN 37064	(615) 504-1555	Ashley.Hill@franklinsynergy.com	Rene
David Landrum	Franklin Riding Academy and Wms. County Commisioner	Owner	242 Myles Manor Court	Franklin, TN 37064	(615) 351-2224	landrumstables@aol.com	Karla
Braton Machleit	Buzz'd Fly Fishing and Harpeth River Shuttle	Owner	1317 Bostic Street	Franklin, TN 37064	(615)948-5877	braton@buzzdflyfishing.com	Molly
Jan Marshall	A. Marshall Hospitality	Owner	1003 West Main Street	Franklin, TN 37064	(615) 478-2216	jan@amarshallhospitality.com	Andy
Monty McInturff, DVM	Tennessee Equine Hospital	Owner	3077 Old Hillsboro Road	Franklin, TN 37064	(615) 972-7684	mmcinturff@tnequinehospital.com	Lisa
Amy Cross Nance	Amy Cross, Attorney at Law	Owner	103 Forrest Crossing Blvd. Suite 205	Franklin, TN 37064	(615)794-5644	amy@amycrossnance.com	Rex
Jamey Parker	Parker McCoy Group, Morgan Stanley	First Vice President	1210 Echo Lane	Franklin, TN 37069	(615) 415-7777	james.parker@morganstanley.com	Jennifer
Ashley Roberts	Roberts Appraisal Company, Inc.	Director of Operations	119 Battle Ave.	Franklin, TN 37064	(615) 429-4424	ashleywroberts82@gmail.com	
Matt Roberts	Stites & Harbison PLLC	ATTY	604 West Main Street	Franklin, TN 37064	(615) 782-2315	mroberts@stites.com	Lauren
Jay Sheridan	Sheridan Public Relations, LLC	President	1006 Fair Street	Franklin, TN 367064	(615) 364-5143	jay@sheridanpr.com	Jessica
Susan Smallwood	Susan Smallwood Interiors	Owner	103 Harlinsdale Court	Franklin, TN 37069	(615) 429-0752	susan.smallwood@comcast.net	Brian
Katie Spence	Jackson	Audit Manager	1807A 5th Ave N.	Nashville, TN 37208	(303) 906-4280	Katie.spence@jackson.com	
Kevin Thompson	Thompson Burton, PLLC	Partner	840 Crescent Centre Dr., Ste. 260	Franklin, TN 37069	(615) 268-3540	kevin@thompsonburton.com	Sharon
Gary Vogrin	Kiser + Vogrin Design, LLC	Founder	727 Azalea Court	Franklin, TN 37064	(615) 708-0567	gary@kiservogrin.com	Michelle

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 05 2016

FRIENDS OF FRANKLIN PARKS INC
PO BOX 549
FRANKLIN, TN 37064

Employer Identification Number:
81-0993195
DLN:
17053243347016
Contact Person:
ROGER W VANCE ID# 31173
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
December 28, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

FRIENDS OF FRANKLIN PARKS INC

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeffrey I. Cooper", written in a cursive style.

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Staff Conditions

Staff recommends approval with the following conditions:

- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.

Building & Neighborhood Services Department:

- Applicant will contact the Department to determine if Special Event Electrical Permit is needed.
- The Main Barn is limited for use and occupant load

Police Department:

- Applicant will hire required number of extra-duty Franklin Police Officers.

Revenue Management:

- Applicant must obtain a Beer Permit from the City's Beer Board.
- If wine is served, applicant must obtain separate permit from the Tennessee Alcohol Beverage Commission.

Fire Department:

- The barn at Harlinsdale does not meet fire safety requirements and is not designed to be occupied by the public.
- Any canopy larger than 400-SF must be inspected and approved by the Fire Inspector
 - Note the following requirements for tents
 - Tents must have a certificate stating the tent fabric meets the requirements of NFPA 701
 - Tents must be securely anchored
 - No cooking or open flames permitted

Parks Department:

- All coordinating regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.

DEVELOPMENT ACTIVITY SUMMARY
PERMITS ISSUED & FEES RECEIVED
Including Construction Valuation

From: 7/1/2018-6/30/2019



PERMIT FEES RECEIVED -
Includes Permit Fees, & Technology
Fees

of PERMITS ISSUED*
*Permits without associated
fees are not included.

**FEES
RECEIVED**

<u>Residential (inc Townhomes/ Duplexes)</u>	<u>4,488</u>	<u>\$1,270,201</u>
Building Permits	817	\$1,119,646
Electrical Permits	1,410	\$62,348
Mechanical Permits	1,365	\$43,399
Plumbing Permits	831	\$25,589
Swimming Pool Permits	41	\$17,839
Demolition Permits	14	\$840
Floodplain Permits	10	\$540
<u>Non-Residential (inc Multi-Family)</u>	<u>1,660</u>	<u>\$778,687</u>
Building Permits	335	\$425,578
Electrical Permits	714	\$181,558
Mechanical Permits	289	\$95,375
Plumbing Permits	288	\$72,527
Swimming Pool Permits	5	\$2,139
Demolition Permits	24	\$1,210
Floodplain Permits	5	\$300
<u>TOTAL PERMITS ISSUED</u>	<u>6,148</u>	<u>\$2,048,888</u>

ADDITIONAL FEES RECEIVED

<u>Residential (inc Townhomes/ Duplexes)</u>	<u>\$3,831,350</u>
Road Impact Fees	\$2,165,629
Facilities Tax	\$1,605,743
Plan Review Fees	\$14,278
Reinspection Fees	\$8,500
Garbage Container Fees	\$37,200
<u>Non-Residential (inc Multi-Family)</u>	<u>\$4,142,054</u>
Road Impact Fees	\$3,111,374
Facilities Tax	\$970,648
Plan Review Fees	\$57,782
Reinspection Fees	\$2,250
Garbage Container Fees	\$0
<u>TOTAL ADDITIONAL FEES</u>	<u>\$7,973,404</u>

NEW DWELLING UNITS

of UNITS

Building Permits Issued - Number of Units by Type

<u>Single Family (Detached) Dwellings</u>	<u>359</u>
<u>Multi-Family (Attached) Dwellings</u>	<u>64</u>
<u>Townhomes</u>	<u>150</u>

<u>TOTAL DWELLING UNITS</u>	<u>573</u>
------------------------------------	-------------------

WATER & SEWER FEES RECEIVED**FEES
RECEIVED**

<u>Residential (inc Townhomes/ Duplexes)</u>	<u>\$1,618,131</u>
Water Impact Fees	\$183,179
Sewer Impact Fees	\$1,434,952
<u>Non-Residential (inc Multi-Family)</u>	<u>\$1,743,561</u>
Water Impact Fees	\$345,875
Sewer Impact Fees	\$1,397,686
<u>TOTAL WATER & SEWER</u>	<u>\$3,361,692</u>

**STORMWATER, GRADING, & UTILITY
PERMITS ISSUED****# of PERMITS
ISSUED****FEES
RECEIVED**

<u>TOTAL STORMWATER & GRADING PERMITS ISSUED:</u>	<u>31</u>	<u>\$21,700</u>
--	------------------	------------------------

**TOTAL GRADING ONLY
PERMITS ISSUED:**

<u>TOTAL UTILITY CONSTRUCTION/ INFRASTRUCTURE PERMITS ISSUED:</u>	<u>18</u>	<u>\$7,800</u>
--	------------------	-----------------------

**ESTIMATED VALUATION
OF BUILDING PERMITS*****# of BUILDING
PERMITS ISSUED****VALUATION**

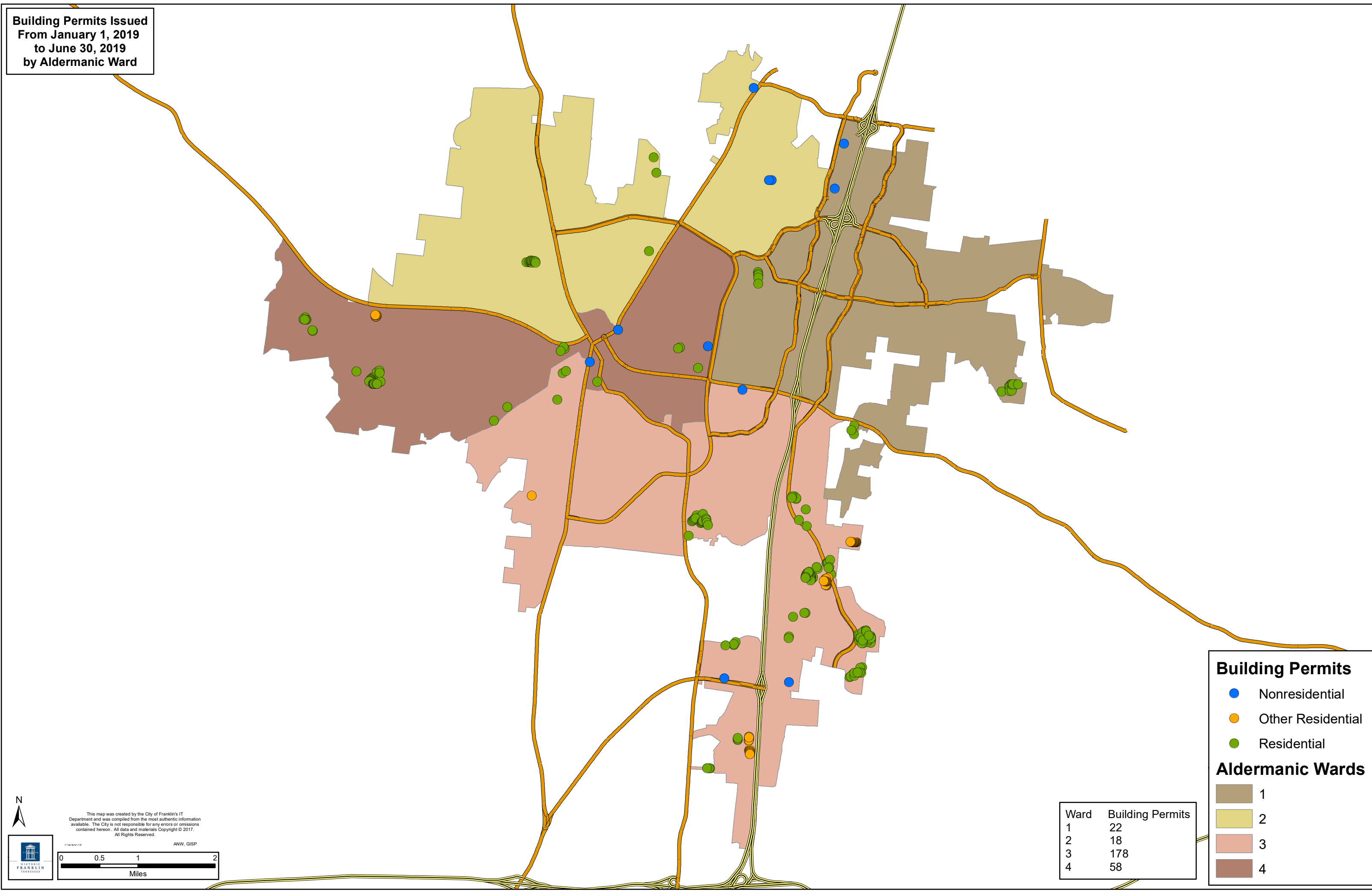
<u>Residential Valuation of Construction</u>	<u>817</u>	<u>\$198,570,594</u>
New	508	\$183,860,857
Accessory Building	15	\$698,827
Addition	137	\$9,958,419
Interior Finish/Build-Out	1	\$77,000
Miscellaneous	63	\$886,639
Renovation	92	\$3,088,352
Foundation	1	\$500
<u>Non-Residential Valuation of Construction</u>	<u>336</u>	<u>\$379,849,353</u>
New	31	\$146,388,708
Accessory Building	1	\$90,000
Addition	5	\$4,261,830
Demolition	1	\$9,268
Interior Finish/Build-Out	145	\$53,675,732
Miscellaneous	50	\$3,893,805
Renovation	101	\$162,730,010
Foundation	2	\$8,800,000

<u>TOTAL ESTIMATED VALUATION OF BUILDING PERMITS*</u>	<u>\$578,419,947</u>
--	-----------------------------

*Includes all new residential construction (single family detached dwellings and townhomes), new non-residential construction (including multi-family dwellings), accessory buildings, additions, tenant build-out, renovations, and miscellaneous construction. Estimated Valuations (Construction Costs) are provided by Applicants on Building Permit Applications only.

Permit values transacted during the month do not necessarily equal dollars collected because of the timing of the payment and actual issuance of the permits. Permit values are rounded up to the nearest dollar; therefore, totals may not match.

Building Permits Issued
From January 1, 2019
to June 30, 2019
by Aldermanic Ward



Building Permits

- Nonresidential
- Other Residential
- Residential

Aldermanic Wards

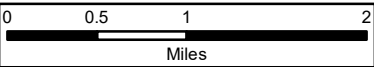
- 1
- 2
- 3
- 4

Ward	Building Permits
1	22
2	18
3	178
4	58



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ANW, GISP



Development Activity Report & Presentation



HISTORIC
FRANKLIN
TENNESSEE

July 9, 2019

Excellence ~ Innovation ~ Teamwork ~ Integrity ~ Action-oriented

Comparisons FY 2018 to FY 2019

- Permits Issued:
 - FY 2018 - 6831
 - FY 2019 - 6148
- Total Construction Valuation:
 - FY 2018 - \$910,843,677
 - FY 2019 - \$578,419,947
- Stormwater & Grading Permits Issued:
 - FY 2018 - 45
 - FY 2019 - 31



HISTORIC
FRANKLIN
TENNESSEE

Comparisons FY 2018 to FY 2019

- New Dwelling Units:

- FY 2018:

- SF - 495 - Average Sq. Ft. - 4040
 - TH - 124
 - MF - 1247

- FY 2019:

- SF - 359 - Average Sq. Ft. - 4078
 - TH - 150
 - MF - 64

- Hotels:

- FY 2018 - 5

- Rooms - 568

- FY 2019 - 3

- Rooms - 439



HISTORIC
FRANKLIN
TENNESSEE

Comparisons FY 2018 to FY 2019

- New Office Buildings:
 - FY 2018 - 11
 - Total Sq. Ft. - 1,372,231
 - FY 2019 - 15
 - Total Sq. Ft. - 347,635
- New Restaurants:
 - FY 2018 - 2
 - Total Sq. Ft. – 4,620
 - FY 2019 - 2
 - Total Sq. Ft. – 9,414
- Number of Garbage Containers Issued:
 - FY 2018 - 621
 - FY 2019 - 496

Number of Dwelling Units Permitted in CY 2018

3 Cities in Tennessee ranked in the Top 100
List of Fastest Growing Cities
(based on dwelling units permitted per capita).

Reported by the US Census Bureau



HISTORIC
FRANKLIN
TENNESSEE

2018 Permitted Units Per Capita

National Rank	City	Population	2018 Dwelling Units Permitted
15	Murfreesboro, TN	136,372	2,750
40	Franklin, TN	78,321	976
69	Nashville, TN	667,560	6,828

City of Franklin Website

<https://www.franklintn.gov/services/development-building-services/development-reports-maps>



HISTORIC
FRANKLIN
TENNESSEE

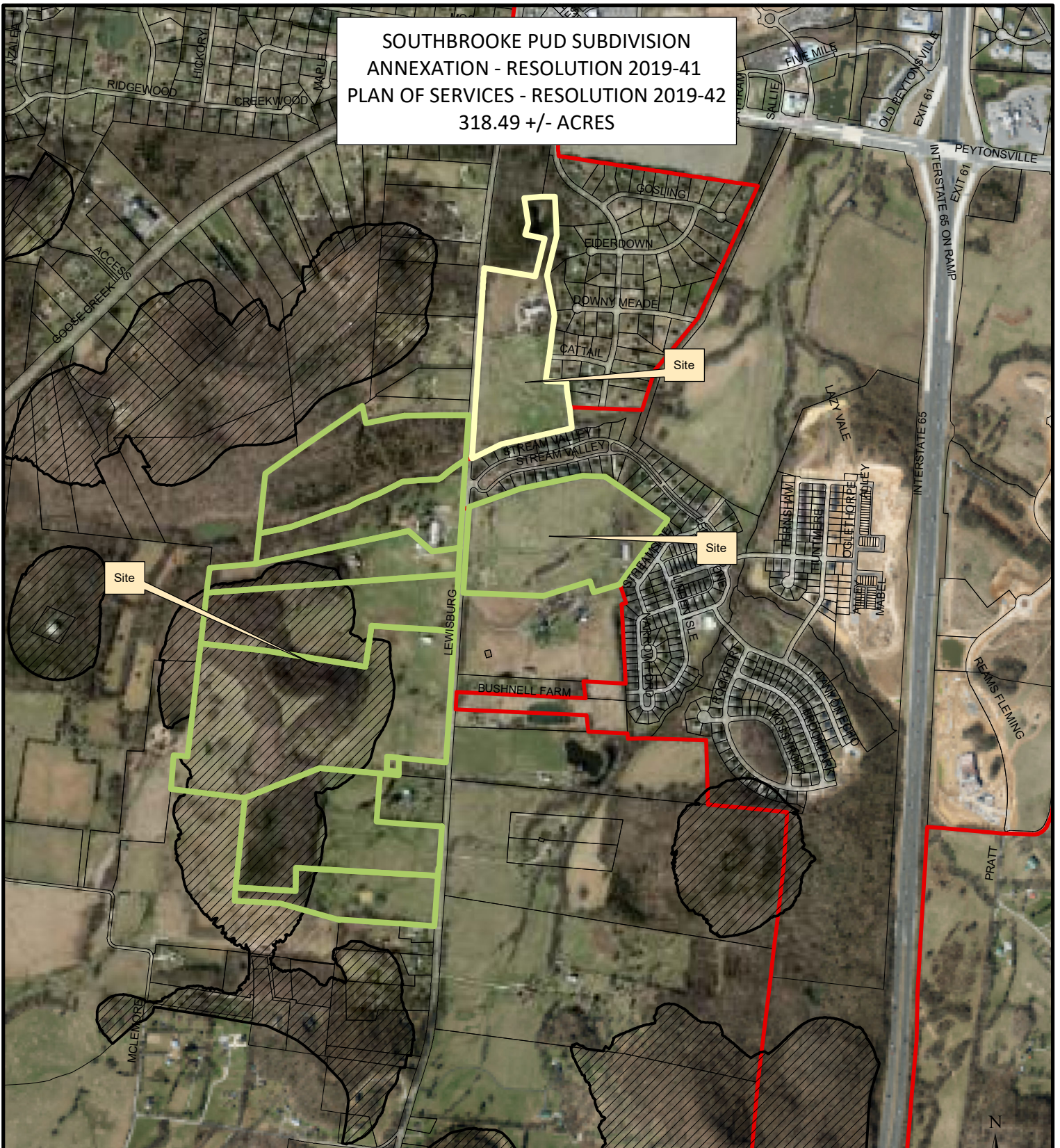
Effective July 1, 2019

Building Permit Fee for Single Family Detached Dwellings and Additions to Single Family Detached Dwellings Increased to \$0.63 per sq. ft.

- Single Fee Includes:
 - Building
 - Electrical
 - Plumbing
 - Mechanical Permits



SOUTHBROOKE PUD SUBDIVISION
ANNEXATION - RESOLUTION 2019-41
PLAN OF SERVICES - RESOLUTION 2019-42
318.49 +/- ACRES



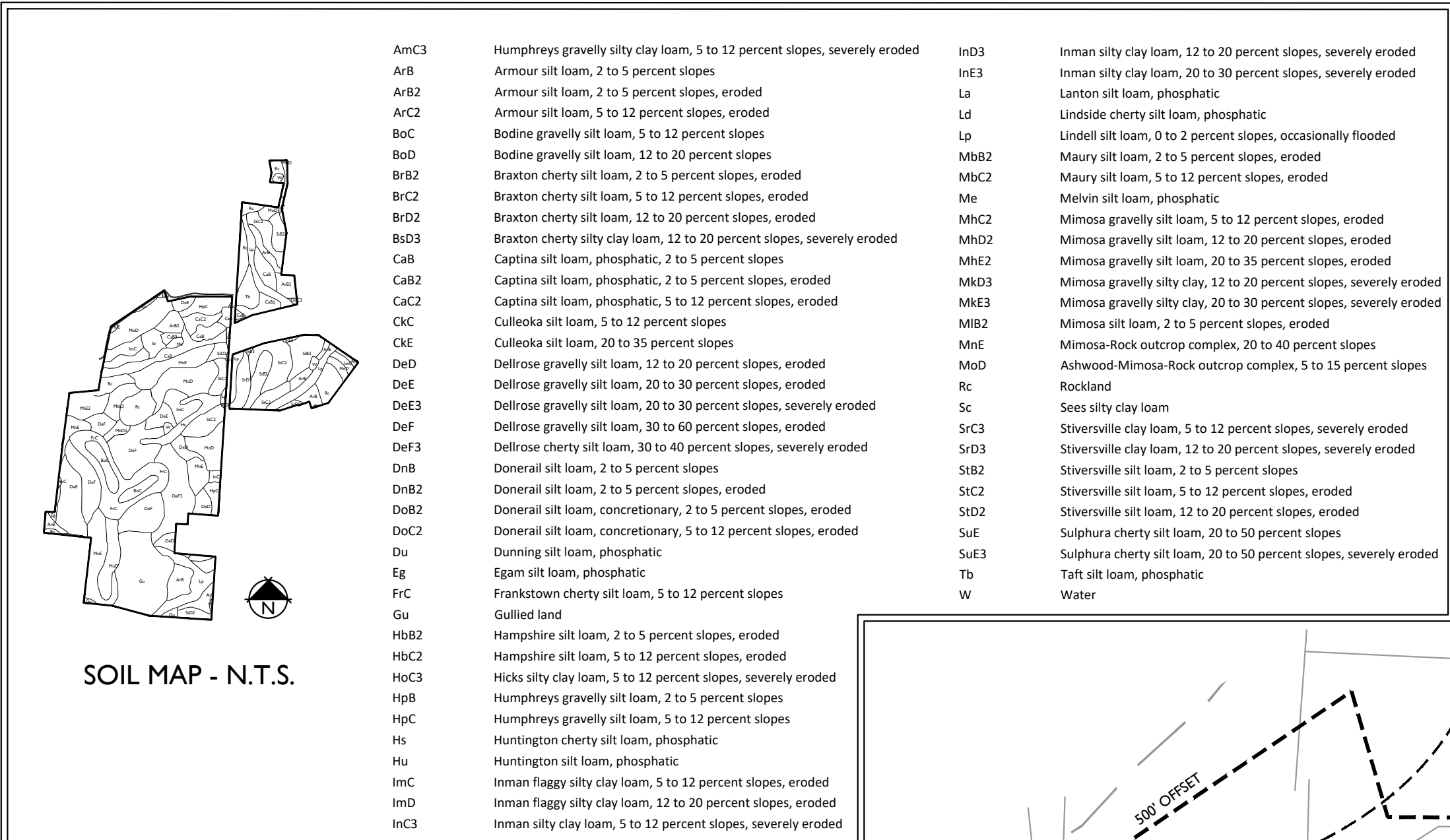
Legend

-  Conservation Subdivision Design Concept
-  Single Family Residential Design Concept
-  HHO-Hillside/Hillcrest Overlay
-  Existing City Limits

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



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STORMWATER NARRATIVE

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

BASIN AREA: 2.7 ACRES
OUTFALL ELEVATION: 734

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

BASIN AREA: 419.3 ACRES
OUTFALL ELEVATION: 689

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

BASIN AREA: 45.7 ACRES
OUTFALL ELEVATION: 689

BASIN D:
BASIN D SHEETS FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.

BASIN AREA: 4.2 ACRES
OUTFALL ELEVATION: 706

BASIN E:
BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES
OUTFALL ELEVATION: 751

EXISTING TREE CANOPY

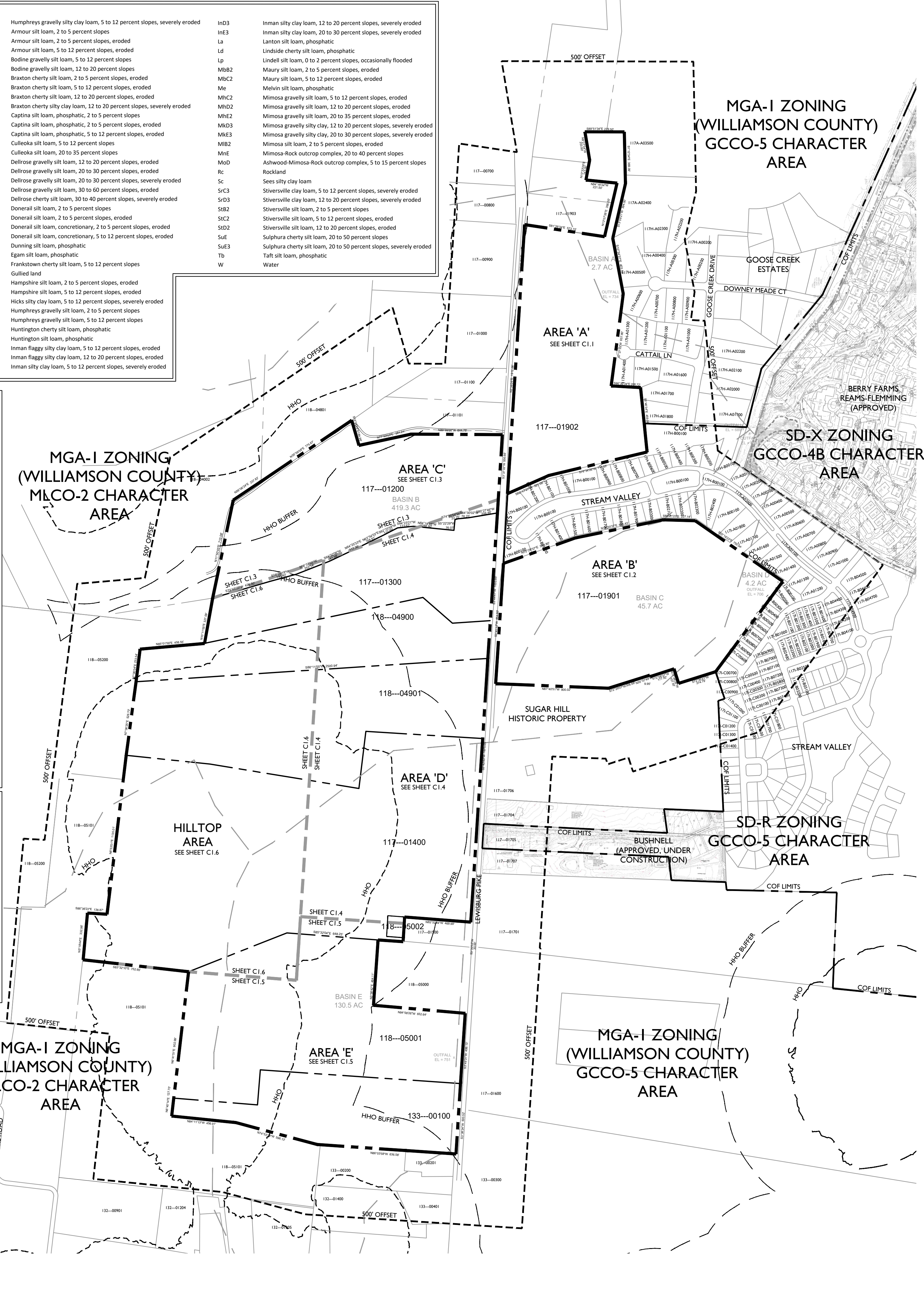
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

TREE AREA	EXISTING
TREE AREA A	291,328 SF
TREE AREA B	109,070 SF
TREE AREA C	1,312,343 SF
TREE AREA D	534,861 SF
TREE AREA E	925,028 SF
TREE HILLTOP AREA	2,225,060 SF
TOTAL	5,417,690 SF

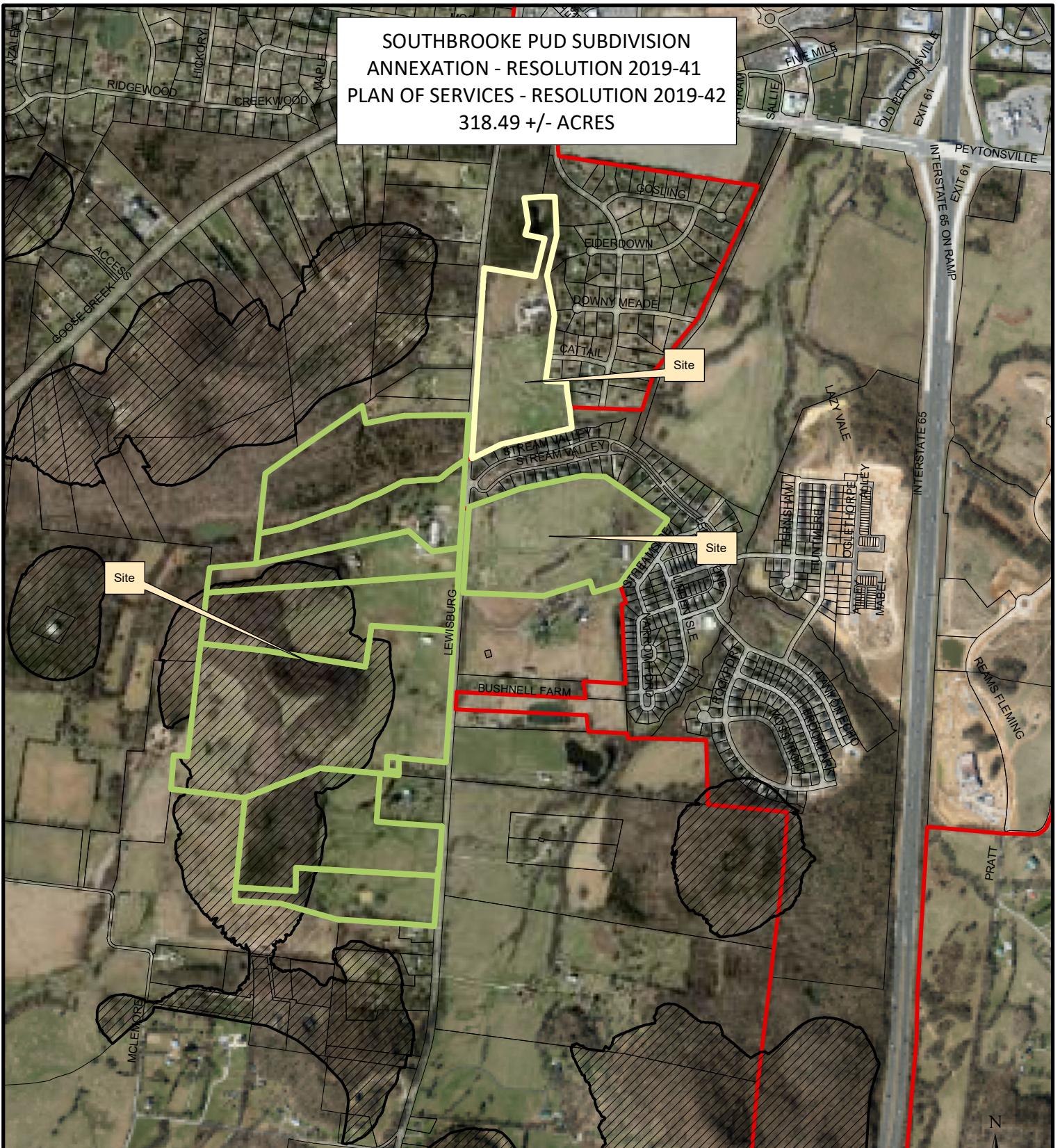
EXISTING TREE CANOPY: 3% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION: 46% OF TOTAL CANOPY = 2,600,491 SF

NOTES:

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



SOUTHBROOKE PUD SUBDIVISION
ANNEXATION - RESOLUTION 2019-41
PLAN OF SERVICES - RESOLUTION 2019-42
318.49 +/- ACRES



Legend

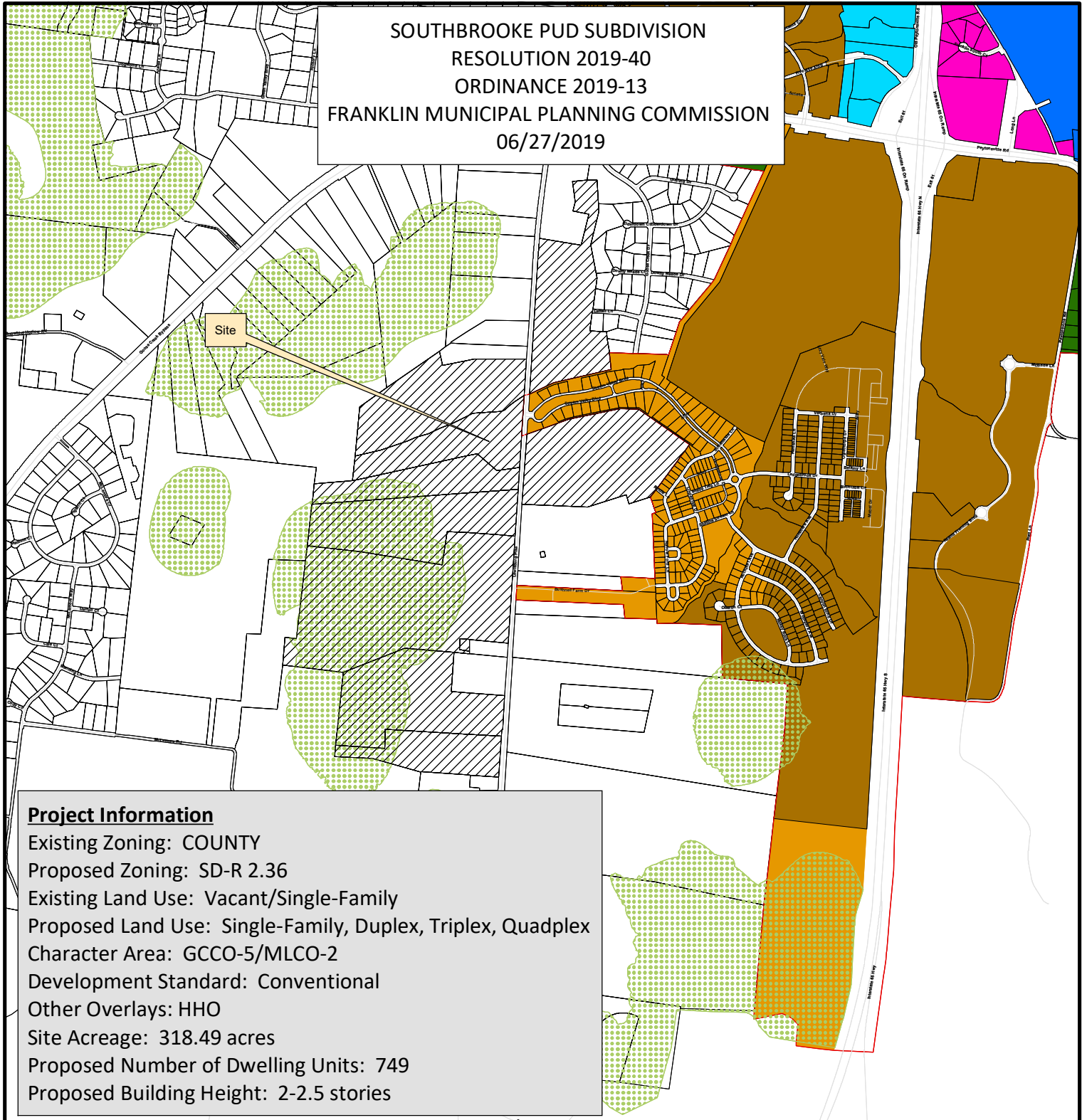
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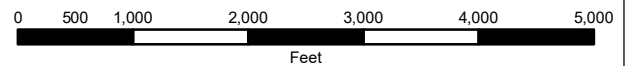
SOUTHBROOKE PUD SUBDIVISION
 RESOLUTION 2019-40
 ORDINANCE 2019-13
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



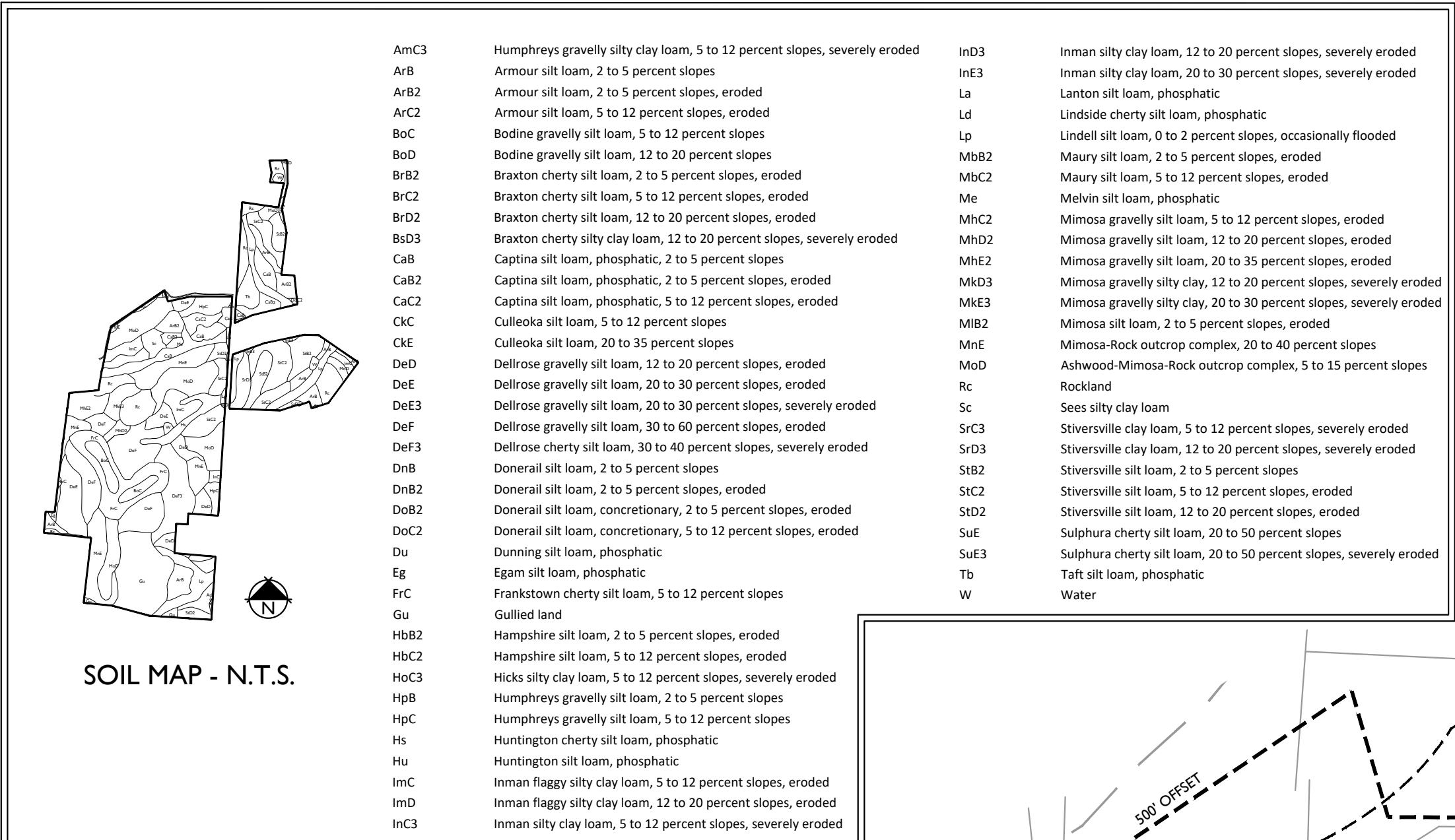
Project Information

Existing Zoning: COUNTY
 Proposed Zoning: SD-R 2.36
 Existing Land Use: Vacant/Single-Family
 Proposed Land Use: Single-Family, Duplex, Triplex, Quadplex
 Character Area: GCCO-5/MLCO-2
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 318.49 acres
 Proposed Number of Dwelling Units: 749
 Proposed Building Height: 2-2.5 stories

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



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TREE CANOPY DATA

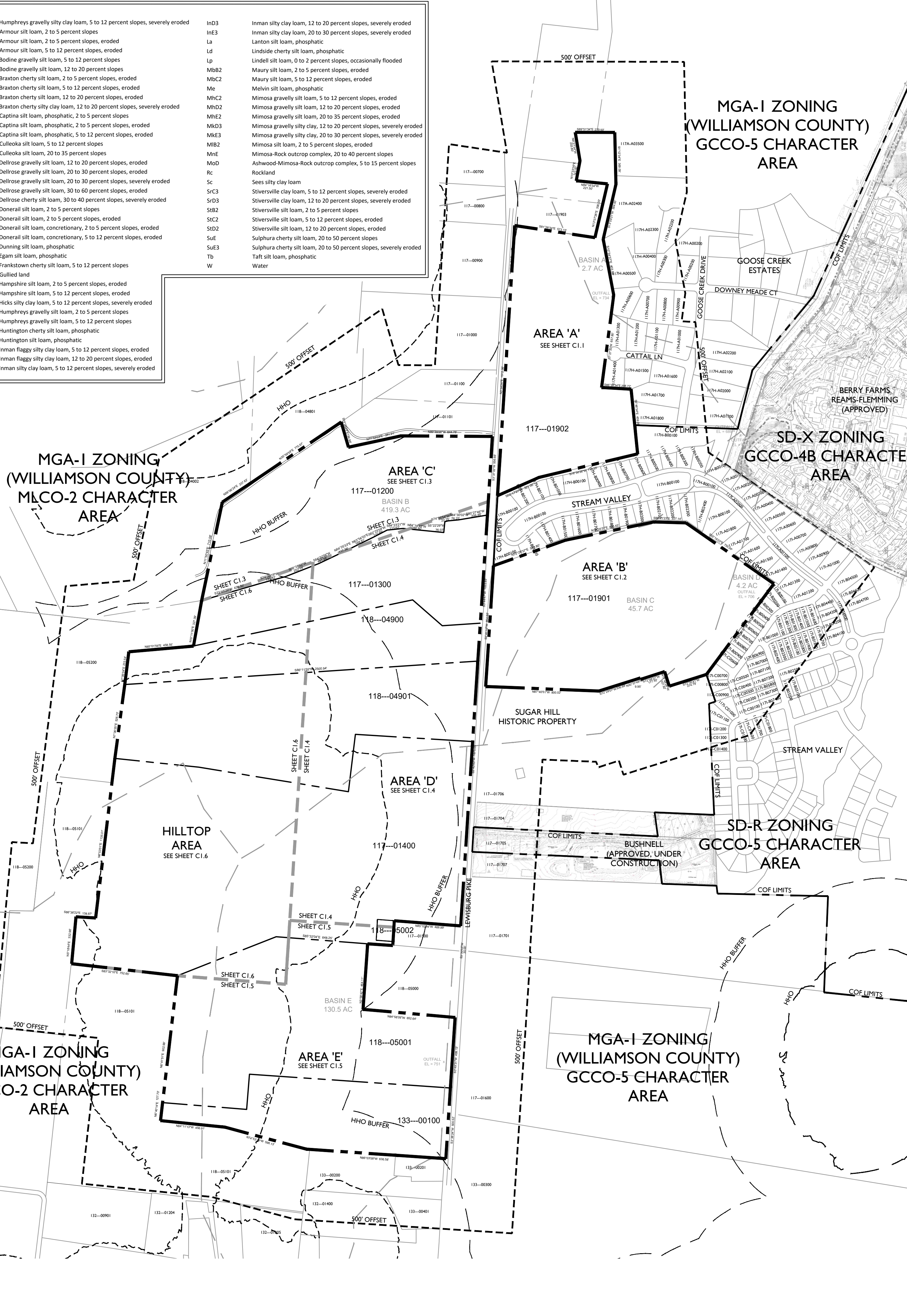
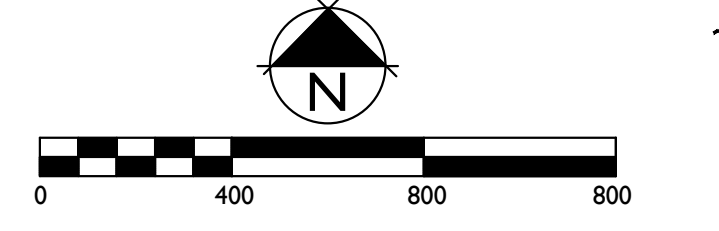
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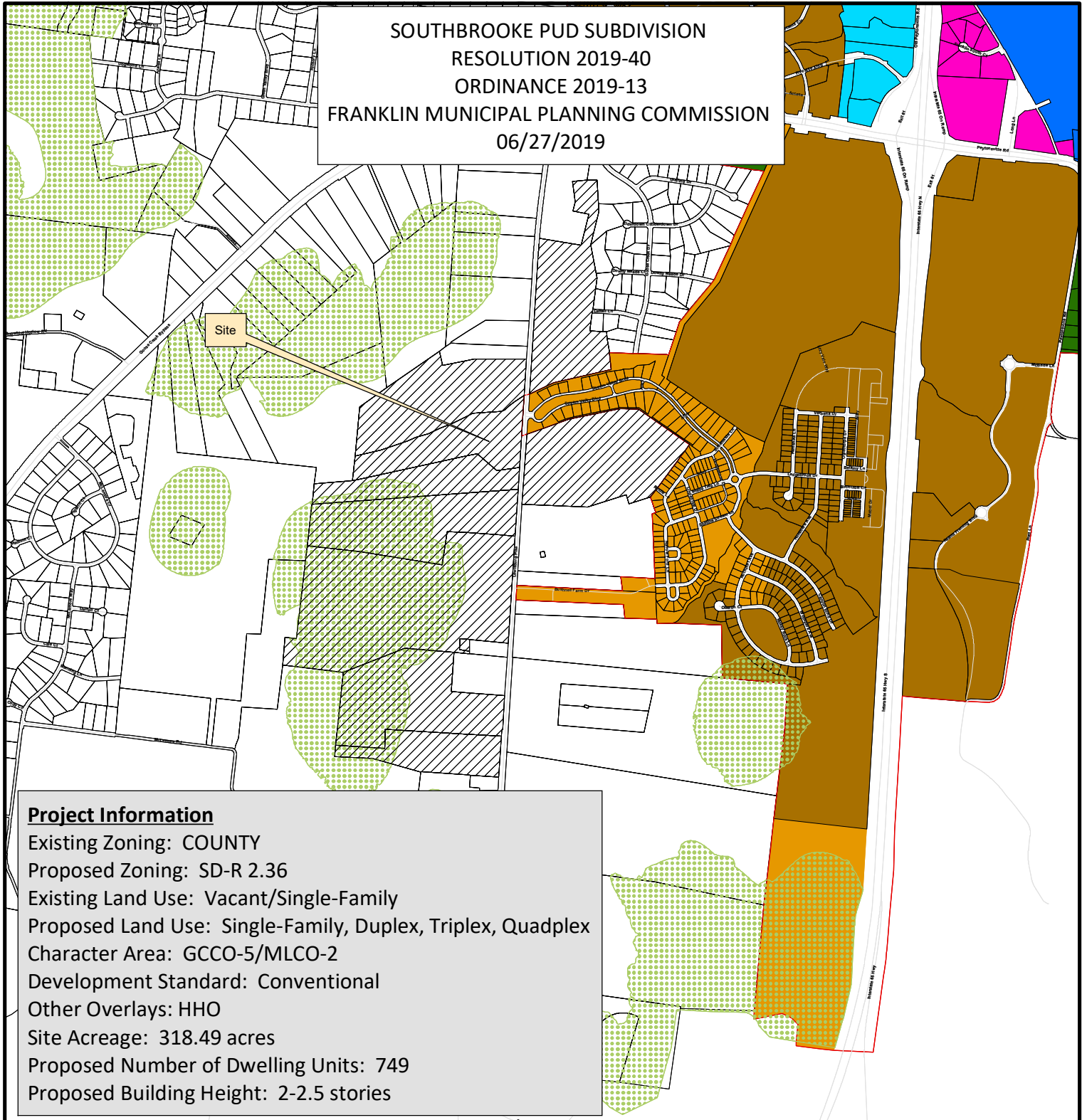
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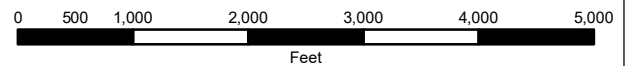
SOUTHBROOKE PUD SUBDIVISION
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CONDITIONS OF APPROVAL:

Open Issues: 61

Engineering - PUD Plan Checklist

General Issues

54. F. Development Plankevin.long@franklintn.gov

This is an advisory comment and does not hinder the approval of this development plan.

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

greggamble209@gmail.com Notedkevin.long@franklintn.gov

This is an advisory comment and does not hinder the approval of this development plan.

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

greggamble209@gmail.com Notedkevin.long@franklintn.gov

This is an advisory comment and does not hinder the approval of this development plan.

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

65. F. Development Plan

kevin.long@franklinn.gov	Applicant shall reflect and clearly label all roadway improvements required in accordance with the finalized Traffic Impact Study to plan set. These may include, but are not limited to, auxiliary lanes, traffic signal modifications, or revised entrance/exit configurations.
greggamble209@gmail.com	roadway improvements added per the traffic impact study
kevin.long@franklinn.gov	Prior to final approval, all improvements recognized in the final TIA as agreed upon by the applicant, the City, and the City's third-party reviewer shall be reflected in the plans. These improvements shall be identified and specified within the PUD plan set along with development milestones for the timing of their required completion. However, no design is required until the site plan stage, at which time the required improvements shall be designed in compliance with all applicable standards, to meet the capacities as described in the TIA. [Edited By Lance Fittro]
greggamble209@gmail.com	Noted

Applicant shall complete all necessary roadway improvements as recommended by the TIA and the City's third-party review, and summarized below. All roadway improvements shall be completed and accepted prior to the first Certificate of Occupancy for each portion of the development as stated in the TIA.

All improvements along Lewisburg Pike shall meet AASHTO, TDOT, and City of Franklin design requirements for a 50-MPH Major Arterial Roadway.

Area "A" / Fair Oak Street / Phase 3 - The westbound approach shall include separate left and right turn lanes. A southbound left-turn lane with 100 feet storage shall be provided, along with the appropriate approach and bay tapers.

Area "B" & "D" / Southbrooke Boulevard / Phase 1 & 2 - The eastbound approach shall provide an exclusive left-turn lane and shared thru-right lane. The westbound approach shall include a shared left-thru lane and exclusive right-turn lane. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage along with the appropriate approach and bay tapers.

Area "C" / Forestside Drive / Stream Valley Boulevard / Phase 2 - The intersection control shall be converted to signalized control. The eastbound approach shall provide separate shared right-thru and left turn lanes. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage, along with the appropriate approach and bay tapers. In conjunction with signalization, the westbound approach shall be modified to provide shared right-thru and exclusive left turn lanes to promote optimal traffic signal operations under proposed conditions. The eastbound and westbound approaches shall be designed and modified as necessary to meet AASHTO and City of Franklin design standards for horizontal geometry.

Area "D" / Bolting Street / Bushnell Farm Drive / Phase 5 - The eastbound approach shall include a separate left-turn lane and shared thru-right lane. A northbound left-turn lane and southbound right-turn lane shall be provided including 100 feet of storage along with the appropriate approach and bay tapers.

Area "E" / Tranquil Oak Drive / Phase 6 - The eastbound approach shall include separate left and right turn lanes. A northbound left-turn lane and southbound right-turn lane with 100 feet storage shall be provided along with the appropriate approach and bay tapers.

72. F. Development Plan

Remove the typical sections from the ROW & Access plan sheets and put them on a separate sheet. Label all streets as per their classifications. All interior streets should be Intermediate or Low Volume Local; Alley; or a variation of such (e.g. w/ on-street parking.)

The Lewisburg Pike typical should match the City's COF TS-02 typical standard (Major Arterial).

McLemore should be a Minor Collector similar to TS-08, as modified by Comment #58.

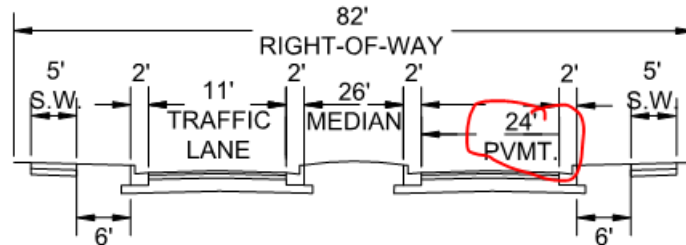
[Edited By Joe Marlo]

kevin.long@franklin.tn.gov

The one-way street section is a renamed alley and not acceptable. Only alleys are not required to have sidewalks, and appropriate raised curb sections are required for streets, not ribbon curbs.

Sidewalks on arterial and collector streets should be 6' in width.

Clarify what the 24' measurement on typicals is referring to, or correct if in error:

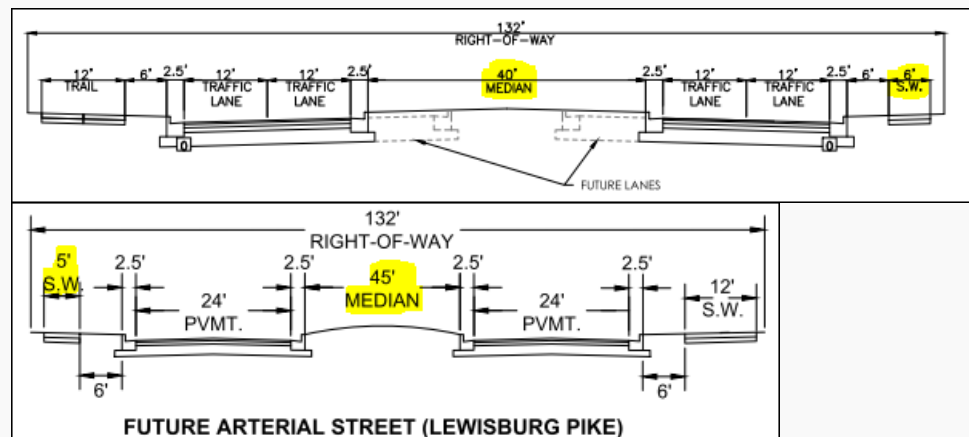


**2-LANE BOULEVARD INTERMEDIATE AND
LOW VOLUME STREET (AREA A)**

If there is no difference between the "2-LANE BOULEVARD INTERMEDIATE AND LOW VOLUME STREET (AREA A)", "2-LANE BOULEVARD INTERMEDIATE AND LOW VOLUME STREET (AREA D)", and "2-LANE BOULEVARD INTERMEDIATE AND LOW VOLUME STREET (AREA E)", only show one and specify "2-LANE BOULEVARD INTERMEDIATE AND LOW VOLUME STREET (AREAS A, D & E)."

joe.marlo@franklin.tn.gov

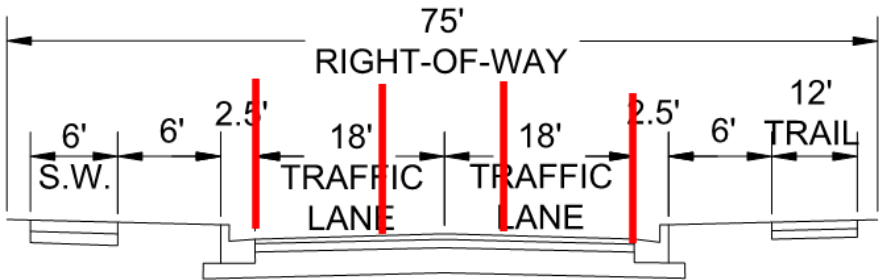
Applicant to revise Lewisburg Pike section (C4.6) and associated drawings to match that shown in the Comprehensive Transportation Network Plan and Street Specifications.



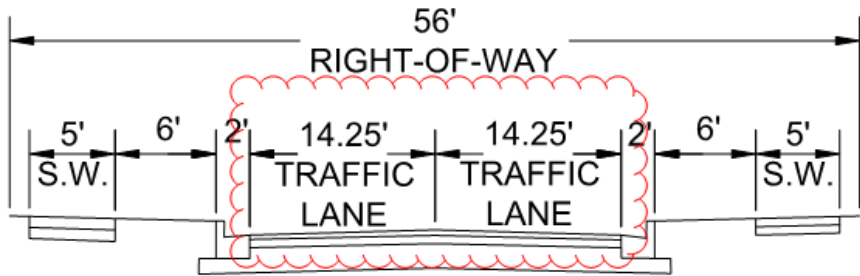
greggamble209@gmail.com

Section has been updated to match future proposed improvements on Lewisburg Pike.

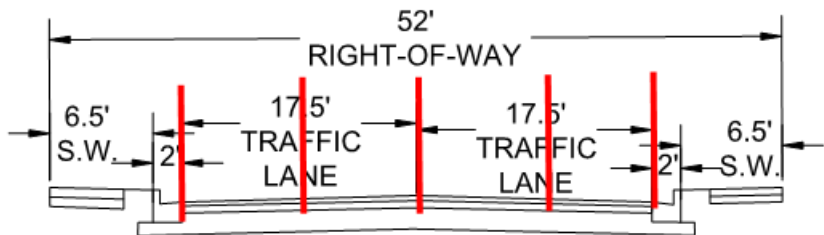
Applicant shall revise dimensions on typical sections to identify lanes as Travel, Turning, or Parking. The City of Franklin does not allow "yield streets" with excessively wide or narrow lanes.



COLLECTOR STREET (MCLEMORE ROAD)



SOUTHBROOKE BLVD (PHASE 2) - 56' ROW



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

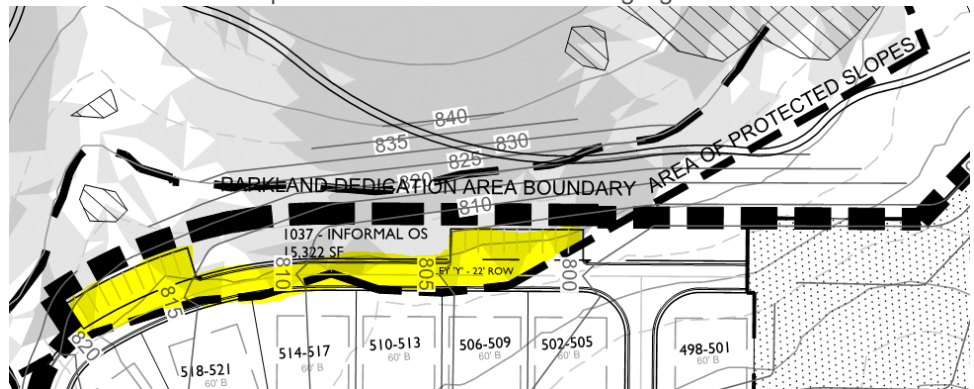
lance.fittro@franklin.tn.gov In order to ensure safe circulation for Fire and service vehicles through the alleys shown on the development plan, where perpendicular parking off of the alleys are proposed, these parking areas shall provide a minimum of 5 feet from the edge of the alley pavement to the end of the parking stalls. Minimum parking stall dimensions shall then be the standard 9 ft (width) x 18 ft (depth), with end stalls being 10 ft in width. No reduction in stall dimensions for compact parking spaces shall be permitted for parking off of alleys.

greggamble209@gmail.com Parking lots have been updated.

lance.fittro@franklin.tn.gov The previous comment has been addressed with the provided layout linework (thank you). Applicant shall provide dimensions for the alley perpendicular parking pads on the layout view or (preferably) provide a typical section for the alley perpendicular parking pads with dimensions to provide guidance for site plan submittals to follow.

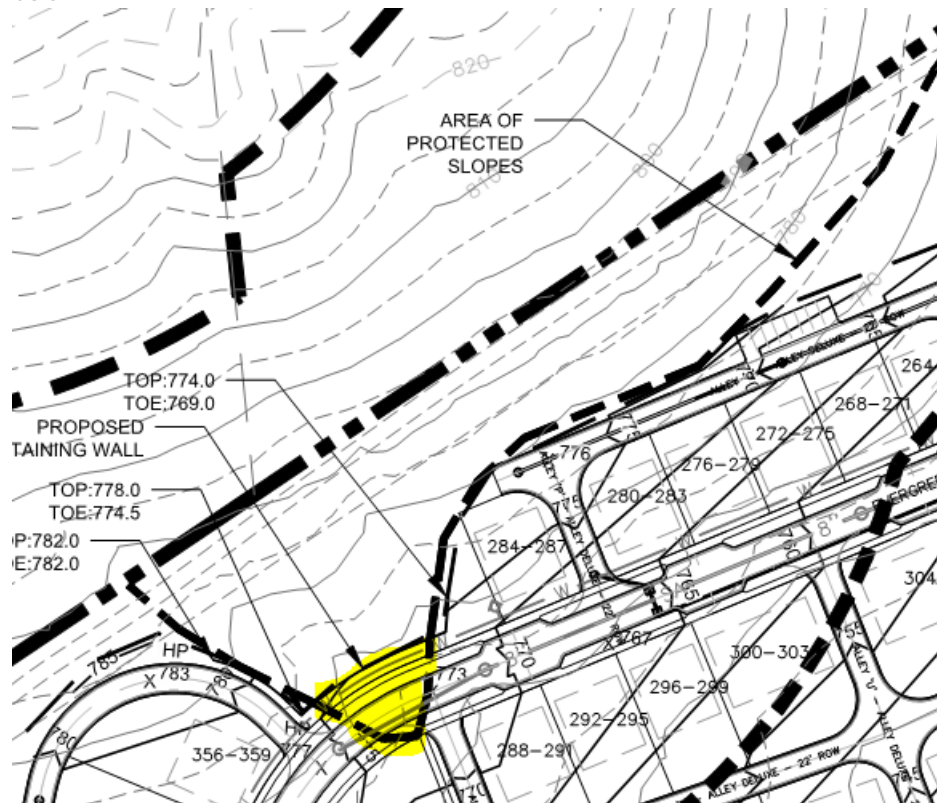
97. Area of Protected Slopes

lance.fittro@franklin.tn.gov Remove all proposed development, including streets, alleys, off-alley parking areas, and associated grading and retaining walls, from the "Area of Protected Slopes" identified on the Development Plan. One such area is highlighted below:



[Edited By Lance Fittro]

greggamble209@gmail.com This comment is no longer applicable; layout has changed.



108. Exhibit

joe.marlo@franklinton.gov

Provide exhibits showing that the development will not hinder the future build-out of Lewisburg Pike. The exhibits shall include:

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

greggamble209@gmail.com

Applicant will send Joe Marlo separate exhibits.

joe.marlo@franklinton.gov

Exhibit emailed to Joe Marlo on 6/13/19 and subsequently uploaded into IDT.

With each Site Plan, Applicant shall show how grading for the future, ultimate build-out of Lewisburg Pike can be tied into the proposed grading for the site using 3H:1V or flatter slopes and without the need for future retaining walls. Future grades for the ultimate build-out shall be extrapolated from existing grades at the centerline of Lewisburg Pike. Retaining walls and stormwater features proposed within the development with each Site Plan shall be located a minimum of 10 feet from existing and dedicated ROW to allow for future construction easements.

116. F. Development Plan

kevin.long@franklin.tn.gov

Sidewalks will be required along the entirety of the Lewisburg Pike frontage, either along the existing roadway, at the location of the future sidewalk with the eventual widening of Lewisburg Pike, or along the frontage of the proposed lots. (This would appear to be the most desirable option at the current time.) Also, all alley loaded lots must be served by sidewalk somewhere, so the Lewisburg frontage seems to make the most sense.



[Edited By Kevin Long]

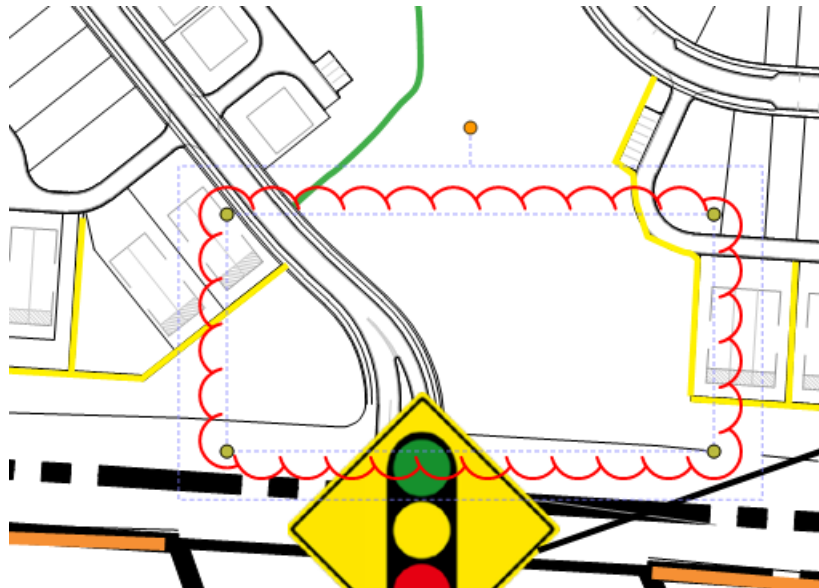
greggamble209@gmail.com

Pedestrian plan has been updated with additional sidewalks.

kevin.long@franklin.tn.gov

Comment partially addressed.

Applicant shall provide a pedestrian connection along the western side of Lewisburg Pike in the northern portion of Area 'C'.



133. F. Development Plan

kevin.long@franklin.tn.gov

The TIA has indicated improvements will be necessary at the intersection of Lewisburg Pike and Goose Creek Bypass. Please include a diagram of this intersection in the ROW and Access portion of the plan set to reflect improvements to be constructed at the intersection. (At present, the TIA is still under review by the City's consultant and the extent of the improvements are not fully determined. This exhibit only needs to reflect existing signal and lane conditions so improvements can be added with the completion of the TIA review.)

greggamble209@gmail.com

Sheet added. C4.6

kevin.long@franklin.tn.gov

Applicant shall update sheet 4.6 to reflect conditions outlined in comment 192 from Jimmy Wiseman:

192. B. General Information

City of Franklin
Jimmy Wiseman
6/17/19 1:12 PM
3 - Planned Unit
Development

The signal at Goose Creek Bypass and Lewisburg Pike has several movements that operate with significant delay as well as above average queuing lengths. At the first site plan for the development, the construction documents for the following improvements shall be submitted for approval. At the 50% build-out of the project the following improvements shall be constructed:

1. Provide dual northbound right turn lanes and dual northbound through lanes on Lewisburg Pike.
2. Provide dual westbound left turn lanes, a westbound through lane and a dedicated westbound right turn lane on Goose Creek Bypass as well as a southbound receiving lane on Lewisburg Pike. The receiving lane shall be designed to accommodate the peak volume needed to prevent delay in the intersection.

All turn lanes shall have a minimum of 200' of storage with appropriate tapers.

The intersection improvements qualify for offset. An offset agreement must be approved with the development plan by the Board of Mayor and Alderman.

close issue

Reply Edit Delete

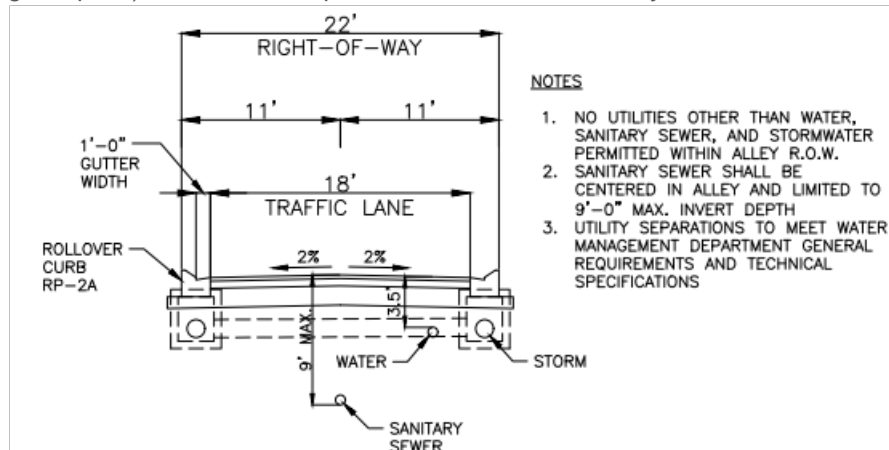
- Provide dual northbound right turn lanes and dual northbound through lanes on Lewisburg Pike.
- Provide dual westbound left turn lanes, a westbound through lane and a dedicated westbound right turn lane on Goose Creek Bypass as well as a southbound receiving lane on Lewisburg Pike.

[Edited By Kevin Long]

163. Alley Section

joe.marlo@franklintn.gov

Please revise the alley section to incorporate the new street standard for alleys (below). Note that the new alley section retains the 22-foot wide ROW width, but incorporates an 18-foot wide crowned traffic lane (20-foot paved surface including gutter pans), and allows for specified utilities within the alley.



greggamble209@gmail.com

The alleys are now reflective of the new alley section.

joe.marlo@franklintn.gov

Applicant to revise grading and storm infrastructure to reflect crowned section in alleys / mews.

164. F. Development Plan

kevin.long@franklintn.gov

This is an advisory comment, to be discussed further as part of the TIA review process. Several of the eastbound left-turn movements to go north toward the intersection of Goose Creek Bypass - Lewisburg Pike. Because these are new intersections that could be below an acceptable LOS when constructed, special considerations may need to be made in the design of these intersections regarding access management. This can be discussed and addressed as part of the TIA report.

greggamble209@gmail.com

Noted.

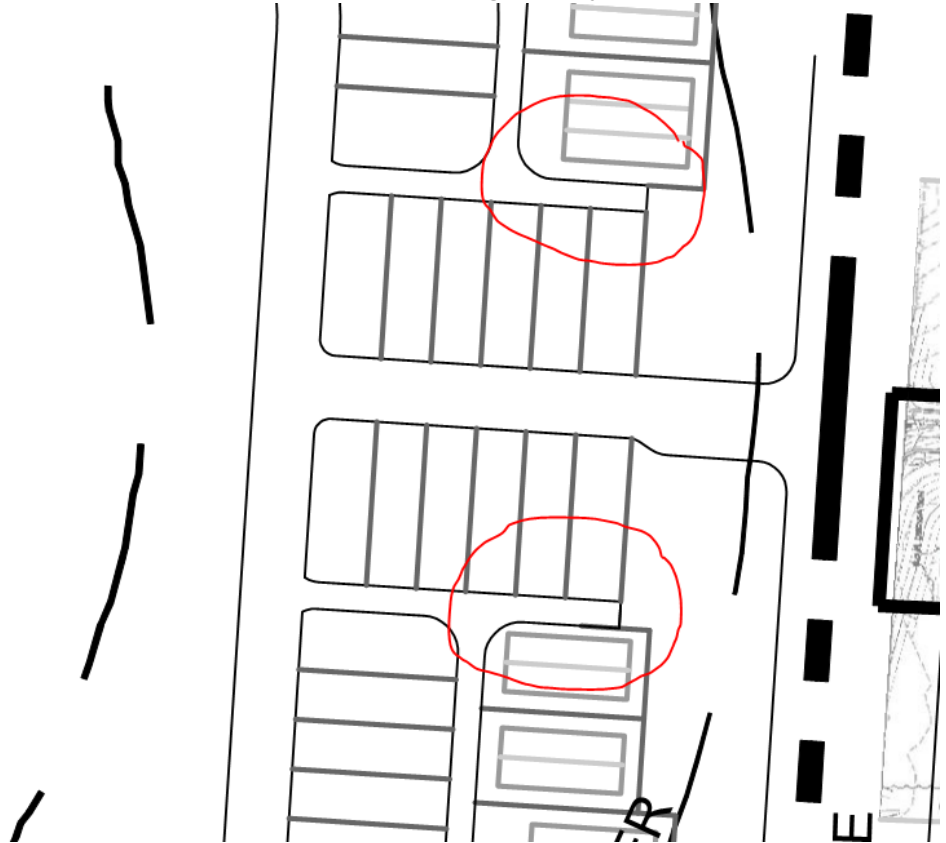
kevin.long@franklintn.gov

Applicant shall provide full design for the signalized intersection of Stream Valley Boulevard / Forestside Drive / Lewisburg Pike. The signal plans shall incorporate all intersection improvements (i.e. turn lanes) required per the approved TIA and must be approved by TDOT and the City of Franklin. All intersection improvements shall be completed and accepted prior to the issuance of the first Certificate of Occupancy for the Phase 2.

165. Dead-End Streets/Alleys

jimmy.wiseman@franklin.tn.gov

Section 2.3.7 of the Franklin Transportation & Street Technical Standards prohibits permanent dead-end streets/alleys without cul-de-sac designs. The dead-end alleys shall be removed and connected back to the right-of-way.

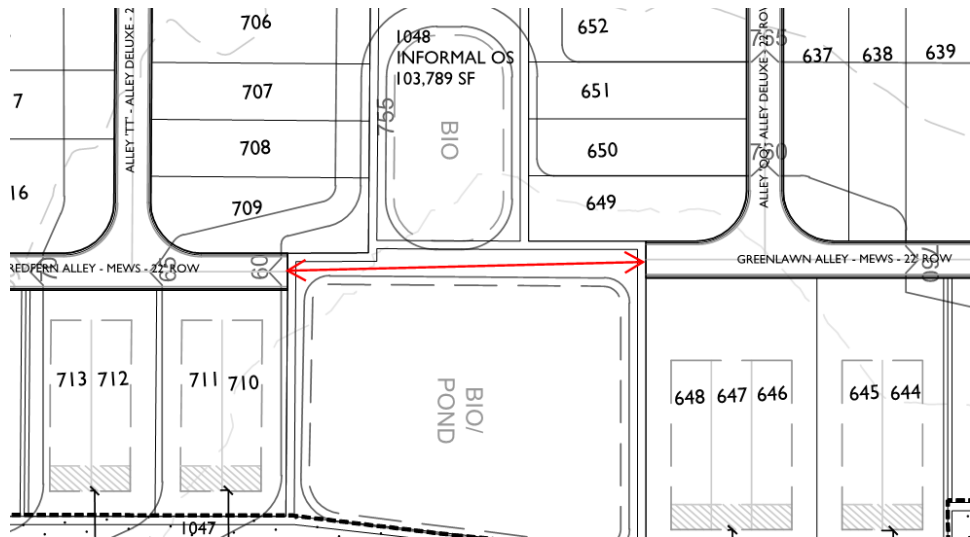


greggamble209@gmail.com

Street layout has been revised.

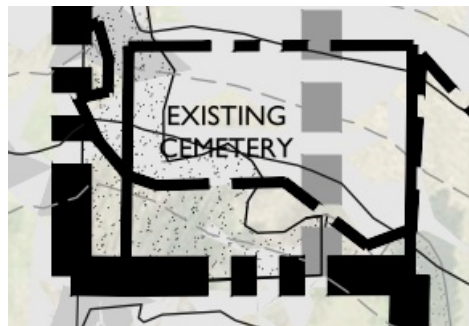
jimmy.wiseman@franklin.tn.gov Comment addressed. Thank you.

The applicant shall connect the alley section on sheet C2.5 as well.



166. Cemetery Lot

joe.marlo@franklin.tn.gov Applicant to verify if a cemetery exists or not on the property. If it does not exist, Applicant to remove all notes for 'Existing Cemetery', including those on C1.5.



182. Stormwater from Hillsides

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

With each Site Plan, Applicant shall intercept and direct stormwater from adjacent hillsides using appropriate storm infrastructure prior to its crossing sidewalks or surface flowing into streets or alleys. Storm infrastructure outside of ROW shall require 20-foot wide public drainage easements centered on the infrastructure.

183. Advisory Comment

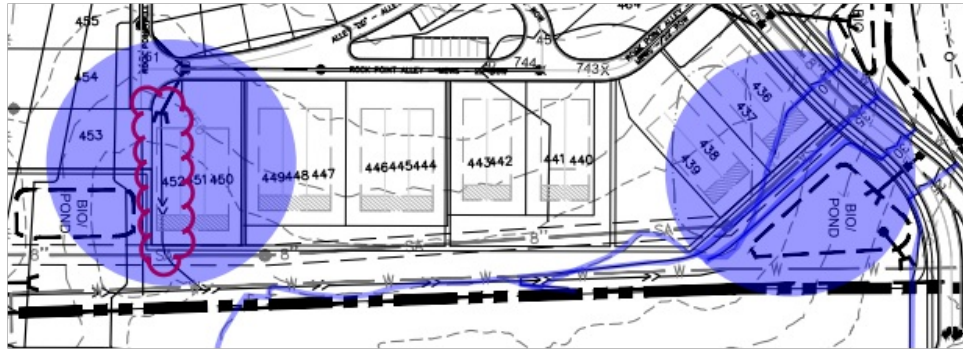
joe.marlo@franklin.tn.gov The following is an advisory comment, and **does not hinder approval of the Development Plan.**

Advisory Comment: Bioretention areas are to be constructed level. Several bioretention areas shown on the Development Plan appear to be on sloping grades.

184. Grading Plan

joe.marlo@franklinton.gov The following is a newcomment based on newinformation shown.

Applicant to correct / complete the grading contours and swales in the areas highlighted below from C3.4.



185. Meeting Required

joe.marlo@franklinton.gov **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, Water Management, and Planning staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo (joe.marlo@franklinton.gov) at the City of Franklin to arrange a meeting at City Hall.

186. Site Plan

joe.marlo@franklinton.gov Applicant to show buildable areas for units 615-618 that lie wholly outside of the Area of Protected Slopes. (C2.5)



193. ROW Reservation

joe.marlo@franklinton.gov Applicant to revise all instances of 'ROW Dedication' on Lewisburg Pike to read 'ROW Reservation', as this is a state route.

196. B. General Information

jimmy.wiseman@franklintn.gov	The signalized intersection at Goose Creek Bypass and Lewisburg Pike has several movements that operate with significant delay as well as above average queuing lengths. At the first site plan for the development, the construction documents for the improvements listed below shall be submitted for approval. The applicant shall meet with City staff and determine the timing for construction of the improvements: 1. Provide dual northbound right turn lanes and dual northbound thru lanes on Lewisburg Pike. 2. Provide dual westbound left turn lanes, a westbound thru lane and a dedicated westbound right turn lane on Goose Creek Bypass as well as a southbound receiving lane on Lewisburg Pike. The receiving lane shall be designed to accommodate the peak volume needed to prevent delay in the intersection. All turn lanes shall have a minimum of 200' of storage with appropriate tapers. The intersection improvements qualify for offset. An offset agreement must be approved with the development plan by the Board of Mayor and Alderman.
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Fire-Planning

General Issues

91. Water supply

curt.edelmann@franklintn.gov	Hydrant spacing does not appear to be adequate on the C5 sheets. Hydrants must be spaced a maximum of 500-feet apart. Slight modifications to this requirement will be permitted in order to locate hydrants at intersections.
greggamble209@gmail.com	Fire hydrant spacing updated
curt.edelmann@franklintn.gov	Verify hydrant spacing is no more than 1000-feet apart along Vergreen Hill Drive between areas C and D

92. Water supply

curt.edelmann@franklintn.gov	The applicant shall provide a water flow test or model for the highest elevation in the subdivision. The model should provide at least 1500 gpm at 20 psi above any normal peak domestic usage. [Edited By Andy King]
greggamble209@gmail.com	Flow test emailed to Curt
curt.edelmann@franklintn.gov	I have not received this information yet. curt.edelmann@franklintn.gov. See new comment 194. [Edited By Andy King]

194. Additional Comments Pending

andyk@franklintn.gov	General 1. The applicant shall provide a water model for the anticipated number of units with peak demand for domestic and irrigation at the highest service elevation. The service level must be 1500gpm at 20 psi above the maximum demand. Water mains shall be sized accordingly. Please contact the fire department if you have any questions. This needs to be done prior to one-stop. 2. The applicant shall provide on-street parking on both sides where two alley-loaded lots front each other. 3. The applicant shall provide buildable lots facing an arterial with the following:
--	---

- i) Street name and each lot addressed from this street.
- ii) An accessible entrance to the primary structure on each lot. The detached garages do not appear to meet this intent. Generally, this is a door for a person to enter from the deluxe alley side.
- iii) A street pavement width of 20 feet minimum.
- iv) No parking on the street and provided with Fire Lane signage.
- v) Additional overflow parking areas appropriate for the number of units.
- vi) Provided with home fire sprinklers.
- vii) Water mains and hydrants must be provided on this street.

Area A

- 1) Deleted
- 2) Deleted
- 3) Applicant to provide an on-street parking space for Lot 46 in the curve.
- 4) Fair Oak St. needs on-street parking at the 6 lots closest to Lewisburg Pike.
- 5) The applicant shall connect the water main to Cattail Lane.

Area B

- 1) The applicant shall provide ROW to lot to the south where the road is terminated and shown as future ROW.
- 2) The deluxe alley off of Elk Grove Ave must be named and lots 162-176 are to be addressed to this street and comply with the street requirements in the General section for lots without access to a frontage street.
- 3) Applicant to add on-street parking near the pool in this section as it should not be a yield street.
- 4) The applicant shall connect the water main to Stream Valley at Rindle Lane.
- 5) Water mains and hydrants must be located on Hollydale Alley.
- 6) In Area B, the applicant shall connect to Stream Valley prior to platting 20 lots.

Area C – Sheet C2.3

- 1) The applicant shall provide on-street parking on both sides where the multi-family lots front alley-loaded lots or other multi-family lots.
- 2) Deleted comment.
- 3) The applicant shall construct both roadways to serve Area C after 20 lots are platted or a combination of 30 total dwelling units is platted.
- 4) The applicant shall provide on-street parking for Lots 385-386, 230, 224, 233.

Area D

- 1) The applicant shall provide on-street parking for Lots 473-474, 457-463 (curve and yield condition)
- 2) The applicant shall provide on-street parking for most of Forestside Dr for the alley-loaded and multi-family areas.
- 3) The applicant shall provide on-street parking for Southbrooke Blvd.
- 4) The applicant shall provide overflow parking for multi-family Lots 485-505.
- 5) The applicant shall provide on-street parking for Lots 540-542; 600-602.
- 6) The applicant shall provide Evergreen Hill Dr. with on-street parking due to the grade, curvature, and alley-loaded product.

Area E

- 1) The applicant shall complete the road (collector) to the property limits prior to platting more than 20 lots in Area E.
- 2) Deleted.

- 3) The applicant shall provide parking for critical Lots 603-618 and a description of the type of units to be built.
- 4) The applicant shall provide on-street parking on Blue Bonnet Dr. on the alley-loaded side.
- 5) The applicant shall provide additional overflow parking near the pond/bio area for the lots fronting Lewisburg Pike.
- 6) The applicant shall use the requirements outlined above for lots without access to a frontage street on Lots 641-652 and 706-715.
- 7) The applicant shall provide on-street parking on both sides of Tranquil Oak Dr.

[Edited By Andy King]

FMPC Condition of Approval

General Issues

197. soils identification

amy.diaz-barriga@franklin.tn.gov

Condition of approval made by Commissioner Petersen at the 6/27/2019 FMPC meeting:

Any lots where Dellrose soil is shown shall be identified as critical lots and a geotechnical study shall be submitted for those lots with the site plan.

[Edited By Amy Diaz-Barriga]

MTEMC

Southbrooke PUD Subdivision Development Plan Initial Submittal - 04-08-2019.pdf

98. MTEMC Easement

ehale@mtmc.com

MTEMC will require permanent access to the existing easement on the south side of Area B.

greggamble209@gmail.com

A 10' Access easement has been added.

99. MTEMC Requirements

ehale@mtmc.com

Developer should contact MTEMC for electric layout, installation requirements and easement information. Building envelopes should allow for proper clearance from MTEMC facilities.

Roger Heginbottom
615.595-4675

greggamble209@gmail.com

Developer will set up meeting

Parks

General Issues

39. Parkland Impact Fee

kevinl@franklin.tn.gov

This plan can't go to BOMA or placed on an agenda without a Parkland Dedication and Impact Agreements being approved by the Law Department.

More information will be needed to better understand the scope for Parkland. Below is a quick intro on what will be expected.

Parkland Impact fee And Dedication procedure and timeline

This template is used for all Parkland Dedication and Impact Agreements with the City of Franklin. Below is a list of components that should be included as exhibits

(samples under Appendix A) with any Agreement, as well as a timeline for submittal and approval of agreements. It is important to note that this template, and provisions within it, may be altered when necessary to fit the project being proposed.

Exhibits to be Included:

- Image of Area to where the project will be built
- Design concept for the project
- Proposed budget for the project
- Full-Color Concept Plan

Timeline for Submittal and Approval

Development Agreements for Parkland Dedication projects must be submitted to the Franklin Municipal Planning Commission (FMPC) at the time the **Development Plan** is submitted. This is important as both documents will need to travel together through FMPC and the Board of Mayor and Aldermen (BOMA). Development Agreements will also be reviewed by the departments listed below. Other departments may need to review the Agreement, but the timeline for review will generally be:

- Parks Department Review: 10 days
- Risk Management Review: 10 days
- Engineering Department Review: 15 days
- Law Department Review: 30 days

After each of these departments has reviewed and approved the agreement, both the Development Agreement and Development Plan will be sent to FMPC and BOMA for review and approval.

Note: A development plan will NOT be placed on a BOMA agenda without an agreement accompanying the development plan. If fees are to be paid and no credit given, then the development plan shall show and be listed on the plan set that fees in lieu will be paid at the **final plat**.

Additional Notes

It is important to note that circumstances may arise which may alter this timeline, so please plan projects accordingly.

- These fees are due at the final plat stage.
Parkland impact fees are due prior to the issuance of the building permit if the **final plat** hasn't been recorded (in other words, whichever occurs first) or in those cases when a plat is not required, prior to the issuance of a building permit

Contact Kevin Lindsey at Parks for more information if needed. 615-794-2103-ext 6948

[Edited By Kevin Lindsey]

greggamble209@gmail.com noted

kevin@franklintn.gov	Parks has not received a draft contract for Parkland Impact Fees to submit to Law. Also a Parkland Narrative is needed to explain the park project to go along with the contract. Due to not having the draft agreement this will delay this project going to BOMA for approval. The draft agreement must be submitted to Parks Dept with or before resubmittal for this resubmittal to be deemed complete. If the draft copy of the agreement is not presented and completed by Law, then Fees in Lieu will be the default for meeting parkland impact fees. [Edited By Amy Diaz-Barriga]
greggamble209@gmail.com	Parkland dedication submittal documents have been turned in and are currently under review.
kevin@franklintn.gov	Law still has the contact under review.

Planning

General Issues

24. Minimum lot size

amy.diaz-barriga@franklintn.gov	Per Envision Franklin, staff cannot support detached lots less than 45'. Of the 412 detached units proposed, only 30% of them are lots of a width that staff could support. If you take out the alley loaded lots from this percentage, this project has only 12% non-alley product. For a rural environment, this seems too low. [Edited By Amy Diaz-Barriga]
greggamble209@gmail.com	Southbrook is master planned with lot sizes consistent with Berry Farms and Stream Valley. The master plan is designed with smaller lot sizes within the interior of each hamlet area or with proposed additional landscape buffers along Lewisburg Pike. The homes in Section A are setback from the existing edge of Lewisburg Pike a distance of approximately 125 feet to provide visual relief from the roadway. Lots have been identified on Sheet C2.8 as High Profile Lots with additional architectural constraints. Lot Width has a direct relationship with the sales price of the home. The applicant is requesting lot sizes smaller than 45' in width to meet the need in Franklin of home for sale less than \$500,000. In addition, the significant amount of open space that is set aside in the proposed master plan is made possible by the clustering of smaller lots within the hamlets. The rural environment is protected and preserved with the creation of a 122 acre park to be dedicated to the City of Franklin for a park.
christopher.andrews@franklintn.gov	Staff comments remain, in consistency with Envision Franklin. Lots with widths of less than 45' can not be supported by staff. [Edited By Amy Diaz-Barriga]
greggamble209@gmail.com	The total number of alley loaded lots less than 45' in width have been reduced by 65 lots (24%). These lot types are critical to the economic diversity of the development. The applicant understands staff's position on this item.
amy.diaz-barriga@franklintn.gov	Staff comments remain: in consistency with Envision Franklin, lots with widths of less than 45' can not be supported by staff.

26. steep slopes and the HHO Buffer

amy.diaz-barriga@franklintn.gov	Lots within the HHO buffer with 14% slope have to be acres. Lots 232-248, 512-521, 631-635, 673-680, and 766-767 are a problem.
greggamble209@gmail.com	lots have been adjusted
amy.diaz-barriga@franklintn.gov	The lot for 648-651 and for 636-639 seem impractical to build a building as shown. These lots need to be removed, or a smaller footprint of building needs to be provided, one that does not impede into the areas of protected slopes. Lots 636-651 require a 25-foot side yard setback. <i>[COF Zoning Ordinance 5.8.1 (b)]</i> [Edited By Joe Marlo]
greggamble209@gmail.com	Lots have been revised. They have been made 'critical lots,' to be further evaluated at site plan once we obtain a survey. A note has been added to sheet C2.5
amy.diaz-barriga@franklintn.gov	Lots labeled as Critical Lots will be further assessed at Site Plan. Building footprints and associated grading within these lots cannot disturb the 14% or greater slopes on these lots.

34. Architecture

amy.diaz-barriga@franklintn.gov	A 5' side yard setback on the 56' wide lots and up seems too small. These will end up with large houses imposing on their neighbor. These setbacks need to increase as the width of the lot increases.
greggamble209@gmail.com	56' wide lots are designed as corner lots and have additional width for larger wrap around porches. The homes are designed to be compatible with homes on 45' wide lots and will not have an imposing affect of neighboring lots.
amy.diaz-barriga@franklintn.gov	To be consisent along streets, all corner lots should have the same street frontage on both sides of the street. Please revise all lots to correspond correctly. The typical lots and setbacks listed on the architectural sheets are way too small. For ease of reference, please make all of these larger, and also provide a "summary" sheet showing all oft the different lot types and associated setbacks together on one page.
greggamble209@gmail.com	The typical lot diagrams and setbacks are shown at a larger scale.
amy.diaz-barriga@franklintn.gov	For all of the lot charts and setbacks listed on the A sheets, clarify the difference between the rear setback and the alley setback. For the 65-85' lots and the 100-125' lots, enlarge the side setbacks. A five foot side setback is not proportional to the potential house width. On sheet A1.1, revise sheet to show all setbacks proposed (at least one line is cut off on most charts).

76. Zoning - CI Zoning for Parkland Dedication

christopher.andrews@franklintn.gov	After staff discussion, please submit a legal description of the area intended to be included in the parkland dedication. Please propose to rezone the parkland area to Civic Institutional (CI).
greggamble209@gmail.com	after discussion with staff it was decided to wait to submit a rezoning request until the site plan initial submittal for phase 1

christopher.andrews@franklin.tn.gov	Staff will add a condition of approval that prior to the approval of the first site plans, a rezoning to Civic Institutional (CI) of the proposed park property shall be approved by BOMA. [Edited By Amy Diaz-Barriga]
greggamble209@gmail.com	Noted
amy.diaz-barriga@franklin.tn.gov	As a part of the parkland dedication agreement, the applicant shall rezone the dedicated parkland to CI zoning.

139. Development plan

amy.diaz-barriga@franklin.tn.gov



This area does not meet the overall goals of the Zoning Ordinance. There is no activation of the front of the building. Yes, a sidewalk is being provided, but without several cut-throughs within this run of big houses, no one will ever use it. Also, this is too long of a run of homes. The design principle within the ZO is a block length of 600' before a road intersection. The same dimensions need to be applied here, even though this is not technically a block.

	Staff believes that incorporating a frontage road along this section of big houses would be more appropriate, and solve many of the problem that staff has with this area, collectively. A frontage road would provide a presense to the front of the houses, for addressing purposes, vistor ease, and utility location. It would also provide better fire access to these lots. It would disperse parking spaces more evenly along the street. If the applicant chooses not to do a frontage road in this location, staff recommends meeting prior to resubmittal to discuss an alternative that staff <i>can</i> support.
greggamble209@gmail.com	The applicant has met with staff to discuss. The Development Plan has been revised in this area to add intentional open space separation between the buildings.
amy.diaz-barriga@franklin.tn.gov	All formal and informal open spaces must meet the requirements of the Zoning Ordinance. Formal open spaces will be required to meet the amenities requirements at site plan. All open space dimensions will need to have a rational nexus to the purpose of the area. Slight modifications to the shape can be done at site plan, but larger changes may need to go back to FMPC for re-review.

143. Development plan

amy.diaz-barriga@franklin.tn.gov	Provide a measurement to show the setbacks of all buildings/streets along Lewisburg, to make it clear that deep setbacks are being provided.
greggamble209@gmail.com	Measurements have been added
amy.diaz-barriga@franklin.tn.gov	Revise all sheets to show the proposed setbacks along Lewisburg Pike from the PROPOSED R.O.W. to the lot line (not the building façade). Envision Franklin calls for deep setbacks along Lewisburg Pike, and the plan needs to accurately reflect the distance from the existing as well as the future ROW. Applicant shall also provide the rationale for their proposed setback along Lewisburg Pike, and how it is consistent with adjacent developments and/or structures. [Edited By Amy Diaz-Barriga]

144. Development plan

amy.diaz-barriga@franklin.tn.gov	Like the parkland dedication sheet, I would recommend providing a HHO/Area of Protected Slopes sheet. That way, staff can see all sections together, and it provides an opportunity to explain the intent of the "areas of protected slopes".
greggamble209@gmail.com	Sheet c2.12 has been created to show HHO, HHO Buffer, and slope protection area on the overall site.
amy.diaz-barriga@franklin.tn.gov	Add the red dashed line to all of the C2 sheets, to clarify that this is the area of protected slopes line.

145. Development plan

amy.diaz-barriga@franklin.tn.gov	similar to the parkland dedication sheet, the applicant should provide a phasing sheet, to show collectively how the phasing works over the entire property. Many of the phase lines simply don't make sense when seen only in sections.
greggamble209@gmail.com	Sheet C2.12 has been created to show phasing.

amy.diaz-barriga@franklin.tn.gov	On sheet C2.0, reference C2.12 next to the phasing list.
149. Buffers	
amy.diaz-barriga@franklin.tn.gov	The buffers in Section A are inconsistent from sheet to sheet. There should be an incompatible lot size buffer of 50' where the lots along the perimeter of the development are not within 75% of the existing adjacent lots.
greggamble209@gmail.com	All buffers are now 50'
amy.diaz-barriga@franklin.tn.gov	Label the buffer a class "c" incompatible use buffer, to be consistent in wording with the Zoning Ordinance.
156. B and B property buffering	
amy.diaz-barriga@franklin.tn.gov	The B and B property should probably have a landscape buffer around it, or a green line on the regulating plan should be included around this property.
greggamble209@gmail.com	Landscape buffer has been added. See regulating plan.
amy.diaz-barriga@franklin.tn.gov	The evergreen screen shall extend down the south property line of the B & B property, and the north property line of the adjacent parcel, to screen these existing uses from the development proposed very close to their properties.
157. HZC and Landscape buffers	
amy.diaz-barriga@franklin.tn.gov	Label the Historic buffer and landscape buffers on all sheets.
greggamble209@gmail.com	Buffers have been labeled.
amy.diaz-barriga@franklin.tn.gov	Clarify that the historic buffer expands to 75' in width for the majority of the property line.
180. tree canopy: number accuracy	
amy.diaz-barriga@franklin.tn.gov	Make the tree canopy preservation amounts match on sheet C2.0.
181. Addressing Manual update	
amy.diaz-barriga@franklin.tn.gov	Staff suggests an update to the addressing manual, to allow limited addressing off of alleys, when residential units front open spaces which are not perpendicular to ROW, or when residential units front open spaces which are perpendicular to arterial or collector roads.
190. parkland trailhead area	
amy.diaz-barriga@franklin.tn.gov	Parking spaces provided for the proposed park/trail system shall be further evaluated at site plan, to ensure there is adequate parking provided within the park site, so as to not overwhelm the adjacent streets and parking areas. If additional spaces are deemed necessary, the additional spaces must be provided within the park property and outside of the area of protected slopes.
191. defined separation between park and development	
amy.diaz-barriga@franklin.tn.gov	The plan shall incorporate a defined separation, to be confirmed at site plan, between the parkland trail area and the lots for units 603-618, to ensure patrons of the trail do not deviate into private property.

Preservation/HZC

General Issues

64. Protection of Historic Lands and Structures

amanda.rose@franklin.tn.gov Section 5.7 of the Zoning Ordinance, "Protection of Historic Lands and Structures," applies to development proposed on lots containing, adjacent to, and across the street from properties listed on the National Register of Historic Places. Area B is demonstrating a Historic Preservation buffer to address 5.7, but the area proposed across the street from the Sugar Hill property is not addressed. Let's talk about ways to mitigate any potential adverse impacts here--larger lots, architecture reflective of the historic structure, etc.

greggamble209@gmail.com On sheet C2.8, homes across from Sugar Hill have been identified as Historic Context Lots and are to be designed in a way to be respectful to the historic home at Sugar Hill.

amanda.rose@franklin.tn.gov Please refer to Ms. Diaz-Barriga's comment re: development plan frontage road.

greggamble209@gmail.com The layout of buildings across Lewisburg from Sugar Hill have been revised.

136. Protection of Historic Lands and Structures

amanda.rose@franklin.tn.gov A 75' naturalistic screen is required to be placed on the developed property, at the property line adjacent to the Sugar Hill historic property, per Section 5.7 of the ZO, unless otherwise approved for a reduction in width by the Historic Zoning Commission.

A portion of the section, near the curb cut, appears to be less than 75'. Please confirm the width of the proposed screening at this location and if a 75' buffer may be accommodated as required. If not, please contact Planning staff to determine the appropriate timing to seek consideration from the Historic Zoning Commission prior to resubmittal.

[Edited By Amanda Rose]

greggamble209@gmail.com The applicant has filed a request with the Historic Zoning Commission to request a revised buffer at the entry to the development. The HZC meeting is on June 10th.

amanda.rose@franklin.tn.gov The buffer modification was approved by the Historic Zoning Commission, as currently shown, at its June 10, 2019 meeting.

The Historic Zoning Commission also stated that the applicant shall work with the historic property owner to see what changes may be made to facilitate the historic site. Namely, the applicant shall reach out to the adjacent property owner to see if they would like to coordinate access, given the plan for a future median on Lewisburg Pike.

Stormwater

General Issues

20. Hydrologic Determination

Doug.Noonan@franklin.tn.gov Applicant shall provide a site assessment identifying all water features (i.e.- channels, springs, seeps, wetlands, ponds, etc.) onsite. The site assessment should include any jurisdictional determinations, delineations, and/or concurrence letters from applicable regulatory agencies.

greggamble209@gmail.com assessment has been provided

Doug.Noonan@franklintn.gov Comment partially addressed, "Applicant shall provide a site assessment identifying all water features (i.e.- channels, springs, seeps, wetlands, ponds, etc.) onsite. The site assessment should include any jurisdictional determinations, delineations, and/or concurrence letters from applicable regulatory agencies."

- Concurrence letters from regulatory agencies not included.
- Delineations of potential wetland areas not included.

greggamble209@gmail.com Concurrence letter has been added.

Doug.Noonan@franklintn.gov Comment partially addressed, "Applicant shall provide a site assessment identifying all water features (i.e.- channels, springs, seeps, wetlands, ponds, etc.) onsite. The site assessment should include any jurisdictional determinations, delineations, and/or concurrence letters from applicable regulatory agencies."

- Concurrence letters from regulatory agencies not included.
- Delineations of potential wetland areas not included.

Potential wetland areas have not been delineated and are not shown buffered on the plans.

75. Stormwater Management Plan

ellen.moore@franklintn.gov Conceptually, applicant shall show how stormwater from the hillsides will be bypassed before entering any infrastructure, such as streets, alleys or storm infrastructure. Bypass stormwater from the hillsides should bypass safely and bypass all bioretention or detention ponds.

greggamble209@gmail.com RESPONSE: Due to the way the drainage basins occur on the site, we will provide swales where possible to bypass water around the detention and bioretention site and will include these areas with final design calculations.

ellen.moore@franklintn.gov Conceptually, applicant shall show on the plans how stormwater from the hillsides will be bypassed before entering any infrastructure, such as streets, alleys or storm infrastructure. Bypass stormwater from the hillsides should bypass safely and bypass all bioretention or detention ponds. Based on the current grading and the areas that are protected, lots may need to shift or be classified as critical to accommodate the flows from the hillsides.

greggamble209@gmail.com Bypass swales and storm added

ellen.moore@franklintn.gov At site plan, applicant shall show stormwater runoff from undeveloped hillsides as safely bypassing bioretention and detention for the development. Based on the current grading and the areas that are protected, lots may need to shift or be classified as critical lots to accommodate the flows from the hillsides. There shall be no grading or infrastructure installed for bypassing of stormwater within the area of protected slopes.

[Edited By Lance Fittro]

195. Riparian Buffer

jeff.willoughby@franklin.tn.gov Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

Water/Sewer

General Issues

2. Off-site sewer

scott.andrews@franklin.tn.gov Applicant shall provide an enlarged utility plan sheet showing the layout of the off-site sewer infrastructure required as part of this project.

greggamble209@gmail.com sheet added

ben.mcneil@franklin.tn.gov The applicant has provided the off-site sewer infrastructure, but did not include existing conditions. The applicant shall provide all existing conditions in the layout for review of the proposed routing.

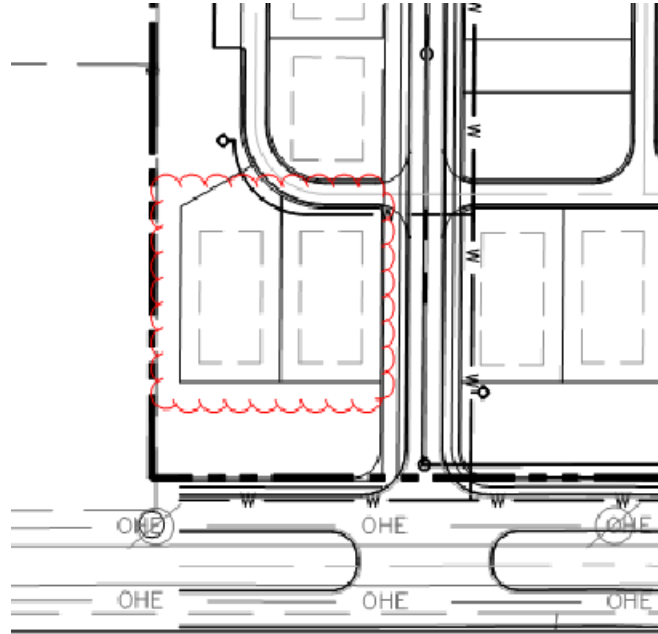
greggamble209@gmail.com Existing conditions added to sheet C5.6-C5.8.

ben.mcneil@franklin.tn.gov The applicant did not fully address the issue, the existing conditions that have been provided do not have enough information for a complete review of the layout. The existing sanitary sewer locations shall be shown, the stream banks, buffers and all required information needed to ensure the layout will meet requirements. at site plan this must meet all Franklin Water requirement.
[Edited By Ben McNeil]

9. Sanitary sewer

ben.mcneil@franklinton.gov

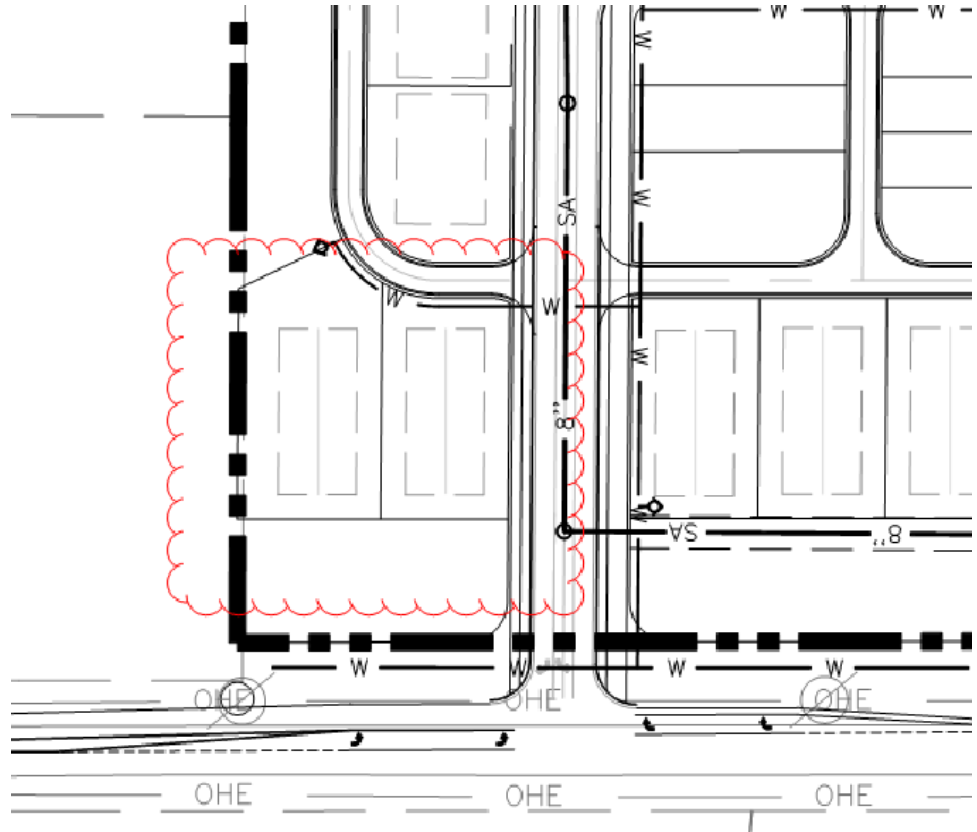
The applicant shall show how each lot will be served by sanitary sewer . The lot depicted below does not show sanitary sewer service.



greggamble209@gmail.com sewer revised to include all lots

ben.mcneil@franklinton.gov

The applicant shall show how each lot will be served by sanitary sewer . The lot depicted below does not show sanitary sewer service.

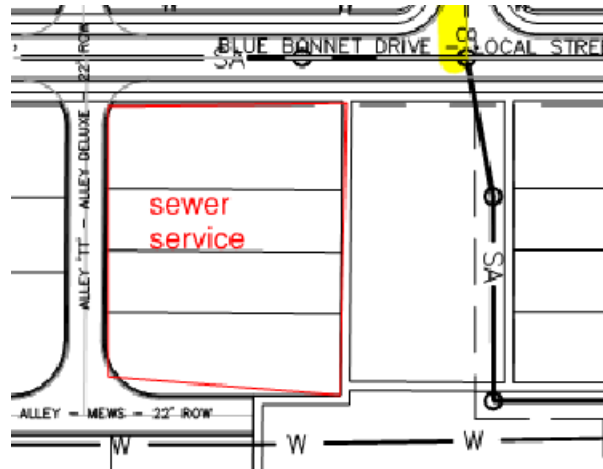


greggamble209@gmail.com

Sewer extended to west to serve 2 lots

ben.mcneil@franklinton.gov

The applicant has lots shown that are not served by sanitary sewer, the applicant shall ensure that all lots are served by sanitary sewer.



10. Sanitary sewer

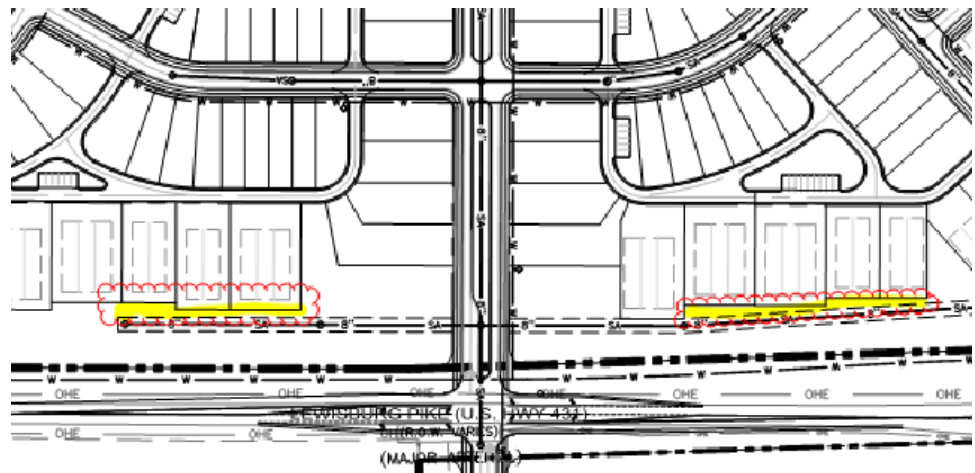
ben.mcneil@franklinton.gov

The sanitary sewer shall be designed to ensure that COF sewer service lines do not cross open space areas. The sanitary sewer mains shall be designed to limit this. In addition, sanitary sewer mains shall be minimized where possible to limit the amount of infrastructure that will serve this development.
[Edited By Ben McNeil]

greggamble209@gmail.com

sewer locations revised as discussed with staff

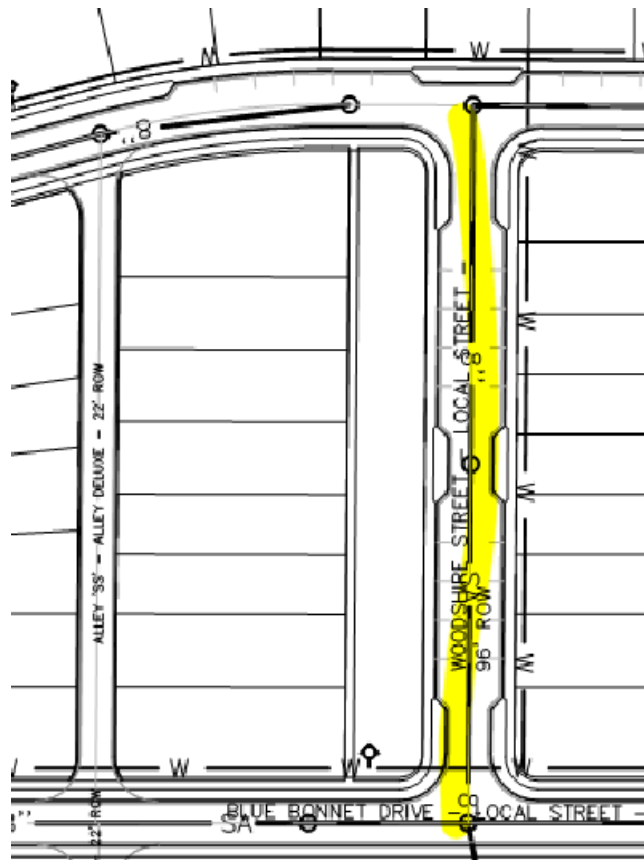
The sanitary sewer shall be designed to ensure that COF sewer service lines do not cross open space areas. The sanitary sewer mains shall be designed to limit this. Below are several areas where this needs to be revised.



Easements have been extended to lots so no lateral will cross through open space.

ben.mcneil@franklin.tn.gov

The applicant failed to address the issue. The sanitary sewer shall be designed to ensure that COF sewer service lines do not cross open space areas. The sanitary sewer service lines do cross open space areas as shown below.



11. Sanitary sewer

ben.mcneil@franklin.tn.gov

The sanitary sewer main shall extend to the south west property line to extend and serve future drainage areas.

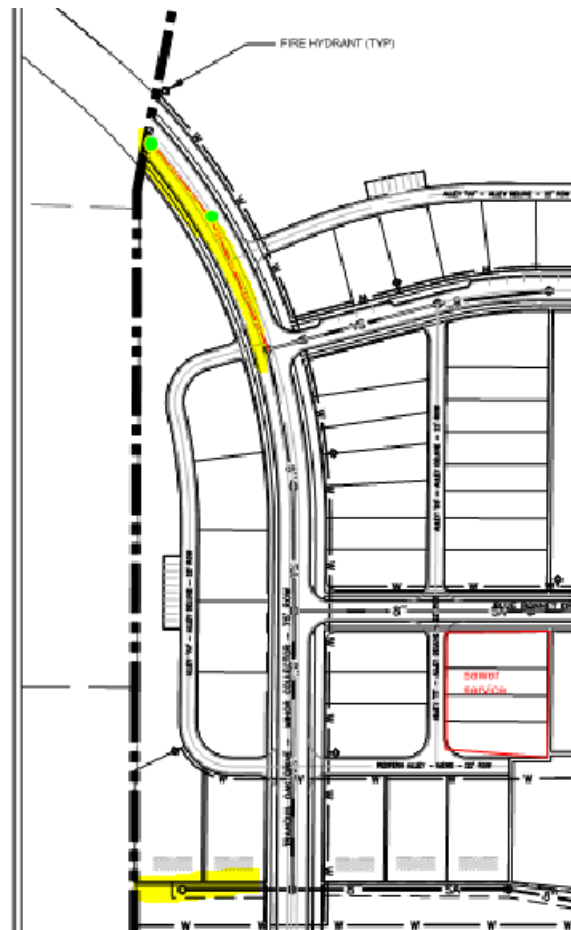
greggamble209@gmail.com

extended sewer main

ben.mcneil@franklinton.gov Issue Closed

ben.mcneil@franklinton.gov Issue re-opened

ben.mcneil@franklinton.gov The applicant has revised the layout with the latest submittal. The sanitary sewer shall be extended to the south to serve future properties. The sanitary sewer shall be extended to the property lines.



12. Sanitary sewer

ben.mcneil@franklinton.gov The Redwing pump station is being evaluated to ensure the station can handle the anticipated flows. The applicant shall submit a phasing plan with the development plan to show how each section will be constructed. The proposed flow and lots shall be shown. If the evaluation of the station shows that upgrades are needed to the existing station or infrastructure, the applicant will be responsible for these identified upgrades.

A development agreement must go to BOMA with the development plan to ensure the required upgrades are corrected.

[Edited By Ben McNeil]

greggamble209@gmail.com phasing plan has been submitted for staff review

scott.andrews@franklinton.gov Applicant met with staff and a phasing plan was discussed. As a result of that discussion, an availability letter was granted for Phases 1 and 2, to consist of a maximum of 301 SFUEs (105,350 GPD). Phases 1 and 2 shall not be modified in any way that results in flows greater than 301 SFUEs.

The submittal of any site plans beyond Phases 1 and 2 and/or exceeding 301 SFUEs will trigger the requirement to make necessary improvements to the Redwing Pump Station and any other offsite sanitary sewer improvements identified by WMD as being associated with this project. The pump station upgrades and any off-site improvements must be made in conjunction with the construction of any site plan that exceeds the 301 SFUE limit.

This comment shall remain open as a reminder to COF staff.

[Edited By Scott Andrews]

greggambles209@gmail.com Agreed.

ben.mcneil@franklinton.gov Applicant met with staff and a phasing plan was discussed. As a result of that discussion, an availability letter was granted for Phases 1 and 2, to consist of a maximum of 301 SFUEs (105,350 GPD). Phases 1 and 2 shall not be modified in any way that results in flows greater than 301 SFUEs.

The submittal of any site plans beyond Phases 1 and 2 and/or exceeding 301 SFUEs will trigger the requirement to make necessary improvements to the Redwing Pump Station and any other offsite sanitary sewer improvements identified by WMD as being associated with this project. The pump station upgrades and any off-site improvements must be made in conjunction with the construction of any site plan that exceeds the 301 SFUE limit.

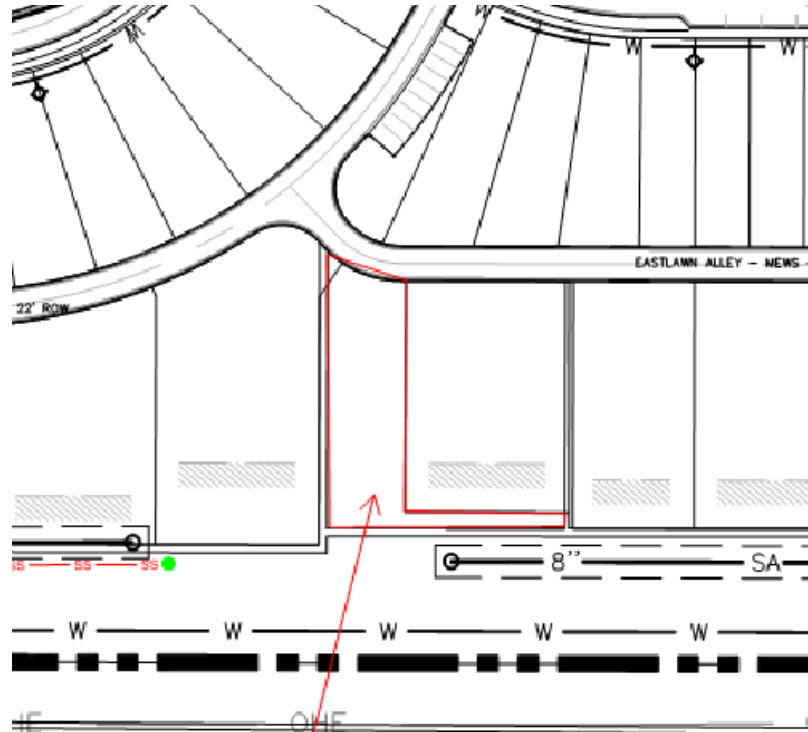
This comment shall remain open as a reminder to COF staff.

169. Sanitary sewer

ben.mcneil@franklinton.gov The applicant shall add lot numbers to identify buildable lots to the utility plan.

170. Sanitary sewer

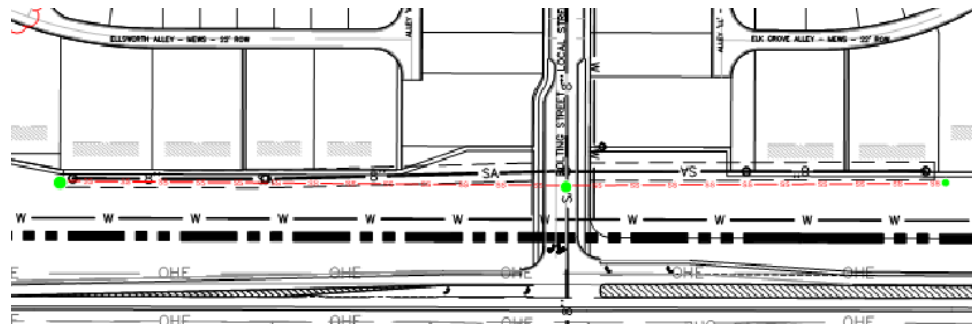
The applicant shall identify the outlined area below. it appears that a lot is surrounded by open space? the applicant shall revise.



171. Sanitary sewer

ben.mcneil@franklinton.gov

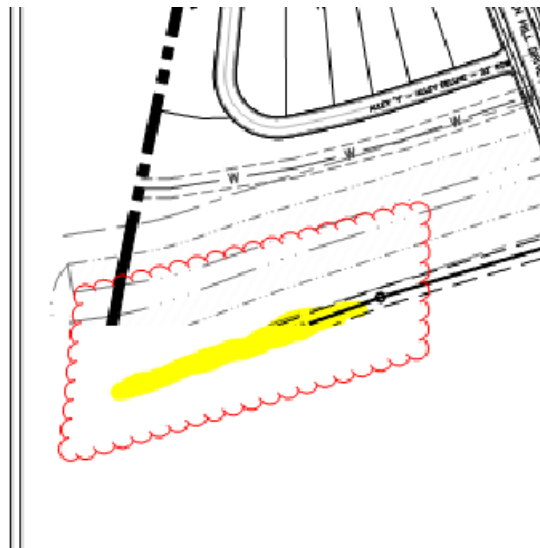
The applicant shall show the sanitary sewer main and easement off of the proposed lots. The picture below appears to have the sanitary sewer easement shown on the proposed lots. This applies to all similar areas.



173. Sanitary sewer

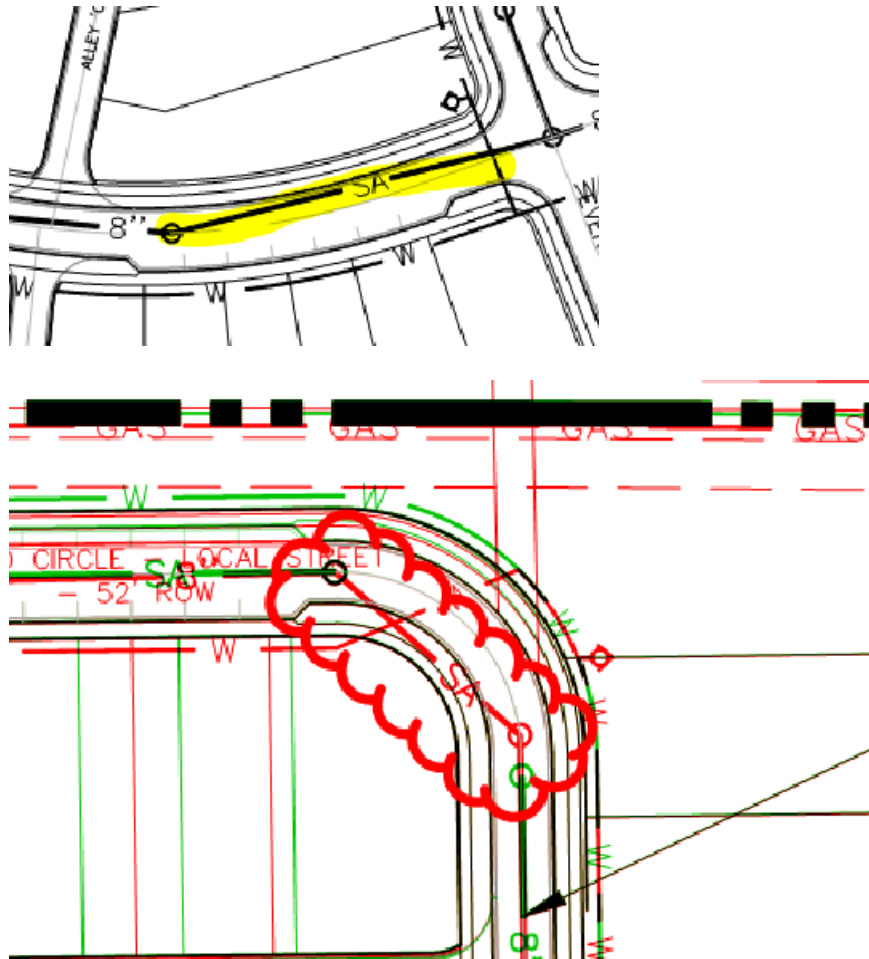
ben.mcneil@franklinton.gov

The applicant shall show the full extent of the proposed sanitary sewer to the property line



174. Sanitary sewer

ben.mcneil@franklinton.gov The applicant shall show the proposed sanitary sewer mains in the center of the streets. There are numerous areas where the sanitary sewer main appears to be under curbs. The applicant shall revise.

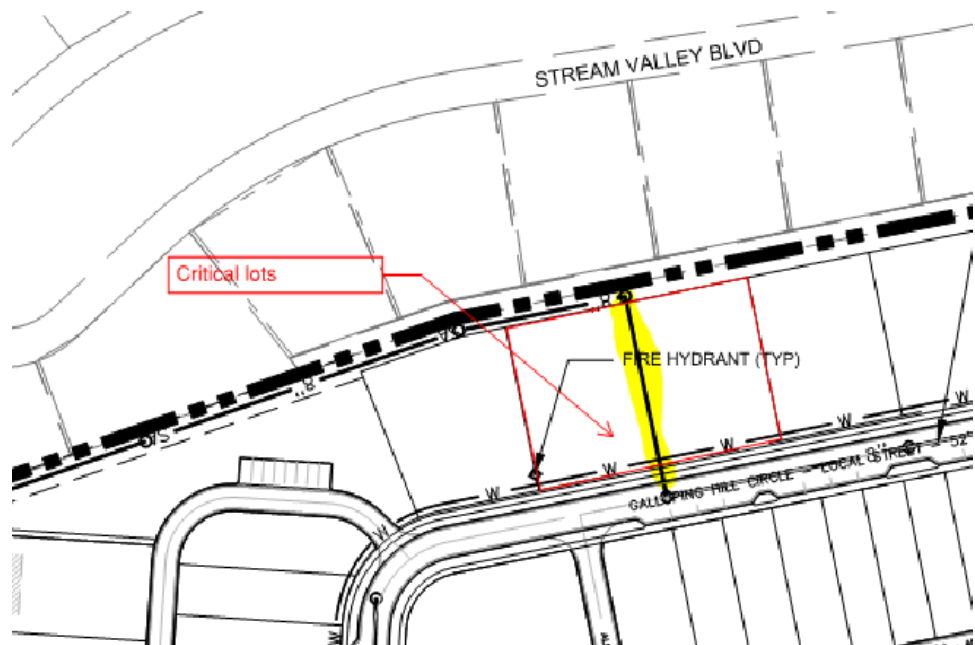


175. Sanitary sewer

ben.mcneil@franklinton.gov HB&TS Water lines are historically in the street. The applicant shall verify that the water mains will be allowed out of the street in easement areas. If not, the applicant shall show the waterlines in the correct locations and provide correct separations.

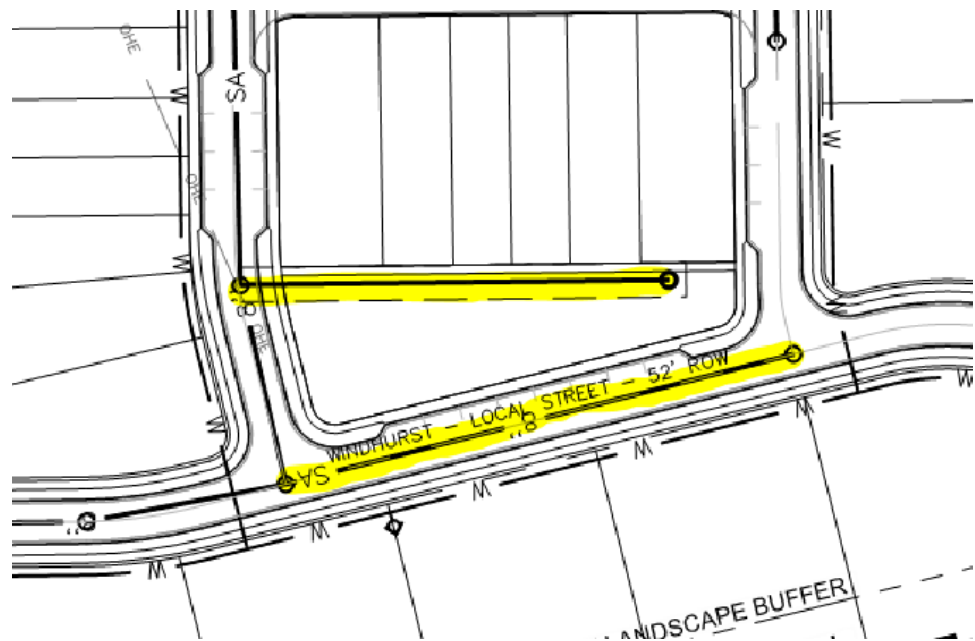
176. Sanitary sewer

The applicant has revised the utility plan and now shows sanitary sewer mains crossing proposed lots. The applicant shall label the lots where sanitary sewer crosses as critical lots for Water Management review.



177. Sanitary sewer

The applicant is currently showing dual infrastructure for sanitary sewer. The applicant shall revise the layout to show single sewer mains to serve the proposed lots.



178. Sanitary sewer

ben.mcneil@franklinton.gov It appears that the current lot layout is requiring a significant amount of sanitary sewer mains to serve the site. The applicant shall evaluate the layout and provide a design that limits the amount of sanitary sewer to serve the property.

179. Sanitary sewer

ben.mcneil@franklinton.gov The sanitary sewer main shown below will not be allowed in the swale for storm water. the applicant shall revise.

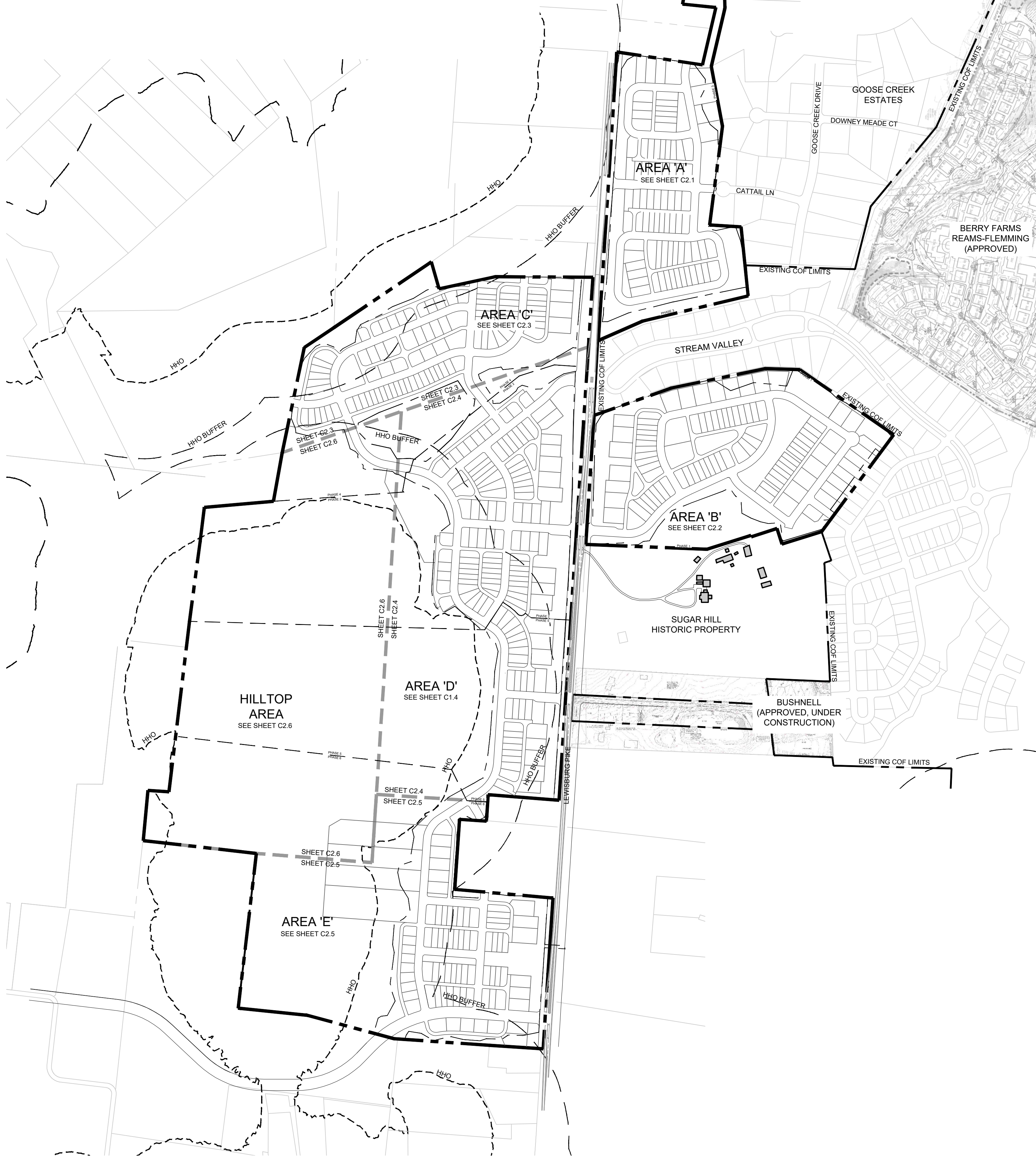




Ben Jones

LOT BREAKDOWN

	DETACHED					TOTAL DETACHED	ATTACHED			TOTAL ATTACHED	AREA TOTAL
	34'-40'	41'-45'	45'-55'	56'-60'	61'+		24' (2-3 UNIT)	60' (4-UNIT)	90' (4-UNIT)		
AREA 'A'	19	13	21	10	19	82	0	0	0	0	82
AREA 'B'	23	22	5	5	21	76	47	0	0	47	123
AREA 'C'	28	15	12	1	4	60	10	76	40	126	186
AREA 'D'	30	20	14	18	11	93	50	68	0	118	211
AREA 'E'	16	17	10	0	4	47	28	36	36	100	147
UNIT TOTAL	116	87	62	34	59	358	135	180	76	391	749
			155								



OPEN SPACE REQUIREMENT		
MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15% REQUIRED: 15% TOTAL = 2,083,598 SF 34% FORMAL = 708,423 SF 66% INFORMAL = 1,375,178 PROVIDED: 2,670,230 SF TOTAL FORMAL: 724,689 SF INFORMAL: 1,945,541 SF*		
OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50% REQUIRED: 6,945,325 SF PROVIDED: 7,993,240 SF		
LOT	CLASSIFICATION	TYPE
1000	INFORMAL	EXISTING QUARRY
1001	FORMAL	LINEAR PARK
1002	INFORMAL	WATER QUALITY
1003	FORMAL	PARK
1004	INFORMAL	BUFFER / STORMWATER
1005	INFORMAL	BUFFER / STORMWATER
1006	FORMAL	PARK
1007	FORMAL	PARK
1008	FORMAL	PARK
1009	INFORMAL	WATER QUALITY
1010	INFORMAL	WATER QUALITY
1011	INFORMAL	BUFFER
1012	INFORMAL	BUFFER
1013	FORMAL	PARK
1014	FORMAL	PARK
1015	FORMAL	PARK
1016	FORMAL	PARK
1017	INFORMAL	STREAM BUFFER
1018	FORMAL	AMENITY
1019	INFORMAL	WATER QUALITY
1020	INFORMAL	BUFFER
1021	FORMAL	PARK
1022	INFORMAL	BUFFER
1023	INFORMAL	OPEN AREA
1024	INFORMAL	WATER QUALITY
1025	FORMAL	PARK
1026	FORMAL	PARK
1027	INFORMAL	BUFFER
1028	INFORMAL	WATER QUALITY
1029	INFORMAL	PARKING
1030	FORMAL	PARK
1031	INFORMAL	WATER QUALITY
1032	FORMAL	AMENITY
1033	FORMAL	PARK
1034	INFORMAL	WATER QUALITY
1035	INFORMAL	PARKING
1036	INFORMAL	PARKING
1037	INFORMAL	WATER QUALITY
1038	INFORMAL	WATER QUALITY
1039	INFORMAL	WATER QUALITY
1040	FORMAL	PARK
1041	FORMAL	PARK
1042	INFORMAL	BUFFER
1043	INFORMAL	BUFFER
1044	FORMAL	PARK
1045	INFORMAL	OPEN AREA
1046	INFORMAL	BUFFER
1047	FORMAL	PARK
1048	INFORMAL	WATER QUALITY
1049	FORMAL	PARK
1050	INFORMAL	PARKING
1051	INFORMAL	PARKING
1052	INFORMAL	BUFFER
1053	FORMAL	PARK
1054	INFORMAL	PARKLAND DEDICATION

*NOTE: OS CALCULATIONS PER ZONING ORDINANCE DO NOT INCLUDE PARKLAND DEDICATION LOT #1054 (±122 AC)
THE 50% OS REQUIREMENT PER ENVISION FRANKLIN INCLUDES PARKLAND DEDICATION LOT 1049

TREE CANOPY RETENTION		
OVERALL SITE AREA = 13,890,650 SF (318.88 AC)		
TREE AREA	EXISTING	PRESERVED
A	291,328 SF	165,086 SF
B	109,070 SF	24,927 SF
C	1,312,343 SF	122,699 SF
D	654,961 SF	466,252 SF
E	925,028 SF	816,201 SF
HILLTOP	2,225,060 SF	2,165,476 SF
TOTAL SF	5,417,690 SF	3,750,641 SF
TOTAL ACRES	124.37 AC	86.10 AC
TREE CANOPY DATA:		
TOTAL EXISTING TREE CANOPY:	5,417,690 SF; 124.37 AC (39% OF SITE)	
REQUIRED CANOPY PRESERVATION:	48% (2,600,491 SF; 59.92 AC)	
PROVIDED CANOPY PRESERVATION:	3,750,641 SF; 86.10 AC (143% OF REQUIRED)	

TOTAL ACREAGE BY USE, PER PHASE:

PHASE 1
41.92 AC TOTAL
19.54 AC RESIDENTIAL (123 UNITS - 76 DETACHED, 47 ATTACHED)
13.47 AC OPEN SPACE

PHASE 2
39.40 AC TOTAL
15.39 AC RESIDENTIAL (161 UNITS - 68 DETACHED, 93 ATTACHED)
8.94 AC OPEN SPACE

PHASE 3
33.03 AC TOTAL
13.73 AC RESIDENTIAL (82 UNITS - 82 DETACHED)
11.18 AC OPEN SPACE

PHASE 4
30.62 AC TOTAL
13.14 AC RESIDENTIAL (186 UNITS - 60 DETACHED, 126 ATTACHED)
15.78 AC OPEN SPACE

PHASE 5
15.61 AC TOTAL
6.78 AC RESIDENTIAL (50 UNITS - 25 DETACHED - 25 ATTACHED)
15.78 AC OPEN SPACE

PHASE 6
30.90 AC TOTAL
21.2 AC RESIDENTIAL (147 UNITS - 47 DETACHED - 100 ATTACHED)
6.56 AC OPEN SPACE

SITE DATA CHART

PROJECT NAME: SOUTHBROOKE
PROJECT #: 6975
SUBDIVISION: SOUTHBROOKE

ADDRESS: LEWISBURG PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

EXISTING ZONING: MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING: SD-R (2.35)
EXISTING CHARACTER AREA: GCCO-S & MLCO-2
OTHER APPLICABLE OVERLAYS: HHO & HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 318.88 AC
SQUARE FOOTAGE OF SITE: 13,890,650 SF

MINIMUM SETBACKS: SEE ARCHITECTURE SHEETS A1.0 & A1.1
MINIMUM SETBACKS ARE ESTABLISHED AS PART OF THE PUD

OWNERS:
117---01200 FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215
117---01300 & 118---04900 DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064
117---01400, 118---04901, 118---05001, 118---05002, 133---00100 THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706
117---01901 & 117---01902 MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

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

TOTAL UNITS: 749
ATTACHED: 391 (211 3BR+, 180 2BR)
DETACHED: 358

BUILDING HEIGHT: 1 - 2.5 STORIES

REQUIRED LSR: 0.2
PROVIDED LSR: 0.2
*NOTE- PROPOSED COF PARK NOT INCLUDED IN LSR CALCULATION

MINIMUM PARKING REQUIREMENT:
2 / SF DETACHED: 716
1.5 / 1BR ATTACHED: 0
2.5 / 2 BR ATTACHED: 450
3.5 / 3BR+ ATTACHED: 739
TOTAL: 1,905

EXISTING PARKING: NONE
PROVIDED PARKING: 3,211

RESIDENTIAL DENSITY: 2.35 D.U.A.
NET DENSITY* (MINUS ROW): 2.91 D.U.A.
NET DENSITY* (MINUS ROW & HHO): 4.85 D.U.A.

TREE CANOPY: 3,937,245 SF (AC)
PARKLAND DEDICATION FEE: \$3,223.696

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
749 UNITS x 350 GPD = 262,150 GPD

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

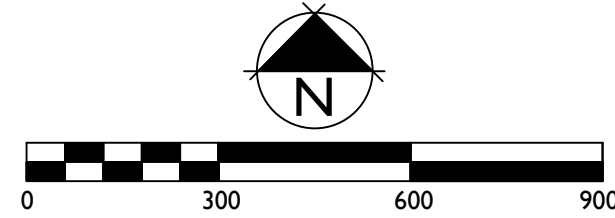
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

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

PROJECTED STUDENT POPULATION
749 x 0.64 = 480 STUDENTS

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

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



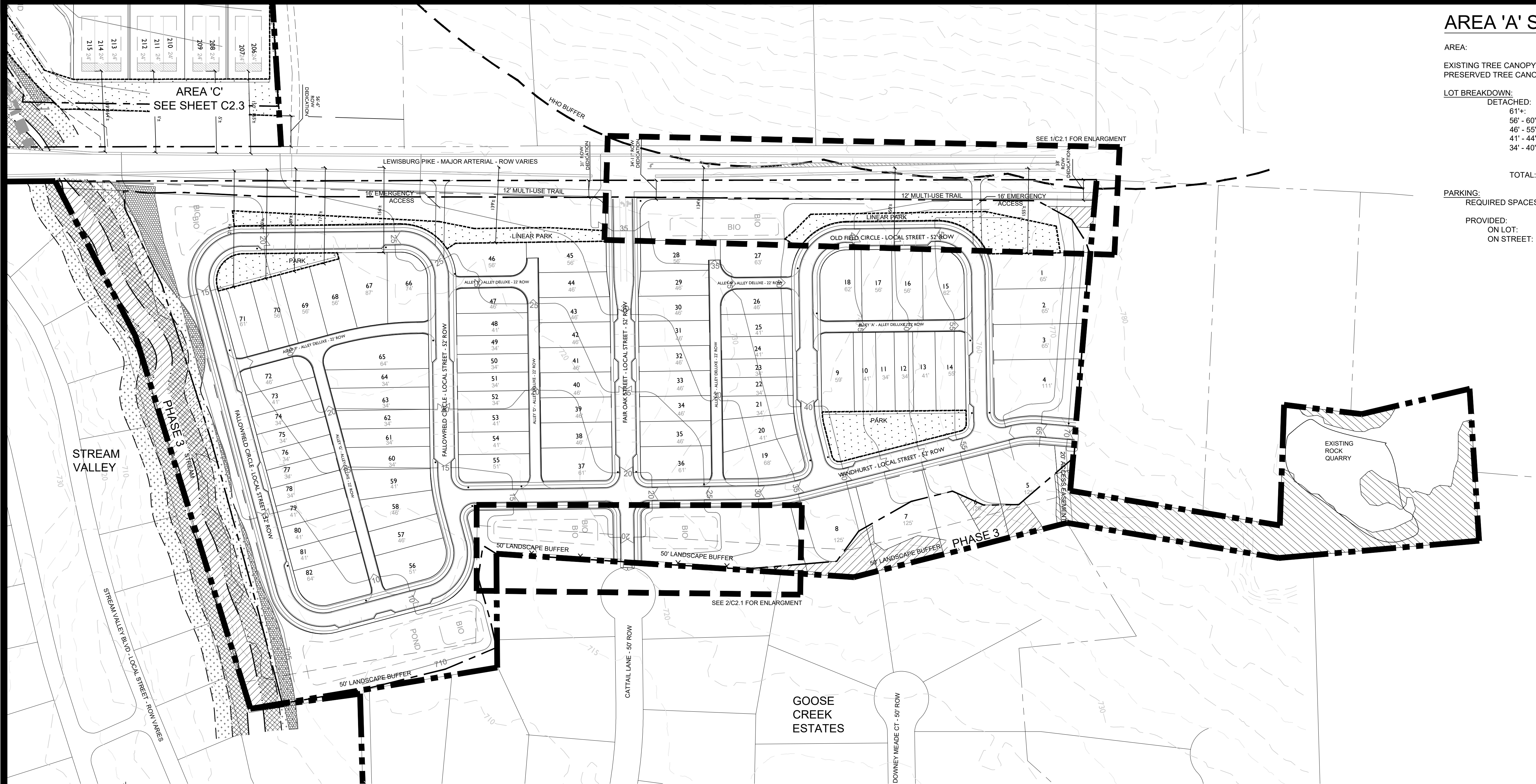
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



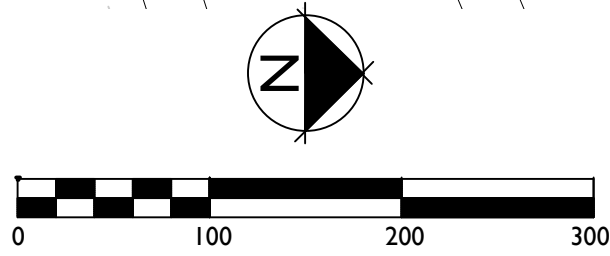
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OVERALL
DEVELOPMENT
PLAN
SHEET
C2.0
COF 6975



AREA 'A' SITE DATA CHART

AREA:	1,439,029 SF	(33.03 AC)
EXISTING TREE CANOPY:	291,328 SF (6.69 AC)	
PRESERVED TREE CANOPY:	165,086 SF (3.79 AC)	
LOT BREAKDOWN:		
DETACHED:		
61'+:	19	
58' - 60':	10	
48' - 55':	21	
41' - 44':	13	
34' - 40':	19	
TOTAL:	82	
PARKING:		
REQUIRED SPACES (2/UNIT):		
164		
PROVIDED:		
ON LOT:	328	
ON STREET:	88	
TOTAL:	416	



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

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

TYPICAL LOT

ALLEY

BUILDING ENVELOPE (ATTACHED UNITS ONLY)

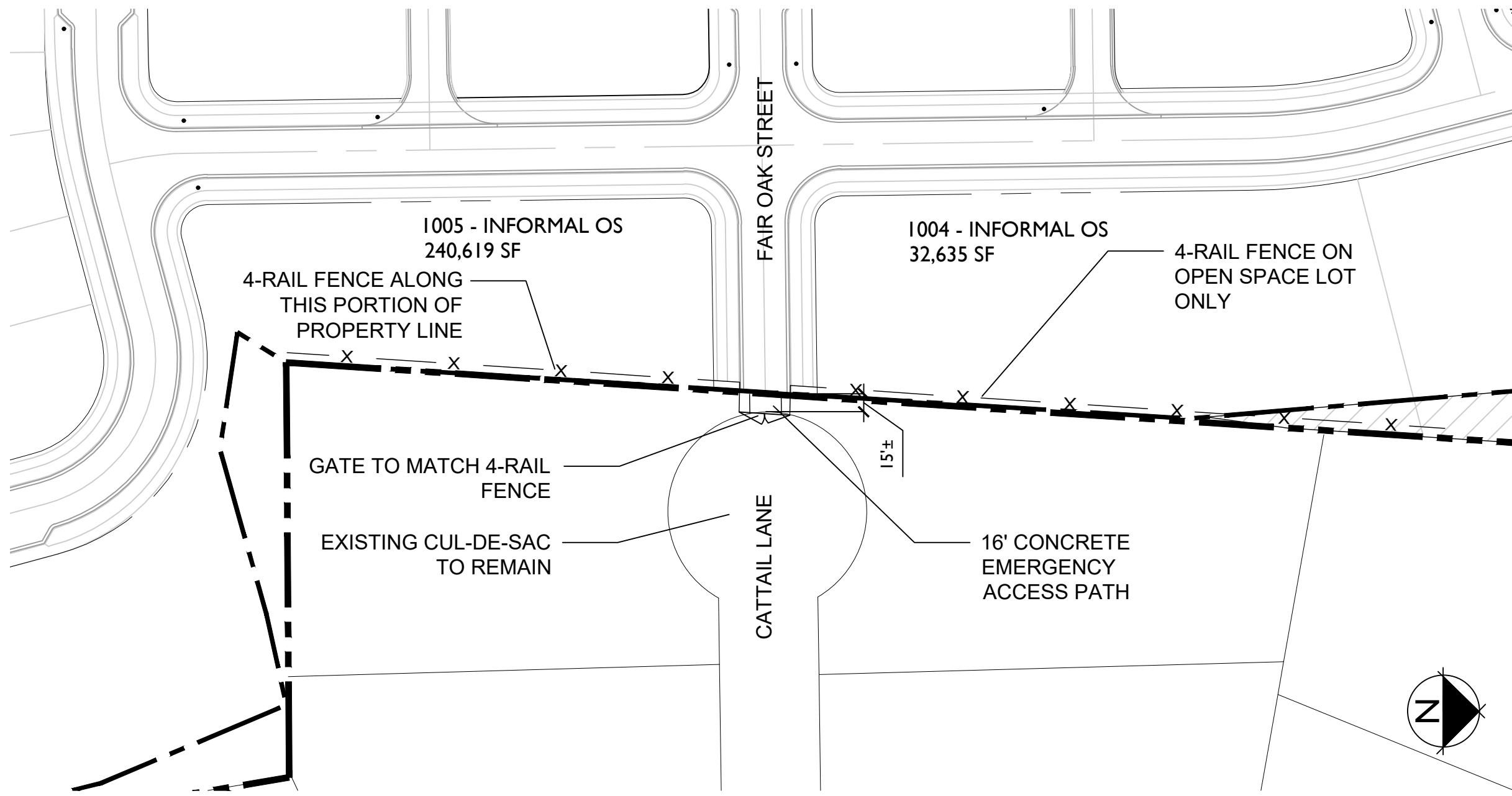
UNIT / LOT NUMBER

UNIT / LOT TYPE

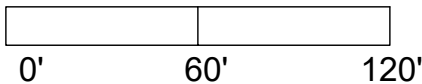
STREET



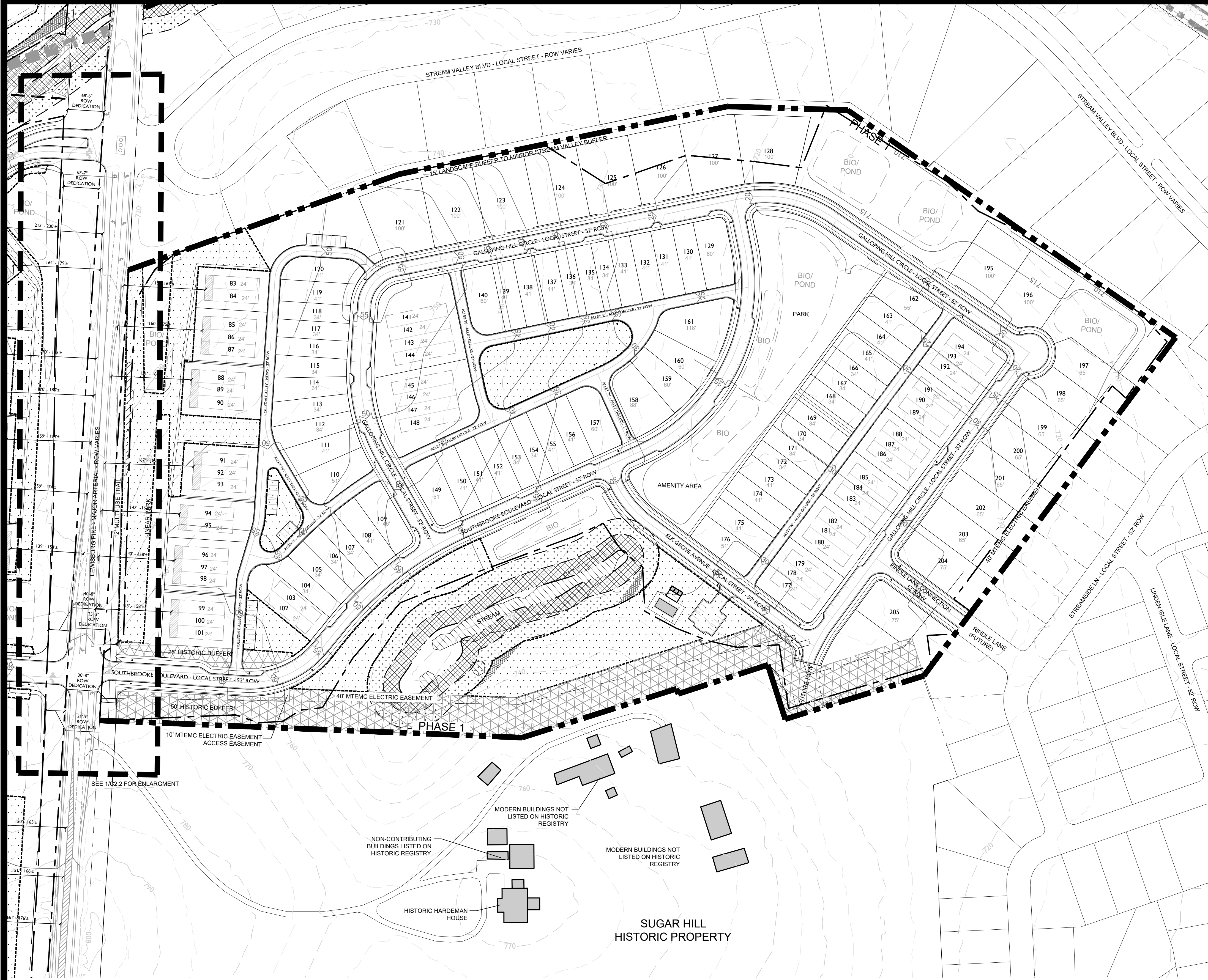
1
C2.1
LINEAR PARK & BUFFER
PLAN
N.T.S.



2
C2.1
EMERGENCY CONNECTION TO GOOSE CREEK ESTATES
PLAN



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AREA 'B' SITE DATA CHART

AREA:	1,825,907 SF	(41.92 AC)
EXISTING TREE CANOPY:	109,070 SF (2.50 AC)	
PRESERVED TREE CANOPY:	24,927 SF (0.57AC)	
LOT BREAKDOWN:		
ATTACHED:	47	
24':	TOTAL:	47
DETACHED:		
61'+:	21	
56' - 60':	5	
46' - 55':	5	
41' - 44':	22	
34' - 40':	23	
TOTAL:	76	
AREA TOTAL:	123	
PARKING:		
REQUIRED SPACES:		
2 / DETACHED UNIT:	152	
3 / ATTACHED (3BR UNITS):	141	
TOTAL REQUIRED:	293	
PROVIDED:		
2 / DETACHED LOT (MIN):	304	
4 / ATTACHED LOT (2 GARAGE, 2 TANDEM):	188	
ON-STREET:	90	
OFF-STREET:	39	
TOTAL SPACES:	621	



1 LINEAR PARK & BUFFER
C2.2 PLAN

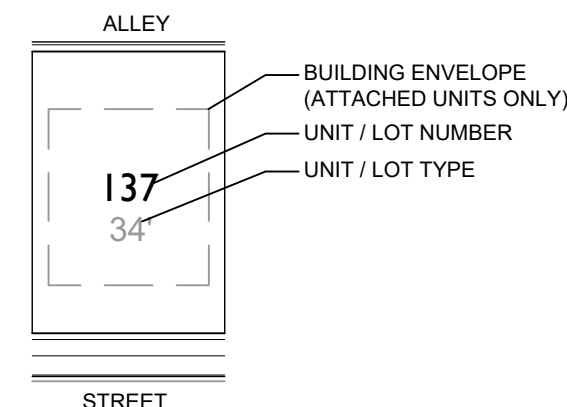
N.T.S.

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

KEY

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

TYPICAL LOT



"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

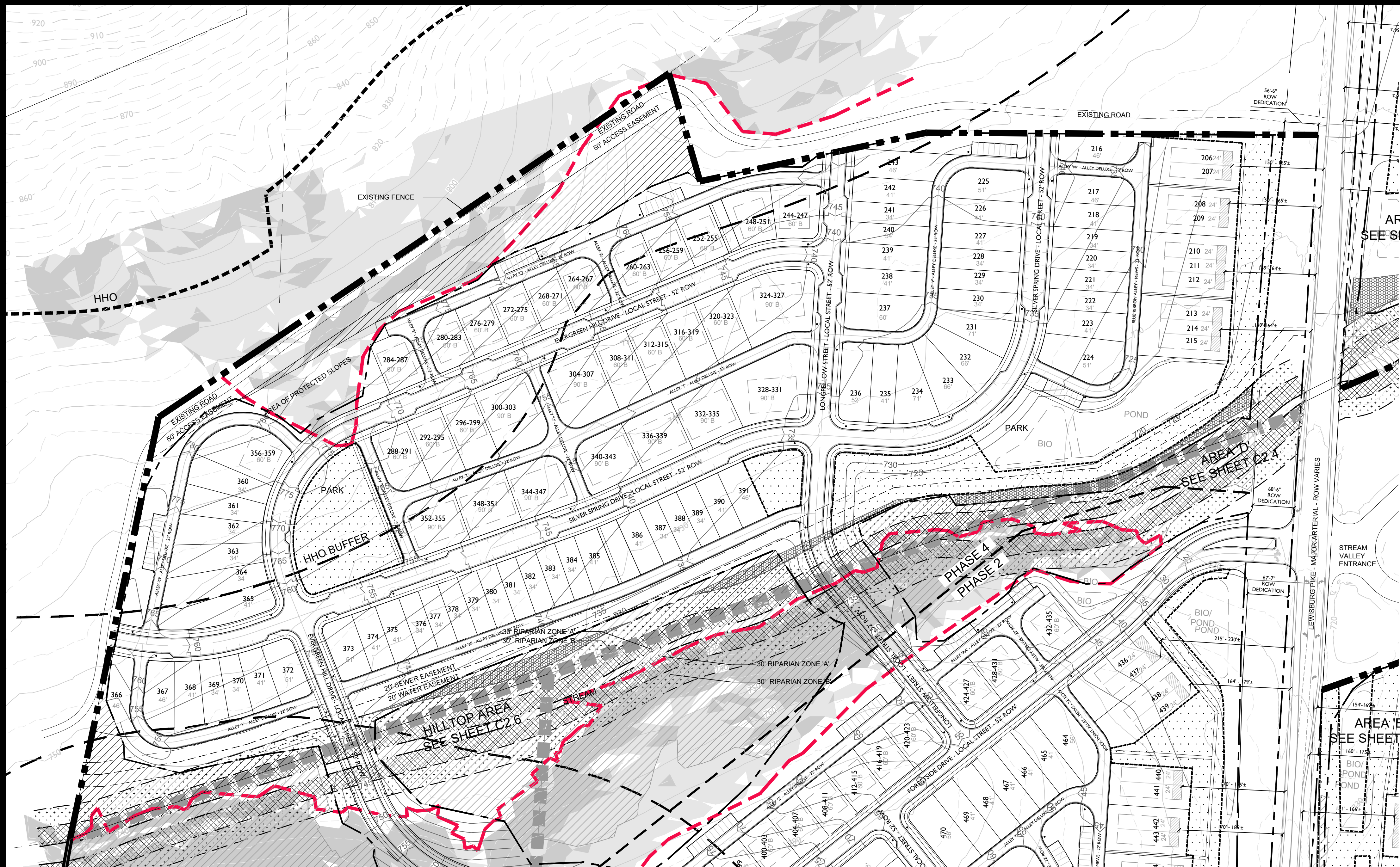
OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



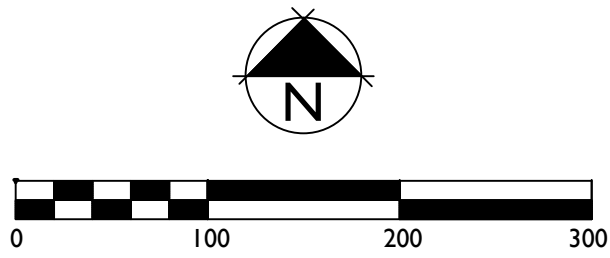
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AREA 'C' SITE DATA CHART

AREA:	1,363,966 SF (31.31 AC)
EXISTING TREE CANOPY:	1,312,343 SF (30.12 AC)
PRESERVED TREE CANOPY:	122,699 SF (2.88 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	10
60' (4 UNIT/LOT, 2BR UNITS):	76
90' (4 UNIT/LOT, 3BR UNITS):	40
TOTAL:	126
DETACHED:	
61'+:	4
56' - 60':	1
45' - 55':	12
41' - 44':	15
34' - 40':	28
TOTAL:	60
AREA TOTAL:	186

PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	120
3 / 24' UNIT AND 90' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	190
TOTAL REQUIRED:	460
PROVIDED:	
4 / DETACHED LOT:	240
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 DRIVEWAY)	152
ON-STREET:	110
OFF-STREET:	41
TOTAL SPACES:	743



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

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING STREET LIGHT; TYP

TYPICAL LOT

ALLEY

137

34

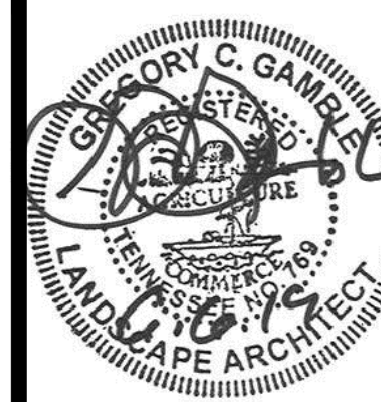
STREET

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

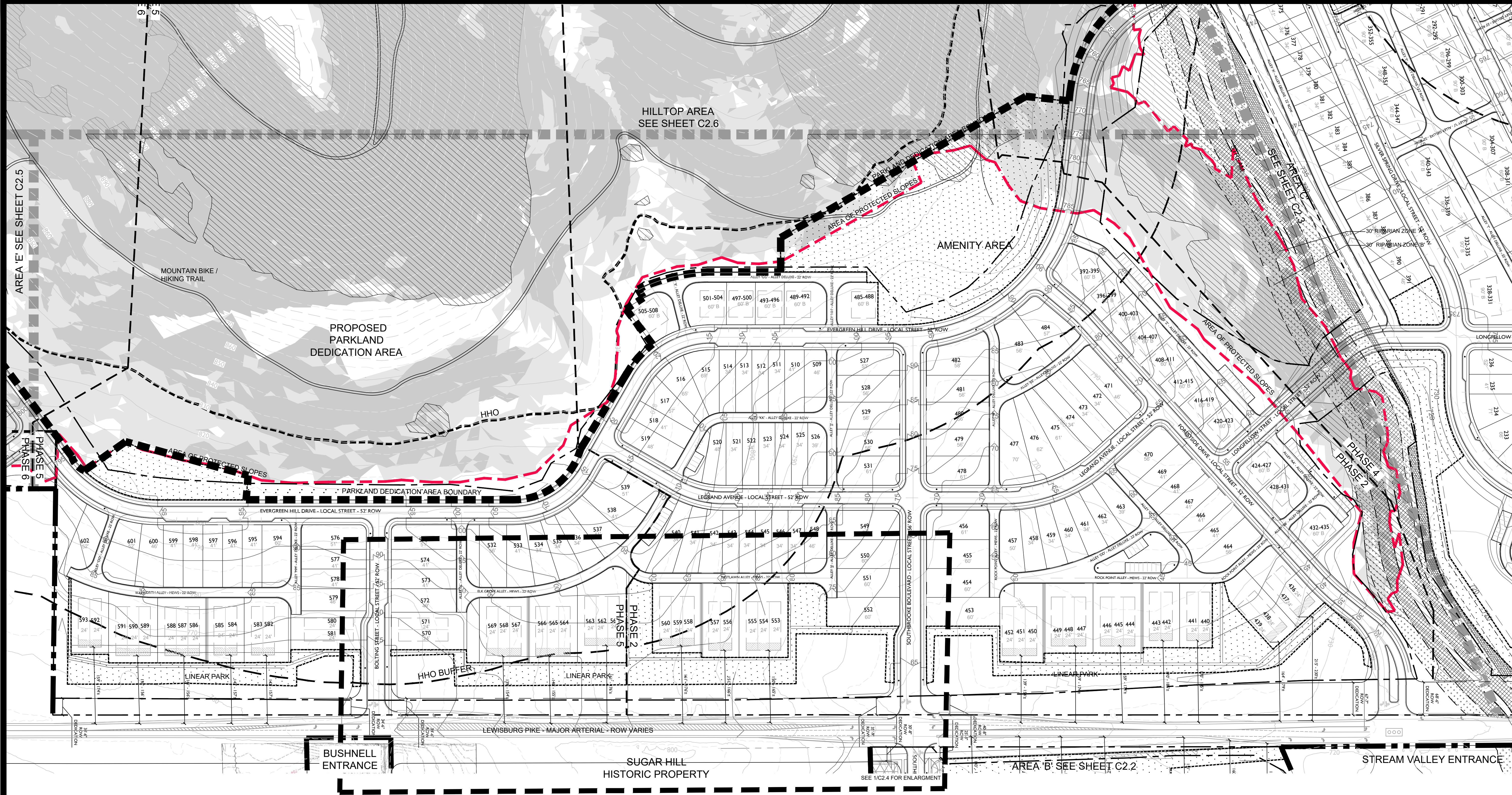
OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11



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Revision Date	
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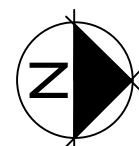
AREA 'D' SITE DATA CHART

AREA:	3,348,458 SF (76.87 AC)
EXISTING TREE CANOPY:	554,861 SF (12.74 AC)
PRESERVED TREE CANOPY:	456,252 SF (10.47 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	50
60' (4 UNIT/LOT, 2BR UNITS):	68
TOTAL:	118
DETACHED:	
61'+:	11
56' - 60':	18
45' - 55':	14
41' - 44':	20
34' - 40':	30
TOTAL:	93
AREA TOTAL:	211
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	186
3 / 24' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	170
TOTAL REQUIRED:	506
PROVIDED:	
4 / DETACHED LOT (MIN):	372
4 / 24' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 TANDEM):	136
ON-STREET:	42
OFF-STREET:	58
TOTAL SPACES:	808



1
C2.4
LINEAR PARK & BUFFER
PLAN

N.T.S.



NOTES:

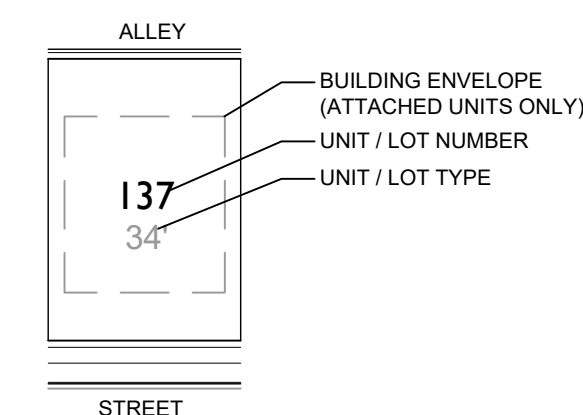
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE "AREA OF PROTECTED SLOPES" HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- STREET LIGHT; TYP

TYPICAL LOT



OPEN SPACE LOT PLAN AND CHART
SHOWN ON SHEET C.11

SOUTHBROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



Revision Date _____

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AREA 'E'
DEVELOPMENT
PLAN
ENLARGEMENT
SHEET
C2.5
COF 6975

AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	925,028 SF (21.23 AC)
PRESERVED TREE CANOPY:	816,201 SF (18.74 AC)

LOT BREAKDOWN:	
ATTACHED:	
24' (3BR):	28
60' (4 UNIT/LOT, 2BR):	36
90' (4 UNIT/LOT, 3BR):	36
TOTAL:	100
DETACHED:	
61'+:	4
46' - 55':	10
41' - 44':	17
34' - 40':	16
TOTAL:	47
AREA TOTAL:	147
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	94
3 / 24' UNIT & 90' UNIT (3-BR):	192
2.5 / 60' UNIT (2-BR):	90
TOTAL REQUIRED:	376
PROVIDED:	
4 / DETACHED LOT:	188
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	256
2 / 60' UNIT (1 GARAGE, 1 TANDEM)	72
ON-STREET:	73
OFF-STREET:	34
TOTAL SPACES: 623	

NOTE: CRITICAL LOTS-
IF, AT SITE PLAN, FIELD-RUN
TOPOGRAPHY SHOWS
SLOPES OVER 14% WHERE
SLOPES ARE PROTECTED,
THEN LOTS MAY BE
NON-BUILDABLE OR
RECONFIGURED.

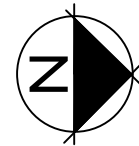
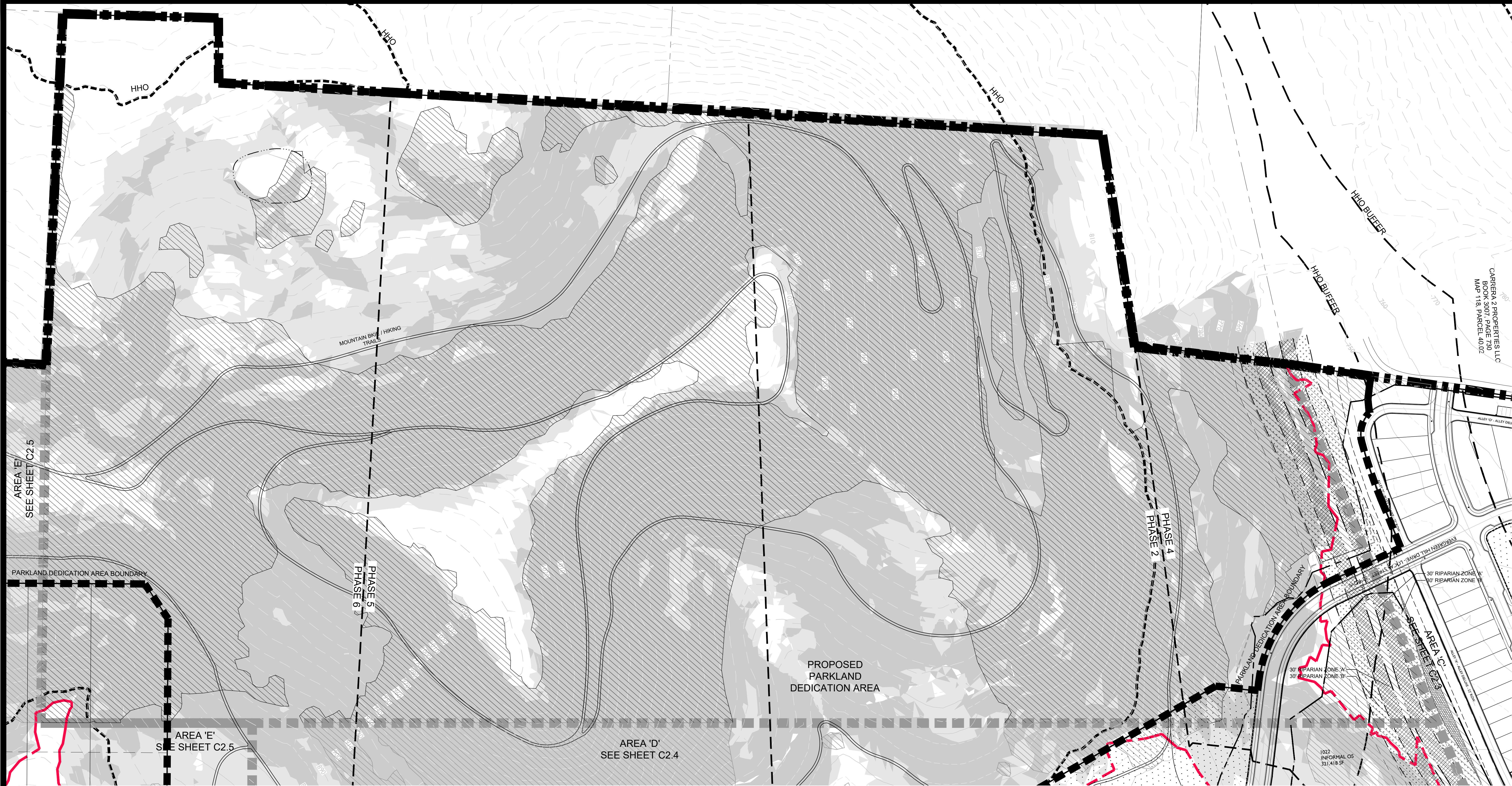
"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

 PRESEVED CANOPY
 SLOPES - 14 - 20%
 SLOPES - 20% +
 FORMAL OPEN SPACE
 STREET LIGHT; TYP
 CRITICAL LOT

Diagram illustrating the layout of a building envelope (attached units only) with labels:

- ALLEY
- BUILDING ENVELOPE (ATTACHED UNITS ONLY)
- UNIT / LOT NUMBER (137)
- UNIT / LOT TYPE (34)
- STREET

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
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NOTES:

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KEY

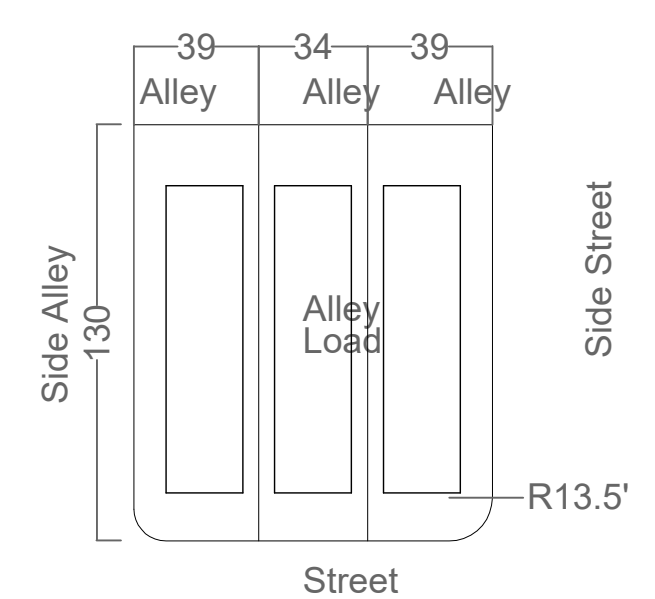
- PRESEVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

HILLTOP AREA SITE DATA CHART

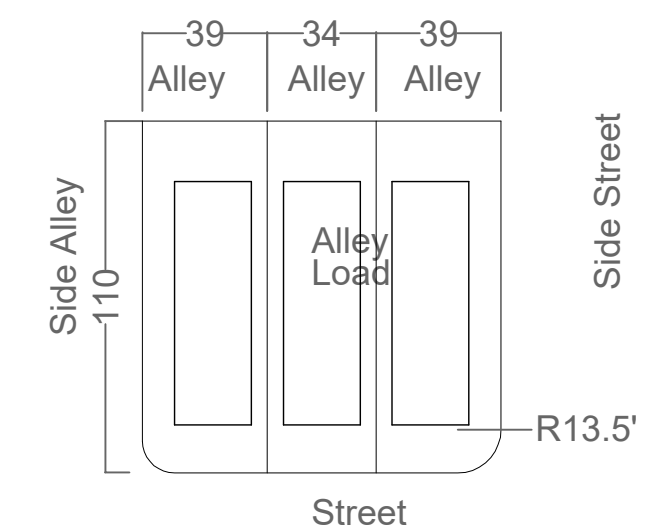
AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	2,225,506 SF (51.09 AC)
PRESERVED TREE CANOPY:	2,165,476 SF (49.71 AC)



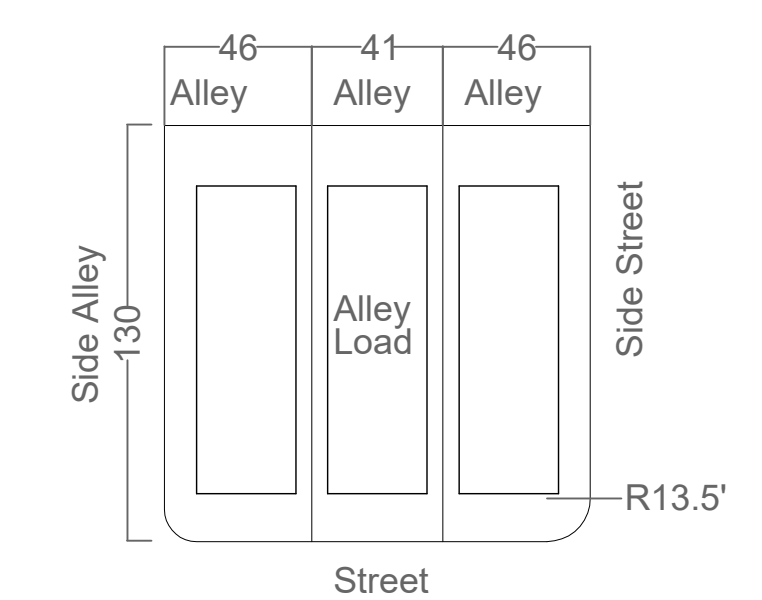
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Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



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



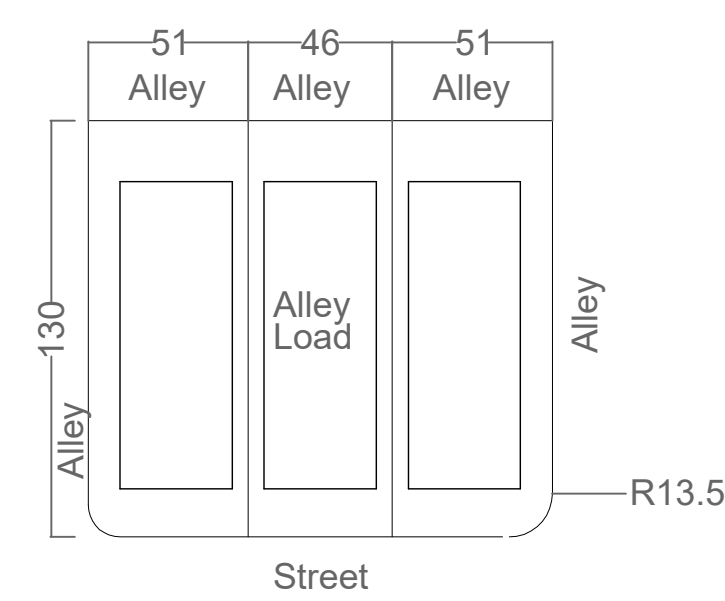
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

1
A1.0
34' DETACHED
PLAN & ELEVATION

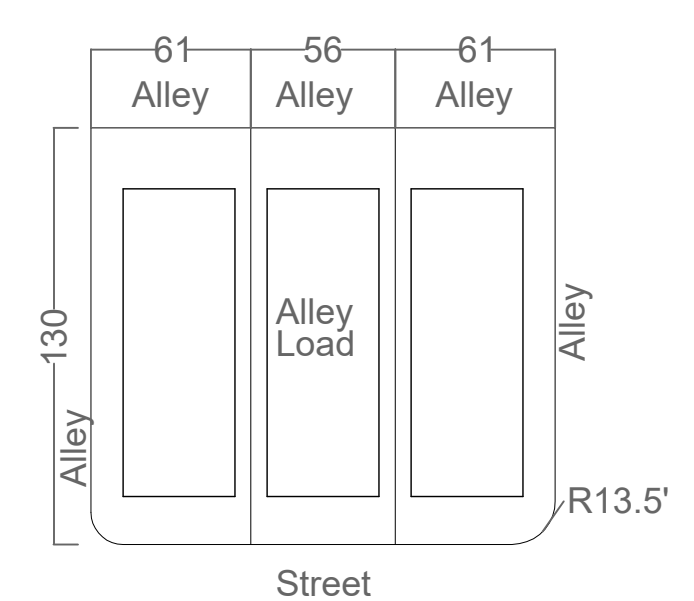
2
A1.0
41' DETACHED
PLAN & ELEVATION

N.T.S.

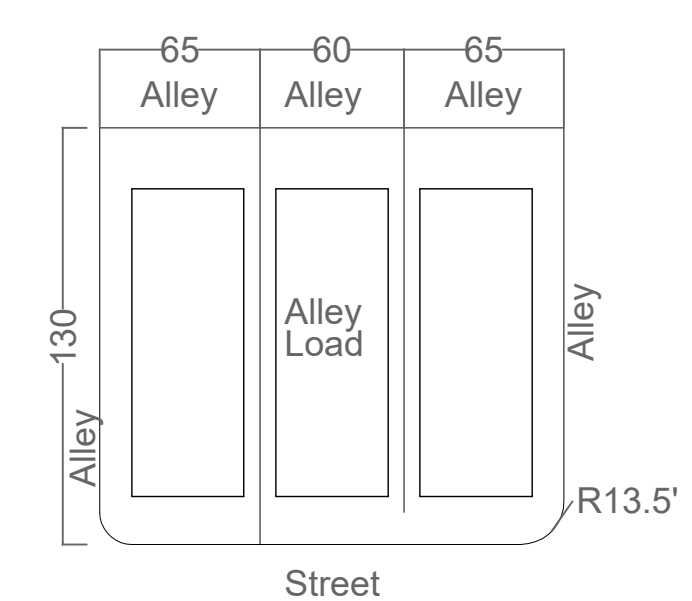
N.T.S.



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



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



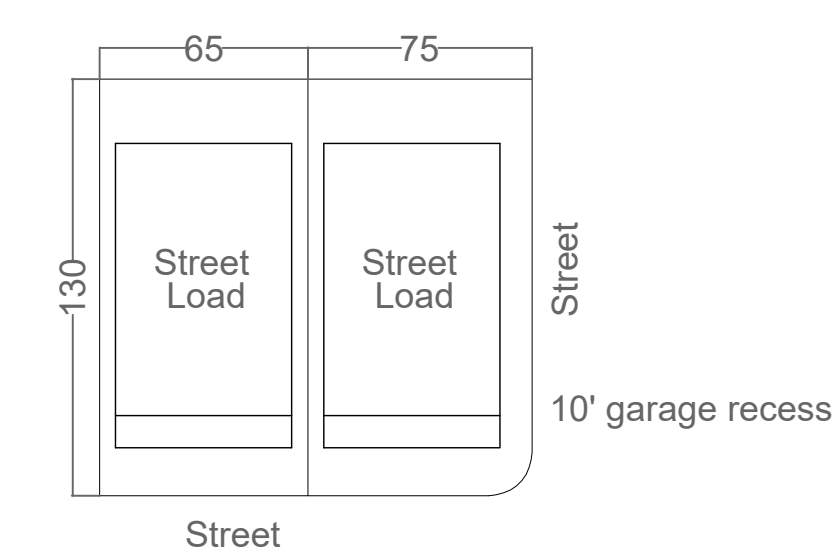
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

3
A1.0
46' DETACHED
PLAN & ELEVATION

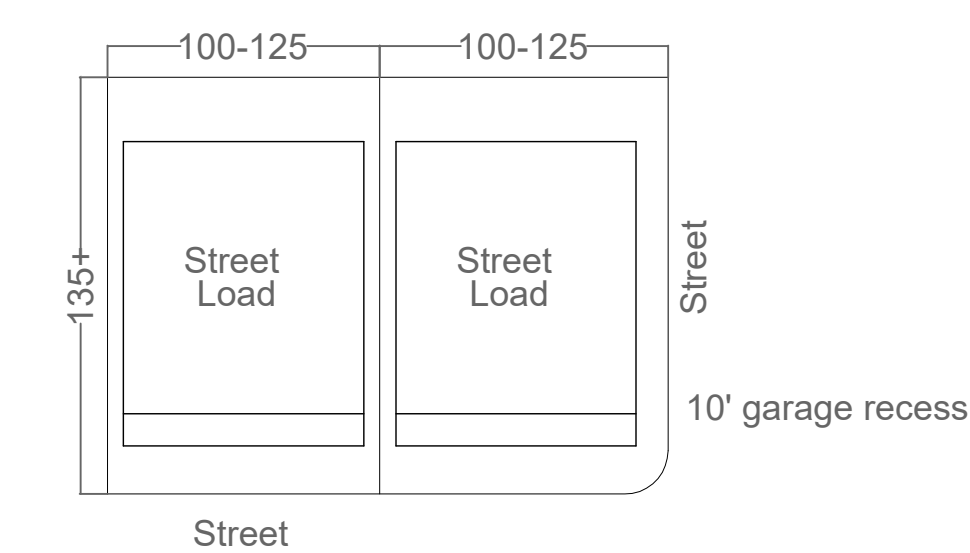
4
A1.0
56' & 60' DETACHED
PLAN & ELEVATION

N.T.S.

N.T.S.



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



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

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

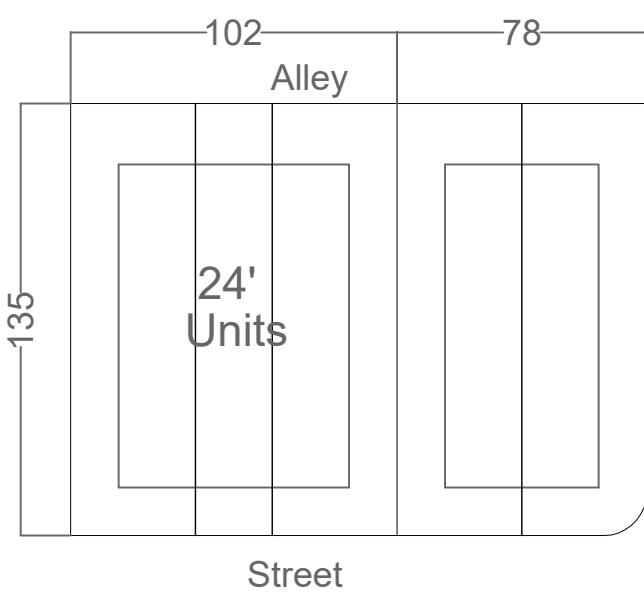
5
A1.0
100'-125' DETACHED
PLAN & ELEVATION

N.T.S.

N.T.S.

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

Greg Gamble, Registered
Landscape Architect.



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

N.T.S.

1
A1.1
24' ATTACHED
PLAN & ELEVATION

3 UNIT

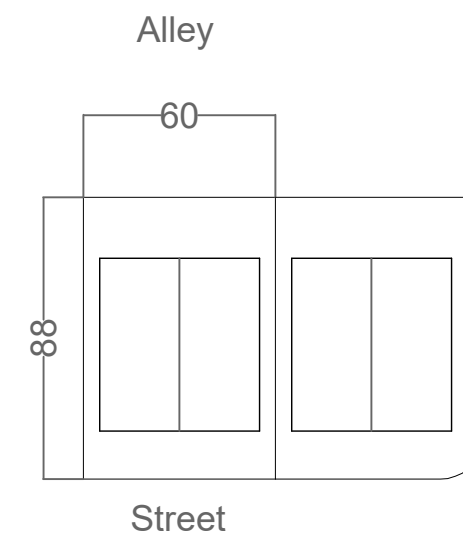
2 UNIT



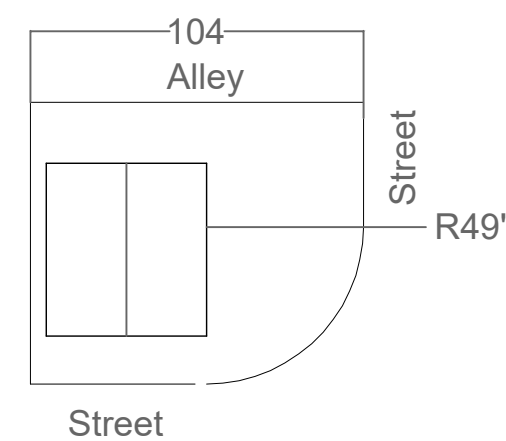
GARAGE BELOW STREET



GARAGE ABOVE STREET



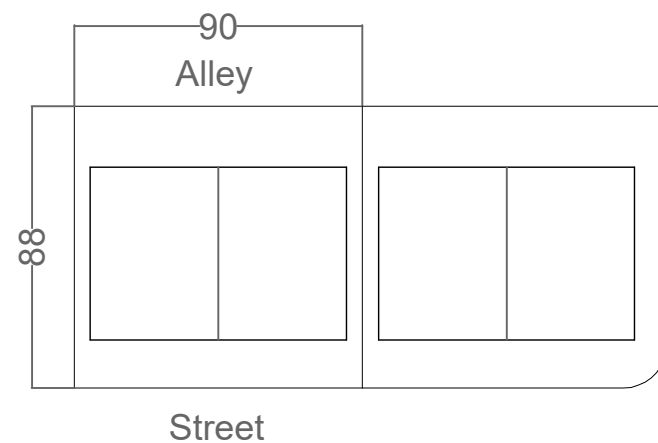
Front Setback: 15'
Rear Setback: 18'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



The 49' radius only applies
where the street makes a
90 degree turn with no
intersecting street.

N.T.S.

2
A1.1
60' ATTACHED
PLAN & ELEVATION



Front Setback: 15'
Rear Setback: 18'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

N.T.S.

3
A1.1
90' ATTACHED
PLAN & ELEVATION

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

Greg Gamble, Registered
Landscape Architect.



Revision Date	
△	
△	
△	
△	

SOUTHBROOKE

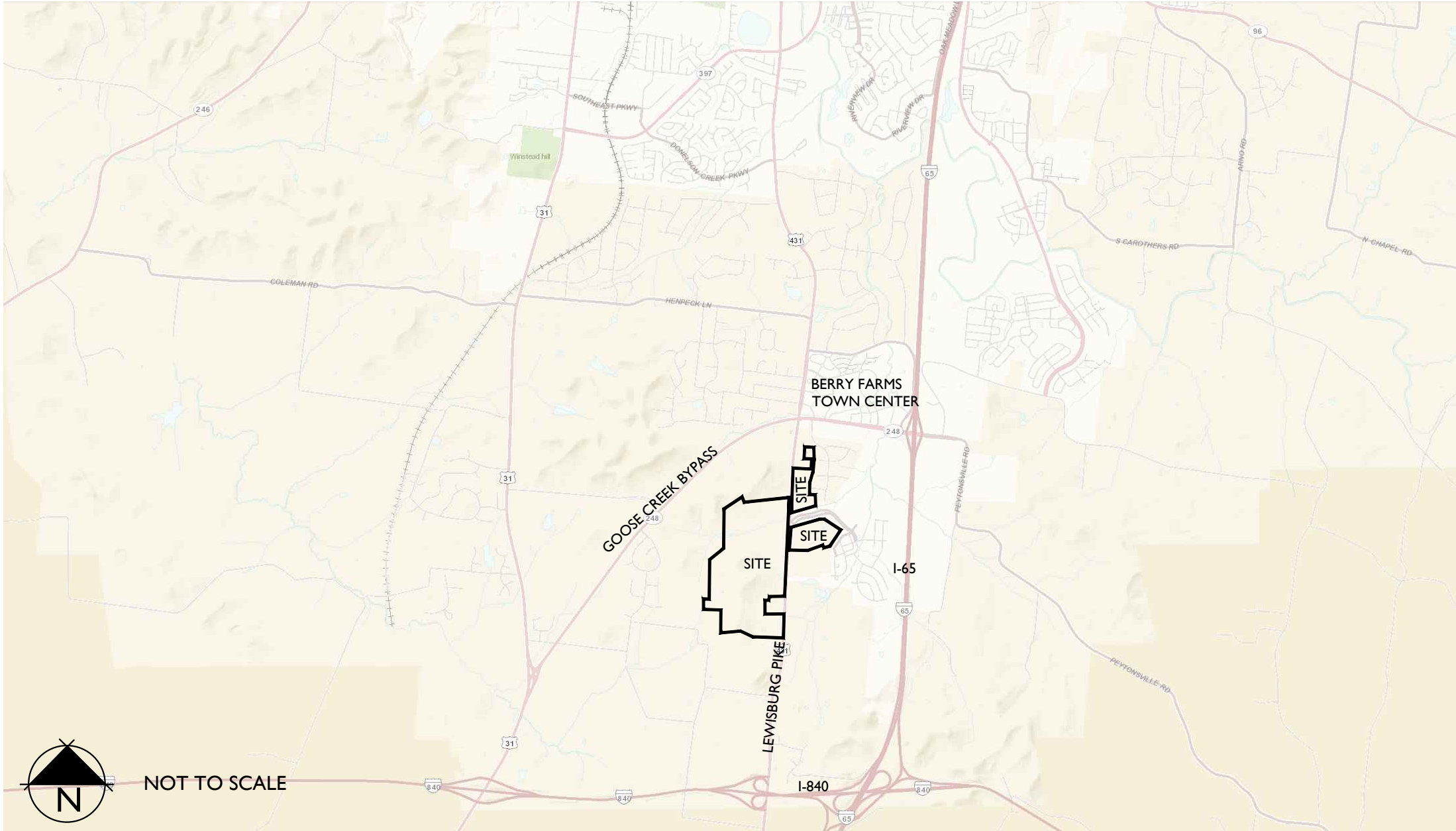
PUD SUBDIVISION

DEVELOPMENT PLAN

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

PARCEL OWNERS

- I17---01200
FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215
- I17---01300 & I18---04900
DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064
- I17---01400, I18---04901, I18---05001, I18---05002, I33---00100
THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706
- I17---01901 & I17---01902
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064



SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	AREA 'A' EXISTING CONDITIONS ENLARGEMENT
C1.2	AREA 'B' EXISTING CONDITIONS ENLARGEMENT
C1.3	AREA 'C' EXISTING CONDITIONS ENLARGEMENT
C1.4	AREA 'D' EXISTING CONDITIONS ENLARGEMENT
C1.5	AREA 'E' EXISTING CONDITIONS ENLARGEMENT
C1.6	HILLTOP AREA EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	AREA 'A' DEVELOPMENT PLAN ENLARGEMENT
C2.2	AREA 'B' DEVELOPMENT PLAN ENLARGEMENT
C2.3	AREA 'C' DEVELOPMENT PLAN ENLARGEMENT
C2.4	AREA 'D' DEVELOPMENT PLAN ENLARGEMENT
C2.5	AREA 'E' DEVELOPMENT PLAN ENLARGEMENT
C2.6	HILLTOP AREA DEVELOPMENT PLAN ENLARGEMENT
C2.7	PARKLAND DEDICATION
C2.8	REGULATING PLAN
C2.9	PEDESTRIAN PLAN
C2.10	TREE PRESERVATION PLAN
C2.11	OPEN SPACE PLAN
C2.12	PHASING PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	AREA 'A' GRADING AND DRAINAGE PLAN
C3.2	AREA 'B' GRADING AND DRAINAGE PLAN
C3.3	AREA 'C' GRADING AND DRAINAGE PLAN
C3.4	AREA 'D' GRADING AND DRAINAGE PLAN
C3.5	AREA 'E' GRADING AND DRAINAGE PLAN
C4.1	AREA 'A' ACCESS PLAN
C4.2	AREA 'B' ACCESS PLAN
C4.3	AREA 'C' ACCESS PLAN
C4.4	AREA 'D' ACCESS PLAN
C4.5	AREA 'E' ACCESS PLAN
C4.6	GOOSE CREEK PLAN
C4.7	ROAD TYPICALS
C4.8	AREA 'A' AUTO TURN
C4.9	AREA 'B' AUTO TURN
C4.10	AREA 'C' AUTO TURN
C4.11	AREA 'D' AUTO TURN
C4.12	AREA 'E' AUTO TURN
C5.0	OVERALL SITE UTILITY PLAN
C5.1	AREA 'A' SITE UTILITY PLAN
C5.2	AREA 'B' SITE UTILITY PLAN
C5.3	AREA 'C' SITE UTILITY PLAN
C5.4	AREA 'D' SITE UTILITY PLAN
C5.5	AREA 'E' SITE UTILITY PLAN
C5.6	OFFSITE SEWER
C5.7	OFFSITE SEWER
C5.8	OFFSITE SEWER
A1.0	TYPICAL ARCHITECTURE DETACHED
A1.1	TYPICAL ARCHITECTURE ATTACHED

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

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

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

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

PARCELS

I17---01200, I17---01300, I17---01400, I17---01901, I17---01902,
I18---04900, I18---04901, I18---05001, I18---05002, I33---00100

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE
LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
749 UNITS x 350 GPD = 262,150 GPD

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

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

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

PROJECTED STUDENT POPULATION
749 x 0.64 = 480 STUDENTS

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

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

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

SOUTHBROOKE PUD SUBDIVISION

SITE DATA

SUBDIVISION/DEVELOPMENT:	SOUTHBROOKE PUD SUBDIVISION
COF PROJECT NUMBER:	6975
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING SITE ACREAGE:	318.88 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (2.35)
CHARACTER OVERLAY:	GCCO-5 & MLCO-2
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARDS:	EITHER (CONVENTIONAL APPLIED)

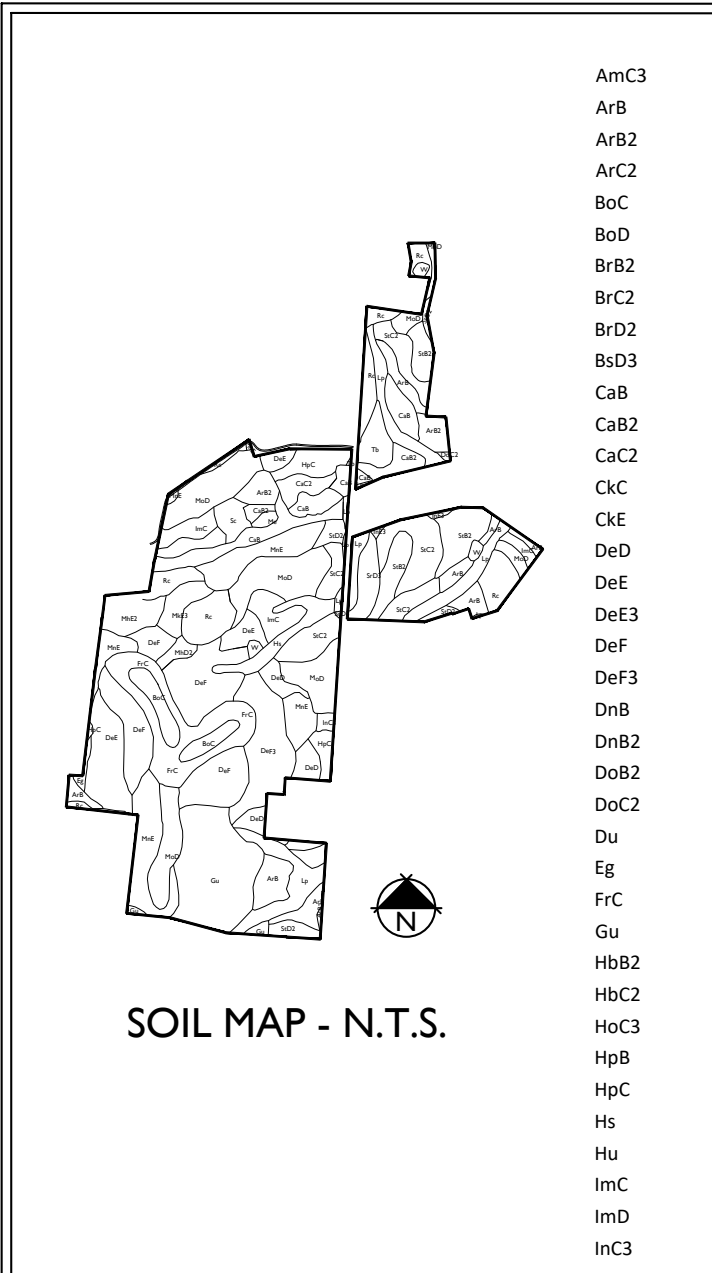
*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND
UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE
PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS
DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY,
STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT
PLAN. IF,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



PRE-APP SUBMITTAL: 02.25.2019
INITIAL SUBMITTAL: 04.08.2019
RESUBMITTAL: 06.06.2019
ONE STOP:
COF: 6975



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



AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
A#B	Armour silt loam, 2 to 5 percent slopes	IN#3	Inman silty clay loam, 20 to 30 percent slopes, severely eroded
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	Lu	Linton silt loam, phosphatic
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded	Ld	Lundside cherty silty loam, phosphatic
BoC	Bodine gravelly silt loam, 5 to 12 percent slopes	Lp	Lundside cherty silty loam, 2 to 5 percent slopes, occasionally flooded
BoD	Bodine gravelly silt loam, 12 to 20 percent slopes	MB#2	Maury silt loam, 2 to 5 percent slopes, eroded
Br#2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded	MC#2	Maury silt loam, 5 to 12 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded	Me	Melvin silt loam, phosphatic
BrD2	Braxton cherty silt loam, 12 to 20 percent slopes, eroded	MHC#2	Mimosa gravelly silt loam, 5 to 12 percent slopes, eroded
BrD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded	MHD#2	Mimosa gravelly silt loam, 12 to 20 percent slopes, eroded
CaB	Capitina silt loam, phosphatic, 2 to 5 percent slopes, eroded	MHE#2	Mimosa gravelly silt loam, 20 to 35 percent slopes, eroded
CaB2	Capitina silt loam, phosphatic, 2 to 5 percent slopes, eroded	MKD3	Mimosa gravelly silty clay, 12 to 20 percent slopes, severely eroded
CaC2	Capitina silt loam, phosphatic, 5 to 12 percent slopes, eroded	ME#3	Mimosa gravelly silty clay, 20 to 30 percent slopes, severely eroded
CkC	Culeoka silt loam, 5 to 12 percent slopes	MB#2	Mimosa silt loam, 2 to 5 percent slopes, eroded
CkE	Culeoka silt loam, 20 to 35 percent slopes	MNE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
DeD	Delrose gravelly silt loam, 12 to 20 percent slopes, eroded	MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
DeE	Delrose gravelly silt loam, 20 to 30 percent slopes, eroded	Rc	Rockland
DeE3	Delrose gravelly silt loam, 20 to 30 percent slopes, severely eroded	Sc	Sees silty clay loam
DeF	Delrose gravelly silt loam, 30 to 60 percent slopes, eroded	StC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
DeF3	Delrose cherty silt loam, 30 to 40 percent slopes, severely eroded	StD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
DnB	Doneraill silt loam, 2 to 5 percent slopes	SR#2	Stiversville silt loam, 2 to 5 percent slopes
DnB2	Doneraill silt loam, 2 to 5 percent slopes, eroded	SC#2	Stiversville silt loam, 2 to 12 percent slopes, eroded
DoB2	Doneraill silt loam, concretionary, 2 to 5 percent slopes, eroded	SD#2	Stiversville silt loam, 12 to 20 percent slopes, eroded
DoC2	Doneraill silt loam, concretionary, 5 to 12 percent slopes, eroded	SuE	Sulphura cherty silt loam, 20 to 50 percent slopes
Du	Dunning silt loam, phosphatic	SuE3	Sulphura cherty silt loam, 20 to 50 percent slopes, severely eroded
Eg	Eggs silt loam, phosphatic	Tb	Taft silt loam, phosphatic
F#C	Franktown cherty silt loam, 5 to 12 percent slopes	W	Water
Gu	Gullied land		
H#B2	Hampshire silt loam, 2 to 5 percent slopes, eroded		
H#C2	Hampshire silt loam, 5 to 12 percent slopes, eroded		
HoC3	Hicks silty clay loam, 5 to 12 percent slopes, severely eroded		
H#B	Humphreys gravelly silt loam, 2 to 5 percent slopes		
H#C	Humphreys gravelly silt loam, 5 to 12 percent slopes		
Hs	Huntington cherty silt loam, phosphatic		
Hu	Huntington silt loam, phosphatic		
Inc	Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded		
Inc3	Inman flaggy silty clay loam, 12 to 20 percent slopes, eroded		
Inc3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded		

STORMWATER NARRATIVE

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

BASIN AREA: 2.7 ACRES
OUTFALL ELEVATION: 734

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

BASIN AREA: 419.3 ACRES
OUTFALL ELEVATION: 689

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

BASIN AREA: 45.7 ACRES
OUTFALL ELEVATION: 689

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

BASIN AREA: 4.2 ACRES
OUTFALL ELEVATION: 706

BASIN E:
BASIN E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. THE DISCHARGE CONTINUES AS A WET WEATHER CONVEYANCE FROM THE POND TO THE LOW POINT AT LEWISBURG PIKE.

BASIN AREA: 130.5 ACRES
OUTFALL ELEVATION: 751

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

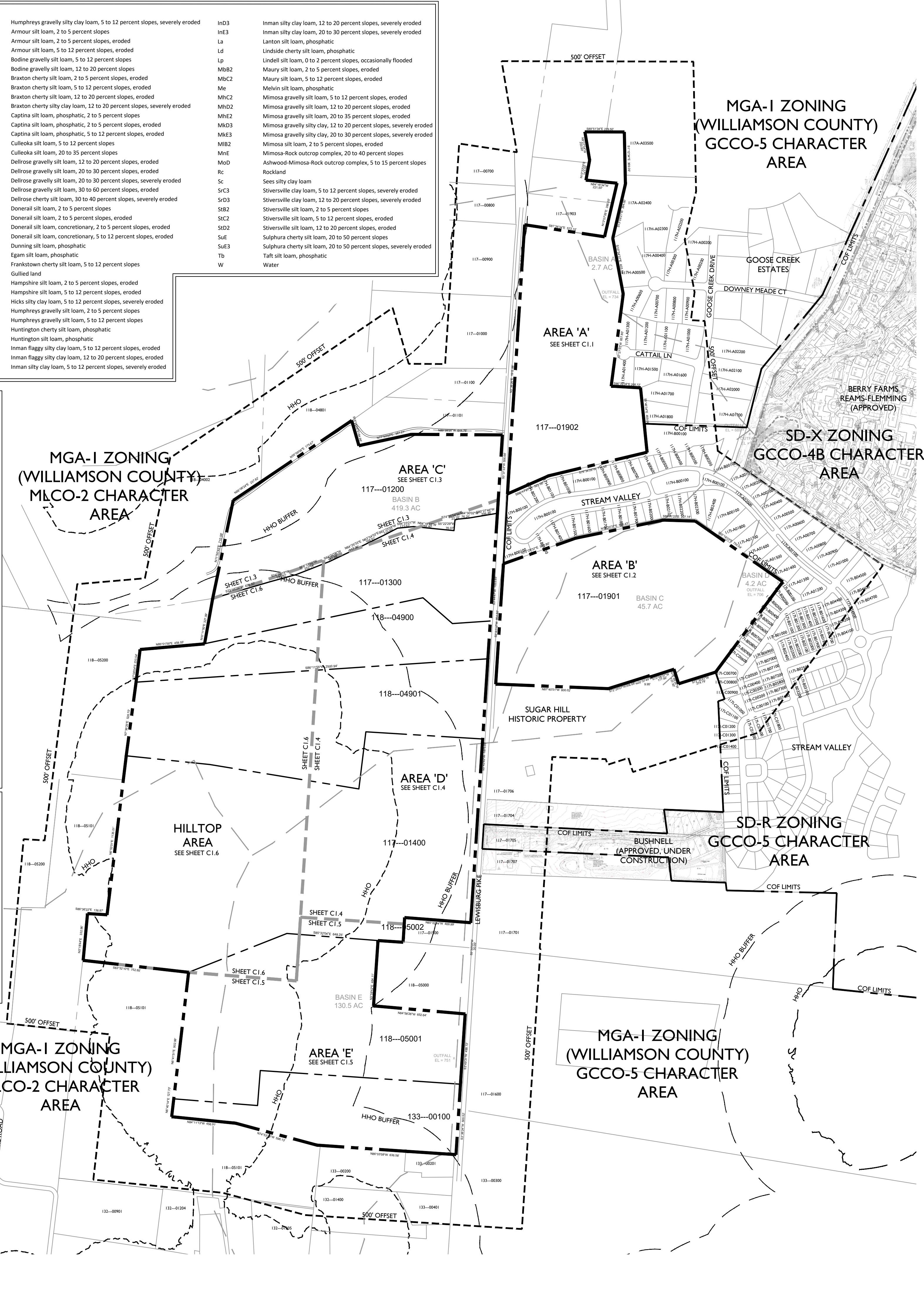
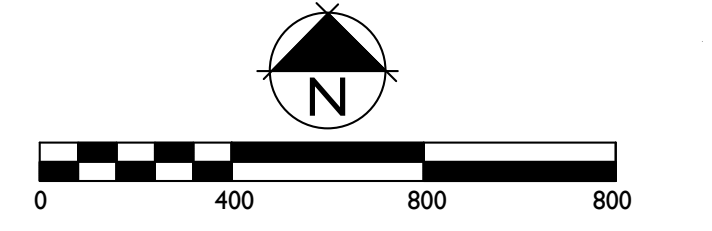
TREE AREA	EXISTING
TREE AREA A	291,328 SF
TREE AREA B	109,070 SF
TREE AREA C	1,312,343 SF
TREE AREA D	554,861 SF
TREE AREA E	925,028 SF
TREE HILLTOP AREA	2,225,060 SF
TOTAL	5,417,690 SF

EXISTING TREE CANOPY:
39% OF TOTAL SITE

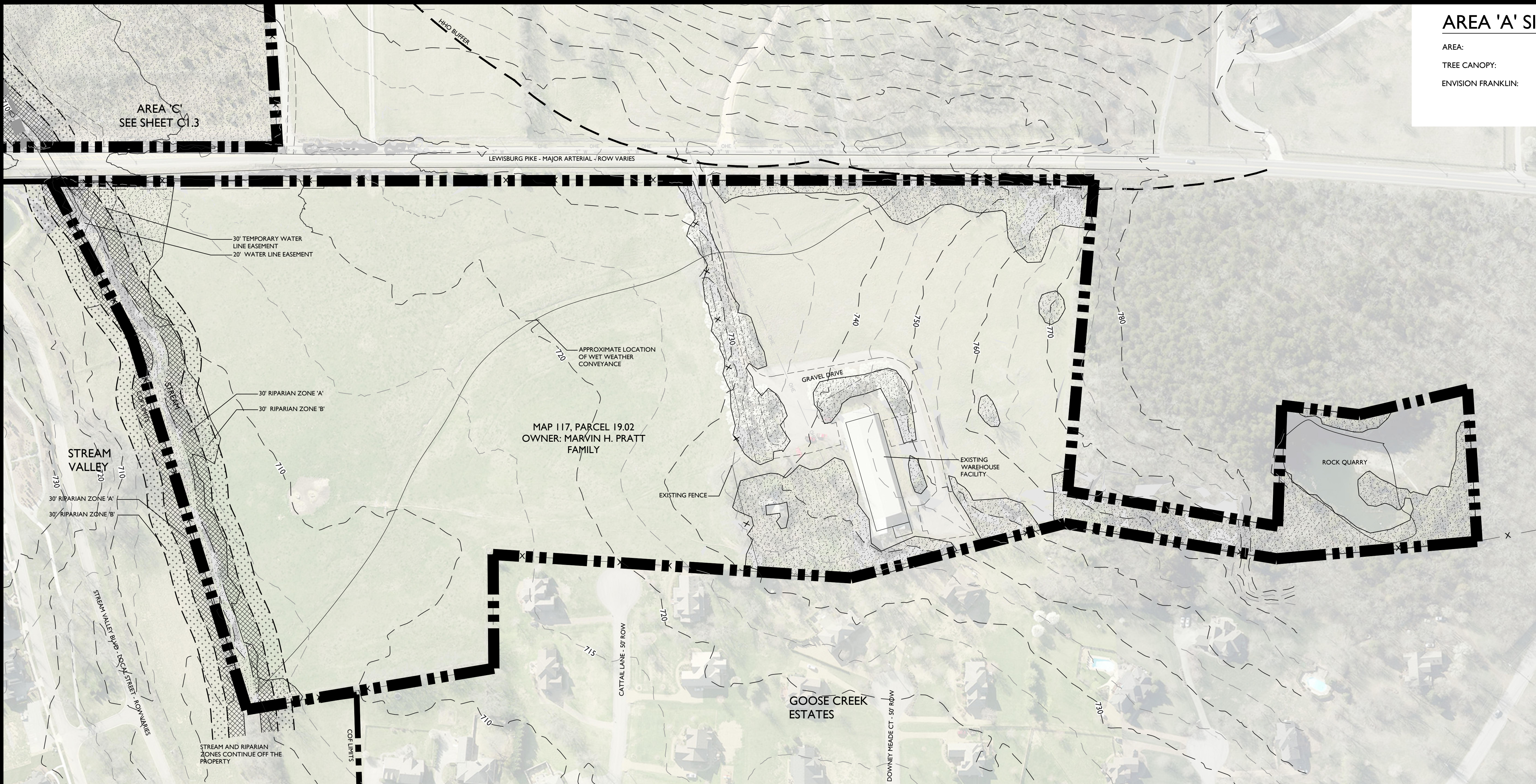
REQUIRED CANOPY PRESERVATION
46% OF TOTAL CANOPY ~ 2,600,491 SF

NOTES:

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



ADJACENT PROPERTY OWNERS		ADJACENT TRACT		ADJACENT TRACT		ADJACENT TRACT	
OWNER	ADDRESS	OWNER	ADDRESS	OWNER	ADDRESS	OWNER	ADDRESS
174-0000	174-0000	174-0000	174-0000	174-0000	174-0000	174-0000	174-0000
174-0001	174-0001	174-0001	174-0001	174-0001	174-0001	174-0001	174-0001
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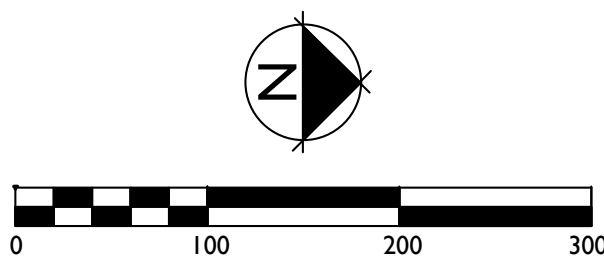
AREA 'A' SITE DATA CHART

AREA:	1,439,029 SF (33.03 AC)
TREE CANOPY:	291,328 SF (6.69 AC)
ENVISION FRANKLIN:	SINGLE-FAMILY



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



NOTES:

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

KEY

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

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

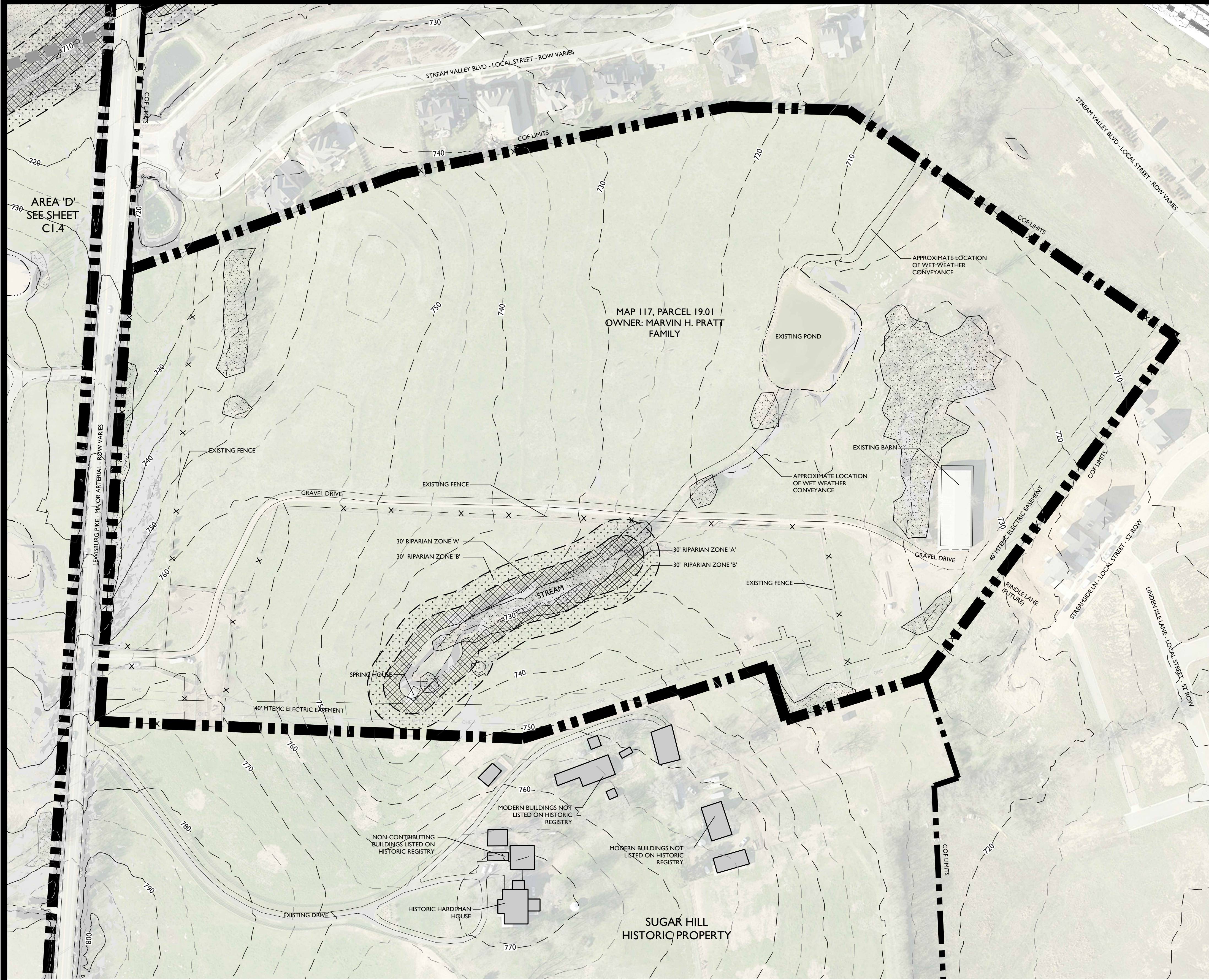


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AREA 'A' EXISTING
CONDITIONS
ENLARGEMENT

SHEET
C1.1

COF 6975



AREA 'B' SITE DATA CHART

AREA:	1,825,907 SF (41.92 AC)
TREE CANOPY:	109,070 SF (2.50 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION



NOTES:

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3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

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

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

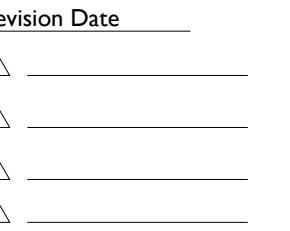


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SOUTH BROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

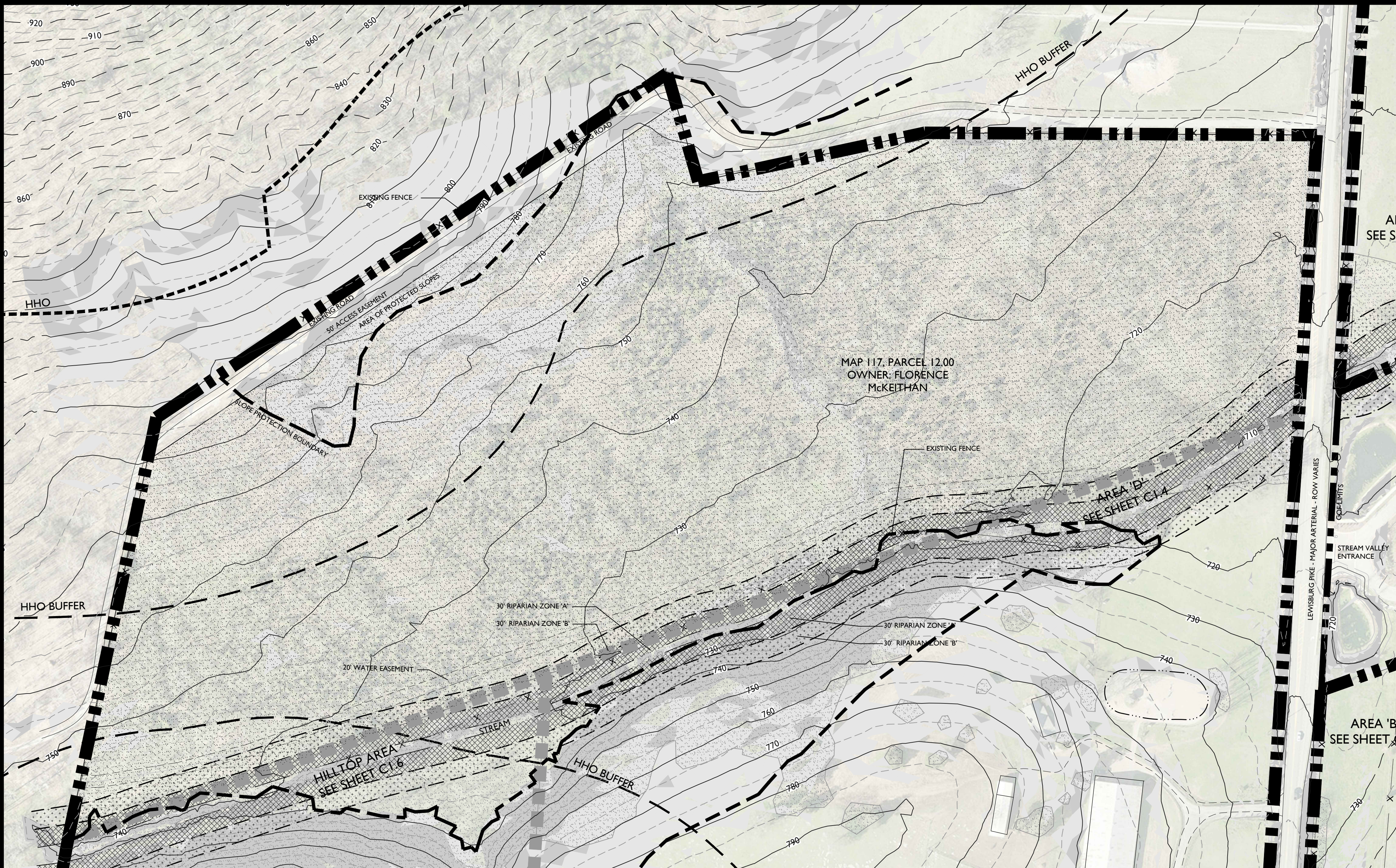


AREA 'C' EXISTING
CONDITIONS
ENLARGEMENT

SHEET
CI.3

COF 6975

AREA: 1,363,966 SF (31.31 AC)
 TREE CANOPY: 1,312,343 SF (30.12 AC)
 ENVISION FRANKLIN: CONSERVATION SUBDIVISION



NOTES:

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

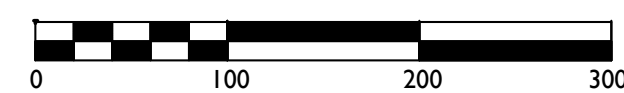
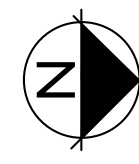
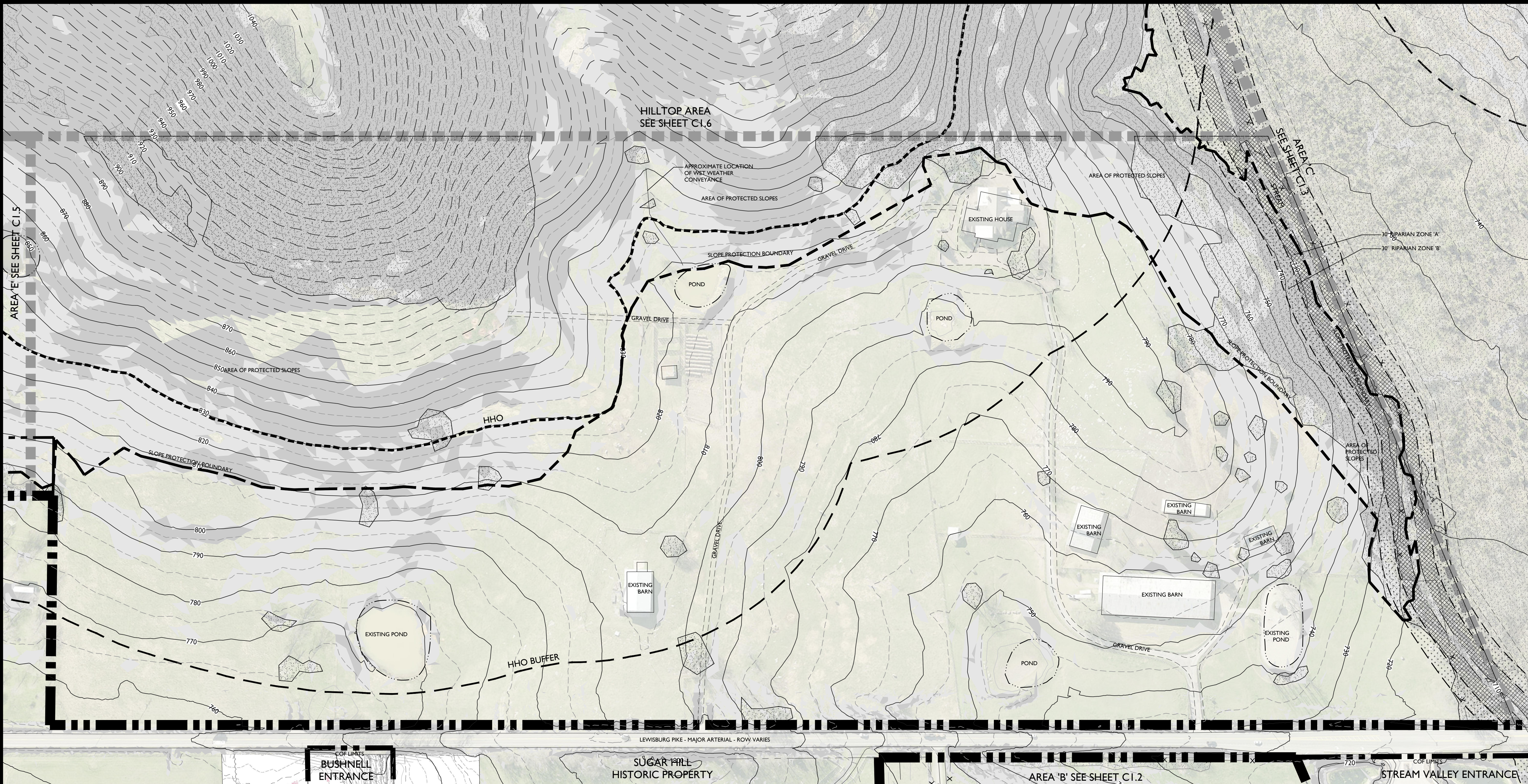
KEY

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

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.



Revision Date	_____
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- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
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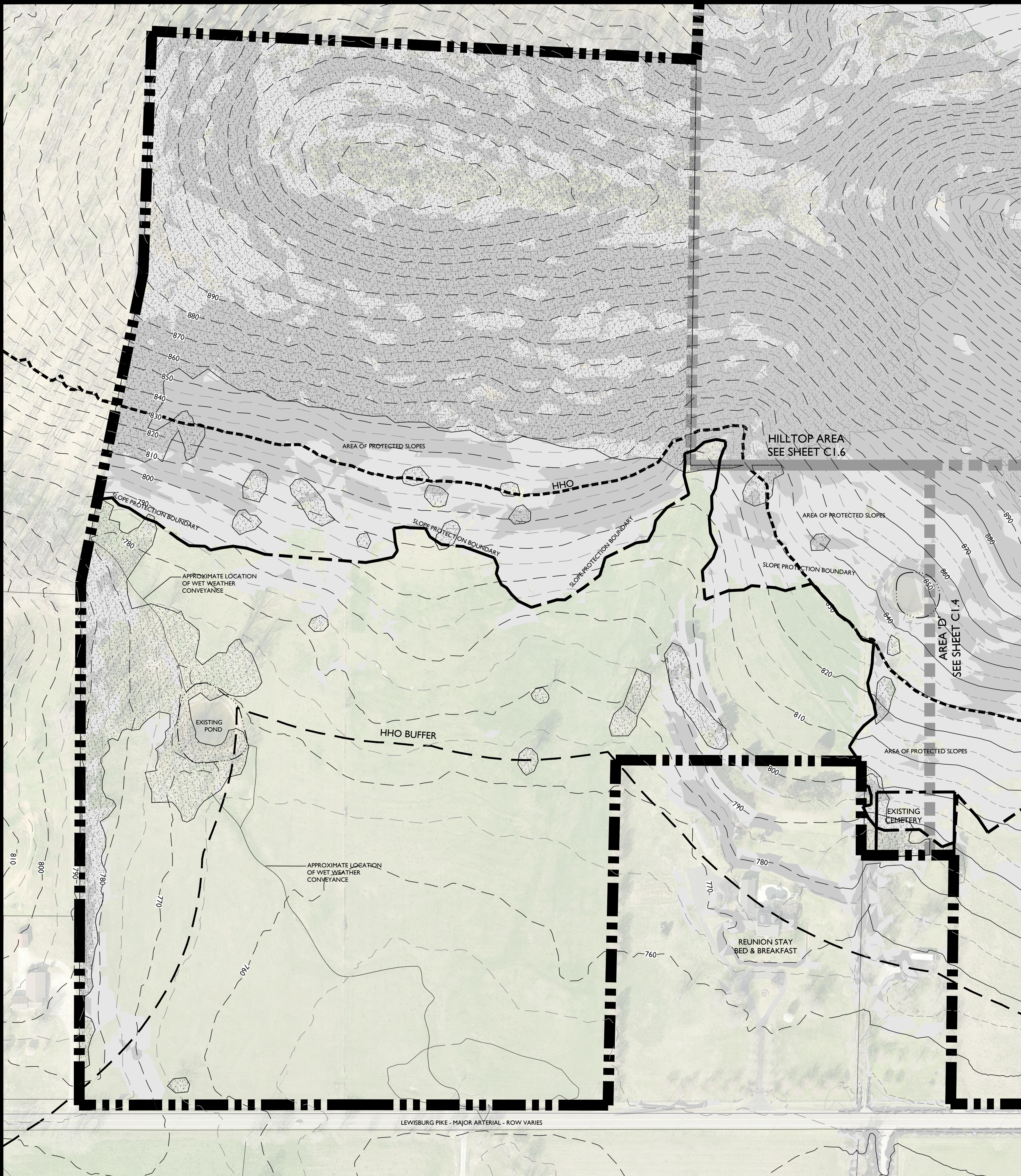
KEY

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

AREA 'D' SITE DATA CHART

AREA:	3,348,458 SF (76.87 AC)
TREE CANOPY:	554,861 SF (12.74 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.



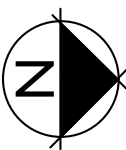
*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +

NOTES:

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

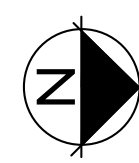
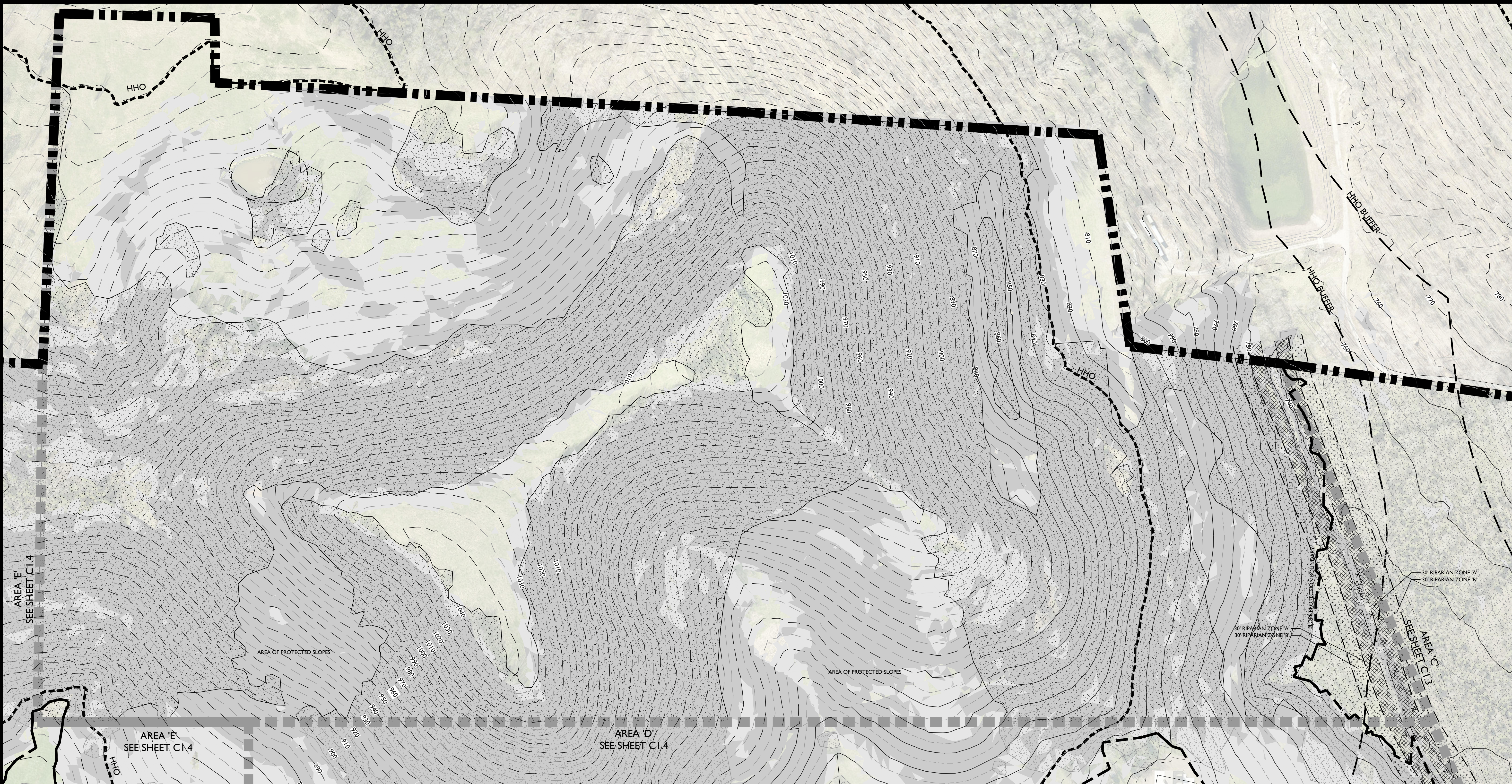


AREA 'E' SITE DATA CHART

AREA:	2,406,118 SF (55.23 AC)
TREE CANOPY:	925,028 SF (21.23 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION



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

KEY

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

HILLTOP AREA SITE DATA CHART

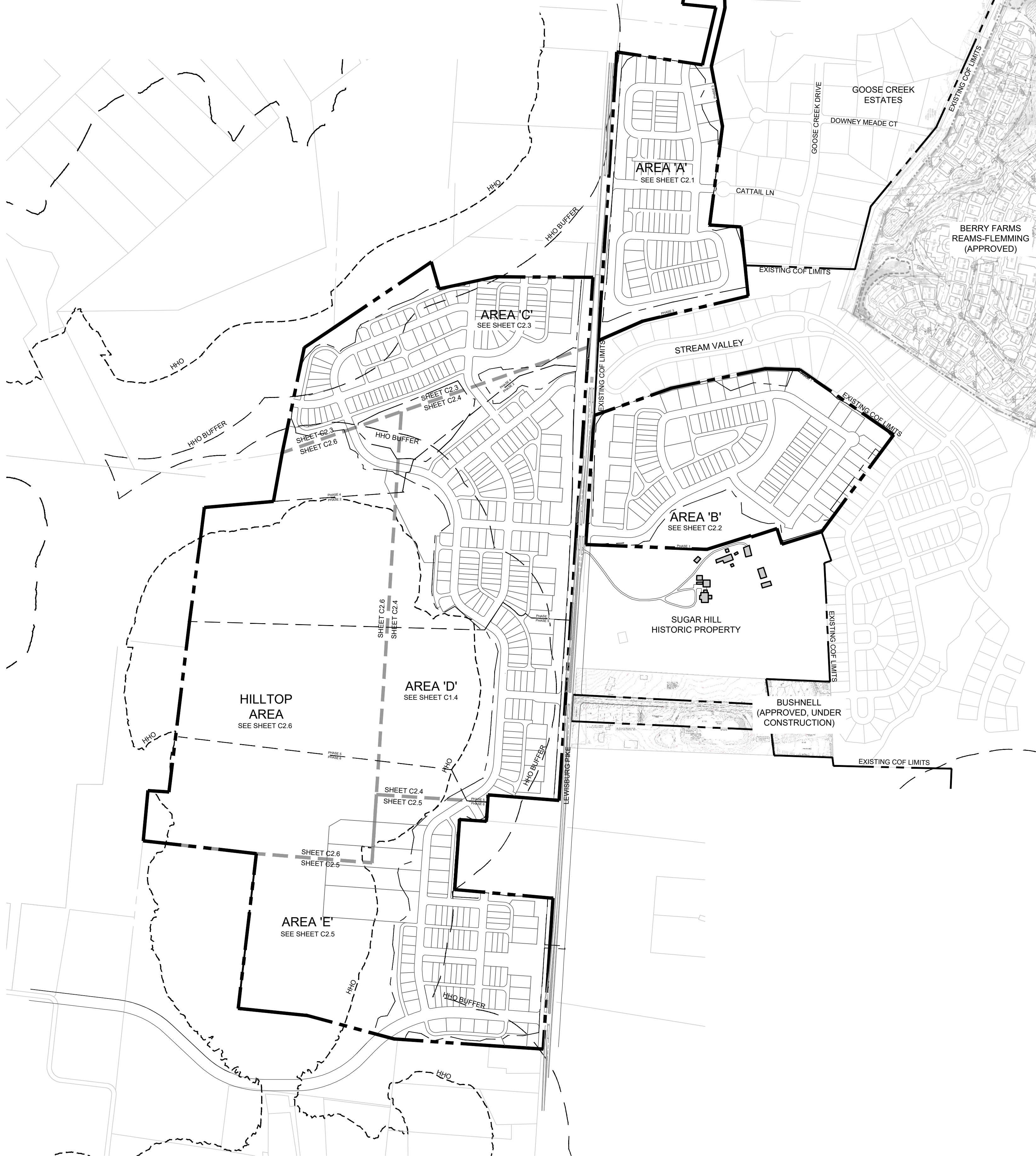
AREA:	2,406,118 SF (55.23 AC)
TREE CANOPY:	2,225,506 SF (51.09 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION



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LOT BREAKDOWN

	DETACHED					TOTAL DETACHED	ATTACHED			TOTAL ATTACHED	AREA TOTAL
	34'-40'	41'-45'	45'-55'	56'-60'	61'+		24' (2-3 UNIT)	60' (4-UNIT)	90' (4-UNIT)		
AREA 'A'	19	13	21	10	19	82	0	0	0	0	82
AREA 'B'	23	22	5	5	21	76	47	0	0	47	123
AREA 'C'	28	15	12	1	4	60	10	76	40	126	186
AREA 'D'	30	20	14	18	11	93	50	68	0	118	211
AREA 'E'	16	17	10	0	4	47	28	36	36	100	147
UNIT TOTAL	116	87	62	34	59	358	135	180	76	391	749
			155								



OPEN SPACE REQUIREMENT		
MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15% REQUIRED: 15% TOTAL = 2,083,598 SF 34% FORMAL = 708,423 SF 66% INFORMAL = 1,375,178 PROVIDED: 2,670,230 SF TOTAL FORMAL: 724,689 SF INFORMAL: 1,945,541 SF*		
OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50% REQUIRED: 6,945,325 SF PROVIDED: 7,993,240 SF		
LOT	CLASSIFICATION	TYPE
1000	INFORMAL	EXISTING QUARRY
1001	FORMAL	LINEAR PARK
1002	INFORMAL	WATER QUALITY
1003	FORMAL	PARK
1004	INFORMAL	BUFFER / STORMWATER
1005	INFORMAL	BUFFER / STORMWATER
1006	FORMAL	PARK
1007	FORMAL	PARK
1008	FORMAL	PARK
1009	INFORMAL	WATER QUALITY
1010	INFORMAL	WATER QUALITY
1011	INFORMAL	BUFFER
1012	INFORMAL	BUFFER
1013	FORMAL	PARK
1014	FORMAL	PARK
1015	FORMAL	PARK
1016	FORMAL	PARK
1017	INFORMAL	STREAM BUFFER
1018	FORMAL	AMENITY
1019	INFORMAL	WATER QUALITY
1020	INFORMAL	BUFFER
1021	FORMAL	PARK
1022	INFORMAL	BUFFER
1023	INFORMAL	OPEN AREA
1024	INFORMAL	WATER QUALITY
1025	FORMAL	PARK
1026	FORMAL	PARK
1027	INFORMAL	BUFFER
1028	INFORMAL	WATER QUALITY
1029	INFORMAL	PARKING
1030	FORMAL	PARK
1031	INFORMAL	WATER QUALITY
1032	FORMAL	AMENITY
1033	FORMAL	PARK
1034	INFORMAL	WATER QUALITY
1035	INFORMAL	PARKING
1036	INFORMAL	PARKING
1037	INFORMAL	WATER QUALITY
1038	INFORMAL	WATER QUALITY
1039	INFORMAL	WATER QUALITY
1040	FORMAL	PARK
1041	FORMAL	PARK
1042	INFORMAL	BUFFER
1043	INFORMAL	BUFFER
1044	FORMAL	PARK
1045	INFORMAL	OPEN AREA
1046	INFORMAL	BUFFER
1047	FORMAL	PARK
1048	INFORMAL	WATER QUALITY
1049	FORMAL	PARK
1050	INFORMAL	PARKING
1051	INFORMAL	PARKING
1052	INFORMAL	BUFFER
1053	FORMAL	PARK
1054	INFORMAL	PARKLAND DEDICATION

*NOTE: OS CALCULATIONS PER ZONING ORDINANCE DO NOT INCLUDE PARKLAND DEDICATION LOT #1054 (±122 AC)
THE 50% OS REQUIREMENT PER ENVISION FRANKLIN INCLUDES PARKLAND DEDICATION LOT 1049

TREE CANOPY RETENTION		
OVERALL SITE AREA = 13,890,650 SF (318.88 AC)		
TREE AREA	EXISTING	PRESERVED
A	291,328 SF	165,086 SF
B	109,070 SF	24,927 SF
C	1,312,343 SF	122,699 SF
D	654,961 SF	466,252 SF
E	925,028 SF	816,201 SF
HILLTOP	2,225,060 SF	2,165,476 SF
TOTAL SF	5,417,690 SF	3,750,641 SF
TOTAL ACRES	124.37 AC	86.10 AC
TREE CANOPY DATA:		
TOTAL EXISTING TREE CANOPY:	5,417,690 SF; 124.37 AC (39% OF SITE)	
REQUIRED CANOPY PRESERVATION:	48% (2,600,491 SF; 59.92 AC)	
PROVIDED CANOPY PRESERVATION:	3,750,641 SF; 86.10 AC (143% OF REQUIRED)	

TOTAL ACREAGE BY USE, PER PHASE:

PHASE 1
41.92 AC TOTAL
19.54 AC RESIDENTIAL (123 UNITS - 76 DETACHED, 47 ATTACHED)
13.47 AC OPEN SPACE

PHASE 2
39.40 AC TOTAL
15.39 AC RESIDENTIAL (161 UNITS - 68 DETACHED, 93 ATTACHED)
8.94 AC OPEN SPACE

PHASE 3
33.03 AC TOTAL
13.73 AC RESIDENTIAL (82 UNITS - 82 DETACHED)
11.18 AC OPEN SPACE

PHASE 4
30.62 AC TOTAL
13.14 AC RESIDENTIAL (186 UNITS - 60 DETACHED, 126 ATTACHED)
15.78 AC OPEN SPACE

PHASE 5
15.61 AC TOTAL
6.78 AC RESIDENTIAL (50 UNITS - 25 DETACHED - 25 ATTACHED)
15.78 AC OPEN SPACE

PHASE 6
30.90 AC TOTAL
21.2 AC RESIDENTIAL (147 UNITS - 47 DETACHED - 100 ATTACHED)
6.56 AC OPEN SPACE

SITE DATA CHART

PROJECT NAME: SOUTHBROOKE
PROJECT #: 6975
SUBDIVISION: SOUTHBROOKE

ADDRESS: LEWISBURG PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

EXISTING ZONING: MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING: SD-R (2.35)
EXISTING CHARACTER AREA: GCCO-S & MLCO-2
OTHER APPLICABLE OVERLAYS: HHO & HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 318.88 AC
SQUARE FOOTAGE OF SITE: 13,890,650 SF

MINIMUM SETBACKS: SEE ARCHITECTURE SHEETS A1.0 & A1.1
MINIMUM SETBACKS ARE ESTABLISHED AS PART OF THE PUD

OWNERS:
117---01200 FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215
117---01300 & 118---04900 DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064
117---01400, 118---04901, 118---05001, 118---05002, 133---00100 THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706
117---01901 & 117---01902 MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

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

TOTAL UNITS: 749
ATTACHED: 391 (211 3BR+, 180 2BR)
DETACHED: 358

BUILDING HEIGHT: 1 - 2.5 STORIES

REQUIRED LSR: 0.2
PROVIDED LSR: 0.2
*NOTE- PROPOSED COF PARK NOT INCLUDED IN LSR CALCULATION

MINIMUM PARKING REQUIREMENT: 2 / SF DETACHED: 716
1.5 / 1BR ATTACHED: 0
2.5 / 2 BR ATTACHED: 450
3.5 / 3BR+ ATTACHED: 739
TOTAL: 1,905

EXISTING PARKING: NONE
PROVIDED PARKING: 3,211

RESIDENTIAL DENSITY: 2.35 D.U.A.
NET DENSITY (MINUS ROW): 2.91 D.U.A.
NET DENSITY (MINUS ROW & HHO): 4.85 D.U.A.

TREE CANOPY: 3,937,245 SF (AC)
PARKLAND DEDICATION FEE: \$3,223.696

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
749 UNITS x 350 GPD = 262,150 GPD

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

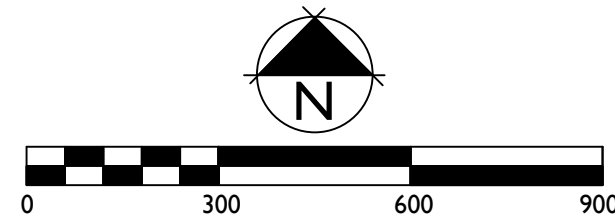
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

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

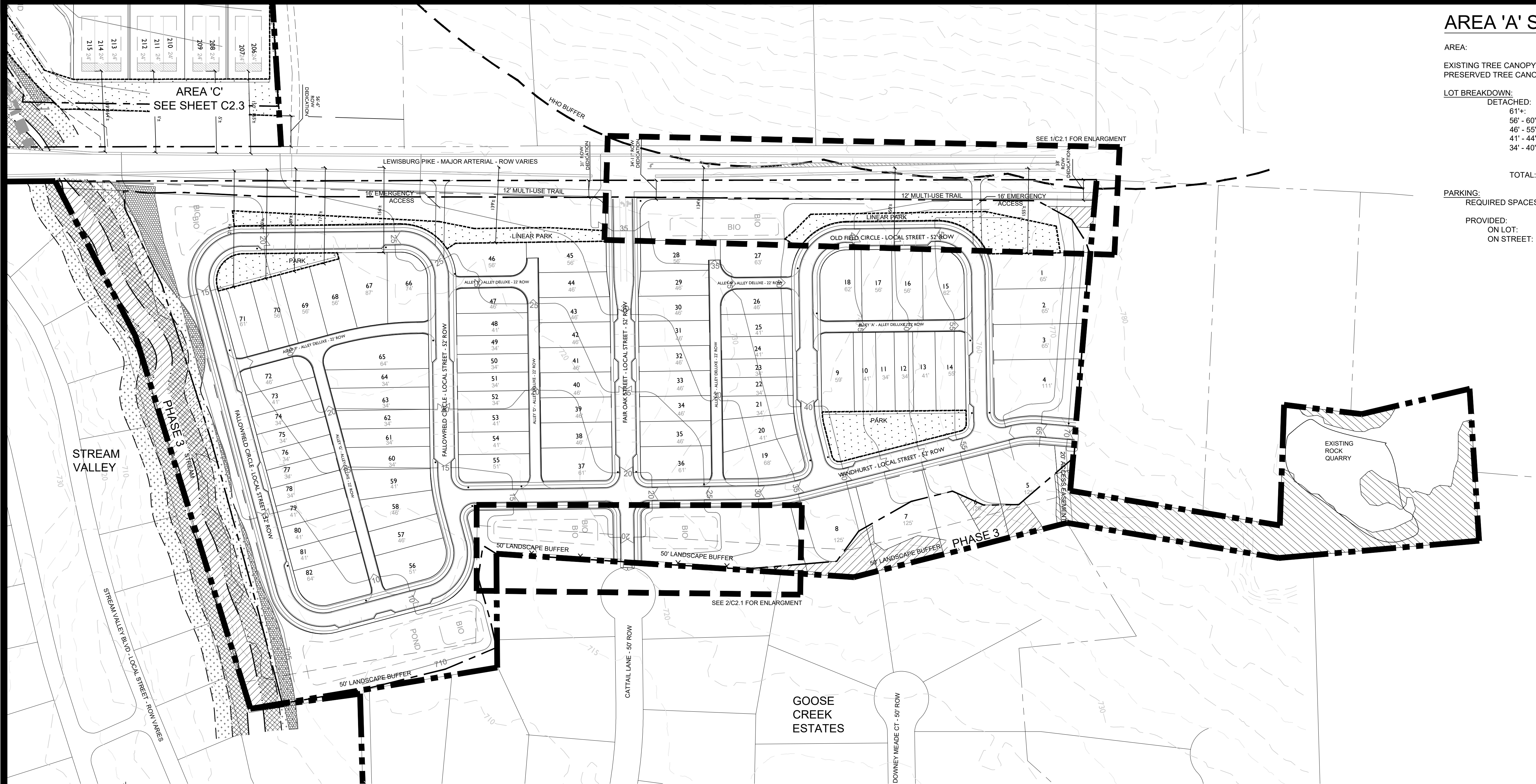
PROJECTED STUDENT POPULATION
749 x 0.64 = 480 STUDENTS

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

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

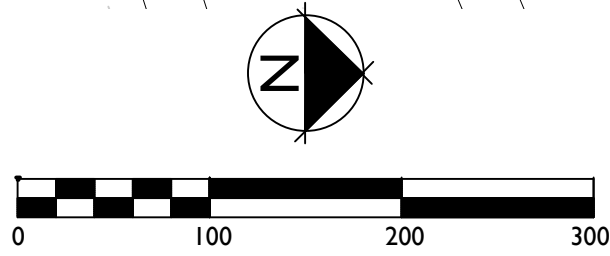


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AREA 'A' SITE DATA CHART

AREA:	1,439,029 SF	(33.03 AC)
EXISTING TREE CANOPY:	291,328 SF (6.69 AC)	
PRESERVED TREE CANOPY:	165,086 SF (3.79 AC)	
LOT BREAKDOWN:		
DETACHED:		
61'+:	19	
58' - 60':	10	
48' - 55':	21	
41' - 44':	13	
34' - 40':	19	
TOTAL:	82	
PARKING:		
REQUIRED SPACES (2/UNIT):		
164		
PROVIDED:		
ON LOT:	328	
ON STREET:	88	
TOTAL:	416	



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

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE H/O BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

TYPICAL LOT

ALLEY

BUILDING ENVELOPE (ATTACHED UNITS ONLY)

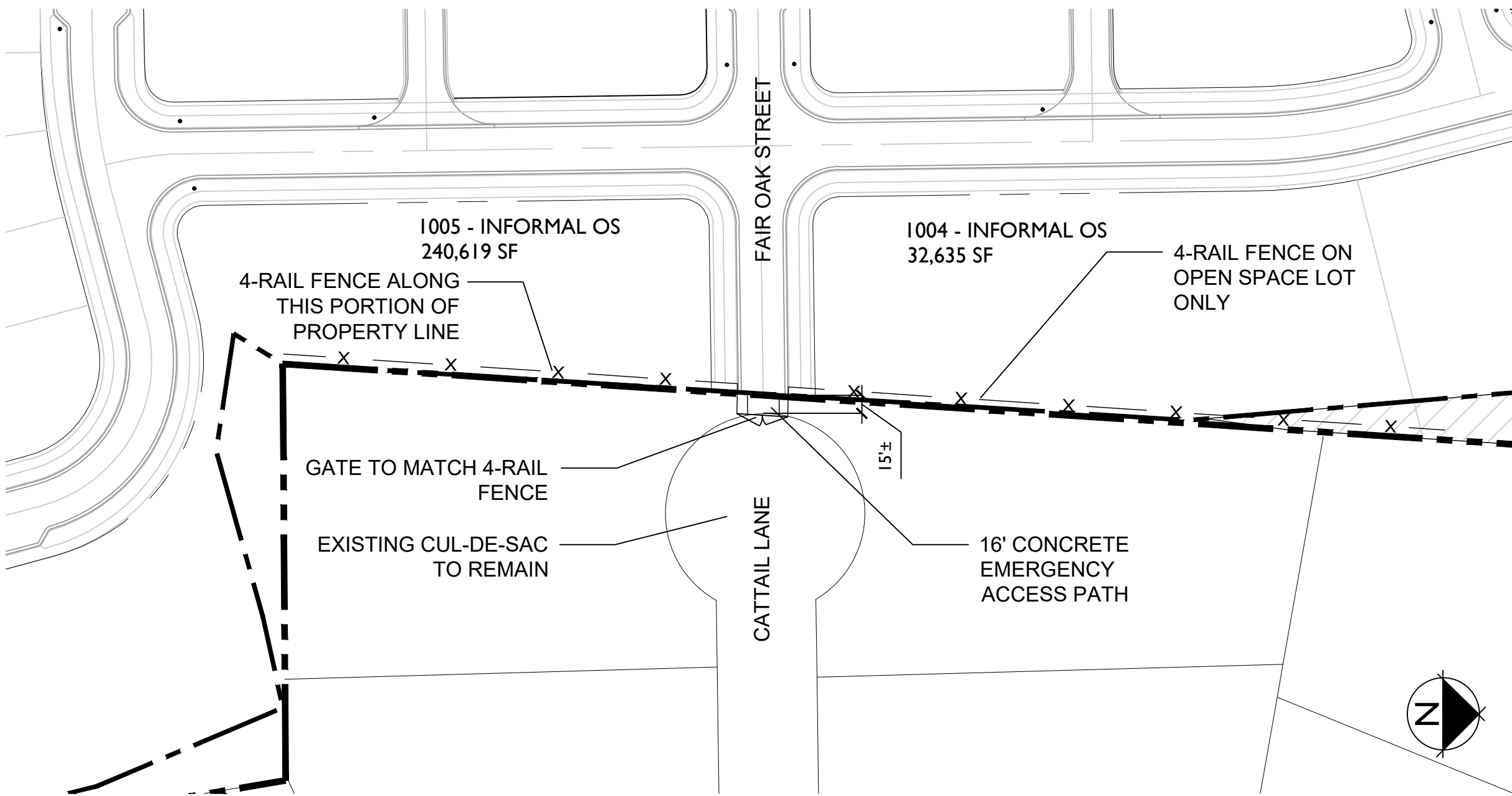
UNIT / LOT NUMBER

UNIT / LOT TYPE

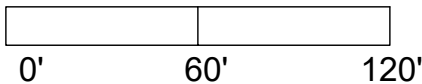
STREET



1
C2.1
LINEAR PARK & BUFFER
PLAN
N.T.S.



2
C2.1
EMERGENCY CONNECTION TO GOOSE CREEK ESTATES
PLAN

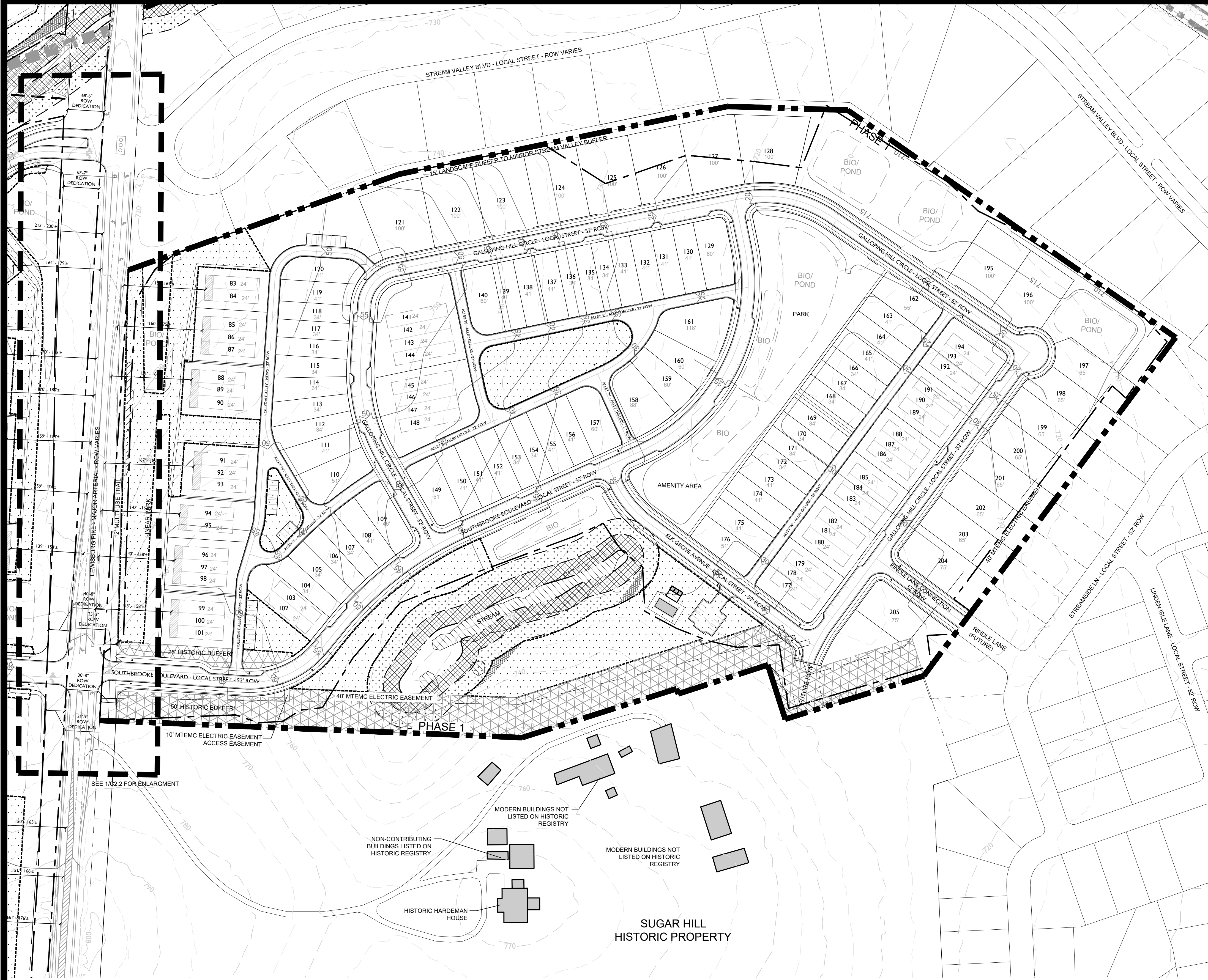


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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AREA 'B' SITE DATA CHART

AREA:	1,825,907 SF	(41.92 AC)
EXISTING TREE CANOPY:	109,070 SF (2.50 AC)	
PRESERVED TREE CANOPY:	24,927 SF (0.57AC)	
LOT BREAKDOWN:		
ATTACHED:	47	
24':		
TOTAL:	47	
DETACHED:		
61'+:	21	
56' - 60':	5	
46' - 55':	5	
41' - 44':	22	
34' - 40':	23	
TOTAL:	76	
AREA TOTAL:	123	
PARKING:		
REQUIRED SPACES:		
2 / DETACHED UNIT:	152	
3 / ATTACHED (3BR UNITS):	141	
TOTAL REQUIRED:	293	
PROVIDED:		
2 / DETACHED LOT (MIN):	304	
4 / ATTACHED LOT (2 GARAGE, 2 TANDEM):	188	
ON-STREET:	90	
OFF-STREET:	39	
TOTAL SPACES:	621	



1 LINEAR PARK & BUFFER
C2.2 PLAN

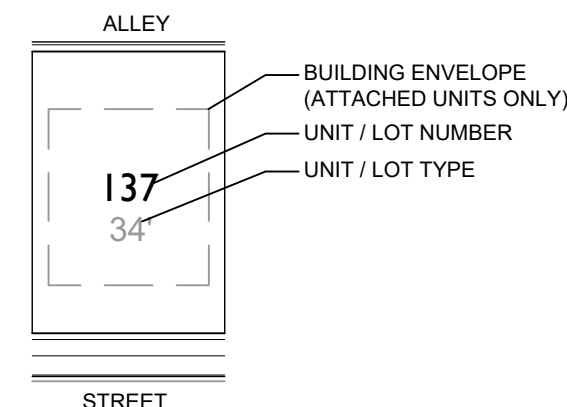
N.T.S.

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

KEY

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

TYPICAL LOT



"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

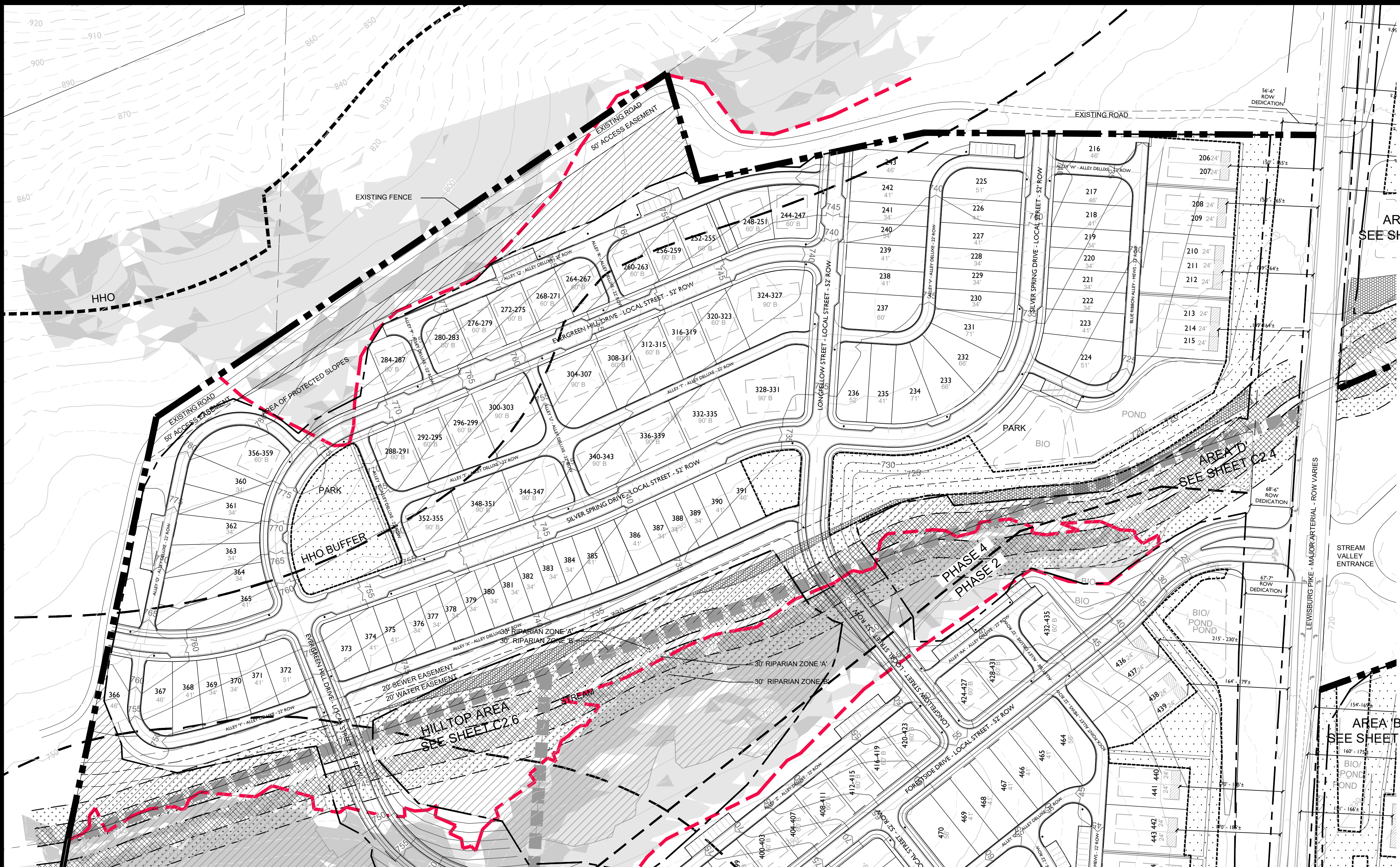
OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



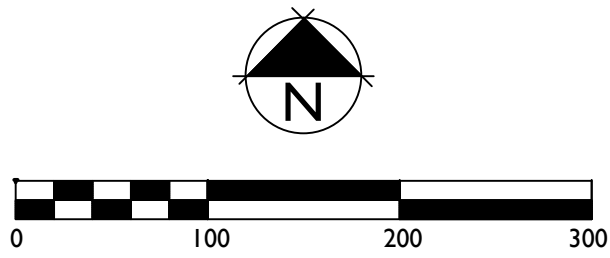
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AREA 'C' SITE DATA CHART

AREA:	1,363,966 SF (31.31 AC)
EXISTING TREE CANOPY:	1,312,343 SF (30.12 AC)
PRESERVED TREE CANOPY:	122,699 SF (2.88 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	10
60' (4 UNIT/LOT, 2BR UNITS):	76
90' (4 UNIT/LOT, 3BR UNITS):	40
TOTAL:	126
DETACHED:	
61'+:	4
56' - 60':	1
45' - 55':	12
41' - 44':	15
34' - 40':	28
TOTAL:	60
AREA TOTAL:	186

PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	120
3 / 24' UNIT AND 90' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	190
TOTAL REQUIRED:	460
PROVIDED:	
4 / DETACHED LOT:	240
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 DRIVEWAY)	152
ON-STREET:	110
OFF-STREET:	41
TOTAL SPACES:	743



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

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING STREET LIGHT; TYP

TYPICAL LOT

ALLEY

137

34

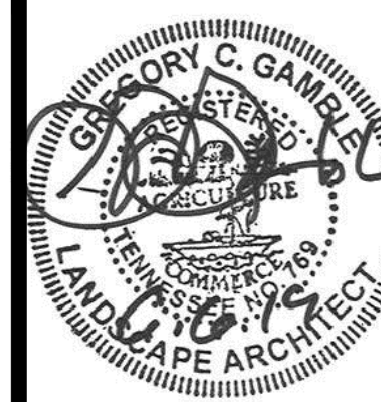
STREET

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

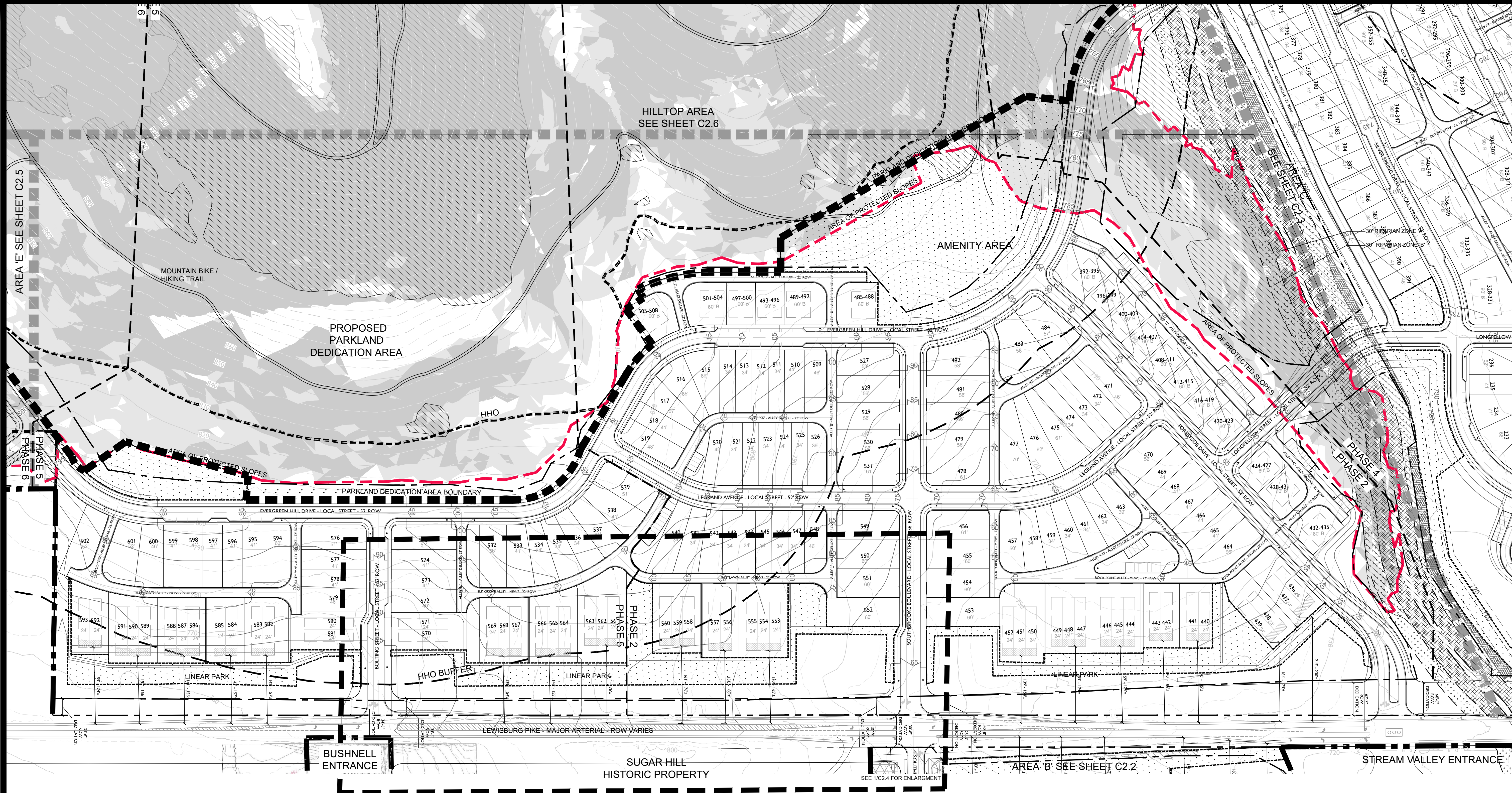
OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11



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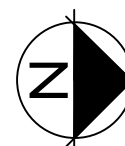
AREA 'D' SITE DATA CHART

AREA:	3,348,458 SF (76.87 AC)
EXISTING TREE CANOPY:	554,861 SF (12.74 AC)
PRESERVED TREE CANOPY:	456,252 SF (10.47 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	50
60' (4 UNIT/LOT, 2BR UNITS):	68
TOTAL:	118
DETACHED:	
61'+:	11
56' - 60':	18
45' - 55':	14
41' - 44':	20
34' - 40':	30
TOTAL:	93
AREA TOTAL:	211
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	186
3 / 24' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	170
TOTAL REQUIRED:	506
PROVIDED:	
4 / DETACHED LOT (MIN):	372
4 / 24' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 TANDEM):	136
ON-STREET:	42
OFF-STREET:	58
TOTAL SPACES:	808



1
C2.4
LINEAR PARK & BUFFER
PLAN

N.T.S.



NOTES:

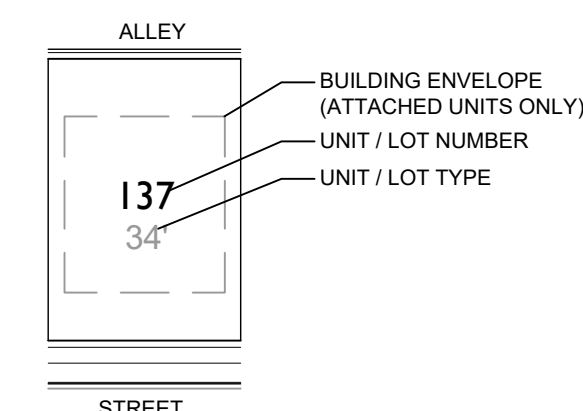
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- STREET LIGHT; TYP

TYPICAL LOT



OPEN SPACE LOT PLAN AND CHART
SHOWN ON SHEET C.11

AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	925,028 SF (21.23 AC)
PRESERVED TREE CANOPY:	816,201 SF (18.74 AC)

LOT BREAKDOWN:	
ATTACHED:	
24' (3BR):	28
60' (4 UNIT/LOT, 2BR):	36
90' (4 UNIT/LOT, 3BR):	36
TOTAL:	100
DETACHED:	
61'+:	4
46' - 55':	10
41' - 44':	17
34' - 40':	16
TOTAL:	47
AREA TOTAL:	147
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	94
3 / 24' UNIT & 90' UNIT (3-BR):	192
2.5 / 60' UNIT (2-BR):	90
TOTAL REQUIRED:	376
PROVIDED:	
4 / DETACHED LOT:	188
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	256
2 / 60' UNIT (1 GARAGE, 1 TANDEM)	72
ON-STREET:	73
OFF-STREET:	34
TOTAL SPACES: 623	

NOTE: CRITICAL LOTS-
IF, AT SITE PLAN, FIELD-RUN
TOPOGRAPHY SHOWS
SLOPES OVER 14% WHERE
SLOPES ARE PROTECTED,
THEN LOTS MAY BE
NON-BUILDABLE OR
RECONFIGURED.

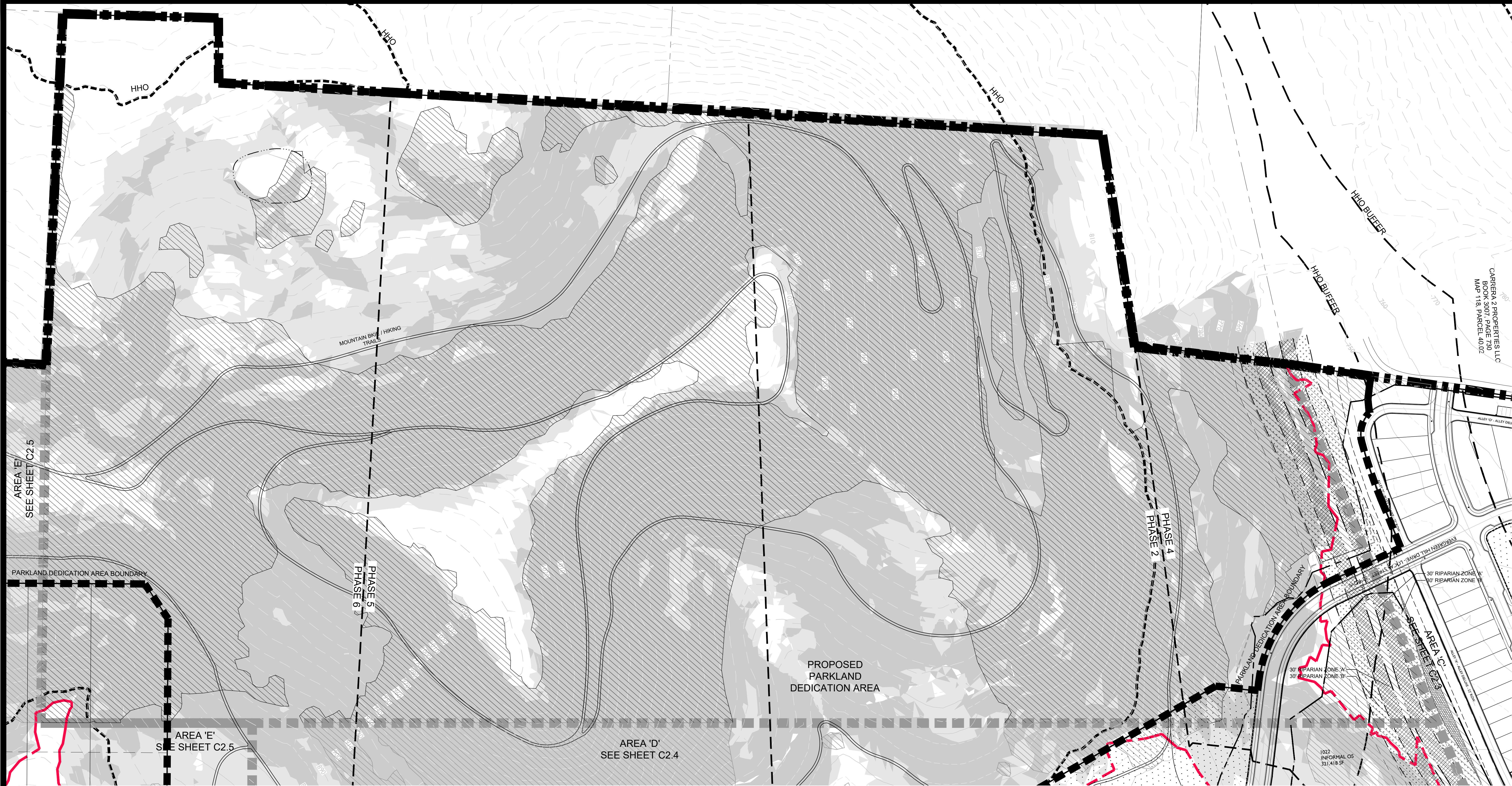
"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

 PRESEVED CANOPY
 SLOPES - 14 - 20%
 SLOPES - 20% +
 FORMAL OPEN SPACE
 STREET LIGHT; TYP
 CRITICAL LOT

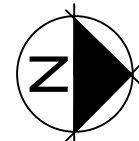
Diagram illustrating the components of a building footprint on a map:

- ALLEY**: Labeled at the top.
- BUILDING ENVELOPE (ATTACHED UNITS ONLY)**: Points to the outer boundary of the building footprint.
- UNIT / LOT NUMBER**: Points to the number **137** inside the footprint.
- UNIT / LOT TYPE**: Points to the number **34** inside the footprint.
- STREET**: Labeled at the bottom.

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



CARGEN 2 PROPERTIES LLC
CARGEN 2007, PAGE 730
MAP 118, PARCEL 40.02



NOTES:

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

KEY

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

HILLTOP AREA SITE DATA CHART

AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	2,225,506 SF (51.09 AC)
PRESERVED TREE CANOPY:	2,165,476 SF (49.71 AC)



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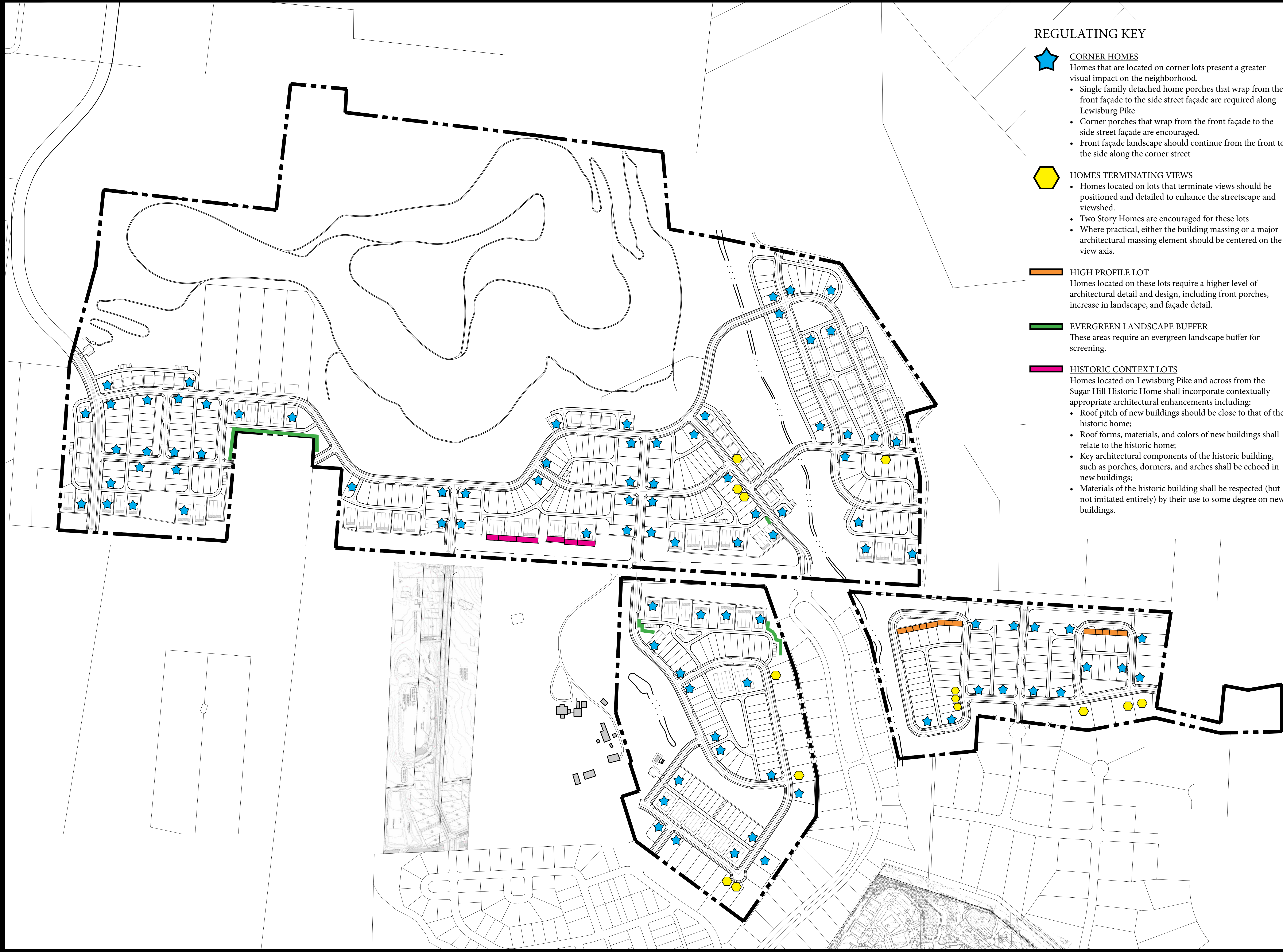
*NOTE: LEGAL DESCRIPTION OF
PARKLAND DEDICATION AREA
AND REZONING REQUEST TO BE
SUBMITTED WITH FIRST SITE
PLAN SUBMITTAL.

Parkland Dedication Calculations*				
Calculation of Requirement				
Total Dedication Required for 781 Residential Units		QTY.	Land Value	Cash Total
		780* Lots	\$4,304 / Lot	\$3,357,120
Proposed Land and Construction Dedication				
Land Dedication				
Description	Land Total (SF)	Land Total (AC)	Land Value	Cash Total
Parkland Dedication Area	5,309,472 SF	120-125 AC	\$62,121 / AC	\$7,454,520 - \$7,765,125
Construction Dedication				
Description	QTY.	Cost		Cash Total
Hiking Trails (5' Wide)	19,407 LF	\$9.25/LF		\$179,514.75
Hiking Trail Grading, Clearing, and Grubbing	97,035 SF	\$4.00/SF		\$388,140.00
Trailhead with restroom facilities	1	\$50,000.00		\$50,000.00
Total Proposed Construction Dedication				\$617,654.75
Calculation of Additional Dedication Required				
Description	QTY.			Cash Total
Land Dedication	120 - 125 AC			\$7,454,520 - \$7,765,125
Construction Dedication				\$617,654.75
Total Proposed Dedication				\$8,072,174.75 - \$8,382,779.75
Required Dedication				\$3,357,120
Dedication Beyond Requirement				\$4,715,054.75 - \$5,025,659.75

*Unit count is approximate. Final count to be established at site plan.



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REGULATING KEY

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CORNER HOMES
Homes that are located on corner lots present a greater visual impact on the neighborhood.

 - Single family detached home porches that wrap from the front façade to the side street façade are required along Lewisburg Pike
 - Corner porches that wrap from the front façade to the side street façade are encouraged.
 - Front façade landscape should continue from the front to the side along the corner street
- 

HOMES TERMINATING VIEWS

 - Homes located on lots that terminate views should be positioned and detailed to enhance the streetscape and viewshed.
 - Two Story Homes are encouraged for these lots
 - Where practical, either the building massing or a major architectural massing element should be centered on the view axis.
- 

HIGH PROFILE LOT
Homes located on these lots require a higher level of architectural detail and design, including front porches, increase in landscape, and façade detail.
- 

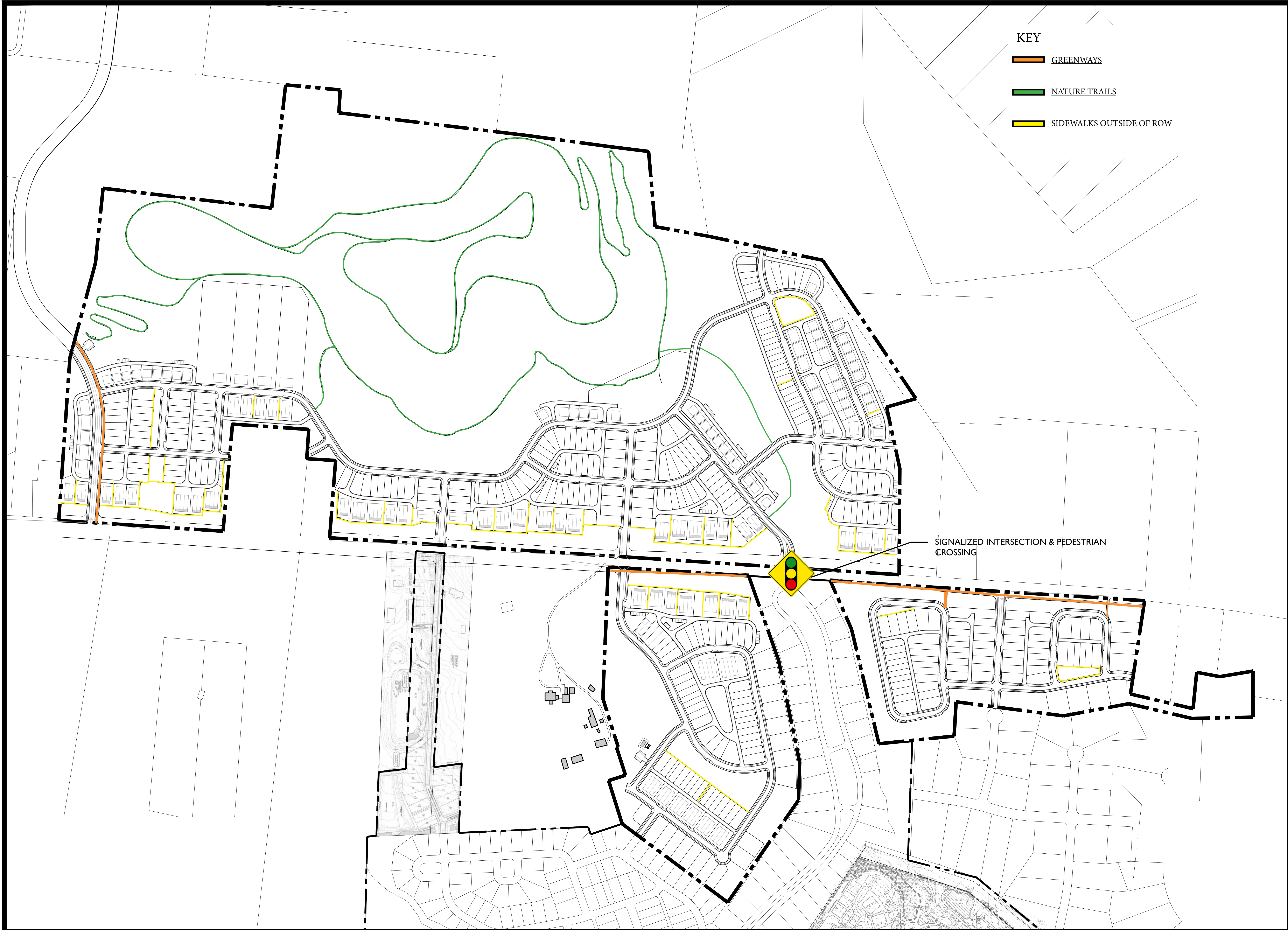
EVERGREEN LANDSCAPE BUFFER
These areas require an evergreen landscape buffer for screening.
- 

HISTORIC CONTEXT LOTS
Homes located on Lewisburg Pike and across from the Sugar Hill Historic Home shall incorporate contextually appropriate architectural enhancements including:

 - Roof pitch of new buildings should be close to that of the historic home;
 - Roof forms, materials, and colors of new buildings shall relate to the historic home;
 - Key architectural components of the historic building, such as porches, dormers, and arches shall be echoed in new buildings;
 - Materials of the historic building shall be respected (but not imitated entirely) by their use to some degree on new buildings.



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- KEY
- GREENWAYS
 - NATURE TRAILS
 - SIDEWALKS OUTSIDE OF ROW

SIGNALIZED INTERSECTION & PEDESTRIAN CROSSING



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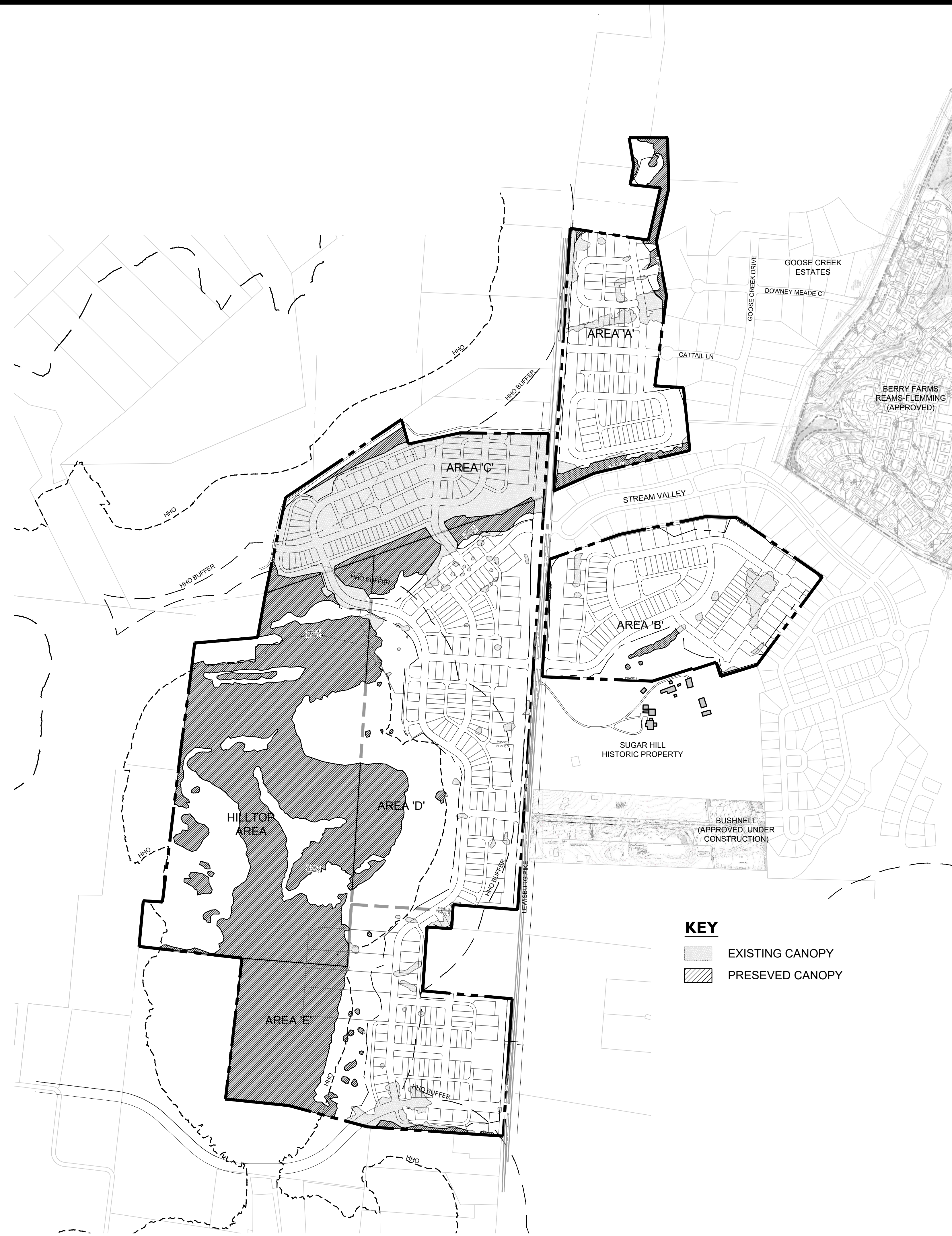
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PEDESTRIAN
PLAN



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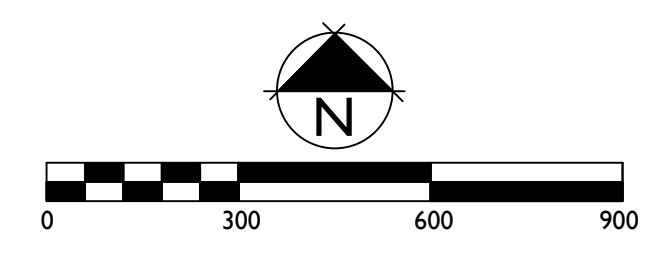
TREE CANOPY RETENTION		
OVERALL SITE AREA = 13,890,650 SF (318.88 AC)		
TREE AREA	EXISTING	PRESERVED
A	291,328 SF	165,086 SF
B	109,070 SF	24,927 SF
C	1,312,343 SF	122,699 SF
D	554,961 SF	456,252 SF
E	925,028 SF	816,201 SF
HILLTOP	2,225,060 SF	2,165,476 SF
TOTAL SF	5,417,690 SF	3,750,641 SF
TOTAL ACRES	124.37 AC	86.10 AC
TREE CANOPY DATA:		
TOTAL EXISTING TREE CANOPY:	5,417,690 SF; 124.37 AC (39% OF SITE)	
REQUIRED CANOPY PRESERVATION:	48% (2,600,491 SF; 59.92 AC)	
PROVIDED CANOPY PRESERVATION:	3,750,641 SF; 86.10 AC (143% OF REQUIRED)	

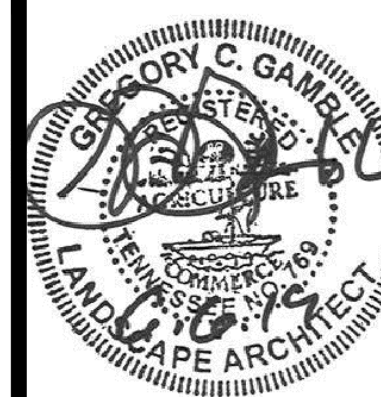


KEY

EXISTING CANOPY

PRESEVED CANOPY





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OPEN SPACE
PLAN

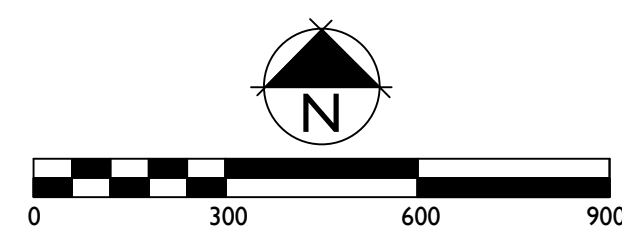
OPEN SPACE REQUIREMENT

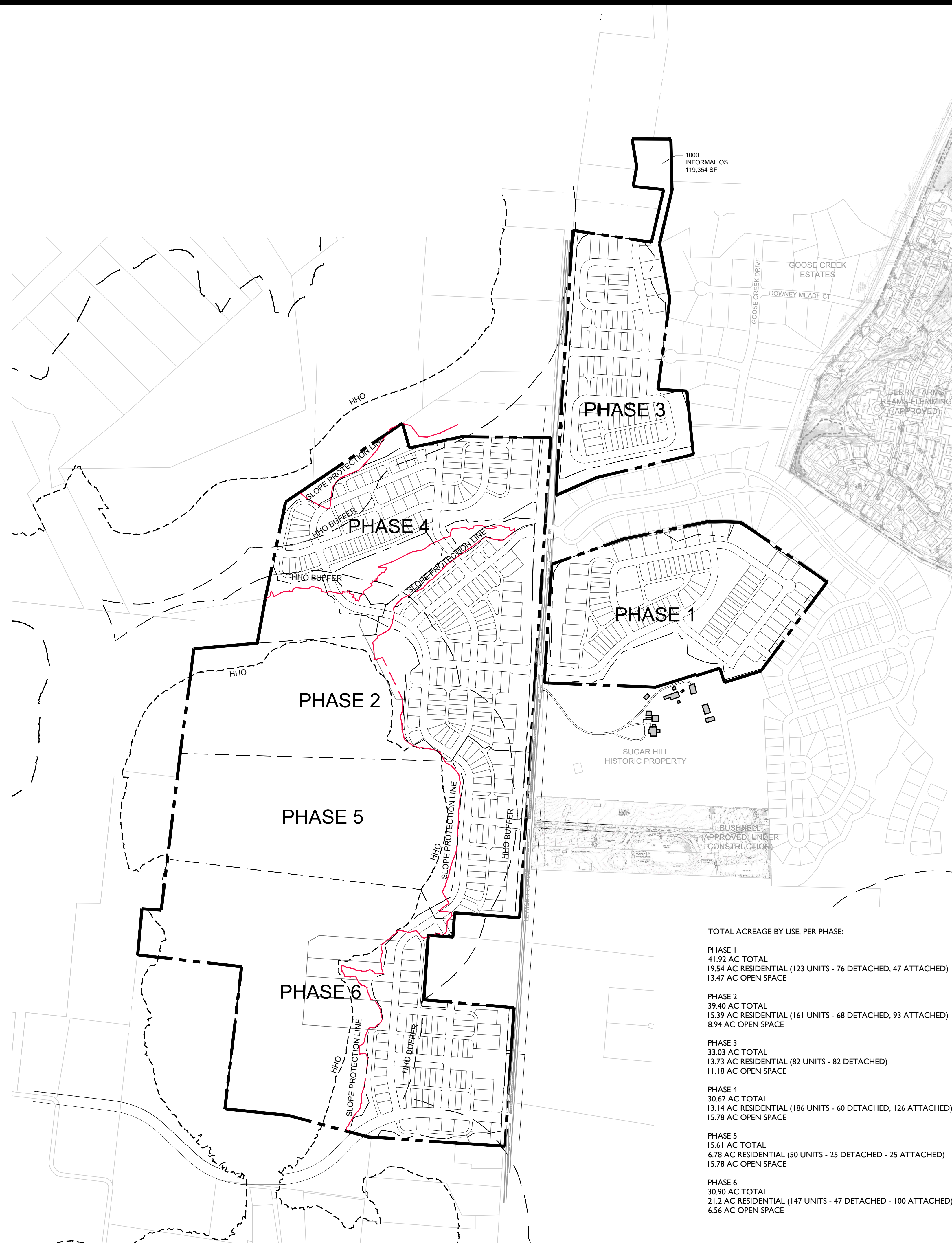
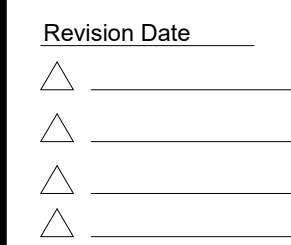
MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%*
REQUIRED: 15% TOTAL = 2,083,598 SF
34% FORMAL = 708,423 SF
66% INFORMAL = 1,375,178
PROVIDED: 2,470,330 SF TOTAL
FORMAL: 724,689 SF
INFORMAL: 1,945,541 SF*

OPEN SPACE REQUIREMENT (PER
ENVISION FRANKLIN): 50%
REQUIRED: 6,945,325 SF
PROVIDED: 7,993,240 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
1000	INFORMAL	EXISTING QUARRY	121,521
1001	FORMAL	LINEAR PARK	16,379
1002	INFORMAL	WATER QUALITY	40,322
1003	FORMAL	PARK	16,840
1004	INFORMAL	BUFFER / STORMWATER	32,635
1005	INFORMAL	BUFFER / STORMWATER	240,619
1006	FORMAL	PARK	8,443
1007	FORMAL	PARK	14,891
1008	FORMAL	PARK	67,209
1009	INFORMAL	WATER QUALITY	19,187
1010	INFORMAL	WATER QUALITY	117,200
1011	INFORMAL	BUFFER	119,310
1012	INFORMAL	BUFFER	2,561
1013	FORMAL	PARK	8,379
1014	FORMAL	PARK	7,800
1015	FORMAL	PARK	26,989
1016	FORMAL	PARK	26,016
1017	INFORMAL	STREAM BUFFER	238,965
1018	FORMAL	AMENITY	55,488
1019	INFORMAL	WATER QUALITY	98,799
1020	INFORMAL	BUFFER	146,850
1021	FORMAL	PARK	29,058
1022	INFORMAL	BUFFER	321,418
1023	INFORMAL	OPEN AREA	3,633
1024	INFORMAL	WATER QUALITY	1,894
1025	FORMAL	PARK	7,620
1026	FORMAL	PARK	65,005
1027	INFORMAL	BUFFER	126,049
1028	INFORMAL	WATER QUALITY	42,238
1029	INFORMAL	PARKING	9,434
1030	FORMAL	PARK	47,133
1031	INFORMAL	WATER QUALITY	60,259
1032	FORMAL	AMENITY	157,864
1033	FORMAL	PARK	61,087
1034	INFORMAL	WATER QUALITY	56,217
1035	INFORMAL	PARKING	2,772
1036	INFORMAL	PARKING	5,040
1037	INFORMAL	WATER QUALITY	3,175
1038	INFORMAL	WATER QUALITY	3,317
1039	INFORMAL	WATER QUALITY	31,766
1040	FORMAL	PARK	27,382
1041	FORMAL	PARK	25,771
1042	INFORMAL	BUFFER	15,464
1043	INFORMAL	BUFFER	32,351
1044	FORMAL	PARK	9,157
1045	INFORMAL	OPEN AREA	3,196
1046	INFORMAL	BUFFER	48,185
1047	FORMAL	PARK	18,252
1048	INFORMAL	WATER QUALITY	51,654
1049	FORMAL	PARK	15,510
1050	INFORMAL	PARKING	1,653
1051	INFORMAL	PARKING	1,646
1052	INFORMAL	BUFFER	45,943
1053	FORMAL	PARK	12,410
1054	INFORMAL	PARKLAND DEDICATION	5,323,010*

*NOTE: OS CALCULATIONS PER ZONING ORDINANCE DO NOT INCLUDE
PARKLAND DEDICATION LOT #1054 (±122 AC)
THE 50% OS REQUIREMENT PER ENVISION FRANKLIN INCLUDES PARKLAND
DEDICATION LOT 1049







GRADING & DRAINAGE GENERAL NOTES

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OVERALL GRADING & DRAINAGE DATA CHART

SITE AREA: 311.8 AC.*
IMPERVIOUS AREA: 80.9 AC.
DISTURBED AREA: 158.0 AC.
*ACREAGE EXCLUDES LEWSIBURG ROW DEDICATION

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

IMPERVIOUS AREA CALCULATION								
		# OF LOTS						
WATERSHED	ROW (AC)	1/8 AC	1/4 AC	1/3 AC	1/2 AC	2 AC	PARKING (AC)	TOTAL IMP (AC)
1	0	0	0	0	0	0	0	0.0
2	7.7	81	21	7	0	4	0.2	17.7
3	1.1	49	10	16	2	0	0	7.9
4	31.1	246	23	12	4	0	0.4	55.4
TOTAL IMPERVIOUS AREA								80.9

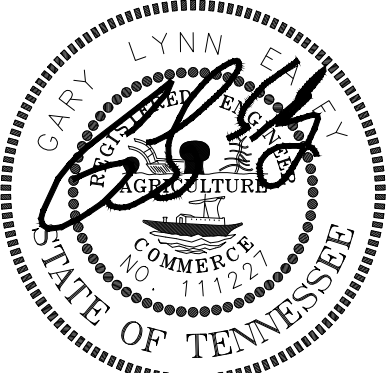
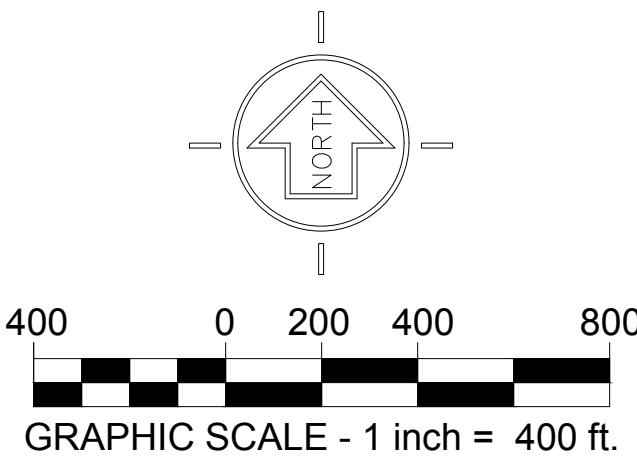
GRADING & DRAINAGE GENERAL NOTES (CONT)

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

STATEMENT OF IMPACT
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STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975

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

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWSIBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

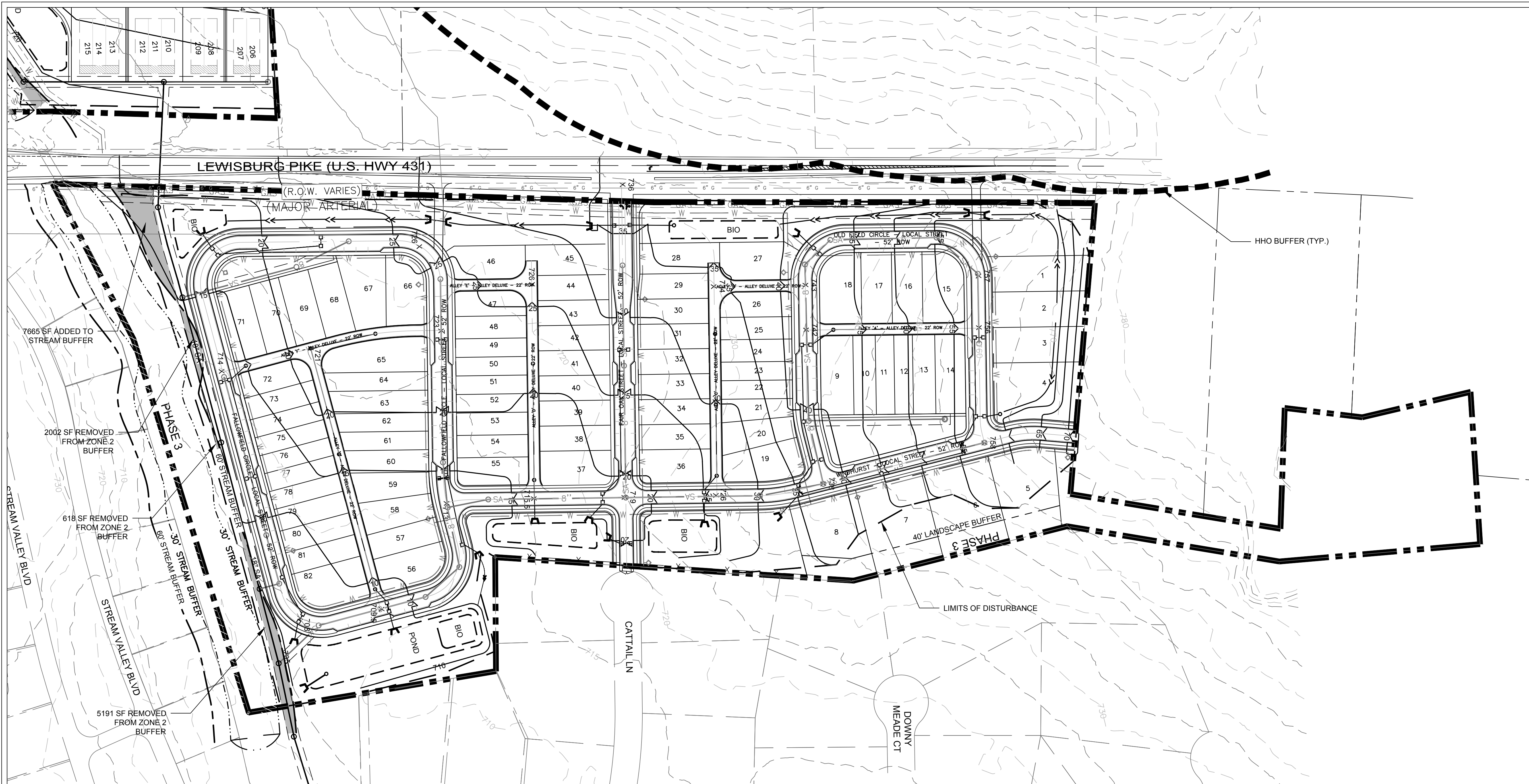
* PLAN DATE MM DD, 2017

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

OVERALL
GRADING &
DRAINAGE PLAN

C3.0

LSC 18008



GRADING & DRAINAGE GENERAL NOTES

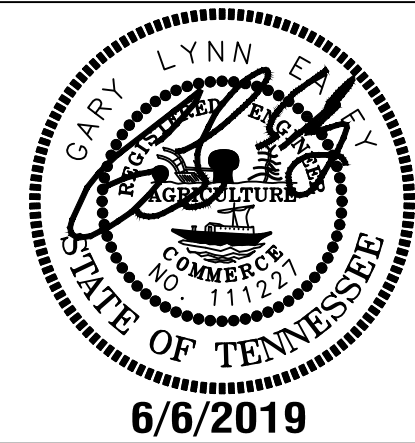
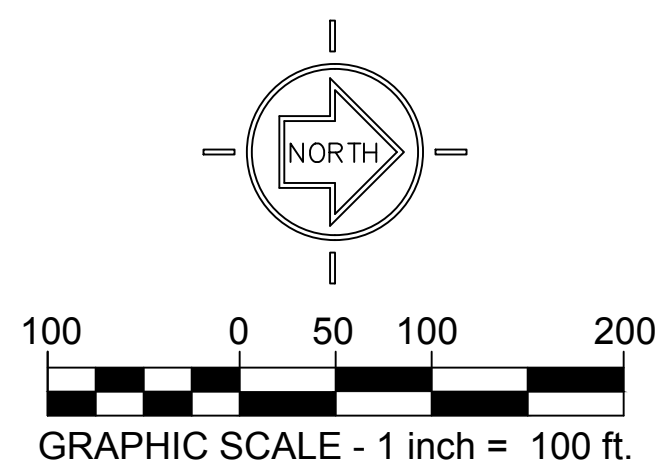
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GRADING & DRAINAGE GENERAL NOTES CONT.

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**SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975**

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

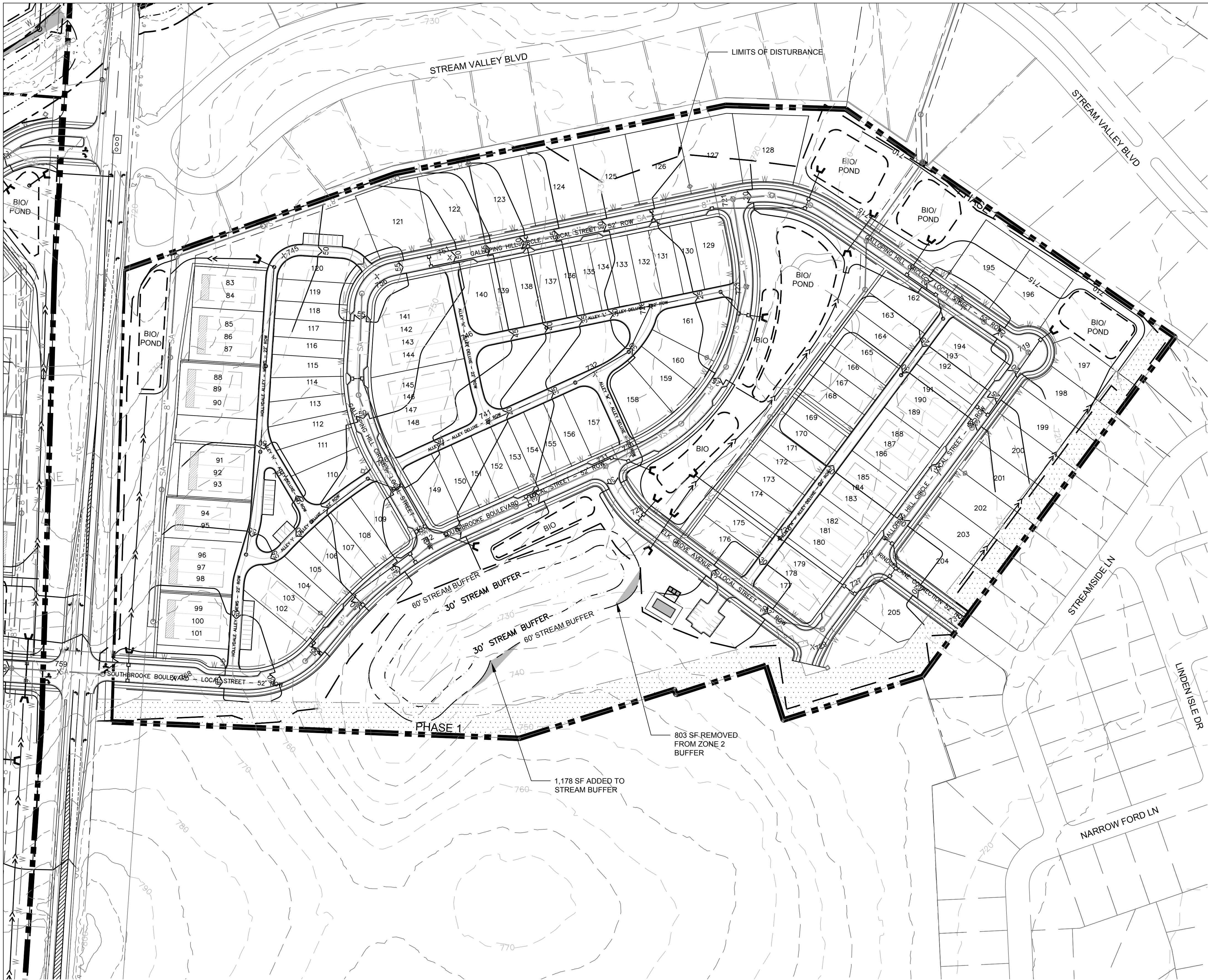
ISSUANCE/REVISION NOTES:

- PLAN DATE: MM DD, 20Y



AREA 'A'
ENLARGED
GRADING &
DRAINAGE PLAN
C3.1

LSC 18008



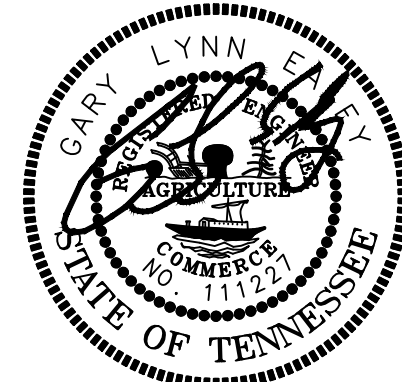
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6/6/2019

ISLAND SOLUTIONS
2025 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975

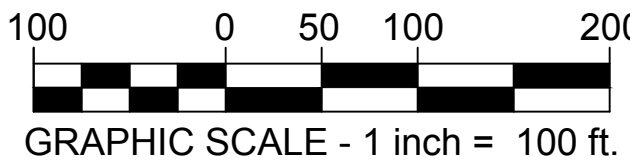
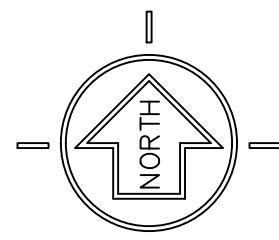
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O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

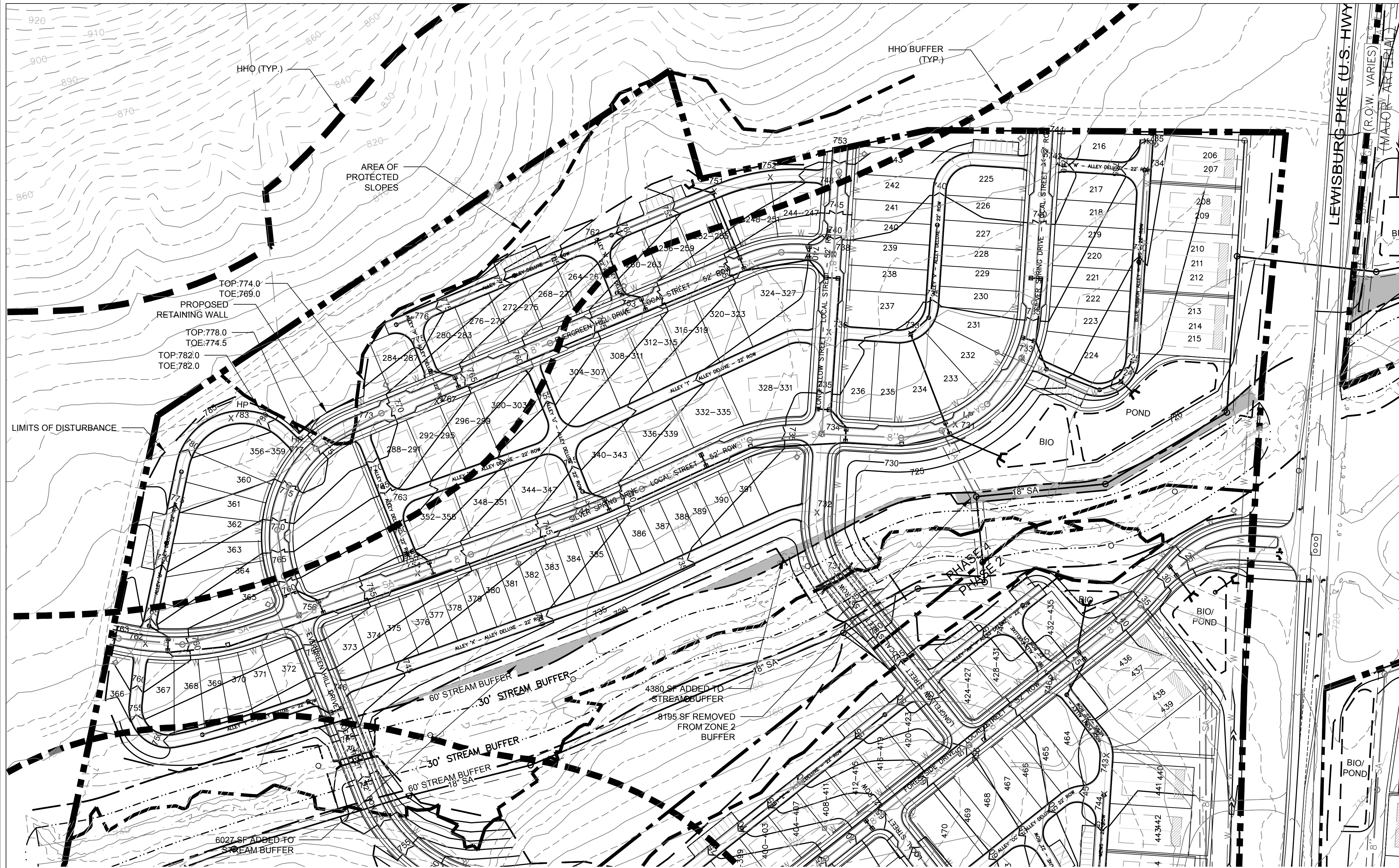
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE



AREA 'B'
ENLARGED
GRADING &
DRAINAGE PLAN
C3.2

LSC 18008



GRADING & DRAINAGE GENERAL NOTES

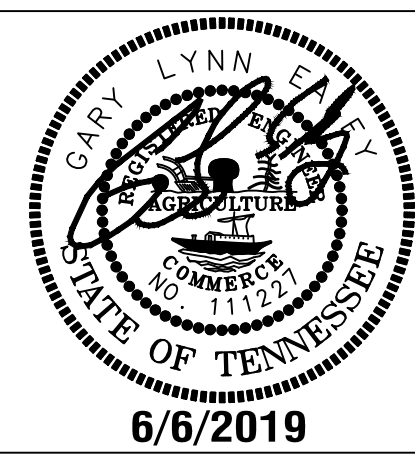
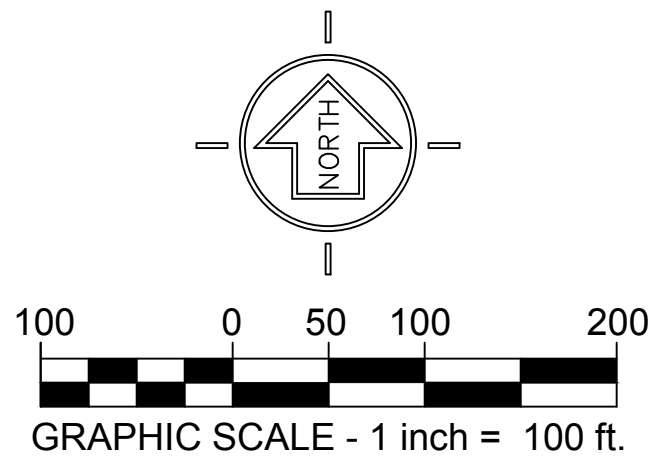
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GRADING & DRAINAGE GENERAL NOTES CONT.

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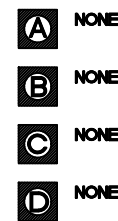
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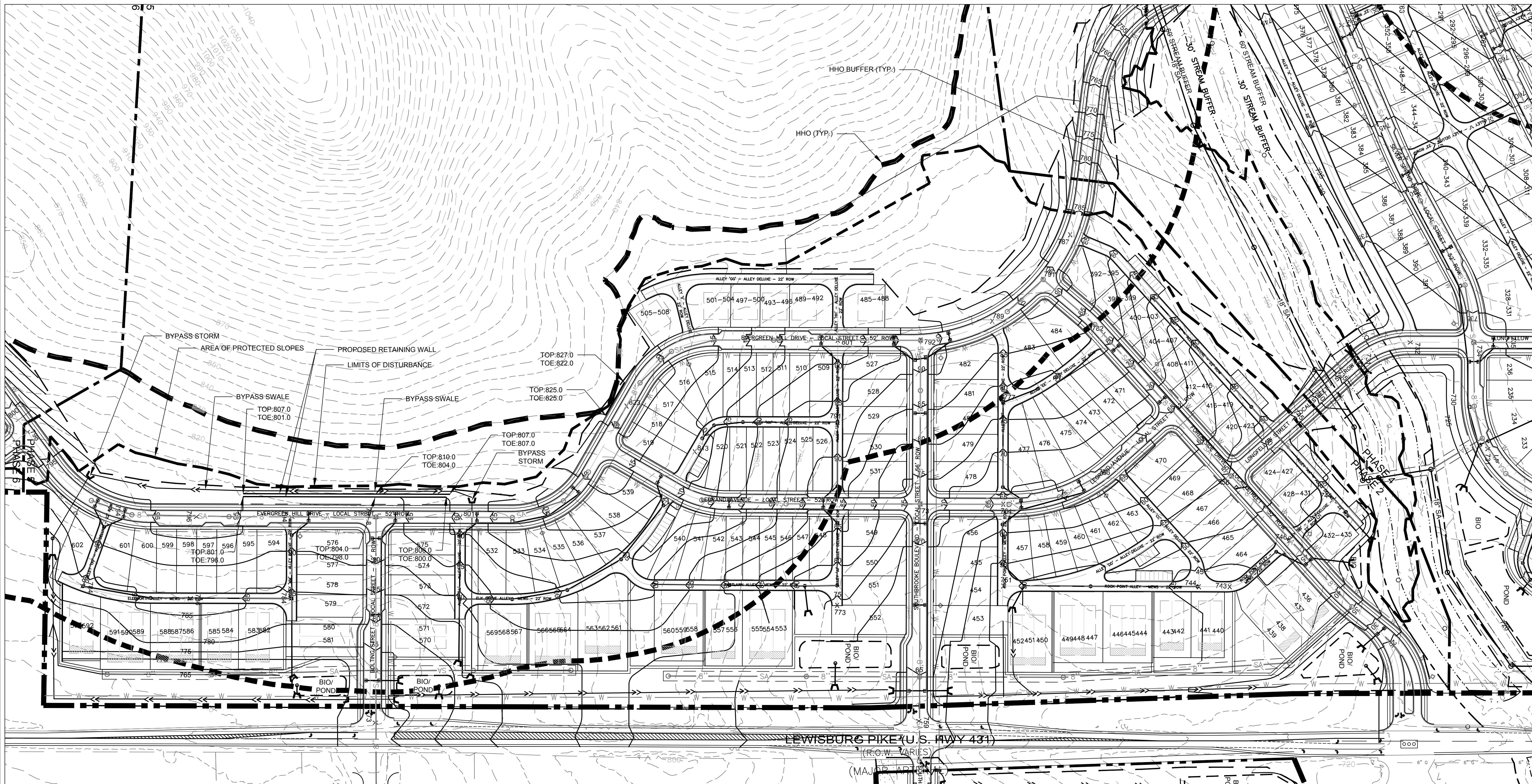


SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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



AREA 'C'
ENLARGED
GRADING &
DRAINAGE PLAN
C3.3
LSC 18008



GRADING & DRAINAGE GENERAL NOTES

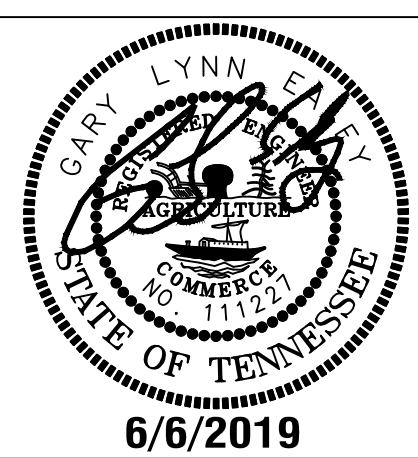
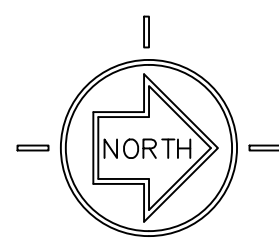
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GRADING & DRAINAGE GENERAL NOTES CONT.

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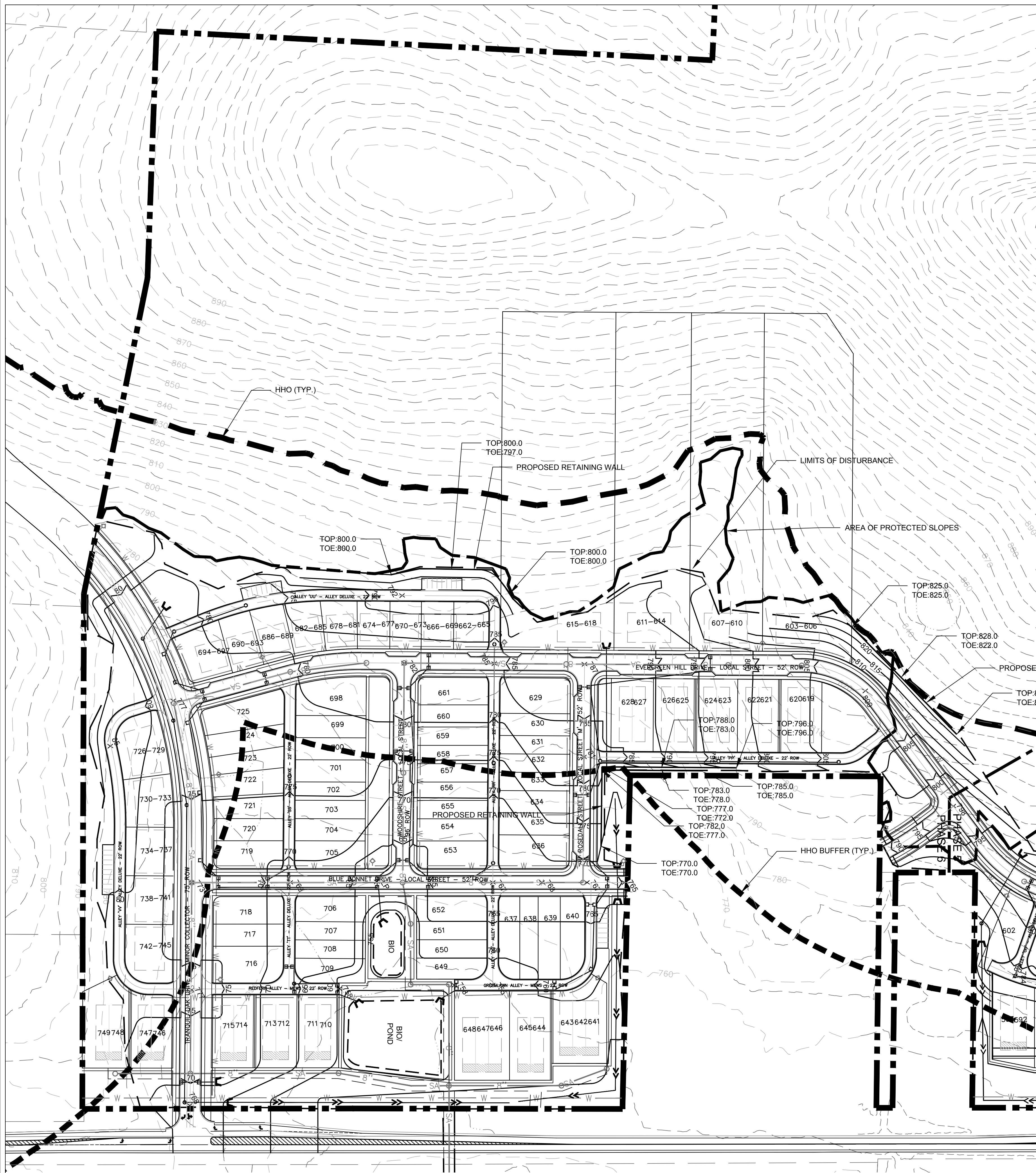
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

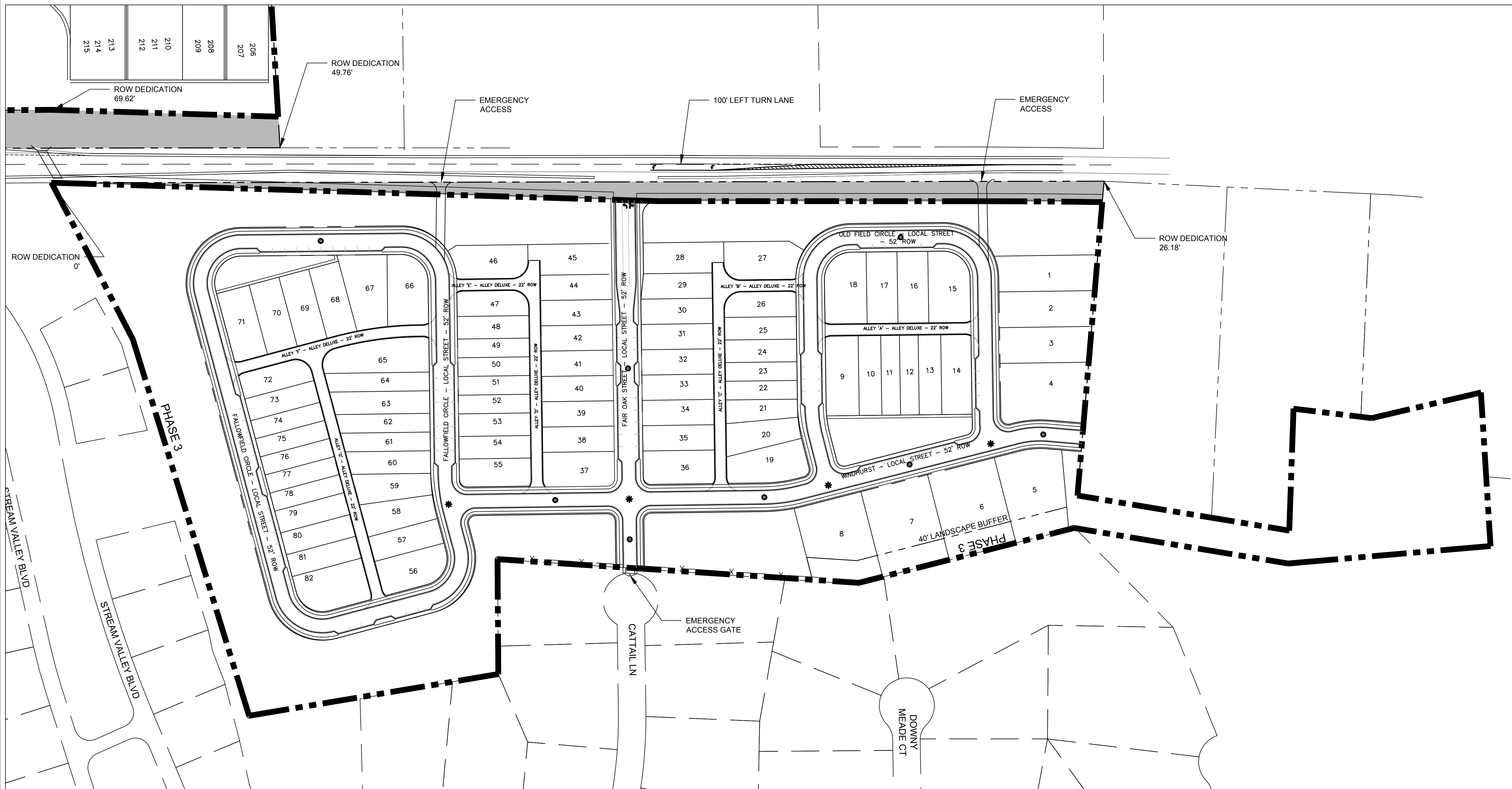
ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

AREA 'D'
ENLARGED
GRADING &
DRAINAGE PLAN
C3.4

LSC 18008





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

R.O.W. & ACCESS GENERAL NOTES

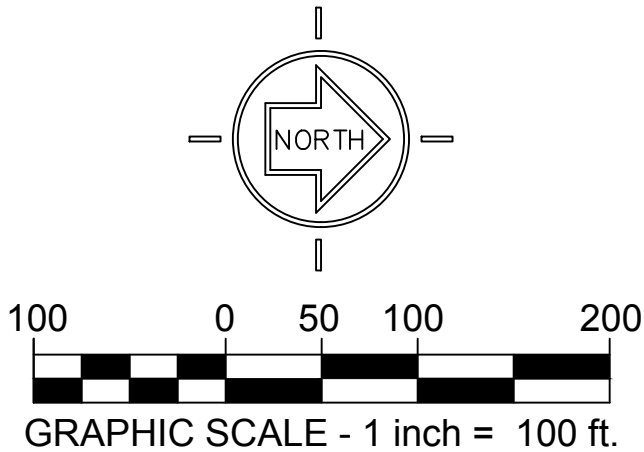
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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R.O.W. & ACCESS GENERAL NOTES (CONTINUED)

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
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CONNECTIVITY INDEX: 1.70
LINKS (●): 46
NODES (*): 27
46/27 = 1.70

SOUTHBROOKE R.O.W. & ACCESS DATA CHART
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PEAK HOUR TRIP GENERATION: 383 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO



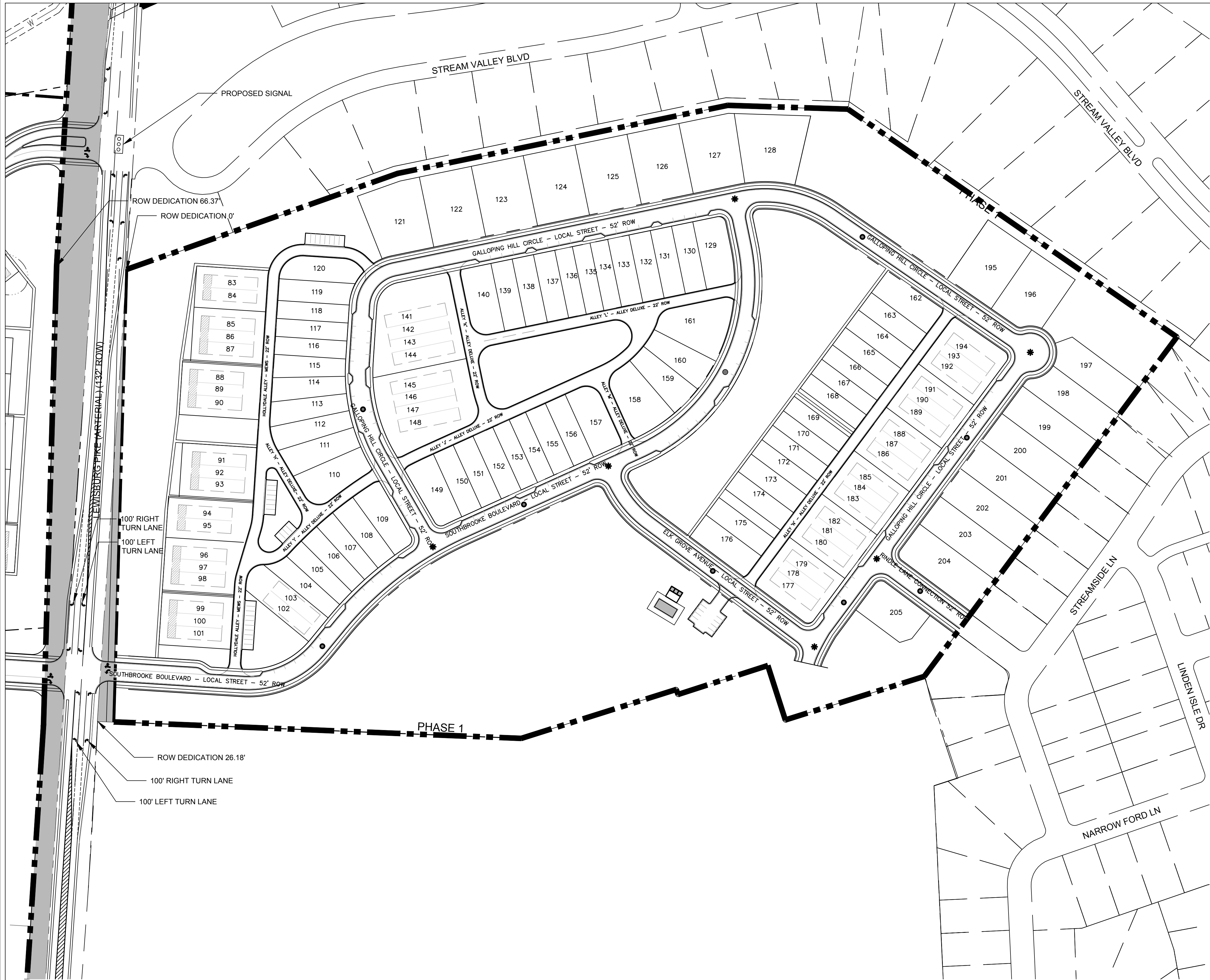
ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

NONE
 NONE
 NONE
 NONE

AREA 'A'
ROW & ACCESS
PLAN
C4.1
LSC 18008



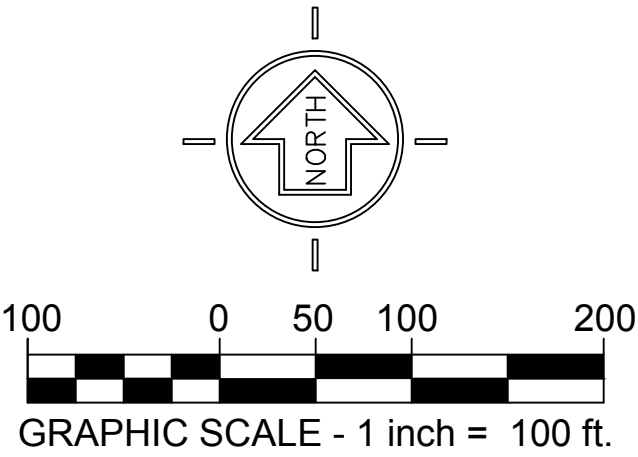
STATEMENT OF IMPACTS
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SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975

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

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

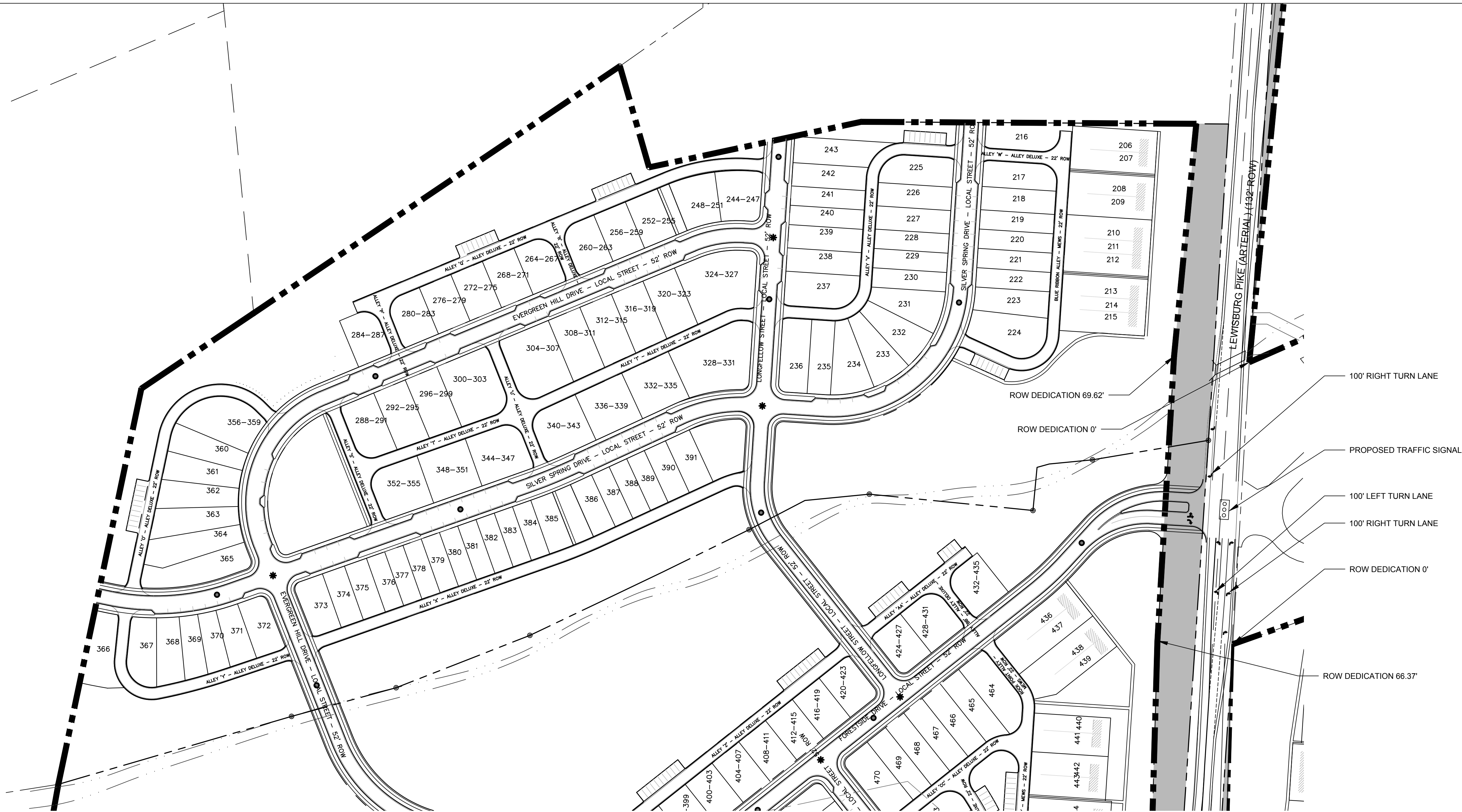
ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

AREA 'B'
ROW & ACCESS
PLAN

C4.2

LSC 18008



STATEMENT OF IMPACTS
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R.O.W. & ACCESS GENERAL NOTES

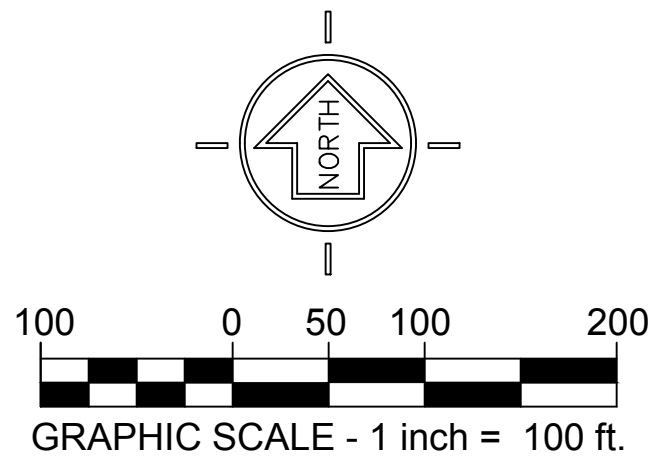
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**SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975**

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

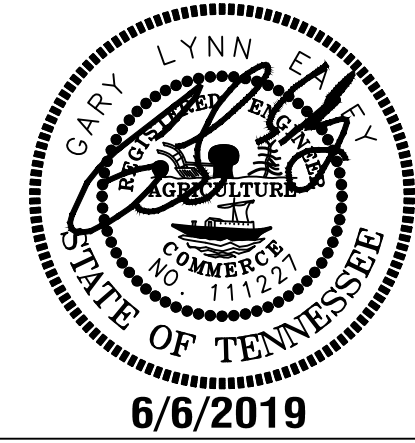
ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

☐ NONE
☐ NONE
☐ NONE
☐ NONE

**AREA 'C'
ROW & ACCESS
PLAN**

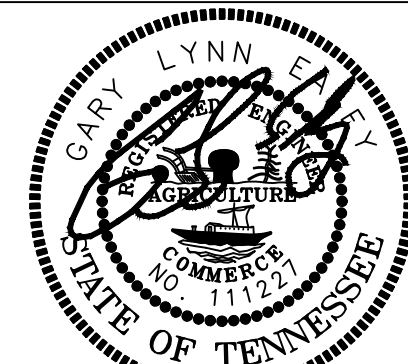
C4.3

LSC 18008



ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

6/6/2019



6/6/2019

ISLAND
SOLUTIONS

2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

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O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

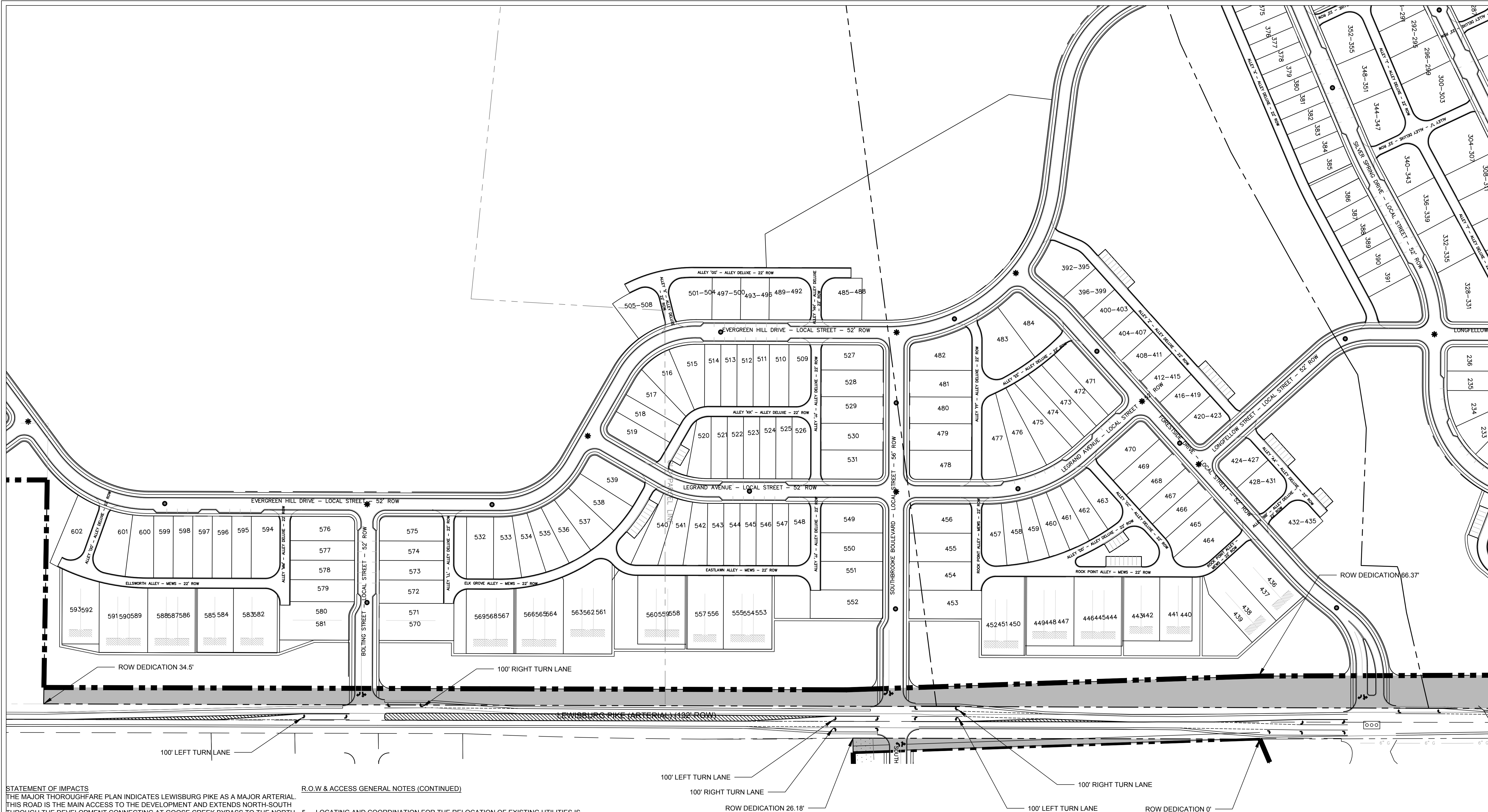
PLAN DATE MM DD, 2017

1 NONE
2 NONE
3 NONE
4 NONE

AREA 'D'
ROW & ACCESS
PLAN

C4.4

LSC 18008



STATEMENT OF IMPACTS

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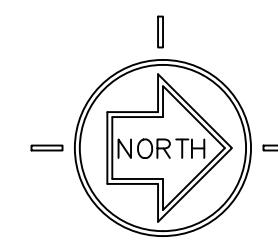
R.O.W. & ACCESS GENERAL NOTES (CONTINUED)

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CONNECTIVITY INDEX: 1.70

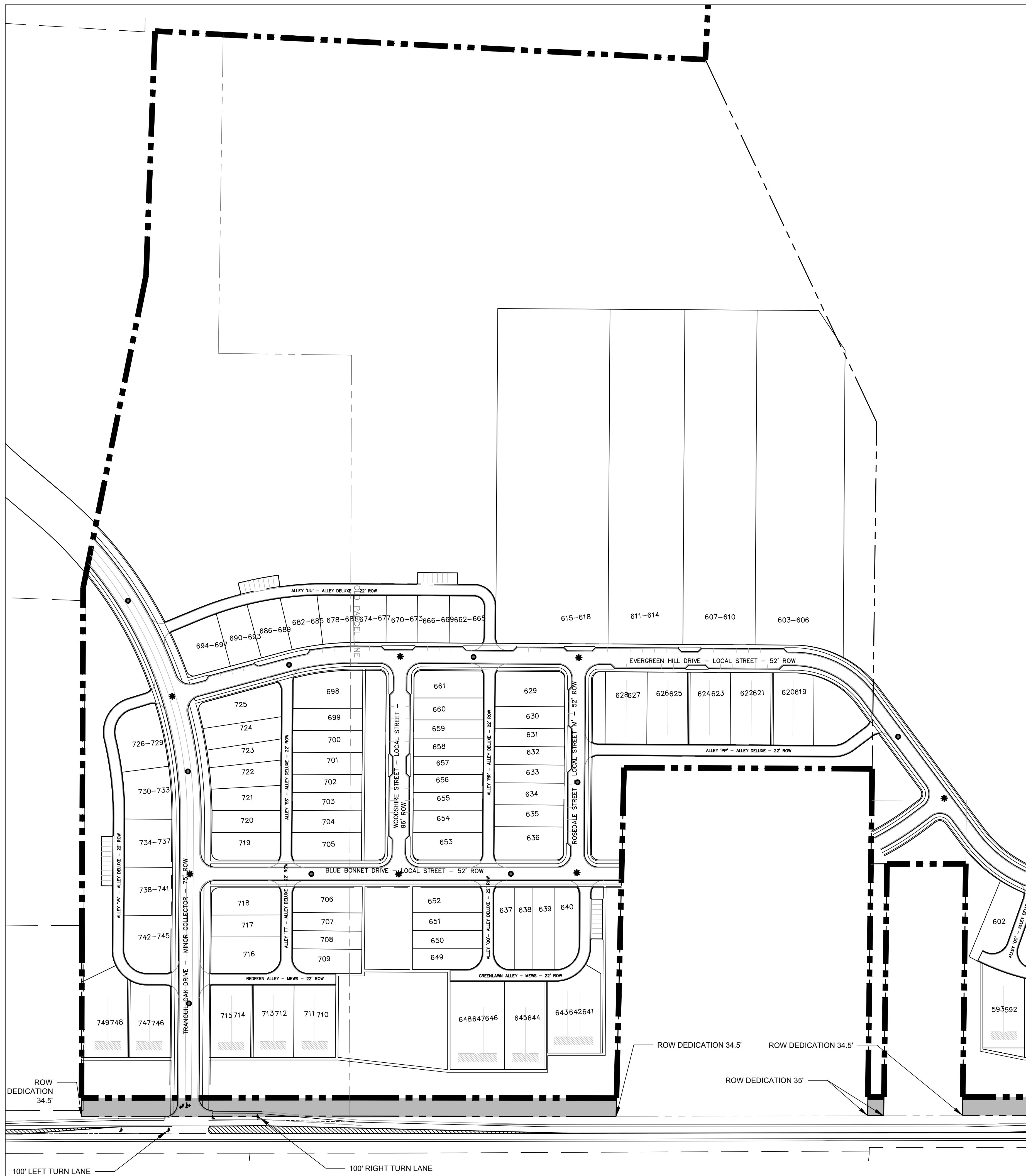
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100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.



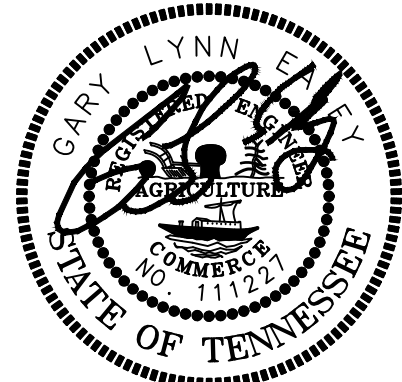
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6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975

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MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

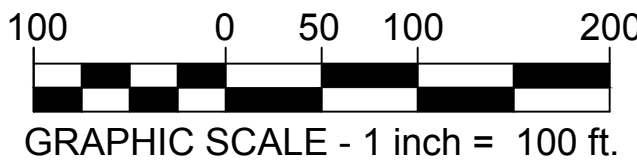
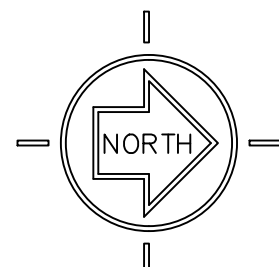
- PLAN DATE MM DD, 2017

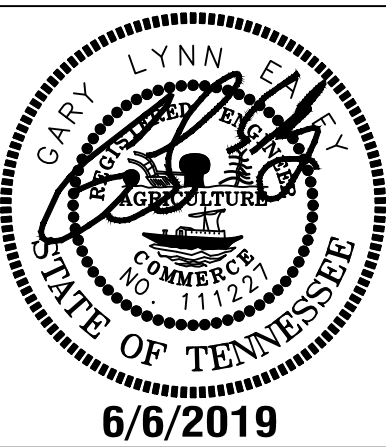
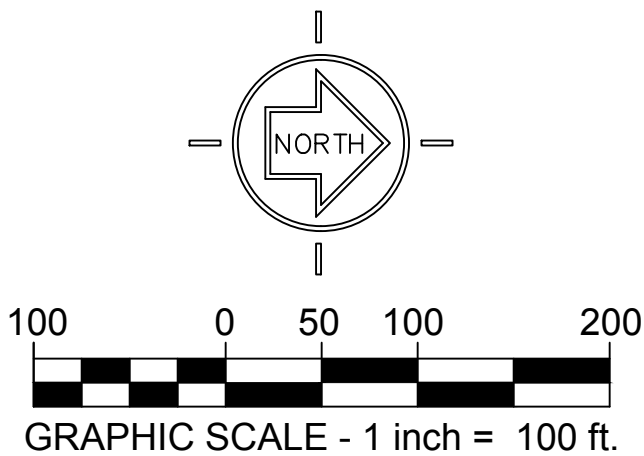
- NONE
- NONE
- NONE
- NONE

AREA 'E'
ROW & ACCESS
PLAN

C4.5

LSC 18008





SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

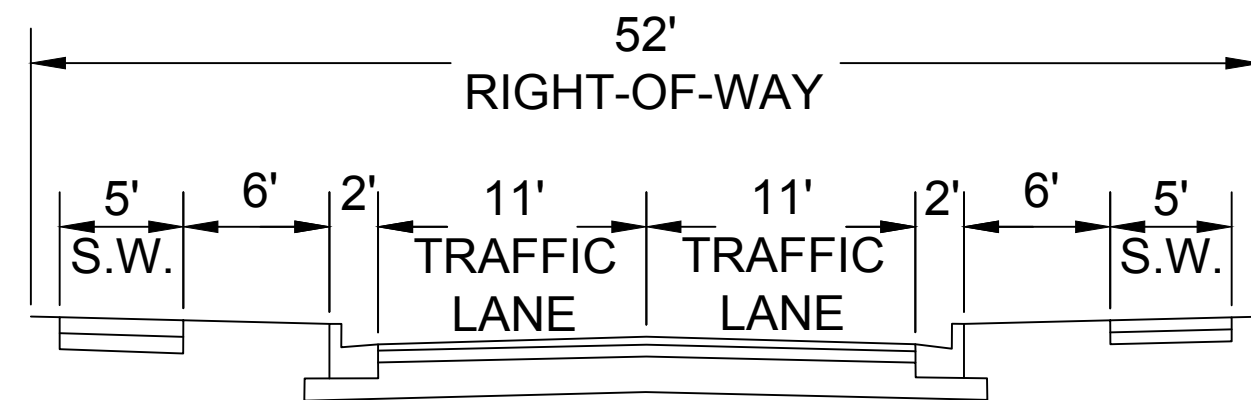
ISSUANCE/REVISION NOTES:
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- NONE
- NONE
- NONE

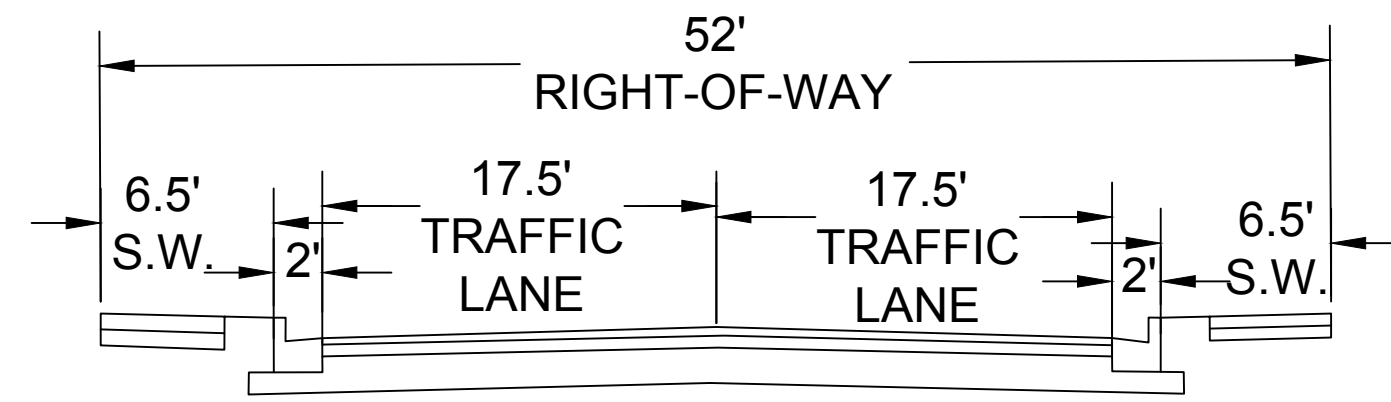
GOOSE CREEK
PLAN

C4.6

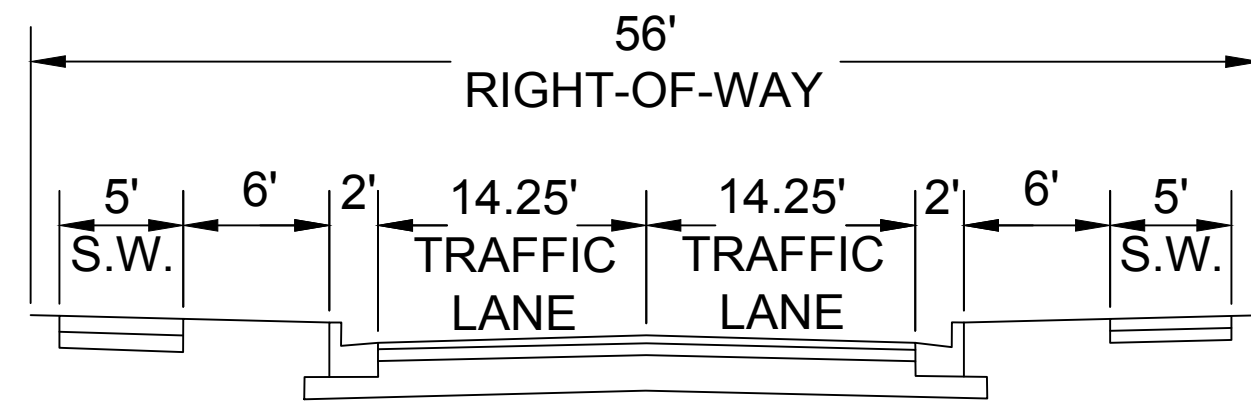
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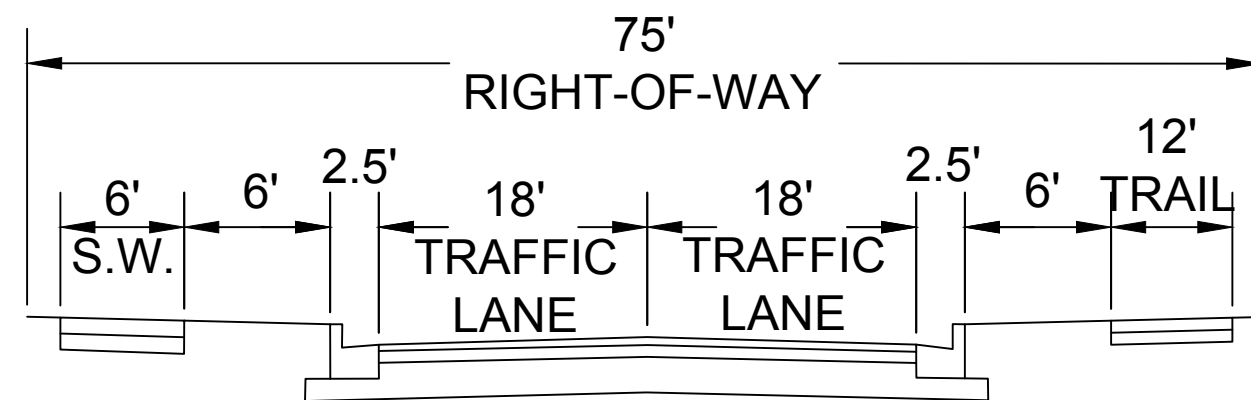
2-LANE INTERMEDIATE AND LOW VOLUME STREET



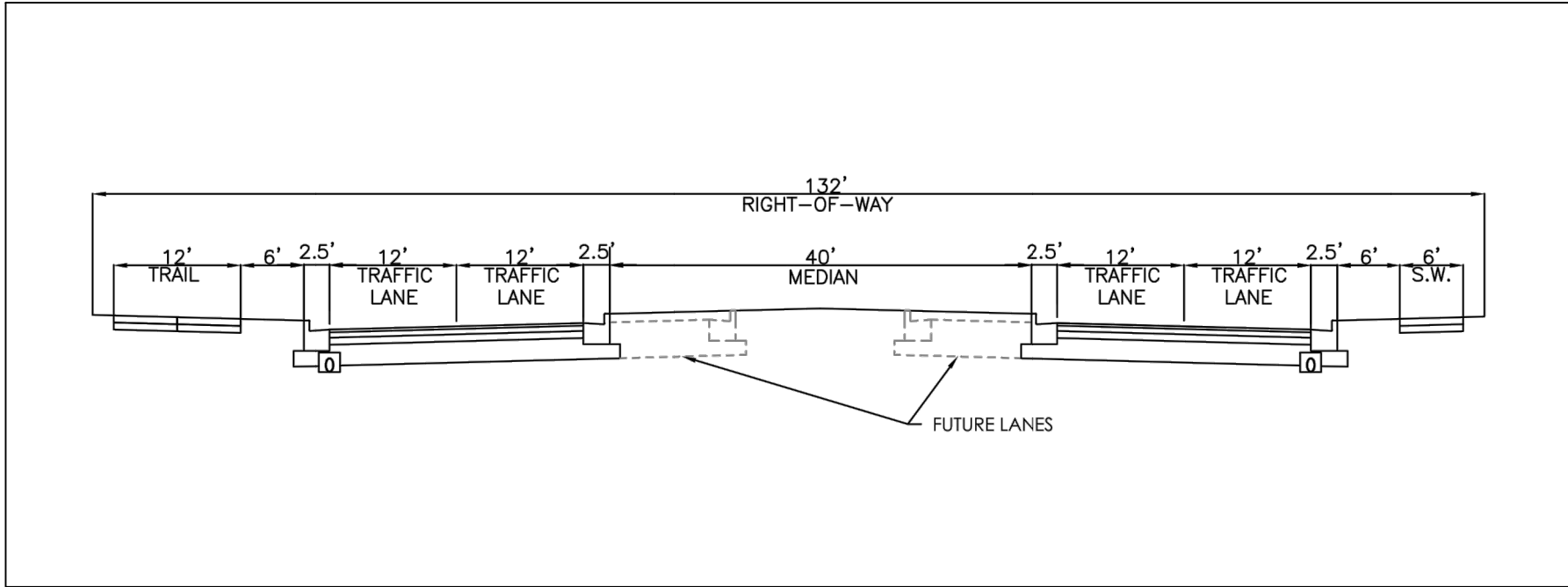
2-LANE INTERMEDIATE AND LOW VOLUME STREET
(WITH ON STREET PARKING)



SOUTHBROOKE BLVD (PHASE 2) - 56' ROW

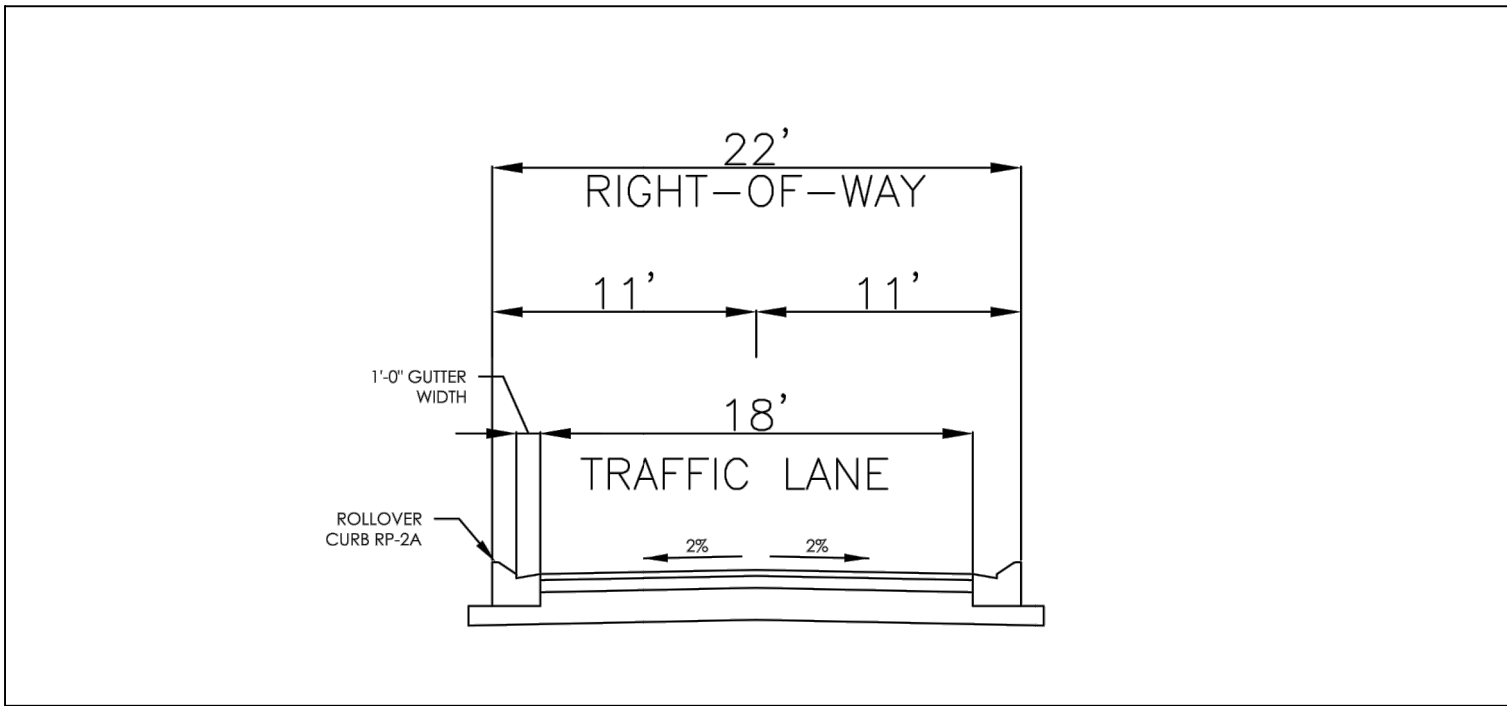


COLLECTOR STREET (MCLEMORE ROAD)

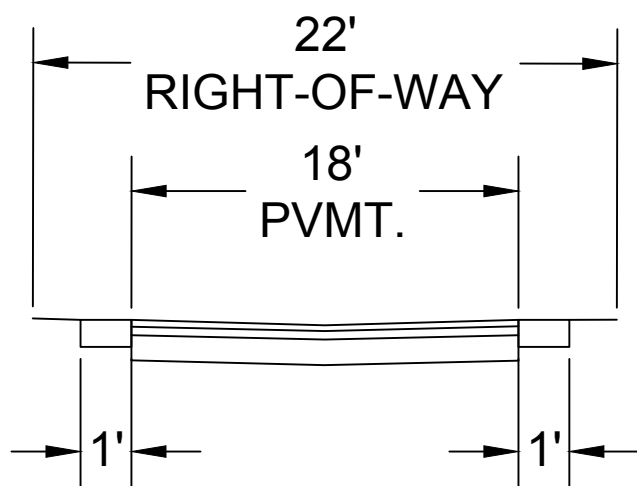


FUTURE ARTERIAL STREET (LEWISBURG PIKE)

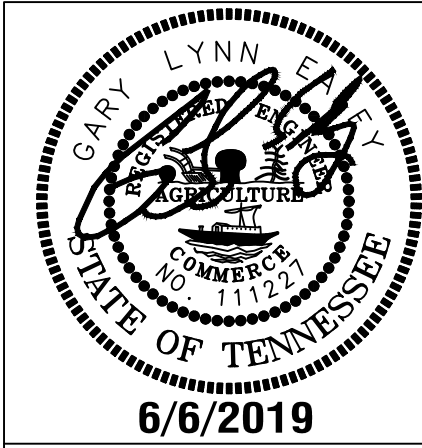
NOTE: LEWISBURG PIKE SECTION SHOWN FOR R.O.W. DEDICATION PLANNING PURPOSES AND CONSTRUCTION OF ROAD IS NOT PART OF THIS PLAN.



ALLEY DELUXE

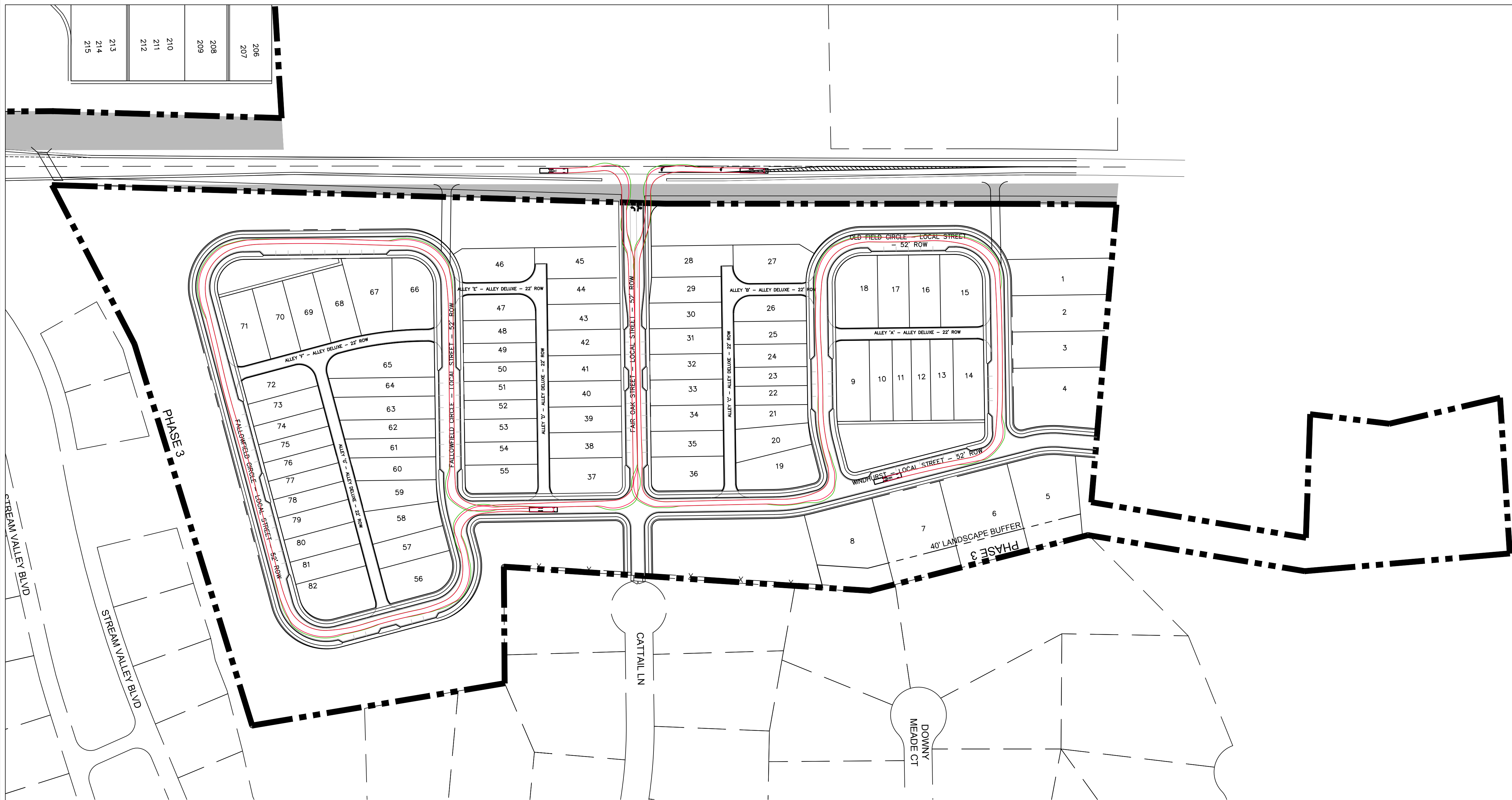


ALLEY



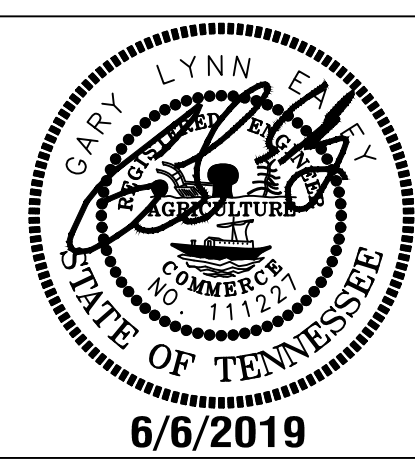
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES	
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2	NONE
3	NONE
4	NONE
5	NONE



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417'
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



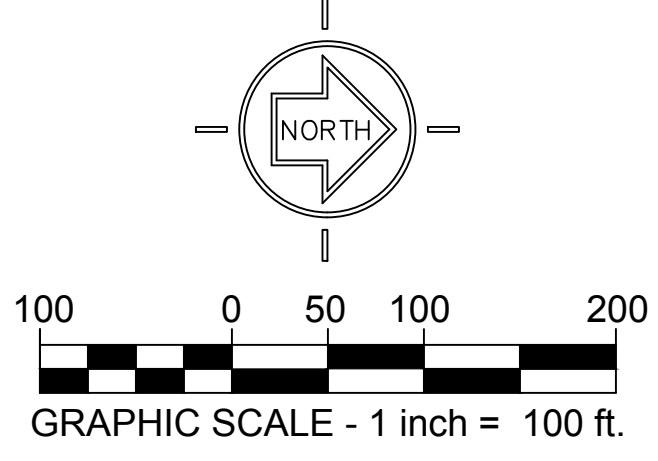
ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

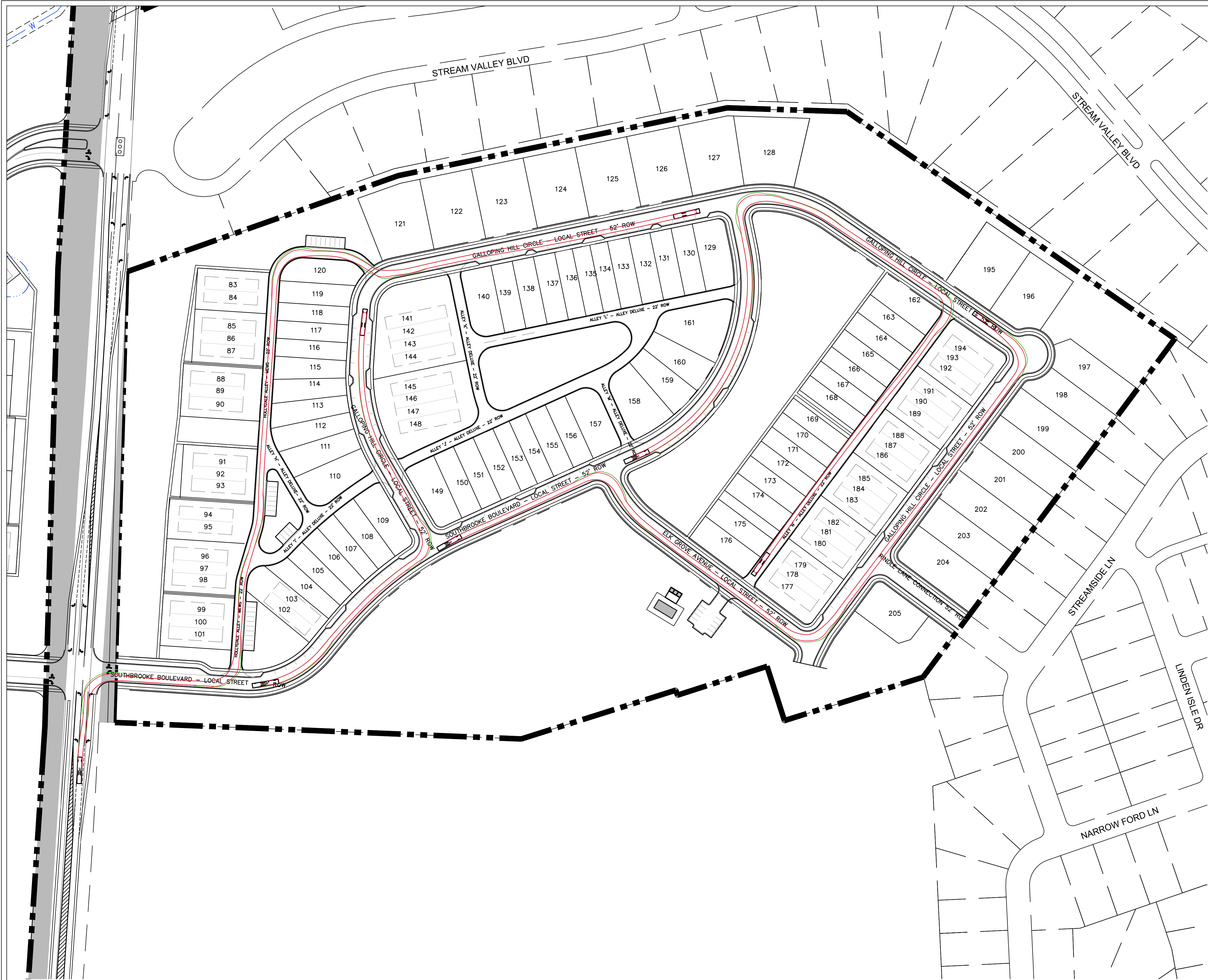
SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

A	NONE
B	NONE
C	NONE
D	NONE

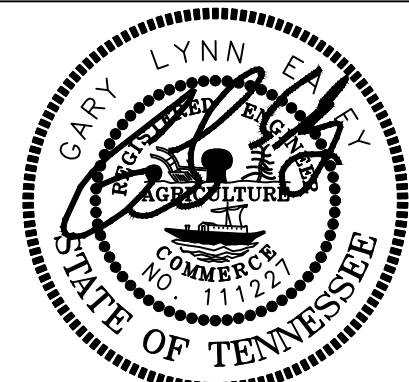
AREA 'A'
AUTO TURN
PLAN
C4.8
LSC 18008





APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
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(FRONT AXLE TO FRONT REAR AXLE)
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BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

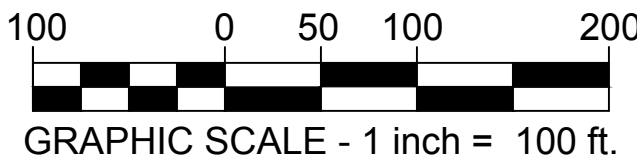
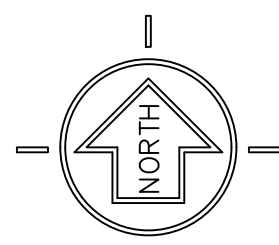


ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

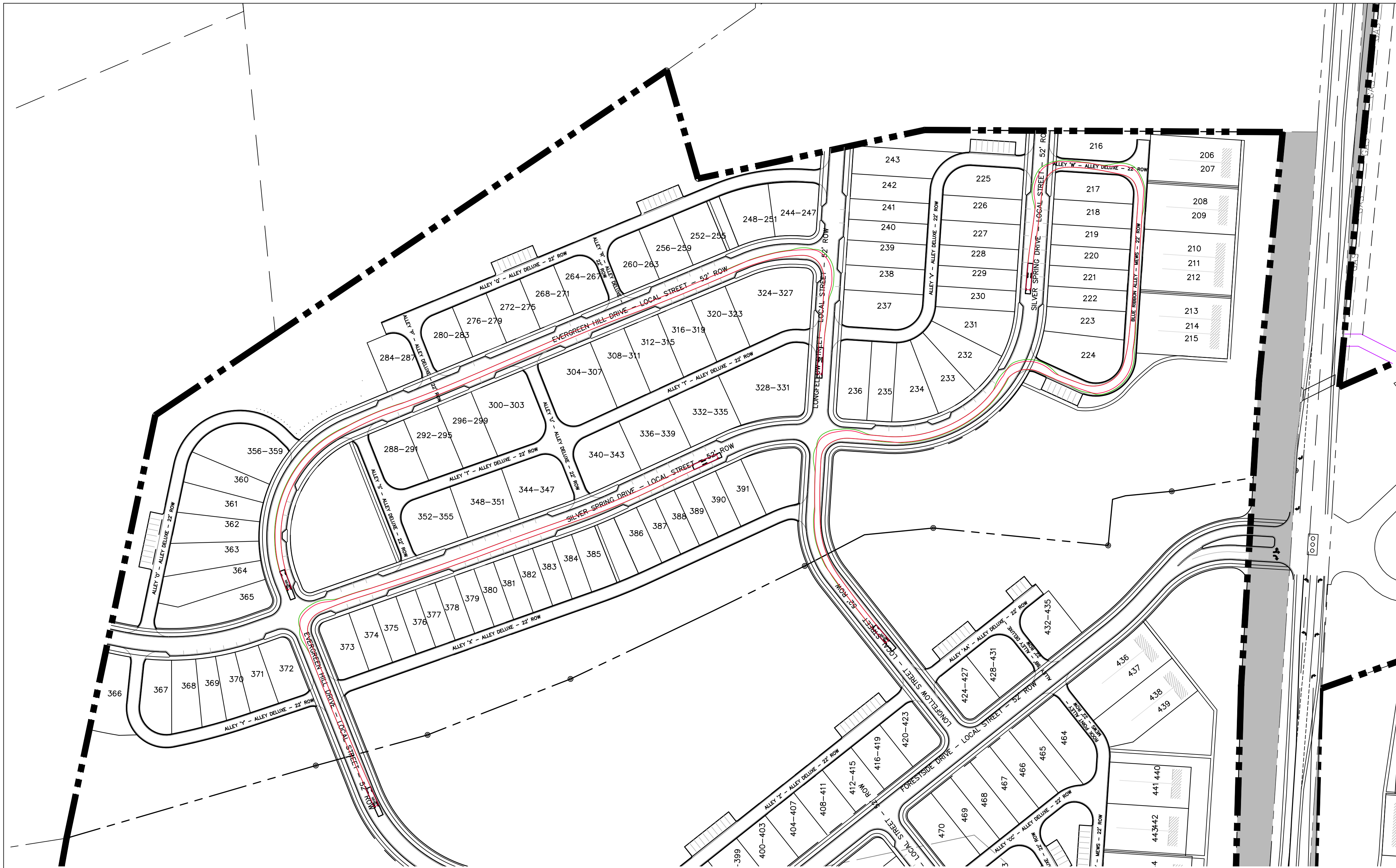
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- NONE
- NONE
- NONE



AREA 'B'
AUTO TURN
PLAN

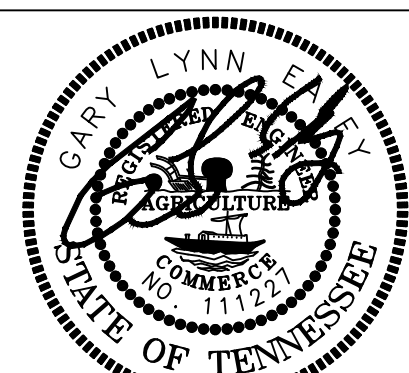
C4.9

LSC 18008



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417'
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



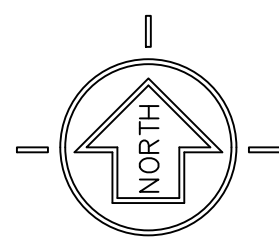
6/6/2019

ISLAND
SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

- ☐ NONE
- ☐ NONE
- ☐ NONE
- ☐ NONE

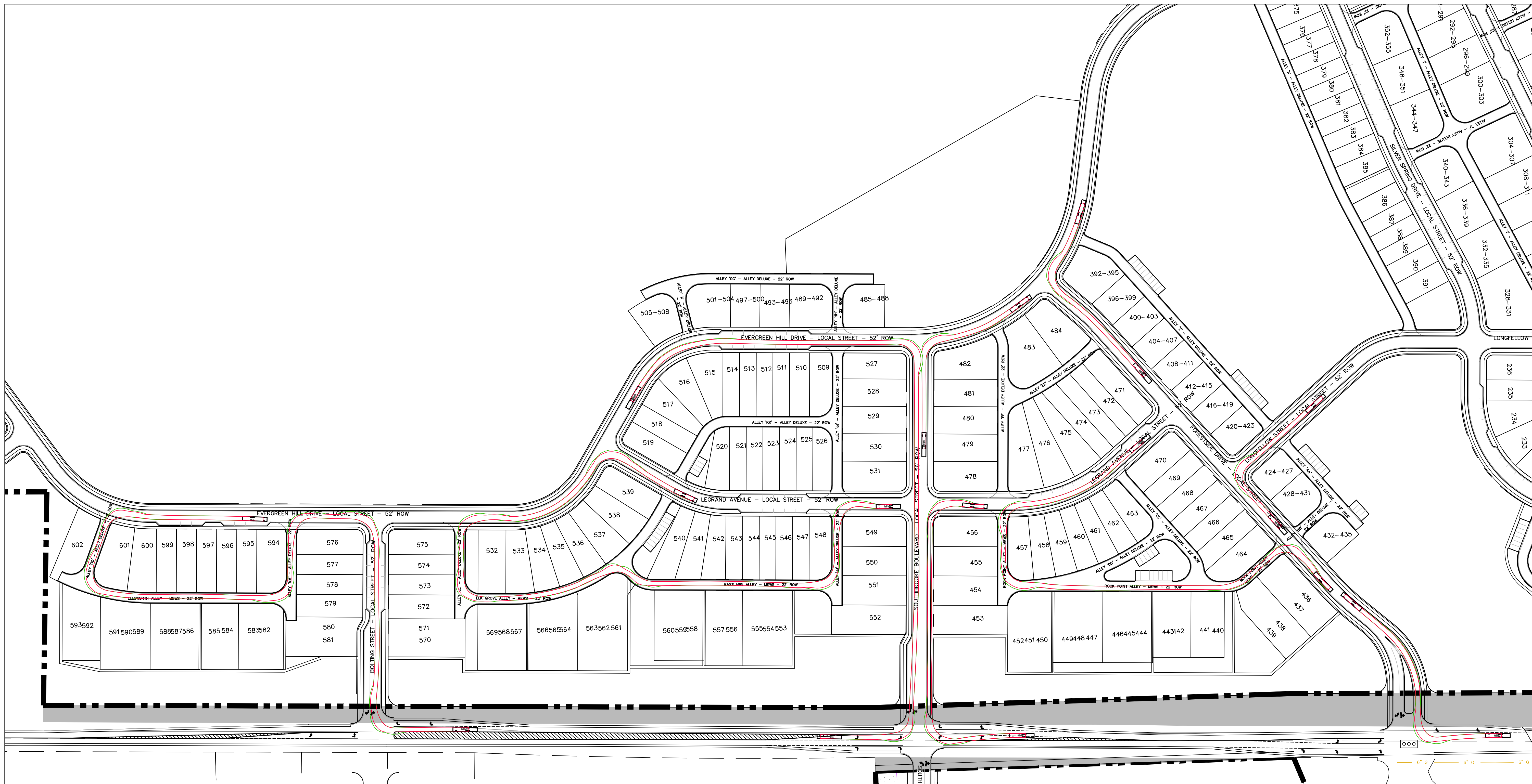


100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

AREA 'C'
AUTO TURN
PLAN

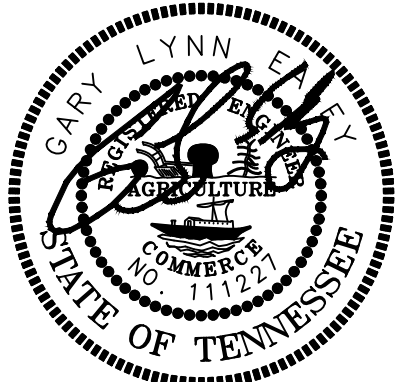
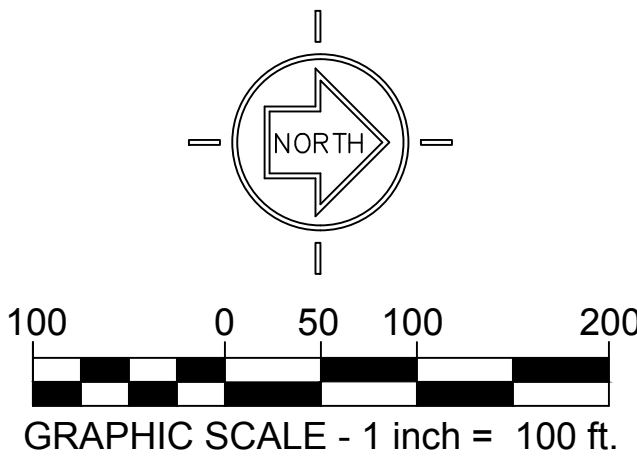
C4.10

LSC 18008



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
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REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
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6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

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

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

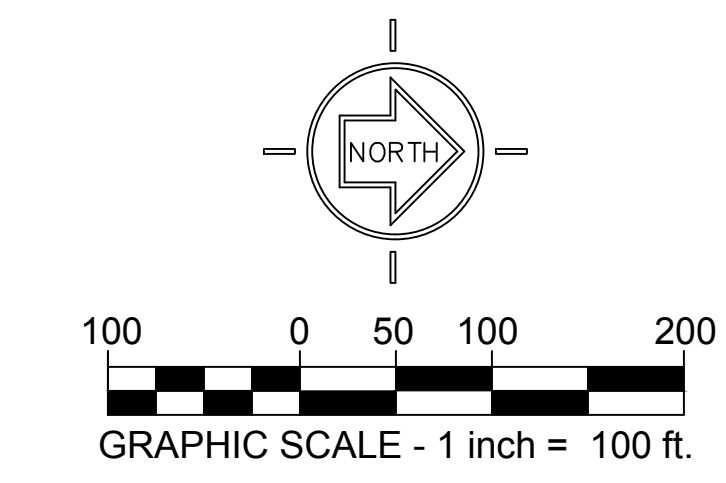
- PLAN DATE: MM DD, 2017

- NONE
- NONE
- NONE
- NONE

AREA 'D'
AUTO TURN
PLAN

C4.11

LSC 18008



NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417
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REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



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

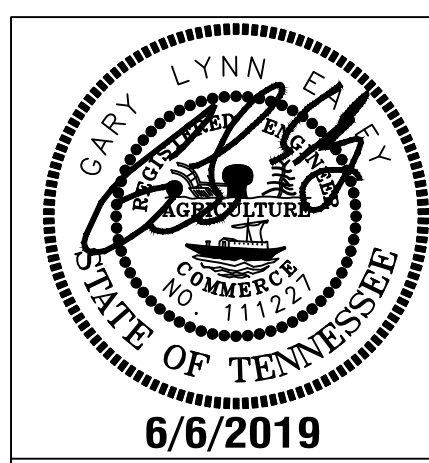
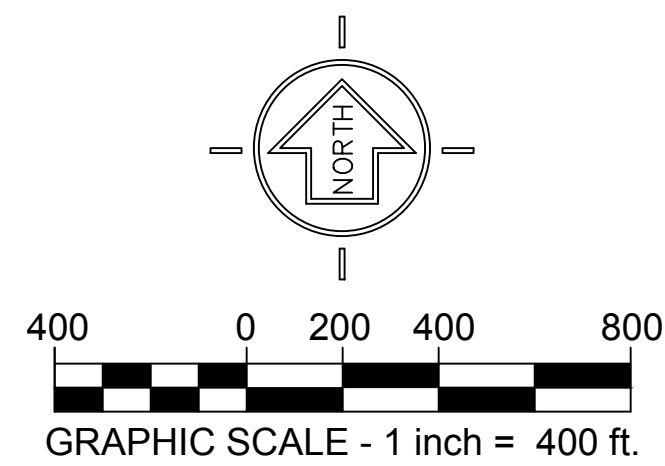
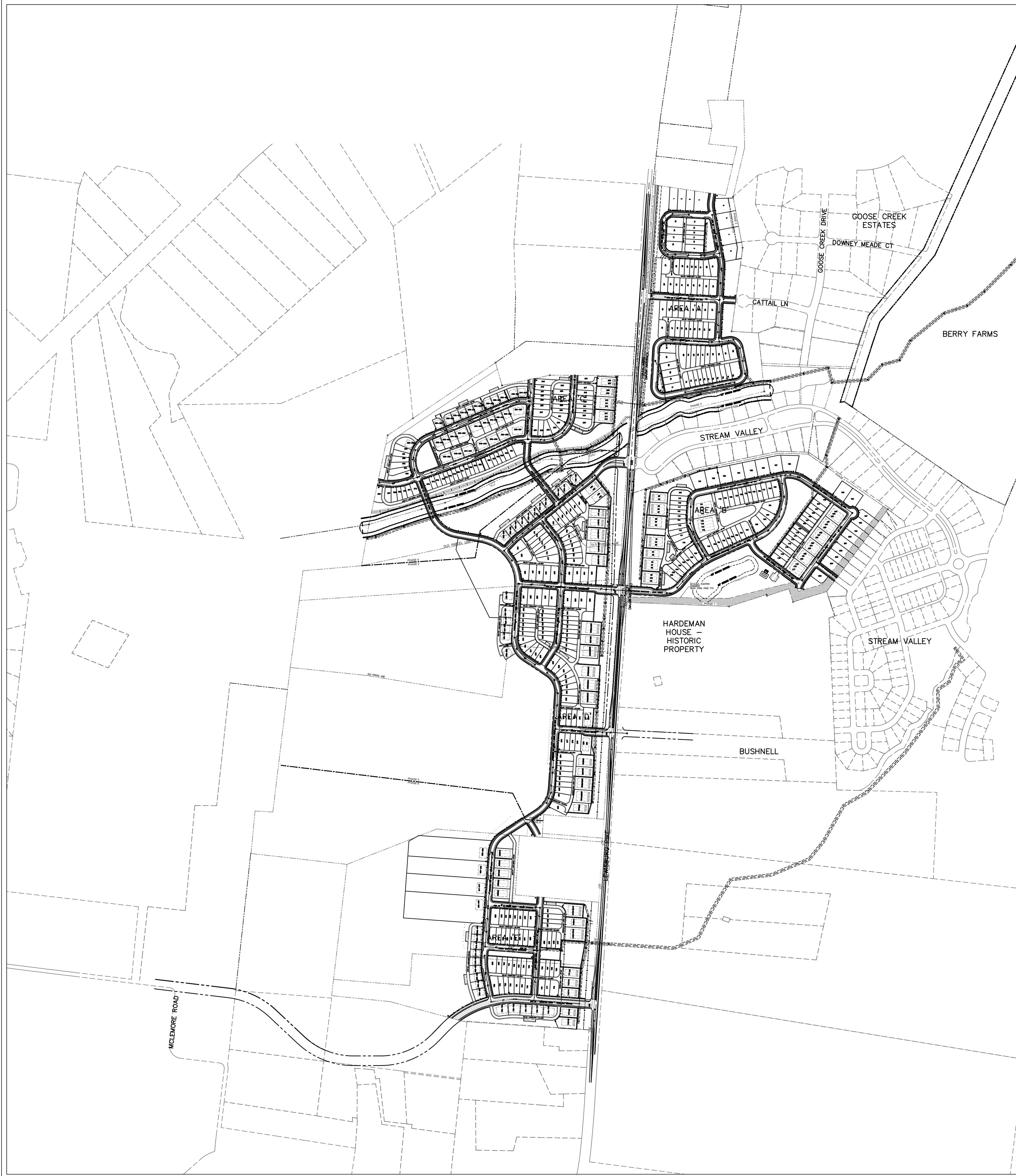
A NONE

B NONE

C NONE

D NONE

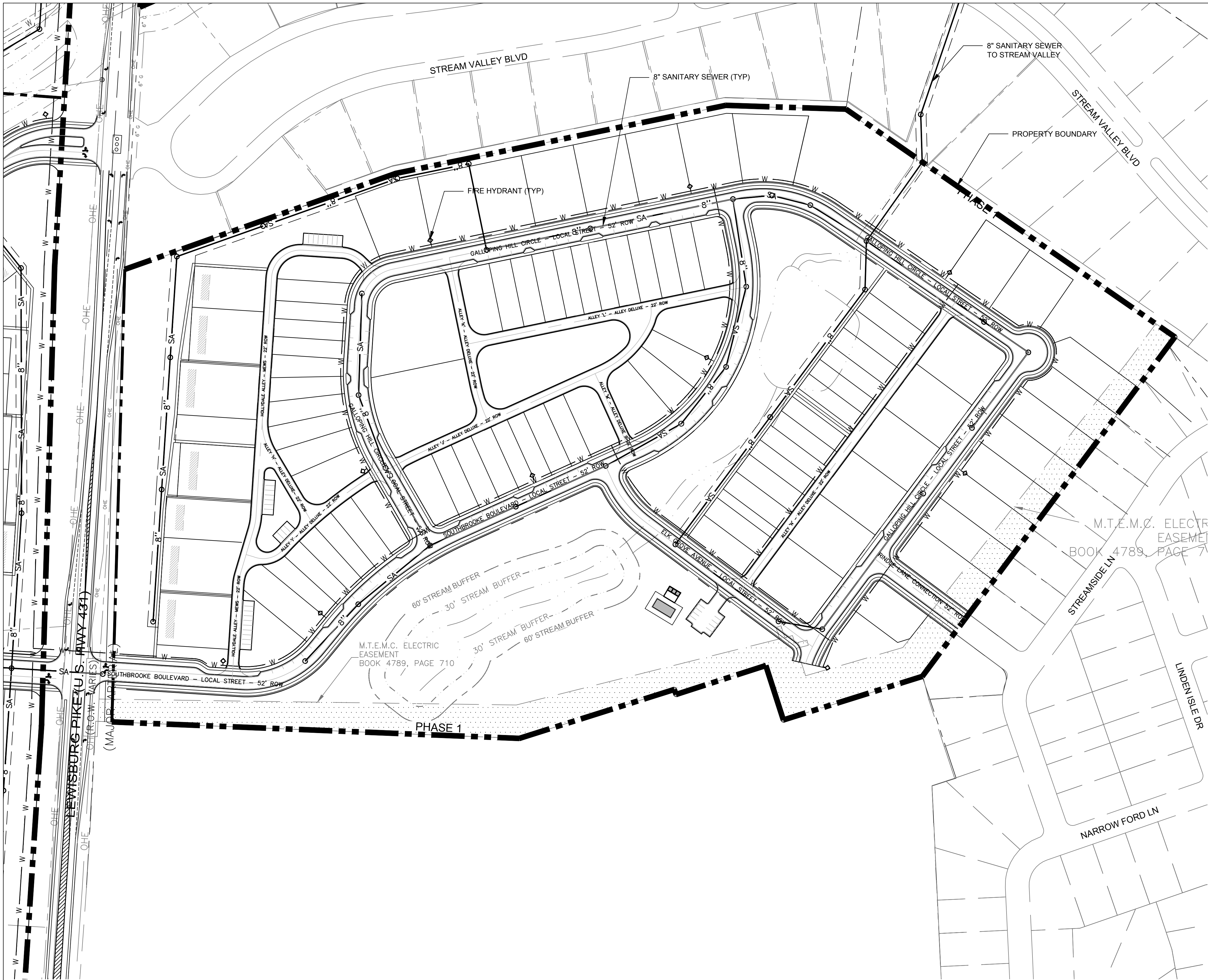
LSC 18008



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:	
- PLAN DATE MM DD, 2017	
	NONE
	NONE
	NONE
	NONE

**OVERALL SITE
UTILITY PLAN**
C5.0
LSC 18008



- WATER & SEWER GENERAL NOTES
- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
 - CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
 - ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
 - PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
 - ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 - ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
 - LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.
 - WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOWS:
 - 0'-12' DEPTH REQUIRES 20' EASEMENT.
 - 13'-20' DEPTH REQUIRES 30' EASEMENT.
 - DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.
- WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796
- SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554
- WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 749 + CLUBHOUSE = 750
TOTAL FLOW IN GPD: 262,500 GPD
- STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

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

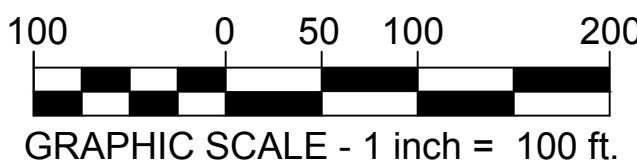
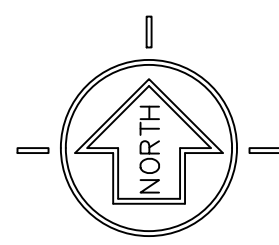
MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

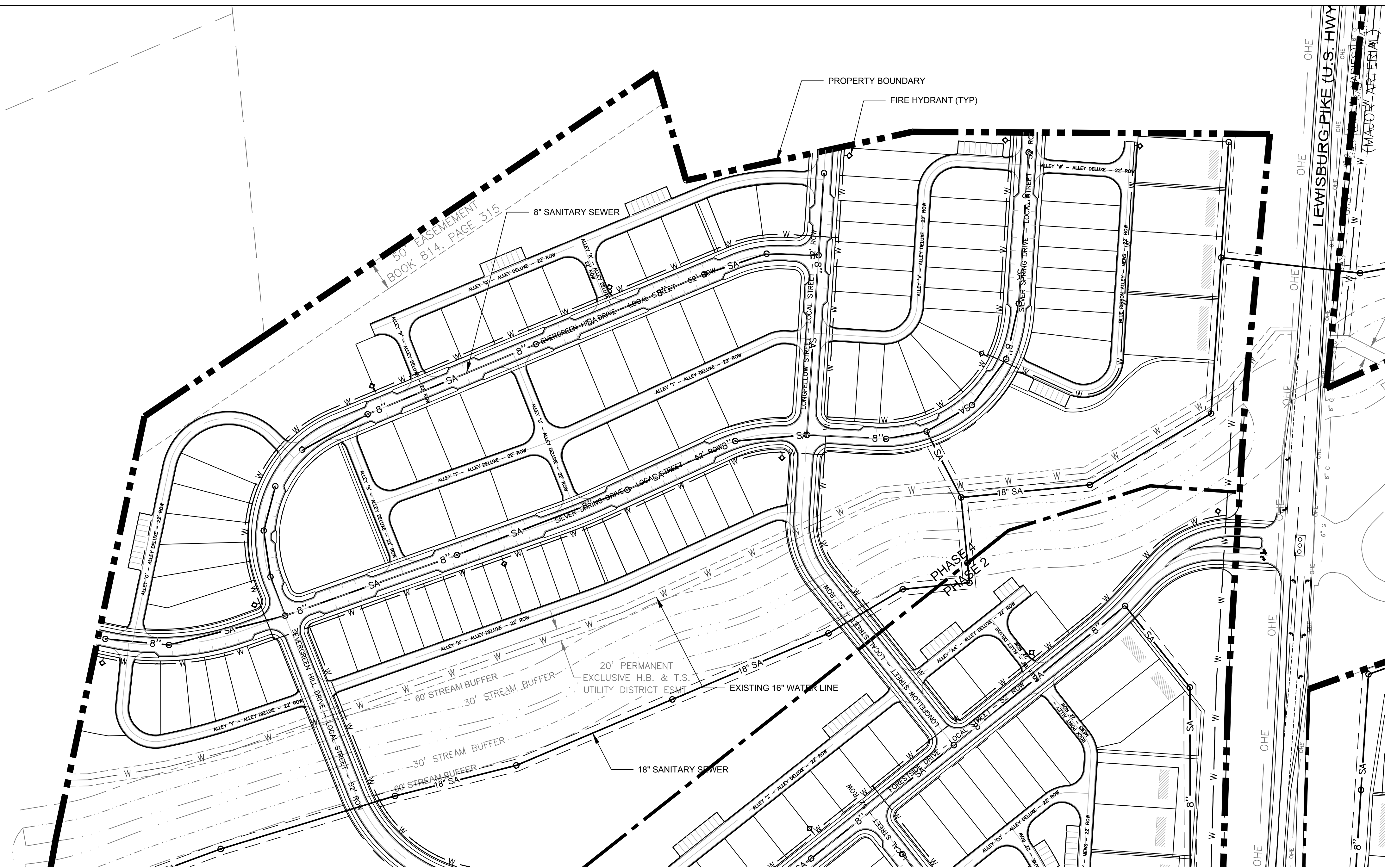
- PLAN DATE MM DD, 2017



AREA 'B'
ENLARGED SITE
UTILITY PLAN

C5.2

LSC 18008



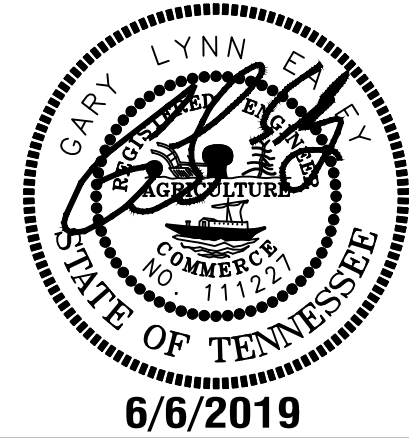
- WATER & SEWER GENERAL NOTES
1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
 2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
 4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
 5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
 6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
 8. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.
 9. WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOWS:
 1. 0'-12' DEPTH REQUIRES 20' EASEMENT.
 2. 13'-20' DEPTH REQUIRES 30' EASEMENT.
 3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

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

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

WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 749 + CLUBHOUSE = 750
TOTAL FLOW IN GPD: 262,500 GPD

STREAM BUFFER NOTE:
THERE SHALL BE NO TROWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

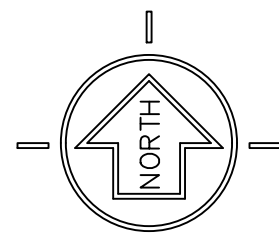
SOUTHBROOKE DEVELOPMENT PLAN FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 43.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

☐ NONE
☐ NONE
☐ NONE
☐ NONE



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

AREA 'C'
ENLARGED SITE
UTILITY PLAN

C5.3

LSC 18008



**SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975**

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00
0 LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

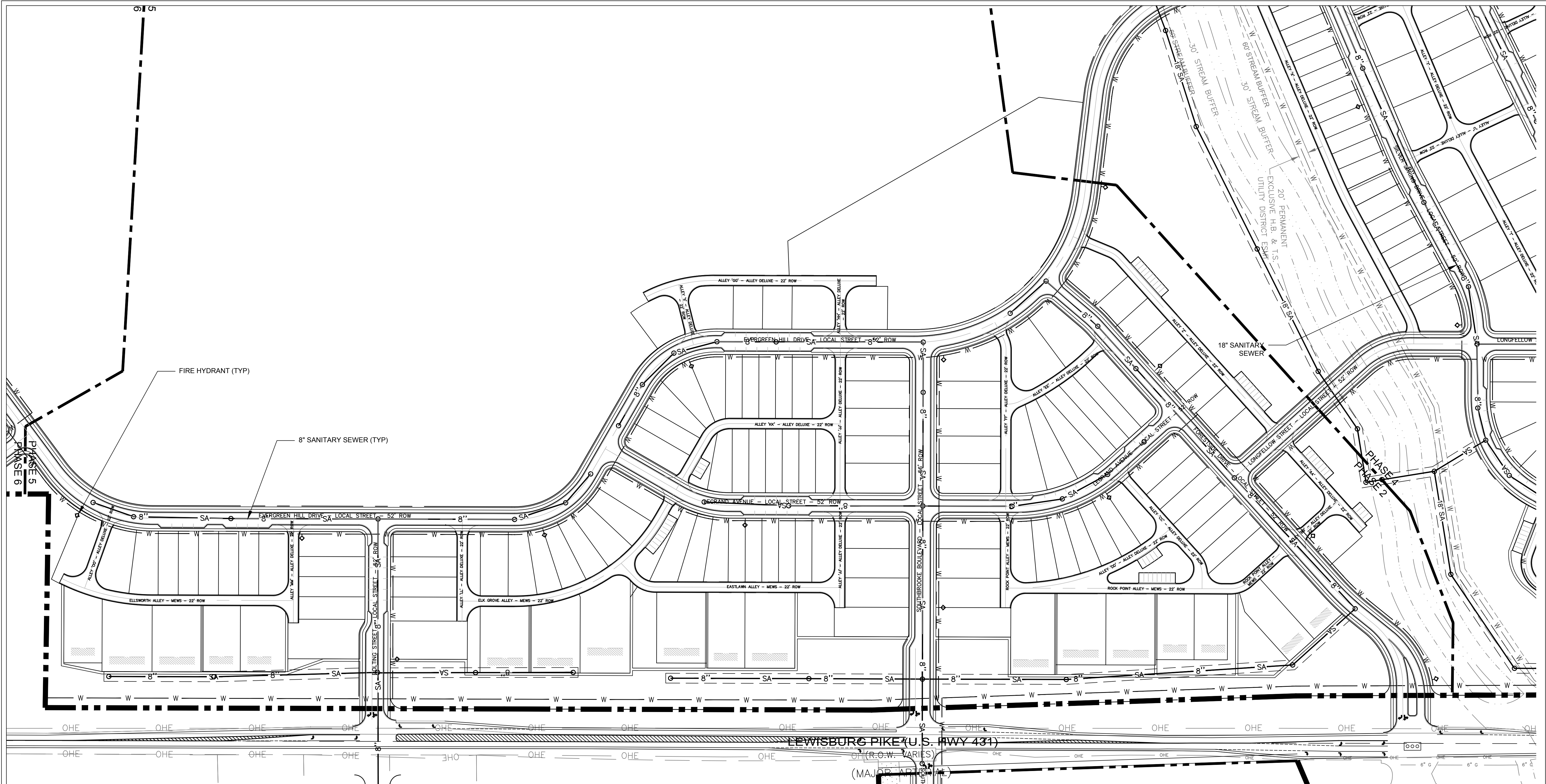
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AREA 'D'
ENLARGED SITE
UTILITY PLAN

C5.4

C 18008



WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, MINNESOTA" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED CONSTRUCTION. CONTRACTOR SHALL OBTAIN PERMIT TO COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE CITY OF FRANKLIN 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 TRANSPORTATION DEPARTMENT. THE CITY OF FRANKLIN MAY REQUIRE APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY. AS APPROVED BY THE OWNER, THE CONTRACTOR SHALL EMPLOY THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & ITS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.
9. WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. 0'-12" DEPTH REQUIRES 20' EASEMENT.
1. 12'-20" DEPTH REQUIRES 25' EASEMENT.
2. 20'-24" DEPTH REQUIRES 30' EASEMENT.
3. DEPTHS GREATER THAN 20" REQUIRES PRIOR APPROVAL. A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED. ALL TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

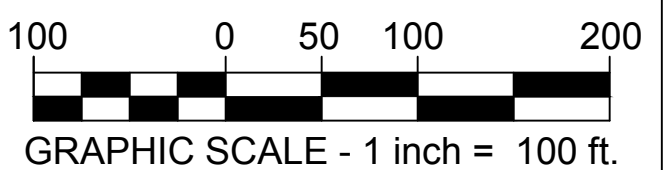
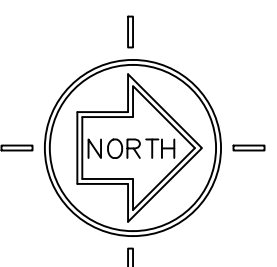
WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

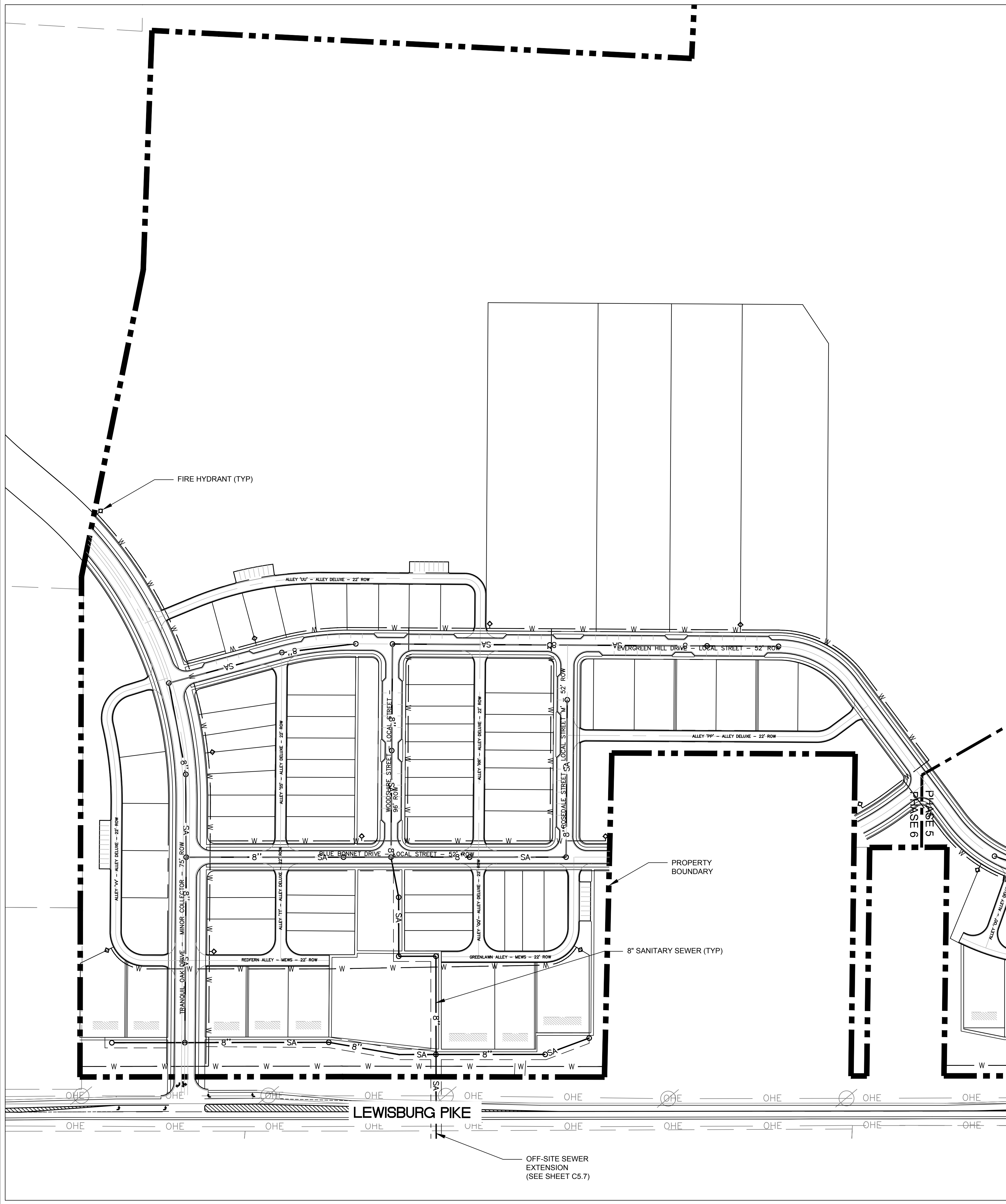
SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART

WATER:	UNIT FLOW IN GPD: 350 GPD PER [UNIT]
	NUMBER OF UNITS: 749 + CLUBHOUSE = 750
	TOTAL FLOW IN GPD: 262,500 GPD

STREAM BUFFER NOTE:
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6/6/2019

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

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

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

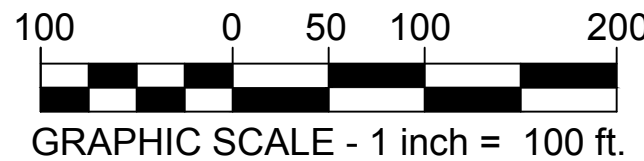
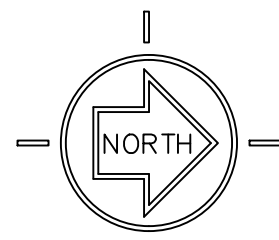
0 LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE MM DD, 2017

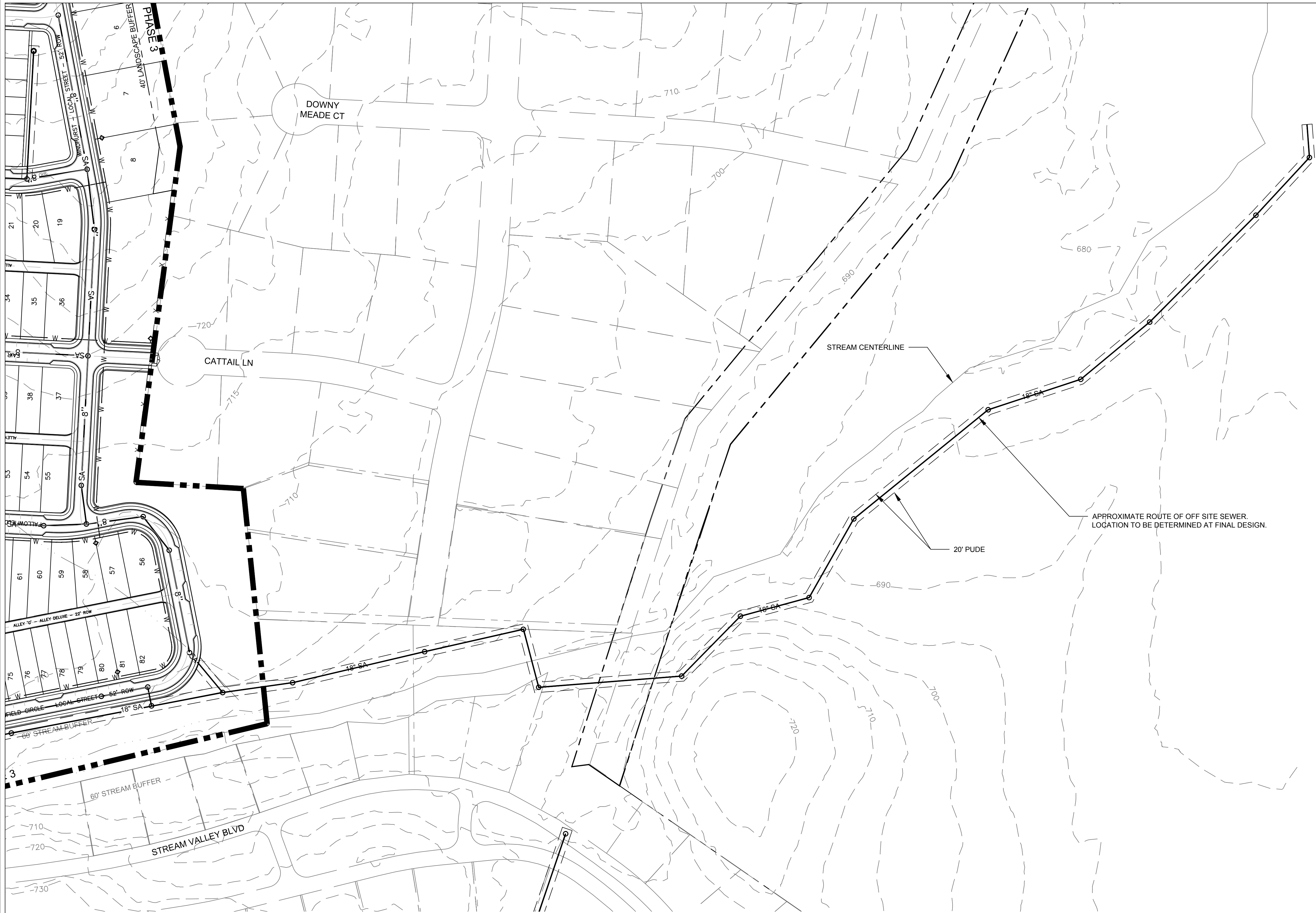
- NONE
- NONE
- NONE
- NONE



AREA 'E'
ENLARGED SITE
UTILITY PLAN

C5.5

LSC 18008



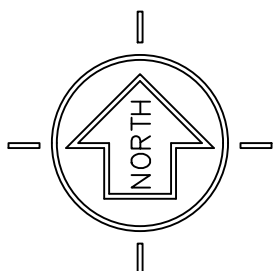
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6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

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

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

OFFSITE SEWER

C5.6

LSC 18008



117, PARCEL 15
HOOD
1000, PAGE 749

TENNESSEE, LLC
826, PAGE 282
8, PARCEL 50

MATCHLINE SEE SHEET C5.8

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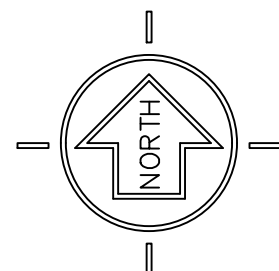
SOUTHBROOKE DEVELOPMENT PLAN
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MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
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NONE
 NONE
 NONE
 NONE



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

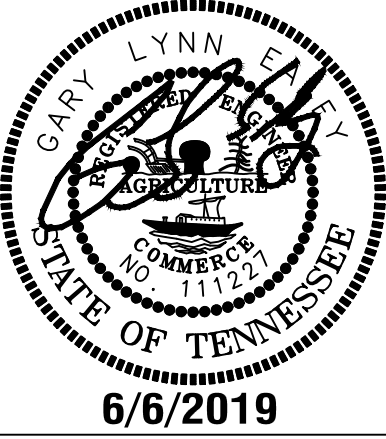
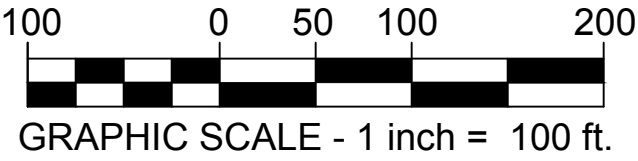
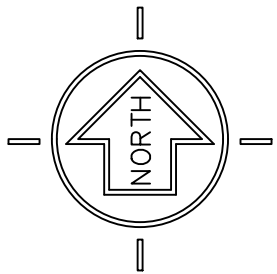
OFFSITE SEWER

C5.7

LSC 18008



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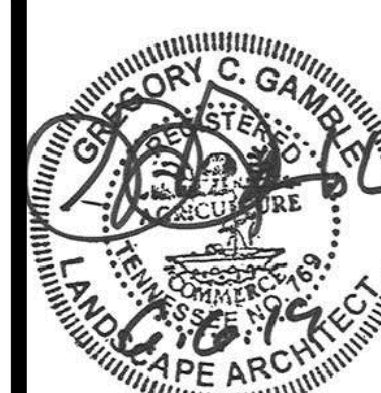
ISSUANCE/REVISION NOTES:
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- NONE
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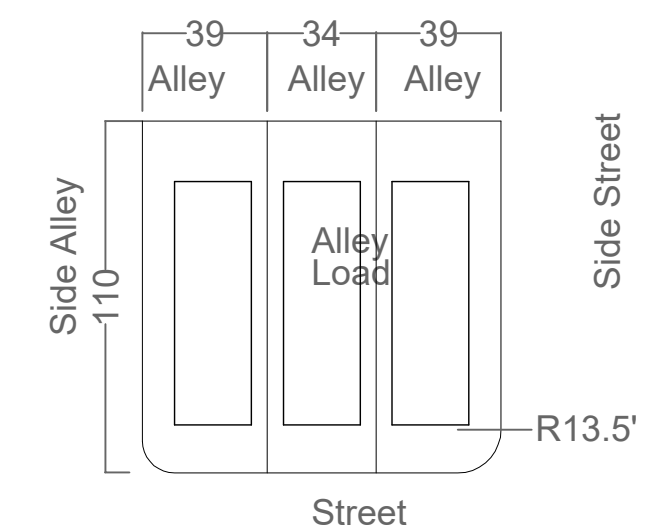
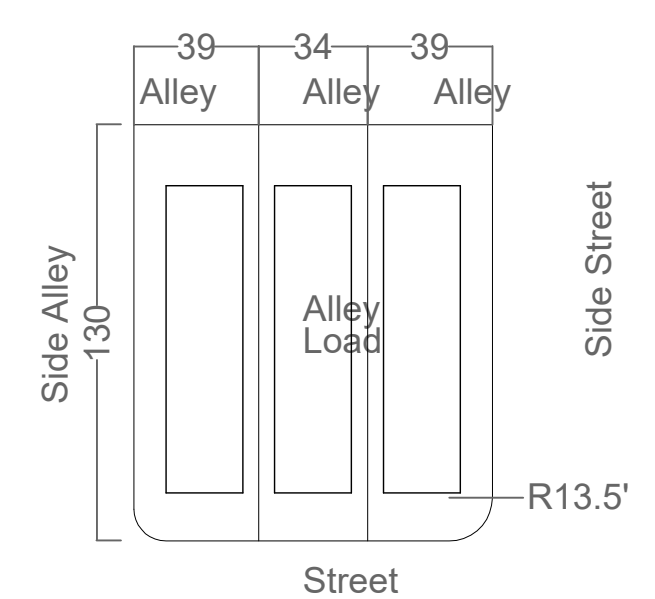
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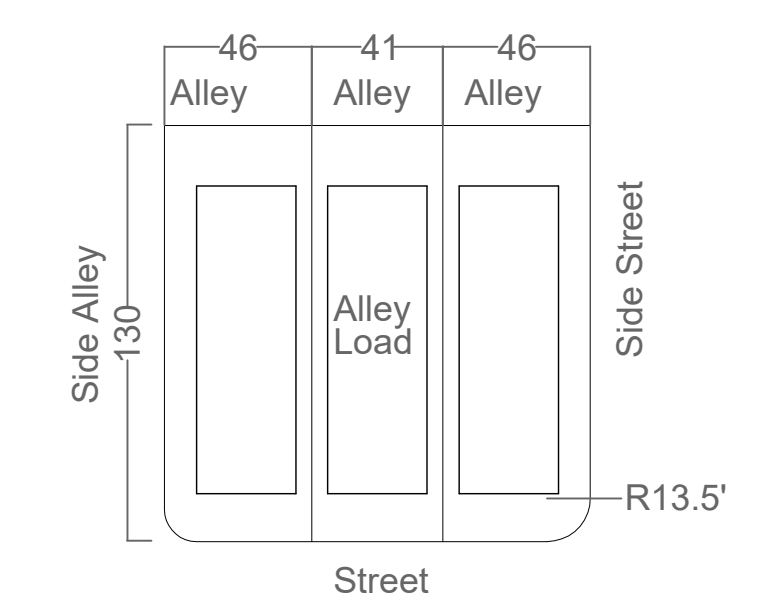
Revision	Date
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Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

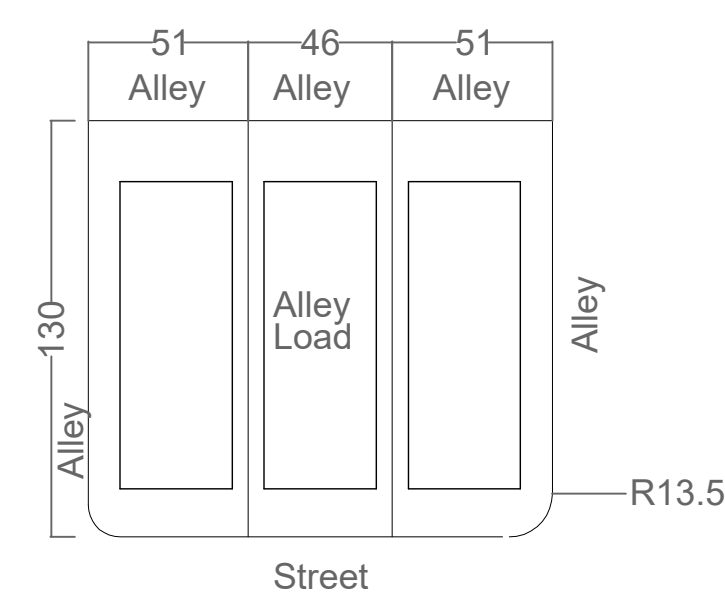
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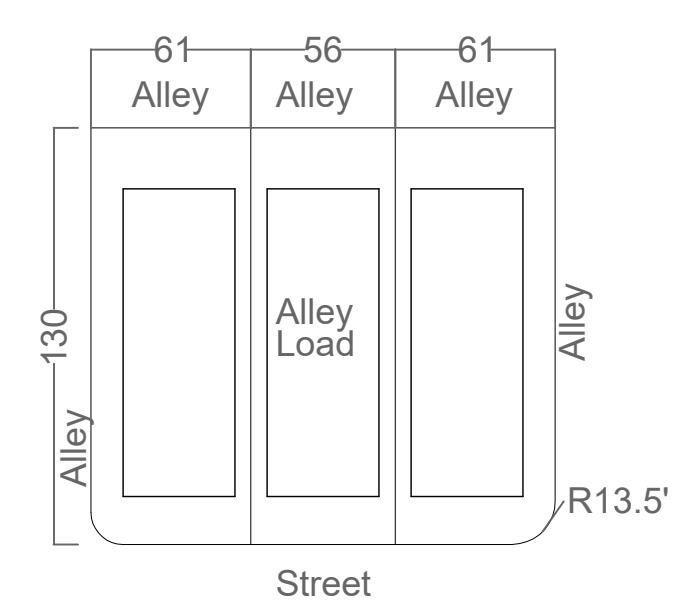
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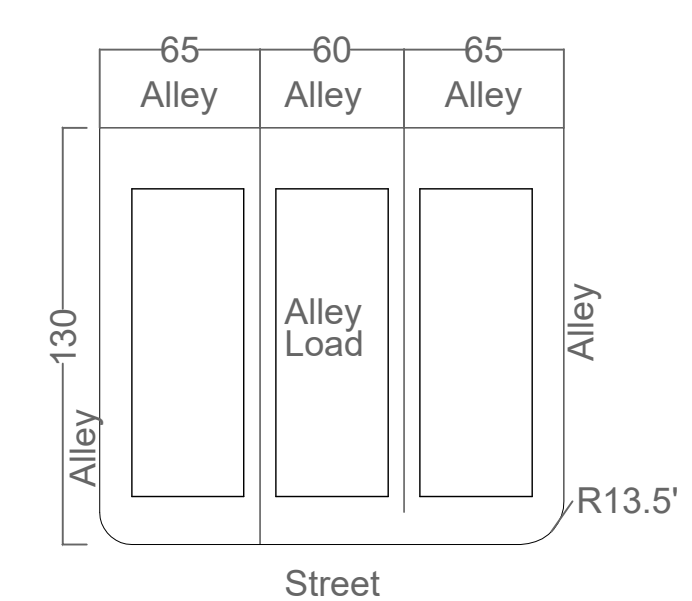


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Alley Setback: 10'

N.T.S.

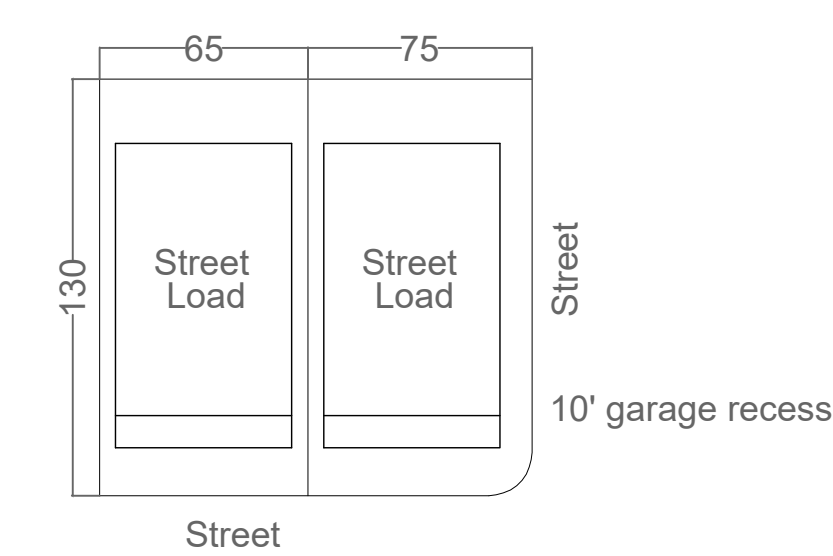


Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



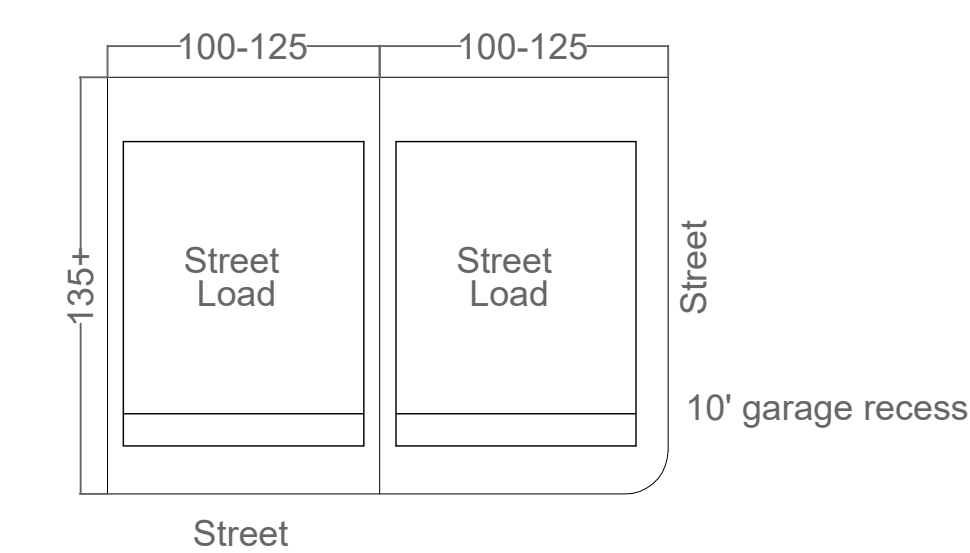
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

N.T.S.



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

N.T.S.



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

N.T.S.

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

Greg Gamble, Registered
Landscape Architect.

1
A1.0
34' DETACHED
PLAN & ELEVATION

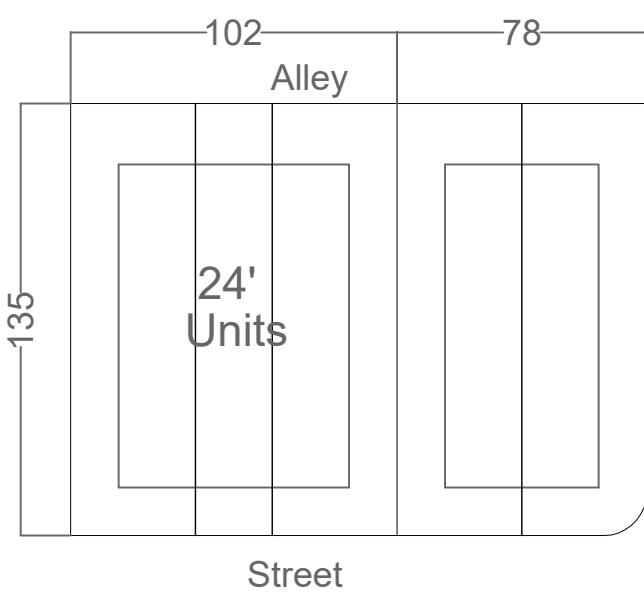
2
A1.0
41' DETACHED
PLAN & ELEVATION

3
A1.0
46' DETACHED
PLAN & ELEVATION

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

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

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



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

3 UNIT

2 UNIT

1
A1.1
24' ATTACHED
PLAN & ELEVATION

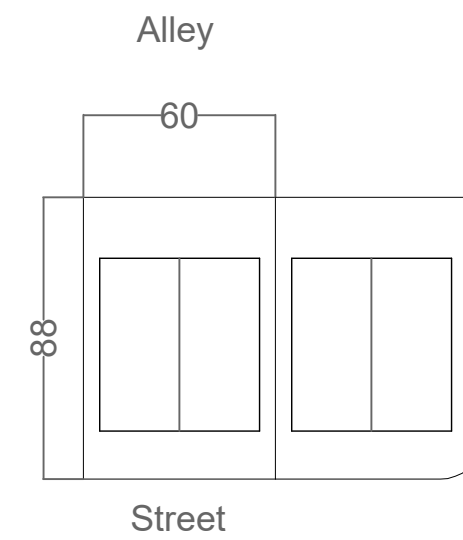
N.T.S.



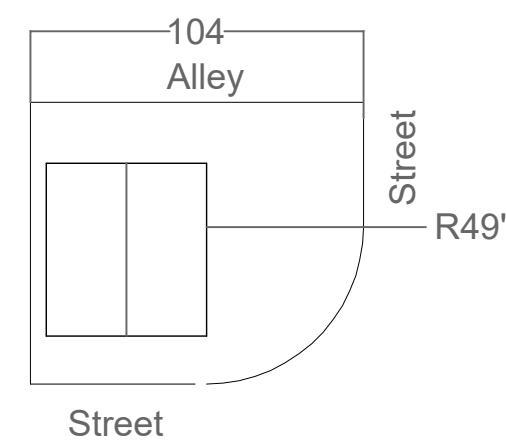
GARAGE BELOW STREET



GARAGE ABOVE STREET



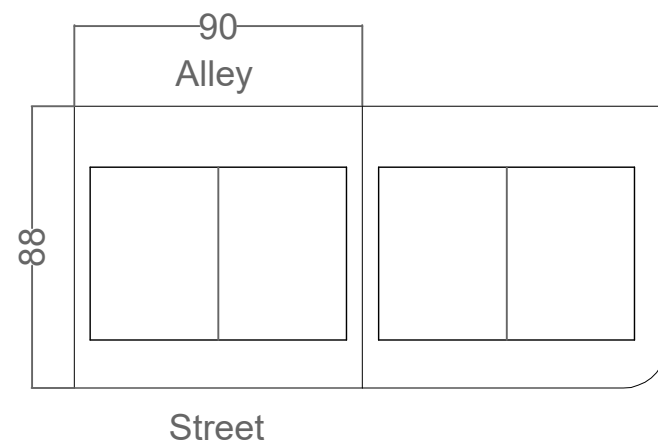
Front Setback: 15'
Rear Setback: 18'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



The 49' radius only applies
where the street makes a
90 degree turn with no
intersecting street.

2
A1.1
60' ATTACHED
PLAN & ELEVATION

N.T.S.



Front Setback: 15'
Rear Setback: 18'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

3
A1.1
90' ATTACHED
PLAN & ELEVATION

N.T.S.

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

Greg Gamble, Registered
Landscape Architect.



Revision Date
△
△
△
△

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Tuesday, June 25, 2019 11:46 AM
To: Michael Orr; Scott Harrison; Mike Hathaway;
roger.lindsey@nashville.gov; Alma Mclemore; Jimmy
Franks; Ann Petersen; mdadst@aol.com; Jennifer
Szilagyi; Emily Hunter; Amy Diaz-Barriga
Cc: mike ford; Chad Gore; Scott Stokes; kevin; Jennifer
Speich
Subject: Southbrooke
Attachments: Southbrooke Birdseye1.jpg; Southbrooke Ground
Level1.jpg; Southbrooke Memo 6 25 2019.pdf

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.

Dear Planning Commissioners,
Please find the attached memo regarding our proposed master plan for Southbrooke. We are proposing lot sizes less than the requirements of Envision Franklin because they are integral to the economic diversity of the master plan. I do hope this memo sheds some light on the reasons why we are integrating smaller than the recommended lot size for Southbrooke.

Second, we will have additional exhibits for you at the Planning Commission meeting on Thursday that highlights the roadway improvements planned for Lewisburg Pike. The exhibits will illustrate the improvements required by the traffic engineer and the third party reviewer in a graphic format.

Lastly, I have attached to this email 2 perspective renderings that show the big house homes along the Lewisburg Pike Right of Way, and will bring these on boards for further discussion.

Please do not hesitate to let me know if there is any additional information that would be helpful for me to have prepared for the meeting.

Sincerely,

Greg Gamble

greggamble209@gmail.com
615.975.5765 Cell
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064

June 25, 2019
City of Franklin
Planning Commission
Franklin, Tennessee 37064

Dear Planning Commissioner,

We are excited to present to you our master plan for Southbrooke. We are grateful to have a City planning and engineering staff so willing to invest the time and energy into working with us to achieve a great master plan for this portion of the Lewisburg Pike Corridor. Prior to resubmittal we addressed many staff comments regarding the final lot layout, engineering, and emergency services. We are excited about the result and this truly collaborative master plan.

Key Elements

Key elements of the master plan for Southbrooke:

1. 5 neighborhood meetings prior to submittal for community input.
2. 318 acres master planned at one time, as opposed to parcel by parcel development.
3. 184 acres of preserved open space.
4. Generous setback along Lewisburg Pike to maintain greenways on both sides.
5. Diversity of Homes. Homes are mixed throughout the neighborhood. This is not a homogenous community of all the same lot size.
6. Majority alley loaded homes with hidden garage. Only 8% of homes are accessed from the street.
7. Roadway Improvements to Lewisburg and Goose Creek.
8. New traffic signal at Stream Valley's main entrance.
9. Planned pedestrian connectivity with greenways, sidewalks, and nature trails available to the public.

Crafting the Development Plan

All proposed Development Plans in Franklin are reviewed on a case by case basis and approved on the merits of the design. Unique situations call for unique master plans, and in some instances diverge from the global, City-wide, policies. Staff agrees that our master plan conforms to the design principles of Envision Franklin in all aspects with the exception of lots that are alley-loaded and less than 45 feet in width. Only 27% of the proposed homes do not conform to the land use plan.

Southbrooke is in a key location to provide homes for families who work in Berry Farms. Berry Farms is approximately 25% built out, with entitlements for 3 million square feet of office and 1.8 million square feet of retail. We have estimated approximately 14,000 to 16,000 new jobs in this location as Berry Farms is developed.

Lot widths of less than 45 feet are not new to Franklin. In fact, they have been developed in neighborhoods throughout Franklin for the past 20 years. They are developed in **Westhaven, Simmons Ridge, Lockwood Glen, Echelon, Waters Edge, and Berry Farms**. All of these neighborhoods have a mix of lot sizes for economic diversity in home values. Smaller lots provide an invaluable opportunity for families who work in Franklin to live in Franklin.

Values projected for Southbrooke

Big House and Duplex Homes:	\$280,000 to \$400,000
34' to 40' Alley Home Lots:	\$400,000 to \$475,000
41' to 44' Alley Home Lots:	\$475,000 to \$575,000
45' to 55' Alley Home Lots:	\$575,000 to \$650,000
56' to 60' Alley Home Lots:	\$650,000 to \$800,000
65 to 125' Home Lots:	\$650,000 to \$1,000,000

The inclusion of 34' to 44' Alley Homes is critical to the successful diversity of home types. There would be a \$200,000 price diversity gap if they are removed. Southbrooke's smaller lots allow for sales prices around \$400,000 to \$575,000. Franklin needs this now more than ever.

Keys to Success

There are several keys to successfully integrating smaller lots within Southbrooke:

- They are only located on internal blocks, and are not visible from Lewisburg Pike. All lots visible from Lewisburg Pike conform to the standards listed in Envision Franklin.
- Larger lots conforming to the 45' standard are located on all corners of the block or along the main entry streets.
- Architecture must be designed with historically correct materials, features, and proportions.
- There is no reduction in quality of homes to achieve a lower price.
- The streetscape must include inviting front porches, lush landscape, and safe pedestrian zones.

In closing, lot sizes that are alley-loaded are not new in Franklin. For the past 20 years, this lot size has been an integral part of neighborhoods across Franklin. To remove it now, would create a significant gap in the price of homes provided in our mixed-residential neighborhoods.

Sincerely,



Greg Gamble





Ben Jones

Southbrooke PUD Subdivision

Franklin, TN

COF Development Summary

Year	Approved Single Family Detached Homes (units)	Approved Townhomes and Condos (units)	Approved Apartments (units)
2015	155	104	514
2016	65	129	834
2017	280	203	378
2018	18	-46	330
Total	518	390	2056

2015 Approved apartments: Nichol Mill, Harpeth Square

2016 Approved apartments: The Standard, Iron Horse, and Avenida of Cool Springs

2017 Approved apartments: Apex Village, Shadow Green Condos

2018 Approved apartments: Carothers Crossing West

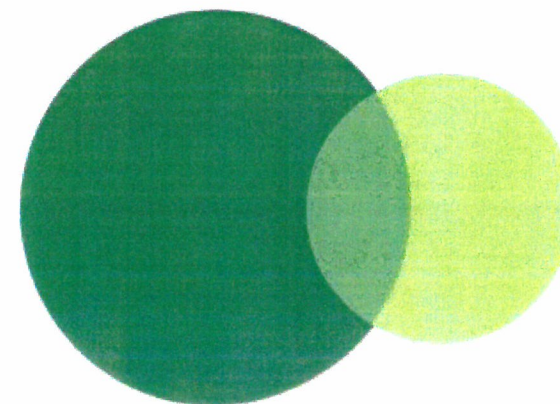
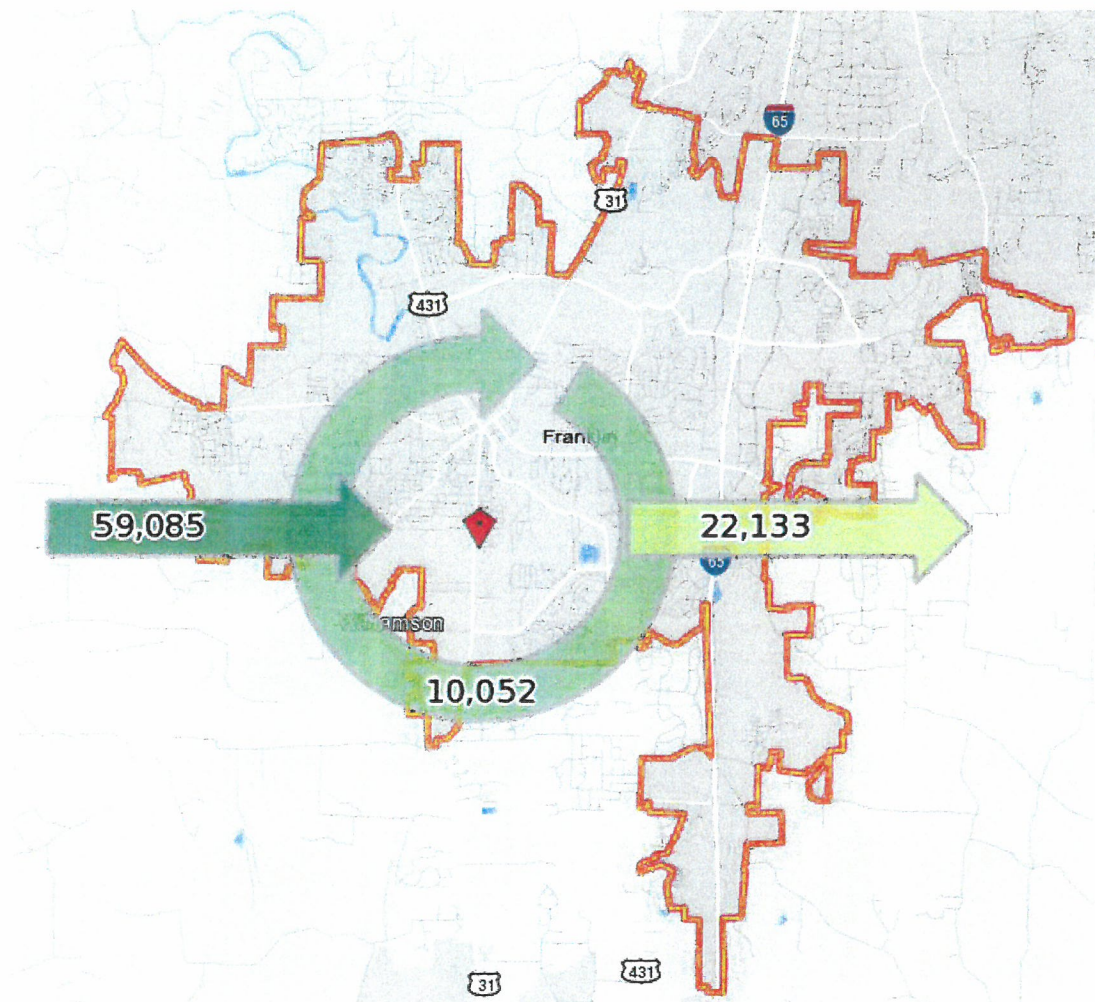
Approved Non-Residential Development (sf)
Not Available
1,400,000
1,327,286
1,156,678
3,883,964

3 years

WHY SOUTHBROOKE IS SMART DEVELOPMENT PLANNING

Southbrooke PUD Subdivision Franklin, TN

2015 DATA



59,085	- Employed in Selection Area, Live Outside
22,133	- Live in Selection Area, Employed Outside
10,052	- Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs) 2015

	Count	Share
<u>Employed in the Selection Area</u>	69,137	100.0%
<u>Employed in the Selection Area but Living Outside</u>	59,085	85.5%
<u>Employed and Living in the Selection Area</u>	10,052	14.5%
<u>Living in the Selection Area</u>	32,185	100.0%
<u>Living in the Selection Area but Employed Outside</u>	22,133	68.8%
<u>Living and Employed in the Selection Area</u>	10,052	31.2%

PROJECTED DEMOGRAPHICS

Southbrooke PUD Subdivision Franklin, TN



Source: BERRYFARMSTN.COM

Southbrooke is in a key location to provide homes for families who work in Berry Farms. Berry Farms is approximately 25% built out, with entitlements for 3 million square feet of office and 1.8 million square feet of retail. We have estimated approximately 14,000 to 16,000 new jobs in this location as Berry Farms is developed.

MEDIAN HOUSEHOLD INCOME IN FRANKLIN: \$81,432

Based solely on monthly payments (and assuming 10% down payment) this equates to a responsible home purchase price of: \$450,000

PROJECTED HOME VALUES IN SOUTHBROOKE

Big House and Duplex Homes:	\$280,000 - \$400,000	#?
34' - 40' Alley-loaded Homes:	\$400,000 - \$475,000	
41' - 44' Alley-loaded Homes:	\$475,000 - \$575,000	
45' - 55' Alley-loaded Homes:	\$575,000 - \$650,000	
56' - 60' Alley-loaded Homes:	\$650,000 - \$800,000	
65' - 125' Homes:	\$650,000 - \$1,000,000	

VARIETY OF HOME PRICE OPTIONS

KEYS TO SUCCESS OF INCLUDING LOTS SMALLER THAN 45'

Lot widths of less than 45 feet are not new to Franklin. In fact, they have been developed in neighborhoods throughout Franklin for the past 20 years. They are developed in **Westhaven, Simmons Ridge, Lockwood Glen, Echelon, Waters Edge, and Berry Farms**. All of these neighborhoods have a mix of lot sizes for economic diversity in home values. Smaller lots provide an invaluable opportunity for families who work in Franklin to live in Franklin. 

- Lots smaller than 45' are only located in internal blocks and are not visible from Lewisburg Pike. All lots visible from Lewisburg Pike conform to the standards listed in Envision Franklin
- Larger lots conforming to the 45' standard are located on all corners of the blocks and along main entry streets
- Architecture must be designed with historically correct materials, features, and proportions
- There is no reduction in the quality of homes to achieve the lower prices
- The streetscape must include inviting front porches, lush landscape, and safe pedestrian zones

Southbrooke PUD Subdivision

Franklin, TN



PROJECTED IMPACT FEES

Road Impact Fees -	\$4,792,340
School Impact Fees -	\$5,695,468
Parkland Dedication Impact Fees -	<u>\$3,223,696</u>

Total Impact Fees - \$13,711,504

DEVELOPMENT PAYS FOR DEVELOPMENT

IMPACT FEES & ROW RESERVATION

TOTAL ARTERIAL FEES: \$2,767,309
TOTAL COLLECTOR FEES: \$2,025,031

TOTAL ROAD IMPACT FEES: \$4,792,340

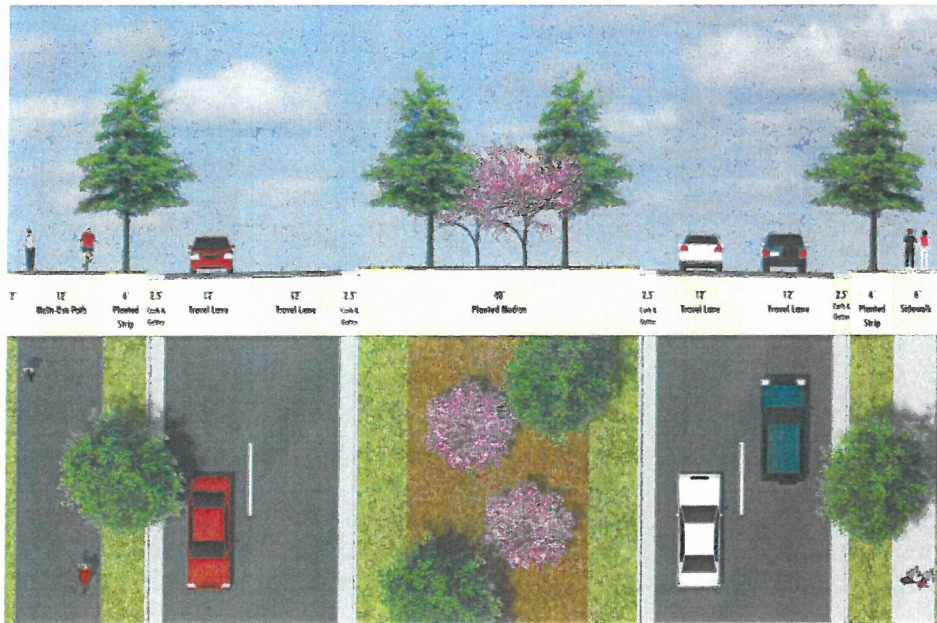
TOTAL ROW RESERVATION FOR LEWISBURG PIKE: 9.13 AC

STUDIED INTERSECTIONS

1. GOOSE CREEK BYPASS & LEWISBURG PIKE
2. LEWISBURG PIKE & ACCESS FOR PHASE 3
3. LEWISBURG PIKE & STREAM VALLEY BLVD / ACCESS FOR PHASE 2
4. LEWISBURG PIKE & ACCESS FOR PHASES 1 AND 2
5. LEWISBURG PIKE & LINDEN DR / ACCESS FOR PHASE 5
6. LEWISBURG PIKE & ACCESS FOR PHASE 6

FUTURE STREET SECTION

4 LANE 132' SECTION



LEWISBURG PIKE (SR-106 / US-431)

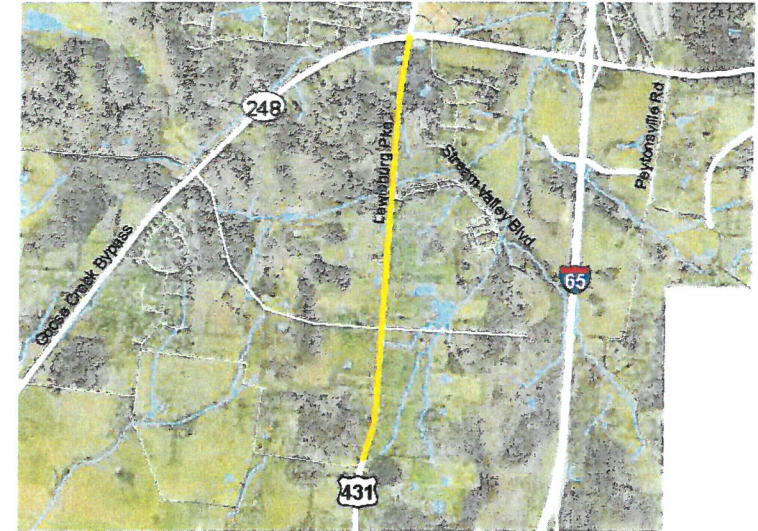
McLemore Road to Goose Creek Bypass

PROJECT OVERVIEW	
OVERALL COST:	\$30,100,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	2.13 miles
EXISTING LANES:	2
PROPOSED LANES:	4
PROPOSED RIGHT-OF-WAY:	132 feet

PROJECT SPECIFICS	
LANE WIDTH:	12 feet
MEDIAN:	Yes
CURB & GUTTER:	Yes
PARKING:	No
PEDESTRIAN FACILITY:	Sidewalk (Right Side)
BICYCLE FACILITY:	Multi-Use Trail (Left Side)
TRANSIT FACILITY:	No

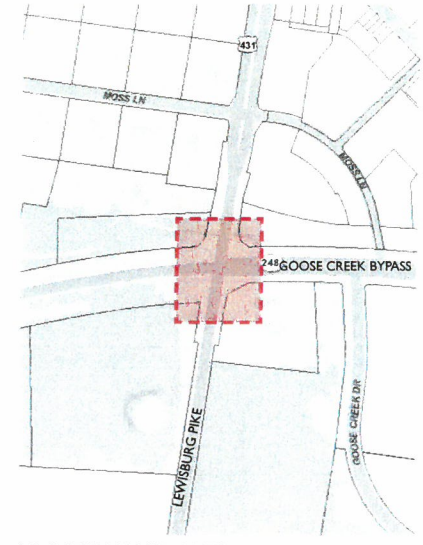
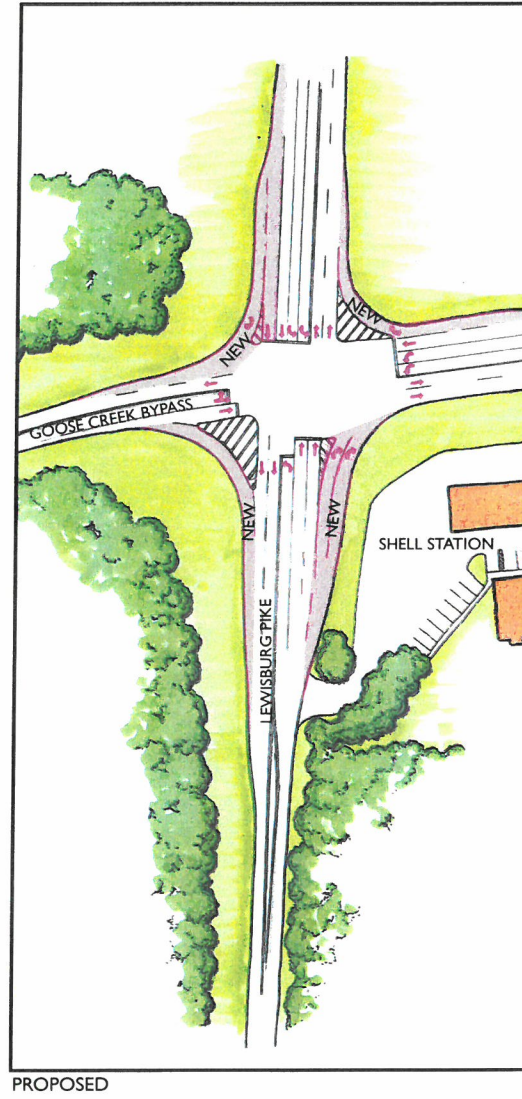
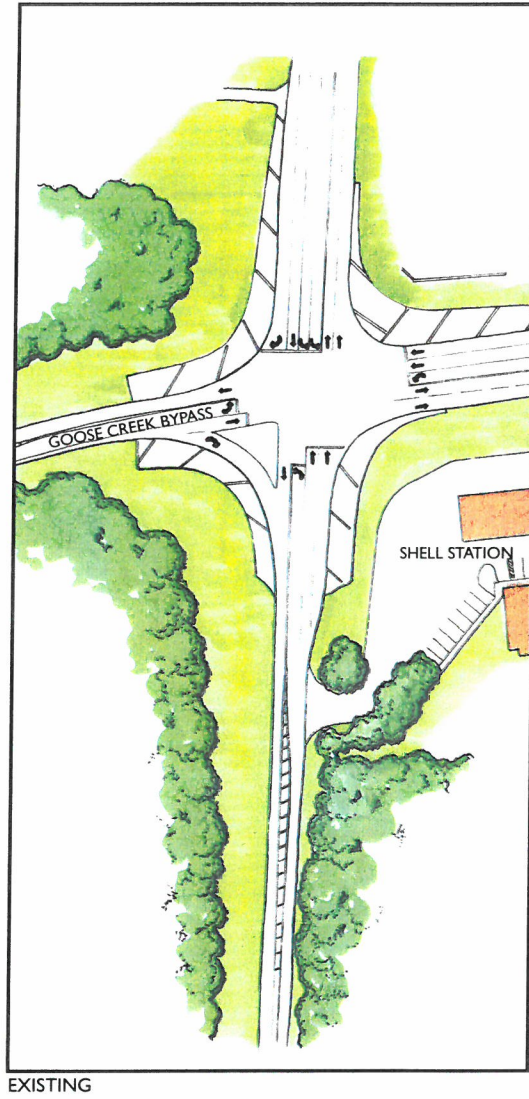
Lewisburg Pike (SR-106/US-431) will be widened to 4 lanes from Goose Creek Bypass (SR-248) to McLemore Road. This major arterial is a key north-south connector that provides an alternative to move people south of the city on a local network instead of the interstate. This segment has a 2015 LOS of B. The 2040 LOS does not change after improvements.



ROAD IMPACT FEES

Southbrooke PUD Subdivision

Franklin, TN

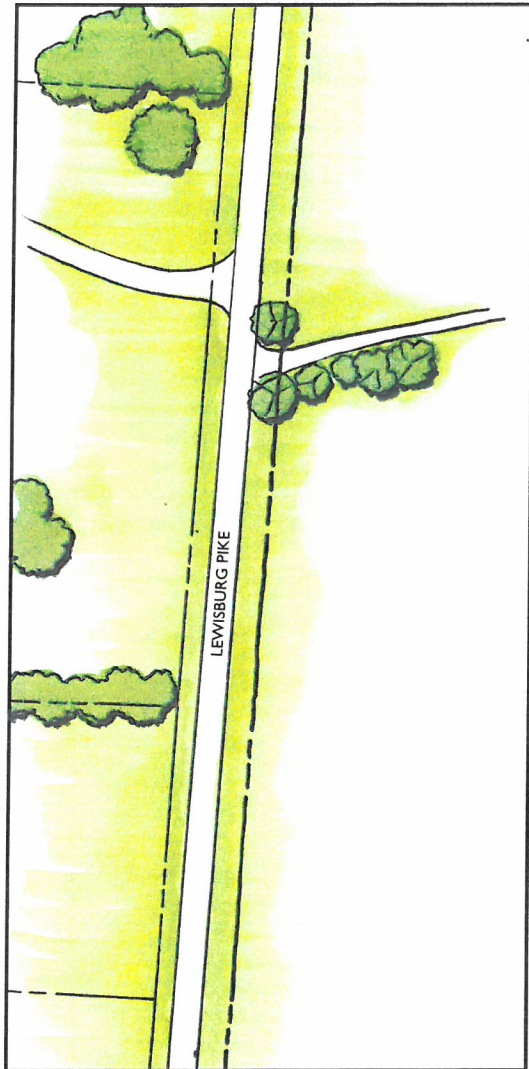


LOCATION MAP - N.T.S.

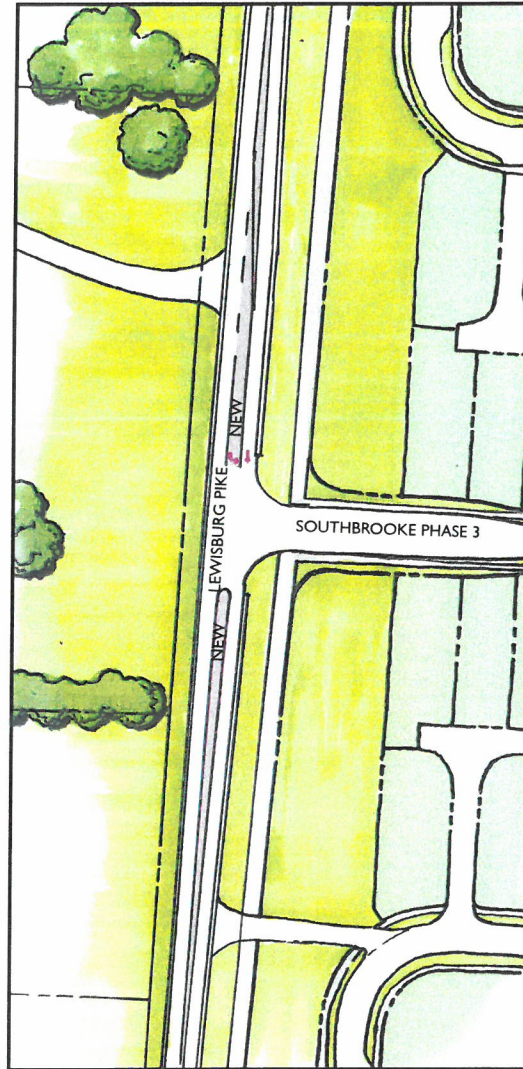
GOOSE CREEK BYPASS & LEWISBURG PIKE

Southbrooke PUD Subdivision

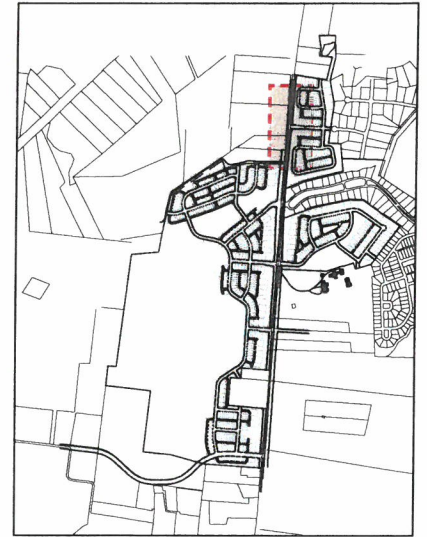
Franklin, TN



EXISTING



PROPOSED

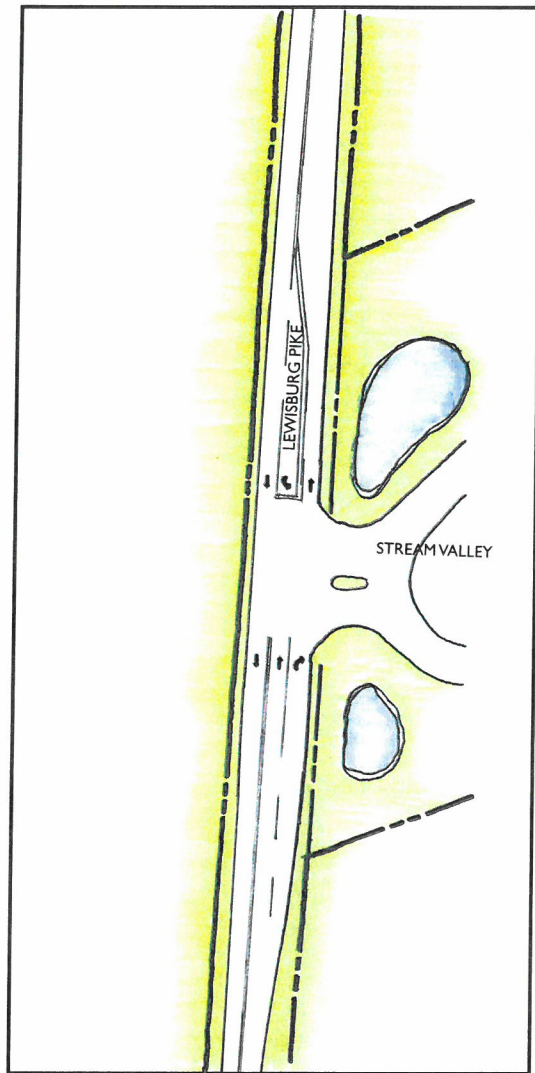


LOCATION MAP - N.T.S.

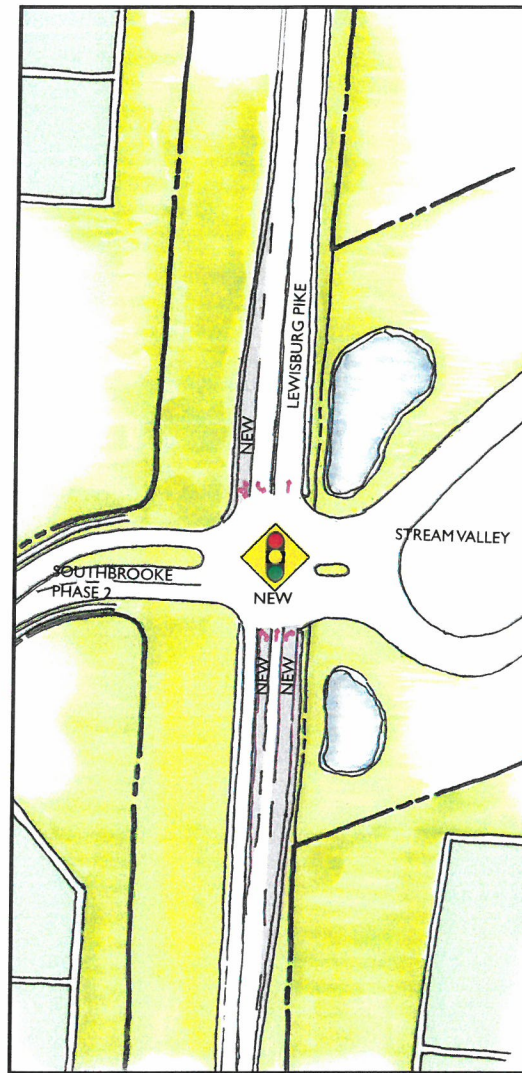
LEWISBURG PIKE & ACCESS FOR PHASE 3

Southbrooke PUD Subdivision

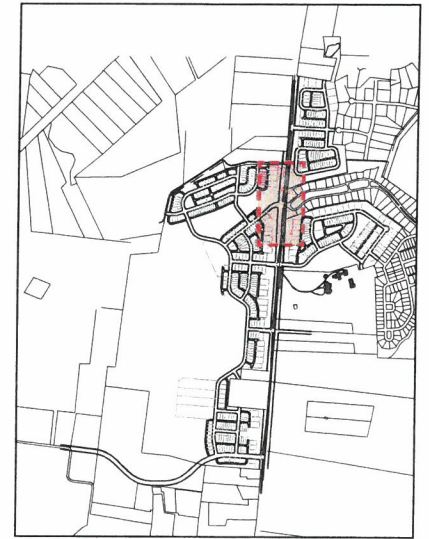
Franklin, TN



EXISTING



PROPOSED

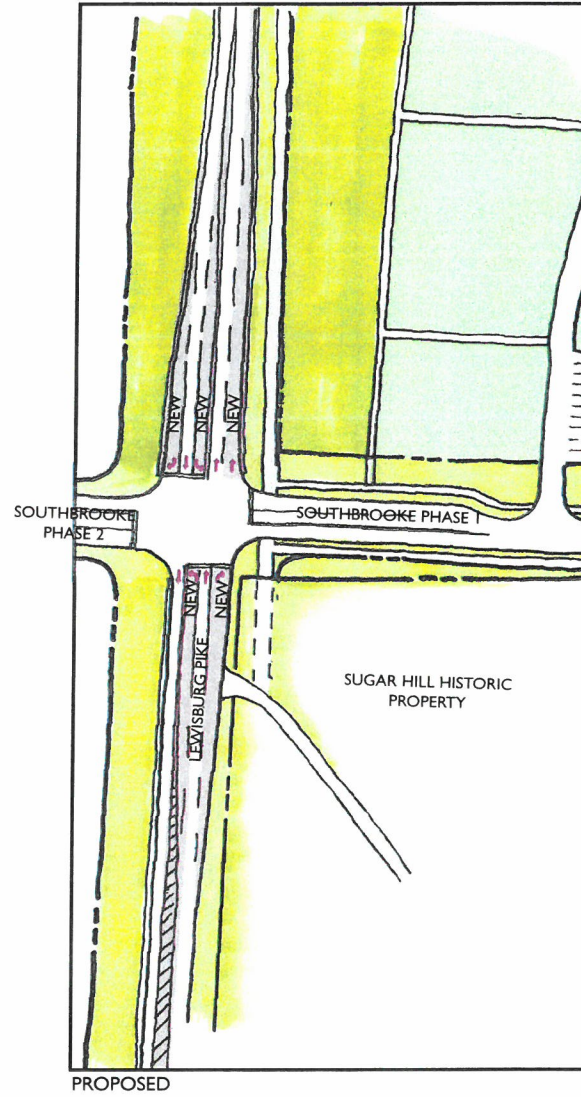
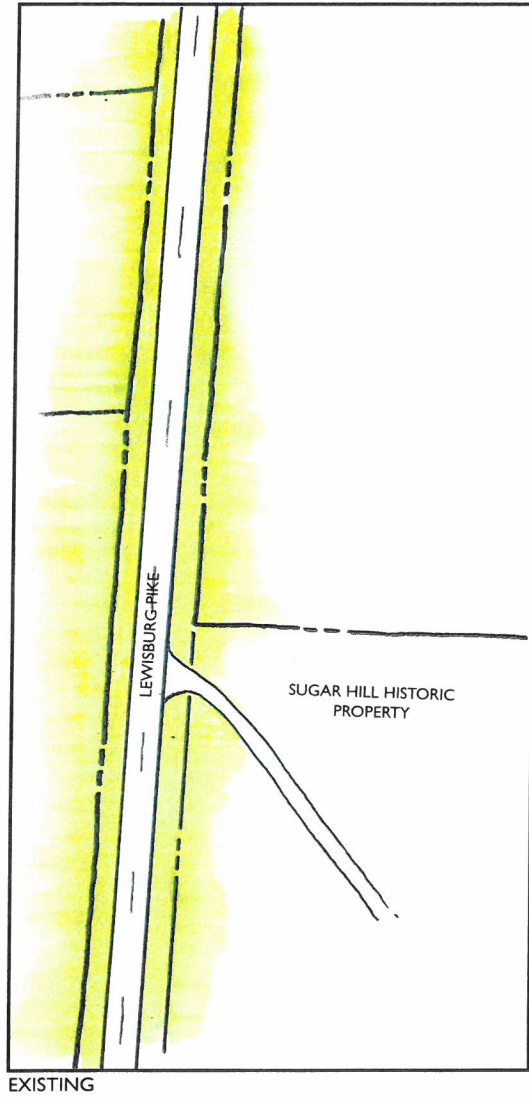


LOCATION MAP - N.T.S.

LEWISBURG PIKE & STREAMVALLEY BLVD / ACCESS FOR PHASE 2

Southbrooke PUD Subdivision

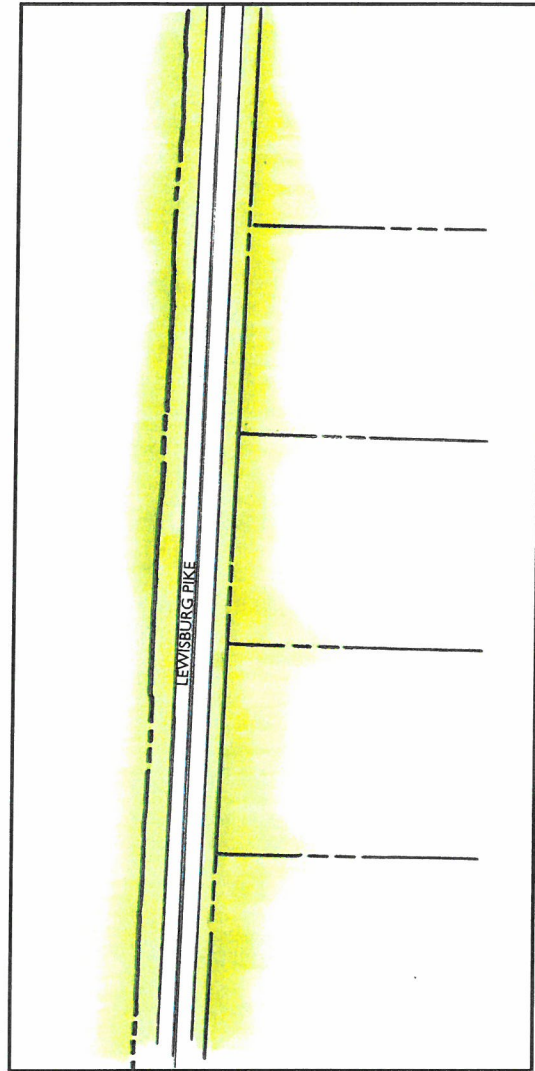
Franklin, TN



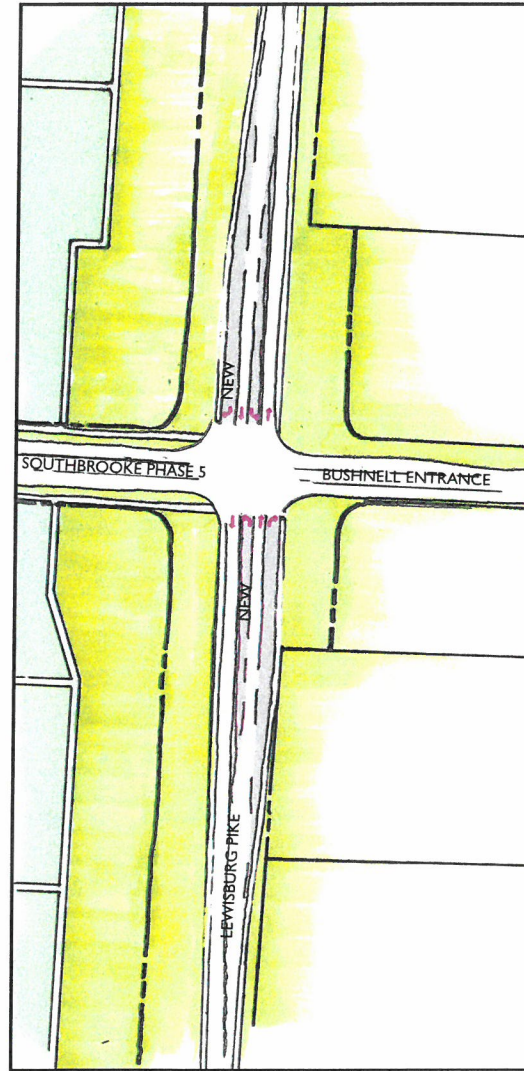
LEWISBURG PIKE & ACCESS FOR PHASES I AND 2

Southbrooke PUD Subdivision

Franklin, TN



EXISTING



PROPOSED

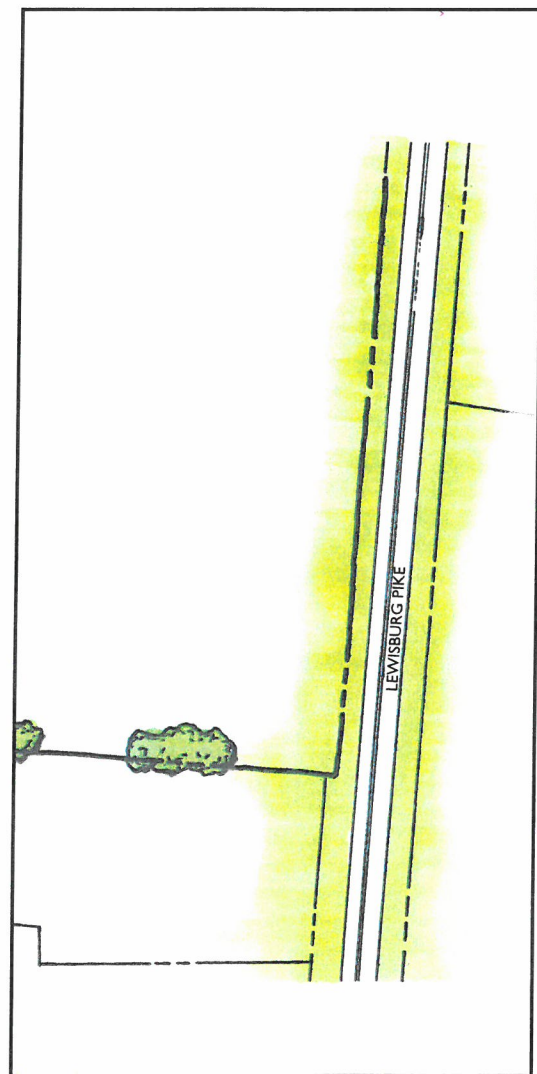


LOCATION MAP - N.T.S.

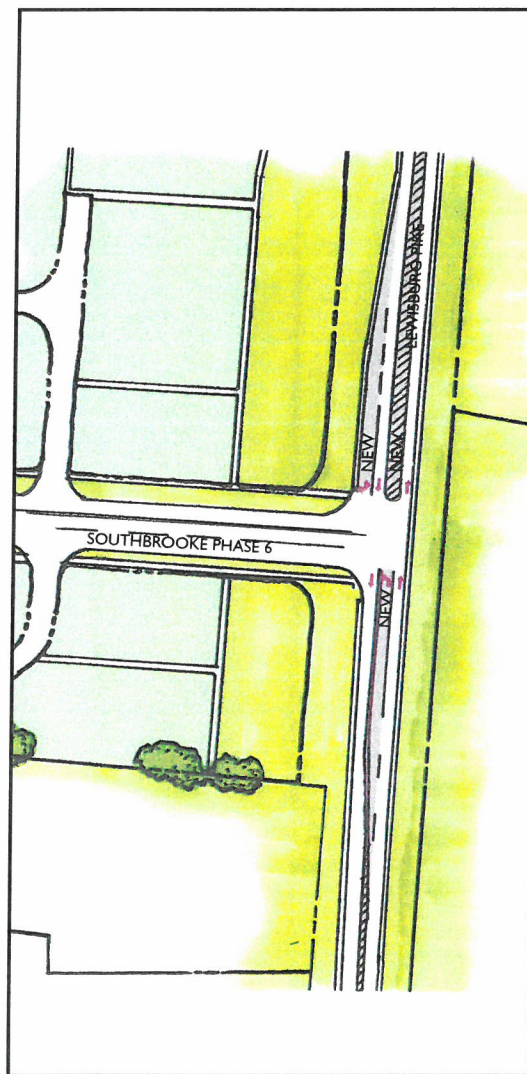
LEWISBURG PIKE & LINDEN DR / ACCESS FOR PHASE 5

Southbrooke PUD Subdivision

Franklin, TN



EXISTING



PROPOSED



LOCATION MAP - N.T.S.

LEWISBURG PIKE & ACCESS FOR PHASE 6

Southbrooke PUD Subdivision Franklin, TN



Avalon - Franklin, TN



View from McEwen Drive

COMPARABLE DEVELOPMENT

Southbrooke PUD Subdivision

Franklin, TN



Ben Janssen

Southbrooke PUD Subdivision

Franklin, TN



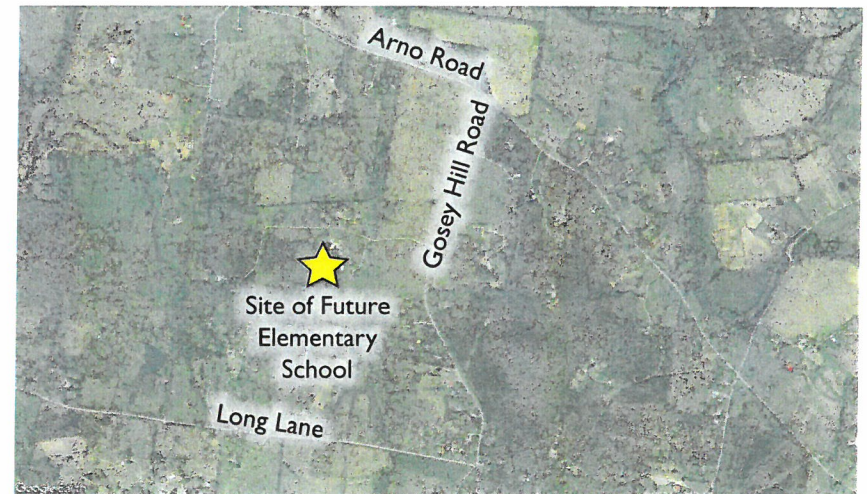
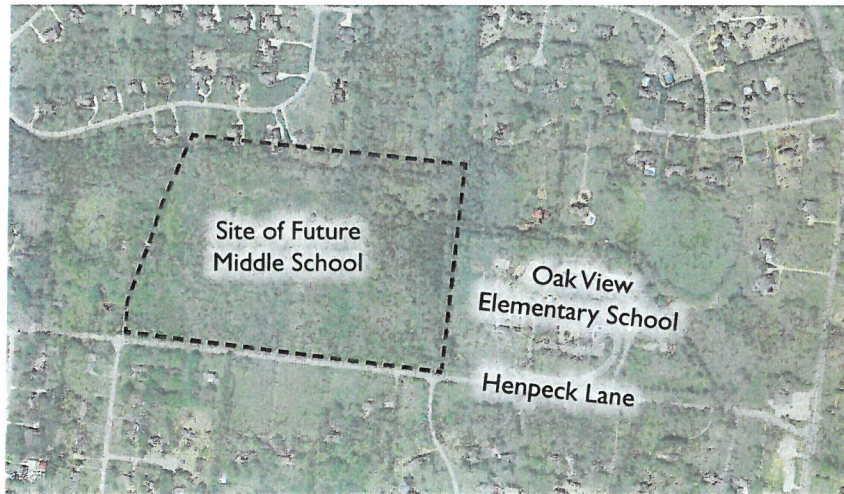
Southbrooke PUD Subdivision

Franklin, TN

PROJECTED IMPACT FEES

School Impact Fees - \$5,695,468

PLANNED SCHOOL SITES IN THE AREA



SCHOOL IMPACT FEES

Southbrooke PUD Subdivision

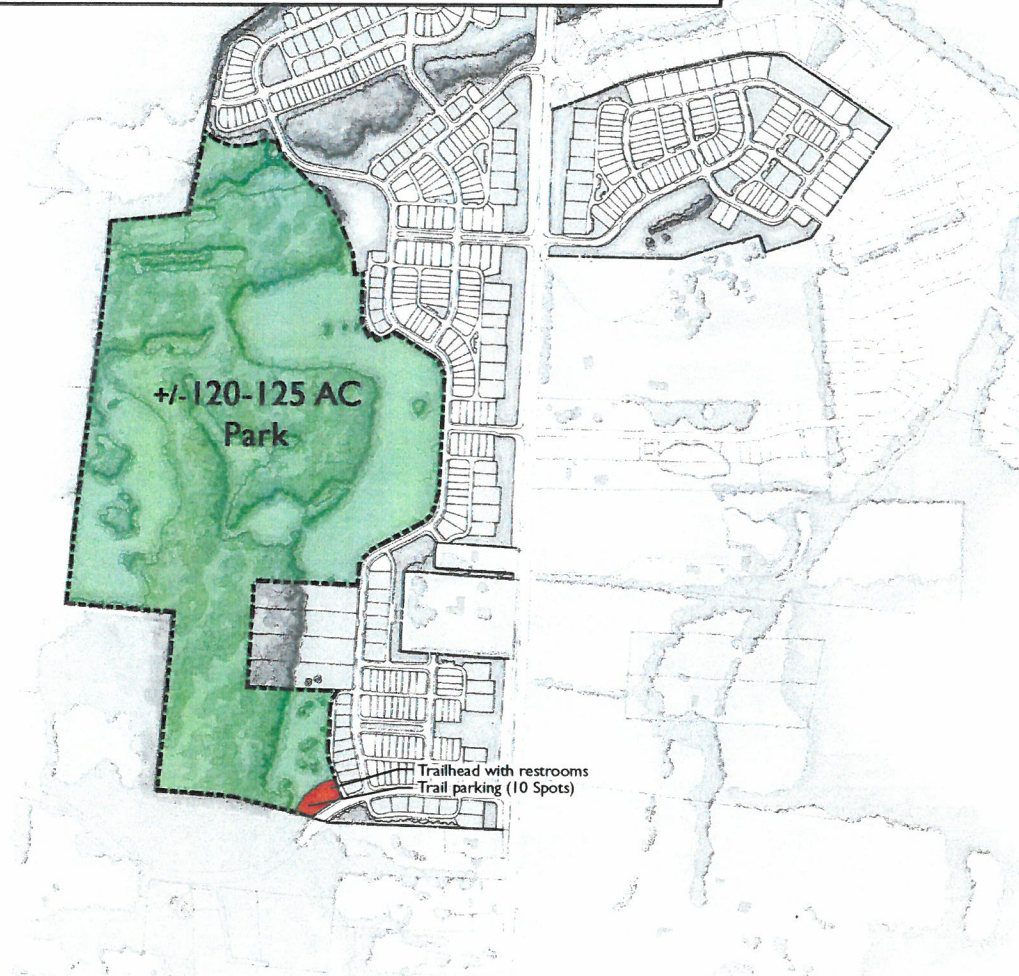
Franklin, TN

PROJECTED IMPACT FEES

Required Parkland Dedication Fees - \$3,223,696

Value of dedicated land - \$7.5 Million

Dedication Beyond Requirement - \$4,000,000



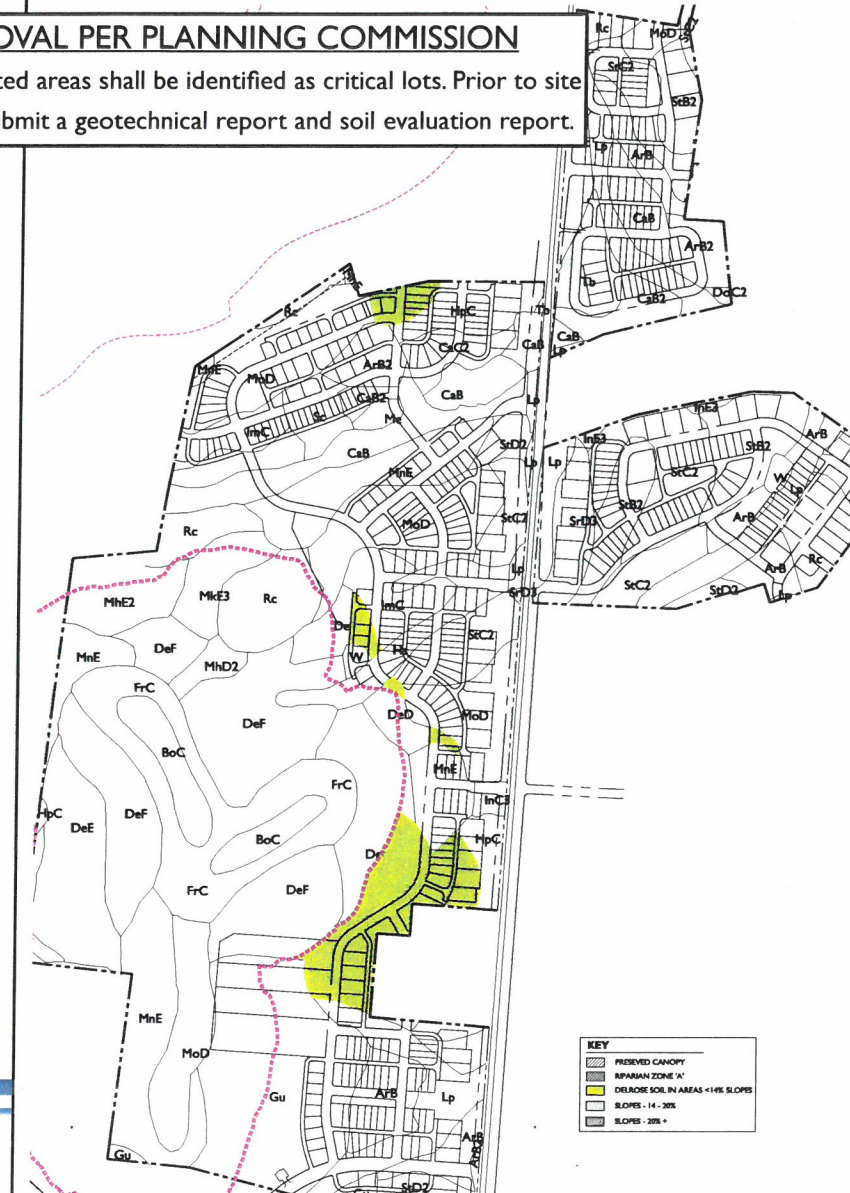
PARKLAND DEDICATION

Southbrooke PUD Subdivision

Franklin, TN

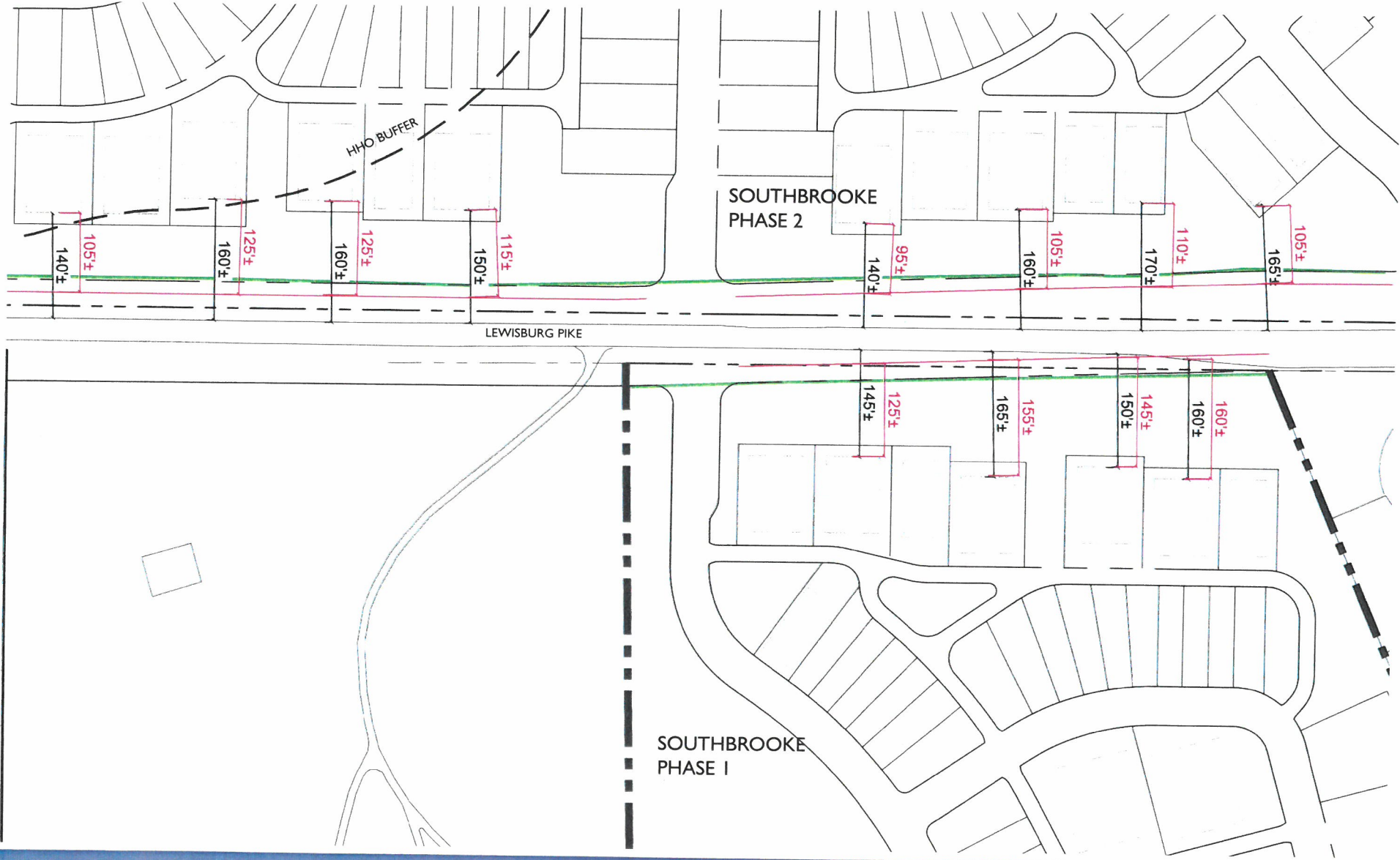
CONDITION OF APPROVAL PER PLANNING COMMISSION

The lots located in the highlighted areas shall be identified as critical lots. Prior to site plan submittal, applicant shall submit a geotechnical report and soil evaluation report.



SOILS

LOT SETBACKS



Southbrooke PUD Subdivision

Case No. 12-1-1

LOT SETBACKS



Southbrooke PUD Subdivision

Exhibit TN1

**AMENDMENT NO. 1 TO
PROFESSIONAL SERVICES AGREEMENT
FOR THE FRANKLIN ZONING ORDINANCE
COF Contract No. 2018-0134**

THIS AMENDMENT is made and entered into on this the ____ day of _____, 2019, by and between the **City of Franklin, Tennessee** ("City") and **Town Planning & Urban Design Collaborative LLC (TPUDC)** ("Consultant").

WITNESSETH:

WHEREAS, the City and Consultant entered into a Professional Services Agreement ("Agreement"), dated October 9, 2018, for the Planning and Zoning Services for the Zoning Ordinance Update ("Project"); and

WHEREAS, said Agreement stipulated that Consultant would be paid a fee of One Hundred Thirty-Six Thousand Six Hundred Eighty and No/100 Dollars (\$136,680.00), as detailed in the Scope of Service and Fee Schedule; and

WHEREAS, the City and Consultant needed additional work performed during the detailed Ordinance review phase and realize the need for additional services to accommodate additional community outreach and engagement, and ongoing education and consulting services following adoption; and

WHEREAS, the Consultant has provided a Proposal ("Attachment A"), dated June 15, 2019, for an increase in services on an as-needed basis, in an amount not to exceed **Fifty Thousand and No/100 Dollars (\$50,000.00)**; and

WHEREAS, the City has reviewed the Proposal and desires to enter into an amendment to the Agreement for the Project as proposed.

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

1. The foregoing recitals are incorporated by reference as if fully stated herein.
2. Consultant's Responsibilities and Duties. Consultant agrees to perform the work as stated in Attachment A, which includes the Scope of Services for this Amendment, all of which shall be considered as an integral part hereof.
3. City's Responsibilities and Duties. City shall pay Consultant for the cost of the work as described in Attachment A in an amount not to exceed **Fifty Thousand and No/100 Dollars (\$50,000.00)**.

The City reserves the right to issue any payments jointly to the Consultant when the City receives information that the Consultant has not paid its Sub-Consultant.

4. Waiver. Neither party's failure nor delay to exercise any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.
5. Severability. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.
6. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.
7. Entire Agreement. The Amendment between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.
8. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Amendment, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.
9. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination and may also have such other remedies as it may be entitled to in law or in equity.

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

All other provisions of the Agreement, dated October 9, 2018, are unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment.

The CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore
Mayor
Date: _____

**TOWN PLANNING & URBAN DESIGN
COLLABORATIVE LLC (TPUDC)**

By: W. Brian Wright
Print: W. Brian Wright
Title: Principal
Date: June 24, 2019

Attest:

Eric S. Stuckey
City Administrator
Date: _____

Approved as to form:

Shauna R. Billingsley, City Attorney

**AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT
FOR THE FRANKLIN ZONING ORDINANCE COF Contract No. 2018-0134
Attachment A**

City of Franklin, Tennessee Professional Services Agreement COF Contract No. 2018-0134 is hereby amended as follows:

1. Item 4 of the Declarations is hereby amended to read as follows:
“Consultant shall be paid on a monthly basis for work performed under this Agreement. For the work performed under Phases 1-3 of the Services, as set forth in Attachment A (Scope of Services), Consultant shall be paid ONE HUNDRED THIRTY-SIX THOUSAND SIX HUNDRED EIGHTY AND NO/100 DOLLARS. For the work performed under Phases 4-6 of the Services, as set forth on Attachment A (Scope of Services), Consultant shall be paid on an hourly basis at the hourly rates set forth on Attachment B (Hourly Rates), up to FIFTY THOUSAND AND NO/100 DOLLARS.”
2. Attachment A (Scope of Services) is hereby amended by revising Phases 4-6 to read as follows:

Phase 4: PUBLIC DRAFT OF THE REVISED ZONING CODE

Task 4.1: Client Meeting

Staff will prepare a set of consolidated comments received from the public on the Public Draft. TPUDC and Staff will meet to discuss the Public Draft comments. Following that meeting, Staff will make appropriate revisions to the document.

Task 4.2: Review of Staff Revisions to Public Draft

TPUDC will review the revisions to the Public Draft by Staff and provide final comments. This revision will serve to create the Final Draft.

Task 4.3: INTENTIONALLY OMITTED

Task 4.4: Decision-Maker Workshops

On an “as needed, as requested” basis, TPUDC will facilitate and present at Zoning Ordinance Workshops with members of the Board of Mayor and Alderman and Planning Commission. These could include project updates, topical discussions, presentations regarding the Zoning Ordinance, or question and answer sessions.

Task 4.5: Stakeholders / Decision-Makers Meetings

On an “as needed, as requested” basis, TPUDC will participate in individual or small group meetings with stakeholders and/or members of the Board of Mayor and Alderman and Planning Commission to discuss the Zoning Ordinance.

Task 4.6: Project Management

General project management of work items occurring during this Phase.

Phase 5: Additional Community Outreach & Engagement**Task 5.1: Neighborhood, Stakeholder, and Decision-Maker Meetings**

On an “as needed, as requested” basis, TPUDC will participate in meetings, which may be in various locations and neighborhoods around the City with key neighborhood or stakeholder groups identified by Staff and Decision-Makers. In neighborhoods, this may be a presentation, “What Does the Zoning Ordinance Project Mean to You?” to educate citizens about the effects and changes the Zoning Ordinance might bring to their neighborhoods. Meetings may include individual or small group meetings with members of the Board of Mayor and Alderman and Planning Commission to discuss the Zoning Ordinance.

Task 5.2: INTENTIONALLY OMITTED.**Task 5.3: Project Management**

General project management of work items occurring during this Phase.

Phase 6: APPROVAL PROCESS OF Final Draft

TPUDC will assist Staff during the approval process as follows:

Task 6.1: Planning Commission and Board of Mayor and Aldermen Meetings and Presentations

TPUDC will attend and present to Planning Commission and Board of Mayor and Aldermen at meetings concerning the Zoning Ordinance Project.

Task 6.2: Client Meeting

TPUDC will meet with Staff to discuss comments, questions, and suggestions for refinements to the Zoning Ordinance from Planning Commission and BOMA.

Task 6.3: Final Zoning Ordinance Revisions Review

TPUDC will review and provide any comments on Staff’s final revisions based on input received from the Planning Commission and Board of Mayor and Aldermen.

Task 6.4: Project Management

General project management of work items occurring during this Phase.

Phase 7: POST-ADOPTION**Task 7.1: Ongoing Education & Consulting Services**

On an “as needed, as requested” basis, TPUDC will provide ongoing education and consulting services related to the Zoning Ordinance and design proposals.

Task 7.2: Project Management

General project management of work items occurring during this Phase.

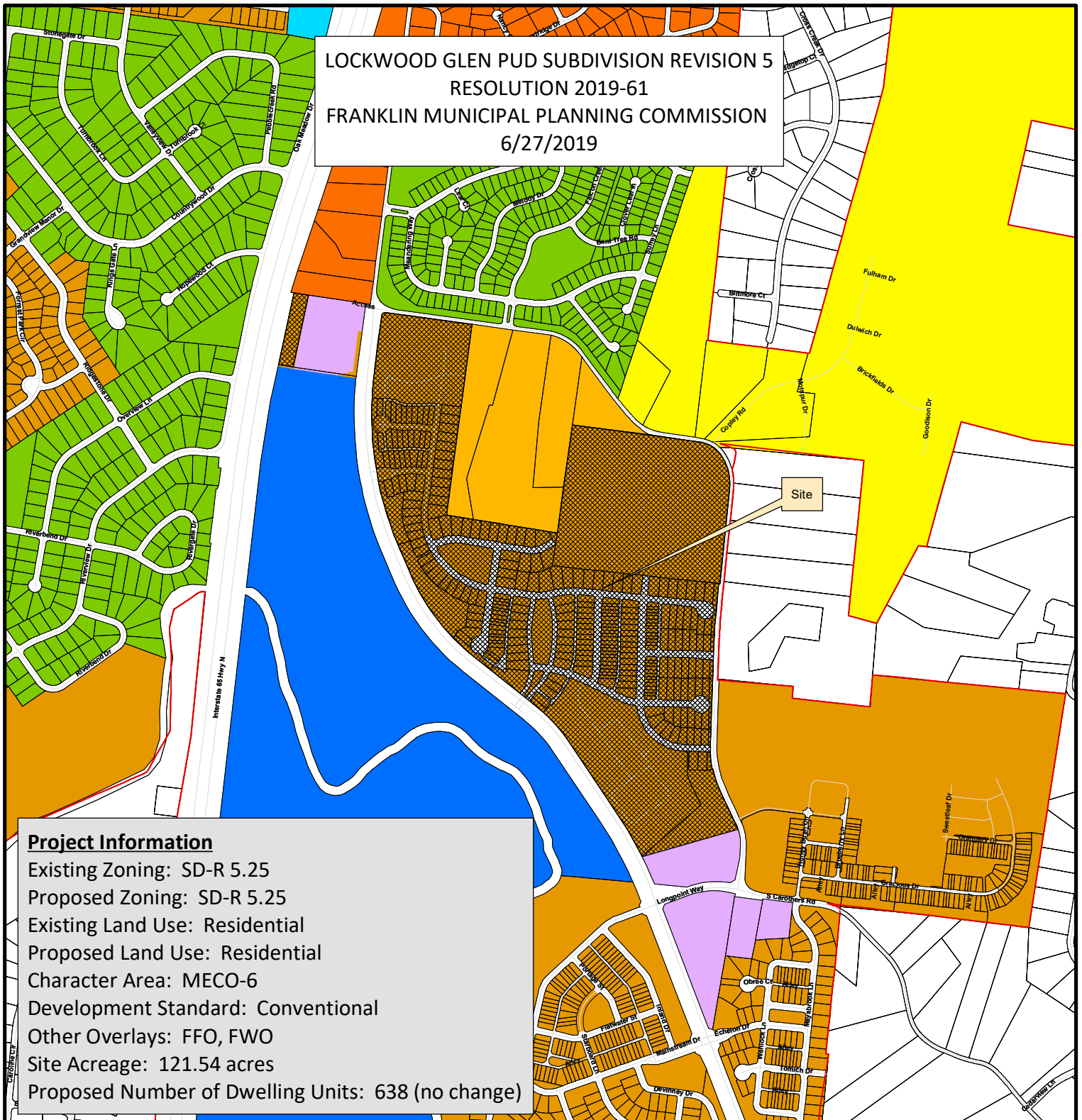
3. An additional attachment, Attachment B (Hourly Rates for Phase 4-6) shall be attached as an integral part of the Agreement, reading as follows:

Attachment B Hourly Rates for Phases 4-6

PRINCIPAL	\$200.00/hr
ATTORNEY	\$200.00/hr
DIRECTOR	\$150.00/hr
ADMINISTRATOR	\$60.00/hr
GRAPHIC DESIGNER	\$100.00/hr
PLANNER	\$160.00/hr
RENDERER	\$150.00/hr

4. The attachments, “Franklin Zoning Ordinance Budget” and “Franklin Zoning Ordinance Schedule” shall be deleted.

LOCKWOOD GLEN PUD SUBDIVISION REVISION 5
RESOLUTION 2019-61
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/27/2019



Project Information

Existing Zoning: SD-R 5.25
Proposed Zoning: SD-R 5.25
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 121.54 acres
Proposed Number of Dwelling Units: 638 (no change)

- | | |
|--|---------------------------------------|
| Lockwood Glen 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 |



0 500 1,000 2,000 3,000
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 herein.
All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. Advisory Comment

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

Noted

26. Street Lighting

joe.marlo@franklintn.gov

Applicant shall provide the following items on the drawings regarding Street Lighting per Chapter 9 of the 2017 Transportation & Street Technical Standards. (If this information has already been provided, please indicate which sheet it is located on.)

1. Show street lights on plans. Lights shall be provided at the locations noted below:

1. A minimum of two lights at every unsignalized street intersection.
2. A minimum of one light at every alley intersection.
3. A minimum of four lights at every signalized intersection.
4. A maximum of 300 feet spacing along all Local Streets.
5. A minimum of one light at end of every cul-de-sac or dead-end street (temporary or permanent.)

2. Provide a note on drawings stating "All street lights shall have a LED light source."

greggamble209@gmail.com

This has been modified on the drawings.

Fire Protection Review

General Issues

20. Water Supply

curt.edelmann@franklintn.gov

Please consider laying a water main along Mountcastle to connect to the water main on South Carothers to provide a loop.

greggamble209@gmail.com

Applicant is coordinating with milcrofton utility district for future water connections.

Planning

2019-05-13 Lockwood Glen Development Plan Rev 5 Initial Submittal.pdf

19. Project number

joseph.bryan@franklin.tn.gov Applicant shall state project number **6994** on all sheets and future correspondence.

greggamble209@gmail.com Project Number has been added to drawings.

LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 5
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

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

LOCKWOOD GLEN PUD SUBDIVISION
6676
MAP 89 - PARCELS 48.01, 43.01, 43.06
SOUTH CAROTHERS ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
14TH

EXISTING ZONING - CHARACTER OVERLAY
OTHER APPLICABLE OVERLAYS:

SD-R - McEWEN CHARACTER AREA 6
FLOODWAY FRINGE OVERLAY (FFO)
FLOODWAY OVERLAY DISTRICT (FWO)

APPLICABLE DEVELOPMENT STANDARDS:

CONVENTIONAL

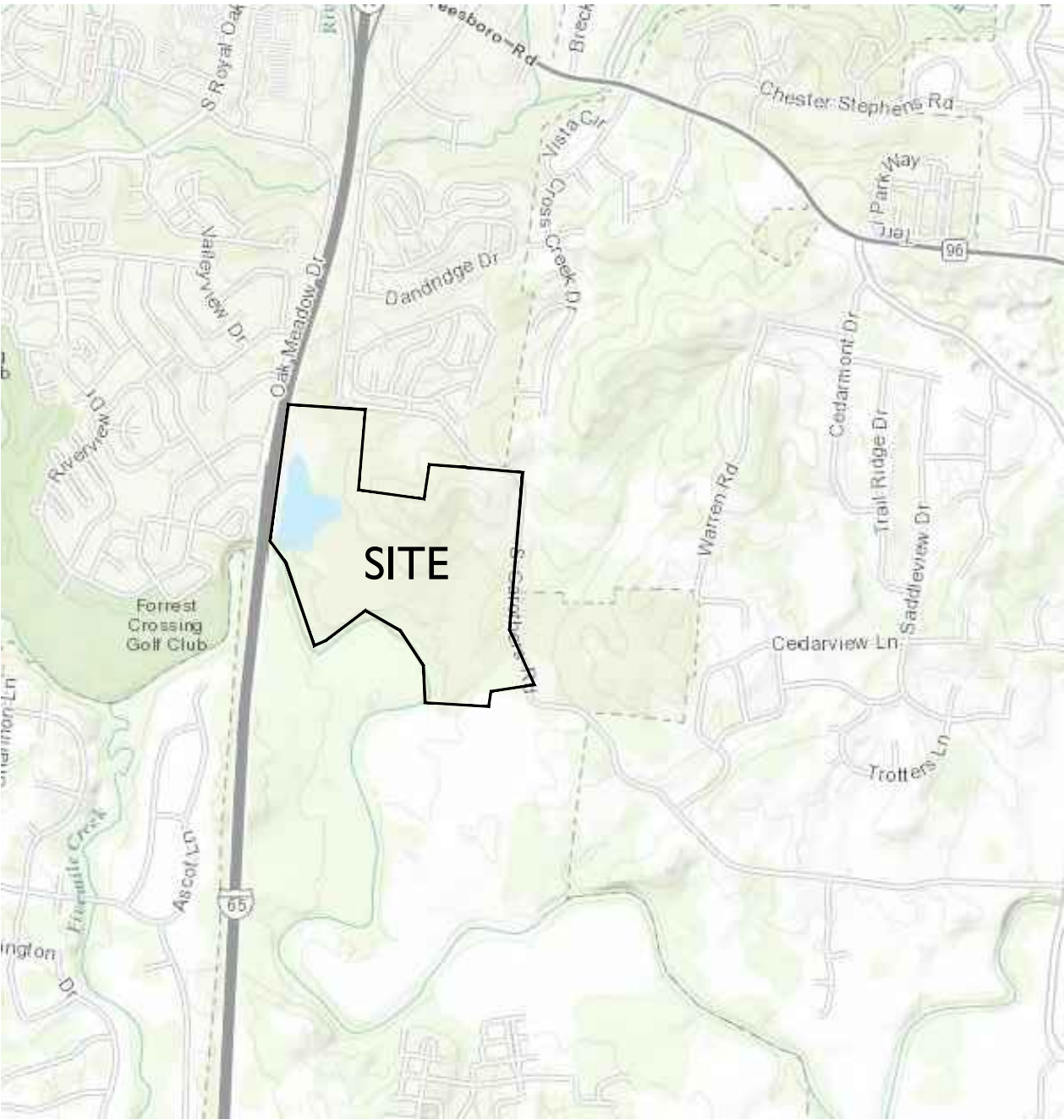
CIVIL DISTRICT:

14

DEVELOPER:
HDP LOCKWOOD GLEN, LLC
572 SAVANNAH HIGHWAY
CHARLESTON, SC 29407
843-573-9635
ted.terry@crescenthomes.net

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:
ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com



NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN

SHEET INDEX

C0.0	COVER
C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.2	WORKING CONCEPT PLAN
C1.0	EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	ENLARGED DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURAL CHARACTER

DEVELOPMENT SUMMARY

ORIGINAL PUD COF#1619
APPROVED 9/10/2008 AS NICHOLS BEND

(REVISION 1) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6120
APPROVED APRIL 2017:
- ADDED KING PARCEL TO SECTION 12
- REMOVED 7.35 AC FROM PUD TO REZONE COMMERCIAL

(REVISION 2) LOCKWOOD GLEN DEVELOPMENT PLAN COF# 6676
APPROVED JULY 2018:
SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS)
SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS)
SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS)
SECTION 15 - 16 UNITS (NO CHANGE; NOT INCLUDED IN DEVT PLAN REVISION)
SECTION 16 - 50 RESIDENTIAL LOTS (NEW SECTION)
SECTION 17 - 28 RESIDENTIAL LOTS (NEW SECTION)
TOTAL - 106 RESIDENTIAL LOTS/UNITS (NO CHANGE)

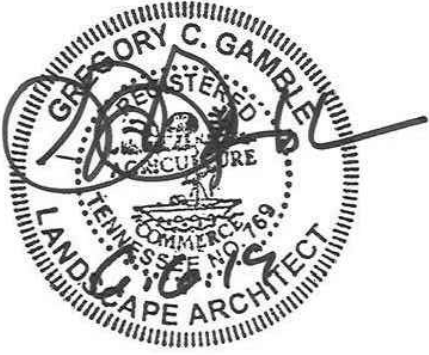
(REVISION 3) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6822
AT ONE-STOP (AWAITING APPROVAL):
REMOVAL OF PARCEL 089-04808 FROM OVERALL DEVELOPMENT PLAN
NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS

(REVISION 4) LOCKWOOD GLEN DEVELOPMENT PLAN COF#XXXX
12-08-2018 INITIAL SUBMITTAL:
REMOVAL OF PARCEL 089-04700 FROM OVERALL DEVELOPMENT PLAN
NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS

(REVISION 5) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6994
PROPOSED CHANGES:
- CAPTURE 16 TOWNHOMES (PREVIOUSLY APPROVED) FROM SECTION 15 (WHICH WAS REMOVED FROM THE LOCKWOOD GLEN PUD AS PART OF LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 4)
- (105) PERMITTED UNITS ((89) PREVIOUSLY APPROVED LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 + (16) TOWNHOMES CAPTURED FROM SECTION 15)
- (101) PROPOSED UNITS ((4) APPROVED UNITS NOT SHOWN IN SECTION 12,16,17)
- (101) SINGLE FAMILY DETACHED AND TOWNHOME UNITS (NOT AN INCREASE IN APPROVED NUMBER OF UNITS)

101 TOTAL PROPOSED UNITS:
- (11) IN SECTION 12 (NO CHANGE)
- (40) IN SECTION 16 (PREVIOUSLY 50)
- (50) IN SECTION 17 (PREVIOUSLY 28)

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



PRE-APPLICATION SUBMITTAL: FEBRUARY 25, 2019
INITIAL SUBMITTAL: MAY 13, 2019
RESUBMITTAL: JUNE 6, 2019
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6994



STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REQUIRED WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN PLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:

REFUSE COLLECTION:
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE DEPARTMENT.

SITE DATA (DEVELOPMENT PLAN REVISION 3)	
SITE DATA:	
SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #4 SD-R (5.03) / MCEWEN AREA 6
PROPOSED ZONING:	SD-R (5.23)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWD)
DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING SITE ACREAGE:	126.89 AC
PROPOSED SITE ACREAGE:	121.54 AC
EXISTING TREE CANOPY:	10.32 AC (8% OF SITE)
REVISED SITE DATA:	
LOCKWOOD GLEN RESIDENTIAL AREA:	121.54 AC
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
PROPOSED SITE DENSITY:	5.17 DUA
CURRENT REMAINING PERMITTED UNITS:	106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	REMOVED
16	50
17	28

LOTS TO BE REDISTRIBUTED: 16

TOTAL PROPOSED SITE AREA: 121.54 AC
TOTAL OPEN SPACE REQUIRED (15%): 18.23 AC
TOTAL OPEN SPACE PROVIDED: 20.76 AC (17.1%)

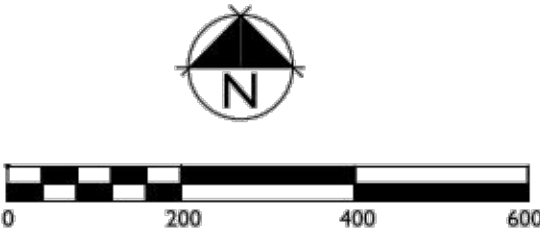
*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS.
DEVELOPMENT PLAN REVISION THREE DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL).

REVISION 5 PROPOSAL:

- CAPTURE 16 TOWNHOMES (PREVIOUSLY APPROVED) FROM SECTION 15 (WHICH WAS REMOVED FROM THE LOCKWOOD GLEN PUD AS PART OF LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 4)
- (105) PERMITTED UNITS ((89) PREVIOUSLY APPROVED LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 + (16) TOWNHOMES CAPTURED FROM SECTION 15)
- (101) PROPOSED UNITS ((4) APPROVED UNITS NOT SHOWN IN SECTION 12,16,17)
- (101) SINGLE FAMILY DETACHED AND TOWNHOME UNITS (NOT AN INCREASE IN APPROVED NUMBER OF UNITS)

101 TOTAL PROPOSED UNITS:

- (11) IN SECTION 12 (NO CHANGE)
- (40) IN SECTION 16 (PREVIOUSLY 50)
- (50) IN SECTION 17 (PREVIOUSLY 28)



NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

DEVELOPMENT
PLAN
C2.0
COF#6884



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 5
FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

APPROVED
DEVELOPMENT
PLAN
C0.1
COF#6994

CURRENT DEVELOPMENT PLAN REVISION 4 (SUBMITTED TO CITY 12/10/2018) - NTS
FOR REFERENCE ONLY



REVISION 5 PROPOSAL:

- CAPTURE 16 TOWNHOMES (PREVIOUSLY APPROVED) FROM SECTION 15 (WHICH WAS REMOVED FROM THE LOCKWOOD GLEN PUD AS PART OF LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 4)
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- (101) SINGLE FAMILY DETACHED AND TOWNHOME UNITS (NOT AN INCREASE IN APPROVED NUMBER OF UNITS)

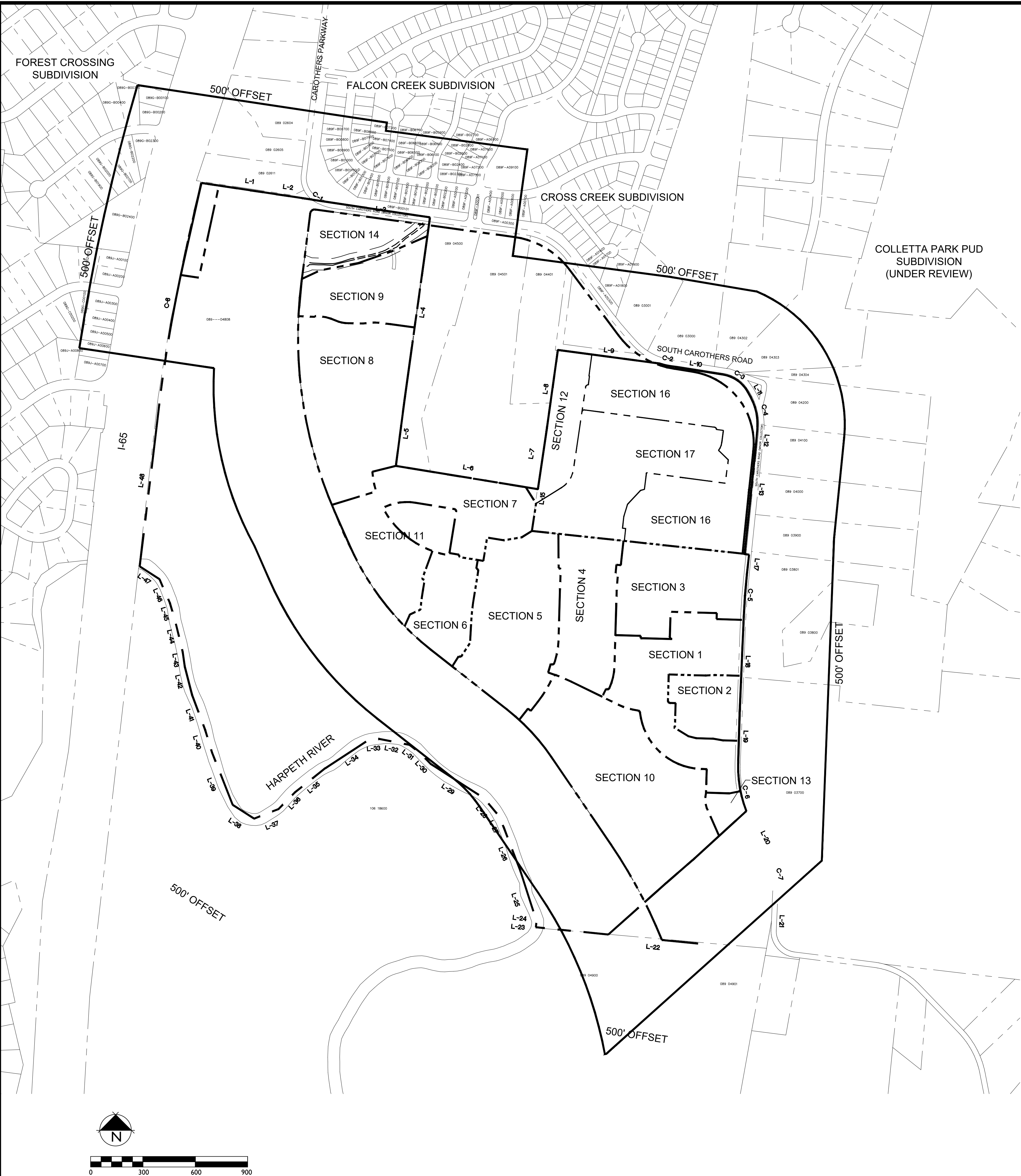
101 TOTAL PROPOSED UNITS:

- (11) IN SECTION 12 (NO CHANGE)
- (40) IN SECTION 16 (PREVIOUSLY 50)
- (50) IN SECTION 17 (PREVIOUSLY 28)

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 5
FRNAKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

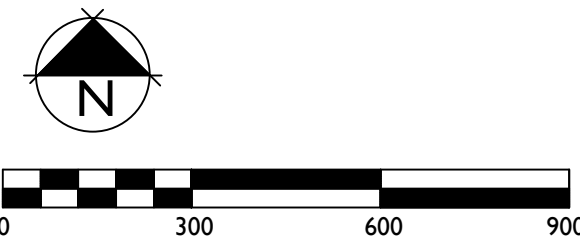


LEGAL DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L-1	577.00	S81°25'13"E
L-2	31.70	N07°13'26"E
L-3	582.26	S82°20'54"E
L-4	1007.65	S07°57'01"W
L-5	387.69	S07°26'55"W
L-6	824.24	S80°41'16"E
L-7	343.04	N89°26'26"E
L-8	462.57	N08°01'21"E
L-9	586.85	S82°24'09"E
L-10	304.54	S89°56'29"E
L-11	33.26	S28°37'07"E
L-12	132.33	S05°13'31"W
L-13	409.91	S05°50'37"W
L-14	1217.86	N83°25'09"W
L-15	184.00	S08°31'03"W
L-16	1250.97	S83°46'25"E
L-17	110.27	S06°04'28"W
L-18	542.39	S02°27'07"W
L-19	295.29	S01°41'23"W
L-20	250.14	S25°42'58"E
L-21	335.92	S02°39'49"W
L-22	1366.73	N84°15'00"W
L-23	59.34	N05°38'57"E
L-24	23.93	N40°59'23"W
L-25	262.02	N17°52'55"W
L-26	265.99	N20°52'26"W
L-27	71.18	N24°21'08"W
L-28	128.68	N39°51'01"W
L-29	364.80	N57°12'14"W
L-30	85.11	N43°47'46"W
L-31	76.98	N52°31'09"W
L-32	178.83	N78°58'32"W
L-33	55.76	S86°16'14"W
L-34	301.01	S56°03'55"W
L-35	222.92	S51°26'40"W
L-36	132.82	S44°27'33"W
L-37	150.64	S68°36'09"W
L-38	145.06	N07°18'02"W
L-39	322.19	N21°35'43"W
L-40	134.89	N16°53'34"W
L-41	215.41	N20°29'42"W
L-42	169.55	N14°21'46"W
L-43	81.95	N07°58'30"W
L-44	188.71	N13°40'44"W
L-45	101.14	N16°24'09"W
L-46	150.61	N2°36'36"W
L-47	133.54	N57°04'03"W
L-48	808.40	N06°49'36"E

500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089---04600	4315 S CAROTHERS RD	LOCKWOOD SEC 9 & 12 LLC	572 SAVANNAH HWY	CHARLESTON	SC	29407
089---04700	4309 S CAROTHERS RD	BLONDER IRA A	112 SEABOARD LN	FRANKLIN	TN	37067
089---04702	S CAROTHERS RD	WITHAWD LLC	250 N ORANGE AVE STE 1500	ORLANDO	FL	32801
089---04808	CAROTHERS PKWY	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-000
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARLA 2011 FAMILY	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGU SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B02100	516 HOPEWOOD CT	LAFFITE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089K-G03500	220 MORAY CT	OAK DUCK GENERAL PTNRSH	205 POWELL PLACE	BRENTWOOD	TN	37027
089K-G05200	MORAY CT	LOCKWOOD GLEN HOMEOWNERS ASSOCIAT	50 VANTAGE WAY #100	NASHVILLE	TN	37228



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 5

FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

OVERALL
EXISTING
CONDITIONS

C1.0

CDF#6994



SITE DATA

SUBDIVISION/DEVELOPMENT LOCKWOOD GLEN PUD SUBDIVISION

EXISTING ZONING/ CHARACTER AREA OVERLAY SD-R - McEWEN AREA 6

OTHER APPLICABLE OVERLAYS FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)

DEVELOPMENT STANDARD CONVENTIONAL

(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)

ACREAGE OF SITE (PER THIS SECTION ONLY) +/- 32.93 ACRES

EXISTING TREE CANOPY (SECTIONS 12, 16, 17 ONLY) +/- 8.92 ACRES (29% OF SECTION 12)

PRE-DEVELOPMENT STORMWATER NARRATIVE

SECTION 12 OF THE LOCKWOOD GLEN PUD SUBDIVISION IS APPROXIMATELY 28 ACRES. THE SITE IS IN THE NORTHEASTERN CORNER OF THE SUBDIVISION AND IS BOUNDED BY CAROTHERS ROAD TO THE NORTH AND EAST. THE PROPERTY IS MOSTLY GRASSED WITH SOME CLUSTERED TREES. THERE ARE SEVERAL EXISTING STRUCTURES WITH DRIVEWAY ON DIFFERENT PORTIONS OF THE SITE THAT WILL BE REMOVED DURING DEVELOPMENT.

THE PREDOMINANT SOILS IN THE AREA ACCORDING TO THE AVAILABLE NRSC SOIL RESOURCE REPORT FOR WILLIAMSON COUNTY, TENNESSEE ARE ROCKLAND (RC); STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED (STC2); TALBOTT VERY ROCKY SOILS, 2 TO 15 PERCENT SLOPES (TVD); INMAN SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED (IND3) AND STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED (SRD3).

THE SITE HAS BEEN DIVIDED INTO THREE (3) DRAINAGE BASINS. BASIN 1 DRAINS SOUTHWARDLY TO AN EXISTING 24" PIPE CONSTRUCTED AS PART OF SECTION 3 OF LOCKWOOD GLEN. BASIN 2 DRAINS TOWARD THE EAST TO AN EXISTING ELIPTICAL CMP UNDER CAROTHERS ROAD. BASIN 3 DRAINS TO THE ROADSIDE DITCH ALONG THE SOUTH SIDE OF CAROTHERS ROAD. RUNOFF FROM EACH OF THESE BASINS IS CONVEYED PRIMARILY VIA SHEET FLOW AND SHALLOW CONCENTRATED FLOW. THERE IS AN EXISTING FARM IN BASIN 1 THAT WILL BE MODIFIED AND CONVERTED INTO A DETENTION POND DURING CONSTRUCTION. THERE ARE NO EXISTING WATER QUALITY BMPs TO TREAT RUNOFF FROM THE EXISTING SITE. GRADING & DRAINAGE DATA CHARTS HAVE BEEN PREPARED AND ARE SHOWN FOR EACH BASIN.

SOILS LEGEND

ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded

AtC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded

AtC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded

CaA Caplina Silt Loam, Phosphatic, 0 to 2 Percent Slopes

CaB2 Caplina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded

HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded

HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded

HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded

HnC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded

HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded

Hu Huntington Silt Loam, Phosphatic

InD3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded

Lp Lindsie Silt Loam, Phosphatic

Rc Rockland

Se Sequatchie Loam, Phosphatic

StB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded

StC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded

StD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded

StD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded

TvD Talbott Very Rocky Soils, 2 to 15 Percent Slopes

NOTES:

1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.

2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN

3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

SPECIMEN TREES

NO.	Size	Species	NO.	Size	Species
1	26"	OAK	36	24"	HACKBERRY
2	34"	SYCAMORE	37	28"	HACKBERRY
3	24"	ELM	38	24"	CEDAR
4	30"	ELM	39	42"	MAPLE
5	24"	ELM	40	26"	HACKBERRY
6	24"	HACKBERRY	41	24"	HACKBERRY
7	27"	ELM	42	24"	HACKBERRY
8	24"	ELM	43	39"	HACKBERRY
9	36"	OAK	44	27"	HACKBERRY
10	36"	OAK	45	36"	HACKBERRY
11	24"	ELM	46	36"	HACKBERRY
12	26"	CEDAR	47	24"	HACKBERRY
13	28"	HACKBERRY	48	36"	HACKBERRY
14	36"	HACKBERRY	49	30"	HACKBERRY
15	54"	OSAGE	50	36"	HACKBERRY
16	30"	HACKBERRY	51	30"	HACKBERRY
17	30"	HACKBERRY	52	30"	HACKBERRY
18	24"	CEDAR	53	24"	ELM
19	48"	OAK	54	40"	CEDAR
20	24"	HACKBERRY	55	24"	WALNUT
21	30"	ELM	56	24"	OAK
22	42"	MAPLE	57	30"	OAK
23	48"	HACKBERRY	58	28"	CEDAR
24	58"	OAK	59	27"	HACKBERRY
25	39"	OSAGE	60	24"	HACKBERRY
26	30"	HACKBERRY	61	27"	HACKBERRY
27	36"	SYCAMORE	62	30"	HONEYLOCUST
28	36"	HACKBERRY	63	30"	HACKBERRY
29	30"	HACKBERRY	64	56"	HACKBERRY
30	24"	WALNUT	65	24"	HACKBERRY
31	24"	ELM	66	36"	OAK
32	24"	HACKBERRY	67	24"	ASH
33	42"	HACKBERRY	68	24"	OAK
34	29"	HACKBERRY	69	24"	OAK
35	28"	HACKBERRY	70	24"	TREE
			71	24"	OAK

LEGEND

EXISTING TREE CANOPY

PRE-DEVELOPMENT BASINS

EXISTING SLOPES

14% - 19.99%

20% AND GREATER

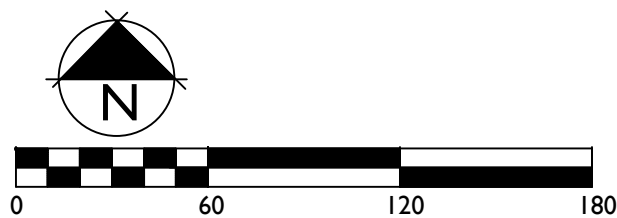
TREE CANOPY DATA

EXISTING TREE CANOPY: 388,947 SF (31.7% OF SECTION 12)

REQUIRED CANOPY PRESERVATION = 48%

REQUIRED PRESERVATION = 186,695 SF (4.29 AC)

NOTE: PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE.



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 5

FRNAKLIN, Williamson County, Tennessee



Revision Date

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EXISTING
CONDITIONS

C1.1

COF #6994



SITE DATA

SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #5
PROPOSED ZONING:	SD-R (5.03) / MCEWEN AREA 6
OTHER APPLICABLE OVERLAYS:	SD-R (5.25) FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD:	CONVENTIONAL
SITE ACREAGE:	121.54 AC
EXISTING TREE CANOPY:	10.32 AC (8% OF SITE)
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
SITE DENSITY:	5.25 DUA
CURRENT REMAINING PERMITTED UNITS:	106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	REMOVED (REV 4)
16	41
17	50

NOTE: 4 LOTS STILL AVAILABLE IN PUD

TOTAL PROPOSED SITE AREA:	121.54 AC
TOTAL OPEN SPACE REQUIRED (15%):	18.23 AC
TOTAL OPEN SPACE PROVIDED:	20.76 AC (17.1%)

*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS. DEVELOPMENT PLAN REVISION 5 DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL).

TOWNHOMES LOTS (44 TOTAL):

TOWNHOMES ARE LOCATED ON LOTS:
330-345
354-381

GARDEN HOMES LOTS (8 TOTAL):

GARDEN HOMES ARE LOCATED ON LOTS:
346-353

COTTAGE HOME LOTS (29 TOTAL):

COTTAGE HOMES ARE LOCATED ON LOTS:
383
385-388
390-393
396-403
403-417

MANOR HOME LOTS (20 TOTAL):

MANOR HOMES LOCATED ON LOTS:
316-329
382
384
389
394-395
402

- NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPIURED WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:
58 (90 HOMES x 0.64 STUDENTS PER HOME)

REFUSE COLLECTION:
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE DEPARTMENT.

* CRITICAL LOTS

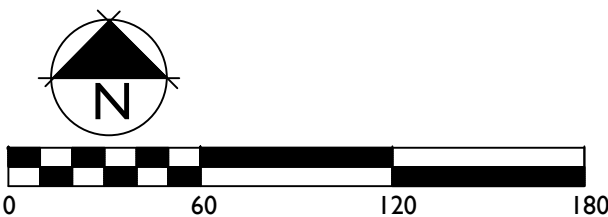
CONNECTIVITY INDEX

○ LINKS	7
* NODES	4
7 / 4 = 1.75 INDEX	



Revision Date

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Grading & Drainage General Notes

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

POST-DEV STORMWATER NARRATIVE

Section 12, 16, & 17 of the Lockwood Glen PUD Subdivision is approximately 28 acres. The site has been divided into four (4) distinct drainage basins. Basin 1 drains southwardly to an existing 24" pipe constructed as part of Section 3 of Lockwood Glen. Runoff from this basin will be conveyed to a level 2 bio-retention basin. The hydrographs using the adjusted CN for this basin reflects a decrease in the runoff from the pre-development conditions. Basin 2 drains toward the north. Runoff from this basin will be conveyed to a level 2 bioretention basin. The hydrographs using the adjusted CN for this basin reflects a decrease in the runoff from the pre-development conditions. Basin 3 drains toward the east to an existing elliptical CMP under Carothers Road. Runoff from this basin will be conveyed to a level 1 bioretention basin and then to a dry detention basin to reduce the post-development runoff to below pre-development conditions. Basin 4 will bypass treatment. Grading & Drainage Data Charts have been prepared and are shown for each basin.

POST-DEV STORMWATER IMPACTS

The treated post-development Rv for the site meets the city's requirements (less than 0.20). This information will be reflected on the Post Construction / Final EPSC Plan in each Site Plan submittal. The total post-development runoff rate are less than the pre-development conditions.

SENSITIVE AREAS / STORMWATER BUFFERS

The existing ponds previously identified on the site have been reviewed and were determined to be manmade ponds and not to be Waters of the State. These findings were submitted to TDEC, and their concurrence was received and forwarded to the city during the Section 12 Site Plan resubmittal.

★ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

Basin 1 Post-Dev Grading & Drainage Data Chart

• Site Area: 7.89 AC
• Impervious Area: 3.32 AC
• Disturbed Area: 7.89 AC
• Composite CN: 87
• Adjusted CN: 78
• Rv Value: 0.516
• Peak Flow Runoff
•• 2 year: 20.46 CFS
•• 5 year: 28.50 CFS
•• 10 year: 67.01 CFS
•• 25 year: 84.38 CFS
•• 50 year: 98.58 CFS
•• 100 year: 113.22 CFS

Basin 2 Post-Dev Grading & Drainage Data Chart

• Site Area: 5.85 AC
• Impervious Area: 3.08 AC
• Disturbed Area: 5.85 AC
• Composite CN: 89
• Adjusted CN: 74
• Rv Value: 0.595
• Peak Flow Runoff
•• 2 year: 12.64 CFS
•• 5 year: 18.16 CFS
•• 10 year: 22.83 CFS
•• 25 year: 29.71 CFS
•• 50 year: 35.41 CFS
•• 100 year: 41.35 CFS

Basin 3 (Pond Outflows) Post-Dev Grading & Drainage Data Chart

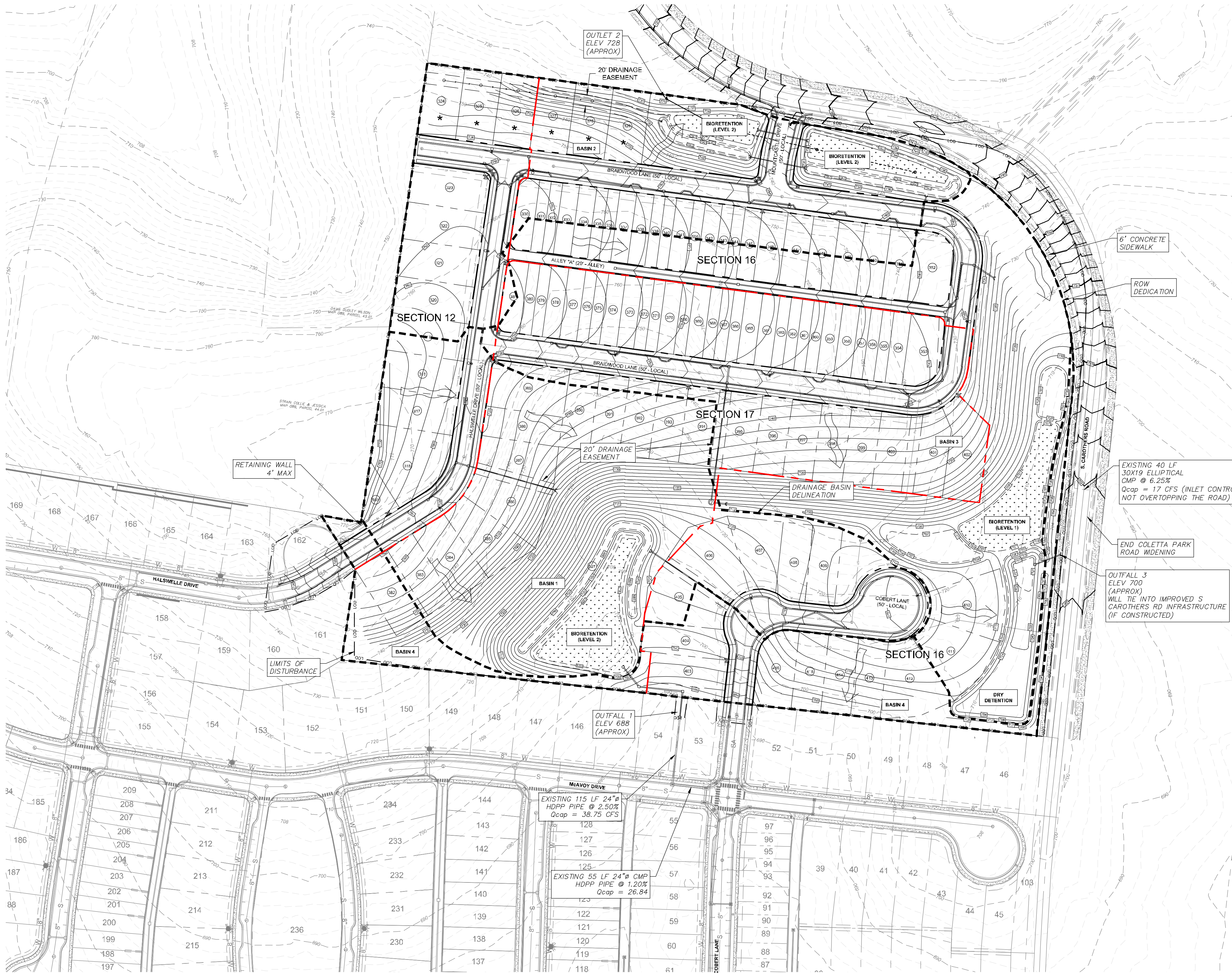
• Site Area: 10.80 AC
• Impervious Area: 4.37 AC
• Disturbed Area: 10.80 AC
• Composite CN: 87
• Adjusted CN: 79
• Rv Value: 0.503
• Peak Flow Runoff
•• 2 year: 7.10 CFS
•• 5 year: 8.87 CFS
•• 10 year: 11.37 CFS
•• 25 year: 12.59 CFS
•• 50 year: 19.08 CFS
•• 100 year: 35.91 CFS

Basin 4 Post-Dev Grading & Drainage Data Chart

• Site Area: 2.75 AC
• Impervious Area: 1.16 AC
• Disturbed Area: 2.75 AC
• Composite CN: 87
• Adjusted CN: 87
• Rv Value: 0.516
• Peak Flow Runoff
•• 2 year: 10.11 CFS
•• 5 year: 13.14 CFS
•• 10 year: 15.57 CFS
•• 25 year: 18.98 CFS
•• 50 year: 21.73 CFS
•• 100 year: 24.56 CFS

Total Post-Dev Grading & Drainage Data Chart

• Site Area: 27.29 AC
• Impervious Area: 12.61 AC
• Disturbed Area: 27.30 AC
• Composite CN: 87
• Adjusted CN: 78
• Rv Value: 0.528
• Peak Flow Runoff
•• 2 year: 48.37 CFS
•• 5 year: 66.66 CFS
•• 10 year: 81.15 CFS
•• 25 year: 103.07 CFS
•• 50 year: 121.06 CFS
•• 100 year: 138.77 CFS



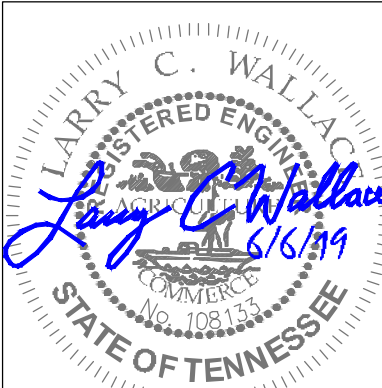
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 5
CITY OF FRANKLIN PROJECT NO. 6994
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	6/6/19		



Issue Date: May 13, 2019
ELI Project No: 17-11-1104
Drafted By: RDP
Checked By: LCW

Sheet Title:

OVERALL
GRADING
&
DRAINAGE
PLAN

Sheet No.

C 3.0

Lockwood Glen Section 12 R.O.W. & Access Data Chart

Daily Trip Generation: N/A
Peak Hour Trip Generation: N/A
Traffic Impact Study Required: no
Circulation Plan Required: no

Design Parameters

Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle: Passenger Cars, Single-Unit Trucks (SU-30) and Conventional School Buses using one lane; Combination trucks (WB-50) using full width
Design Speed / Posted Speed: 20 mph
Stopping Sight Distance: 115 ft
Intersection/Driveway Sight Distance: 125

Horizontal Alignment

Min. Centerline Radius: 70 ft
Min. Tangent Between Curves/Intersections: 0
Min. Centerline Arc Length:

Vertical Alignment

Min. / Max. Centerline Grade: 1% Min. / 10% Max.
Max. Approach Centerline Grade: 5% Max.
Crest / Sag Curve K-Value: 7 / 17

Access Management

Min. Distance Between Intersection: 200'
Min. Distance Between high volume/alleys & Intersections: 150 ft
Min. Distance Between driveway & Intersections: 50 ft
Driveway Width (two-way): 10-20
Driveway Approach Street Configuration: Radius Return

Roadway Network Narrative

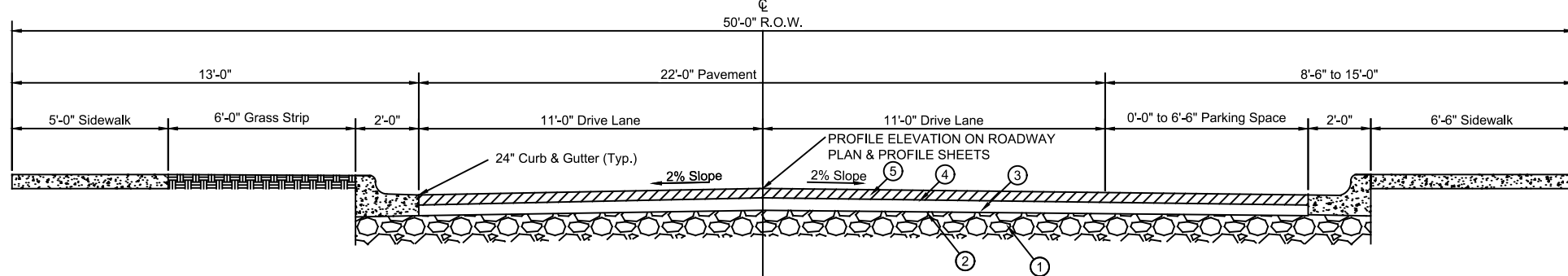
Residents will enter and leave the site via the existing road network in Lockwood Glen to the connection to Carothers Road or one of the two connections to Carothers Parkway.

Roadway Impact Statement

The traffic generated by this section would be consistent with the typical traffic generated by 102 single family detached residential homes.

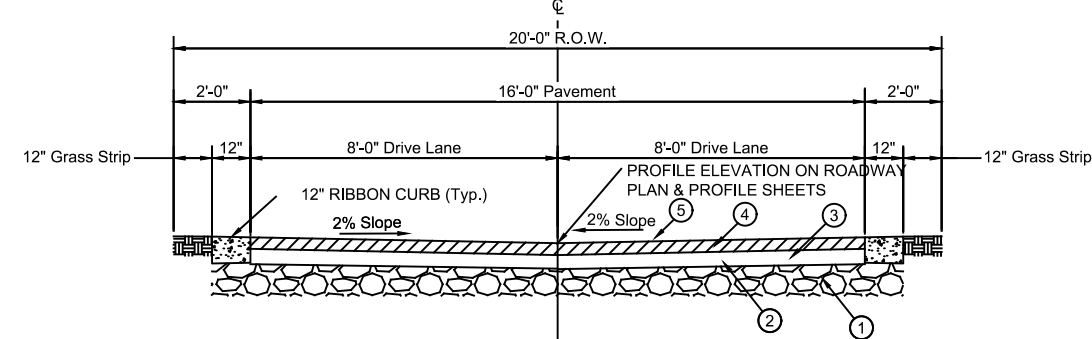
Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection



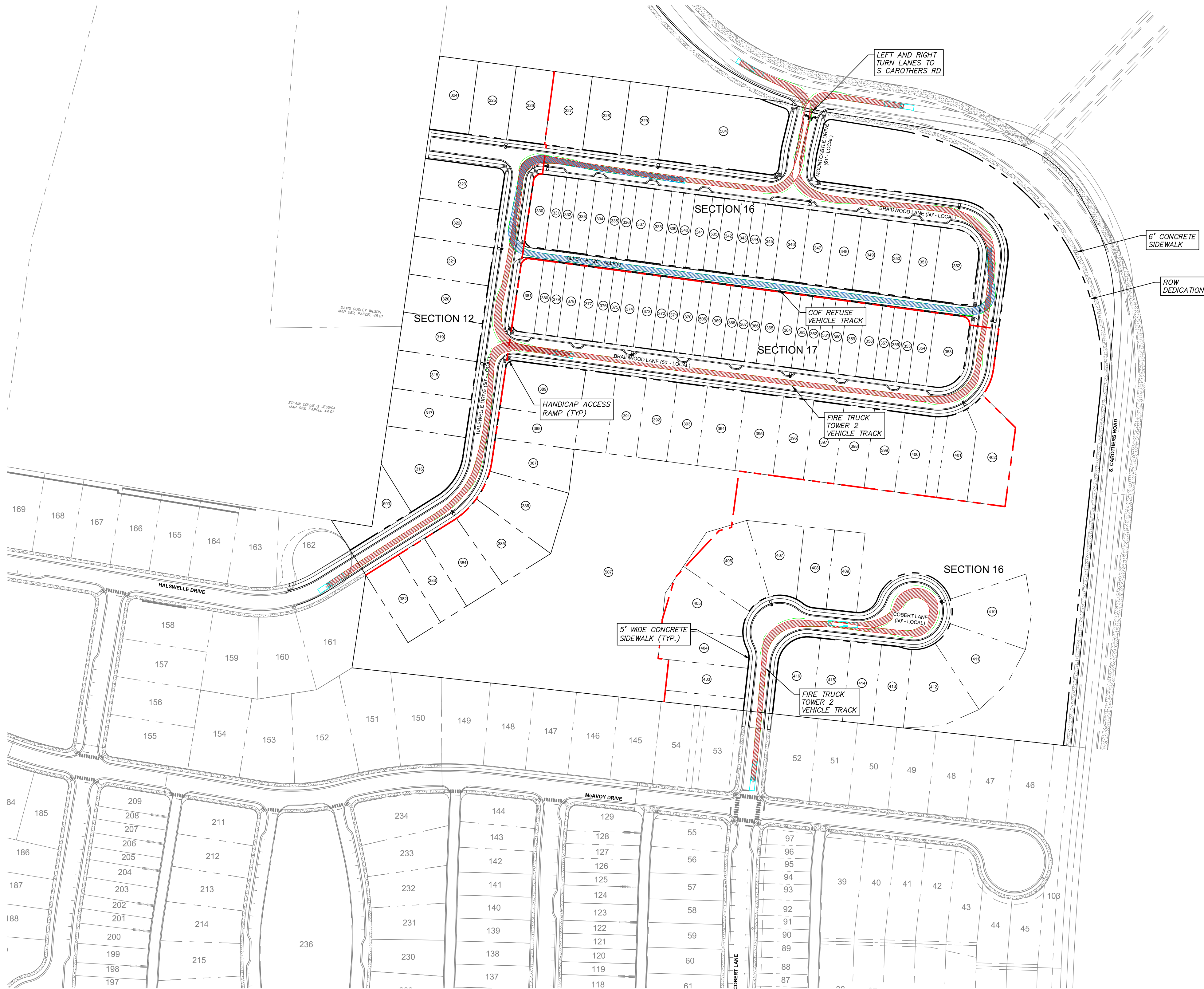
50' TYPICAL CROSS SECTION W/ PARALLEL PARKING

- N.T.S.
- 8" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE 'A' BASE, GRADING 'D'
 - PRIME COAT
 - 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 30-34.35 GAL/SY
 - 402-02 AGGREGATE FOR COVER MATERIAL (PC) @ 8-12.85/SY
 - 3" BITUMINOUS AGGREGATE BASE 307-01 OR ASPHALT CONCRETE MIX (P64-22)(BPM-B-H-M) GRADING B-M2
 - TACK COAT
 - 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.02 GAL/SY
 - 1 1/2" BITUMINOUS SURFACE COURSE 411 - 01.11 ACS MIX(P64-22) GRADING E RDWY

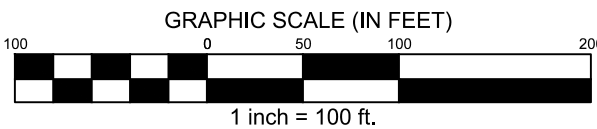


20' TYPICAL ALLEY CROSS SECTION

- N.T.S.
- 8" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE 'A' BASE, GRADING 'D'
 - PRIME COAT
 - 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 30-34.35 GAL/SY
 - 402-02 AGGREGATE FOR COVER MATERIAL (PC) @ 8-12.85/SY
 - 3" BITUMINOUS AGGREGATE BASE 307-01 OR ASPHALT CONCRETE MIX (P64-22)(BPM-B-H-M) GRADING B-M2
 - TACK COAT
 - 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.02 GAL/SY
 - 1 1/2" BITUMINOUS SURFACE COURSE 411 - 01.11 ACS MIX(P64-22) GRADING E RDWY



TN STATE PLANE COORD., ZONE 5301, FIPZONE 4100;
NAD83 DATUM



File: W:\17-11-1104 Lockwood Glen Section 12\3_CAD\Production\Plan\Revision 5\Lockwood Glen Dev Plan Rev 5.dwg
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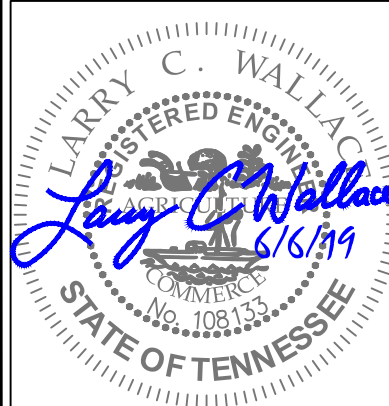
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 5
CITY OF FRANKLIN PROJECT NO. 6994
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	6/6/19		



Issue Date: May 13, 2019
ELI Project No: 17-11-1104
Drafted By: RDP
Checked By: LCW

Sheet Title:

OVERALL
ROW &
ACCESS
PLAN

Sheet No.

C 4.0

Water & Sewer General Notes

- All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
- Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre-Construction Site Meeting prior to commencing with construction.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
- Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the 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 & Sewer Data Chart

Development Type: Single Family Residential
Unit Flow in GPD: 350 GPD
Number of Units: 102 (Single Family Residences)
Flow in GPD: 35,700 GPD

Utility Network Narrative

Existing utilities in the previous sections of Lockwood Glen will be extended to serve Sections 12, 16, & 17.

Utility Impact Statement

The anticipated demand for water and sewer is 35,700 GPD based on a 350 GPD unit flow and 105 single family homes. There are no reclaimed water lines in the vicinity.

Note

Where sanitary sewer lines cross proposed lot lines, no structures, patios, a/c equipment, utilities or drive lanes shall be constructed in COF sewer easement. All sewer easements are exclusive sewer easements and shall remain open for maintenance.

Note

All street lights shall have a LED light source.

Utility Providers

Electric

MTEMC
Gary Osburn
(615) 595-4677

Natural Gas

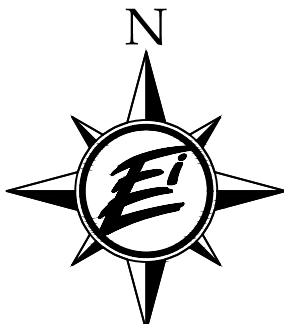
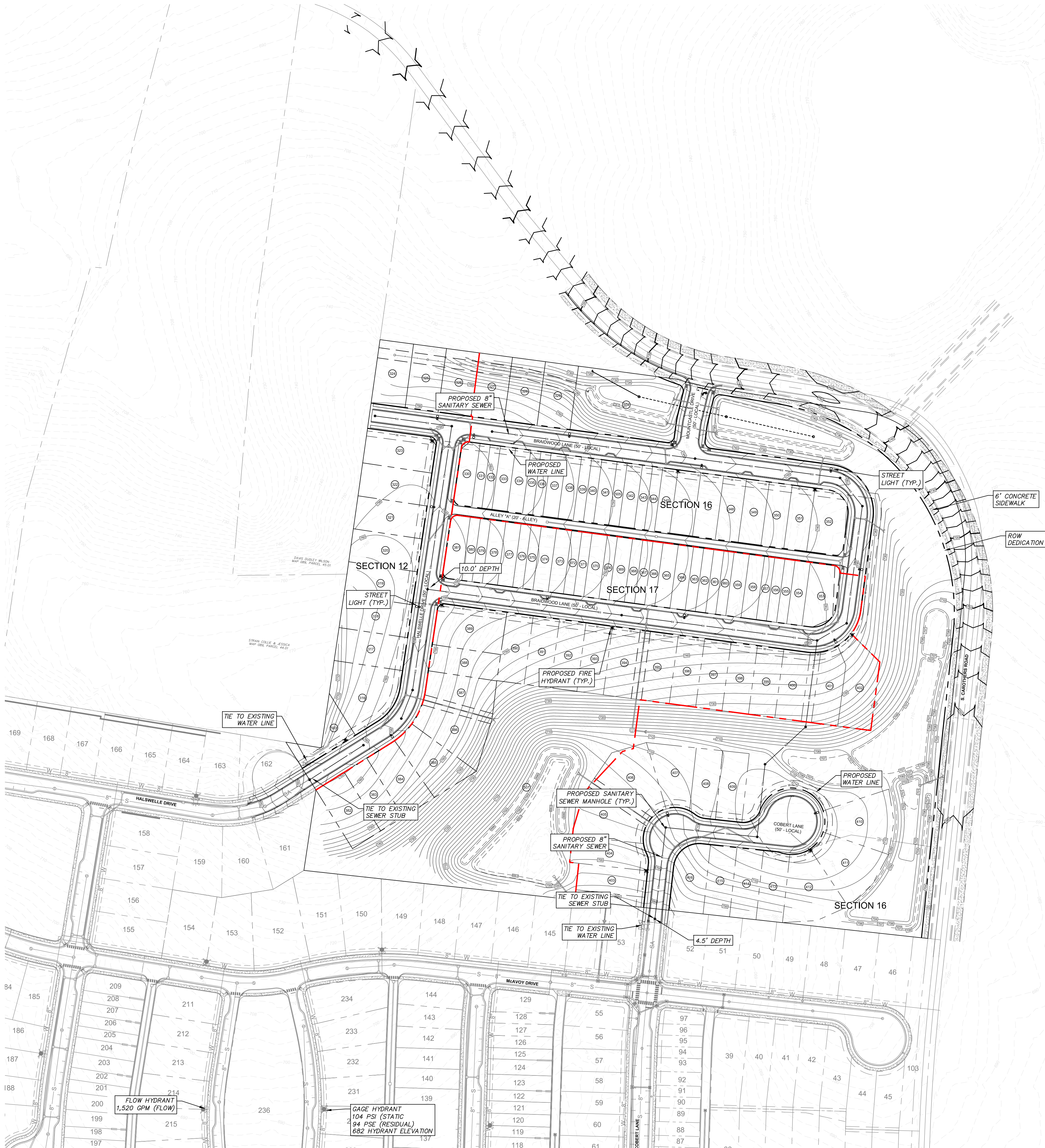
Atmos
(615) 771-8300

Sewer

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

Water

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



TN STATE PLANE COORD., ZONE 5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.



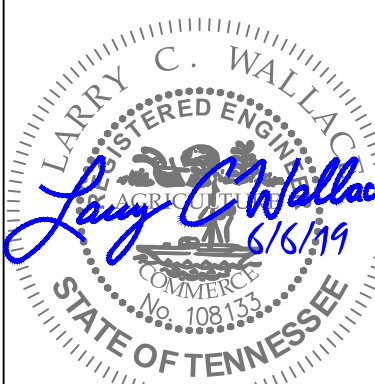
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Issue Date: May 13, 2019
ELI Project No: 17-11-1104
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Checked By: LCW
Sheet Title:

OVERALL
UTILITY
PLAN

Sheet No.

C 5.0

MANOR HOMES (AS DEFINED IN APPROVED PATTERN BOOK):
SECTION 16 STREET ACCESS WITH FRONT LOADED GARAGES PER
APPROVED PATTERN BOOK

TYPICAL HOME SQUARE FOOTAGE:	2,600 - 3,800 SF
LOT WIDTH:	65' MIN.
LOT DEPTH:	140' MIN.
STREET YARD SETBACKS:	
FRONT:	15' MIN.
REAR:	10' MIN.
SIDE:	5' MIN.
FRONT PORCH DEPTH:	6' MIN.



ATTENTION OWNER/INSTALLER

1. ARCHITECTURAL ELEVATIONS ARE REPRESENTATIVE OF LOCKWOOD GLEN AND COMPLY WITH THE APPROVED PATTERN BOOK.
2. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE APPROVED PATTERN BOOK AND APPLICABLE STANDARDS FROM THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS.
3. LOCKWOOD GLEN IS COMPRISED OF TOWNHOMES AND SINGLE FAMILY DETACHED HOMES INCLUDING BOTH ATTACHED GARAGE ACCESS FROM FRONT-FACING STREET AND FROM ATTACHED GARAGE ACCESS FROM ALLEYS AT REAR OF HOME.
4. ONE OR TWO STORIES IN HEIGHT.
5. GARAGE IS SETBACK A MINIMUM OF 3 FEET FROM THE FRONT FACADE.
6. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIONS SIDING AND ARCHITECTURAL SHINGLES.

NOTE: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT TIME OF PERMITTING.

ARCHITECTURAL CHARACTER*:

The homes in Lockwood Glen will be of an early 20th Century southern vernacular. Specifically, the styles that will influence the community are as follows:

*Architectural Character Images and Descriptions as depicted herein are per Approved Pattern Book.

Diagram illustrating a lot with two buildings and setbacks:

- Building 1 (Left):
 - Setback from Pinch Drive Entrance Typ: 8'-0" MIN
 - Setback from Side Yard: 5'-0" MIN
 - Building Type: GARAGE, TYP.
- Building 2 (Right):
 - Setback from Front Yard: 8'-0" TYP
 - Setback from Side Yard: 5'-0" MIN
 - Setback from Rear Yard: 10'-0" MIN
- Other Features:
 - Pinch Drive Entrance Typ (on the left street)
 - Street (on the bottom left)
 - Street (on the right)
 - Landscaping (trees and shrubs) along the streets and between buildings.

COTTAGE HOMES STANDARDS:
STREET ACCESS WITH FRONT LOAD GARAGES PER C.O.F. DESIGN
STANDARDS
TYPICAL HOME SQUARE FOOTAGE: 2,200 - 3,200 SF
LOT WIDTH: 52' MIN.
LOT DEPTH: 120' MIN.
STREET YARD SETBACKS:
FRONT: 8' MIN.
REAR: 10' MIN.
SIDE: 5' MIN.
FRONT PORCH DEPTH: 6' MIN.



GARDEN HOMES STANDARDS:	
ALLEY ACCESS WITH REAR LOADED GARAGES PER C.O.F. DESIGN STANDARDS	
TYPICAL HOME SQUARE FOOTAGE: 1,800 - 2800 SF	
LOT WIDTH:	45' Min.
* (MODIFIED FROM 38' MIN IN APPROVED PATTERN BOOK)	
LOT DEPTH:	120' Min.
STREET YARD SETBACKS:	
FRONT:	8' MIN.
REAR:	4' MIN. * (FROM RIGHT-OF-WAY)
SIDE:	5' MIN.
GARAGE SETBACK TO REAR:	5' or 20' MIN. (FROM CURB)
FRONT PORCH DEPTH:	6' MIN.



TOWNHOMES STANDARDS:	
ALLEY ACCESS WITH REAR LOADED GARAGES PER C.O.F. DESIGN STANDARDS	
TYPICAL HOME SQUARE FOOTAGE: 1,000 - 2500 SF	
LOT WIDTH:	20'-30'
LOT DEPTH:	120' Min.
STREET YARD SETBACKS:	
FRONT:	8' MIN.
SIDE:	5' MIN.
GARAGE SETBACK TO REAR:	20' MIN. (FROM ALLEY ROW)
FRONT PORCH DEPTH:	6' MIN.



Request for Construction Change
Change Order No. 1 and Final

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

Contract No. 2017-0186
Project Carnton Lane Culvert Replacement

Whereas, we Adams Contracting, LLC entered into an contract with the CITY OF FRANKLIN, on 7-10-2018, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

Change Order 1 and Final to reconcile plan quantities to final quantities.

Attachments (List documents supporting change):

Attachment A – Carnton Lane Final Quantity Worksheet

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
TOTAL					

CHANGE IN CONTRACT PRICE:
Original Contract Price
<u>\$256,225.10</u>
Net Increase (Decrease) from previous Change Orders
No. 0 to <u>1</u> :
<u>0</u>
Contract Price prior to this Change Order:
<u>\$256,225.10</u>
Net increase (decrease) of this Change Order:
<u>\$81,734.46</u>
Contract Price with all approved Change Orders:
<u>\$337,959.56</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times:
Substantial Completion: <u>January 6, 2019</u>
Ready for final payment: <u>N/A</u>
Net change from previous Change Orders No. 0 to <u>1</u> to:
Substantial Completion: <u>0 days</u>
Ready for final payment: <u>N/A</u>
Contract Times prior to this Change Order:
Substantial Completion: <u>January 6, 2019</u>
Ready for final payment: <u>N/A</u>
Net increase (decrease) this Change Order:
Substantial Completion: <u>80 days</u>
Ready for final payment: <u>N/A</u>
Contract Times with all approved Change Orders:
Substantial Completion: <u>March 27, 2019</u>
Ready for final payment: <u>N/A</u>

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

RECOMMENDED FOR APPROVAL BY:

By: [Signature] ENGINEER By: [Signature] CITY PROJECT MANAGER By: [Signature] CITY ENGINEER OR DESIGNEE

Date: 4/24/19 Date: 4/24/19 Date: 4/24/19

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 6/26/2019

Melanie Anderkin, P.E., Sr. Project Engineer

APPROVED:

By: _____
OWNER (Authorized Signature)

Date: _____

Carnton Lane Final Item Worksheet

5/22/2019

ADAMS CONTRACTING BID									
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	FINAL QUANTITY	FINAL \$ AMOUNT	QUANTITY DIFFERENCE	\$ DIFFERENCE
105-01	CONSTRUCTION STAKES, LINES AND GRADES	1	LS	\$2,500.00	\$2,500.00	1	\$2,500.00	0	\$0.00
201-01	CLEARING AND GRUBBING	1	LS	\$8,000.00	\$8,000.00	1	\$8,000.00	0	\$0.00
202-01	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LS	\$15,000.00	\$15,000.00	1	\$15,000.00	0	\$0.00
203-30.01	ROADWAY APPROACHES	1	LS	\$25,000.00	\$25,000.00	1	\$25,000.00	0	\$0.00
204-08	FOUNDATION FILL MATERIAL	9	C.Y.	\$60.00	\$540.00	9	\$540.00	0	\$0.00
209-05	SEDIMENT REMOVAL	15	C.Y.	\$25.00	\$375.00	15	\$375.00	0	\$0.00
209-08.02	TEMPORARY SILT FENCE (WITH BACKING)	475	L.F.	\$5.00	\$2,375.00	475	\$2,375.00	0	\$0.00
209-08.08	ENHANCED ROCK CHECK DAM	4	EACH	\$350.00	\$1,400.00	2	\$700.00	-2	-\$700.00
209-09.01	SANDBAGS	1250	BAG	\$2.50	\$3,125.00	50	\$125.00	-1200	-\$3,000.00
209-09.04	SEDIMENT FILTER BAG (15' X 10')	2	EACH	\$500.00	\$1,000.00	1	\$500.00	-1	-\$500.00
209-20.03	POLYETHYLENE SHEETING (6 MIL. MINIMUM)	40	S.Y.	\$10.00	\$400.00	40	\$400.00	0	\$0.00
303-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	370	TON	\$32.00	\$11,840.00	392.08	\$12,546.56	22.08	\$706.56
303-01.01	GRANULAR BACKFILL (ROADWAY)	118	TON	\$35.00	\$4,130.00	118	\$4,130.00	0	\$0.00
303-10.01	MINERAL AGGREGATE (SIZE 57)	11	TON	\$35.00	\$385.00	34	\$1,190.00	23	\$805.00
303-10.03	MINERAL AGGREGATE (SIZE 68)	19	TON	\$35.00	\$665.00	33	\$1,155.00	14	\$490.00
307-01.07	ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M	41	TON	\$180.00	\$7,380.00	96.23	\$17,321.40	55.23	\$9,941.40
402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC)	1	TON	\$950.00	\$950.00	0	\$0.00	-1	-\$950.00
402-02	AGGREGATE FOR COVER MATERIAL (PC)	4	TON	\$160.00	\$640.00	0	\$0.00	-4	-\$640.00

Item No.	Item Description	Quantity	Unit	Unit Price	Amount	FINAL QUANTITY	FINAL \$ AMOUNT	QUANTITY DIFFERENCE	\$ DIFFERENCE
403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC)	1	TON	\$950.00	\$950.00	0	\$0.00	-1	-\$950.00
411-01.10	ACS MIX (PG64-22) GRADING D	51	TON	\$210.00	\$10,710.00	72	\$15,120.00	21	\$4,410.00
604-01.01	CLASS A CONCRETE (ROADWAY)	70	C.Y.	\$875.00	\$61,250.00	70	\$61,250.00	0	\$0.00
604-01.02	STEEL BAR REINFORCEMENT (ROADWAY)	10871	LB.	\$1.10	\$11,958.10	10871	\$11,958.10	0	\$0.00
604-02.03	EPOXY COATED REINFORCING STEEL	270	LB.	\$1.50	\$405.00	270	\$405.00	0	\$0.00
604-03.01	CLASS A CONCRETE (BRIDGES)	15	C.Y.	\$1,250.00	\$18,750.00	15	\$18,750.00	0	\$0.00
604-03.02	STEEL BAR REINFORCEMENT (BRIDGES)	1400	LB.	\$1.25	\$1,750.00	1400	\$1,750.00	0	\$0.00
621-03.07	48" TEMPORARY DRAINAGE PIPE	52	L.F.	\$150.00	\$7,800.00	52	\$7,800.00	0	\$0.00
701-01.01	CONCRETE SIDEWALK (4")	309	S.F.	\$12.00	\$3,708.00	309	\$3,708.00	0	\$0.00
702-03	CONCRETE COMBINED CURB & GUTTER	3	C.Y.	\$750.00	\$2,250.00	3	\$2,250.00	0	\$0.00
705-01.05	GUARDRAIL AT BRIDGE ENDS LOW VOLUME	63	L.F.	\$50.00	\$3,150.00	63	\$3,150.00	0	\$0.00
705-06.30	GUARDRAIL TERMINAL (TYPE 21 MASH TL-2)	4	EACH	\$2,600.00	\$10,400.00	4	\$10,400.00	0	\$0.00
709-05.06	MACHINED RIP-RAP (CLASS A-1)	47	TON	\$50.00	\$2,350.00	154.29	\$7,714.50	107.29	\$5,364.50
712-01	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000.00	1	\$15,000.00	0	\$0.00
712-02.02	INTERCONNECTED PORTABLE BARRIER RAIL	24	L.F.	\$60.00	\$1,440.00	24	\$1,440.00	0	\$0.00
712-05.01	WARNING LIGHTS (TYPE A)	4	EACH	\$50.00	\$200.00	4	\$200.00	0	\$0.00
712-06	SIGNS (CONSTRUCTION)	60	S.F.	\$11.00	\$660.00	60	\$660.00	0	\$0.00
712-07.03	TEMPORARY BARRICADES (TYPE III)	48	L.F.	\$17.00	\$816.00	48	\$816.00	0	\$0.00
716-05.01	PAINTED PAVEMENT MARKING (4" LINE)	0.15	L.M.	\$15,000.00	\$2,250.00	0	\$0.00	-0.15	-\$2,250.00
717-01	MOBILIZATION	1	LS	\$12,500.00	\$12,500.00	1	\$12,500.00	0	\$0.00

Item No.	Item Description	Quantity	Unit	Unit Price	Amount	FINAL QUANTITY	FINAL \$ AMOUNT	QUANTITY DIFFERENCE	\$ DIFFERENCE
740-10.03	GEOTEXTILE (TYPE III)(EROSION CONTROL)	115	S.Y.	\$3.00	\$345.00	200	\$600.00	85	\$255.00
801-01.07	TEMPORARY SEEDING (WITH MULCH)	3	UNIT	\$100.00	\$300.00	3	\$300.00	0	\$0.00
803-01	SODDING (NEW SOD)	263	S.Y.	\$6.00	\$1,578.00	350	\$2,100.00	87	\$522.00
	WATER LINE RELOCATION		LS			1	\$66,380.00	1	\$66,380.00
	FENCE REPAIR		LS			1	\$1,850.00	1	\$1,850.00
Total Amount					\$256,225.10		\$337,959.56		\$81,734.46

FINAL CHANGE ORDER: \$81,734.46

ADAMS CONTRACTING, LLC

131 Prosperous Place, Suite 18A
Lexington, KY 40509
PHONE: (859) 629 - 4948 FAX: (859) 629 - 4948

Adams Contracting, LLC Pay Invoice to:
City Engineer's Office, City Hall
100 3rd Street, Suite 131, PO Box 305
Franklin, TN 37065

VENDOR NO.

DATE: April 23, 2019
ADAMS JOB #: 18-108
PROJECT NO: 2017-0186
PO:
LOCATION: Carnton Lane, Franklin TN
INVOICE: 806 4/23/2019

Attn: David Hodnett

Bid Item #s	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED AMOUNT	PREVIOUS QUANTITY	CURRENT QUANTITY	CURRENT DUE	QUANTITY TO DATE	PAYABLE TO DATE
	Construction Stakes, Lines and Grades	1.00	LS	\$2,500.00	\$ 2,500.00	1.00	-	\$ -	1.00	\$ 2,500.00
	Clearing and Grubbing	1.00	LS	\$8,000.00	\$ 8,000.00	1.00	-	\$ -	1.00	\$ 8,000.00
	Removal of Structures and Obstructions	1.00	LS	\$15,000.00	\$ 15,000.00	1.00	-	\$ -	1.00	\$ 15,000.00
	Roadway Approaches	1.00	LS	\$25,000.00	\$ 25,000.00	1.00	-	\$ -	1.00	\$ 25,000.00
	Foundation Fill Material	9.00	CY	\$60.00	\$ 540.00	9.00	-	\$ -	9.00	\$ 540.00
	Sediment Removal	15.00	CY	\$25.00	\$ 375.00	15.00	-	\$ -	15.00	\$ 375.00
	Temporary Silt Fence (w/ backing)	475.00	LF	\$5.00	\$ 2,375.00	475.00	-	\$ -	475.00	\$ 2,375.00
	Enhanced Rock Check Dam	4.00	EA	\$350.00	\$ 1,400.00	2.00	-	\$ -	2.00	\$ 700.00
	Sandbags	1,250.00	BAG	\$2.50	\$ 3,125.00	50.00	-	\$ -	50.00	\$ 125.00
	Sediment Filter Bag (15' x 10')	2.00	EA	\$500.00	\$ 1,000.00	1.00	-	\$ -	1.00	\$ 500.00
	Polyethylene Sheeting (6 Mil Min.)	40.00	SY	\$10.00	\$ 400.00	40.00	-	\$ -	40.00	\$ 400.00
	Mineral Aggregate, Type A Base, Grading D	370.00	TON	\$32.00	\$ 11,840.00	370.00	22.08	\$ 708.56	392.08	\$ 12,548.56
	Granular Backfill (Roadway)	118.00	TON	\$35.00	\$ 4,130.00	118.00	-	\$ -	118.00	\$ 4,130.00
	Mineral Aggregate (Size 57)	11.00	TON	\$35.00	\$ 385.00	34.00	-	\$ -	34.00	\$ 1,190.00
	Mineral Aggregate (Size 68)	19.00	TON	\$35.00	\$ 665.00	33.00	-	\$ -	33.00	\$ 1,155.00
	Asphalt Concrete Mix (PG64-22) (BPM-B-HM) Grading B-M	41.00	TON	\$180.00	\$ 7,380.00	-	96.23	\$ 17,321.40	96.23	\$ 17,321.40
	Bituminous Material For Prime Coat (PC)	1.00	TON	\$950.00	\$ 950.00	-	-	\$ -	-	\$ -
	Aggregate for Cover Material (PC)	4.00	TON	\$160.00	\$ 640.00	-	-	\$ -	-	\$ -
	Bituminous Material for Tack Coat (TC)	1.00	TON	\$950.00	\$ 950.00	-	-	\$ -	-	\$ -
	ACS Mix (PG64-22) Grading D	51.00	TON	\$210.00	\$ 10,710.00	-	72.00	\$ 15,120.00	72.00	\$ 15,120.00
	Class A Concrete (Roadway)	70.00	CY	\$875.00	\$ 61,250.00	70.00	-	\$ -	70.00	\$ 61,250.00
	Steel Bar Reinforcement (Roadway)	10,871.00	LB	\$1.10	\$ 11,958.10	10,871.00	-	\$ -	10,871.00	\$ 11,958.10
	Epoxy Coated Reinforcing Steel	270.00	LB	\$1.50	\$ 405.00	270.00	-	\$ -	270.00	\$ 405.00
	Class A Concrete (Bridges)	15.00	CY	\$1,250.00	\$ 18,750.00	15.00	-	\$ -	15.00	\$ 18,750.00
	Steel Bar Reinforcement (Bridges)	1,400.00	LB	\$1.25	\$ 1,750.00	1,400.00	-	\$ -	1,400.00	\$ 1,750.00
	48" Temporary Drainage Pipe	52.00	LF	\$150.00	\$ 7,800.00	52.00	-	\$ -	52.00	\$ 7,800.00
	Concrete Sidewalk (4")	309.00	SF	\$12.00	\$ 3,708.00	309.00	-	\$ -	309.00	\$ 3,708.00
	Concrete Combined Curb & Gutter	3.00	CY	\$750.00	\$ 2,250.00	3.00	-	\$ -	3.00	\$ 2,250.00
	Guardrail At Bridge Ends Low Volume	63.00	LF	\$50.00	\$ 3,150.00	63.00	-	\$ -	63.00	\$ 3,150.00
	Guardrail Terminal (Type 21 Mesh TL-2)	4.00	EA	\$2,600.00	\$ 10,400.00	4.00	-	\$ -	4.00	\$ 10,400.00
	Machined Rip-Rap (Class A-1)	47.00	TON	\$50.00	\$ 2,350.00	154.29	-	\$ -	154.29	\$ 7,714.50
	Traffic Control	1.00	LS	\$15,000.00	\$ 15,000.00	1.00	-	\$ -	1.00	\$ 15,000.00
	Interconnected Portable Barrier Rail	24.00	LF	\$60.00	\$ 1,440.00	24.00	-	\$ -	24.00	\$ 1,440.00
	Warning Lights (Type A)	4.00	EA	\$50.00	\$ 200.00	4.00	-	\$ -	4.00	\$ 200.00
	Signs (Construction)	60.00	SF	\$11.00	\$ 660.00	60.00	-	\$ -	60.00	\$ 660.00
	Temporary Barricades (Type III)	48.00	LF	\$17.00	\$ 816.00	48.00	-	\$ -	48.00	\$ 816.00
	Painted Pavement Marking (4" Line)	0.15	LM	\$15,000.00	\$ 2,250.00	-	-	\$ -	-	\$ -
	Mobilization	1.00	LS	\$12,500.00	\$ 12,500.00	1.00	-	\$ -	1.00	\$ 12,500.00
	Geotextile (Type III) (Erosion Control)	115.00	SY	\$3.00	\$ 345.00	200.00	-	\$ -	200.00	\$ 600.00
	Temporary Seeding (w/ mulch)	3.00	Unk	\$100.00	\$ 300.00	3.00	-	\$ -	3.00	\$ 300.00
	Sodding (new sod)	263.00	SY	\$8.00	\$ 1,578.00	-	350.00	\$ 2,100.00	350.00	\$ 2,100.00
	Change Order #1 - Waterline Relocation	1.00	LS	\$66,380.00	\$ 66,380.00	1.00	-	\$ -	1.00	\$ 66,380.00
	Change Order #2 - Fence Repair	1.00	LS	\$1,850.00	\$ 1,850.00	-	1.00	\$ 1,850.00	1.00	\$ 1,850.00

TOTALS

324,456.10

37,097.96

337,958.86

PREPARED BY: Melanie Anderkin DATE: 04/23/19
APPROVED BY: CSA DATE: 04/23/19

Notes:

NET AMOUNT EARNED 337,958.86
LESS PREVIOUS PAYMENTS 258,225.10
BALANCE DUE 81,734.46
LESS 0% RETAINAGE 0.00
CURRENT AMOUNT DUE 81,734.46

Approved
4/24/19

Tabulation of Bids*

Purchasing Office Solicitation No.:	2019-013 (industrial pretreatment, WRF influent and effluent, and river samples services)					
Notice to Bidders published in the <i>Williamson Herald</i> on:	3/28/19					
Number of vendors that were notified of / that responded to this solicitation for bids:	8 / 3					
Date and time bids due and publicly opened:	4/18/19 2:00 PM					
Present at opening of bids:	Ashley Morris of Waypoint Analytical, LLC and Brian Wilcox of the City of Franklin Purchasing Office					
Target meeting of BOMA at which recommendation is scheduled to be considered:	5/28/19					
Bids received from:	Bid No.:	Does the bid include all required documents?	Does the bid MOES¹? / If not, how many exceptions do not MOES¹?	Total quoted all- inclusive estimated bid price for all specified services per year:	Payment terms:	Bid and bid pricing is valid through:
Microbac Laboratories, Inc. 505 East Broadway Avenue Maryville, TN 37804 Fernando Hernandez, Technical Sales Account Manager 865-312-2761	1 of 1	Yes	Bidder takes no exceptions	\$22,276.00	net 30 days	8/30/2019
Environmental Science Corporation (ESC) d/b/a Pace Analytical National 12065 Lebanon Road Mt. Juliet, TN 37122 Travis Johnson, Account Executive 615-519-0752 tjohnson@pacenational.com	1 of 1	Yes (although bidder did not acknowledge Addendum No. 1 and did not provide three references in addition to CoF)	No / 2 (indemnification and limitation of liability)	\$16,806.00	net 30 days	4/17/2022
Waypoint Analytical, LLC 2790 Whitten Road Memphis, TN 38133 Nathan Pera President, Environmental Division 901-213-2446 npera@wpacorp.com	1 of 1	Yes	Bidder takes no exceptions	\$24,137.80	net 30 days	12/31/2019

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

* Shaded bid is apparent lowest best bid

CITY OF FRANKLIN, TENNESSEE

PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0161)

THIS PROCUREMENT AGREEMENT ("AGREEMENT") is by and between the City of Franklin, Tennessee ("CITY"), and Microbac Laboratories, Inc. of Maryville, Tennessee ("SERVICE PROVIDER"), who mutually agree as follows:

1. CITY issued (a) on March 29, 2019 Purchasing Office Solicitation No. 2019-013, a procurement solicitation for bids for performance upon demand of the following wastewater treatment laboratory contract services: industrial pretreatment sampling and testing, Water Reclamation Facility influent and effluent testing, and testing of river samples, and (b) on April 13, 2019 Addendum No. 1 to Purchasing Office Solicitation No. 2019-013 (collectively, "SOLICITATION").
2. In response to CITY's SOLICITATION, SERVICE PROVIDER submitted a bid dated April 15, 2019 ("SUBMITTAL"), a copy of excerpts from which is attached hereto as Attachment No. 1 and hereby incorporated by reference as if fully set forth herein.
3. SERVICE PROVIDER included in SUBMITTAL CITY's Standard Procurement Terms and Conditions with SERVICE PROVIDER's contact information inserted ("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. SERVICE PROVIDER has, subsequent to SUBMITTAL, also submitted a Certificate of Insurance ("CERTIFICATE OF INSURANCE"), a copy of which is attached hereto as Attachment No. 3 and hereby incorporated by reference as if fully set forth herein, that meet or exceed CITY's Insurance Requirements as specified in SOLICITATION.
5. If and when insurance coverage documented by CERTIFICATE OF INSURANCE referenced above expires either before the expiration of any specified term of award, including any extensions thereto, or before the supply and delivery by SERVICE PROVIDER and the acceptance by CITY of all of the products and/or services ordered from SERVICE PROVIDER, pursuant to this AGREEMENT, then SERVICE PROVIDER shall immediately suspend work or supply and delivery unless and until it provides one or more unexpired replacement certificates of insurance that indicates the new date(s) of insurance coverage expiration and that meets or exceeds CITY's Insurance Requirements as specified in SOLICITATION.
6. In the event that insurance coverage documented by CERTIFICATE OF INSURANCE referenced above is materially modified or canceled either before the expiration of any specified term of award, including any extensions thereto, or before the supply and delivery by SERVICE PROVIDER and the acceptance by CITY of all of the products and/or services ordered from SERVICE PROVIDER, pursuant to this AGREEMENT, then SERVICE PROVIDER shall, immediately upon learning of any such material modification or cancelation, suspend work or supply and delivery and shall, within three (3) calendar days of such learning, notify CITY of any such material modification or cancelation.
7. SERVICE PROVIDER agrees to impose CITY's insurance requirements upon any subcontractors it utilizes for this procurement. Except as may be approved and authorized by CITY in advance of any subcontractor commencing work for this award, SERVICE PROVIDER may not subcontract any service component of the award except as is indicated in SUBMITTAL.

CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0161)

8. SERVICE PROVIDER included in SUBMITTAL CITY's Indemnification Agreement, executed for SERVICE PROVIDER ("INDEMNIFICATION AGREEMENT"), a copy of which is attached hereto as Attachment No. 4 and hereby incorporated by reference as if fully set forth herein.
9. CITY awarded on August 13, 2019 to SERVICE PROVIDER the purchase of performance upon demand of the following wastewater treatment laboratory contract services: industrial pretreatment sampling and testing, Water Reclamation Facility influent and effluent testing, and testing of river samples, pursuant to SOLICITATION and SUBMITTAL.
10. Services shall be rendered to the satisfaction of CITY within timeframes consistent with industry standards, except as may be specified in SOLICITATION, unless a later rendering has been authorized in writing by CITY. Failure by SERVICE PROVIDER to meet this rendering schedule shall constitute grounds for CITY to consider SERVICE PROVIDER to be in breach of contract.
11. The term of award shall commence upon execution of this AGREEMENT (the effective date of this AGREEMENT) and shall expire three (3) years from the effective date of this AGREEMENT. At any time after commencement but before or as soon as practicable after the expiration of this term of award, CITY and SERVICE PROVIDER may, by mutual consent, exercise not more than two (2) options to extend the term of award, each time for up to one (1) additional year, for a maximum possible term of award of five (5) years total, provided: (a) that both parties consent to such an extension at that time; (b) that the decision to exercise such an extension is memorialized in writing and is executed by authorized representatives of each party (in the case of CITY, either CITY's City Administrator or CITY's Purchasing Manager, after consultation with the CITY's Water Reclamation Superintendent, is so authorized); (c) that the same terms and conditions that apply to the original term of award shall also apply to such an extension, including pricing; (d) that if SERVICE PROVIDER chooses not to consent to an extension to the term of award, then it shall notify CITY of that decision a minimum of six (6) months in advance of the scheduled expiration of the term of award; and (e) at CITY's discretion, CITY and SERVICE PROVIDER may negotiate an additional extension beyond such expiration. Note that CITY and SERVICE PROVIDER each specifically retain the non-exclusive right, with or without cause, not to extend the term of award.
12. 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 SERVICE PROVIDER:



(signature of SERVICE PROVIDER's authorized representative)

TITLE: Account Manager

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. 2019-0161)

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.: 2019-013

Bidder's name, street address, and mailing address (if different):	Microbac Laboratories, Inc. 505 East Broadway Avenue Maryville, Tn 37804
Bidder's contact person's name (printed), title, telephone number and e-mail address:	Fernando Hernandez Technical Sales Account Manager (865)312-2761
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.
Total quoted all-inclusive estimated bid price for all specified services for a twelve (12) month period:	\$ <u>22,276.00</u> per year
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: _____
Last date (no sooner than June 30, 2019) that bid and associated pricing is valid and may be accepted by the City:	<u>June 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.: 2019-013

Bidder's name:	<u>Microbac Laboratories, Inc.</u>
Are the following components included with this Bid Submittal Form in the bid submittal? • Description of any goods, products, items, software, hardware and/or services included in the bid. • 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; • City of Franklin Affidavit of Non-Collusion, executed in full; • City of Franklin Affidavit of Title VI Compliance, executed in full; and • If bidder employs five (5) or more employees, then City of Franklin Affidavit of Drug-Free Workplace, 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>Technical Sales Account Manager</u>
Date of signatures:	<u>April 15, 2019</u>



AXIS™ – an online data management portal for Microbac clientele

24/7 Access to your Information

AXIS™ Delivers Unsurpassed Visibility, Information and Control

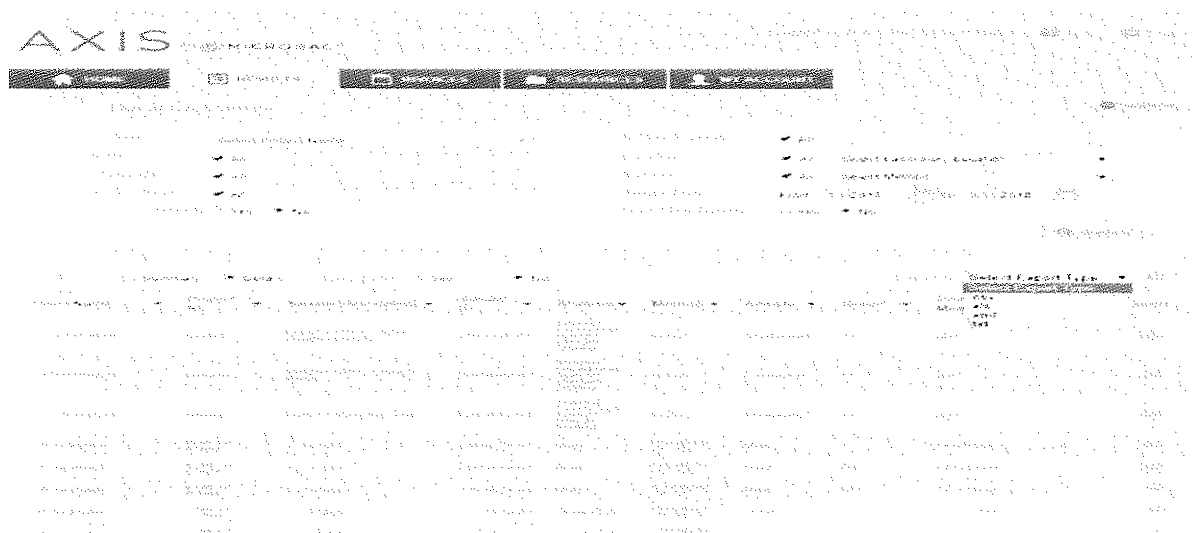
VISIBILITY

- **Samples:** View samples in our system from anywhere and know their status from anytime.
- **Results:** Review results quickly, download PDF reports, or export results data into your preferred reporting application.
- **Invoices:** Quickly and conveniently view invoices and download PDF copies.
- **Mobile:** View critical information formatted for your mobile device.

INFORMATION

Knowledge is power and AXIS delivers. The intuitive, web platform gives you flexible ways to sort and prioritize information to support project management and reporting. You have the power to filter information and results to view and export that which you need to make informed decisions.

AXIS accelerates your ability to make critical decisions. It turns data into actionable information that allows you to be proactive and empowers you to release product or continue operations.



GET STARTED TODAY

Register at <https://axis.microbac.com> and a member of Microbac's Client Services staff will contact you to set up your account.

HOME

When customers login to AXIS™ they are brought to the Home/Recent Samples each time. Recent results (90 days) are shown for customer review. The following are available:

- Recent Samples: Serves as the de facto “home page” each time a customer logs into AXIS™. Shows recent sample activity – what is in process and its status.
- Recent Results: Customers can navigate to see views of recent sample testing results – all different tests for a single sample.
- Recent Invoices: Shows recent invoices including amount paid/owed.

RESULTS

- Shows results of all tests for a sample when all tests are completed
- Extensive searches are available by parameters such as date range, project, sample ID, and testing method
- Customers can download result data in various formats

INVOICES

- Shows all invoices and the actual invoice PDF. The customer can search by various parameters such as Project, date range, or invoice number. Payment and balance information are also available.

Resources

- Allows customer to create and review chains of custody.
- Chain of Custody – used to create a new COC or review a current COC. A COC can be searched/created by any of Food, Environmental, or Life Sciences.

My Account

Allows the customer to administer their company's view into AXIS™. For each customer there is at least one user administrator who can

- Create new user accounts and manage passwords
- Select which project(s) are visible in AXIS™
- Assign projects to the user(s)

GET STARTED TODAY

Register at <https://axis.microbac.com> and a member of Microbac's Client Services staff will contact you to set up your account.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

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

performance upon demand of the following wastewater treatment laboratory contract services: industrial pretreatment sampling and testing, Water Reclamation Facility influent and effluent testing, and testing of river samples

Purchasing Office Solicitation No.: 2019-013

2. Notice to Bidders publication date: **March 28, 2019**
3. Solicitation release date: **March 29, 2019**
4. Deadline for optional submittal in writing of questions seeking to revise or clarify any aspect of this procurement solicitation: **April 11, 2019, 2:00 p.m. Central Time**
5. Bids submittal deadline and scheduled opening: **April 18, 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: **May 10, 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: **May 28, 2019**
8. Target effective date for term of award: **June 1, 2019 or upon execution of the procurement agreement**
9. 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 labor, materials and means necessary to supply and render for the City of Franklin Water Management Department the following specified wastewater treatment laboratory contract services for the specified term of award: industrial pretreatment sampling and testing, Water Reclamation Facility influent and effluent testing, and testing of river samples. See the accompanying Instructions for Bidders for additional information and instructions.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

10. Exceptions:

- a. 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.
- b. Any deviation or variance from the City's specifications shall be considered by the City to be an exception.
- c. 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 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.

11. General terms and conditions:

- a. Bid price: The bid price shall include the cost of all equipment, labor, insurance coverages, materials and delivery and/or freight charges, and any required trade and/or contractor license fees, business license fees and construction and/or building permit(s), necessary to supply and deliver the specified products and/or render the specified services.
- b. Licenses and permits: The bidder awarded the purchase shall obtain all required licenses and permits, in accordance with applicable state and local codes, necessary to supply and deliver the specified products and/or render the specified services, and shall pay any fees therefor, including but not limited to: trade and/or contractor licenses; state, county and/or city business licenses; and construction and/or building permits.
- 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 such goods and/or services, and only after receipt of an accurate, proper, complete and itemized invoice for such goods and/or services, net thirty (30) calendar days from date of delivery and/or completion/installation/rendering 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 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.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

- 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 service(s) 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. Use of subcontractors: The bidder awarded the purchase may not subcontract any service component of the award except as is indicated in its bid. Requirements for references and insurance shall apply to any subcontractor.
- f. Safe work area: The bidder awarded the purchase will be expected to utilize best practices to minimize the risk of personal injury to the public, City personnel and employees of the bidder and/or the bidder's subcontractors, if any.
- g. 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.
- h. Damages: The bidder awarded the purchase shall be responsible for any damages it causes in the course of performing the specified service(s), including to existing utilities, underground irrigation, concrete, asphalt, buildings, or grounds, and shall repair or replace any damaged property to the satisfaction of the City at the bidder's own expense and at no additional charge to the City.
- i. 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.
- j. 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.
- k. 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.
- l. Drug-free workplace: The City is requiring bidders for this procurement solicitation who employ five (5) or more employees to include, as a required component of a complete bid submittal, the City's Affidavit of Drug-Free Workplace, executed in full, and to attest that the bidder operates a drug-free workplace program or other drug or alcohol testing program with requirements at least as stringent as that of the program operated by the City. The City operates, at the time of issuance of this procurement solicitation, a drug-free workplace program that is certified under T.C.A. § 50-9-101 et seq. The City's drug-free workplace program may be described as follows:

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

The City of Franklin is covered under the Drug and Alcohol Testing for the Omnibus Transportation Employee Testing Act of 1991 with regard to the drug and alcohol testing of certain employee groups. In accordance with the Omnibus Transportation Employee Testing Act of 1991 (the Act) through the Federal Highway Administration (FHWA), the City of Franklin will conduct pre-employment, reasonable suspicion, random, post-accident, return-to-duty and follow-up alcohol and controlled substances testing of City employees who perform safety-sensitive functions (i.e., operating a commercial motor vehicle with a GVW of 26,001 which requires a commercial driver's license or requires a CDL as part of the job description). For other safety-sensitive positions that do not require a commercial driver's license, the City of Franklin follows the TN Drug Free Workplace guidelines. This includes all full-time, part-time, occasional and leased staff, and independent contractors.

12. Detailed specifications: Please note:

- Bidders shall provide in or with their bid a detailed description of any goods, products, items, software and/or hardware included in their bid, as well as the bid services to be rendered.
- 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.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

12.1.

General

12.1.1.

C

The City seeks bids for the following wastewater treatment laboratory contract services: industrial pretreatment sampling and testing, Water Reclamation Facility influent and effluent testing, and testing of river samples.

12.1.2.

Term of award.

12.1.2.1.

C

The services to be rendered pursuant to this procurement solicitation are to be offered as a requirements contract for a term of award of three (3) years, effective upon the effective date of any procurement agreement resulting from this procurement solicitation as such procurement agreement is executed in full by both parties. The City is targeting an effective date of June 1, 2019.

12.1.2.2.

C

At any time after commencement but before or as soon as practicable after the expiration of this term of award, including any extensions to the term of award made pursuant to this provision, the City and the bidder awarded the purchase may choose to exercise an option to extend the term of award twice, each time for up to one (1) additional year, for a maximum possible term of award of five (5) years total, provided: (a) that both parties consent to such an extension at that time; (b) that the decision to exercise such an extension is memorialized in writing and is executed by one or more authorized representatives of each party; (c) that the same terms and conditions that apply to the original term of award shall also apply to such an extension, including pricing; (d) that if the bidder awarded the purchase chooses not to consent to an extension to the term of award, then it shall notify the City of that decision a minimum of six (6) months in advance of the scheduled expiration of the term of award; and (e) at the City's discretion, such as if the City does not have or anticipates not having a successor service provider selected by the expiration of the term of award, including any extensions anticipated by this procurement solicitation if exercised, the City and the bidder awarded the purchase may negotiate an additional extension beyond such expiration. Note that the City and the bidder awarded the purchase each specifically retain the right, with or without cause, not to extend the term of award.

12.1.3.

C

The contract services specified below are required by the City for the routine operation of the City's wastewater treatment system. Contract services as bid shall be designed to meet the needs of the City according to industry standards for this intended purpose, all in conformance with applicable US EPA, State of Tennessee and City of Franklin rules and procedures.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

- 12.1.4. C Bid pricing shall include the bidder furnishing, supplying and delivering all necessary labor, tools, equipment, supplies, materials and other items required to render the services.
- 12.1.5. C The frequencies of the contract services are indicated below. Bidders are to quote one all-inclusive estimated price for all specified services for a twelve (12) month period. Bidders shall prepare and submit along with the Bid Submittal Form an itemized explanation of how it determined the all-inclusive estimated price for all specified services. The itemized explanation shall list estimated quantities, unit prices and extended prices (quantity multiplied by unit price) for each item for a twelve (12) month period. The unit prices shall be inclusive of all costs to the bidder of providing the specified services. The sum of the extended prices shall equal the all-inclusive estimated price for all specified services for a twelve (12) month period. The unit prices indicated on the itemized explanation shall be binding for the term of the award.
- 12.1.6. C Services shall be rendered to the satisfaction of the City within timeframes consistent with industry standards unless specified herein. Failure by the bidder awarded the purchase to meet this delivery / rendering schedule shall constitute grounds for the City to consider the bidder awarded the purchase to be in breach of contract.
- 12.1.7. C The bidder shall offer authorized personnel of the City password-protected secure online access to any of the City's own historic data, if measured, recorded and reported by or for the bidder, including laboratory results, for at least the most recent twelve (12) months.
- 12.1.8. C Final lab reports may be e-mailed by the bidder awarded the purchase to the City but, even if they are e-mailed, the final lab reports shall be printed by the bidder awarded the purchase, and the printed reports shall be provided and delivered to the City either by U.S. mail or otherwise.
- 12.1.9. Insurance requirements:
- 12.1.9.1. C Before award of the procurement by the City, the bidder recommended to be awarded the purchase shall provide one or more certificates of insurance providing evidence of the following minimum types and limits of unexpired insurance coverage:

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

Type of Coverage	Limits of Coverage	Certificate of Insurance
Commercial General Liability	\$1,000,000 Each Occurrence \$2,000,000 General Aggregate \$1,000,000 Personal and Advertising Injury \$2,000,000 Products-Completed Operations Aggregate - Coverage shall be Primary and Non-Contributory - Waiver of Subrogation shall apply	Certificate of Insurance shall indicate Certificate Holder ¹ as Additional Insured with Additional Insured endorsement attached for both Premises/Operations and Products/Completed Operations
Automobile Liability (Owned, Non-Owned, and Hired Vehicles)	\$1,000,000 Combined Single Limit Each Accident	Certificate Holder ¹ only
Workers Compensation ²	- Statutory Limits - Waiver of Subrogation shall apply	Certificate Holder ¹ only
Employers Liability ²	\$1,000,000 Bodily Injury Each Accident \$1,000,000 Policy Limit Bodily Injury by Disease \$1,000,000 Each Employee Bodily Injury by Disease	Certificate Holder ¹ only
Professional liability (environmental testing)	\$1,000,000 Combined Single Limit	Certificate Holder ¹ only

12.1.9.2.

C

If and when insurance coverage documented by the certificate(s) of insurance referenced above expires before the expiration of the term of award, including any extensions thereto, pursuant to this procurement solicitation, then the bidder awarded the purchase shall immediately suspend work or supply, and the City may suspend payment for products thereafter delivered and services thereafter rendered by the bidder awarded the purchase, unless and until the bidder awarded the purchase provides the City with one or more replacement certificates of insurance for unexpired insurance coverage that meets or exceeds the insurance requirements as specified above.

¹ Certificate Holder shall be listed as follows:

City of Franklin
109 3rd Ave. South
Franklin, TN 37064

² Workers Compensation and Employers Liability coverages are not required for Tennessee employers with fewer than five (5) employees except that employers in the construction business or trades (construction service providers) are required to carry Workers Compensation coverage unless they are sole proprietors or partners with no employees.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

12.1.9.3. C In the event that insurance coverage documented by the certificate(s) of insurance referenced above is materially modified or canceled before the expiration of the term of award, including any extensions thereto, pursuant to this procurement solicitation, then the bidder awarded the purchase shall, immediately upon learning of any such material modification or cancellation, suspend work or supply and shall, within three (3) calendar days of such learning, notify the City of any such material modification or cancellation, and the City may suspend payment for products thereafter delivered and services thereafter rendered by the bidder awarded the purchase, unless and until the bidder awarded the purchase provides the City with one or more replacement certificates of insurance for unexpired insurance coverage that meets or exceeds the insurance requirements as specified above.

12.1.9.4. C The bidder awarded the purchase shall agree to impose the City's insurance requirements upon any subcontractors it utilizes for this procurement. The bidder awarded the purchase may not subcontract any service component of the award except as is indicated in its bid.

12.2. Specified services

12.2.1.1. C Industrial pretreatment sampling and testing:

12.2.1.1.1. C Minimum Industrial Categorical Parameters (once per every six months): Molybdenum, Copper, Total Chromium Nickel, Cadmium, Lead, Mercury, Silver, Zinc, Arsenic, Selenium, Cyanide, Phenol (total), Phthalates³, T.T.O., pH, CBOD5, TSS, Ammonia as Nitrogen, Oil and Grease, Xylene, and Flow.

12.2.1.1.2. C Minimum Industrial Non-Categorical Parameters (once per every six months): Molybdenum, Copper, Chromium, Nickel, Cadmium, Lead, Mercury, Silver, Zinc, Arsenic, Selenium, Cyanide, Phenol (total), Phthalates¹, pH, CBOD5, TSS, Ammonia as Nitrogen, Oil and Grease, Flow, Benzene, Carbon Tetrachloride, Chloroform, Trans-1,2-Dichloroethylene, Ethyl benzene, Methylene Chloride, Tetrachloroethylene, Toluene, Trichlorethylene, 1,1,1-Trichloroethane, Naphthalene, and Xylene.

³ Total phthalates is the sum of: (1) Bis (2-Ethylhexal) phthalate; (2) Butylbenzylphthalate; (3) Di-N-butylphthalate; and (4) Diethyl Phthalate.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

- 12.2.1.2. Minimum Water Reclamation Facility Influent / Effluent Parameters:
- 12.2.1.2.1. C Once per every six months: Molybdenum, Copper, Total Chromium, Nickel, Cadmium, Lead, Low-Level Mercury, Silver, Zinc, Arsenic, Selenium, Cyanide, Phenol (total), Phthalates¹, pH, CBOD₅, TSS, Ammonia as Nitrogen, Oil and Grease, Benzene, Carbon Tetrachloride, Chloroform, Trans-1, 2-Dichloroethylene, Ethylbenzene, Methylene Chloride, Tetrachloroethylene, Toluene, Trichloroethylene, 1,1,1-Trichloroethane, Naphthalene, Xylene, Acetone, and COD.
- 12.2.1.2.2. C Once per every six months: T.T.O.
- 12.2.1.2.3. C A once-per-week influent composite sample for the total nitrogen.
- 12.2.1.2.4. C A once-per-week influent composite sample for total Phosphorus.
- 12.2.1.2.5. C A once-per-week effluent composite sample for phosphate, ortho.
- 12.2.1.2.6. C A once-per-week influent composite sample for phosphate, ortho.
- 12.2.1.2.7. C A once-per-week effluent composite sample for total Phosphorus
- 12.2.1.2.8. C A once-per-week effluent composite sample for the total nitrogen.
- 12.2.1.2.9. C Total nitrogen and phosphorous shall be analyzed for four (4) river points on a once-per-every-two-week basis year-round.
- 12.2.2. **Notes about specified services**
- 12.2.2.1. C Any and all necessary containers, preservatives, coolers, ice and transportation shall be supplied by the bidder awarded the purchase.
- 12.2.2.2. C All sample results shall be submitted within a ten (10) day turn-around.
- 12.2.2.3. C Analysis verification shall be provided at no additional cost to the City.
- 12.2.2.4. C All EPA verification samples (spike) shall be analyzed at no additional cost to the City.
- 12.2.2.5. C Any analysis not directly analyzed by bidder must be denoted in original bid. The bidder awarded the purchase may not subcontract any service component of the award except as is indicated in its bid.
- 12.2.2.6. C The City shall collect influent, effluent and river samples. The bidder awarded the purchase shall provide labor and means necessary to pick up City-collected samples at and transport City-collected samples from the Water Reclamation Facility.
- 12.2.2.7. C The bidder awarded the purchase shall provide all labor necessary to collect samples at and transport samples from all industrial locations.

City of Franklin, Tennessee Specifications

Purchasing Office Solicitation No.: 2019-013

- 12.2.2.8. C The bidder awarded the purchase is to furnish any sampling equipment necessary that is not provided, in good working order, by industries to be sampled.
- 12.2.2.9. C Industrial sampling consists of: (a) two (2) categorical industries; and (b) one (1) non-categorical industry.
- 12.2.2.10. C Flow meters must be calibrated before all sampling events.
- 12.2.2.11. C The bidder awarded the purchase shall be responsible for all sampling transportation.
- 12.2.2.12. C Water meter readings shall be taken in conjunction with each sampling event.
- 12.2.2.13. C All sampling results shall be forwarded to the City of Franklin within ten working days after collection.
- 12.2.2.14. C All data concerning total Nitrogen and total Phosphorus shall be furnished to the City by the fifth of the month following sample collection.
- 12.2.2.15. C Sample verification shall be the responsibility of the bidder awarded the purchase.
- 12.2.2.16. C The bidder awarded the purchase, as a part of the bid pricing, shall analyze all associated EPA spike samples.
- 12.2.2.17. C The bid must clearly indicate any work performed by sub-contractor.
- 12.2.2.18. C Any additional analysis requested by the City of Franklin shall be performed at the same unit pricing as indicated in the original bid.

Microbac References – Solicitation No.: 2019-013

1. **Huntsville Utility Board** – we provide all testing and field services for general chemistry, inorganics, metals, organics, biomonitoring, and TCLP testing on wastewater and sludge.

Contact:

Danny Phillips
(423)669-3253
dannyhwwtp@highland.net

2. **Anderson County Water Authority** - we provide all testing and field services for general chemistry, inorganics, metals, organics, Primary and Secondary IOC's, and UCMR3 monitoring for their wastewater.

Contact:

Gary Sharp
(865)803-1742
acwaww@gmail.com

3. **Caryville Jacksboro Utilities** – we provide all testing and field services for inorganics, metals, organics, and general chemistry for their water treatment plant and wastewater treatment plant.

Contact:

Steve Elkins
(865)755-7715
cjuc@ccdi.net

Microbac Laboratories, Inc.
505 East Broadway Ave
Maryville, TN 37804
(865) 977-1200

Approximate Start Date: 1-Jun-19

Approximate End Date: 31-May-20

Prices on this bid reflect a testing period of 12 months.
Prices on this bid will remain constant for a period of 5 years from start date.

Job Proposal

Quotation Number: MIC-ENV-1900XX
Date Proposed: 15-Apr-2019
Page Number: Page 1 of 2
Sales Representative: Fernando Hernandez
fernando.hernandez@microbac.com

Section I: Client Information

Company: City of Franklin
Contact: Purchasing Office
Address: 109 3rd Ave. South
City: Franklin State: TN Zip: 37064
Main Phone: (615)550-6692 Cell Phone:
Email: purchasing@franklin.tn.gov

Section II: Client/Project Information

Project Name: 2019-013
Current Permit No:
P.O. #:
TAT: 7 Business Days

Section III: Project Pricing Details

Item	Analytical Description	Method	Matrix	Quantity	Item Cost (\$)	Total Cost (\$)
General Chemistry (Semiannual)						
	Molybdenum	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Copper	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Total Chromium	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Nickel	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Cadmium	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Lead	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Mercury	EPA 245.1	Water	4	\$ 25.00	\$ 100.00
**	Low-Level Mercury	EPA 1631	Water	6	\$ 65.00	\$ 390.00
	Silver	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Zinc	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Arsenic	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Selenium	EPA 200.7 ICP	Water	6	\$ 10.00	\$ 60.00
	Cyanide	SM 4500 CN,C,E	Water	6	\$ 24.00	\$ 144.00
	Phenol (total)	EPA 420.4	Water	6	\$ 26.00	\$ 156.00
	pH	SM 4500 H.B.	Water	6	\$ 5.00	\$ 30.00
	CBOD5	SM 5210 B-2011	Water	6	\$ 20.00	\$ 120.00
	TSS	SM 2540 D	Water	6	\$ 10.00	\$ 60.00
	Ammonia as Nitrogen	EPA 350.1	Water	6	\$ 16.00	\$ 96.00
	Oil and Grease	EPA 1664B	Water	6	\$ 38.00	\$ 228.00
	COD	EPA 524.2	Water	2	\$ 19.00	\$ 38.00
Volatile Organics (VOC's, Semiannual)						
	Benzene, Carbon Tetrachloride, Chloroform, Trans - 1,2-Dichloroethane, Ethyl benzene, Methylene Chloride, Tetrachloroethylene, Toluene, Trichloroethylene, 1,1,1-Trichloroethane, Naphthalene, Xylenes, Acetone	EPA 624	Water	6	\$ 90.00	\$ 540.00
Semivolatile Organics (Semiannual)						
	Phthalates	EPA 625	Water	6	\$ 150.00	\$ 900.00
TTO (Total Toxic Organics, Semiannual)						
	EPA 608 will test for additional Organochlorine Pesticides and Polychlorinated Biphenyls (PCBs)	EPA 624 EPA 625 EPA 608	Water Water Water	Included for VOC's Included for Phthalates 4	\$ - \$ - \$ 120.00	\$ - \$ - \$ 480.00
Water Recl. Fac. (Weekly, Bi-monthly)						
	Total Nitrogen (TKN, Nitrate + Nitrite)	EPA 351.2, EPA 353.2	Water	208	\$ 40.00	\$ 8,320.00
	Total Phosphorous	EPA 365.1	Water	208	\$ 20.00	\$ 4,160.00
	Phosphate, Ortho	HACH 8190	Water	104	\$ 20.00	\$ 2,080.00
Field Services						
	Sample Pickup at Water Reclamation Facility			52	\$ 45.00	\$ 2,340.00
*	Sample Labor at (3) Industries - Semiannually			6	\$ 145.00	\$ 870.00
	Composite Sampler Rental			6	\$ 64.00	\$ 384.00
	Flow Meter Rental			6	\$ 40.00	\$ 240.00
	Flow Rate Measurement - Included with Sample Labor			6	\$ -	\$ -
	Microbac will provide all sterile bottles, preservatives, coolers, ice, Chains of Custody, and data verification, as needed				\$ -	\$ -
Estimated Quotation Costs for 12-month Period					\$	22,276.00

General Job / Quotation Information & Provisions

- * Sample Labor includes calibration, delivery, setup, use of and removal of composite sampler and flow meter, and transport of samples to laboratory
- ** Per EPA Method 1631, each sample tested for Low-Level Mercury requires a Field Blank and a Field Duplicate to be tested concurrently
- *** pH, CBOD5, TSS, Oil and Grease, and all Field Services will be provided by Microbac-Knoxville / 505 E. Broadway Ave / Maryville, TN 37804
- **** All other analyses will be conducted at Microbac-Chicago-4 / 258 West 84th Drive / Merrillville, IN 46410 / (219) 769-8378

Quoted prices are based on a TAT of 7 full business days from receipt of sample and include your choice of electronic deliverables (reporting level, media and mode of delivery).

Priority service is available at the following surcharges:

- 24 Hour TAT @ 100% surcharge
- 48 Hour TAT @ 75% surcharge
- 72 Hour TAT @ 50% surcharge

Quotation Authorized By:

Quotation Accepted by:

Manager Signature: _____

Signature: _____

Print Name: Fernando Hernandez
Authorized Agent of Microbac Laboratories, IncPrint Name: _____
Authorized Agent or Officer of: City of Franklin Purchasing OfficeTitle: Technical Sales Account Manager

Title: _____

Date Authorized: 15-Apr-2019

Date Authorized: _____

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

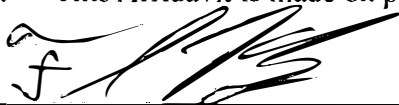
State of Tennessee)
County of Anderson) SS

Affiant, Fernando Hernandez, 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)
Microbac Laboratories, Inc.
(legal name of entity submitting bid or proposal)

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

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

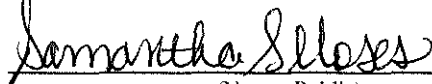


(signature of Affiant)

Technical Sales Account Manager

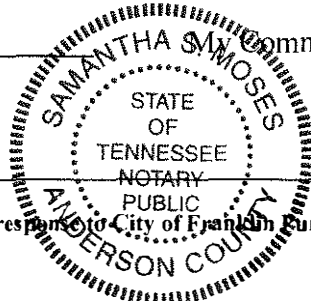
(title of Affiant)

Sworn and subscribed to before me this 17 day of April, 2019



(Notary Public)

My Commission Expires: 01/29/2022



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 Anderson) SS

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

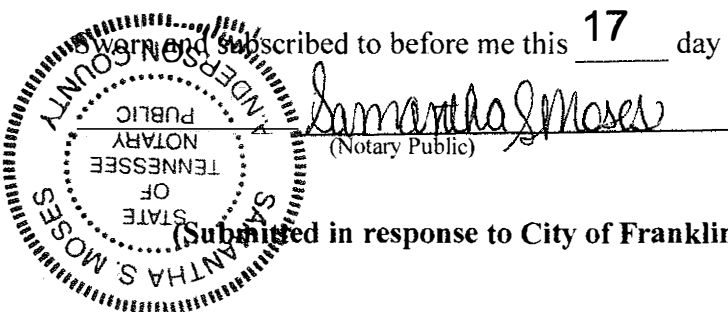
1. He or she is the Representative of
(Owner or Authorized Partner, Officer, Representative or Agent of Owner)
Microbac Laboratories, Inc.
(legal name of entity submitting bid or proposal)

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

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

[Signature]
(signature of Affiant)

Technical Sales Account Manager
(title of Affiant)



My Commission Expires: 01/29/2022

(Submitted in response to City of Franklin Purchasing Office Solicitation No. 2019_013)

Affidavit of Drug-Free Workplace
a form required of Bidders and Proposers on purchases of services for the
City of Franklin, Tennessee

State of Tennessee)
County of Anderson) SS

Affiant, Fernando Hernandez, 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)
Microbac Laboratories, Inc.,
(legal name of entity submitting bid or proposal)

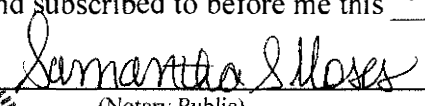
the Bidder or Proposer who has submitted the attached bid or proposal;

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. The Bidder or Proposer entity employs no less than five (5) employees;
4. The Bidder or Proposer has in effect, at the time of submission of its bid or proposal to perform the services described in the attached bid or proposal, a drug-free workplace program that complies with T.C.A. § 50-9-101 et seq.;
5. The Bidder or Proposer operates a drug-free workplace program or other drug or alcohol testing program with requirements at least as stringent as that of the program operated by the City as described in the City's procurement solicitation; and
6. This Affidavit is made on personal knowledge.

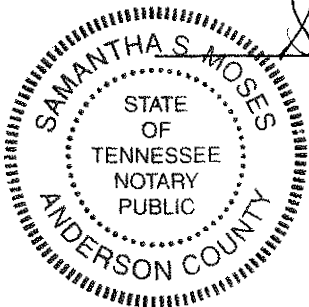

(signature of Affiant)

Technical Sales Account Manager
(title of Affiant)

Sworn and subscribed to before me this 17 day of April, 2019


(Notary Public)

My Commission Expires: 01/29/2022



**CITY OF FRANKLIN, TENNESSEE
PROCUREMENT AGREEMENT**

(City of Franklin Contract No. 2019-0161)

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. 2019_013

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:

Microbac Laboratories, Inc.

Fernando Hernandez

505 East Broadway Avenue

Maryville, Tn 37804

Mobile:(865)312-2761 Fax:(865)984-8616

fernando.hernandez@microbac.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.

CITY OF FRANKLIN, TENNESSEE PROCUREMENT AGREEMENT

(City of Franklin Contract No. 2019-0161)

Attachment No. 3

CERTIFICATE OF INSURANCE

Certificate Date	Producer	Certificate Number	Certificate Holder	Type of Insurance	Policy Expiration
7/16/2019	Willis of Pennsylvania, Inc. c/o 26 Century Blvd. P.O. Box 305191 Nashville, TN 37230-5191	W12040657	City of Franklin 109 3 rd Ave. South Franklin, TN 37064	Commercial General Liability	10/1/2019
				Automobile Liability	10/1/2019
				Workers Compensation and Employers' Liability	10/1/2019
				Professional liability (environmental testing)	10/1/2019



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 2

DATE (MM/DD/YYYY)
07/16/2019

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

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

PRODUCER Willis of Pennsylvania, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA		CONTACT NAME: PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com															
INSURED Microbac Laboratories, Inc. One Allegheny Square, Suite 400 Pittsburgh, PA 152125325		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER A:</th> <th>NAIC #</th> </tr> <tr> <td>Travelers Casualty and Surety Company of A</td> <td>31194</td> </tr> <tr> <td>INSURER B: Phoenix Insurance Company</td> <td>25623</td> </tr> <tr> <td>INSURER C: Travelers Casualty Insurance Company of Am</td> <td>19046</td> </tr> <tr> <td>INSURER D: Lloyd's</td> <td>B7874</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER A:	NAIC #	Travelers Casualty and Surety Company of A	31194	INSURER B: Phoenix Insurance Company	25623	INSURER C: Travelers Casualty Insurance Company of Am	19046	INSURER D: Lloyd's	B7874	INSURER E:		INSURER F:	
INSURER A:	NAIC #																
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INSURER C: Travelers Casualty Insurance Company of Am	19046																
INSURER D: Lloyd's	B7874																
INSURER E:																	
INSURER F:																	

COVERAGES **CERTIFICATE NUMBER: W12040657** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	Y	Y	P-630 3L071630-18	10/01/2018	10/01/2019	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	☒ Contractual Liab.						MED EXP (Any one person) \$ 10,000
	☒ XCU						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	☐ POLICY ☒ PRO-JECT ☒ LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						\$
B	AUTOMOBILE LIABILITY			810-3L084428-18-43-G	10/01/2018	10/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☒ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB						EACH OCCURRENCE \$
	☐ OCCUR ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A	UB-3L082379-18-43-G	10/01/2018	10/01/2019	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liability			PGIARK01384-07	10/01/2018	10/01/2019	Each Claim \$1,000,000
							Aggregate \$1,000,000
							Deductible \$250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
This Voids and Replaces Previously Issued Certificate Dated 07/11/2019 WITH ID: W12013275.

Certificate Holder is included as an Additional Insured as respects to General Liability.

General Liability shall be Primary and Non-contributory with any other insurance in force for or which may be purchased by Additional Insured.

CERTIFICATE HOLDER City of Franklin 109 3rd Ave. South Franklin, TN 37064	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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AGENCY CUSTOMER ID: _____

LOC #: _____

**ADDITIONAL REMARKS SCHEDULE**Page 2 of 2

AGENCY Willis of Pennsylvania, Inc.		NAMED INSURED Microbac Laboratories, Inc. One Allegheny Square, Suite 400 Pittsburgh, PA 152125325	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Waiver of Subrogation applies in favor of Additional Insured with respects to General Liability and Workers Compensation as permitted by law.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY**BLANKET ADDITIONAL INSURED
(CONTRACTORS)**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

1. WHO IS AN INSURED – (Section 11) is amended to include any person or organization that you agree in a "written contract requiring insurance" to include as an additional insured on this Coverage Part, but:
 - a) Only with respect to liability for "bodily injury", "property damage" or "personal injury"; and
 - b) If, and only to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the "written contract requiring insurance" applies. The person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.
2. The insurance provided to the additional insured by this endorsement is limited as follows:
 - a) In the event that the Limits of Insurance of this Coverage Part shown in the Declarations exceed the limits of liability required by the "written contract requiring insurance", the insurance provided to the additional insured shall be limited to the limits of liability required by that "written contract requiring insurance". This endorsement shall not increase the limits of insurance described in Section III- Limits Of Insurance.
 - b) The insurance provided to the additional insured does not apply to "bodily injury", "property damage" or "personal injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services, including:
 - i. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and
 - ii. Supervisory, inspection, architectural or engineering activities.
- c) The insurance provided to the additional insured does not apply to "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the "written contract requiring insurance" specifically requires you to provide such coverage for that additional insured, and then the insurance provided to the additional insured applies only to such "bodily injury" or "property damage" that occurs before the end of the period of time for which the "written contract requiring insurance" requires you to provide such coverage or the end of the policy period, whichever is earlier.
3. The insurance provided to the additional insured by this endorsement is excess over any valid and collectible "other insurance", whether primary, excess, contingent or on any other basis, that is available to the additional insured for a loss we cover under this endorsement. However, if the "written contract requiring insurance" specifically requires that this insurance apply on a primary basis or a primary and non-contributory basis, this insurance is primary to "other insurance" available to the additional insured which covers that person or organization as a named insured for such loss, and we will not share with that "other insurance". But the insurance provided to the additional insured by this endorsement still is excess over any valid and collectible "other insurance", whether primary, excess, contingent or on any other basis, that is available to the additional insured when that person or organization is an additional insured under such "other insurance".
4. As a condition of coverage provided to the additional insured by this endorsement:
 - a) The additional insured must give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:

COMMERCIAL GENERAL LIABILITY

- i. How, when and where the "occurrence" or offense took place;
 - ii. The names and addresses of any injured persons and witnesses; and
 - iii. The nature and location of any injury or damage arising out of the "occurrence" or offense.
- b) If a claim is made or "suit" is brought against the additional insured, the additional insured must:
- i. Immediately record the specifics of the claim or "suit" and the date received; and
 - ii. Notify us as soon as practicable.
- The additional insured must see to it that we receive written notice of the claim or "suit" as soon as practicable.
- c) The additional insured must immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.
- d) The additional insured must tender the defense and indemnity of any claim or "suit" to

any provider of "other insurance" which would cover the additional insured for a loss we cover under this endorsement. However, this condition does not affect whether the insurance provided to the additional insured by this endorsement is primary to "other insurance" available to the additional insured which covers that person or organization as a named insured as described in paragraph 3. above.

5. The following definition is added to SECTION V.
- DEFINITIONS:

"Written contract requiring insurance" means that part of any written contract or agreement under which you are required to include a person or organization as an additional insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs and the "personal injury" is caused by an offense committed:

- a. After the signing and execution of the contract or agreement by you;
- b. While that part of the contract or agreement is in effect; and
- c. Before the end of the policy period.

**CITY OF FRANKLIN, TENNESSEE
PROCUREMENT AGREEMENT**

(City of Franklin Contract No. 2019-0161)

Attachment No. 4

INDEMNIFICATION AGREEMENT

Indemnification Agreement
a form required of Bidders and Proposers on purchases of services for the
City of Franklin, Tennessee

State of Tennessee)
County of Anderson) SS

On behalf of Bidder/Proposer, Fernando Hernandez agrees that:
(printed name of person signing Agreement)

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

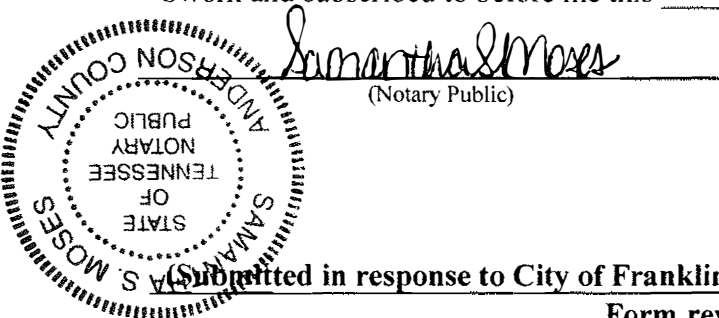
the Bidder or Proposer who has submitted the attached bid or proposal;

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. The Bidder or Proposer 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 this Agreement applies, excepting only such losses as shall be occasioned solely by the negligence of the City of Franklin; and
4. This Agreement is made on personal knowledge.


(signature of person whose printed name appears above)

Technical Sales Account Manager
(title of person whose printed name appears above)

Sworn and subscribed to before me this 17 day of April, 2019



My Commission Expires: 01/29/2022

(Submitted in response to City of Franklin Purchasing Office Solicitation No. 2019 013)

City of Franklin, Tennessee
Tabulation of Submittals*

Purchasing Office Solicitation No.: 2019-016 (police promotional process assessment services)							
Notice to proposers published in the <i>Williamson Herald</i> on: 3/14/2019							
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals: 10 / 5							
Date and time proposal due and publicly opened: 4/18/19 2:00 PM							
Present at opening of proposals: Will McCarville of the City of Franklin Police Department; Laura Johnson of the City of Franklin HR Department;							
Target meeting of BOMA at which recommendation is scheduled to be considered: 9/10/2019							
Proposals received from:	Does the proposal include all required documents?	Does the proposal take any exceptions to the City's procurement solicitation? / If so, how many?	Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Average points allocated by interview panel (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Total estimated annual fee based on quoted pricing:	Payment terms:	Proposal is valid and may be accepted through:
Emergency Services Consulting International 25030 SW Parkway Ave., Suite 330 Wilsonville, OR 97070 Cassi Fields, VP-Human Capital Division 703-506-9400 info@esci.us	Yes	Yes (Test Review Materials Provision)	63.70	not interviewed	\$40,000	net 30 days	7/31/2019
FirstIdea, Inc. 19029 East Plaza Dr., Suite 200 Parker, CO 80134 Annette M. Alvarez, President & CEO 303-840-3346 X 201 annette@firstidea.org	Yes	No	65.11	not interviewed	\$31,302	net 30 days	7/17/2019
Miami Dade College School of Justice Assessment Center 11380 NW 27th Avenue, Room 8324 Miami, FL 33167 Chantal Ramirez, Assessment Analyst 305-237-1675 cramire6@mdc.edu	Yes	No	49.91	not interviewed	\$112,430	net 30 days	9/15/2019
Morris & McDaniel, Inc. 117 South Saint Asaph St. Alexandria, VA 22314 David M. Morris, Ph.D. J.D., President 703-836-3600 Contact@MorrisandMcDaniel.com	Yes	No	84.80	81.00	\$13,000	net 30 days	8/1/2019
Stanard & Associates, Inc. 309 W. Washington St., Suite 1000 Chicago, IL 60606 Brian C. Kitzman, Vice President 800-367-6919 Ext. 260 bkitzman@stanard.com	Yes	Yes (City's indemnification provision)	74.06	85.06	\$34,835	net 30 days	12/31/2019

*Staff recommendation is to reject all proposals

**INTERLOCAL AGREEMENT BETWEEN
FRANKLIN SPECIAL SCHOOL DISTRICT AND
THE CITY OF FRANKLIN, TENNESSEE
COF Contract No. 2019-0214**

THIS INTERLOCAL AGREEMENT (“Agreement”) is made and entered into pursuant to Tennessee law by and between the FRANKLIN SPECIAL SCHOOL DISTRICT, (hereinafter, “FSSD”), and the CITY OF FRANKLIN, TENNESSEE, (hereinafter, “City”), concerning the joint construction, operation, and maintenance of ball fields and associated amenities at Poplar Grove School and Freedom Middle School.

WHEREAS, the parties have the express authority, upon approval of their governing bodies, to enter into interlocal agreements pursuant to *Tennessee Code Annotated*, Section 12-9-104 to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform; and

WHEREAS, the FSSD is the owner of property known as Poplar Grove School located at 2959 Del Rio Pike, Franklin TN 37069 and Freedom Middle School located at 750 New Highway 96 West, Franklin, TN 37064 (hereinafter, “School Property”); and

WHEREAS, the School Property currently has two existing ball fields and existing infrastructure, and FSSD desires to construct new fields and infrastructure to replace the existing (hereinafter “the Project Area”); and

WHEREAS, the City desires to utilize the Project Area to allow for additional programming and community use; and

WHEREAS, the FSSD and City have agreed to enter into a joint agreement to develop, maintain, and program the ball fields which will be used by the community and FSSD pursuant to a Shared Use agreement; and

WHEREAS, the FSSD and the City have agreed to share the costs of design and construction of the Project Area.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. PURPOSE.

The purpose of this Agreement is to define the obligations of the parties necessary to carry out the intent of this Agreement for the cost of the design and construction of the Project Area to increase the parties’ capabilities to provide recreational programming for the community and the FSSD schools. Each party is responsible for the cost of its obligations provided herein.

2. CREATION OF SEPARATE ENTITY.

This Agreement does not create a separate entity, nor shall it be interpreted as creating a separate entity under any circumstances.

3. TERM.

This Agreement shall become effective on the date it is fully executed and shall continue until the parties have fully fulfilled their obligations provided hereunder or until the agreement is terminated as

provided herein. Understanding the large financial investment each party is making, this Agreement shall only be terminated for convenience upon written agreement of the parties.

4. TRANSFER OF PROPERTY INTEREST.

For good and valuable consideration, FSSD agrees to grant temporary construction access and needed to construct the Project. The conceptual design for the project is shown on Exhibit A.

5. DESIGN PHASE.

The City and the FSSD have agreed to the following financial plan for the costs associated with the design of the Project Area:

- a. The City, through its procurement process, has selected Lose Designs to design the Project Area. The total cost for the design and permitting for is Two Hundred Seventy-Six Thousand Three Hundred dollars (\$276,300.00). The City and the FSSD shall each pay a fifty (50) percent portion of this cost. The obligation to each party is One Hundred Thirty-Eight Thousand One Hundred Fifty dollars (\$138,150.00).
- b. The City will fund the total cost of the design through the Capital Improvement Project Fund. The FSSD will reimburse the City for its fifty (50) percent financial obligation, and the funds will be allocated back to the Capital Improvement Project fund.

6. CONSTRUCTION PHASE.

The City and the FSSD have agreed to the following procedure and financial plan for the costs associated with the construction of the Project Area:

- a. The City shall be the lead agency on the Project and shall ensure that all contracts, bids or other necessary documents are properly executed. The FSSD shall have the right to provide its own insight and input as is deemed necessary.
- b. The City is responsible for advertising and selecting the lowest and best bidder according to applicable procurement law. The City and the FSSD shall jointly administer construction of the Project in accordance with the approved construction plans attached hereto. The construction plans may be amended by agreement of both parties' chief administrator.
- c. The City will provide Construction Management for the total Project. Initial payment for all construction costs will be paid by the City through the Capital Improvement Project fund. The FSSD will reimburse the City for fifty (50) percent of all construction costs, which may be done through the issuance of multiple invoices from the City to the FSSD. All reimbursed funds will be allocated back to the City's Capital Improvement Project fund.
- d. Any future capital improvements of capital repairs that affect any portion of the Project shall first be approved by both parties in writing and shall be based upon selection of architects, construction bids, budgetary appropriations, and administration in the same manner. Each party's contribution shall be fifty percent (50%).

7. FUNDING.

- a. In accordance with applicable laws, private acts and ordinances, each Party shall be separately responsible for obtaining the approval of the party's governing body and for the appropriation of funds to carry out the duties and responsibilities as set out in this Agreement. The parties agree to act in good faith in seeking the appropriation of funds from their respective legislative bodies.
- b. The FSSD and the City shall equally split (50/50) the cost associated with the design, permitting, easement acquisition, construction management and construction of the Project as shown on Exhibit A.

8. REIMBURSEMENT.

- a. The City may submit periodic invoices to FSSD during the course of construction (not more frequently than every thirty days), which invoices shall be payable within 30 days after approval by FSSD. Invoices shall include copies of approved contracts and invoices associated with the Project and Copies of checks or receipts to show proof of payment.
- b. Within 60 days of completion and acceptance of the improvements, FSSD and the City shall settle on a final billing. The City will provide reasonable documentation for all such cost.

9. NO THIRD-PARTY BENEFICIARIES.

There are no third-party beneficiaries to this Agreement. No person or entity other than a party to this Agreement shall have any rights hereunder or any authority to enforce its provisions, and any such rights or enforcement must be consistent with and subject to the terms of this Agreement.

10. AUTHORITY TO ENTER INTO AGREEMENT.

This Agreement is made and entered into pursuant to the authority granted by the parties under the *Interlocal Cooperation Act*, T.C.A. 12-9-101, et. seq., and the parties agree that all approvals and filings required by the terms of said Act shall be achieved as soon as possible from and after the execution of this Agreement.

11. NOTICE. All notices under this Agreement shall be given in writing, addressed to the following persons:

To: Franklin Special School District

Attn: Director of Schools
507 New Highway 96 West
Franklin, TN 37064

To: City of Franklin

Attn: City Administrator
109 3rd Avenue South
Franklin, TN 37064

Written notices shall be deemed received three days after the same are deposited in the United States Mail, postage prepaid, addressed as provided above.

12. MISCELLANEOUS.

a. Relationship.

In consideration of the mutual covenants provided herein, the parties agree that nothing contained herein is intended to be or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to this Agreement.

b. Binding.

This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

c. Dispute Resolution.

The parties may agree to participate in non-binding mediation in an attempt to resolve any disputes. Notwithstanding the foregoing statement, any claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to and decided by a court of law.

d. Severability.

The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

e. Specific Performance.

The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual agencies shall, in addition to such other remedies as may be available to

them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

f. Cooperation.

The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

g. Assignment.

The rights and obligations of this Agreement are not assignable.

h. Law/Venue.

This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, becomes subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

i. Entire Agreement.

This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

Franklin Special School District:

City of Franklin:

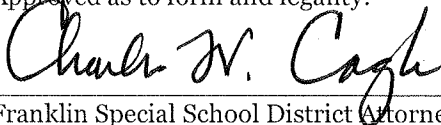
By: _____

By: _____

Date: _____

Date: _____

Approved as to form and legality:



Franklin Special School District Attorney

Approved as to form and legality:

Shauna R. Billingsley, City Attorney

ORDINANCE 2019-24

AN ORDINANCE REVISING CHAPTER 5 OF THE MUNICIPAL CODE OF THE CITY OF FRANKLIN, ENTITLED PURCHASING, TO ALLOW FOR THE USE OF COMPETITIVE SEALED PROPOSALS AS A PROCUREMENT METHOD

WHEREAS, the City of Franklin ("City") desires to perform its governmental functions in as efficient and effective manner as possible; and

WHEREAS, Tennessee law allows municipalities to use competitive sealed proposals as a method of procurement and purchasing, in addition to invitations to bid and requests for qualifications; and

WHEREAS, Tennessee law requires a municipality to adopt an ordinance if using competitive sealed proposals as a procurement method; and

WHEREAS, the ability to use competitive sealed proposals as a method of purchasing would be beneficial to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN FOR THE CITY OF FRANKLIN, TENNESSEE, that Title 5 of the Municipal Code of the City of Franklin shall be amended by adding the following section, which will read as follows:

CHAPTER 5. – PURCHASING

Sec. 5-504. – Competitive sealed proposals.

- (1) The Purchasing Manager may use competitive sealed proposals to purchase goods and services rather than competitive sealed bids if the board determines that the use of competitive sealed bidding is either not practicable or not advantageous for the City.
- (2) In the event of an emergency caused by unforeseen circumstances such as natural or human-made disasters, delays by contractors, delays in transportation, or unanticipated volume of work, purchases through competitive sealed proposals may be made without specific authorizing action of the board. A record of any emergency purchase shall be made by the person or body authorizing the emergency purchase, specifying the amount paid, the items and services purchased, from whom the purchase was made, and the nature of the emergency. A report of the emergency purchase shall be made as soon as possible by the person or department authorizing the purchase to the board.
- (3) In making the decision to use competitive sealed proposals, the Purchasing Manager shall follow the Purchasing Policy.
- (4) Competitive sealed proposals may be used only when qualifications, experience, or competence are more important than price in making the purchase, and:
 - (a) When there is more than one (1) solution to a purchasing issue and the competitive sealed proposals will assist in choosing the best solution; or
 - (b) When there is no readily identifiable solution to a purchasing issue and the competitive sealed proposals will assist in identifying one (1) or more solutions.
- (5) Adequate public notice of the request for competitive sealed proposals shall be given in the same manner provided for competitive sealed bids.

- (6) Competitive sealed proposals shall be opened in a manner that avoids disclosure of contents to competing proposers during the negotiation. The proposals shall be open for public inspection after the intent to award the contract to a particular proposer is announced.
- (7) The request for competitive sealed proposals shall state the relative importance of price and other evaluation factors.
- (8) As provided in the request for competitive sealed proposals and in the Purchasing Policy, discussions may be conducted for clarification to assure full understanding of, and responsiveness to, the solicitation requirements with responsible proposers who submit proposals determined by the Purchasing Manager to be reasonably susceptible of being selected. The proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and revisions may be permitted after submission and before the intent to award to a particular proposer is announced to obtain the best and final offers. In conducting discussions, the Purchasing Manager and other City personnel shall make no disclosure to any proposer of any information derived from proposals submitted by competing proposers.
- (9) The award shall be made to the responsible proposer whose proposal the Purchasing Manager, subject to approval by the board as necessary, is the most advantageous to the City, taking into consideration price and the evaluation factors set out in the request for competitive sealed proposals and factors set forth for competitive sealed bids to determine the lowest responsible proposer. No other factor may be used in the evaluation. The Purchasing Manager shall place in the contract file a statement containing the basis on which the award was made.
- (10) An aggrieved proposer may protest the intended award to another proposer if a protest is filed within seven (7) calendar days after the intended award is announced. The protest shall be filed with and decided by the board.

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

William E. Squires
Assistant City Attorney

PASSED FIRST READING:

PASSED SECOND READING:

City of Chattanooga

Sec. 2-554. - Competitive sealed proposals.

- (a) The purchasing agent may use competitive sealed proposals to purchase goods and services rather than competitive sealed bids after determining that the use of competitive sealed bidding is either not practicable or not advantageous for the City.
- (b) In the decision to use competitive sealed proposals, the purchasing agent shall follow the purchasing manual.
- (c) Competitive sealed proposals may be used only when qualifications, experience, or competence are more important than price in making the purchase and:
 - (1) When there is more than one (1) solution to a purchasing issue and the competitive sealed proposals will assist in choosing the best solution; or
 - (2) When there is no readily identifiable solution to a purchasing issue and the competitive sealed proposals will assist in identifying one (1) or more solutions.
- (d) Adequate public notice of the request for competitive sealed proposals shall be given in the same manner provided for competitive sealed bids.
- (e) Competitive sealed proposals shall be opened in a manner that avoids disclosure of contents to competing proposers during the negotiation. The proposals shall be open for public inspection after the intent to award the contract to a particular proposer is announced.
- (f) The request for competitive sealed proposals shall state the relative importance of price and other evaluation factors.
- (g) As provided in the request for competitive sealed proposals and in the purchasing manual, discussions may be conducted for clarification to assure full understanding of, and responsiveness to, the solicitation requirements with responsible proposers who submit proposals determined by the purchasing agent to be reasonably susceptible of being selected. The proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and revisions may be permitted after submission and before the intent to award to a particular proposer is announced to obtain the best and final offers. In conducting discussions, the purchasing agent and other City personnel shall make no disclosure to any proposer of any information derived from proposals submitted by competing proposers.
- (h) The competitive sealed bid award shall be made to the responsible proposer whose proposal the purchasing agent, subject to approval of the City Council as necessary, determines is the most advantageous to the City, taking into consideration price and the evaluation factors set out in the request for competitive sealed proposals and factors set forth for competitive sealed bids to determine the lowest responsible proposer. No other factor may be used in the evaluation. The purchasing agent shall place in the contract file a statement containing the basis on which the award was made.

(Code 1986, § 2-354; Ord. No. 9590, § 1, 8-6-91; Ord. No. 9654, § 2, 1-6-92; Ord. No. 10903, § 1, 9-14-99; Ord. No. 11103, § 2, 11-28-00; Ord. No. 12676, § 1, 12-18-12)



Connecting the Franklin Community.

Franklin Trails Brand Strategy and Brandmark Development



Mission

The Franklin Riverwalk and Trails committee, comprised of community and city leaders, provides strategic direction and advocacy for the creation of trails, greenways and blueways with the purpose of improving quality of life by connecting city parks, neighborhoods, historic resources and area attractions.



Vision

Connecting the Franklin community through trails, greenways and blueways to improve quality of life.

Target Audiences



Target Audiences



FAMILIES

Key Need: Beautiful spaces to create a healthy lifestyle and memories as a family

Motivators:

- Increasing quality of life
- Getting the family outdoors
- Passing healthy habits on to their children
- Bringing the neighborhood together
- Finding a safe space away from congestion and traffic



TEENS

Key Need: Places to congregate with friends and a way to get around the city independently

Motivators:

- Benefits of going outside for teens include reducing stress and anxiety and creating a better mood.
- Independence. The ability to get around town without relying on family members for rides
- Connectivity to parks and schools from their home
- Feeling safe when on a public trail with friends or alone



Target Audiences



RUNNERS

Key Need: Scenic trails that make their workout more pleasurable and motivating

Motivators:

- Escaping from the daily grind through exercise
- Living a healthier lifestyle
- Well kept trails with even running surfaces
- Avoiding the traffic and frequent stops that occur when running on the road
- Switching up their route to create variety
- Franklin residents are 22% less likely to run for exercise than others in the Nashville area



CYCLISTS

Key Need: Clear, well maintained bike-specific paths so they can ride safely without interruption.

Motivators:

- Challenging themselves through physical exercise
- Smooth, well maintained riding surfaces
- Finding a safer space to ride than the road
- Avoiding the frequent stops that occur when riding on the road
- Franklin residents are 12% less likely to bicycle than others in the Nashville area



Target Audiences



TOURISTS

Key Need: A way to get off the beaten path and explore their travel destination

Motivators:

- A cost free way to take in a new city
- Finding unexpected surprises while exploring a new city
- Connectivity to historic sites and key locations
- Simple, easy to navigate trails
- Information about the city or landmarks provided along the way



FOOT
TRAFFIC

Key Need: The ability to create a more pleasurable commute and avoid the hassles of driving

Motivators:

- Avoiding traffic on the roads
- Making healthier lifestyle choices
- Saving money spent on transportation
- Reducing pollution and protecting the environment
- Currently only 1.5% of individuals walk to work in Nashville-Davidson County-Murfreesboro-Franklin



Additional Audiences

- Pet lovers
- Running/Walking Clubs
- Schools/Education
- Seniors/Retirees
- Nature Enthusiasts
- Neighborhood Businesses



Brand Strategy



Franklin Trails Brand Strategy

Target Audience:

For Franklin residents and visitors from all walks of life who have a desire to get outside...

Frame of Reference:

... Franklin Trails offers functional and inspirational trails and access points with a purpose and passion to connect the entire community of Franklin...

Point of Difference:

...Franklin Trails provides a public and free system to everyone, promoting exercise, walkability and togetherness...

Benefit:

...creating a strong sense of community and improved quality of life – through any and all uses.

RTBS (Reasons to Believe):

Provides/promotes a healthier lifestyle

- Increases property values
- Educational
- Inspirational
- Can reduce traffic
- Wellness and emotional benefits
- Creates revenue opportunities
- Assists in recruiting company/organizations

Franklin Trails Brand Position

For Franklin residents and visitors from all walks of life, Franklin Trails is a public and free place where you can enjoy a long jog, go on a bike ride, take in nature or simply walk from one landmark to another.

By delivering tighter connectivity throughout the city, Franklin Trails is driven to offer a functional and inspirational way to bring Franklin together—leading to an even stronger sense of community and improved quality of life amongst the people who live and visit here.

Franklin Trails Brand Tonality



Always...

Dependable

Inviting

Forward-thinking

Trustworthy

Accommodating

Never...

Exclusive

Close-minded

Restrictive

Elitist

Judgemental

Franklin Trails Brandmark





Franklin Trails Brandmark Objectives

Create a brand logo that...

- Addresses short-term concerns, while establishing a strong long-term, ownable identity.
- Communicates the broad diversity of the Franklin Trail System - from greenways to blueways, sidewalks to hiking/biking trails, and from neighborhoods to parks.
- Works as a system - with established names and locations at trailheads, while providing an easily recognizable brand mark that serves as a trail maker throughout the system.



Franklin Trails Brandmark

- Colored “paths” represent the greenways and blueways of the connected system.
- Brandmark doesn’t skew towards any one type of activity, i.e. hiking, biking, kayaking, walking.
- Bright colored and easily identifiable throughout trail system
- Works as an elegant compliment to neighborhood trails, as well as, rustic hiking trails.
- The lack of unexpected imagery and “abstract” design ensures it is unique, ownable and timeless brandmark.
- Brandmark and colors align to personality traits of dependability, trustworthiness and forward-thinking.





Other variations



Black & White
used in limited print applications



Bronze
*engraved trailhead application,
each color would be engraved at a different depth*



Franklin Trails Brandmark

(Walking Trail)



(Waterway)



(Mountain Biking Trail)



Trail markers



Trailheads



Franklin Trails Brand Portfolio (sampling)

FY 2019-2028 Capital Investment Program - Project Matrix									
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2019 Tier (BOMA Prioritization & Prior Commitments)									
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PROJECTS	CATEGORY	STAFF STAR RANKING	CITY ADMINISTRATOR	BOMA VOTES (Max = 9)	BOMA TOP 10 RANKING			BOMA TOP 10 (Non-Weighted or Weighted)	BOMA SIMPLE MAJORITY (5 Votes or More)	BOMA INTEREST (At Least 1 Vote)	CITY ADMINISTRATOR PRIORITY	STAFF PRIORITY (Staff Rank 3 or 4)	TOTAL ESTIMATED	FY 2020
					Non-Weighted	Weighted	AVERAGE						PROJECT COST	ESTIMATED COST
ST16017 - Long Ln and Old Peytonsville Rd Connector	Transportation	3	YES	9	1	1	1	YES	YES	YES	YES	YES	\$ 22,288,800	\$ 450,000
PK16020 - Bicentennial Park	Parks & Recreation	4	YES	8	2	5	4	YES	YES	YES	YES	YES	\$ 4,175,000	\$ 300,000
SW16003 - 100 Block Battle Avenue Drainage Improvements	Stormwater	2		8	4	2	3	YES	YES	YES	NO	NO	\$ 2,500,000	\$ 2,500,000
FM19001 - 5th Ave Parking Lot	General Services	4	YES	7	5	8	7	YES	YES	YES	YES	YES	\$ 500,000	\$ 500,000
ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	3	YES	7	6	9	8	YES	YES	YES	YES	YES	\$ 15,000,000	\$ 450,000
PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)	Parks & Recreation	4	YES	6	7	3	5	YES	YES	YES	YES	YES	\$ 3,032,960	\$ 350,000
PK16016 - Lockwood Glen Park	Parks & Recreation	4	YES	6	8	26	17	YES	YES	YES	YES	YES	\$ 5,530,000	\$ 602,300
ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)	Transportation	4	YES	6	9	13	11	YES	YES	YES	YES	YES	\$ 4,670,480	\$ 200,000
ST16030 - Lewisburg Ave Sidewalk Improvements	Transportation	4	YES	6	10	6	8	YES	YES	YES	YES	YES	\$ 1,162,260	\$ 426,380
FM16001 - New City Hall	General Services	2	YES	6	12	7	10	YES	YES	YES	YES	NO	\$ 24,500,000	\$ 250,000
PK19001 - FSSD (Freedom Middle/Poplar Grove)	Parks & Recreation	2	YES	6				NO	YES	YES	YES	NO	\$ 5,150,000	\$ 276,300
ST16012 - E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	2	YES	6				NO	YES	YES	YES	NO	\$ 19,634,800	\$ 250,000
SW16007 - Maplewood Stormwater Project	Stormwater	4	YES	5				NO	YES	YES	YES	YES	\$ 530,000	\$ 530,000
TOTALS:													\$ 108,674,300	\$ 7,084,980

2019 Tier (Additional Opportunities)	
1	2019 Tier (Additional Opportunities)

PROJECTS	CATEGORY	STAFF	CITY	BOMA VOTES	BOMA TOP 10 RANKING			BOMA TOP 10	BOMA SIMPLE MAJORITY	BOMA INTEREST	CITY ADMINISTRATOR	STAFF PRIORITY	TOTAL ESTIMATED	FY 2020
		STAR RANKING	ADMINISTRATOR	(Max = 9)	Non-Weighted	Weighted	AVERAGE	(Non-Weighted or Weighted)	(5 Votes or More)	(At Least 1 Vote)	PRIORITY	(Staff Rank 3 or 4)	PROJECT COST	ESTIMATED COST
PK16009 - Liberty Park Improvements	Parks & Recreation	3	YES		19	10	15	YES	YES	YES	YES	YES	\$ 5,400,000	\$ 250,000
PK16002 - Main Barn Restoration (Harlinsdale)	Parks & Recreation	4	YES	4				NO	NO	YES	YES	YES	\$ 1,719,070	\$ 217,870
PK16018 - Eastern Flank Circle (Loop Road) Repair	Parks & Recreation	3		5				NO	YES	YES	NO	YES	\$ 160,000	\$ 160,000
PK16011 - Greenway (Aspen Grove to Mack Hatcher)	Parks & Recreation	4	YES	2				NO	NO	YES	YES	YES	\$ 1,555,000	\$ 75,000
ST19004 - McEwen Drive Interchange Modifications	Transportation	4	YES	5	17	4	11	YES	YES	YES	YES	YES	\$ 1,000,000	\$ 1,000,000
ST19006 - Church St. (Columbia to 2nd Ave S)	Transportation	1		0				NO	NO	NO	NO	NO	\$ 11,231,644	\$ 215,415
ST16005A - Peytonsville Rd & Pratt Ln Int. Improvements	Transportation	2		1				NO	NO	YES	NO	NO	\$ 9,913,416	\$ -
ST16005B - Pratt Ln Bridge Replacement	Transportation	1		1				NO	NO	YES	NO	NO	\$ 1,500,000	\$ 100,000
SW19003 - USACE - Home Raising Project	Stormwater	2		4				NO	NO	YES	NO	NO	\$ 4,000,000	\$ 4,000,000
SW19004 - West Main Bridge Widening Project	Stormwater	3		5				NO	YES	YES	NO	YES	\$ 455,000	\$ 60,000
ST16001 - Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	Transportation	3	YES	2				NO	NO	YES	YES	YES	\$ 8,490,720	\$ -
PK19010 - Thompson Alley Neighborhood Park	Parks & Recreation	3	YES	3				NO	NO	YES	YES	YES	\$ 222,000	\$ 20,000
ST19001 - Main St Sidewalk Repair Project	Transportation	4	YES	5				NO	YES	YES	YES	YES	\$ 2,200,000	\$ 520,000
ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	Transportation	3	YES	2				NO	NO	YES	YES	YES	\$ 3,600,000	\$ -
PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	2		5				NO	YES	YES	YES	NO	\$ 5,328,400	\$ -
FM19002 - New Public Parking Structure or Surface Lot	General Services	1	YES	5				NO	YES	YES	YES	NO	\$ 8,100,000	\$ -
PK16001 - Hayes Home Restoration (Harlinsdale)	Parks & Recreation	4		5				NO	YES	YES	NO	YES	\$ 482,870	\$ -
TOTALS:													\$ 65,358,120	\$ 6,618,285

Remaining Unfunded Projects					

PROJECTS	CATEGORY	STAFF	CITY ADMINISTRATOR	BOMA VOTES (Max = 9)	BOMA TOP 10 RANKING			BOMA TOP 10 (Non-Weighted or Weighted)	BOMA SIMPLE MAJORITY (5 Votes or More)	BOMA INTEREST (At Least 1 Vote)	CITY ADMINISTRATOR PRIORITY	STAFF PRIORITY (Staff Rank 3 or 4)	TOTAL ESTIMATED PROJECT COST	FY 2020 ESTIMATED COST
		STAR RANKING			Non-Weighted	Weighted	AVERAGE							
FD19001 - Fire Station 9 (East Side of Franklin)	Emergency Services	4		2				NO	NO	YES	NO	YES	\$ 6,500,000	\$ -
FD19002 - Fire Station 10 (Southwest Side of Franklin)	Emergency Services	1		1				NO	NO	YES	NO	NO	\$ 7,025,000	\$ -
FD19003 - Fire Station 3 Upgrades	Emergency Services	2		2				NO	NO	YES	NO	NO	\$ 5,762,500	\$ -
FD19004 - New Fire Training Center	Emergency Services	1		2				NO	NO	YES	NO	NO	\$ 3,750,000	\$ -
FD19005 - Safe Rooms for Fire Station 1-6	Emergency Services	2		3				NO	NO	YES	NO	NO	\$ 120,000	\$ -
FD19006 - Safety Education Village	Emergency Services	4		1				NO	NO	YES	NO	YES	\$ 2,750,000	\$ -
FD19007 - Outdoor Warning Sirens	Emergency Services	2		3				NO	NO	YES	NO	NO	\$ 70,000	\$ -
FD19008 - Fire Station 4 (Kitchen Remodel)	Emergency Services	1		3				NO	NO	YES	NO	NO	\$ 60,000	\$ -
FM19003 - Municipal Services Complex Improvements	General Services	1		0				NO	NO	NO	NO	NO	\$ 3,255,000	\$ -
PK16003 - Maintenance Building Restoration (Harlinsdale)	Parks & Recreation	1		1				NO	NO	YES	NO	NO	\$ 1,175,000	\$ -
PK16004 - North Barn Restoration (Harlinsdale)	Parks & Recreation	3		0				NO	NO	NO	NO	YES	\$ 575,000	\$ -
PK16005 - Harlinsdale Visitor Center & Museum	Parks & Recreation	3		1				NO	NO	YES	NO	YES	\$ 3,767,870	\$ -
PK16006 - Worker House I & II (Harlinsdale)	Parks & Recreation	1		2				NO	NO	YES	NO	NO	\$ 474,870	\$ -
PK16007 - North Pavilion & Restroom Facility (Harlinsdale)	Parks & Recreation	1		4				NO	NO	YES	NO	NO	\$ 346,000	\$ -
PK16008 - Jim Warren Park Renovations	Parks & Recreation	3	YES	5				NO	YES	YES	YES	YES	\$ 4,600,000	\$ -
PK16012 - Greenway (1st Ave North to Bicentennial)	Parks & Recreation	1	YES	5				NO	YES	YES	YES	NO	\$ 3,160,000	\$ -
PK16014B - Southeast Municipal Complex Phases II & III	Parks & Recreation	4		5				NO	YES	YES	NO	YES	\$ 11,200,000	\$ -
PK16017 - Greenway (Ascot Ln to I-65)	Parks & Recreation	1		1				NO	NO	YES	NO	NO	\$ 1,987,500	\$ -
PK16019 - Harlinsdale Farm Interurban Trail Connection	Parks & Recreation	1		2				NO	NO	YES	NO	NO	\$ 1,960,000	\$ -
PK19002 - FSSD (Freedom Intermediate/Johnson Elementary)	Parks & Recreation	2	YES	5				NO	YES	YES	YES	NO	\$ 2,975,000	\$ -
PK19005 - Greenway (Aspen Grove to Mallory Station Rd)	Parks & Recreation	2		1				NO	NO	YES	NO	NO	\$ 2,400,000	\$ -
PK19006 - Greenway (Harlinsdale Manor to Harlinsdale Farm)	Parks & Recreation	2		0				NO	NO	NO	NO	NO	\$ 730,000	\$ -
PK19008 - Cleburne Street Realignment	Parks & Recreation	1		3				NO	NO	YES	NO	NO	\$ 2,270,000	\$ -
PK19009 - Harlinsdale Farm Pond Renovation	Parks & Recreation	2		2				NO	NO	YES	NO	NO	\$ 765,000	\$ -
PK19011 - Harlinsdale North Entrance Turn Lane	Parks & Recreation	2		2				NO	NO	YES	NO	NO	\$ 2,176,200	\$ -
PK19012 - Old Liberty Neighborhood Park	Parks & Recreation	3		1				NO	NO	YES	NO	YES	\$ 150,240	\$ -
PK19013 - Harlinsdale Irrigation & Landscaping Project	Parks & Recreation	1		0				NO	NO	NO	NO	NO	\$ 283,270	\$ -
PK19015 - Winstead Hill Park	Parks & Recreation	1		3				NO	NO	YES	NO	NO	\$ 1,050,000	\$ -
ST16003 - Goose Creek Bypass Extension	Transportation	1		0				NO	NO	NO	NO	NO	\$ 22,245,000	\$ -
ST16004 - Carothers Pkwy Extension	Transportation	1		2				NO	NO	YES	NO	NO	\$ 7,664,000	\$ -
ST16010 - Beta Dr. Extension	Transportation	1		0				NO	NO	NO	NO	NO	\$ 4,955,000	\$ -
ST16013 - Aspen Grove Dr. & Seaboard Ln Int Improvements	Transportation	2		1				NO	NO	YES	NO	NO	\$ 3,274,000	\$ -
ST16014 - Franklin Rd & Mallory Station Rd Int Improvements	Transportation	4	YES	8	3	11	7	YES	YES	YES	YES	YES	\$ 6,740,000	\$ -
ST16015 - Carothers Pkwy (Falcon Creek - SR96E)	Transportation	3		4				NO	NO	YES	NO	YES	\$ 26,290,984	\$ -
ST16018 - S. Margin St. Infrastructure Upgrades	Transportation	4	YES	3				NO	NO	YES	YES	YES	\$ 9,358,400	\$ -
ST16019 - N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	Transportation	1		2				NO	NO	YES	NO	NO	\$ 13,356,000	\$ -
ST16021 - Lewisburg Ave Multiuse Trail (Mack Hatcher- EFBP)	Transportation	1		1				NO	NO	YES	NO	NO	\$ 6,439,600	\$ -
ST16022 - Carothers Pkwy (Long Ln - Falcon Creek Subd)	Transportation	3	YES	6				NO	YES	YES	YES	YES	\$ 12,030,800	\$ -
ST16023 - 1st Ave Multiuse Trail (S Margin St - Bridge St)	Transportation	2		4				NO	NO	YES	NO	NO	\$ 3,206,400	\$ -
ST16025 - Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)	Transportation	2		2				NO	NO	YES	NO	NO	\$ 2,079,450	\$ -
ST16027 - Boyd Mill Ave (Downs Blvd - SR96W)	Transportation	1		2				NO	NO	YES	NO	NO	\$ 6,053,356	\$ -
ST16028 - Clovercroft Rd (SR96-Oxford Glen Dr)	Transportation	3		0				NO	NO	NO	NO	YES	\$ 20,896,000	\$ -
ST16032 - West Main St (Natchez St. to Downs Blvd)	Transportation	2		3				NO	NO	YES	NO	NO	\$ 18,766,000	\$ -
ST16035 - Columbia Ave (Downs Blvd to Fowlkes St)	Transportation	3		1				NO	NO	YES	NO	YES	\$ 15,742,800	\$ -
ST19002 - Lewisburg Pike Trail (Carriage Park- Collins Farm)	Transportation	1		1				NO	NO	YES	NO	NO	\$ 3,500,000	\$ -
SW16001 - Ralston Creek at Liberty Hills Stream Restoration	Stormwater	2		5				NO	YES	YES	NO	NO	\$ 350,000	\$ -
SW16002 - Parkview Drainage Project	Stormwater	1		0				NO	NO	NO	NO	NO	\$ 2,250,000	\$ -
SW16004 - Figuers Drive Area Drainage Improvements	Stormwater	1		2				NO	NO	YES	NO	NO	\$ 1,846,000	\$ -
SW16005 - Jordan Branch (Cool Springs E) Stream Restoration	Stormwater	4		4				NO	NO	YES	NO	YES	\$ 760,000	\$ -
SW19001 - Carlisle HOA Culvert Project	Stormwater	3		3				NO	NO	YES	NO	YES	\$ 535,000	\$ -
SW19002 - Fairground Drainage Improvements	Stormwater	1		1				NO	NO	YES	NO	NO	\$ 1,600,000	\$ -
TOTALS:													\$ 261,277,240	\$



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Opportunity Tier

Project Name/Description	Estimated Cost	Weighted Ranking	Non-Weighted Ranking
ST19004 - McEwen Drive Interchange Modifications	\$1,000,000	4	17
The purpose of this project is to add a 2nd left-turn lane from westbound McEwen Drive to southbound I-65. This additional turn-lane is needed to provide acceptable levels of service given the growth on McEwen Drive and Carothers Parkway.			
PK16009 - Liberty Park Improvements	\$5,400,000	10	19
This project includes revisiting the existing master plan and will include new infrastructure, rentable pavilions, tennis courts and/or pickle ball courts, mountain biking trail, road resurfacing, public restrooms, public art, installation of new parking areas and multipurpose lighted field for rentals and other park amenities.			
SW19003 - USACE - Home Raising Project	\$4,000,000	14	32
The City has agreed to participate in a program by the US Army Corps of Engineers (USACE) to raise 35 homes that are currently located in the flood zone. Participation in this program is <i>voluntary</i> and will have a cost split of: 65% to USACE, 17.5% to City of Franklin, and 17.5% to participating homeowners.			
PK16002 - Main Barn, Harlinsdale	\$1,719,070	19	29
Minor Grading of the site, infrastructure, mechanical, electrical & plumbing implementation and restoration of the exterior and interior of the barn. Improvements will include adding public restrooms, concrete-rubberized equestrian type surfacing on the floor and inside stalls; restoring offices and repurposing a room for a warming kitchen. Ingress & Egress doorways will be added and barn doors improved with the addition of a fire suppression system. Refinishing all areas and adding amenities to the site. Significant private funding has been raised for a portion of these improvements along with funding from the State of Tennessee (\$100,000).			
FM19002 - New Public Parking Structure or Surface Lot	\$8,100,000	25	22
The City receives numerous requests from residents and businesses for additional parking in the downtown area. This project would identify a location, purchase property, and construct an additional parking structure in the downtown area.			

Project Name/Description	Estimated Cost	Weighted Ranking	Non-Weighted Ranking
PK16001 - Hayes Home Restoration (Harlinsdale)	\$482,870	28	24
This project includes the restoration of the full historical home: infrastructure, mechanical, electrical & plumbing implementation and restoration of the exterior and interior. Improvements will include adding public restrooms, warming kitchen; ADA accessibility into the structure; and repurposing rooms for multi-use.			
SW19004 - West Main Bridge Widening Project	\$455,000	29	27
This bridge was replaced a few years ago by TDOT. The newer bridge is more narrow, which eliminated the existing shoulder. Pedestrians in the area previously used the roadway shoulder to safely cross the creek. This project will widen the roadway to provide a shoulder for pedestrian crossing.			
PK19007 - Greenway (Pinkerton Park to Franklin Rd. Bridge)	\$5,328,400	31	21
Construction of a 1/2 mile of trail which will connect the existing trail of Pinkerton Park to Franklin Road. New bridge construction will dictate how design will be connected to Franklin Road sidewalks.			
PK16018 - Eastern Flank Road Circle	\$160,000	35	26
The existing roadway surface is not adequate and continues to be a maintenance issue. This project would simply add a top layer of asphalt.			
PK19010 - Thompson Alley Neighborhood Park	\$222,000	36	36
This project is includes the construction of a neighborhood park on city owned property.			
ST16001 - Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	\$8,490,720	41	45
In recent years the area of Carlisle Lane, between Old Charlotte Pike and Del Rio Pike, has seen increased residential development. Also, Williamson County has purchased property along Old Charlotte Pike to build a new Animal Control facility. This development in the area will result in increased traffic, which will necessitate roadway improvements. Due to the limited roadway, staff has been recommending against additional development in this area.			
ST19001 - Main St Sidewalk Repair Project	\$2,200,000	44	16
The Streets Department currently dedicates a sizeable portion of its annual operating budget to repairs of the original streetscape sections of Main Street. This project will allow the Streets Department to work, block-by-block, to rejuvenate both the sidewalk and landscaping along Main Street.			

Project Name/Description	Estimated Cost	Weighted Ranking	Non-Weighted Ranking
ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	\$3,600,000	50	46
With the completion of the Mack Hatcher Parkway Northwest Extension project in 2021, a gap in the City's multi-use trail system will exist between Hillsboro Road and east of Franklin Road. This project will construct this missing section of multi-use trail. When complete, this will provide a continuous loop from downtown, up Hillsboro Road, around Mack Hatcher, and back to downtown along Murfreesboro Road.			
PK16011 -Greenway Aspen Grove Park to Mack Hatcher	\$1,555,000	62	44
This project would connect existing business, residential areas and parks within the Cool Springs area to the trail system on Mack Hatcher Parkway.			
ST16005A - Peytonsville Rd & Pratt Ln Int. Improvements	\$9,913,416	71	64
As Berry Farms continues to develop east of I-65, significant upgrades will be needed on Peytonsville Road and Pratt to keep up with increasing levels of traffic. These improvements are needed due to current development (Ramsey Headquarters and Aetna Offices) and anticipated development in the area.			
ST16005B - Pratt Ln Bridge Replacement	\$1,500,000	N/A	N/A
With current and future development in Berry Farms, such as the Ramsey Solutions building, the existing box bridge on Pratt Lane will need to be replaced, as it currently has a posted weight limit of 10 tons (2-axle vehicles) and 18 tons (3-axle vehicles). The City committed to this bridge improvement related to the relocation of the Ramsey Solutions headquarters to Berry Farms.			
ST19006 - Church St. (Columbia to 2nd Ave S)	\$11,231,644	N/A	N/A
Water Management needs to replace aging water and sewer infrastructure along Church Street, which will result in significant disruption. This area also requires a significant investment in stormwater infrastructure to handle the drainage needs of the Evans Street and Parkview Drive area.			
TOTAL:	\$65,358,120		



City of Franklin, Tennessee
Board of Mayor and Aldermen

FY 2019-2028 Capital Investment Program Financing Model

BOMA Work Session

July 2, 2019



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Agenda

Summary

Revenues:

- Available Resources**
- Debt Capacity Review**

Expenses:

- Recommended FY 2019-2028 Project Tiers**
- FY 2020 Capital Budget**

Closing



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Summary

This financing model has been built to determine answers to the following questions:

- What is the amount of available resources from all funds which can be spent on Capital Projects over the next ten years?**
- How much will the FY 2019-2028 Capital Improvement Program cost? And,**
- What will be the impact on the City's debt capacity and overall debt service?**



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Summary

This model has three main sections:

- This Executive Summary with summaries of current and future resources, annual and cumulative cost estimates for all Phase I CIP projects and a revised Debt Capacity Analysis given the revised cost of projects.**
- 10-year Financing Analysis with detailed forecasts for most major internal funds of the City of Franklin.**
- FY 2019-2028 CIP Project Detail Sheets, which itemize the annual and cumulative funding needs by source by project.**



City of Franklin, Tennessee **FY 2019-2028 Capital Investment Program**

Revenues: Available Resources (Cash)

This model shows gross available revenues for all committed and proposed capital projects. Taking into account all available fund balances which can be used for capital purposes and forecasting all future revenues for the next decade, we project *slightly more than \$179,392,570 in cash is available* for capital projects between now and the end of FY 2028.

Note: This is \$15 million more than we forecast in November; continued healthy growth in Development Funds and in Sales Tax collections have contributed to this increase.



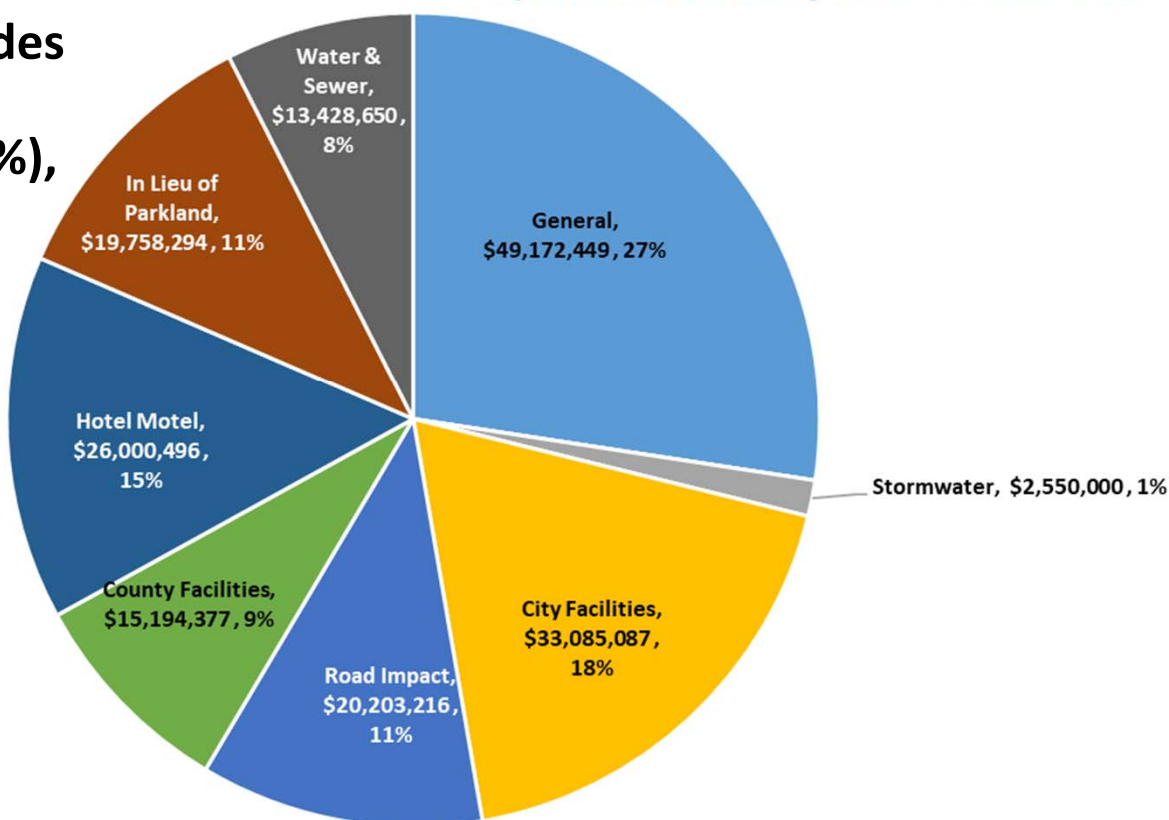
City of Franklin, Tennessee FY 2019-2028 Capital Investment Program

Revenues: Available Resources (Cash) - \$179,392,570

Of Note:

- General Fund Cash includes current Capital Funding Account balance (over 45%), Invest Franklin dollars, 50% of anticipated Sales Tax monies currently going to Williamson County for Schools (beginning in 2022) and 50% of Property Tax monies currently paying off TIF District (beginning in FY 2024)

Projected Resources by Fund - FY 2019-2028





City of Franklin, Tennessee **FY 2019-2028 Capital Investment Program**

Revenues: Debt Capacity Review

- Although the forecast of over \$179 Million in cash resources for capital projects is a notable achievement for the next ten years, there is far more need than what we can afford in cash alone. Staff continues to be a proponent of leveraging our cash resources and responsibly borrow to fund eligible capital projects.
- Staff proposes ***\$95 million in additional borrowing*** (to join the existing \$37 million already issued in debt) over the next 8 years to fund capital investment.



City of Franklin, Tennessee **FY 2019-2028 Capital Investment Program**

Debt Capacity Review

A few notes:

- 1) The Debt Capacity Analysis takes into account all debt rolling off over the next ten years.**
- 2) The Debt Capacity Analysis assumes issuing bonds in level principal payments (the most conservative approach to issuing debt) at an annual rate of 4.5% for a duration of 20 years.**
- 3) The analysis is predicated on using monies generated from the Williamson County Schools taxes and the TIF district to service additional debt.**
- 4) Staff attempted to balance overall debt and cash at 50% each for the next ten years to fund capital.**

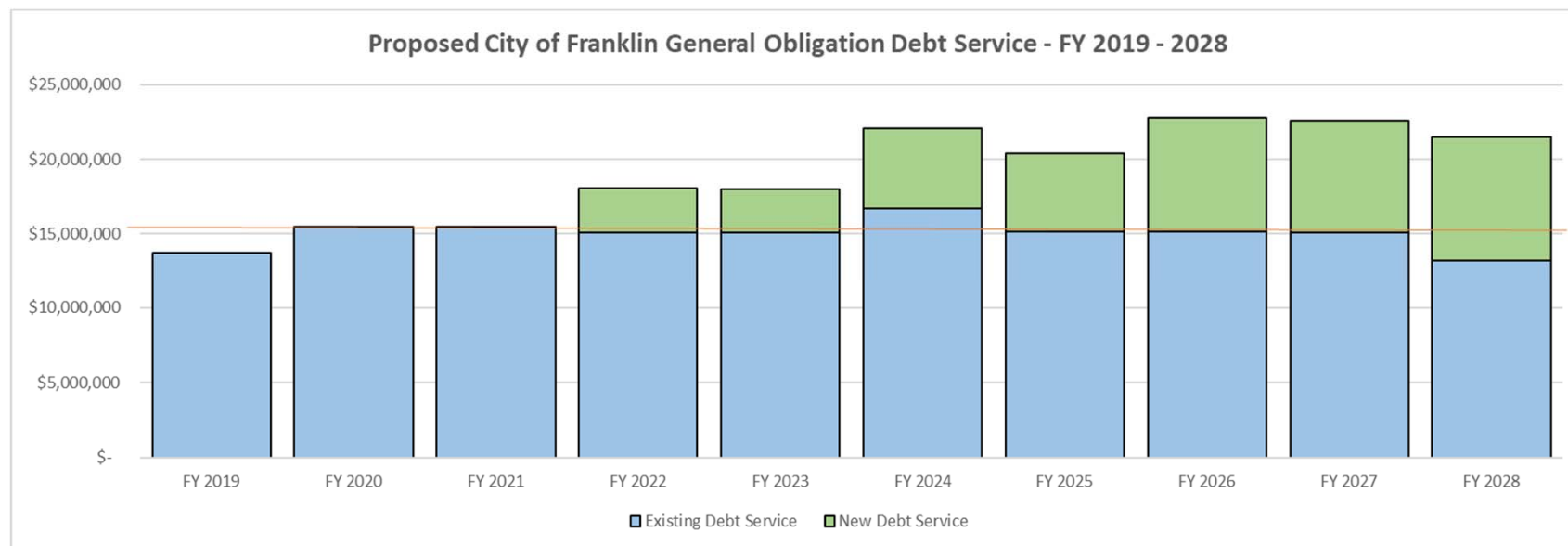


City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Revenues: Debt Capacity Review

Proposed Debt Issuances			FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Balance (FY 2029-FY 2047)
FY	Interest Rate	Issuance Amt.											
2021	4.50%	\$ 31,289,625	\$ -	\$ -	\$ -	\$ 2,972,514	\$ 2,902,113	\$ 2,831,711	\$ 2,761,309	\$ 2,690,908	\$ 2,620,506	\$ 2,550,104	\$ 26,744,807
2023	4.50%	\$ 26,833,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,549,216	\$ 2,488,840	\$ 2,428,464	\$ 2,368,088	\$ 2,307,712	\$ 27,370,532
2025	4.50%	\$ 26,962,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,561,421	\$ 2,500,756	\$ 2,440,091	\$ 32,199,759
2027	4.50%	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950,000	\$ 13,775,000
A	New Debt Service		\$ -	\$ -	\$ -	\$ 2,972,514	\$ 2,902,113	\$ 5,380,927	\$ 5,250,149	\$ 7,680,793	\$ 7,489,350	\$ 8,247,907	\$ 100,090,098
B	Existing Debt Service		\$ 13,764,063	\$ 15,455,385	\$ 15,478,652	\$ 15,091,564	\$ 15,082,645	\$ 16,680,553	\$ 15,169,085	\$ 15,127,656	\$ 15,094,567	\$ 13,236,744	\$ 73,759,278
C (A + B)	Cumulative G.O. Debt Service		\$ 13,764,063	\$ 15,455,385	\$ 15,478,652	\$ 18,064,078	\$ 17,984,758	\$ 22,061,481	\$ 20,419,234	\$ 22,808,448	\$ 22,583,917	\$ 21,484,650	\$ 173,849,376



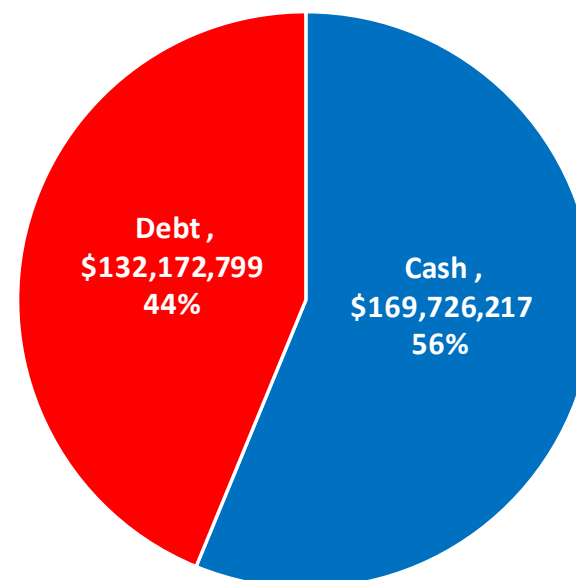


City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Revenues: \$301,899,016 available (all sources)

FY 2019-2028 Projected Resources		
Internal	Cash & Debt	
110 General		
Pay-as-you-go Cash ¹	\$	9,248,697
2017 & 2019 G.O. Bonds	\$	37,086,992
Additional Debt ²	\$	95,085,807
124 Sanitation Fund	\$	-
128 Road Impact Fund	\$	20,203,216
130 City Facilities Tax	\$	33,085,087
132 County Facilities Tax	\$	15,194,377
135 Stormwater	\$	2,550,000
150 Hotel Motel	\$	26,000,496
155 In Lieu of Parkland	\$	19,758,294
421 Water	\$	2,845,650
431 Sewer	\$	10,583,000
External		
Federal	\$	2,600,000
State	\$	14,000,000
Local	\$	12,582,400
Private	\$	1,075,000
Total	\$	301,899,016



Notes:

¹ Pay as you go cash includes the balance of the Capital Funding Account (over 45% of fund balance in the General Fund) and the accumulated total of the 1.5 Cent property tax allocation for capital projects.

² Debt Service resource is an estimated amount of \$95,000,000 based upon the amount of capacity gained from the amount of existing debt service to be retired and the addition of Sales Tax and TIF District revenues.



City of Franklin, Tennessee **FY 2019-2028 Capital Investment Program**

Revenues: So what changed from November?

November: *Net* Internal Revenues only
Total: \$237 million
- \$95 million committed to prior projects
Available: \$142 million
(rounded to \$150M)

Today: *Gross* Internal & External Revenues shown
Total: \$302 million
(Increase *of \$65 million*)
+ \$30 M External (grants/ other gov't/private)
+ \$16 M Development Funds
+ \$12 M Water & Sewer
+ \$7 M Additional Debt



City of Franklin, Tennessee **FY 2019-2028 Capital Investment Program**

Expenses: \$281,510,872 in total projects

The Projects: 37 recommended projects totaling \$281,510,872 over the next ten years.

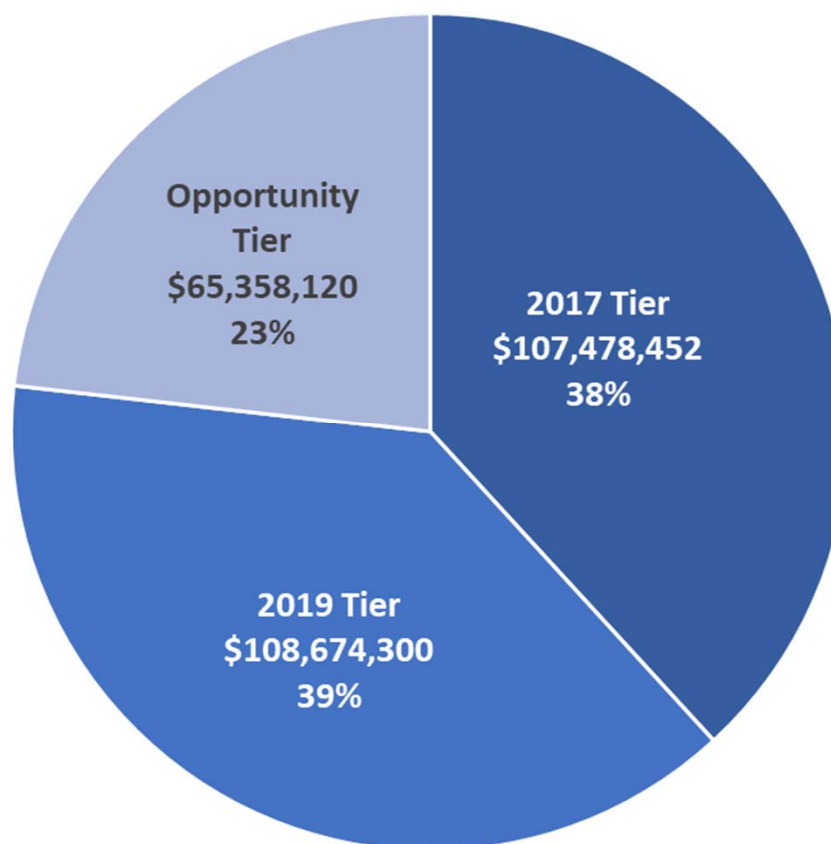
They comprise 3 tiers:

- 2017 Tier - 7 - (*BOMA Authorized under Res. 2016-69*)
- 2019 Tier - 13 - (*BOMA Prioritization from earlier in 2019*)
- Opportunity Tier - 17 – comprised projects which received majority support of BOMA members, or staff believes are either vital to achieve to maintain the health, safety and value of community assets or maximize external funding support.



City of Franklin, Tennessee **FY 2019-2028 Capital Investment Program**

Capital Project Tiers





City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Capital Project Tiers: 2017 Tier

Project	Total Project Cost	FY 2020 Budget
FD16001 - Fire Station 7	\$ 7,062,500	\$ 5,082,305
ST16007 - McEwen Phase 4	\$ 34,057,000	\$ 5,000,000
ST16009 - Franklin Road	\$ 18,178,952	\$ 8,296,432
Major Road Resurfacing	\$ 8,425,000	\$ 2,725,000
FM19003 - Sanitation Facility	\$ 3,255,000	\$ 1,755,000
PK16014 - SE Park - Phase I	\$ 31,200,000	\$ 1,300,000
<u>ST16020 - 96 West Trail</u>	<u>\$ 5,300,000</u>	<u>\$ 3,500,000</u>
	\$ 107,478,452	\$ 27,658,737



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Capital Project Tiers: 2019 Tier

Project	Total Project Cost	FY 2020 Budget
ST16017 - Long Ln and Old Peytonsville Rd Connector	\$ 22,288,800	\$ 450,000
PK16020 - Bicentennial Park	\$ 4,175,000	\$ 300,000
SW16003 - 100 Block Battle Avenue Drainage Improvements	\$ 2,500,000	\$ 2,500,000
FM19001 - 5th Ave Parking Lot	\$ 500,000	\$ 500,000
ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.	\$ 15,000,000	\$ 450,000
PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)	\$ 3,032,960	\$ 350,000
PK16016 - Lockwood Glen Park	\$ 5,530,000	\$ 602,300
ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)	\$ 4,670,480	\$ 200,000
ST16030 - Lewisburg Ave Sidewalk Improvements	\$ 1,162,260	\$ 426,380
FM16001 - New City Hall	\$ 24,500,000	\$ 250,000
PK19001 - FSSD (Freedom Middle/Poplar Grove)	\$ 5,150,000	\$ 276,300
ST16012 - E McEwen Dr. Ext. (Wilson Pike to City Limits)	\$ 19,634,800	\$ 250,000
<u>SW16007 - Maplewood Stormwater Project</u>	<u>\$ 530,000</u>	<u>\$ 530,000</u>
	\$ 108,674,300	\$ 7,084,980



City of Franklin, Tennessee **FY 2019-2028 Capital Investment Program**

Capital Project Tiers: 2019 Tier

- Totals 13 projects; these were prioritized by BOMA earlier in 2019.
- 2 projects **NOT** included within this recommendations though they were prioritized by the BOMA:
 - a) **#ST16014 – Franklin Rd. & Mallory Station Intersection Improvement - \$6,740,000** – Staff strongly suggests waiting and seeing impact of current improvements as part of the Ironhorse PUD development and if TDOT will want to participate on expanding Franklin Road before embarking on this improvement.
 - b) **#ST16022 – Carothers Pkwy Widening (Long Lane to Falcon Creek) - \$12,030,800** – Staff recommends improving the northern section of Carothers first (Falcon Creek to Hwy 96) at a cost of more than double (\$26.2M est.) Otherwise there will be a bottleneck on Carothers.



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Capital Project Tiers: Opportunity Tier

Project	Total Project Cost	FY 2020 Budget
PK16009 - Liberty Park Improvements	\$ 5,400,000	\$ 250,000
PK16002 - Main Barn, Harlinsdale	\$ 1,719,070	\$ 217,870
PK16018 - Eastern Flank Road Circle	\$ 160,000	\$ 160,000
PK16011 -Greenway Aspen Grove Park to Mack Hatcher	\$ 1,555,000	\$ 75,000
ST19004 - McEwen Drive Interchange Modifications	\$ 1,000,000	\$ 1,000,000
ST19006 - Church St. (Columbia to 2nd Ave S)	\$ 11,231,644	\$ 215,415
ST16005A - Peytons ville Rd & Pratt Ln Int. Improvements	\$ 9,913,416	\$ -
ST16005B - Pratt Ln Bridge Replacement	\$ 1,500,000	\$ 100,000
SW19003 - USACE - Home Raising Project	\$ 4,000,000	\$ 4,000,000



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Capital Project Tiers: Opportunity Tier

Project	Total Project Cost	FY 2020 Budget
SW19004 - West Main Bridge Widening Project	\$ 455,000	\$ 60,000
ST16001 - Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	\$ 8,490,720	\$ -
PK19010 - Thompson Alley Neighborhood Park	\$ 222,000	\$ 20,000
ST19001 - Main St Sidewalk Repair Project	\$ 2,200,000	\$ 520,000
ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	\$ 3,600,000	\$ -
PK19007 - Greenway (Pinkerton Park to Franklin Rd. Bridge)	\$ 5,328,400	\$ -
FM19002 - New Public Parking Structure or Surface Lot	\$ 8,100,000	\$ -
PK16001 - Hayes Home Restoration (Harlinsdale)	\$ 482,870	\$ -
	\$ 65,358,120	\$ 6,618,285



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

FY 2020 Capital Budget

- In keeping with our commitment to further enhance our financial management of the community and communicate a clear expectation of what will be accomplished in the upcoming year, we have broken down for the first time this ten-year CIP year by year. This effort represents an annual capital budget, to be reviewed and appropriated by the BOMA annually.**
- This will occur for FY 2020 through the first budget amendment at the August Budget & Finance Committee. Moving forward, this will be submitted as part of the Annual Operating Budget in May for your consideration.**



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

FY 2020 Capital Budget

- The FY 2020 Capital Investment Budget will consist of elements of 31 of the 37 projects, totaling **\$41,362,002**.
 - All 7 of the 2017 Tier Projects (**\$27,658,737**)
 - All 13 of the 2019 Tier Projects (**\$7,084,980**)
 - 11 of the 17 Opportunity Tier Projects (**\$6,618,285**)
- This is an aggressive capital work plan for the next 12 months. While some of this investment is in the actual production of projects (Fire Station 7, Sanitation Facility Improvements, Major Road Resurfacing, Franklin Road, Maplewood Stormwater, 100 Battle Ave, etc.) the majority of expenditures are for design of future projects in the 10-year window. This is to maximize future funding and construction opportunities.



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Summary

- Staff estimates that ***\$301 million of resources are available*** over the next ten years to fund 37 capital projects from the list totaling over ***\$281 million in requests.***
- ***Model is conservative with revenue assumptions, but maximizes funding opportunities.*** It assumes the City take on additional debt, but the city has the ability to pay the recommended debt with ongoing revenue streams.
- This will be revisited every two years and amended.



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Questions



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

**Presentation to the Board of Mayor and Alderman
July 2, 2019**



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Capital Financing Model - July 2019

Executive Summary

This financing model has been built to determine answers to the following questions:

- What is the amount of available resources from all funds which can be spent on Capital Projects over the next ten years?
- How much will the FY 2019-2028 Capital Improvement Program cost? And,
- What will be the impact on the City's debt capacity and overall debt service?

This model has three main sections:

- This Executive Summary with summaries of current and future resources, annual and cumulative cost estimates for all Phase I CIP projects and a revised Debt Capacity Analysis given the revised cost of projects.
- 10-year Financing Analysis with detailed forecasts for most major internal funds of the City of Franklin.
- FY 2019-2028 CIP Project Detail Sheets, which itemize the annual and cumulative funding needs by source by project.

In building this model, staff has tried to be conservative with our revenue projections and prudent when determining available resources.

"Available fund balances" are current estimated balances in most funds as of June 30th, less amounts reserved either through state law or BOMA policy.

The result is mostly positive - due to the prudent management of community resources, the passage of the Invest Franklin initiative and the receipt of new taxes on the horizon, the City can afford to take on a sizeable portion of the the FY 2019-2028 Capital Improvement Program.



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

HISTORIC
FRANKLIN
TENNESSEE

FY 2019-2028 Financial Model Summaries



City of Franklin

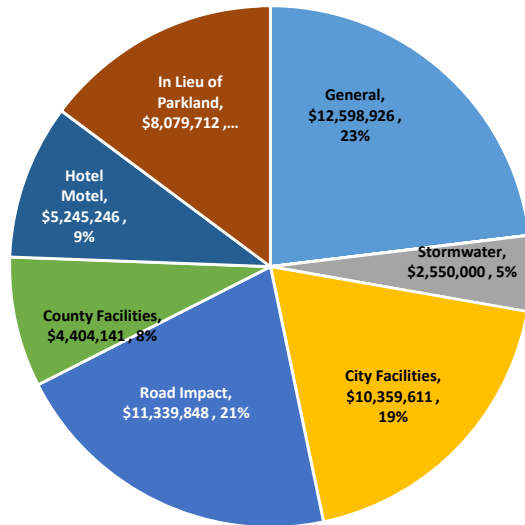
FY 2019-2028 Capital Improvement Program Financing Model

Projected Resources (Cash)

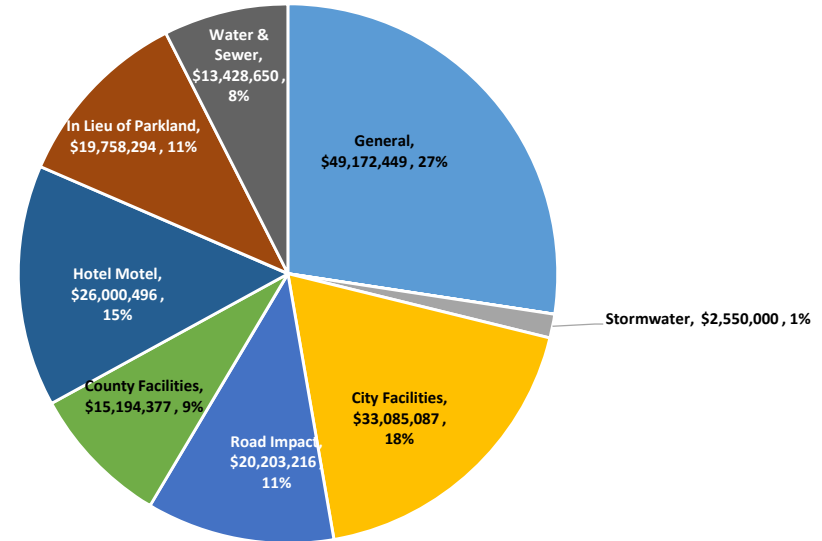
This summarizes the projected cash resources available to the City for the FY 2019-2028 Capital Improvement Program. Existing Fund Balance is shown at the far left, while annual anticipated revenue contributions are provided for the ten-year timeframe of the program. Available Debt Service, and the impact on available cash resources, are shown in the page entitled "Debt Capacity Analysis" on another summary. Detailed funding sheets for most internal funds are provided in the section entitled "10-year Financing Analysis" at the end of this packet.

	Fund Balance Available	Ongoing Resources										Total Available
		FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal												
General												
Capital Funding Account	\$ 8,034,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,034,291
Invest Franklin	\$ 4,564,635	\$ 1,594,442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,159,077
TIF Roll-Off (eff. 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,224,000	\$ 1,248,480	\$ 1,273,450	\$ 1,298,919	\$ 6,244,848
.5% Sales Tax (eff. 2022)	\$ -	\$ -	\$ -	\$ -	\$ 3,750,000	\$ 3,862,500	\$ 3,978,375	\$ 4,097,726	\$ 4,220,658	\$ 4,347,278	\$ 4,477,696	\$ 28,734,233
Road Impact Fund	\$ 11,339,848	\$ 4,573,799	\$ 4,289,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,203,216
City Facilities Tax	\$ 10,359,611	\$ 2,109,426	\$ 2,780,050	\$ 2,093,000	\$ 2,093,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 33,085,087
County Facilities Tax	\$ 4,404,141	\$ 552,737	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 15,194,377
Stormwater	\$ 2,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,550,000
Hotel Motel	\$ 5,245,246	\$ 1,231,648	\$ 1,382,088	\$ 1,583,675	\$ 1,912,337	\$ 2,047,977	\$ 1,753,425	\$ 2,413,481	\$ 2,584,675	\$ 2,763,090	\$ 3,082,856	\$ 26,000,496
Parkland Dedication	\$ 8,079,712	\$ 1,938,582	\$ 1,575,000	\$ 1,050,000	\$ 1,025,000	\$ 1,015,000	\$ 1,015,000	\$ 1,015,000	\$ 1,015,000	\$ 1,015,000	\$ 1,015,000	\$ 19,758,294
Water Funding*	\$ -	\$ -	\$ 450,000	\$ 585,000	\$ 208,500	\$ 208,500	\$ -	\$ 168,300	\$ 334,575	\$ 528,525	\$ 362,250	\$ 2,845,650
Sewer Funding*	\$ -	\$ -	\$ 270,000	\$ 4,492,000	\$ 4,285,000	\$ 135,000	\$ -	\$ 324,000	\$ 378,000	\$ 376,500	\$ 322,500	\$ 10,583,000
Total	\$ 54,577,483	\$ 12,000,634	\$ 11,884,207	\$ 10,941,175	\$ 14,411,337	\$ 10,681,477	\$ 11,359,300	\$ 12,655,007	\$ 13,193,888	\$ 13,716,342	\$ 13,971,720	\$ 179,392,570

Existing Resources by Fund - FY 2019



Projected Resources by Fund - FY 2019-2028



Debt Capacity Analysis

This summarizes the impact upon the City's G.O. Bonds should the City take projected cash resources to extend the available resources to fund capital projects through the issuance of additional bonds.

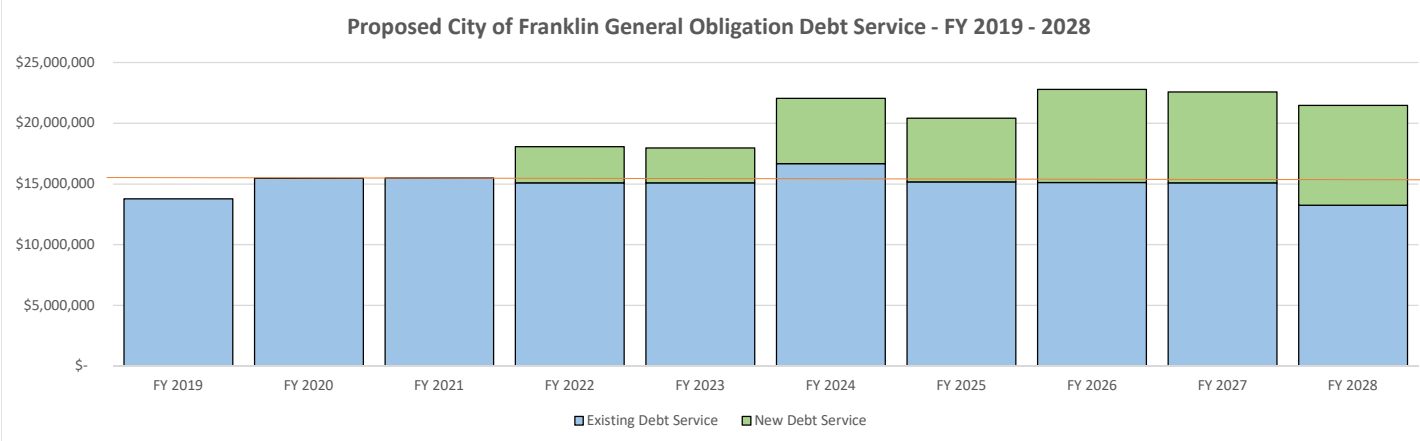
Proposed Debt Issuances

			FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Balance (FY 2029-FY 2047)
FY	Interest Rate	Issuance Amt.											
2021	4.50%	\$ 31,289,625	\$ -	\$ -	\$ -	\$ 2,972,514	\$ 2,902,113	\$ 2,831,711	\$ 2,761,309	\$ 2,690,908	\$ 2,620,506	\$ 2,550,104	\$ 26,744,807
2023	4.50%	\$ 26,833,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,549,216	\$ 2,488,840	\$ 2,428,464	\$ 2,368,088	\$ 2,307,712	\$ 27,370,532
2025	4.50%	\$ 26,962,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,561,421	\$ 2,500,756	\$ 2,440,091	\$ 32,199,759
2027	4.50%	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950,000	\$ 13,775,000
A	New Debt Service		\$ -	\$ -	\$ -	\$ 2,972,514	\$ 2,902,113	\$ 5,380,927	\$ 5,250,149	\$ 7,680,793	\$ 7,489,350	\$ 8,247,907	\$ 100,090,098
B	Existing Debt Service		\$ 13,764,063	\$ 15,455,385	\$ 15,478,652	\$ 15,091,564	\$ 15,082,645	\$ 16,680,553	\$ 15,169,085	\$ 15,127,656	\$ 15,094,567	\$ 13,236,744	\$ 73,759,278
C (A + B)	Cumulative G.O. Debt Service		\$ 13,764,063	\$ 15,455,385	\$ 15,478,652	\$ 18,064,078	\$ 17,984,758	\$ 22,061,481	\$ 20,419,234	\$ 22,808,448	\$ 22,583,917	\$ 21,484,650	\$ 173,849,376

Summary:

A key financing component to the FY 2018-2027 Capital Improvement Plan is the issuance of debt. In order to finance Phase I of the CIP, staff is recommending the additional issuance of \$100,000,000 worth of General Obligation (G.O.) bonds in four separate issuances for a duration of 20 years. The assumed interest rate is 4.5%.

Two more issuances - (after the FY 2017 and FY 2019) in FY 2021 and FY 2023 will fund existing commitments and new projects. The impacts on the overall debt service are shown above



Debt Funding Analysis

How the debt is issued is dependent upon many factors; but none more important than the ability to pay. The chart below shows the annual increase in debt service necessary to service the roughly \$95,000,000 in new bonds (Row D). Row E shows the available resources to be generated in new tax revenue coming first from the .5% Sales Tax initiative raised for funding Williamson County Schools but returns to the City in FY 2022 and second from the retiring of the TIF district, which should begin to produce tax revenues in FY 2024 for the General Fund. Row F is the difference on an annual basis which will be required to be funded from accumulated capital cash reserves. Finally, Row G shows the ongoing balance of the G/F Capital Funding Account through 2028 if \$95,000,000 in additional bonds are issued.

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
D Change in Year -over Year debt Service	\$ -	\$ -	\$ -	\$ 2,972,514	\$ 2,902,113	\$ 5,380,927	\$ 5,250,149	\$ 7,680,793	\$ 7,489,350	\$ 8,247,907
E Capital Commitments from new Taxes (TIF Roll-off, .5% Sales Tax)	\$ -	\$ -	\$ -	\$ 3,750,000	\$ 3,862,500	\$ 5,178,375	\$ 5,321,726	\$ 5,469,138	\$ 5,620,727	\$ 5,776,615
F (D-E) Amount needed from G/F Cash	\$ -	\$ -	\$ -	\$ 777,486	\$ 960,387	\$ (202,552)	\$ 71,577	\$ (2,211,655)	\$ (1,868,622)	\$ (2,471,292)
G Balance of G/F Capital Cash	\$ 14,193,368	\$ 14,193,368	\$ 14,193,368	\$ 14,970,854	\$ 15,931,241	\$ 15,728,689	\$ 15,800,265	\$ 13,588,611	\$ 11,719,989	\$ 9,248,697



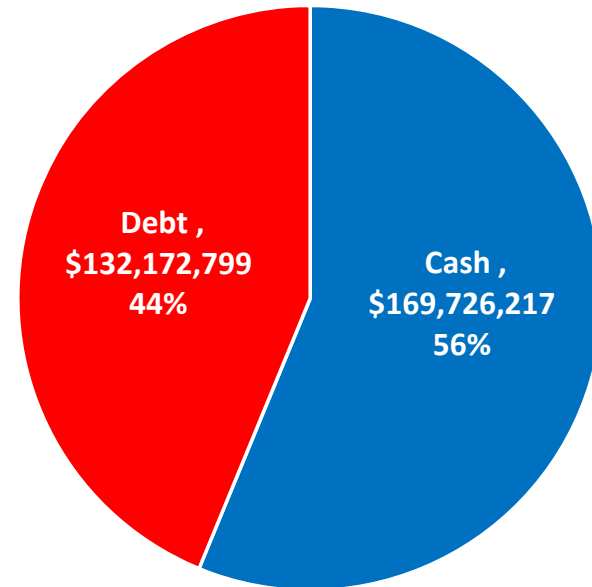
City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Resources Cash v. Debt

The following shows the anticipated balances in available funding at the end of the ten-year CIP horizon in both cash and debt financing.

FY 2019-2028 Projected Resources		
Internal	Cash & Debt	
110 General		
Pay-as-you-go Cash ¹	\$	9,248,697
2017 & 2019 G.O. Bonds	\$	37,086,992
Additional Debt ²	\$	95,085,807
124 Sanitation Fund	\$	-
128 Road Impact Fund	\$	20,203,216
130 City Facilities Tax	\$	33,085,087
132 County Facilities Tax	\$	15,194,377
135 Stormwater	\$	2,550,000
150 Hotel Motel	\$	26,000,496
155 In Lieu of Parkland	\$	19,758,294
421 Water	\$	2,845,650
431 Sewer	\$	10,583,000
External		
Federal	\$	2,600,000
State	\$	14,000,000
Local	\$	12,582,400
Private	\$	1,075,000
Total	\$	301,899,016



Notes:

¹ Pay as you go cash includes the balance of the Capital Funding Account (over 45% of fund balance in the General Fund) and the accumulated total of the 1.5 Cent property tax allocation for capital projects.

² Debt Service resource is an estimated amount of \$95,000,000 based upon the amount of capacity gained from the amount of existing debt service to be retired and the addition of Sales Tax and TIF District revenues.



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

HISTORIC
FRANKLIN
TENNESSEE

10-Year Financing Analysis

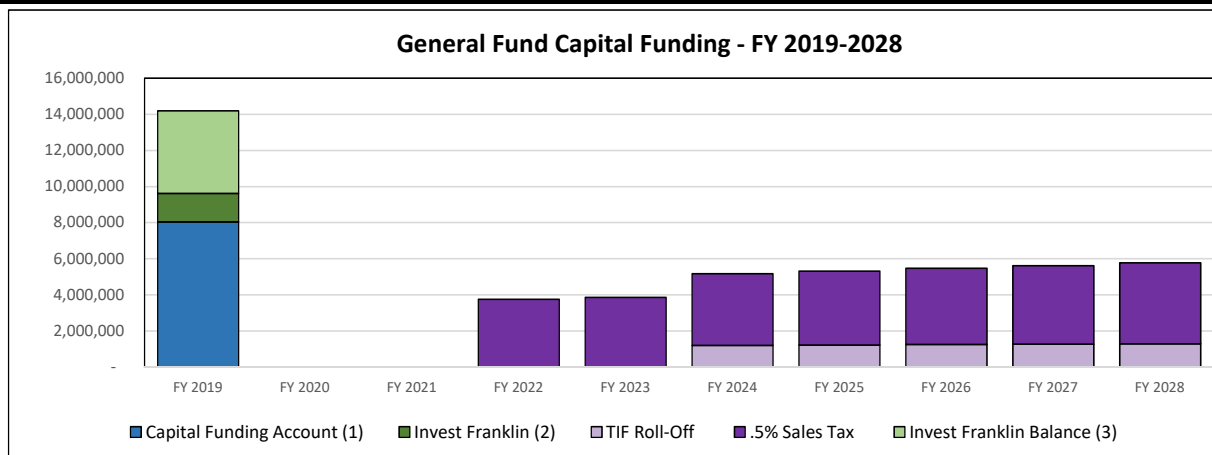


City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Fund:	General Fund	Percent of Total CIP Revenues	27.4%
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General Fund: The largest funding source for Capital Projects is the General Fund. The property tax contributes the most to capital resources within the General Fund (In the form of the Invest Franklin initiative, the .5% Sales Tax currently going to Williamson County Schools until FY 2022 and money currently going to payoff TIF district bonds in FY 2025. It is anticipated that annual tax revenue will flow to the general fund for either operations and/or increased debt capacity. The amount of debt capacity is under review by the City's financial advisers and City staff.)



	Projections										Totals
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Capital Funding Account ⁽¹⁾	8,034,291	-	-	-	-	-	-	-	-	-	8,034,291
Invest Franklin ⁽²⁾	1,594,442	-	-	-	-	-	-	-	-	-	1,594,442
Invest Franklin Balance ⁽³⁾	4,564,635	-	-	-	-	-	-	-	-	-	4,564,635
TIF Roll-Off	-	-	-	-	-	1,200,000	1,224,000	1,248,480	1,273,450	1,298,919	6,244,848
.5% Sales Tax	-	-	-	3,750,000	3,862,500	3,978,375	4,097,726	4,220,658	4,347,278	4,477,696	28,734,233
Totals	\$ 14,193,368	\$ -	\$ -	\$ 3,750,000	\$ 3,862,500	\$ 5,178,375	\$ 5,321,726	\$ 5,469,138	\$ 5,620,727	\$ 5,776,615	\$ 49,172,449

Assumptions

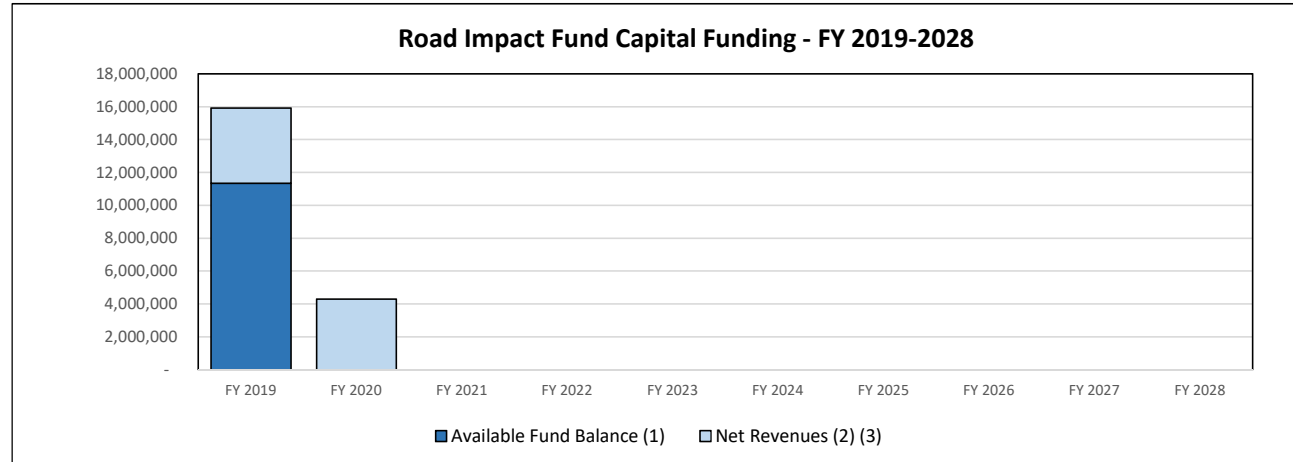
- (1) Balance of Capital Funding Account (that portion of G.F. Reserves over 45% of fund balance) varies annually and may be reduced for FY 2019 close.
- (2) The Invest Franklin receipts assume a 2% growth year-over-year for the 10-year CIP horizon. Further increases may occur in FY 2022 at the time of the next revaluation of property, dependent upon what future BOMA's decide to do. For this analysis, no change in the rate is assumed.
- (3) Invest Franklin Balance is amount of accumulated Property Tax generated from the dedicated 7 cents from Invest Franklin for Capital projects through FY 2018.



Fund:	Road Impact	Percent of All Revenues	11.3%
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Road Impact Fund: The Road Impact Fund is the special revenue fund created for the accounting of expenditures in accord with City Ordinance 88-13 on the proceeds of road impact fees from new development. These funds can be used to pay for new arterial roads, directly or through payment of debt service on bonds associated with the projects.

The fund primarily is dedicated to servicing debt on already constructed arterial roadways. During the FY 2019-2028 CIP horizon, the debt service obligation assigned the Road Impact Fund is over \$38 million. (And nearly \$50 million total outstanding) Assuming the current balance is maintained as a sinking fund and reasonable collections remain to come into the fund, this obligation should be able to be met. But few - if any - new obligations should be planned at this time beyond 2020.



	Projections										Totals
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	10-year
Available Fund Balance (1)	11,339,848	-	-	-	-	-	-	-	-	-	11,339,848
Net Revenues (2) (3)	4,573,799	4,289,569	-	-	-	-	-	-	-	-	8,863,368
Totals	\$ 15,913,647	\$ 4,289,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,203,216

(1) Available Balance will be modified once final FY 2019 Audited Financials are presented.

(2) Net Revenues less Debt Service and possible offsets.

(3) Assumes average of \$4,250,000 collected annually from FY 2021-FY 2028.



City of Franklin

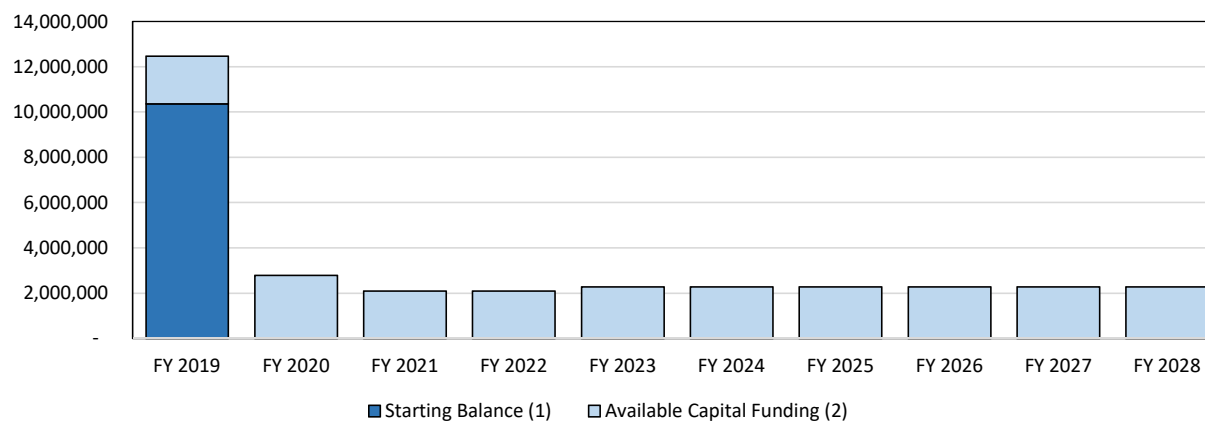
FY 2019-2028 Capital Improvement Program Financing Model

Fund:	City Facilities Tax Fund	Percent of All Revenues	18.4%
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Facilities Tax Fund: A special revenue fund used to account for the proceeds authorized by a private act of the Tennessee General Assembly of 1987 for the City to levy and collect a privilege tax on new development to provide that new development contribute its fair share of providing new public facilities made necessary by growth. Such taxes may be expended only upon police, fire, sanitation, and parks and recreation.

With the only known funding request against the fund the costs of Fire Station 7, (approx. \$5.25 M), ample resources are available to spend from the Facilities Tax on eligible capital projects during the 10-year CIP horizon.

City Facilities Tax Fund Capital Funding - FY 2019-2028



	Projections										Totals
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	10-Year
Starting Balance (1)	10,359,611	-	-	-	-	-	-	-	-	-	10,359,611
Available Capital Funding (2)	2,109,426	2,780,050	2,093,000	2,093,000	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	22,725,476
Totals	\$ 12,469,037	\$ 2,780,050	\$ 2,093,000	\$ 2,093,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 33,085,087

(1) Available Balance will be modified once final FY 2019 Audited Financials are presented.

(2) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



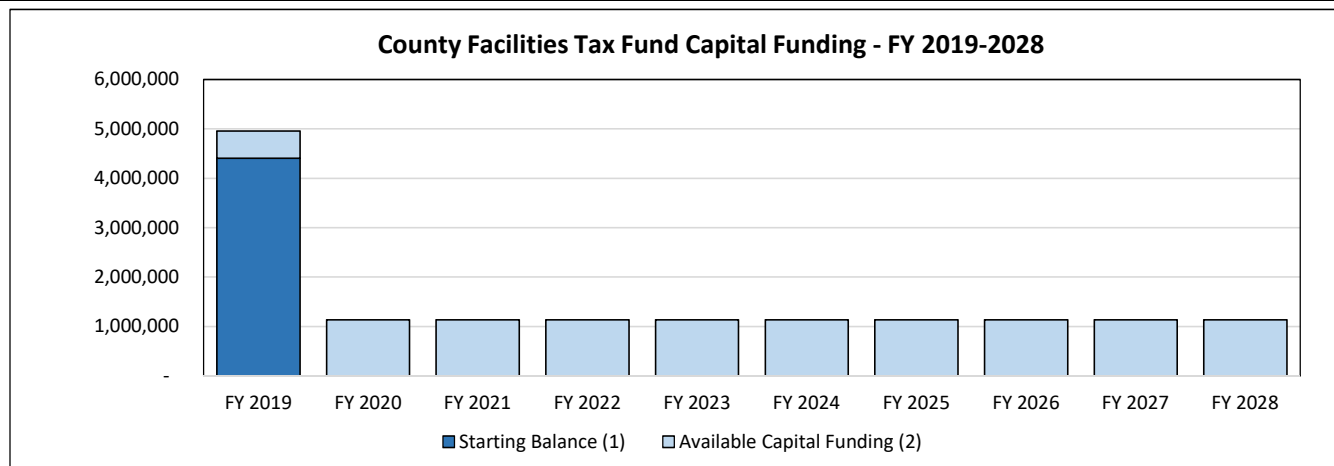
City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Fund:	County Facilities Tax Fund	Percent of All Revenues	8.5%
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Facilities Tax Fund: The County Facilities Tax Fund is a new special revenue fund used to account for the City's share of the County's Adequate School Facilities Tax. 30% of the proceeds are distributed to incorporated cities within the county, and another 30% is divided pro rata among the incorporated cities based on population in the last decennial census. The City began collecting a share of the County Facilities Tax in FY 2012.

Prior to FY 2017, monies collected had been deposited within the Capital Projects Fund. Funds are to be used for the purpose of providing public facilities.



	Projections										Totals
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	10-Year
Starting Balance (1)	4,404,141	-	-	-	-	-	-	-	-	-	4,404,141
Available Capital Funding (2)	552,737	1,137,500	1,137,500	1,137,500	1,137,500	1,137,500	1,137,500	1,137,500	1,137,500	1,137,500	10,790,237
Totals	\$ 4,956,877	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 1,137,500	\$ 15,194,377

(1) Available Balance will be modified once final FY 2019 Audited Financials are presented.

(2) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



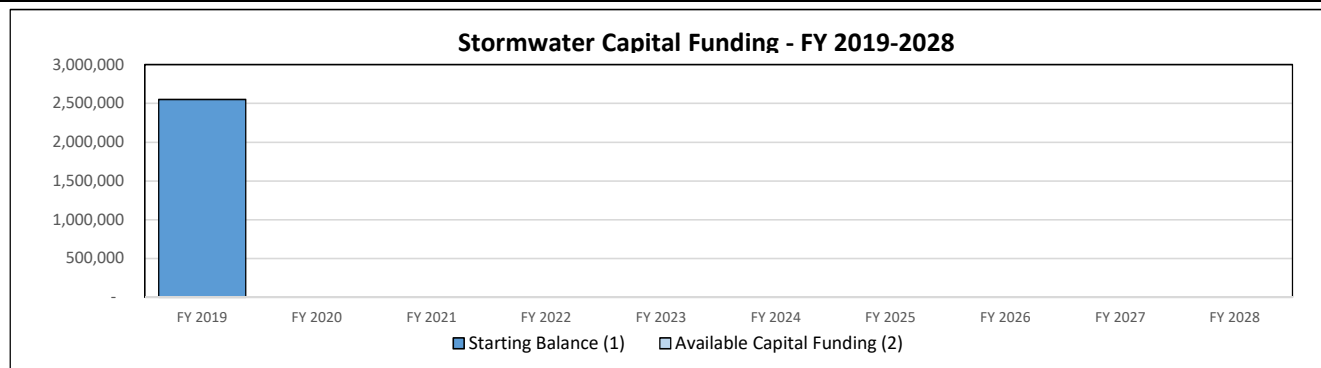
City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Fund:	Stormwater	Percent of Total CIP Revenues	1.4%
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Stormwater Fund: A special revenue fund used to account for the City's Stormwater drainage projects and operations that prevent water issues. Revenues are primarily from charges to residential and commercial customers based on roofs and paved areas.

This is another fund dependent upon development. Should development increase faster than projected, or fees are increased, more money maybe come available for capital needs/requests. As it is, little annual surplus is forecast after operational concerns are met.



	Projections										Totals
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Starting Balance (1)	2,550,000	-	-	-	-	-	-	-	-	-	2,550,000
Available Capital Funding (2)	-	-	-	-	-	-	-	-	-	-	-
Totals	\$ 2,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,550,000

Assumptions

- (1) Available Balance will be modified once final FY 2019 Audited Financials are presented.
- (2) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



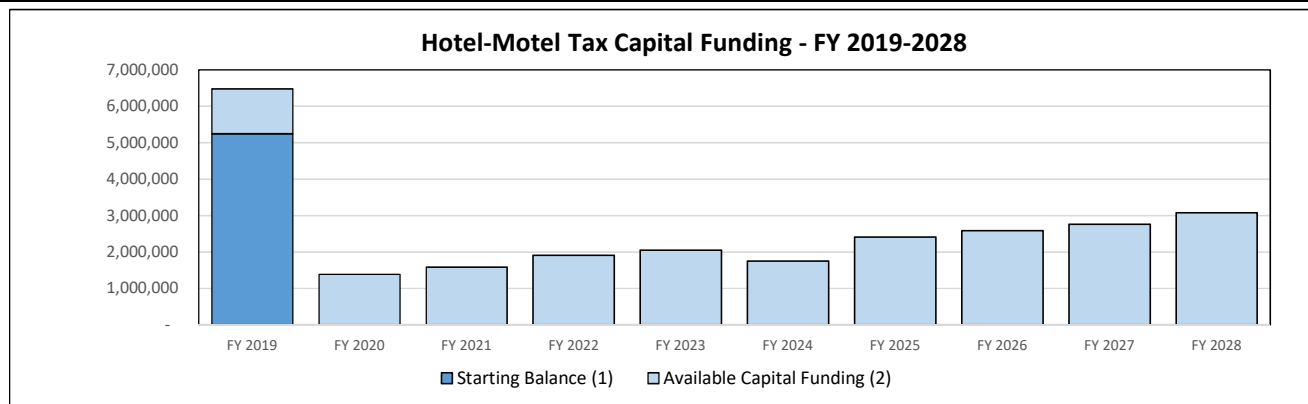
City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Fund:	Hotel Motel Tax	Percent of Total CIP Revenues	14.5%
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Hotel Motel Tax: The Hotel/Motel Tax has been used in the past for those types of infrastructure projects which promote recreation and tourism. Specifically, these monies have been used for servicing debt related to the acquisition of the Carter's Hill Battlefield, Eastern Flank Battlefield and the Park at Harlinsdale Farm.

Future growth assumes 4.5% growth in revenues from hotel stays annually, less all known costs (existing debt service and the City's contribution to the Williamson County Convention & Visitors Bureau).



	Projections										Totals
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Starting Balance (1)	5,245,246	-	-	-	-	-	-	-	-	-	5,245,246
Available Capital Funding (2)	1,231,648	1,382,088	1,583,675	1,912,337	2,047,977	1,753,425	2,413,481	2,584,675	2,763,090	3,082,856	20,755,250
Totals	\$ 6,476,893	\$ 1,382,088	\$ 1,583,675	\$ 1,912,337	\$ 2,047,977	\$ 1,753,425	\$ 2,413,481	\$ 2,584,675	\$ 2,763,090	\$ 3,082,856	\$ 26,000,496

Assumptions

- (1) Available Balance will be modified once final FY 2019 Audited Financials are presented.
- (2) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



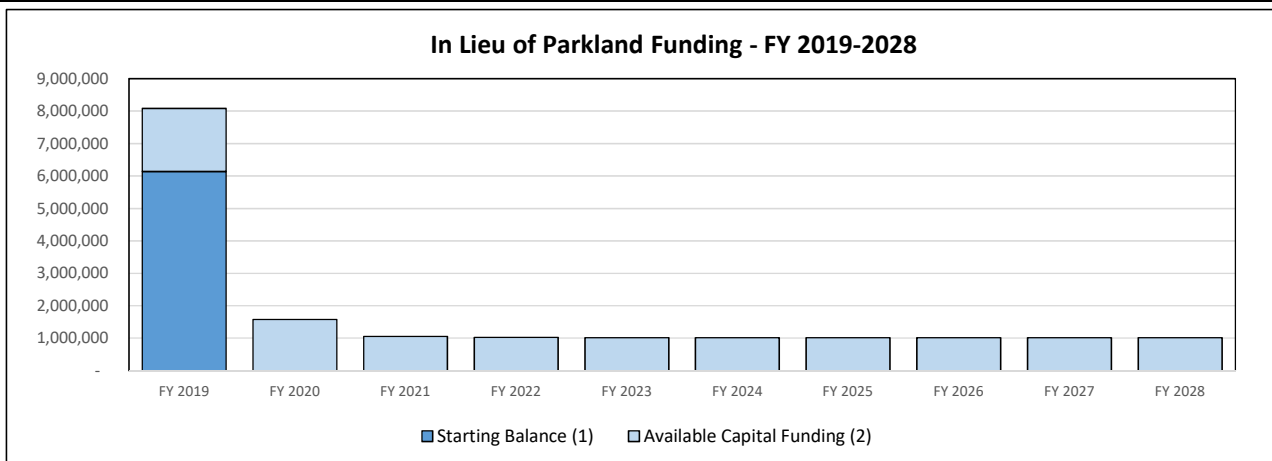
City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Fund:	Parkland Dedication	Percent of Total CIP Revenues	11.0%
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In Lieu of Parkland Fund: The In Lieu of Parkland Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance for developers seeking alternatives to the development of green space within developments. Funds can be used only for the acquisition or development of public parks, greenways/blue ways, open space sites, and related facilities.

The important issue of concern with these funds is the nexus issue: funds can only be spent in the quadrant of the community in which they are collected. Although funds are likely to be generated annually in excess of a million dollars, they cannot be spent City-wide. This limits how much can be spent on a particular project.



	Projections										Totals
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Starting Balance (1)	6,141,130	-	-	-	-	-	-	-	-	-	6,141,130
Available Capital Funding (2)	1,938,582	1,575,000	1,050,000	1,025,000	1,015,000	1,015,000	1,015,000	1,015,000	1,015,000	1,015,000	11,678,582
Totals	\$ 8,079,712	\$ 1,575,000	\$ 1,050,000	\$ 1,025,000	\$ 1,015,000	\$ 1,015,000	\$ 1,015,000	\$ 1,015,000	\$ 1,015,000	\$ 1,015,000	\$ 17,819,712

Assumptions

- (1) Available Balance will be modified once final FY 2019 Audited Financials are presented.
- (2) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



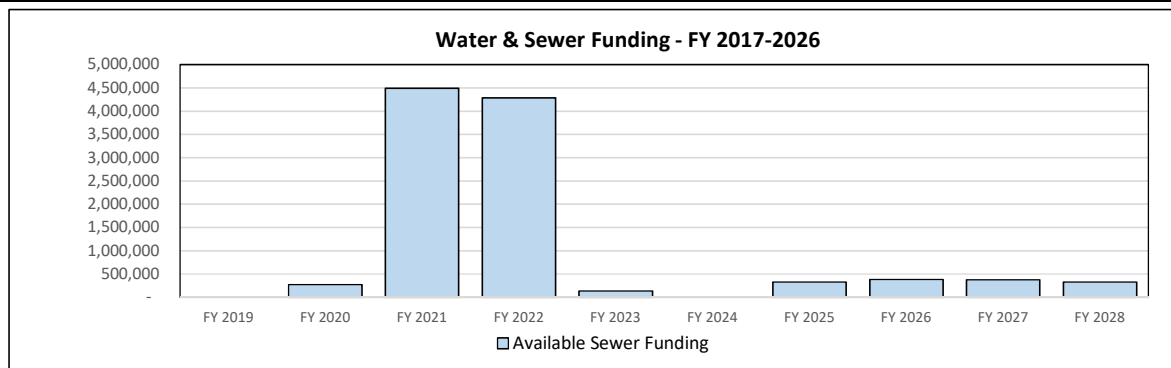
City of Franklin

FY 2019-2028 Capital Improvement Program Revenue Model

Fund:	Water & Sewer	Percent of Total CIP Revenues	#REF!
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Water & Sewer Fund: Water and wastewater are independent business units of the City of Franklin and are required to be self-sufficient entities. These utilities are not subsidized by local taxes, paying the General Fund monies to cover the costs of services such as payroll, human resources and other support activities.

The amount of available resources shown here are those derived from rate-funded capital. This amount will decrease by what is actually necessary for the construction and remodeling of the Water & Wastewater Plants. It will increase based upon continued developer contribution and tap fee amounts deposited through system expansion.



	Projections										Totals
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Available Water Funding	-	450,000	585,000	208,500	208,500	-	168,300	334,575	528,525	362,250	2,845,650
Available Sewer Funding	-	270,000	4,492,000	4,285,000	135,000	-	324,000	378,000	376,500	322,500	10,583,000
Totals	\$ -	\$ 720,000	\$ 5,077,000	\$ 4,493,500	\$ 343,500	\$ -	\$ 492,300	\$ 712,575	\$ 905,025	\$ 684,750	\$ 13,428,650

Assumptions

Funding only shown for those components of CIP projects which have Water/ Sewer components.



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

HISTORIC
FRANKLIN
TENNESSEE

Detailed Project Sheets



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Detailed Project Sheets 2017 Tier



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: FD16001

Fire Station 7

Board Priority:

☆☆☆☆☆

CIP:

FY 2017-2026

New Fire Station at the Williamson County AG Complex



	Actual	Projected									Total Available	
Fire Station 7	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028		
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ 1,165,195	\$ 5,082,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,247,500	
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 1,980,195	\$ 5,082,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,062,500	



Project #: ST16007

East McEwen Drive - Phase 4

Board Priority:

☆☆☆☆☆

CIP:

FY 2017-2026

Improvement of East McEwen Drive, from 800 feet east of the roundabout at Cool Springs Boulevard/Oxford Glen Drive to Wilson Pike (SR-252). The project shall be constructed as a four (4) lane, median divided facility with turn lanes as required. Project shall include: access management (as allowable), curb & gutter, street lights, ITS Infrastructure, and accommodations for pedestrians and bicycles. Approximate project length of 8,200 LF.



	Actual	Projected									Total Available
East McEwen Drive - Phase 4	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ 1,694,107	\$ 5,000,000	\$ 2,450,000	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,144,107
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ 5,012,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,012,893
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,694,107	\$ 5,000,000	\$ 7,912,893	\$ 19,450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,057,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: ST16009

Franklin Road Improvements & Streetscape

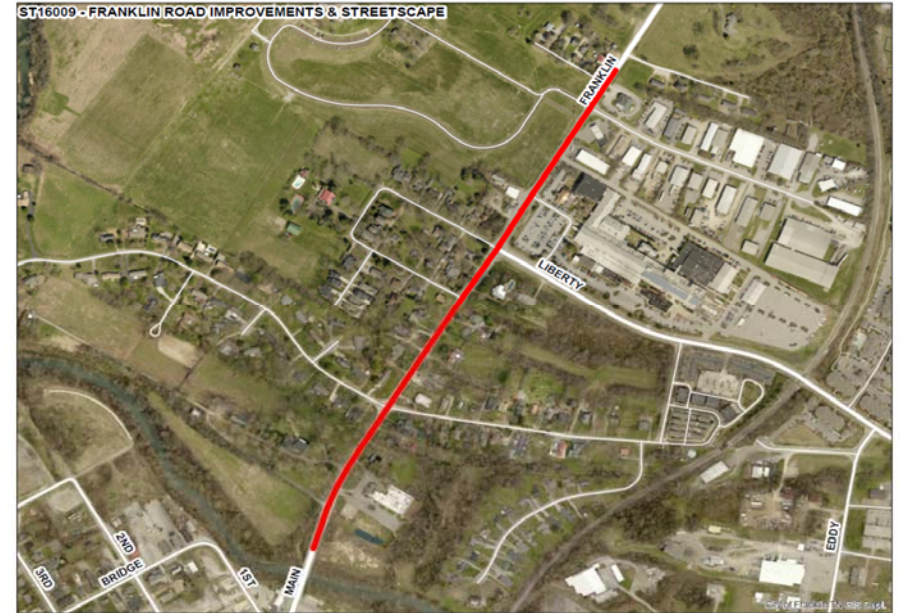
Board Priority:

☆☆☆☆☆

CIP:

FY 2017-2026

Improvement of Franklin Road, from the bridge at the Harpeth River to Hooper Lane. The project shall be constructed as a three (3) facility. Project shall include: curb & gutter, street lights, ITS Infrastructure, sidewalks, and typical streetscape elements. Approximate project length of 3,500 LF.



	Actual	Projected									Total Available
East McEwen Drive - Phase 4	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ 1,271,067	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,271,067
General - Bond Proceeds	\$ 315,021	\$ 7,576,432	\$ 7,576,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,467,885
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000
Sewer Funding	\$ -	\$ 270,000	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540,000
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 315,021	\$ 8,296,432	\$ 9,567,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,178,952

Est. Cost from CIP Book: \$ 18,178,952
 Remaining Funding Needed: \$ -



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: ST16009

Major Road Resurfacing/Paving

Board Priority:

☆☆☆☆☆

CIP:

FY 2017-2026

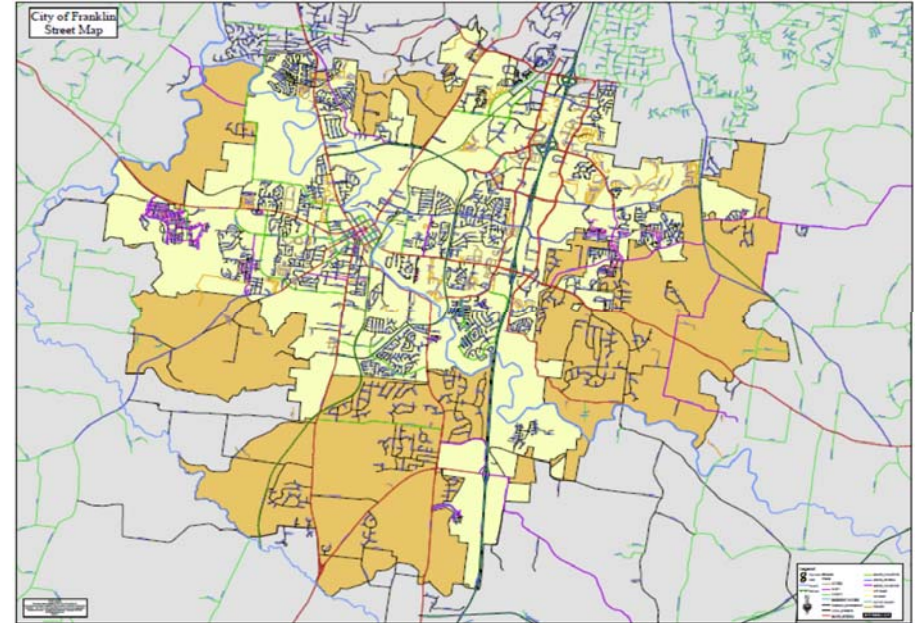
The resurfacing (e.g. paving) of major roadways within the City are proposed to be included in the Capital Investment Plan (CIP) as follows:

2017 - Cool Springs Blvd, from Mack Hatcher Pkwy to East McEwen Dr.

2019 - Royal Oaks Blvd/Mallory Ln, from Mack Hatcher Pkwy to Cool Springs Blvd.

2021 - Mallory Ln, from Cool Springs Blvd to Moores Ln.

This list is subject to change as conditions warrant.



	Actual	Projected									Total Available
East McEwen Drive - Phase 4	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ 4,100,000	\$ 2,725,000	\$ -	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,425,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 4,100,000	\$ 2,725,000	\$ -	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,425,000

Est. Cost from CIP Book: \$ 8,425,000
 Remaining Funding Needed: \$ -



Project #: FM19003

Sanitation Facility Improvements

Board Priority:

CIP: FY 2019-2028

The pavement at the Municipal Services Complex continues to fail and needs full depth pavement restoration. In addition, we need to make some modifications to the drainage system of the transfer station.



	Actual	Projected									Total Available
Sanitation Facility	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,000
General - Bond Proceeds	\$ 1,500,000	\$ 1,650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,500,000	\$ 1,755,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,255,000



Project #: PK16014

Southeast Municipal Complex Phase I

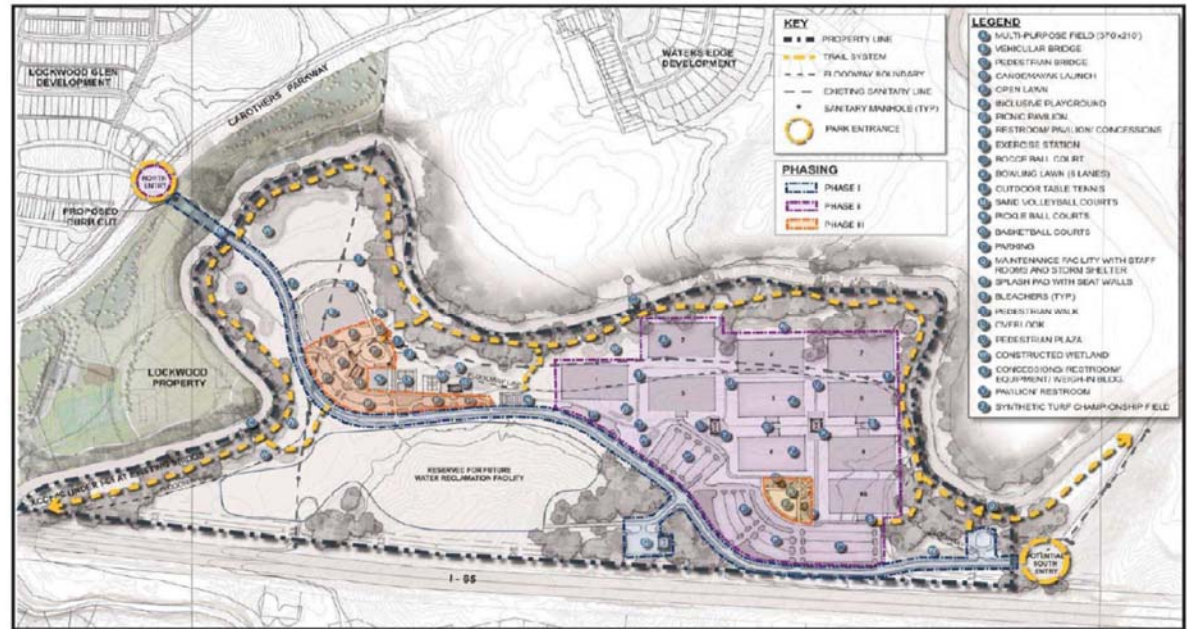
Board Priority:

CIP:

FY 2019-2028

This new park would be built on the City-owned parcel 180 acres in size located between I-65 and the Harpeth River just south of Robinson Lake. The parcel is planned to be used as the site of a future City wastewater treatment plant. The park master plan has been adopted by the Board of Mayor and Aldermen.

Located in Parkland Dedication Quadrant 2.



	Actual	Projected									Total Available
Southeast Municipal Complex - Ph.1	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ 881,642	\$ -	\$ 500,000	\$ 4,250,000	\$ 4,250,000	\$ -	\$ -	\$ -	\$ -	\$ 9,881,642
Hotel Motel	\$ -	\$ -	\$ -	\$ 1,114,540	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 6,114,540
Parkland Dedication (Q2)	\$ -	\$ 418,358	\$ 2,400,000	\$ 2,835,460	\$ 1,100,000	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -	\$ 7,803,818
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ 3,700,000	\$ 3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,400,000
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 1,300,000	\$ 6,100,000	\$ 8,150,000	\$ 7,850,000	\$ 7,800,000	\$ -	\$ -	\$ -	\$ -	\$ 31,200,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: ST16020

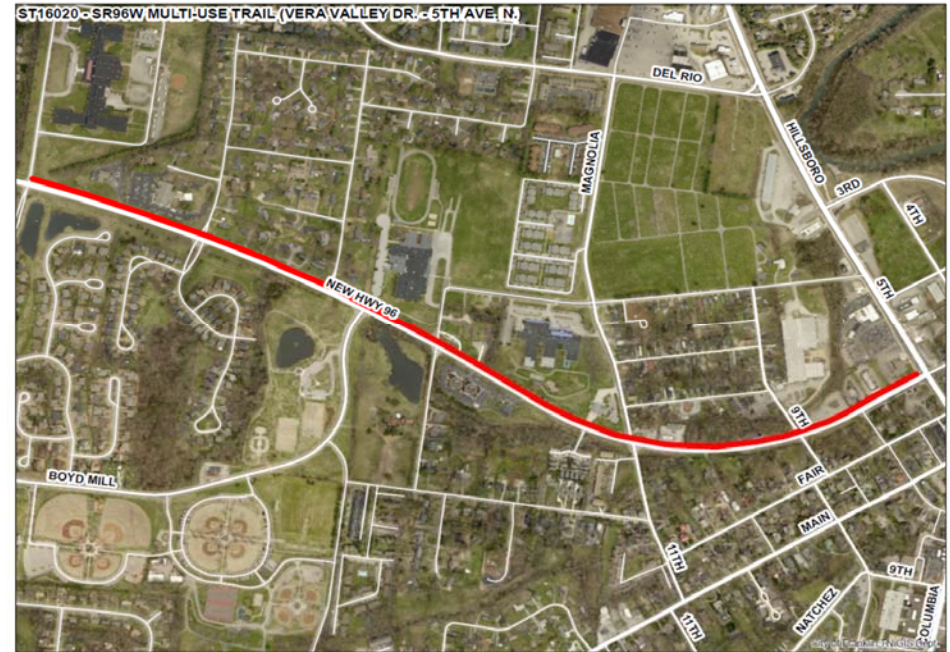
SR96W Multiuse Trail (Vera Valley Dr-5th Ave N)

Board Priority:

CIP:

FY 2019-2028

Extend ten (10) foot multi-use trail from Vera Valley Drive to 9th Avenue in Downtown Franklin. Approximate project length is 5,800 LF.



	Actual	Projected									Total Available
SR96W Trail	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ 1,500,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ 500,000	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
County Facilities Tax	\$ -	\$ 1,500,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750,000
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 3,500,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Detailed Project Sheets 2019 Tier



Project #: ST16017

Long Ln and Old Peytonsville Rd Connector

Board Priority:

CIP: FY 2019-2028

Included in the update to the Major Thoroughfare Plan are 2 crossings of I-65. This project is one of those crossings as is intended to connect Old Peytonsville Road with Long Lane. The main advantage of this crossing is to allow for traffic interconnectivity across I-65 without having to use Goose Creek By-Pass or Highway 96. Limits of construction are from Five Mile Creek Bridge to 500 feet east of Baskin Property. Approximately 2,500 LF.

Project located in Collector Service Area 2.



	Actual	Projected									Total Available
Long Lane & Old Peytonsville	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ 1,074,400	\$ 1,074,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,148,800
General - Bond Proceeds	\$ -	\$ -	\$ 7,950,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,950,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Coll.SA 2)	\$ -	\$ 450,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Sewer Funding	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 450,000	\$ 9,450,000	\$ 6,194,400	\$ 6,194,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,288,800

Bicentennial Park

CIP: FY 2019-2028

Located in Parkland Dedication Quadrant 4.

KEY

- REINFORCED CONCRETE
- REINFORCED CONCRETE
- PLASTERED
- SPRINKLER
- EXISTING STREET LANE
- PROPOSED BUILDING
- PUBLIC ART INSTALLATION
- CONCRETE WALL
- EXISTING TREE
- STREET LIGHT (REINFORCED CONCRETE)
- SMALL PLANTING TREE
- STREET LIGHT
- STREET LIGHT
- STREET LIGHT

LEGEND

1. MAIN ENTRY PLAZA
2. PARK ENTRY PLAZA
3. PARK SHELTER
4. ELEVATED RECREATION BUILDING
5. SPECIALLY FINISHED RECREATION BUILDING
6. VERTICAL AND HORIZONTAL ENTRY
7. SHELTER
8. RECREATION PLAZA (REINFORCED CONCRETE)
9. PUBLIC ART INSTALLATION
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STAGE TRUCK ACCESS SECTION

33 VIRTUES OF BEN FRANKLIN SCULPTURES

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City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: SW16003

100 Block Battle Avenue Drainage Improvements

Board Priority:

CIP:

FY 2019-2028

This project includes the construction of a regional detention pond located between 107 Battle Avenue and 101 Fairground Street. This project will include a design for a 100-year storm event and a new stormwater pump station.



	Actual	Projected									Total Available
100 Block Battle Avenue Drainage	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000



Project #: FM19001

5th Avenue Parking Lot

Board Priority:

CIP:

FY 2019-2028

This project includes the construction of a regional detention pond located between 107 Battle Avenue and 101 Fairground Street. This project will include a design for a 100-year storm event and a new stormwater pump station.



	Actual	Projected									Total Available
5th Avenue Parking Lot	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: ST16014

Mallory/N Royal Oaks & Liberty Int. Imp.

Board Priority:

CIP: FY 2019-2028

Intersection improvements to North Royal Oaks Boulevard, Liberty Pike and Mallory Lane. This intersection is projected to be at a failure level in the next 3-4 years based on the proposed development along Carothers Parkway.

If this project is not completed, there will be significant delays at this key intersection.



	Actual	Projected									Total Available
Mallory/N Royal Oaks/Liberty	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ 3,975,000	\$ 1,350,000	\$ 1,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,675,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ 97,500	\$ 97,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000
Sewer Funding	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
External											
		Design	Acquisition	Construction	Construction						
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500,000
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 450,000	\$ 6,475,000	\$ 4,037,500	\$ 4,037,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000



Project #: PK16013

Greenway & Bridge (Harlinsdale to Chestnut Bend)

Board Priority:

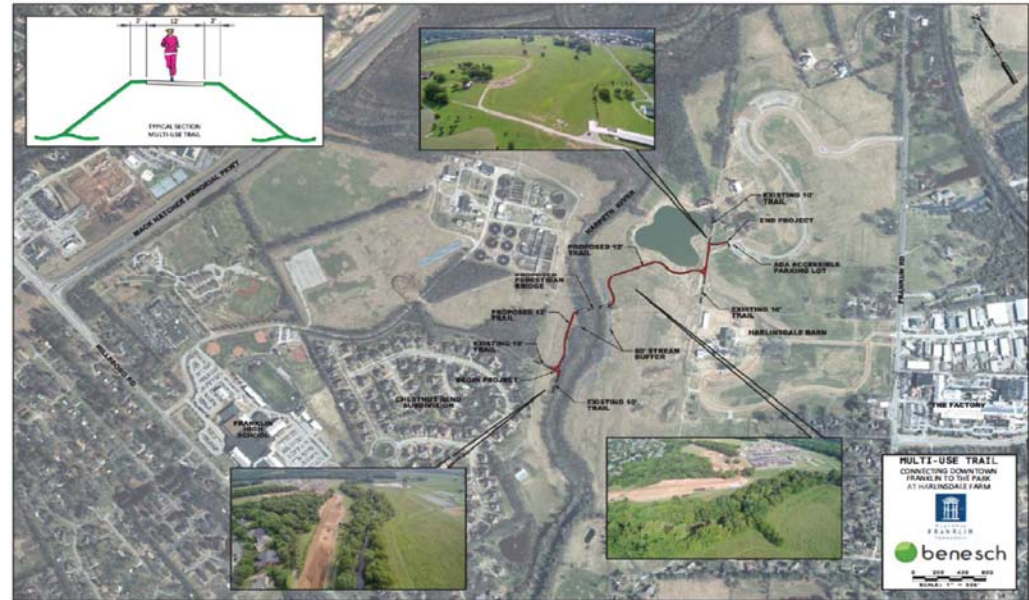
CIP:

FY 2019-2028

This trail segment connects large sections of existing trails located in the Chestnut Bend HOA through open space along the Harpeth to The park at Harlinsdale Farms. A bridge to connect the internal trails at the Park at Harlinsdale to the existing Chestnut Bend trails.

Located in Parkland Dedication Quadrant 4.

Park16013 – Greenway & Bridge (Harlinsdale to Chestnut Bend)



	Actual	Projected									Total Available
Greenway & Bridge	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Arterial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ 350,000	\$ 341,480	\$ 341,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,032,960
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 350,000	\$ 1,341,480	\$ 1,341,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,032,960



Project #: PK16016

Lockwood Glen Park

Board Priority:

CIP:

FY 2019-2028

In 2015, the City entered into a Professional Service Agreement with Edge Planning Landscape Architecture & Urban Design to provide design services for the approximately 80 acre Lockwood Glen Park. Edge will be providing a final master plan for the park as the City of Franklin and Crescent Communities assume responsibility in for the total cost of the master plan. The goal is to develop a working plan that can be considered a passive public park in the near future. Located adjacent to the Carothers's South Parkway. Part of the plan will include programming the 12-acre lake, public parking areas, public restrooms and walking trails around the Harpeth and the property.

Located in Parkland Dedication Quadrant 2.



	Actual	Projected									Total Available
Lockwood Glen Park	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Arterial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ 602,300	\$ 2,500,000	\$ 250,000	\$ 2,177,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,530,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication (Q2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 602,300	\$ 2,500,000	\$ 250,000	\$ 2,177,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,530,000



Project #: ST160006

Jordan Road (Aspen Grove Dr-Mallory Ln)

Board Priority:

CIP: FY 2019-2028

Improvement of Jordan Road, from Aspen Grove Road to Mallory Lane. Reconstruction of Jordan Road to City standard two (2) lane facility with turn lane as required. Project shall include: curb & gutter, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length of 1,700 LF.

Project located in Collector Service Area 1.



	Actual	Projected									Total Available
Jordan Road	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ 1,200,000	\$ 1,214,625	\$ 1,183,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,598,480
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA1)	\$ -	\$ 200,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ 36,000	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,000
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 200,000	\$ 2,000,000	\$ 1,250,625	\$ 1,219,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,670,480



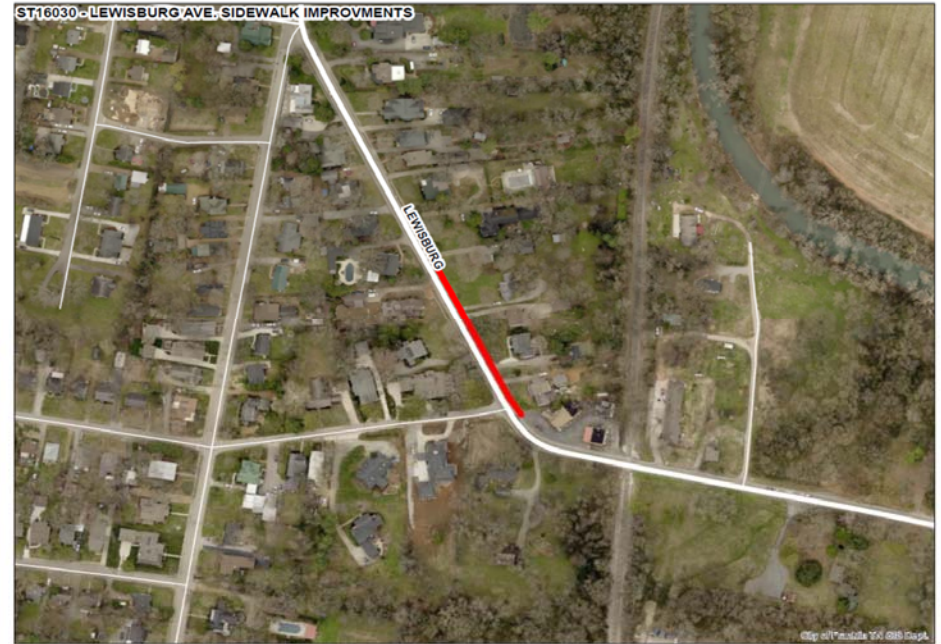
Project #: ST16030

Lewisburg Ave Sidewalk Improvements

Board Priority:

CIP: FY 2019-2028

Build a sidewalk along the north side of Lewisburg Ave. This project will require the installation of curb and gutter, storm infrastructure and a rebuilding at least one lane of traffic.



	Actual	Projected									Total Available
Lewisburg Sidewalk	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ 426,380	\$ 528,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955,260
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Sewer Funding	\$ -	\$ -	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,000
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 426,380	\$ 735,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,162,260



Project #: FM16001

New City Hall

Board Priority:

CIP:

FY 2019-2028

New City Hall Building



	Actual	Projected									Total Available
New City Hall	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ 150,000	\$ 250,000	\$ 400,000	\$ 400,000	\$ 2,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 6,200,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 8,900,000	\$ 8,900,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 18,300,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 150,000	\$ 250,000	\$ 400,000	\$ 400,000	\$ 11,400,000	\$ 11,400,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 24,500,000



Project #: PK19001

FSSD (Freedom Middle/Poplar Grove)

Board Priority:

CIP:

FY 2019-2028

In 2017, the Board of Mayor and Alderman and the Franklin Special School District Board approved a concept master plan. The first phase will be a major renovation project to the existing baseball field, softball field, adding a batting cage to be shared by both boys and girls along with a concession stand/restroom facility that is much needed for the property. A Memorandum of Understanding for each phase will be completed to divide cost and maintenance/shared use responsibilities for each party.

Located in Parkland Dedication Quadrant 4.



	Actual	Projected									Total Available
FSSD (Freedom Middle/Poplar Grove)	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ 1,218,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,218,425
Parkland Dedication (Q4)	\$ -	\$ 138,150	\$ 1,218,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,356,575
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FSSD	\$ -	\$ 138,150	\$ 1,218,425	\$ 1,218,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575,000
Total	\$ -	\$ 276,300	\$ 2,436,850	\$ 2,436,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150,000



Project #: ST16022

E McEwen Dr. Ext. (Wilson Pike to City Limits)

Board Priority:

CIP: FY 2019-2028

Extension of East McEwen Drive from Wilson Pike (SR-252) to the Franklin/Brentwood City Limits. This project shall be constructed as a two (2) lane facility with earthwork to support a future expansion to a four (4) lane, median divided facility. This project shall include: access management (as possible), curb & gutter, ITS Infrastructure, and accommodations for pedestrians and bicycles.

Approximate project length is 5,300 LF.



	Actual	Projected									Total Available
McEwen Phase 5	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ 250,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ 2,600,000	\$ 2,589,450	\$ 2,752,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,942,400
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ 3,850,000	\$ 2,589,450	\$ 2,752,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,192,400
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 250,000	\$ 8,700,000	\$ 5,178,900	\$ 5,505,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,634,800



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

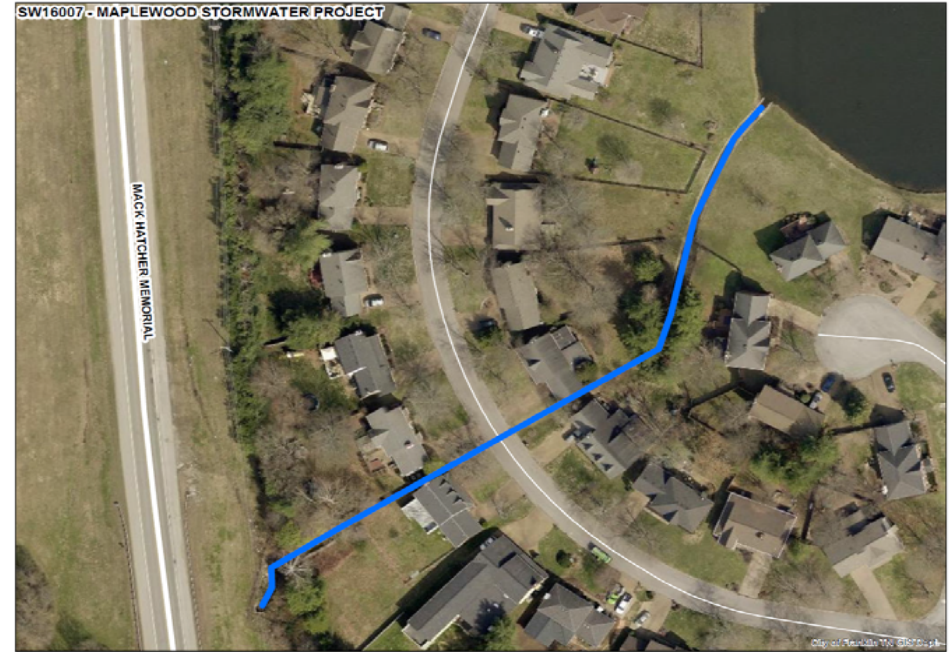
Project #: SW16007

Maplewood Stormwater Project

Board Priority:

CIP: FY 2019-2028

Replace failing 72" CMP within the Maplewood Subdivision.



	Actual	Projected									Total Available
Maplewood Stormwater Project	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ 530,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 530,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Detailed Project Sheets Opportunity Tier



Project #: PK16009

Liberty Park Improvements

Board Priority:

CIP: FY 2019-2028

Liberty Park Improvements: The first phase of Liberty Park was completed in 2003 with the second phase completed in 2008. The proposed project would complete the park by adding two parking areas, tennis courts or pickle ball, basketball courts, a lighted multipurpose field, mountain biking trails and a restroom/pavilion combination facility.

Located in Parkland Dedication Quadrant 1.



	Actual	Projected									Total Available
Liberty Park Improvements	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680,000	\$ 350,000	\$ -	\$ -	\$ -	\$ 2,030,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ 250,000	\$ -	\$ -	\$ 2,400,000	\$ 720,000	\$ -	\$ -	\$ -	\$ -	\$ 3,370,000
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 250,000	\$ -	\$ -	\$ 2,400,000	\$ 2,400,000	\$ 350,000	\$ -	\$ -	\$ -	\$ 5,400,000



Project #: PK16002

Main Barn Restoration (Harlinsdale)

Board Priority:

CIP:

FY 2019-2028

In 2005, a master plan was completed by Archimania, but was more of an overview of the site. The objective of the updated master plan is to evaluate specific structures and develop concepts that broaden their usefulness. In FY19, the Parks Department has budgeted for a master plan update for architectural services to include the Main Barn. The master plan will identify the history/current use; proposed programming/use, HVAC/Sprinkler (dry system) and existing conditions which will result in concept drawings. The consultant will provide a conceptual opinion of probable cost for the total restoration project.



	Actual	Projected									Total Available
Main Barn Restoration (Harlinsdale)	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ 117,870	\$ 1,000,000	\$ 151,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,269,070
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Total	\$ -	\$ 217,870	\$ 1,350,000	\$ 151,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,719,070



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: PK16018

Eastern Flank Circle (Loop Road) Repair

Board Priority:

CIP: FY 2019-2028

Cover existing DBST with West TN Mix.



	Actual	Projected									Total Available
Eastern Flank Circle (Loop Road) Rep	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000



Project #: PK16011

Greenway (Aspen Grove to Mack Hatcher)

Board Priority:

CIP: FY 2019-2028

Aspen Grove Trail Connection is identified in the Parks Master Plan as 1/2-mile trail~greenway connection that will link pedestrians from the Cool Springs area to the Mack Hatcher trailhead and multipurpose pathway located on Mack Hatcher Parkway. The existing multipurpose pathway is connected to Harlinsdale Farm and ultimately to the historic downtown. Land acquisition and construction will be part of constructing the missing link.

Located in Parkland Dedication Quadrant 1.



	Actual	Projected									Total Available	
Greenway (Aspen Grove to Mack Hatcher)	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028		
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parkland Dedication	\$ -	\$ 75,000	\$ -	\$ 550,000	\$ 930,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,555,000	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ 75,000	\$ -	\$ 550,000	\$ 930,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,555,000	



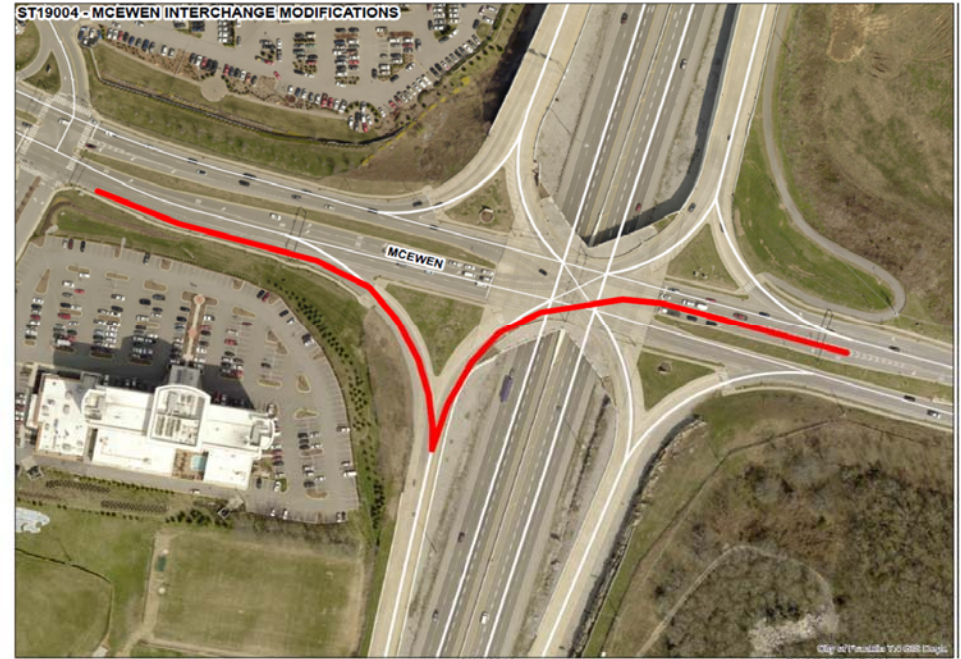
Project #: ST19004

McEwen Drive Interchange Modifications

Board Priority:

CIP: FY 2019-2028

Add an additional turn west to southbound turn lane to improve the capacity of the McEwen Interchange.



	Actual	Projected									Total Available
McEwen Drive Interchange Modification	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000

Project #: ST19006

Church Street

Board Priority:

CIP: FY 2019-2028

This project is to upgrade Sanitary Sewer, Water and Stormwater infrastructure in our historic downtown area. We are having issues with all utilities along this corridor and they are in need of upgrades and replacement.

The existing stormwater system needs to be upgraded to provide service to the Parkview area. This area has been a problem since the early 80's with no improvements made. The roadways lack drainage infrastructure. This infrastructure is needed to help protect localized flooding during heavy rain events. This project would also include the install of a water quality feature at the Harpeth River. The goal is to extend infrastructure into the Parkview Area to address localized flooding.

Project located in Collector Service Area 1 and 2.

	Actual	Projected									Total Available	
Church Street	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028		
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 3,658,107	\$ 5,158,107	\$ -	\$ -	\$ 9,816,214	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund (SA1)	\$ -	\$ 107,707	\$ 107,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,414	
Road Impact Fund (SA2)	\$ -	\$ 107,708	\$ 107,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,416	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,300	\$ 168,300	\$ -	\$ -	\$ 336,600	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,000	\$ 324,000	\$ -	\$ -	\$ 648,000	
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ 215,415	\$ 215,415	\$ -	\$ -	\$ 1,000,000	\$ 4,150,407	\$ 5,650,407	\$ -	\$ -	\$ 11,231,644	



Project #: ST16005A

Peytonsville Rd & Pratt Ln Int. Improvements

Board Priority:

CIP: FY 2019-2028

Reconstruction of the intersection of Peytonsville Road and Pratt lane to a conventional T-intersection. The included section Old Peytonsville Road shall be reconstruction as a four (4) lane, median divided facility, while the included section of Pratt Lane shall be reconstructed as a two (2) lane facility. Both streets shall have turn lanes as required. Project shall include: access management (as allowable), curb & gutter, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length of 2,300 LF.

Project located in Collector Service Area 2.



	Actual	Projected									Total Available
Peytonsville Rd & Pratt Ln Int. Improvements	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100,000	\$ 2,636,433	\$ 2,636,433	\$ -	\$ 9,372,866
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA2)	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,275	\$ 166,275	\$ -	\$ 332,550
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000	\$ 54,000	\$ -	\$ 108,000
External											
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 4,100,000	\$ 2,856,708	\$ 2,856,708	\$ -	\$ 9,913,416



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: ST16005B

Pratt Ln Bridge Improvements

Board Priority:

CIP: FY 2019-2028

Replacement of the existing bridge on Pratt Lane.

Project located in Collector Service Area 2.



	Actual	Projected									Total Available
Pratt Ln Bridge Improvements	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ 100,000	\$ -	\$ -	\$ 300,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 100,000	\$ -	\$ -	\$ 300,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: SW16003

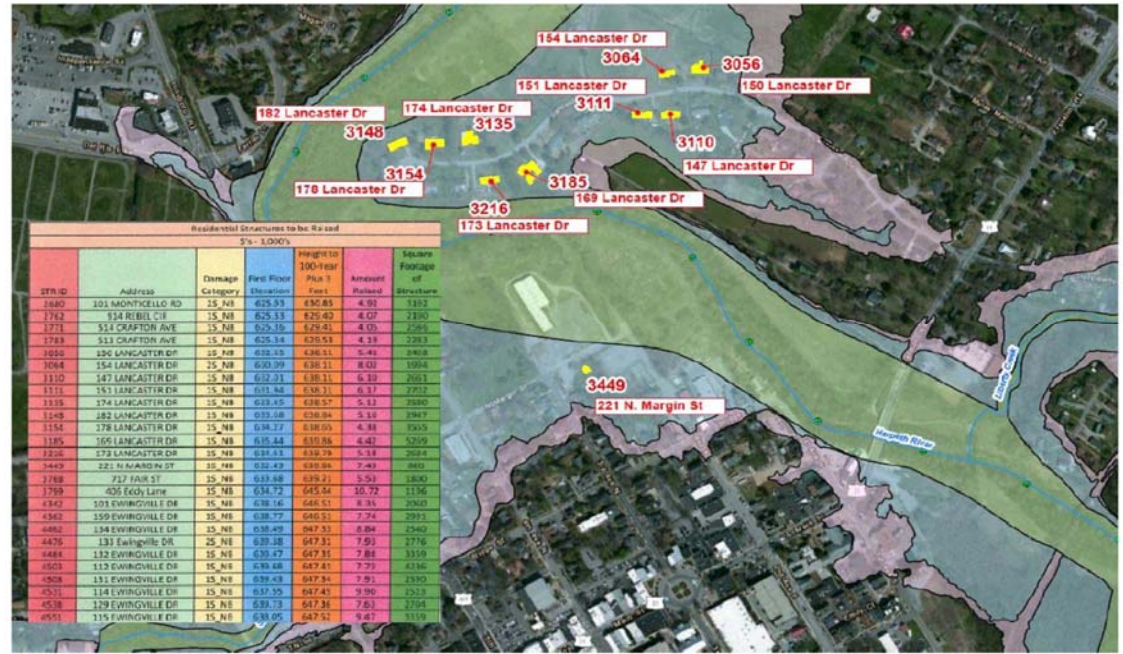
USACE - Home Raising Project

Board Priority:

CIP:

FY 2019-2028

Voluntary Program for 35 home raising as identified by the USACE. The project is 65% funded by the USACE and 35% funded by either the City or the Homeowner.



	Actual	Projected										Total
USACE - Home Raising Project	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Available	
Internal												
General - Cash	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External												
Federal Funding	\$ -	\$ 2,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600,000	
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Private Fundraising	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000	
Total	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: SW16004

West Main Bridge Widening Project

Board Priority:

CIP: FY 2019-2028

This project includes the widening of the existing bridge to add a shoulder on the north side of the bridge.



	Actual	Projected									Total Available
West Main Bridge Widening Project	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ 60,000	\$ 395,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 60,000	\$ 395,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: ST16001

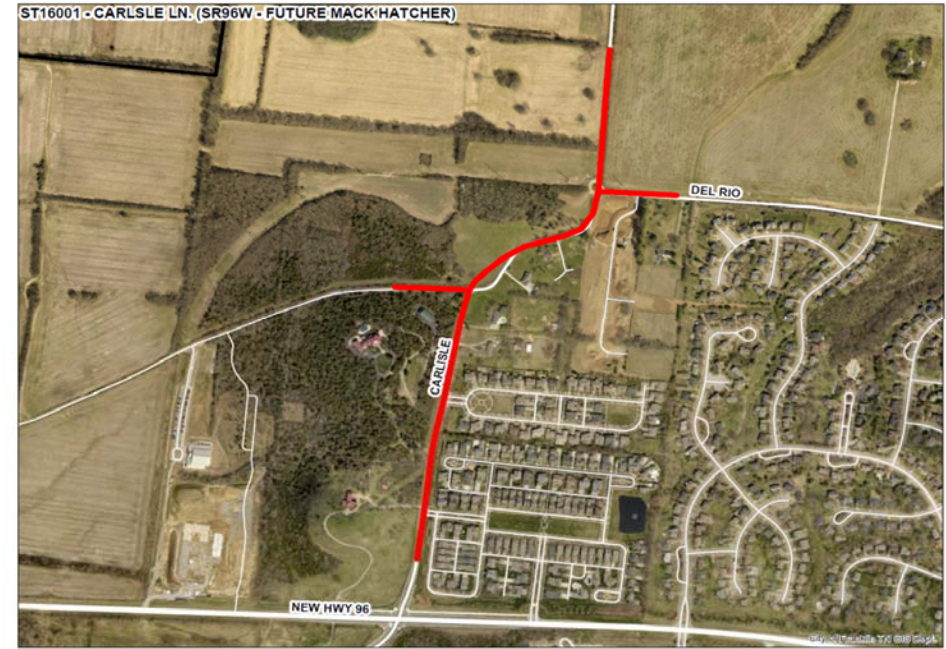
Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)

Board Priority:

CIP: FY 2019-2028

Carlisle Lane include improvements from Highway 96 West (SR-96) to the future Mack Hatcher improvements. The typical section will include two (2) lanes with turn lanes; bike lanes; sidewalks, curb/gutter and drainage improvements. Approximate project length of 4,830 LF

Project located in Collector Service Area 4



	Actual	Projected									Total Available
Carlisle Ln (SR96W-Future Mack Hat	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,399,680	\$ 2,110,770	\$ 2,110,770	\$ 6,621,220
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund SA4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 400,000	\$ -	\$ -	\$ 500,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 362,250	\$ 362,250	\$ 724,500
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 322,500	\$ 322,500	\$ 645,000
External											
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 2,799,680	\$ 2,795,520	\$ 2,795,520	\$ 8,490,720



Project #: PK19010

Thompson Alley Neighborhood Park

Board Priority:

CIP:

FY 2019-2028

Obtained post-flood 2010, the Parks Department maintains the vacant land on a weekly mowing basis. The Parks Master Plan identified the need in the study to identify and construct more neighborhood parks. Due to being a FEMA property, the Parks Department identified the existing seven FEMA properties as potential neighborhood parks. Neighborhood meetings took place in 2016-17 with Thompson Alley residents and received feedback from regarding use for the small parcel. The submitted design completed by Park staff provided feedback to residents through the process. Due to location, a formal design will need to be completed to consider any issues with design, materials for flood elevations.

Located in Parkland Dedication Quadrant 3.

PK19010—Thompson Alley Neighborhood Park



	Actual	Projected										Total Available
Thompson Alley Neighborhood Park	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028		
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ 20,000	\$ 202,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,000
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 20,000	\$ 202,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,000



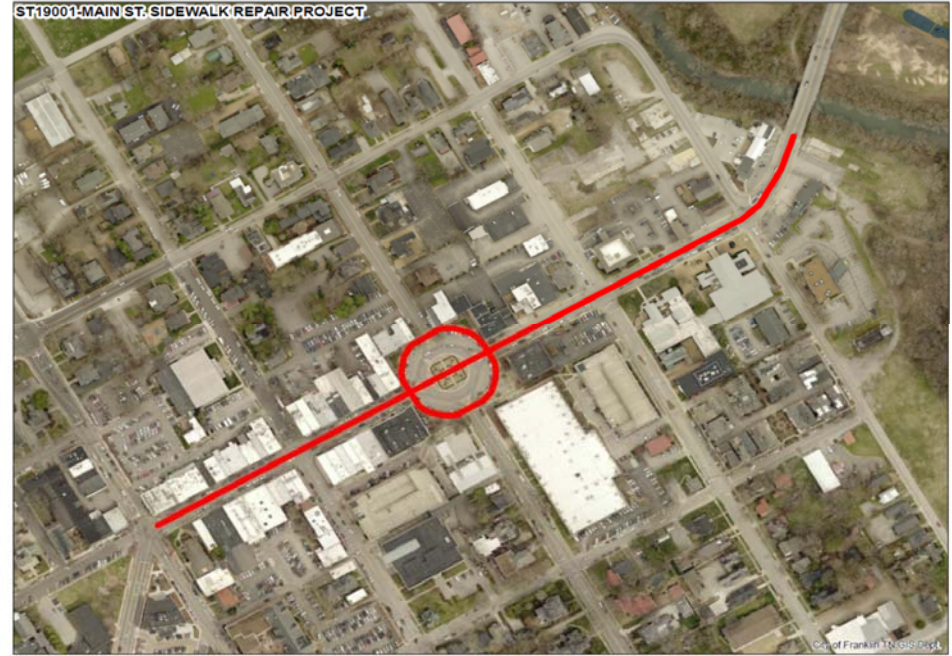
Project #: ST19001

Main St Sidewalk Repair Project

Board Priority:

CIP: FY 2019-2028

Main Streets Streetscape project was completed in the early 90's. The existing brick pavers are faded and uneven creating numerous ADA issues along our main street. In addition, the tree grates need to be replaced. Staff is proposing to replace all the brick pavers and crosswalks to bring Main Street up to current standards.



	Actual	Projected									Total Available
Main St Sidewalk Repair Project	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ 520,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 520,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: ST16024

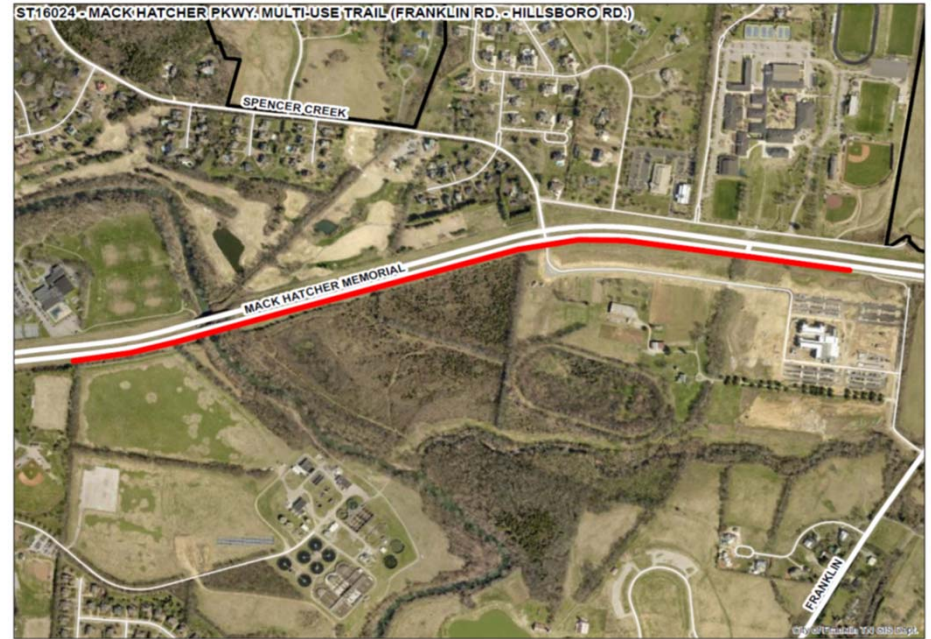
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)

Board Priority:

CIP:

FY 2019-2028

The Mack Hatcher Parkway (SR-397) has been designed with a multi-use path on the south side of the road. A 12' multi-use path exists from Franklin Road to Daniel McMahon Lane.



	Actual	Projected									Total Available
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,000	\$ 2,750,000	\$ -	\$ -	\$ 3,510,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 760,000	\$ 2,750,000	\$ -	\$ -	\$ 3,600,000



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: PK19007

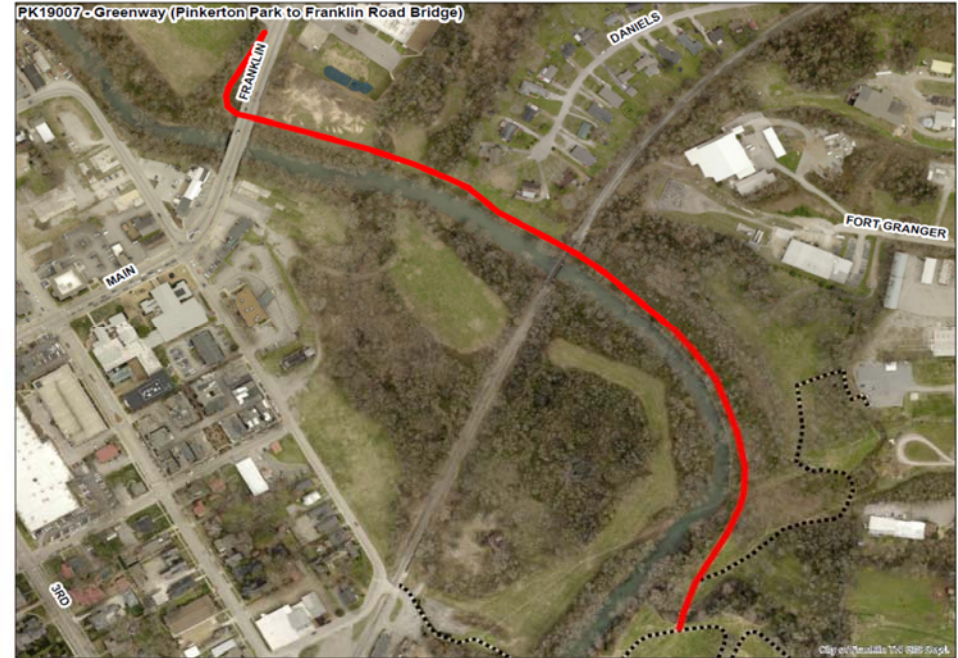
Greenway (Pinkerton Park to Franklin Road Bridge)

Board Priority:

CIP: FY 2019-2028

From the existing trail inside Pinkerton Park, the greenway would head north and west along the banks of the Harpeth, this time hugging a small shelf below Fort Granger as the trail approaches Downtown Franklin and would connect under the Franklin Road Bridge leading to the new sidewalk toward the Park at Harlinsdale Farm or south into downtown Franklin.

Located in Parkland Dedication Quadrant 1 and 4.



	Actual	Projected									Total Available
Greenway (Pinkerton Park to Franklin Road Bridge)	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 4,566,200	\$ -	\$ -	\$ 4,616,200
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 502,200	\$ -	\$ -	\$ -	\$ -	\$ 502,200
Parkland Dedication (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 110,000
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612,200	\$ 50,000	\$ 4,666,200	\$ -	\$ -	\$ 5,328,400



City of Franklin

FY 2019-2028 Capital Improvement Program Financing Model

Project #: FM19002

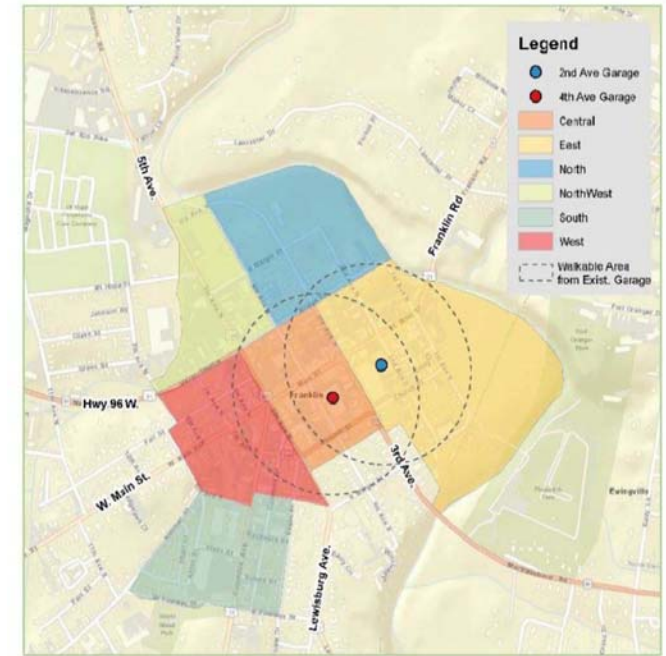
New Public Parking Structure or Surface Lot

Board Priority:

CIP:

FY 2019-2028

Per the parking master plan, the City should move forward with providing an additional parking structure in the Downtown area.



	Actual	Projected									Total Available
New Public Parking Structure or Surface Lot	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ 2,000,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000	\$ -	\$ -	\$ -	\$ 5,500,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ 2,000,000	\$ 300,000	\$ 300,000	\$ -	\$ 5,500,000	\$ -	\$ -	\$ -	\$ 8,100,000



Project #: PK16001

Hayes Home Restoration (Harlinsdale)

Board Priority:

CIP: FY 2019-2028

Restoration started on the exterior of the home in 2012 through receiving grants and utilizing funding from the Hotel/Motel fund for the stabilization of the foundation and specific features which included the porches, foundation, chimney, and gutter systems. In FY19, the Parks Department has budgeted for a master plan update for architectural services to include the Hayes Home. The master plan will identify the history/current use; proposed programming/use and existing conditions which will result in concept drawings (conceptual site, floor and elevation plans) for the interior and exterior of the home. The consultant will provide a conceptual opinion of probable cost for the total restoration project.

Further budget costs will be updated in fall 2018.



	Actual	Projected									Total Available
Hayes Home Restoration (Harlinsdale)	thru FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	
Internal											
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ 82,870	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 457,870
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External											
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total	\$ -	\$ -	\$ 82,870	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482,870

FY 2020 Capital Improvement Budget

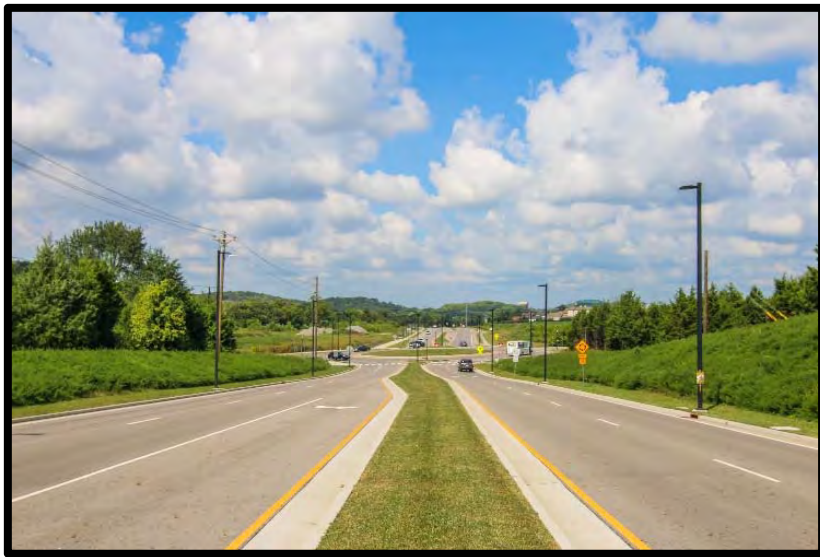
July 2, 2019

Existing CIP Projects - 2017 Tier		Total Cost	FY 2020 Cost
FD16001 - Fire Station 7	General Services	\$ 7,062,500	\$ 5,082,305
ST16007 - McEwen Phase 4	Transportation	\$ 34,057,000	\$ 5,000,000
ST16009 - Franklin Road	Transportation	\$ 18,178,952	\$ 8,296,432
Major Road Resurfacing	Transportation	\$ 8,425,000	\$ 2,725,000
FM19003 - Sanitation Facility	General Services	\$ 3,255,000	\$ 1,755,000
PK16014 - SE Park - Phase I	Parks & Recreation	\$ 31,200,000	\$ 1,300,000
ST16020 - 96 West Trail	Transportation	\$ 5,300,000	\$ 3,500,000
		\$ 107,478,452	\$ 27,658,737

Top FY 2019-2028 CIP Prioritization		Total Cost	FY 2020 Cost
2019 Tier			
ST16017 - Long Ln and Old Peytonsville Rd Connector	Transportation	\$ 22,288,800	\$ 450,000
PK16020 - Bicentennial Park	Parks & Recreation	\$ 4,175,000	\$ 300,000
SW16003 - 100 Block Battle Avenue Drainage Improvements	Stormwater	\$ 2,500,000	\$ 2,500,000
FM19001 - 5th Ave Parking Lot	General Services	\$ 500,000	\$ 500,000
ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	\$ 15,000,000	\$ 450,000
PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)	Parks & Recreation	\$ 3,032,960	\$ 350,000
PK16016 - Lockwood Glen Park	Parks & Recreation	\$ 5,530,000	\$ 602,300
ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)	Transportation	\$ 4,670,480	\$ 200,000
ST16030 - Lewisburg Ave Sidewalk Improvements	Transportation	\$ 1,162,260	\$ 426,380
FM16001 - New City Hall	General Services	\$ 24,500,000	\$ 250,000
PK19001 - FSSD (Freedom Middle/Poplar Grove)	Parks & Recreation	\$ 5,150,000	\$ 276,300
ST16012 - E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	\$ 19,634,800	\$ 250,000
SW16007 - Maplewood Stormwater Project	Stormwater	\$ 530,000	\$ 530,000
		\$ 108,674,300	\$ 7,084,980

Additional "Opportunities"		Total Cost	FY 2020 Cost
PK16009 - Liberty Park Improvements	Parks & Recreation	\$ 5,400,000	\$ 250,000
PK16002 - Main Barn, Harlinsdale	Parks & Recreation	\$ 1,719,070	\$ 217,870
PK16018 - Eastern Flank Road Circle	Parks & Recreation	\$ 160,000	\$ 160,000
PK16011 -Greenway Aspen Grove Park to Mack Hatcher	Parks & Recreation	\$ 1,555,000	\$ 75,000
ST19004 - McEwen Drive Interchange Modifications	Transportation	\$ 1,000,000	\$ 1,000,000
ST19006 - Church St. (Columbia to 2nd Ave S)	Transportation	\$ 11,231,644	\$ 215,415
ST16005A - Peytonsville Rd & Pratt Ln Int. Improvements	Transportation	\$ 9,913,416	\$ -
ST16005B - Pratt Ln Bridge Replacement	Transportation	\$ 1,500,000	\$ 100,000
SW19003 - USACE - Home Raising Project	Stormwater	\$ 4,000,000	\$ 4,000,000
SW19004 - West Main Bridge Widening Project	Stormwater	\$ 455,000	\$ 60,000
ST16001 - Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	Transportation	\$ 8,490,720	\$ -
PK19010 - Thompson Alley Neighborhood Park	Parks & Recreation	\$ 222,000	\$ 20,000
ST19001 - Main St Sidewalk Repair Project	Transportation	\$ 2,200,000	\$ 520,000
ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	Transportation	\$ 3,600,000	\$ -
PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	\$ 5,328,400	\$ -
FM19002 - New Public Parking Structure or Surface Lot	General Services	\$ 8,100,000	\$ -
PK16001 - Hayes Home Restoration (Harlinsdale)	Parks & Recreation	\$ 482,870	\$ -
		\$ 65,358,120	\$ 6,618,285

Total CIB - FY 2020	\$ 281,510,872	\$ 41,362,002
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Capital Investment Program

FY2019-2028



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CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

**Department Summary &
Projects by Department**

City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 thru FY 28

DEPARTMENT SUMMARY

Department	Project #	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Fire		4,030,000	280,000	1,535,000	10,750,000	3,512,500	4,285,000	5,775,000				30,167,500
Parks		3,150,455	20,705,090	21,992,925	8,702,800	19,616,200	9,397,500	2,842,000	2,700,000	435,000	3,836,000	93,377,970
Project & Facilities Mgmt.		200,000	5,555,000	700,000	700,000	16,900,000	11,400,000	500,000				35,955,000
Stormwater		3,395,000	4,930,000	160,000	2,045,000	520,000	1,746,000	1,680,000				14,476,000
Streets		19,529,375	37,552,486	62,130,707	38,760,686	48,911,551	74,123,481	61,718,784	63,252,544	50,546,720	42,686,320	499,212,654
Water Management		4,617,730	4,857,000	2,444,500	2,719,000	4,564,000	2,455,000	3,787,500	6,480,000	3,560,000	1,875,000	37,359,730
GRAND TOTAL		34,922,560	73,879,576	88,963,132	63,677,486	94,024,251	103,406,981	76,303,284	72,432,544	54,541,720	48,397,320	710,548,854

Report criteria:

All Categories

All Contacts

All Departments

All Priority Levels

All Projects

All Source Types

Status: Active or Funding Obligated or Not Funded or Pending

Type: E or I or M or N or Z

City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 thru FY 28

PROJECTS BY DEPARTMENT

Department	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Fire													
Fire Station 7 (Goose Creek Area)	FD16001	5	4,030,000	100,000									4,130,000
Fire Station 9 (East Side of Franklin)	FD19001	4			1,250,000	5,250,000							6,500,000
Fire Station 10 (Southwest Side of Franklin)	FD19002	1						1,250,000	5,775,000				7,025,000
Fire Station 3 Upgrades	FD19003	2			250,000	5,250,000	262,500						5,762,500
New Fire Training Center	FD19004	1				250,000	3,000,000	500,000					3,750,000
Safe Rooms for Fire Station 1-6	FD19005	2		120,000									120,000
Safety Education Village	FD19006	4					250,000	2,500,000					2,750,000
Outdoor Warning Sirens	FD19007	2			35,000			35,000					70,000
Fire Station 4 (Kitchen Remodel)	FD19008	1		60,000									60,000
Fire Total			4,030,000	280,000	1,535,000	10,750,000	3,512,500	4,285,000	5,775,000				30,167,500
Parks													
Hayes Home Restoration (Harlinsdale)	PK16001	4	7,870	75,000	400,000								482,870
Main Barn Restoration (Harlinsdale)	PK16002	4	217,870	1,350,000	151,200								1,719,070
Maintenance Building Restoration (Harlinsdale)	PK16003	1						75,000	550,000	550,000			1,175,000
North Barn Restoration (Harlinsdale)	PK16004	3									75,000	500,000	575,000
Harlinsdale Visitor Center & Museum	PK16005	3	7,870		120,000	120,000	3,360,000	160,000					3,767,870
Worker House I & II (Harlinsdale)	PK16006	1	7,870					75,000	392,000				474,870
North Pavilion & Restroom Facility (Harlinsdale)	PK16007	1									60,000	286,000	346,000
Jim Warren Park Renovations	PK16008	3							150,000	2,150,000	150,000	2,150,000	4,600,000
Liberty Park Improvements	PK16009	3				250,000	2,400,000	2,400,000	350,000				5,400,000
Greenway (Aspen Grove to Mack Hatcher)	PK16011	4	75,000	550,000	930,000								1,555,000
Greenway (1st Ave North to Bicentennial)	PK16012	1		60,000	1,500,000	437,800							1,997,800
Greenway & Bridge (Harlinsdale to Chestnut Bend)	PK16013	4	100,000	115,000	2,817,960								3,032,960
Southeast Municipal Complex Phase I	PK16014	5	800,000	7,400,000	8,200,000	7,400,000	7,400,000						31,200,000
Lockwood Glen Park	PK16016	4	280,000	250,000	5,000,000								5,530,000

Department	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Greenway (Ascot Ln to I-65)	PK16017	1				100,000	550,000	1,337,500					1,987,500
Eastern Flank Circle (Loop Road) Repair	PK16018	3	160,000										160,000
Harlinsdale Farm Interurban Trail Connection	PK16019	1	80,000	1,880,000									1,960,000
Bicentennial Park	PK16020	4	300,000	3,920,000									4,220,000
FSSD (Freedom Middle/Poplar Grove)	PK19001	2	175,000	4,000,000									4,175,000
FSSD (Freedom Intermediate/Johnson Elementary)	PK19002	2					125,000	2,850,000					2,975,000
Jim Warren Park Tennis Courts	PK19003	4	724,575										724,575
Greenway (Aspen Grove to Mallory Station Rd)	PK19005	2					100,000	900,000	1,400,000				2,400,000
Greenway (Harlinsdale Manor to Harlinsdale Farm)	PK19006	2			40,000	275,000	415,000						730,000
Greenway (Pinkerton Park to Franklin Road Bridge)	PK19007	2			556,545	50,000	4,666,200						5,272,745
Cleburne Street Realignment	PK19008	1				70,000	600,000	1,600,000					2,270,000
Harlinsdale Farm Pond Renovation	PK19009	2		50,000	715,000								765,000
Thompson Alley Neighborhood Park	PK19010	3	20,000	202,000									222,000
Harlinsdale North Entrance Turn Lane	PK19011	2	59,200	600,000	1,517,000								2,176,200
Old Liberty Neighborhood Park	PK19012	3	20,000	130,240									150,240
Harlinsdale Irrigation & Landscaping Project	PK19013	1	115,200	122,850	45,220								283,270
Winstead Hill Park	PK19015	1									150,000	900,000	1,050,000
Parks Total			3,150,455	20,705,090	21,992,925	8,702,800	19,616,200	9,397,500	2,842,000	2,700,000	435,000	3,836,000	93,377,970

Project & Facilities Mgmt.

New City Hall	FM16001	2			400,000	400,000	11,400,000	11,400,000	500,000				24,100,000
5th Ave Parking Lot	FM19001	4	25,000	475,000									500,000
New Public Parking Structure or Surface Lot	FM19002	1		2,000,000	300,000	300,000	5,500,000						8,100,000
Municipal Services Complex Improvements	FM19003	5	175,000	3,080,000									3,255,000
Project & Facilities Mgmt. Total			200,000	5,555,000	700,000	700,000	16,900,000	11,400,000	500,000				35,955,000

Stormwater

Ralston Creek at Liberty Hills Stream Restoration	SW16001	2	50,000	300,000									350,000
Parkview Drainage Project	SW16002	1					120,000	450,000	1,680,000				2,250,000
100 Block Battle Avenue Drainage Improvements	SW16003	2	1,500,000	350,000									1,850,000
Figuers Drive Area Drainage Improvements	SW16004	1				150,000	400,000	1,296,000					1,846,000

Department	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Jordan Branch (Cool Springs E) Stream Restoration	SW16005	4	760,000										760,000
Maplewood Stormwater Project	SW16007	4	500,000	30,000									530,000
Carnton Ln Bridge Replacement	SW16008	4	300,000										300,000
Carlisle HOA Culvert Project	SW19001	3	35,000	500,000									535,000
Fairground Drainage Improvements	SW19002	1			100,000	1,500,000							1,600,000
USACE - Home Raising Project	SW19003	2	250,000	3,750,000									4,000,000
West Main Bridge Widening Project	SW19004	3			60,000	395,000							455,000
Stormwater Total			3,395,000	4,930,000	160,000	2,045,000	520,000	1,746,000	1,680,000				14,476,000

Streets

Mack Hatcher NE Extension	ST09001	5	1,250,000										1,250,000
Columbia Ave (Mack Hatcher to Downs Blvd)	ST15002	5	200,000	513,600	5,513,600	5,513,600	13,867,200	13,867,200					39,475,200
Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	ST16001	3							99,840	2,799,840	2,795,520	2,795,520	8,490,720
Goose Creek Bypass Extension	ST16003	1				441,500	9,441,500	6,181,000	6,181,000				22,245,000
Carothers Pkwy Extension	ST16004	1				132,000	3,632,000	1,950,000	1,950,000				7,664,000
Peytonsville Rd & Pratt Ln Int. Improvements	ST16005	2			100,000	4,100,000	3,606,708	3,606,708					11,413,416
Jordan Road (Aspen Grove Dr-Mallory Ln)	ST16006	4	83,480	2,000,000	1,293,500	1,293,500							4,670,480
East McEwen Drive Improvements - Phase 4	ST16007	5	6,355,000	13,851,000	13,851,000								34,057,000
East McEwen Dr. Right-Turn Bypass Lane	ST16008	5	1,125,000	975,000									2,100,000
Franklin Road Improvements & Streetscape	ST16009	5	3,875,000	7,151,976	7,151,976								18,178,952
Beta Dr. Extension	ST16010	1	100,000	2,700,000	2,155,000								4,955,000
Mallory/N Royal Oaks & Liberty Intersection Imp.	ST16011	3	4,699,235	1,932,500	1,932,500								8,564,235
E McEwen Dr. Ext. (Wilson Pike to City Limits)	ST16012	2			7,700,000	5,342,400	5,342,400						18,384,800
Aspen Grove Dr. & Seaboard Ln Int Improvements	ST16013	2				62,000	1,162,000	2,050,000					3,274,000
Franklin Rd & Mallory Staion Rd Int Improvements	ST16014	4					120,000	3,120,000	3,500,000				6,740,000
Carothers Pkwy (Falcon Creek - SR96E)	ST16015	3					543,033	10,543,033	7,602,459	7,602,459			26,290,984
Lewisburg Pike (Donaldson Crk Pkwy to SR-397)	ST16016	3		414,800	5,414,800	5,807,200	5,807,200						17,444,000
Long Ln and Old Peytonsville Rd Connector	ST16017	3		250,000	9,450,000	6,294,400	6,294,400						22,288,800
S. Margin St. Infrastructure Upgrades	ST16018	4	195,280	3,695,280	2,733,920	2,733,920							9,358,400
N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	ST16019	1					285,200	5,085,200	3,992,800	3,992,800			13,356,000

Department	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
SR96W Multiuse Trail (Vera Valley Dr-5th Ave N)	ST16020	2	1,100,000	2,096,950	2,096,950								5,293,900
Lewisburg Ave Multiuse Trail (Mack Hatcher-EFBP)	ST16021	1							134,800	2,434,800	3,870,000		6,439,600
Carothers Pkwy (Long Ln - Falcon Creek Subd)	ST16022	3						100,000	350,000	5,790,400	5,790,400		12,030,800
1st Ave Multiuse Trail (S Margin St - Bridge St)	ST16023	2				63,200	1,063,200	2,080,000					3,206,400
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	ST16024	3					90,000	760,000	2,750,000				3,600,000
Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)	ST16025	2			40,350	530,350	1,508,750						2,079,450
Boyd Mill Ave (Downs Blvd - SR96W)	ST16027	1		125,000	875,000	5,053,356							6,053,356
Clovercroft Rd (SR96-Oxford Glen Dr)	ST16028	3					513,200	6,013,200	7,184,800	7,184,800			20,896,000
Lewisburg Ave Sidewalk Improvements	ST16030	4	26,380	426,380	709,500								1,162,260
West Main St (Natchez St. to Downs Blvd)	ST16032	2							492,200	4,492,200	6,890,800	6,890,800	18,766,000
Columbia Ave (Downs Blvd to Fowlkes St)	ST16035	3				414,760	3,714,760	5,806,640	5,806,640				15,742,800
Main St Sidewalk Repair Project	ST19001	4	520,000	420,000	420,000	420,000	420,000						2,200,000
Lewisburg Pike Trail (Carriage Park-Collins Farm)	ST19002	1							100,000	1,200,000	2,200,000		3,500,000
Mack Hatcher SE Widening	ST19003	4			692,611	1,000,000	500,000	9,700,000	19,074,245	19,074,245			50,041,101
McEwen Drive Interchange Modifications	ST19004	4		1,000,000									1,000,000
Mack Hatcher SW Extention	ST19005	1							2,500,000	2,500,000	29,000,000	33,000,000	67,000,000
Streets Total			19,529,375	37,552,486	62,130,707	38,760,686	48,911,551	74,123,481	61,718,784	63,252,544	50,546,720	42,686,320	499,212,654

Water Management

16" Water Line Long Lane Connector	WM16001	2			120,000	50,000	1,000,000	1,000,000					2,170,000
Bishop Branch Interceptor	WM16002	2							230,000	500,000	1,540,000	1,540,000	3,810,000
Old Carters Creek Pike Water Line Replacement	WM16003	3		480,000									480,000
Adams Street Infrastructure Improvements	WM16005	4	105,000	1,215,000									1,320,000
Advanced Metering Infrastructure (AMI)	WM16006	3		200,000	550,000	550,000	500,000						1,800,000
Alicia Drive Water Line Replacement	WM16007	2					61,500						61,500
Battle Avenue Infrastructure Replacement	WM16008	2				200,000	1,787,500						1,987,500
Berry Circle Sanitary Sewer Line Rehabilitation	WM16009	2				93,000							93,000
Bobby Drive Water Line Replacement	WM16010	4	430,000	425,000									855,000
Buckworth Infrastructure Improvements	WM16011	3				110,000							110,000
Church Street Infrastructure Improvements	WM16012	4	50,000	346,500									396,500
Grassland Tank Demolition	WM16013	1									270,000		270,000
Eastview Circle Infrastructure Improvements	WM16014	2						50,000	515,500				565,500

Department	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Evans Street Sewer Improvements	WM16015	4	32,000	420,500									452,500
Forrest Street Infrastructure Improvements	WM16017	3			332,500								332,500
Frazier Drive Sanitary Sewer Rehabilitation	WM16019	4	50,000										50,000
Gist Street Infrastructure Improvements	WM16020	3			40,000	360,000							400,000
Glass Lane Water Line Replacement	WM16021	1									20,000	235,000	255,000
Westview Apt Water Line Replacement (510 96W)	WM16022	2								10,000	100,000		110,000
Holiday Court Lift Station Rehabilitation	WM16023	4	400,000										400,000
Lee Drive Water Line Replacement	WM16025	2						15,000	72,000				87,000
Bonsal Way Water Line Replacement	WM16026	2		10,000	110,000								120,000
Liberty Pike Water Line Replacement	WM16027	2								25,000	330,000		355,000
Manley Lane Dead End Removal	WM16028	1							50,000	100,000	345,000		495,000
Morning Side Drive Water Line Replacement	WM16029	1									10,000	100,000	110,000
Murfreesboro Road Water line Replacement	WM16030	3				90,000	900,000						990,000
Old Hillsboro Road Water Line	WM16032	2								80,000	295,000		375,000
New Hope Academy Sewer Line Replacement	WM16033	4		50,000									50,000
Scruggs Avenue Water Line Replacement	WM16036	2							20,000	175,000			195,000
South Prong Sanitary Sewer Upgrade	WM16037	1								2,450,000			2,450,000
Spencer Creek Sanitary Sewer Replacement	WM16038	4	1,290,000										1,290,000
Highway 96W Water Line Replacement	WM16040	4	258,000										258,000
West End Circle Infrastructure Improvements	WM16041	3		10,000	117,000								127,000
West Main Infrastructure Improvements	WM16042	2						400,000	2,900,000	2,900,000			6,200,000
Sewer Interceptor Point Repair Projects	WM19001	4	500,000	500,000									1,000,000
Sewer Lateral CIPP Lining	WM19002	4	100,000	100,000									200,000
Sewer Rehabilitation On-Call Services (mains)	WM19003	4	400,000	450,000									850,000
Rehabilitation of Moore's Lane & Hillsboro Rd PS	WM19004	4	102,730										102,730
Sewer Rehabilitation On-Call Services (manholes)	WM19005	4	100,000	100,000									200,000
Oakwood Transmission Main Improvements	WM19006	3			200,000	960,000	285,000	450,000					1,895,000
Walnut Drive Water Improvements	WM19007	3			180,000								180,000
Cummins Street Water Improvements	WM19008	3			75,000								75,000
Carolyn Avenue Infrastructure Improvements	WM19009	1									410,000		410,000
Confederate Drive Sewer Improvements	WM19010	2						340,000					340,000
Cothran Drive Water Improvements	WM19011	1									120,000		120,000

Department	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Green Acres Drive Water Line Improvements	WM19012	1									120,000		120,000
Perkins Drive Water Improvements	WM19013	2								240,000			240,000
Maple Street Sewer Improvements	WM19014	3				306,000							306,000
Natchez Street Sewer Improvements	WM19015	3			720,000								720,000
Lewisburg Avenue Sewer Improvements	WM19016	2					30,000	200,000					230,000
Unidentified Wastewater Improvement Projects	WM19017	4	200,000	550,000									750,000
Claude Yates WRF Water Line Improvements	WM19018	4	600,000										600,000
Water Management Total			4,617,730	4,857,000	2,444,500	2,719,000	4,564,000	2,455,000	3,787,500	6,480,000	3,560,000	1,875,000	37,359,730
GRAND TOTAL			34,922,560	73,879,576	88,963,132	63,677,486	94,024,251	103,406,981	76,303,284	72,432,544	54,541,720	48,397,320	710,548,854

Report criteria:

All Categories

All Contacts

All Departments

All Priority Levels

All Projects

All Source Types

Status: Active or Funding Obligated or Not Funded or Pending

Type: E or I or M or N or Z

CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

Funding Source Summary

City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 thru FY 28

FUNDING SOURCE SUMMARY

Source	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax	4,030,000	100,000	1,535,000	11,050,000	8,078,700	5,965,000	6,125,000				36,883,700
General	1,771,380	7,274,750	4,321,095	3,388,550	21,541,086	15,942,073	3,272,300	2,434,800	3,378,750		63,324,784
Hotel/Motel Tax	1,345,895	4,027,850	3,279,965	155,000	4,910,000	2,585,000	1,142,000	3,300,000	1,480,200	3,786,000	26,011,910
Misc. Grant	1,500,000	4,437,500	25,000		512,500	1,425,000				50,000	7,950,000
MPO/TDOT Funding	200,000	11,413,600	7,106,211	6,513,600	11,427,200	20,627,200	20,828,820	20,828,820	29,000,000	33,000,000	160,945,451
Parkland Dedication - Quadrant 1	95,000	680,240	1,070,000	275,000	2,815,000	1,620,000	1,400,000				7,955,240
Parkland Dedication - Quadrant 2	680,000	3,950,000	9,500,000	7,500,000	7,950,000	1,337,500					30,917,500
Parkland Dedication - Quadrant 3	20,000	202,000									222,000
Parkland Dedication - Quadrant 4	487,500	6,095,000	4,417,960	437,800	62,500	1,425,000					12,925,760
Reclaimed Water Capacity							745,425	745,425			1,490,850
Reclaimed Water Renewal					540,000	540,000			240,000	240,000	1,560,000
Road Impact Fees - Arterial	16,021,735	12,996,666	33,754,166	10,867,860	19,009,593	34,025,123	25,591,339	26,329,599	11,492,900	4,907,050	194,996,031
Road Impact Fees - Collector SA1	181,120	3,847,640	2,271,085	2,333,085	1,723,200	9,243,700	8,140,800	6,794,800			34,535,430
Road Impact Fees - Collector SA2	97,640	2,097,640	10,566,460	9,490,860	7,916,260	1,941,860					32,110,720
Road Impact Fees - Collector SA3		125,000	875,000	3,918,712							4,918,712
Road Impact Fees - Collector SA4							99,840	2,799,840	2,110,770	2,110,770	7,121,220
Sanitation and Environmental Services	175,000	2,805,000									2,980,000
Stormwater	3,299,560	3,589,840	1,477,840	3,025,969	1,298,937	2,214,750	3,146,100	1,254,600	711,850	206,250	20,225,696
Wastewater Capacity	400,000	3,700,000	3,700,000				230,000	1,725,000	1,540,000	1,540,000	12,835,000
Wastewater Renewal	3,259,730	3,950,500	2,261,500	1,331,000	1,784,000	1,701,000	3,624,260	4,339,760	1,380,000	1,210,000	24,841,750
Water Capacity			60,000	47,500	725,000	500,000					1,332,500
Water Renewal	1,358,000	2,586,350	2,741,850	3,342,550	3,730,275	2,313,775	1,957,400	1,879,900	3,207,250	1,347,250	24,464,600
GRAND TOTAL	34,922,560	73,879,576	88,963,132	63,677,486	94,024,251	103,406,981	76,303,284	72,432,544	54,541,720	48,397,320	710,548,854

CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

Category Summary

City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 *thru* FY 28

CATEGORY SUMMARY

Category	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Emergency Services	4,030,000	280,000	1,535,000	10,750,000	3,512,500	4,285,000	5,775,000				30,167,500
General Services	200,000	5,555,000	700,000	700,000	16,900,000	11,400,000	500,000				35,955,000
Parks and Recreation	3,150,455	20,705,090	21,992,925	8,702,800	19,616,200	9,397,500	2,842,000	2,700,000	435,000	3,836,000	93,377,970
Public Utilities	4,617,730	4,857,000	2,444,500	2,719,000	4,564,000	2,455,000	3,787,500	6,480,000	3,560,000	1,875,000	37,359,730
Stormwater	3,395,000	4,930,000	160,000	2,045,000	520,000	1,746,000	1,680,000				14,476,000
Transportation	19,529,375	37,552,486	62,130,707	38,760,686	48,911,551	74,123,481	61,718,784	63,252,544	50,546,720	42,686,320	499,212,654
TOTAL	34,922,560	73,879,576	88,963,132	63,677,486	94,024,251	103,406,981	76,303,284	72,432,544	54,541,720	48,397,320	710,548,854

Report criteria:

All Categories

All Contacts

All Departments

All Priority Levels

All Projects

All Source Types

Status: Active or Funding Obligated or Not Funded or Pending

Type: E or I or M or N or Z

CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

Project Sheets – Emergency Services

City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 thru FY 28

PROJECTS BY CATEGORY

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Emergency Services													
Fire Station 7 (Goose Creek Area)	FD16001	5	4,030,000	100,000									4,130,000
Fire Station 9 (East Side of Franklin)	FD19001	4			1,250,000	5,250,000							6,500,000
Fire Station 10 (Southwest Side of Franklin)	FD19002	1						1,250,000	5,775,000				7,025,000
Fire Station 3 Upgrades	FD19003	2			250,000	5,250,000	262,500						5,762,500
New Fire Training Center	FD19004	1				250,000	3,000,000	500,000					3,750,000
Safe Rooms for Fire Station 1-6	FD19005	2		120,000									120,000
Safety Education Village	FD19006	4					250,000	2,500,000					2,750,000
Outdoor Warning Sirens	FD19007	2			35,000			35,000					70,000
Fire Station 4 (Kitchen Remodel)	FD19008	1		60,000									60,000
Emergency Services Total			4,030,000	280,000	1,535,000	10,750,000	3,512,500	4,285,000	5,775,000				30,167,500
GRAND TOTAL			4,030,000	280,000	1,535,000	10,750,000	3,512,500	4,285,000	5,775,000				30,167,500

Report criteria:

All Contacts

All Departments

All Priority Levels

All Projects

All Source Types

Status: Active or Funding Obligated or Not Funded or Pending

Category: Emergency Services

Type: E or I or M or N or Z

Project #	FD16001
Project Name	Fire Station 7 (Goose Creek Area)

Department Fire
Contact Fire Chief
Type New
Useful Life 20+
Category Emergency Services
Priority 5 Star Project
Status Funding Obligated

Description	Total Cost \$4,314,884
New Fire Station at the Williamson County AG Complex	
Justification	
The City currently operates a temporary fire station at the Williamson County AG Complex. This temporary fire station needs to be replaced with a permanent facility.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
184,884	Construction Engineering / Inspection	250,000										250,000
Total	Construction	3,780,000										3,780,000
	Equip/Vehicles/Furnishings		100,000									100,000
	Total	4,030,000	100,000									4,130,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
184,884	Facilities Tax	4,030,000	100,000									4,130,000
Total	Total	4,030,000	100,000									4,130,000

Project #	FD19001
Project Name	Fire Station 9 (East Side of Franklin)

Department	Fire
Contact	Fire Chief
Type	Improvement
Useful Life	20+
Category	Emergency Services
Priority	4 Star Project
Status	Pending

Description	Total Cost \$6,500,000
New fire station located on Murfreesboro Rd east of the existing City limits.	
Justification	
Future annexation toward the east of our City limits will require an additional fire station. Areas immediately adjacent to the existing city limits are suitable for annexation to occur at any time and the City has multiple annexation requests for this area.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			250,000								250,000
ROW and Easements			1,000,000								1,000,000
Construction				5,000,000							5,000,000
Equip/Vehicles/Furnishings				250,000							250,000
Total			1,250,000	5,250,000							6,500,000
Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax			1,250,000	5,250,000							6,500,000
Total			1,250,000	5,250,000							6,500,000

Project #	FD19002
Project Name	Fire Station 10 (Southwest Side of Franklin)

Department Fire
Contact Fire Chief
Type Improvement
Useful Life 20+
Category Emergency Services
Priority 1 Star Project
Status Pending

Description	Total Cost \$7,025,000
New Fire Station located at Carters Creek Pike near the Mack Hatcher extension.	
Justification	
Future annexation in this area will require an additional fire station.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)						250,000					250,000
ROW and Easements						1,000,000					1,000,000
Construction							5,500,000				5,500,000
Equip/Vehicles/Furnishings							275,000				275,000
Total						1,250,000	5,775,000				7,025,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax						1,250,000	5,775,000				7,025,000
Total						1,250,000	5,775,000				7,025,000

Project #	FD19003
Project Name	Fire Station 3 Upgrades

Department Fire
Contact Fire Chief
Type Improvement
Useful Life 20+
Category Emergency Services
Priority 2 Star Project
Status Pending

Description	Total Cost \$5,762,500
Add to station 3, replace with a new station, relocate the station or add an additional station to the current area.	
Justification	
The station currently located at 298 Mallory Station Road is not built to meet the need nor is best situated to respond to the area it protects. There are several options available to meet our needs and the greatest costs option is presented here. Additional study will be needed to finalize the best direction to proceed.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			250,000								250,000
Construction				5,250,000							5,250,000
Equip/Vehicles/Furnishings					262,500						262,500
Total			250,000	5,250,000	262,500						5,762,500

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax			250,000	5,250,000	262,500						5,762,500
Total			250,000	5,250,000	262,500						5,762,500

Project #	FD19004
Project Name	New Fire Traning Center

Department Fire
Contact Fire Chief
Type Improvement
Useful Life 20+
Category Emergency Services
Priority 1 Star Project
Status Pending

Description	Total Cost \$3,750,000
To develop the vacant lot located between Beasley Drive and the Fire Driving Pad for a new 2-story Fire Training Center.	
Justification	
As the City grows, this facility will be needed to provide sufficient space to conduct routine training to our personnel, police personnel, etc and will incorporate community rooms as well.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				250,000							250,000
Construction					3,000,000						3,000,000
Equip/Vehicles/Furnishings						500,000					500,000
Total				250,000	3,000,000	500,000					3,750,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax				250,000	3,000,000	500,000					3,750,000
Total				250,000	3,000,000	500,000					3,750,000

Project #	FD19005
Project Name	Safe Rooms for Fire Station 1-6

Department Fire
Contact Fire Chief
Type Improvement
Useful Life 20+
Category Emergency Services
Priority 2 Star Project
Status Pending

Description	Total Cost \$120,000
Underground safe rooms for each fire station.	
Justification	
A safe room at each station would serve to provide protection to our personnel during tornado events.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction		120,000									120,000
Total		120,000									120,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General		120,000									120,000
Total		120,000									120,000

Project #	FD19006
Project Name	Safety Education Village

Department Fire
Contact Fire Chief
Type New
Useful Life 20+
Category Emergency Services
Priority 4 Star Project
Status Pending

Description	Total Cost \$2,750,000
A year round safety education facility to provide a hands-on, fun place to teach children of all ages to play it safe everywhere and every day.	
Justification	
A safety village would allow a more comprehensive safety education program to be offered to the children of the community.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					250,000						250,000
Construction						2,500,000					2,500,000
Total					250,000	2,500,000					2,750,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax					250,000	2,500,000					2,750,000
Total					250,000	2,500,000					2,750,000

Project #	FD19007
Project Name	Outdoor Warning Sirens

Department Fire
Contact Fire Chief
Type New
Useful Life 20+
Category Emergency Services
Priority 2 Star Project
Status Pending

Description	Total Cost \$70,000
New Outdoor Warning Sirens for the new annexed areas will serve to provide advanced warning when possible of impending tornados.	
Justification	
This will provide an additional safety warning for the residents of the community and the east side (FY20) and the southwest side (FY24) as annexation occurs.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction			35,000			35,000					70,000
Total			35,000			35,000					70,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax			35,000			35,000					70,000
Total			35,000			35,000					70,000

Project #	FD19008
Project Name	Fire Station 4 (Kitchen Remodel)

Department Fire
Contact Fire Chief
Type Improvement
Useful Life 20+
Category Emergency Services
Priority 1 Star Project
Status Pending

Description	Total Cost \$60,000
New Kitchen remodel for Station 4	
Justification	
The current kitchen is built and equipped for residential use. It is in need of updating and for all major appliances and cabinetry to be commercial grade.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)		10,000									10,000
Construction		40,000									40,000
Equip/Vehicles/Furnishings		10,000									10,000
Total		60,000									60,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General		60,000									60,000
Total		60,000									60,000

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CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

Project Sheets – General Services

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City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 thru FY 28

PROJECTS BY CATEGORY

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General Services													
New City Hall	FM16001	2			400,000	400,000	11,400,000	11,400,000	500,000				24,100,000
5th Ave Parking Lot	FM19001	4	25,000	475,000									500,000
New Public Parking Structure or Surface Lot	FM19002	1		2,000,000	300,000	300,000	5,500,000						8,100,000
Municipal Services Complex Improvements	FM19003	5	175,000	3,080,000									3,255,000
General Services Total			200,000	5,555,000	700,000	700,000	16,900,000	11,400,000	500,000				35,955,000
GRAND TOTAL			200,000	5,555,000	700,000	700,000	16,900,000	11,400,000	500,000				35,955,000

Report criteria:

All Contacts

All Departments

All Priority Levels

All Projects

All Source Types

Status: Active or Funding Obligated or Not Funded or Pending

Category: General Services

Type: E or I or M or N or Z

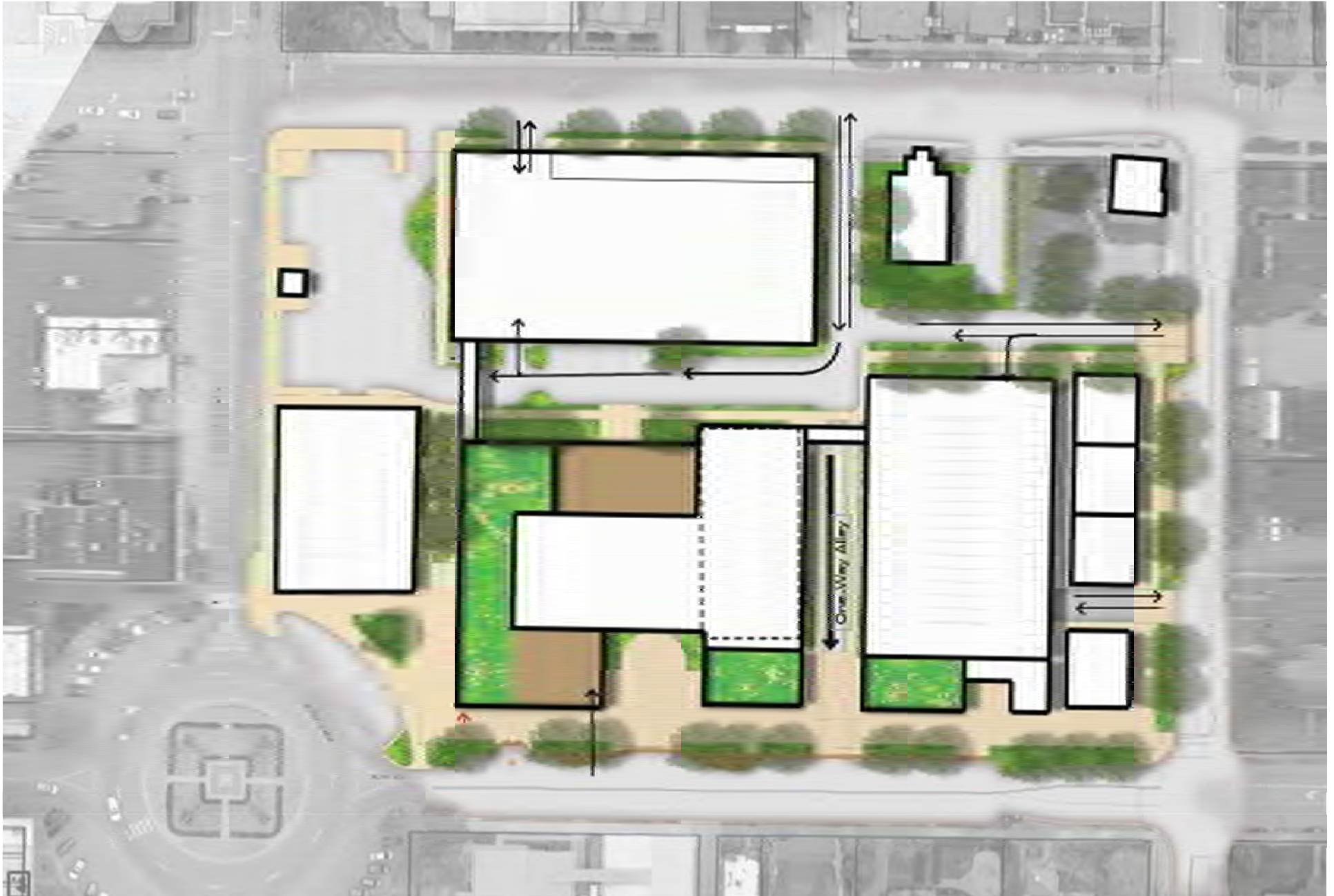
Project #	FM16001
Project Name	New City Hall

Department Project & Facilities Mgmt.
Contact Engineering Director
Type New
Useful Life 20+
Category General Services
Priority 2 Star Project
Status Pending

Description	Total Cost \$24,100,000
New City Hall Building	
Justification	
The City has assessed the need for a new City Hall and believes that the existing City Hall is inadequate to meet present and foreseeable future needs, given the rapid growth and increased demand for superior municipal services in Franklin.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			400,000	400,000							800,000
Construction Engineering / Inspection					400,000	400,000					800,000
Construction					11,000,000	11,000,000					22,000,000
Equip/Vehicles/Furnishings							500,000				500,000
Total			400,000	400,000	11,400,000	11,400,000	500,000				24,100,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General			400,000	400,000	11,400,000	11,400,000	500,000				24,100,000
Total			400,000	400,000	11,400,000	11,400,000	500,000				24,100,000



Project #	FM19001
Project Name	5th Ave Parking Lot

Department Project & Facilities Mgmt.
Contact Engineering Director
Type Unassigned
Useful Life 20+
Category General Services
Priority 4 Star Project
Status Pending

Description	Total Cost \$500,000
Building a public parking lot on City owned property located east of 5th Ave North.	
Justification	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	25,000										25,000
Construction Engineering / Inspection		25,000									25,000
Construction		450,000									450,000
Total	25,000	475,000									500,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General	25,000	475,000									500,000
Total	25,000	475,000									500,000

FM19001 — 5th Ave Parking Lot



Project #	FM19002
Project Name	New Public Parking Structure or Surface Lot

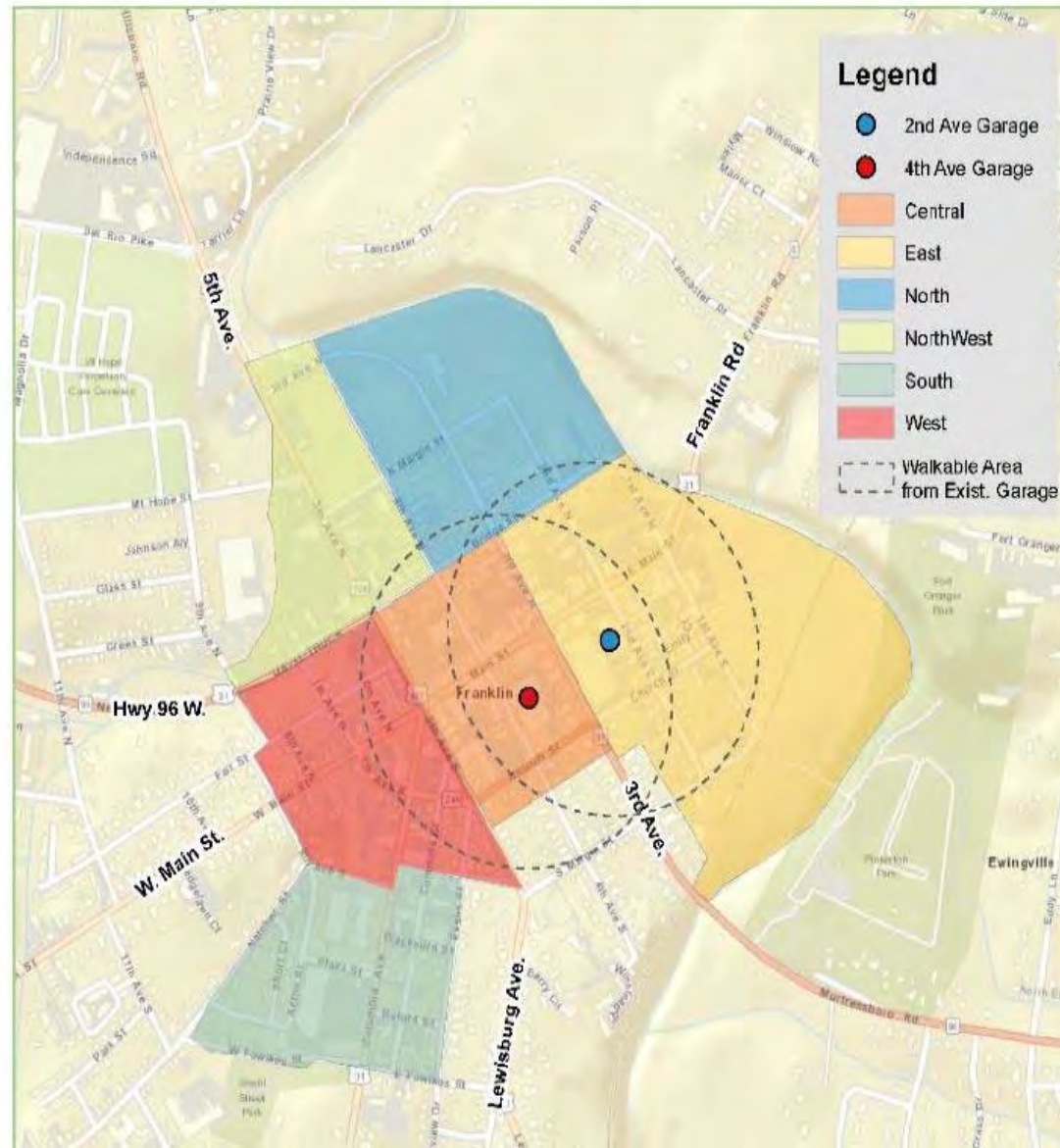
Department Project & Facilities Mgmt.
Contact Engineering Director
Type New
Useful Life 20+
Category General Services
Priority 1 Star Project
Status Pending

Description	Total Cost \$8,100,000
Per the parking master plan, the City should move forward with providing an additional parking structure in the Downtown area.	
Justification	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			300,000	300,000							600,000
ROW and Easements		2,000,000									2,000,000
Construction Engineering / Inspection					500,000						500,000
Construction					5,000,000						5,000,000
Total		2,000,000	300,000	300,000	5,500,000						8,100,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General		2,000,000	300,000	300,000	5,500,000						8,100,000
Total		2,000,000	300,000	300,000	5,500,000						8,100,000

FM19002 — New Public Parking Structure or Surface Lot



Downtown Garage Walkable Areas

Project #	FM19003
Project Name	Municipal Services Complex Improvements

Department Project & Facilities Mgmt.
Contact Engineering Director
Type Maintenance
Useful Life 20+
Category General Services
Priority 5 Star Project
Status Pending

Description	Total Cost \$3,255,000
The pavement at the Municipal Services Complex continues to fail and needs full depth pavement restoration. In addition, we need to make some modifications to the drainage system of the transfer station.	
Justification	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	175,000										175,000
Construction Engineering / Inspection		150,000									150,000
Construction		2,930,000									2,930,000
Total	175,000	3,080,000									3,255,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General		275,000									275,000
Sanitation and Environmental Services	175,000	2,805,000									2,980,000
Total	175,000	3,080,000									3,255,000

FM19003 — Pavement Rehab for Municipal Services Complex



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CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

Project Sheets – Parks and Recreation

City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 thru FY 28

PROJECTS BY CATEGORY

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parks and Recreation													
Hayes Home Restoration (Harlinsdale)	PK16001	4	7,870	75,000	400,000								482,870
Main Barn Restoration (Harlinsdale)	PK16002	4	217,870	1,350,000	151,200								1,719,070
Maintenance Building Restoration (Harlinsdale)	PK16003	1						75,000	550,000	550,000			1,175,000
North Barn Restoration (Harlinsdale)	PK16004	3									75,000	500,000	575,000
Harlinsdale Visitor Center & Museum	PK16005	3	7,870		120,000	120,000	3,360,000	160,000					3,767,870
Worker House I & II (Harlinsdale)	PK16006	1	7,870					75,000	392,000				474,870
North Pavilion & Restroom Facility (Harlinsdale)	PK16007	1									60,000	286,000	346,000
Jim Warren Park Renovations	PK16008	3							150,000	2,150,000	150,000	2,150,000	4,600,000
Liberty Park Improvements	PK16009	3				250,000	2,400,000	2,400,000	350,000				5,400,000
Greenway (Aspen Grove to Mack Hatcher)	PK16011	4	75,000	550,000	930,000								1,555,000
Greenway (1st Ave North to Bicentennial)	PK16012	1		60,000	1,500,000	437,800							1,997,800
Greenway & Bridge (Harlinsdale to Chestnut Bend)	PK16013	4	100,000	115,000	2,817,960								3,032,960
Southeast Municipal Complex Phase I	PK16014	5	800,000	7,400,000	8,200,000	7,400,000	7,400,000						31,200,000
Lockwood Glen Park	PK16016	4	280,000	250,000	5,000,000								5,530,000
Greenway (Ascot Ln to I-65)	PK16017	1				100,000	550,000	1,337,500					1,987,500
Eastern Flank Circle (Loop Road) Repair	PK16018	3	160,000										160,000
Harlinsdale Farm Interurban Trail Connection	PK16019	1	80,000	1,880,000									1,960,000
Bicentennial Park	PK16020	4	300,000	3,920,000									4,220,000
FSSD (Freedom Middle/Poplar Grove)	PK19001	2	175,000	4,000,000									4,175,000
FSSD (Freedom Intermediate/Johnson Elementary)	PK19002	2					125,000	2,850,000					2,975,000
Jim Warren Park Tennis Courts	PK19003	4	724,575										724,575
Greenway (Aspen Grove to Mallory Station Rd)	PK19005	2					100,000	900,000	1,400,000				2,400,000
Greenway (Harlinsdale Manor to Harlinsdale Farm)	PK19006	2			40,000	275,000	415,000						730,000
Greenway (Pinkerton Park to Franklin Road Bridge)	PK19007	2			556,545	50,000	4,666,200						5,272,745
Cleburne Street Realignment	PK19008	1				70,000	600,000	1,600,000					2,270,000
Harlinsdale Farm Pond Renovation	PK19009	2		50,000	715,000								765,000
Thompson Alley Neighborhood Park	PK19010	3	20,000	202,000									222,000

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Harlinsdale North Entrance Turn Lane	PK19011	2	59,200	600,000	1,517,000								2,176,200
Old Liberty Neighborhood Park	PK19012	3	20,000	130,240									150,240
Harlinsdale Irrigation & Landscaping Project	PK19013	1	115,200	122,850	45,220								283,270
Winstead Hill Park	PK19015	1									150,000	900,000	1,050,000
Parks and Recreation Total			3,150,455	20,705,090	21,992,925	8,702,800	19,616,200	9,397,500	2,842,000	2,700,000	435,000	3,836,000	93,377,970
GRAND TOTAL			3,150,455	20,705,090	21,992,925	8,702,800	19,616,200	9,397,500	2,842,000	2,700,000	435,000	3,836,000	93,377,970

Report criteria:

All Contacts

All Departments

All Priority Levels

All Projects

All Source Types

Status: Active or Funding Obligated or Not Funded or Pending

Category: Parks and Recreation

Type: E or I or M or N or Z

Project #	PK16001
Project Name	Hayes Home Restoration (Harlinsdale)

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	4 Star Project
Status	Pending

Description	Total Cost \$482,870
Restoration started on the exterior of the home in 2012 through receiving grants and utilizing funding from the Hotel/Motel fund for the stabilization of the foundation and specific features which included the porches, foundation, chimney, and gutter systems. In FY19, the Parks Department has budgeted for a master plan update for architectural services to include the Hayes Home. The master plan will identify the history/current use; proposed programming/use and existing conditions which will result in concept drawings (conceptual site, floor and elevation plans) for the interior and exterior of the home. The consultant will provide a conceptual opinion of probable cost for the total restoration project. Further budget costs will be updated in fall 2018.	
Justification	
Historical Structure listed on the National Register of Historical Places. The updated master plan will include Hayes Home, Main Barn, former Power House, Worker Houses, pedestrian trail and bridge connection to the interurban.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	7,870	75,000									82,870
Construction Engineering / Inspection			50,000								50,000
Construction			350,000								350,000
Total	7,870	75,000	400,000								482,870
Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax	7,870	75,000	375,000								457,870
Misc. Grant			25,000								25,000
Total	7,870	75,000	400,000								482,870



Project #	PK16002
Project Name	Main Barn Restoration (Harlinsdale)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 4 Star Project
Status Pending

Description	Total Cost \$1,719,070
In 2005, a master plan was completed by Archimania, but was more of an overview of the site. The objective of the updated master plan is to evaluate specific structures and develop concepts that broaden their usefulness. In FY19, the Parks Department has budgeted for a master plan update for architectural services to include the Main Barn. The master plan will identify the history/current use; proposed programming/use, HVAC/Sprinkler (dry system) and existing conditions which will result in concept drawings. The consultant will provide a conceptual opinion of probable cost for the total restoration project. Further budget costs will be updated in fall 2018.	
Justification	
Historical Structure listed on the National Register of Historical Places. The updated master plan will include Hayes Home, Main Barn, former Power House, Worker Houses, pedestrian trail and bridge connection to the interurban.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	217,870										217,870
Construction Engineering / Inspection		100,000									100,000
Construction		1,250,000									1,250,000
Equip/Vehicles/Furnishings			151,200								151,200
Total	217,870	1,350,000	151,200								1,719,070

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax	217,870	1,350,000	151,200								1,719,070
Total	217,870	1,350,000	151,200								1,719,070



Project #	PK16003
Project Name	Maintenance Building Restoration (Harlinsdale)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 1 Star Project
Status Pending

Description	Total Cost \$1,175,000
Adaptive reuse of the existing colt barn on the property for maintenance facility for the Parks Department. The barn will service as a working maintenance facility to house large and small equipment plus inventory and storage for events for the entire 199-acres.	
Justification	
All structures at the Park at Harlinsdale Farm are listed on the National Register of Historical Places.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)						75,000					75,000
Construction Engineering / Inspection							50,000	50,000			100,000
Construction							500,000	500,000			1,000,000
Total						75,000	550,000	550,000			1,175,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax						75,000	550,000	550,000			1,175,000
Total						75,000	550,000	550,000			1,175,000



Project #	PK16004
Project Name	North Barn Restoration (Harlinsdale)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 3 Star Project
Status Pending

Description	Total Cost \$575,000
According to the master plan, a specific use for this facility was not decided. Once funding is available for restoration, a community plan should be incorporated into the scope for final design. The barn was used for equestrian functions when privately owned. The concept is to continue equestrian use and rentable space with an outdoor patio for public/private events.	
Justification	
All structures at the Park at Harlinsdale Farm are listed on the National Register of Historical Places.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)									75,000		75,000
Construction Engineering / Inspection										50,000	50,000
Construction										450,000	450,000
Total									75,000	500,000	575,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax									75,000	500,000	575,000
Total									75,000	500,000	575,000



Project #	PK16005
Project Name	Harlinsdale Visitor Center & Museum

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 3 Star Project
Status Pending

Description

Total Cost \$3,767,870

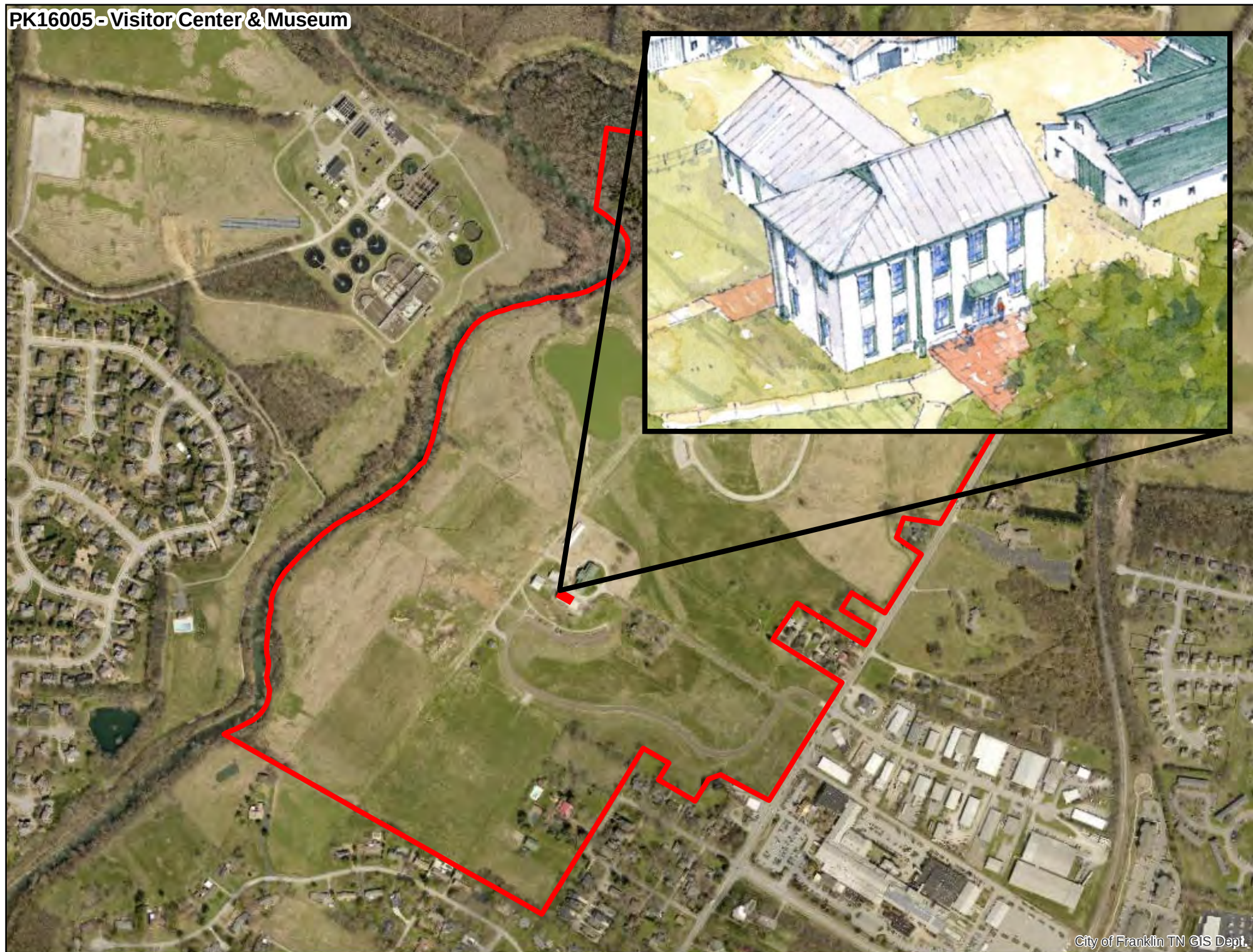
In 2005, a master plan was completed by Archimania, but was more of an overview of the site. The objective of the updated master plan is to evaluate specific structures and develop concepts that broaden their usefulness. In FY19, the Parks Department has budgeted for a master plan update for architectural services to include the former Power House. The master plan will identify the history/current use; proposed programming/use and existing conditions which will result in concept drawings (conceptual site, floor and elevation plans) for the interior and exterior of the structure. The consultant will provide a conceptual opinion of probable cost for the total restoration project. Further budget costs will be updated in fall 2018.

Justification

All structures at the Park at Harlinsdale Farm are listed on the National Register of Historical Places. Public-Private partnerships should be utilized in the design, restoration and programming of the site.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	7,870		120,000	120,000							247,870
Construction Engineering / Inspection					360,000						360,000
Construction					3,000,000						3,000,000
Equip/Vehicles/Furnishings						160,000					160,000
Total	7,870		120,000	120,000	3,360,000	160,000					3,767,870

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax	7,870		120,000	120,000	3,110,000	160,000					3,517,870
Misc. Grant					250,000						250,000
Total	7,870		120,000	120,000	3,360,000	160,000					3,767,870



Project #	PK16006
Project Name	Worker House I & II (Harlinsdale)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 1 Star Project
Status Pending

Description	Total Cost \$474,870
In 2005, a master plan was completed by Archimania, but was more of an overview of the site. The objective of the updated master plan is to evaluate specific structures and develop concepts that broaden their usefulness. In FY19, the Parks Department has budgeted for a master plan update for architectural services to include the two Worker Houses on the main drive at Harlinsdale. The master plan will identify the history/current use; proposed programming/use, HVAC and existing conditions which will result in concept drawings. The consultant will provide a conceptual opinion of probable cost for the total restoration project. Further budget costs will be updated in fall 2018.	
Justification	
All structures at the Park at Harlinsdale Farm are listed on the National Register of Historical Places. Public-Private partnerships should be utilized in the design, restoration and programming of the two sites.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	7,870					75,000					82,870
Construction Engineering / Inspection							42,000				42,000
Construction							350,000				350,000
Total	7,870					75,000	392,000				474,870

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax	7,870					75,000	392,000				474,870
Total	7,870					75,000	392,000				474,870



Project #	PK16007
Project Name	North Pavilion & Restroom Facility (Harlinsdale)

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	1 Star Project
Status	Pending

Description	Total Cost \$346,000
Once known as the "hay barn" on the north side of the property, repurposing the original structure into an open air pavilion and restroom facility. Adjacent to existing parking areas, the open air pavilion would include picnic tables, water and electricity with a family restroom added to one end to serve the general public, dog park participants and pavilion rentals. The barn is approximately 32' width x 48' in length.	
Justification	
All structures at the Park at Harlinsdale Farm are listed on the National Register of Historical Places. Utilizing the footprint of the "hay barn" fills a request for small parties to take place on the property. The pavilion would be rented and provide additional revenue for the site.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)									60,000		60,000
Construction Engineering / Inspection										36,000	36,000
Construction										250,000	250,000
Total									60,000	286,000	346,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax									60,000	236,000	296,000
Misc. Grant										50,000	50,000
Total									60,000	286,000	346,000



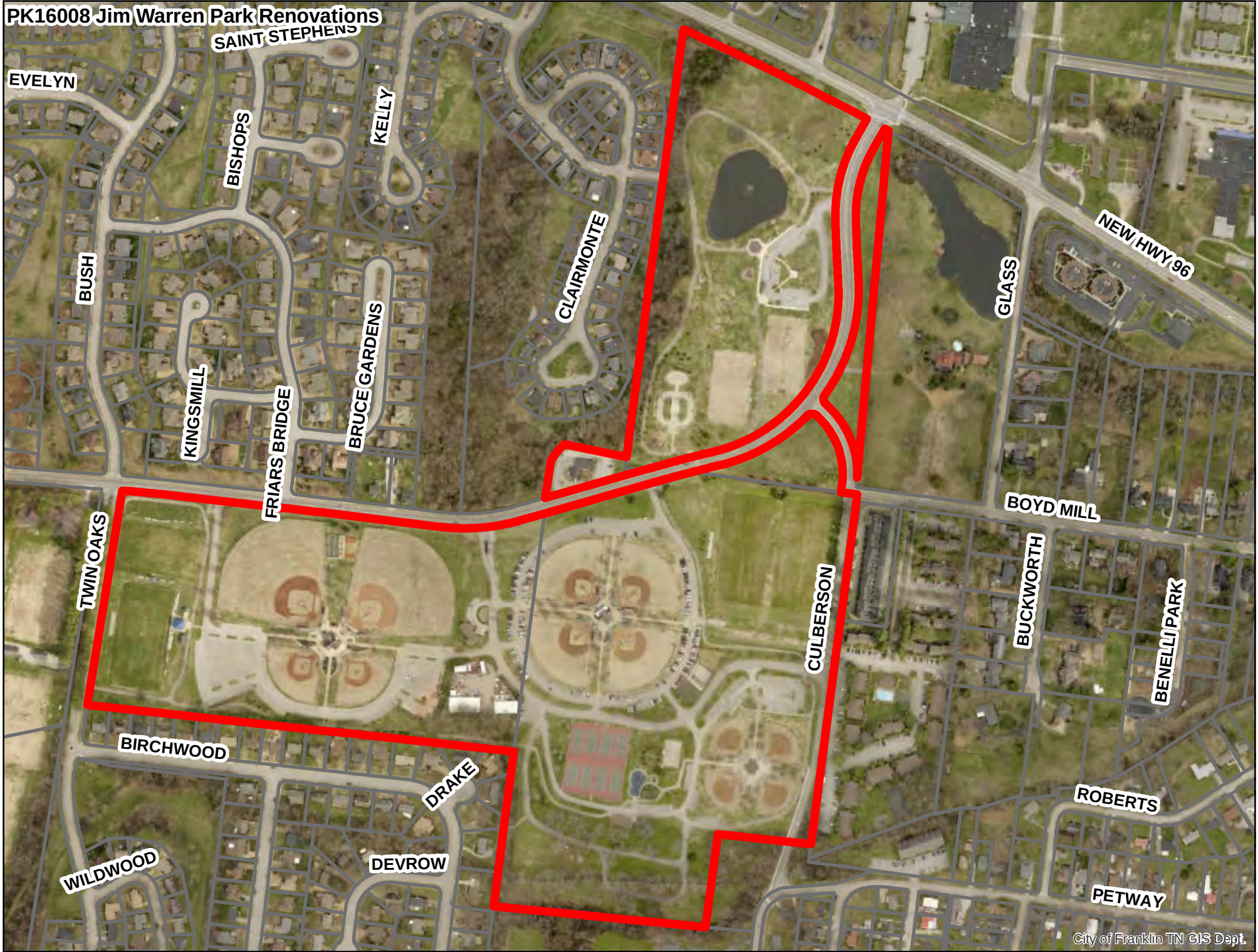
Project #	PK16008
Project Name	Jim Warren Park Renovations

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 3 Star Project
Status Pending

Description	Total Cost \$4,600,000
Jim Warren Park master plan should be updated based on evolving needs and the addition of new facilities at the FSSD and the SE Park. Located in Parkland Dedication Quadrant 4.	
Justification	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)							150,000		150,000		300,000
Construction Engineering / Inspection								150,000		150,000	300,000
Construction								2,000,000		2,000,000	4,000,000
Total							150,000	2,150,000	150,000	2,150,000	4,600,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax							150,000	2,150,000	150,000	2,150,000	4,600,000
Total							150,000	2,150,000	150,000	2,150,000	4,600,000



EVELYN

SAINT STEPHENS

BISHOPS

KELLY

CLAIRMONTE

GLASS

NEW HWY 96

BRUCE GARDENS

KINGSMILL

FRIARS BRIDGE

BOYD MILL

BUCKWORTH

BENELLI PARK

CULBERSON

ROBERTS

PETWAY

DEVROW

DRAKE

BIRCHWOOD

WILDWOOD

Project #	PK16009
Project Name	Liberty Park Improvements

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 3 Star Project
Status Pending

Description

Total Cost \$5,400,000

Liberty Park Improvements: The first phase of Liberty Park was completed in 2003 with the second phase completed in 2008. The proposed project would complete the park by adding two parking areas, tennis courts or pickle ball, basketball courts, a lighted multipurpose field, mountain biking trails and a restroom/pavilion combination facility.

Located in Parkland Dedication Quadrant 1.

Justification

All improvements are identified in the Liberty Parks Master Plan; the Community project is located in Quadrant 1 within the Parkland Impact Fee Ordinance.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				250,000							250,000
Construction Engineering / Inspection					200,000	200,000					400,000
Construction					2,200,000	2,200,000					4,400,000
Equip/Vehicles/Furnishings							350,000				350,000
Total				250,000	2,400,000	2,400,000	350,000				5,400,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax				250,000		1,680,000	350,000				2,280,000
Parkland Dedication - Quadrant 1					2,400,000	720,000					3,120,000
Total				250,000	2,400,000	2,400,000	350,000				5,400,000

PK16009—Liberty Park Improvements IV



Project #	PK16011
Project Name	Greenway (Aspen Grove to Mack Hatcher)

Department	Parks
Contact	Park Director
Type	New
Useful Life	20+
Category	Parks and Recreation
Priority	4 Star Project
Status	Pending

Description	Total Cost \$1,555,000
Aspen Grove Trail Connection is identified in the Parks Master Plan as 1/2-mile trail~greenway connection that will link pedestrians from the Cool Springs area to the Mack Hatcher trailhead and multipurpose pathway located on Mack Hatcher Parkway. The existing multipurpose pathway is connected to Harlinsdale Farm and ultimately to the historic downtown. Land acquisition and construction will be part of constructing the missing link. Located in Parkland Dedication Quadrant 1.	
Justification	The Aspen Grove Trail Connection project is located in Quadrant 1 within the Parkland Impact Fee Ordinance. The trail~greenway connection is identified in the Parks Master Plan.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	75,000										75,000
ROW and Easements		550,000									550,000
Construction Engineering / Inspection			75,000								75,000
Construction			855,000								855,000
Total	75,000	550,000	930,000								1,555,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parkland Dedication - Quadrant 1	75,000	550,000	930,000								1,555,000
Total	75,000	550,000	930,000								1,555,000



Project #	PK16012
Project Name	Greenway (1st Ave North to Bicentennial)

Department Parks
Contact Park Director
Type New
Useful Life 20+
Category Parks and Recreation
Priority 1 Star Project
Status Pending

Description

Total Cost \$1,997,800

From existing sidewalks on 1st Ave., the trail would head north parallel to the Harpeth River to join the existing trail system at Bicentennial Park. Acquisition of ROW would be needed for two private landowners. The City did an environmental assessment of the former dump site in 2016.

Located in Parkland Dedication Quadrant 4.

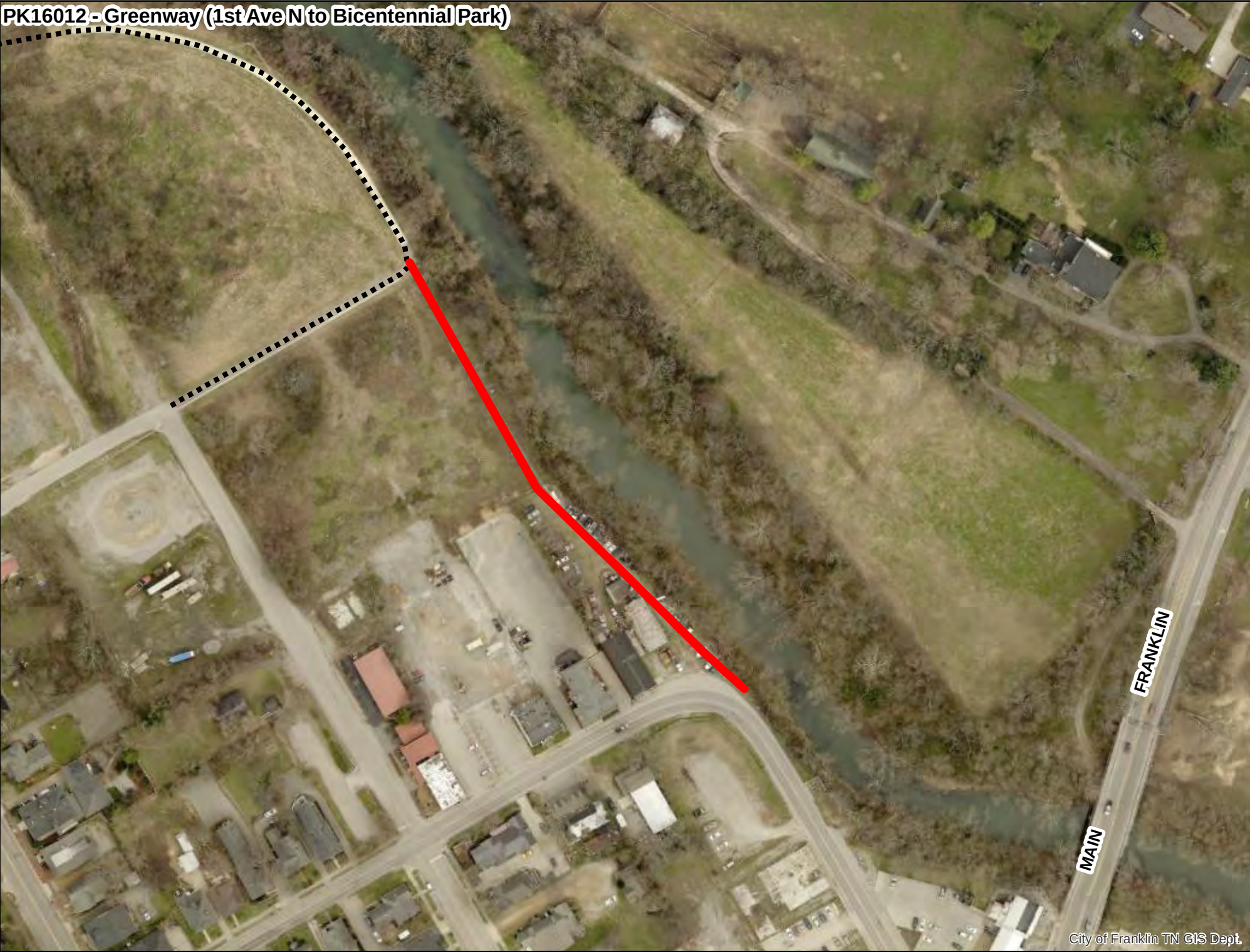
Justification

Provides a missing connection along the south side of the river. Additional improvements along 1st Ave will be made as part of the Harpeth Square Development project. The trail connection project is located in Quadrant 4 within the Parkland Impact Fee Ordinance. The trail-greenway connection is identified in the Parks Master Plan.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)		60,000									60,000
ROW and Easements			1,500,000								1,500,000
Construction Engineering / Inspection				37,800							37,800
Construction				400,000							400,000
Total		60,000	1,500,000	437,800							1,997,800

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parkland Dedication - Quadrant 4		60,000	1,500,000	437,800							1,997,800
Total		60,000	1,500,000	437,800							1,997,800

PK16012 - Greenway (1st Ave N to Bicentennial Park)



Project #	PK16013
Project Name	Greenway & Bridge (Harlinsdale to Chestnut Bend)

Department Parks
Contact Park Director
Type New
Useful Life 20+
Category Parks and Recreation
Priority 4 Star Project
Status Pending

Description	Total Cost \$3,032,960
This trail segment connects large sections of existing trails located in the Chestnut Bend HOA through open space along the Harpeth to The park at Harlinsdale Farms. A bridge to connect the internal trails at the Park at Harlinsdale to the existing Chestnut Bend trails. Located in Parkland Dedication Quadrant 4.	
Justification	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	100,000	90,000									190,000
ROW and Easements		25,000									25,000
Construction Engineering / Inspection			367,560								367,560
Construction			2,450,400								2,450,400
Total	100,000	115,000	2,817,960								3,032,960

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parkland Dedication - Quadrant 4	100,000	115,000	2,817,960								3,032,960
Total	100,000	115,000	2,817,960								3,032,960

Park16013 – Greenway & Bridge (Harlinsdale to Chestnut Bend)



Project #	PK16014
Project Name	Southeast Municipal Complex Phase I

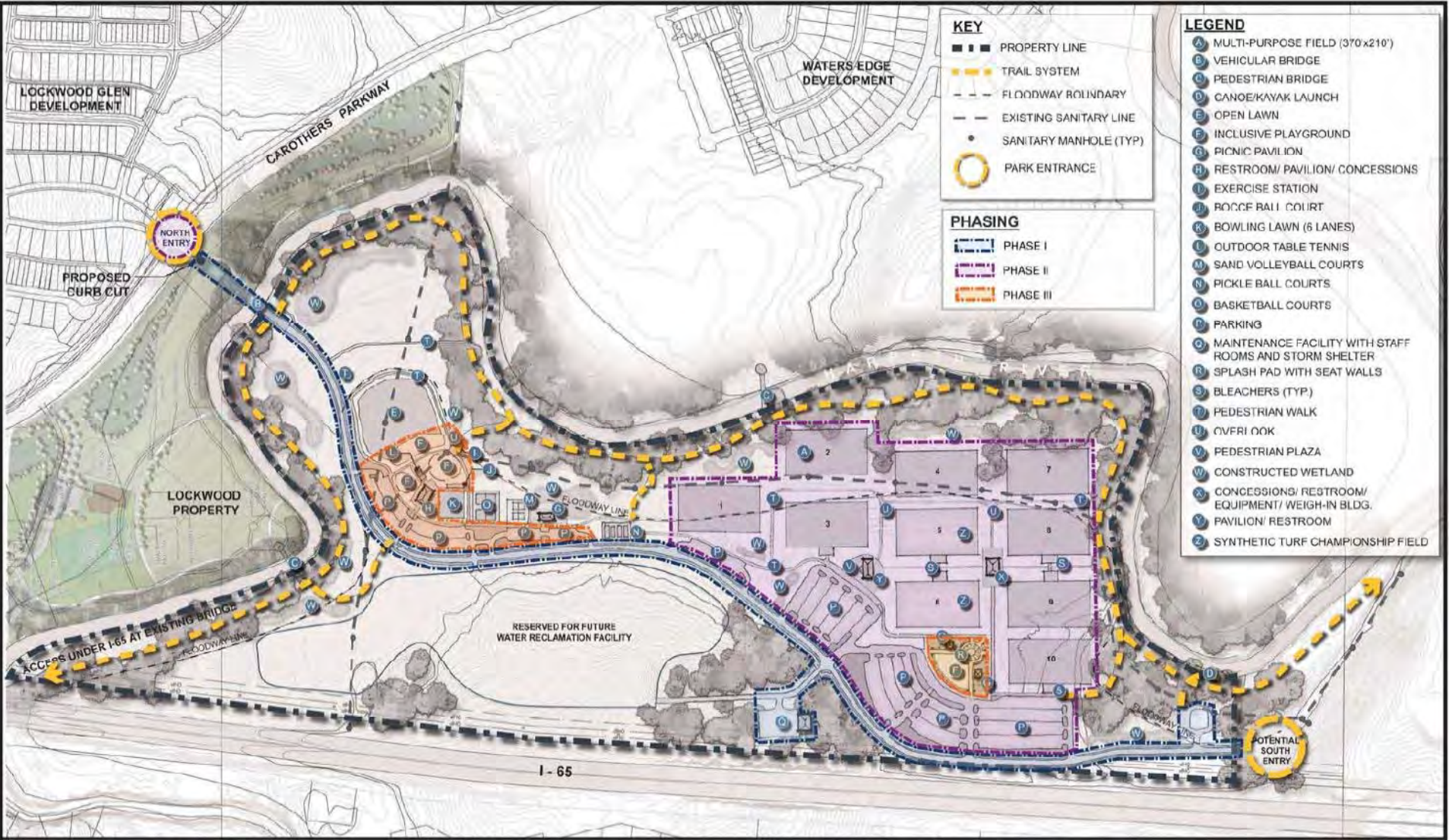
Department Parks
Contact Park Director
Type New
Useful Life 20+
Category Parks and Recreation
Priority 5 Star Project
Status Active

Description	Total Cost \$31,596,046
This new park would be built on the City-owned parcel 180 acres in size located between I-65 and the Harpeth River just south of Robinson Lake. The parcel is planned to be used as the site of a future City wastewater treatment plant. The park master plan has been adopted by the Board of Mayor and Aldermen. Located in Parkland Dedication Quadrant 2.	
Justification	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
396,046	Design/Planning (Professional Services)	800,000		800,000								1,600,000
Total	Construction Engineering / Inspection		400,000	400,000	400,000	400,000						1,600,000
	Construction		7,000,000	7,000,000	7,000,000	7,000,000						28,000,000
	Total	800,000	7,400,000	8,200,000	7,400,000	7,400,000						31,200,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
396,046	Wastewater Capacity	400,000	3,700,000	3,700,000								7,800,000
Total	Parkland Dedication - Quadrant 2	400,000	3,700,000	4,500,000	7,400,000	7,400,000						23,400,000
	Total	800,000	7,400,000	8,200,000	7,400,000	7,400,000						31,200,000

PK16014—Southeast Municipal Complex Phase I



Project #	PK16016
Project Name	Lockwood Glen Park

Department Parks
Contact Park Director
Type New
Useful Life 20+
Category Parks and Recreation
Priority 4 Star Project
Status Active

Total Cost \$6,446,958

Description

In 2015, the City entered into a Professional Service Agreement with Edge Planning Landscape Architecture & Urban Design to provide design services for the approximately 80 acre Lockwood Glen Park. Edge will be providing a final master plan for the park as the City of Franklin and Crescent Communities assume responsibility in for the total cost of the master plan. The goal is to develop a working plan that can be considered a passive public park in the near future. Located adjacent to the Carothers's South Parkway. Part of the plan will include programming the 12-acre lake, public parking areas, public restrooms and walking trails around the Harpeth and the property.

Located in Parkland Dedication Quadrant 2.

Justification

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Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
916,958	Design/Planning (Professional Services)	280,000	250,000									530,000
Total	Construction			5,000,000								5,000,000
	Total	280,000	250,000	5,000,000								5,530,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
916,958	Parkland Dedication - Quadrant 2	280,000	250,000	5,000,000								5,530,000
Total	Total	280,000	250,000	5,000,000								5,530,000

[illegible]

Project #	PK16017
Project Name	Greenway (Ascot Ln to I-65)

Department Parks
Contact Park Director
Type New
Useful Life 20+
Category Parks and Recreation
Priority 1 Star Project
Status Pending

Description	Total Cost \$1,987,500
The trail will connect to the proposed Mack Hatcher and Lewisburg Pike multi-use pathway in the future. The trail will start at Ascot Lane and extends parallel the Harpeth River until it reaches the Harpeth River Bridge at I-65. Located in Parkland Dedication Quadrant 2.	
Justification	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				100,000							100,000
ROW and Easements					550,000						550,000
Construction Engineering / Inspection						100,000					100,000
Construction						1,237,500					1,237,500
Total				100,000	550,000	1,337,500					1,987,500

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parkland Dedication - Quadrant 2				100,000	550,000	1,337,500					1,987,500
Total				100,000	550,000	1,337,500					1,987,500

PK16017 - Greenway (Ascot Ln to I-65)



Project #	PK16018
Project Name	Eastern Flank Circle (Loop Road) Repair

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 3 Star Project
Status Not Funded

Description	Total Cost \$160,000
Cover existing DBST with West TN Mix.	
Justification	
Staff is having lots of maintenance problems with te existing DBST surface on the roadway.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction Engineering / Inspection	160,000										160,000
Total	160,000										160,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax	160,000										160,000
Total	160,000										160,000

PK16018 - EASTERN FLANK CIRCLE (LOOP ROAD) REPAIR



Project #	PK16019
Project Name	Harlinsdale Farm Interurban Trail Connection

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	1 Star Project
Status	Pending

Description	Total Cost \$1,960,000
The area once housed the interurban rail system from Nashville to Franklin. Will allow for pedestrian & vehicular (pre & post special events) movement through the site for ADA parking/access from the fishing pond to the canoe launch. The road/ped connection would serve as part of the interconnectivity within the park and will be limited to (12') twelve wide only with an ADA trail leading to the existing fishing pier. The existing bridge was used to cross the creek which split the north and south side of the property near the pond. Recommendation to replace the bridge with a pedestrian bridge 12' wide.	
Justification	
A possible Public-Private partnerships should be utilized in the design and construction of these amenities.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	80,000										80,000
Construction Engineering / Inspection		80,000									80,000
Construction		1,800,000									1,800,000
Total	80,000	1,880,000									1,960,000
Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax	80,000	1,880,000									1,960,000
Total	80,000	1,880,000									1,960,000



Project #	PK16020
Project Name	Bicentennial Park

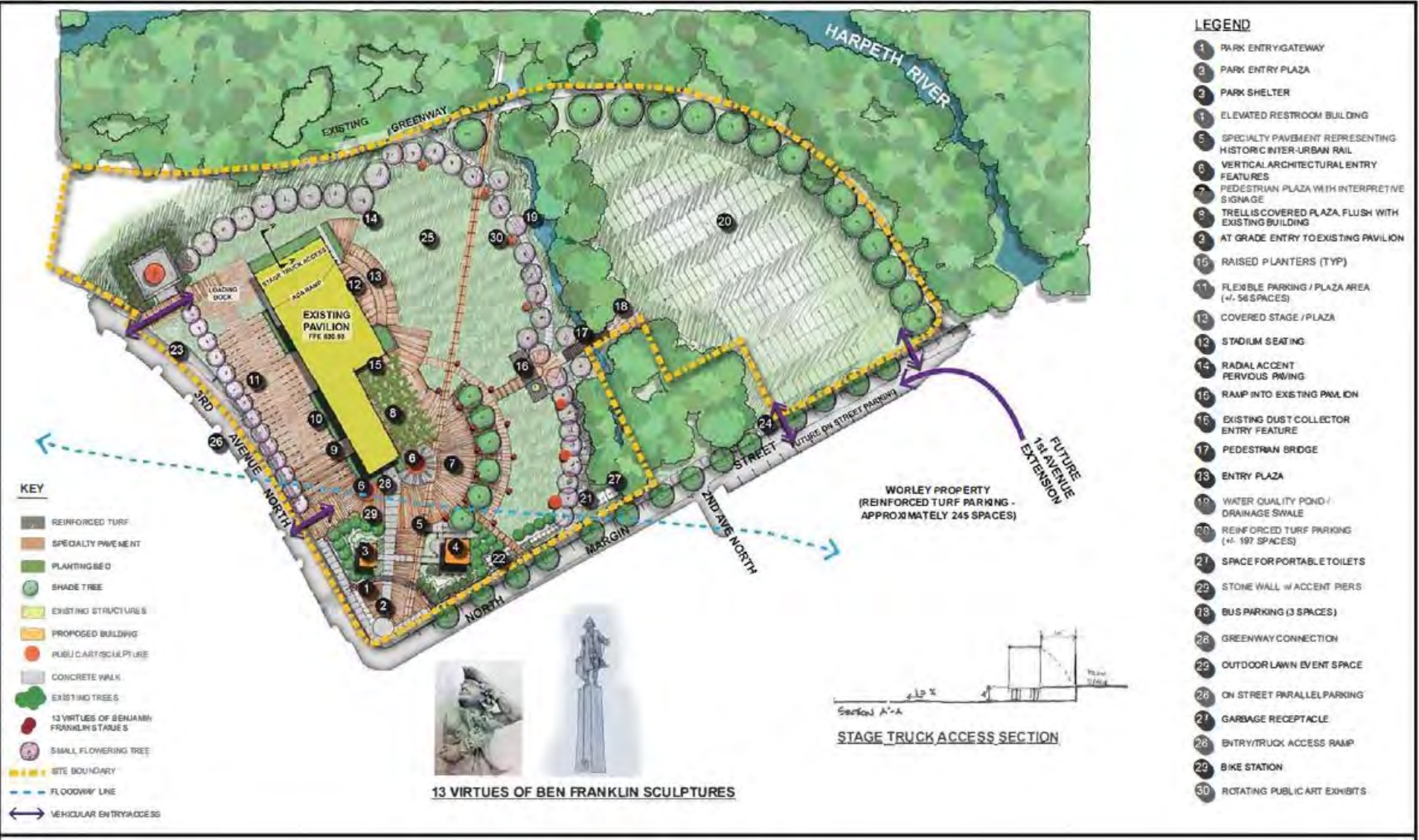
Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 4 Star Project
Status Active

Description	Total Cost \$4,220,000
Located at 214 N. Margin St.: Update the current 2008 master plan and design for construction of a paving system or ground cover for the park surrounding the Bicentennial park pavilion, east side of the park and the Worley property if purchased by the City. Design and prepare construction documents to include but not limited to soil testing, stormwater management needs, vehicular load requirements, local regulations and flood restrictions. Project areas are highlighted.	
Located in Parkland Dedication Quadrant 4.	
Justification	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	300,000										300,000
Construction Engineering / Inspection		420,000									420,000
Construction		3,500,000									3,500,000
Total	300,000	3,920,000									4,220,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parkland Dedication - Quadrant 4	300,000	3,920,000									4,220,000
Total	300,000	3,920,000									4,220,000

PK16020 — BICENTENNIAL PARK



Project #	PK19001
Project Name	FSSD (Freedom Middle/Poplar Grove)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 2 Star Project
Status Pending

Description	Total Cost \$4,209,998
In 2017, the Board of Mayor and Alderman and the Franklin Special School District Board approved a concept master plan. The first phase will be a major renovation project to the existing baseball field, softball field, adding a batting cage to be shared by both boys and girls along with a concession stand/restroom facility that is much needed for the property. A Memorandum of Understanding for each phase will be completed to divide cost and maintenance/shared use responsibilities for each party. Located in Parkland Dedication Quadrant 4.	
Justification	
Identified in the Parks Master Plan to develop a partnership with FSSD and a master plan was completed in 2017 for four schools.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
34,998	Design/Planning (Professional Services)	175,000										175,000
Total	Construction Engineering / Inspection		500,000									500,000
	Construction		3,500,000									3,500,000
	Total	175,000	4,000,000									4,175,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
34,998	Misc. Grant	87,500	2,000,000									2,087,500
Total	Parkland Dedication - Quadrant 4	87,500	2,000,000									2,087,500
	Total	175,000	4,000,000									4,175,000

PK19001—FSSD (Freedom Middle / Poplar Grove)



Project #	PK19002
Project Name	FSSD (Freedom Intermediate/Johnson Elementary)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 2 Star Project
Status Pending

Description	Total Cost \$3,009,998
This project includes improving property at Freedom Intermediate / Johnson Elementary to be shared by both the City Parks Department and Franklin Special School District. See Attached exhibit Located in Parkland Dedication Quadrant 4.	
Justification	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
34,998	Design/Planning (Professional Services)					125,000						125,000
Total	Construction Engineering / Inspection						350,000					350,000
	Construction						2,500,000					2,500,000
	Total					125,000	2,850,000					2,975,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
34,998	Misc. Grant					62,500	1,425,000					1,487,500
Total	Parkland Dedication - Quadrant 4					62,500	1,425,000					1,487,500
	Total					125,000	2,850,000					2,975,000

PK19002—FSSD (Freedom Intermediate / Johnson Elementary)



Project #	PK19003
Project Name	Jim Warren Park Tennis Courts

Department Parks
Contact Park Director
Type Unassigned
Useful Life 20+
Category Parks and Recreation
Priority 4 Star Project
Status Pending

Description	Total Cost \$724,575
Replace the existing tennis courts.	
Justification	
The existing tennis courts are deteriorated and need repaired. 4 of the 8 courts are currently closed.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	74,575										74,575
Construction Engineering / Inspection	50,000										50,000
Construction	600,000										600,000
Total	724,575										724,575

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax	724,575										724,575
Total	724,575										724,575

PK19003 - Jim Warren Park Tennis Courts



Project #	PK19005
Project Name	Greenway (Aspen Grove to Mallory Station Rd)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 2 Star Project
Status Pending

Description	Total Cost \$2,400,000
Aspen Grove Trail Connection is identified in the Parks Master Plan as 1/2-mile trail~greenway connection that will link pedestrians from the Cool Springs area to the Mack Hatcher trailhead and multipurpose pathway located on Mack Hatcher Parkway. Moving in the opposite direction, Spencer Creek flows toward Mallory Station Road with a length of .97 miles. Connecting commercial users and resident to the Cool Springs Mall area north of Aspen Grove Park provides a safe pedestrian connection in this area. Located in Parkland Dedication Quadrant 1.	

Justification
The Aspen Grove Trail Connection project is located in Quadrant 1 within the Parkland Impact Fee Ordinance. The trail~greenway connection is identified in the Greenway and Open Space Master Plan.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					100,000						100,000
ROW and Easements						900,000					900,000
Construction Engineering / Inspection							100,000				100,000
Construction							1,300,000				1,300,000
Total					100,000	900,000	1,400,000				2,400,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Misc. Grant					100,000						100,000
Parkland Dedication - Quadrant 1						900,000	1,400,000				2,300,000
Total					100,000	900,000	1,400,000				2,400,000

PK19005 - Greenway (Aspen Grove to Mallory Station Rd)



Project #	PK19006
Project Name	Greenway (Harlinsdale Manor to Harlinsdale Farm)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 2 Star Project
Status Pending

Description	Total Cost \$730,000
Perform the final connection from the north end bridge (Daniel McMahon Road) to the existing equestrian trails at Harlinsdale. The current area has a paved walking trail from Harlinsdale Manor. The area once housed the interurban rail system from Nashville to Franklin. A pedestrian bridge was built in 2015 with only a gravel trail leading to the Harlinsdale Manor subdivision from Daniel McMahon Road which connects to the Mack Hatcher Parkway multipurpose trail. The connection provides for a 12' wide asphalt pedestrian trail to accommodate every trail uses and for access during large events when the neighboring church parking area is utilized without pedestrians walking on Franklin Road.	
Located in Parkland Dedication Quadrant 1.	
Justification	
A possible Public-Private partnerships should be utilized in the design and construction of these amenities.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			40,000								40,000
ROW and Easements				275,000							275,000
Construction Engineering / Inspection					415,000						415,000
Total			40,000	275,000	415,000						730,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parkland Dedication - Quadrant 1			40,000	275,000	415,000						730,000
Total			40,000	275,000	415,000						730,000

PK19006 - Greenway (Harlinsdale Manor to Harlinsdale Farm)



Project #	PK19007
Project Name	Greenway (Pinkerton Park to Franklin Road Bridge)

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 2 Star Project
Status Pending

Description

Total Cost \$5,272,745

From the existing trail inside Pinkerton Park, the greenway would head north and west along the banks of the Harpeth, this time hugging a small shelf below Fort Granger as the trail approaches Downtown Franklin and would connect under the Franklin Road Bridge leading to the new sidewalk toward the Park at Harlinsdale Farm or south into downtown Franklin.

Located in Parkland Dedication Quadrant 1 and 4.

Justification

Provides a missing connection along the north side of the river. The trail connection project is located in Quadrant 1 & 4 within the Parkland Impact Fee Ordinance. The trail~greenway connection is identified in the Parks Master Plan.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			556,545								556,545
ROW and Easements				50,000							50,000
Construction Engineering / Inspection					465,000						465,000
Construction					4,201,200						4,201,200
Total			556,545	50,000	4,666,200						5,272,745

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Facilities Tax				50,000	4,566,200						4,616,200
Hotel/Motel Tax			356,545								356,545
Misc. Grant					100,000						100,000
Parkland Dedication - Quadrant 1			100,000								100,000
Parkland Dedication - Quadrant 4			100,000								100,000
Total			556,545	50,000	4,666,200						5,272,745

PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)



Project #	PK19008
Project Name	Cleburne Street Realignment

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 1 Star Project
Status Pending

Description	Total Cost \$2,270,000
Realignment of Cleburne Street to improve the Park and overall intersection capacity.	
Justification	
Realignment of Cleburne Street to improve the Park and overall intersection capacity.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				70,000							70,000
ROW and Easements					600,000						600,000
Construction Engineering / Inspection						100,000					100,000
Construction						1,500,000					1,500,000
Total				70,000	600,000	1,600,000					2,270,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General				35,000	300,000	775,000					1,110,000
Hotel/Motel Tax				35,000	300,000	775,000					1,110,000
Water Renewal						50,000					50,000
Total				70,000	600,000	1,600,000					2,270,000

PK19008 - Cleburne Street Realignment



Project #	PK19009
Project Name	Harlinsdale Farm Pond Renovation

Department Parks
Contact Park Director
Type Maintenance
Useful Life 20+
Category Parks and Recreation
Priority 2 Star Project
Status Pending

Description	Total Cost \$765,000
According to the 2005 master plan for Harlinsdale Farm, a pond was constructed to accommodate additional stormwater from Franklin Road and the overall property. Effluent water was installed to accommodate a specific water level in the pond so the amenity could be used for recreational fishing. The pond since it's opening in 2008-09 has been stocked with fish for a catch and release program. Currently, the pond is leaking and a new liner is suggested to keep the public recreation amenity.	
Justification	
Without repairing the pond, the city must continue to run effluent water into the area which is an increased demand on the overall effluent system.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)		50,000									50,000
Construction Engineering / Inspection			15,000								15,000
Construction			700,000								700,000
Total		50,000	715,000								765,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater		50,000									50,000
Hotel/Motel Tax			715,000								715,000
Total		50,000	715,000								765,000



Project #	PK19010
Project Name	Thompson Alley Neighborhood Park

Department Parks
Contact Park Director
Type Improvement
Useful Life 20+
Category Parks and Recreation
Priority 3 Star Project
Status Pending

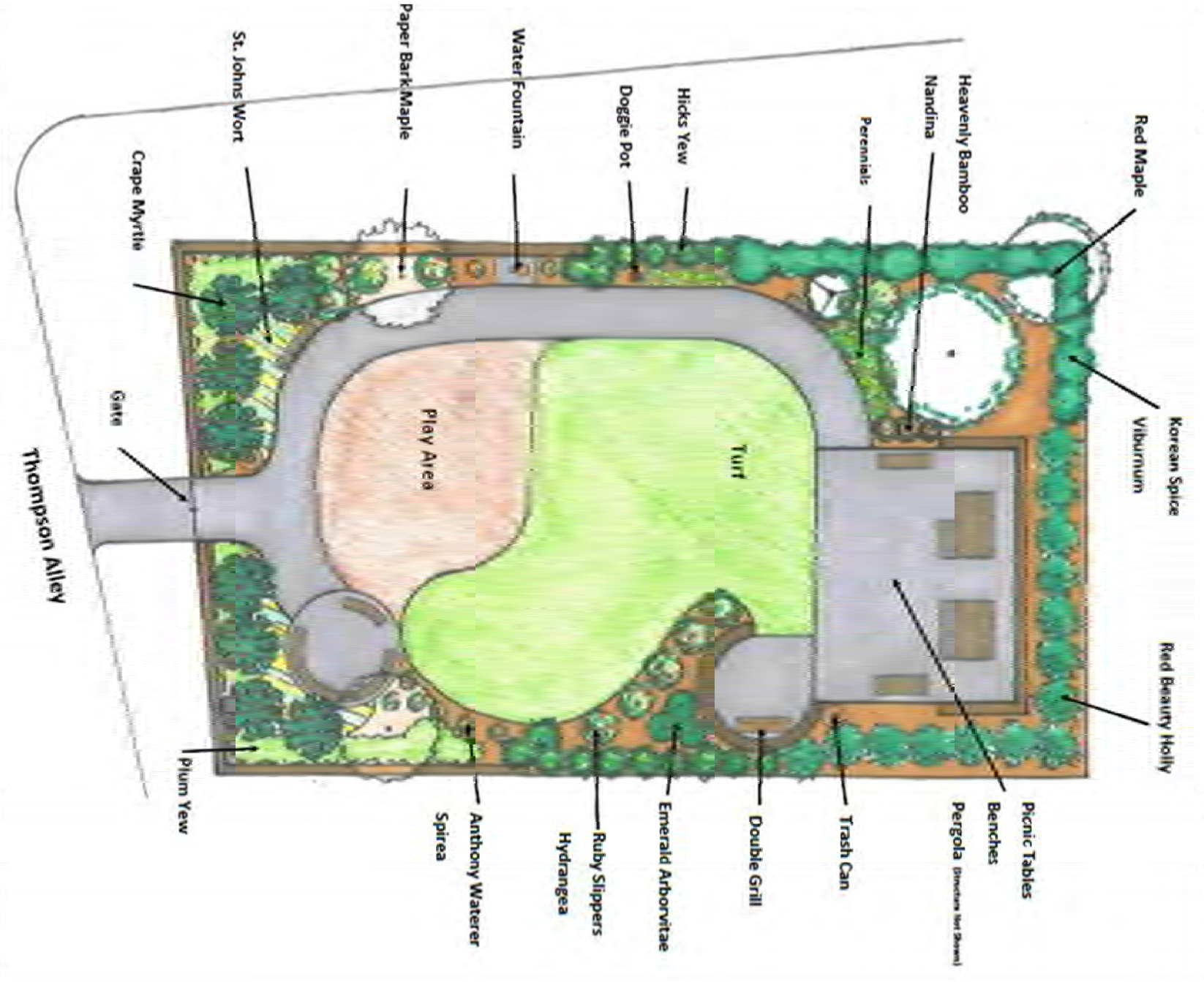
Description	Total Cost \$222,000
Obtained post-flood 2010, the Parks Department maintains the vacant land on a weekly mowing basis. The Parks Master Plan identified the need in the study to identify and construct more neighborhood parks. Due to being a FEMA property, the Parks Department identified the existing seven FEMA properties as potential neighborhood parks. Neighborhood meetings took place in 2016-17 with Thomas Alley residents and received feedback from regarding use for the small parcel. The submitted design completed by Park staff provided feedback to residents through the process. Due to location, a formal design will need to be completed to consider any issues with design, materials for flood elevations. Located in Parkland Dedication Quadrant 3.	

Justification
This neighborhood park project is located in Quadrant 3 within the Parkland Impact Fee Ordinance. The deficit of neighborhood parks were identified in the Greenway and Open Space Master Plan.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	20,000										20,000
Construction Engineering / Inspection		35,000									35,000
Construction		125,000									125,000
Equip/Vehicles/Furnishings		42,000									42,000
Total	20,000	202,000									222,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parkland Dedication - Quadrant 3	20,000	202,000									222,000
Total	20,000	202,000									222,000

PK19010—Thompson Alley Neighborhood Park



Project #	PK19011
Project Name	Harlinsdale North Entrance Turn Lane

Department Parks
Contact Park Director
Type Unassigned
Useful Life 20+
Category Parks and Recreation
Priority 2 Star Project
Status Pending

Description	Total Cost \$2,176,200
Add a Left Turn Lane on Franklin Road at the Northern Entrance to the Park at Harlinsdale Farm.	
Justification	
A Left turn Lane is warrented and should be installed to help move traffic efficently and improve saftey on Franklin Road.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	59,200										59,200
ROW and Easements		600,000									600,000
Construction Engineering / Inspection			592,000								592,000
Construction			925,000								925,000
Total	59,200	600,000	1,517,000								2,176,200

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax	59,200	600,000	1,517,000								2,176,200
Total	59,200	600,000	1,517,000								2,176,200



Project #	PK19012
Project Name	Old Liberty Neighborhood Park

Department	Parks
Contact	Park Director
Type	Unassigned
Useful Life	20+
Category	Parks and Recreation
Priority	3 Star Project
Status	Pending

Description	Total Cost \$150,240
Obtained post-flood 2010, the Parks Department maintains the vacant land on a weekly mowing basis. The Parks Master Plan identified the need in the study to identify and construct more neighborhood parks. Due to being a FEMA property, the Parks Department identified the existing seven FEMA properties as potential neighborhood parks. The park was divided into two phases as in 2016-17, a Leadership Franklin Group partnered with the Parks Department to build the first phase. The submitted design completed by Park staff provided feedback to residents through the process. Due to location, a formal design will need to be completed to consider any issues with design, materials for flood elevations. Located in Parkland Dedication Quadrant 1.	

Justification
This neighborhood park project is located in Quadrant 1 within the Parkland Impact Fee Ordinance. The deficient of neighborhood parks were identified in the Greenway and Open Space Master Plan.

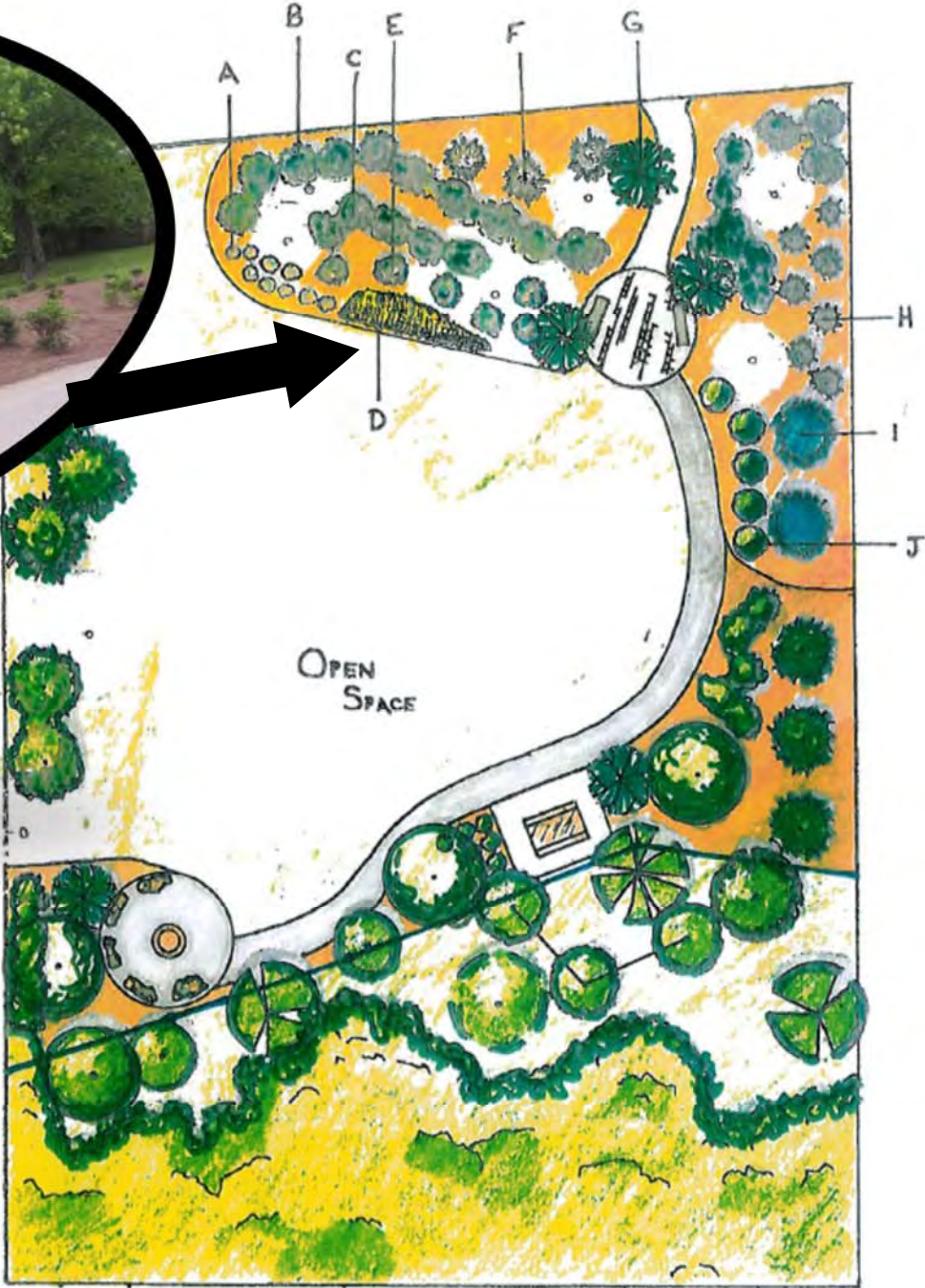
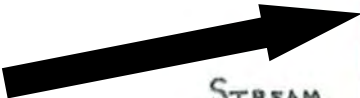
Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	20,000										20,000
Construction Engineering / Inspection		35,000									35,000
Construction		73,240									73,240
Equip/Vehicles/Furnishings		22,000									22,000
Total	20,000	130,240									150,240

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Parkland Dedication - Quadrant 1	20,000	130,240									150,240
Total	20,000	130,240									150,240

PK19012 - Old Liberty Neighborhood Park



Old Liberty Neighborhood
Park Phase II Project



Project #	PK19013
Project Name	Harlinsdale Irrigation & Landscaping Project

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	10-20 years
Category	Parks and Recreation
Priority	1 Star Project
Status	Pending

Description

Total Cost \$283,270

In FY18, the Parks Department obtained an full irrigation design plan for the arena area, the Main Barn and adjacent event lawn along with the former Power House and surrounding open space. The proposed project would be completed in three phases. The first phase would address drainage issues and irrigation installation. The second phase would see a continuation and completion of the irrigation installation and the beginning of landscape installation around the Scores Stand, South Paddock, and turf improvements. The third phase would include landscape improvements around the Concession Stand/Bathroom, the North Paddock, and turf in those areas. This project will also see improvement in ADA accessibilty to the site by the addition of paved walkways leading to a paved observation area on the terraced berm.

Justification

Friends of Franklin Parks raised the funding for the arena site with the City partnering to construct the concession/restroom structure. Landscaping was eliminated due the expenses along with irrigation in the turf areas. Presently, in order to assist the maintenance of the area, the Parks Department is recommending installing the three phases fo the project as the arena has become very much a focal point within the parks system. Continuing with no irrigation, existing turf continues to die and left with a dusty environment not condusive for the increased use.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	8,000										8,000
Construction	107,200	122,850	45,220								275,270
Total	115,200	122,850	45,220								283,270

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater	34,560										34,560
Hotel/Motel Tax	80,640	122,850	45,220								248,710
Total	115,200	122,850	45,220								283,270

PK19013—Harlinsdale Irrigation & Landscaping Project



Project #	PK19015
Project Name	Winstead Hill Park

Department	Parks
Contact	Park Director
Type	Improvement
Useful Life	20+
Category	Parks and Recreation
Priority	1 Star Project
Status	Not Funded

Description	Total Cost \$1,050,000
Provide Gravity Sanitary Sewer Service to Winstead Hill Park. This is a priority 4 project.	
Reconfigure the existing parking lot to accommodate busses, emergency services and the future widening of Columbia Pike.	
Justification	
The restroom facilities at this park are currently on a pump and haul operations. In addition, this parking lot does not accommodate busses, emergency services and the future widening of Columbia Pike.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)									150,000		150,000
Construction										900,000	900,000
Total									150,000	900,000	1,050,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Hotel/Motel Tax									150,000	900,000	1,050,000
Total									150,000	900,000	1,050,000



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CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

Project Sheets – Public Utilities

City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 thru FY 28

PROJECTS BY CATEGORY

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Public Utilities													
16" Water Line Long Lane Connector	WM16001	2			120,000	50,000	1,000,000	1,000,000					2,170,000
Bishop Branch Interceptor	WM16002	2							230,000	500,000	1,540,000	1,540,000	3,810,000
Old Carters Creek Pike Water Line Replacement	WM16003	3		480,000									480,000
Adams Street Infrastructure Improvements	WM16005	4	105,000	1,215,000									1,320,000
Advanced Metering Infrastructure (AMI)	WM16006	3		200,000	550,000	550,000	500,000						1,800,000
Alicia Drive Water Line Replacement	WM16007	2					61,500						61,500
Battle Avenue Infrastructure Replacement	WM16008	2				200,000	1,787,500						1,987,500
Berry Circle Sanitary Sewer Line Rehabilitation	WM16009	2				93,000							93,000
Bobby Drive Water Line Replacement	WM16010	4	430,000	425,000									855,000
Buckworth Infrastructure Improvements	WM16011	3				110,000							110,000
Church Street Infrastructure Improvements	WM16012	4	50,000	346,500									396,500
Grassland Tank Demolition	WM16013	1									270,000		270,000
Eastview Circle Infrastructure Improvements	WM16014	2						50,000	515,500				565,500
Evans Street Sewer Improvements	WM16015	4	32,000	420,500									452,500
Forrest Street Infrastructure Improvements	WM16017	3			332,500								332,500
Frazier Drive Sanitary Sewer Rehabilitation	WM16019	4	50,000										50,000
Gist Street Infrastructure Improvements	WM16020	3			40,000	360,000							400,000
Glass Lane Water Line Replacement	WM16021	1									20,000	235,000	255,000
Westview Apt Water Line Replacement (510 96W)	WM16022	2								10,000	100,000		110,000
Holiday Court Lift Station Rehabilitation	WM16023	4	400,000										400,000
Lee Drive Water Line Replacement	WM16025	2						15,000	72,000				87,000
Bonsal Way Water Line Replacement	WM16026	2		10,000	110,000								120,000
Liberty Pike Water Line Replacement	WM16027	2								25,000	330,000		355,000
Manley Lane Dead End Removal	WM16028	1							50,000	100,000	345,000		495,000
Morning Side Drive Water Line Replacement	WM16029	1									10,000	100,000	110,000
Murfreesboro Road Water line Replacement	WM16030	3				90,000	900,000						990,000
Old Hillsboro Road Water Line	WM16032	2								80,000	295,000		375,000
New Hope Academy Sewer Line Replacement	WM16033	4		50,000									50,000
Scruggs Avenue Water Line Replacement	WM16036	2							20,000	175,000			195,000

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
South Prong Sanitary Sewer Upgrade	WM16037	1								2,450,000			2,450,000
Spencer Creek Sanitary Sewer Replacement	WM16038	4	1,290,000										1,290,000
Highway 96W Water Line Replacement	WM16040	4	258,000										258,000
West End Circle Infrastructure Improvements	WM16041	3		10,000	117,000								127,000
West Main Infrastructure Improvements	WM16042	2						400,000	2,900,000	2,900,000			6,200,000
Sewer Interceptor Point Repair Projects	WM19001	4	500,000	500,000									1,000,000
Sewer Lateral CIPP Lining	WM19002	4	100,000	100,000									200,000
Sewer Rehabilitation On-Call Services (mains)	WM19003	4	400,000	450,000									850,000
Rehabilitation of Moore's Lane & Hillsboro Rd PS	WM19004	4	102,730										102,730
Sewer Rehabilitation On-Call Services (manholes)	WM19005	4	100,000	100,000									200,000
Oakwood Transmission Main Improvements	WM19006	3			200,000	960,000	285,000	450,000					1,895,000
Walnut Drive Water Improvements	WM19007	3			180,000								180,000
Cummins Street Water Improvements	WM19008	3			75,000								75,000
Carolyn Avenue Infrastructure Improvements	WM19009	1									410,000		410,000
Confederate Drive Sewer Improvements	WM19010	2						340,000					340,000
Cothran Drive Water Improvements	WM19011	1									120,000		120,000
Green Acres Drive Water Line Improvements	WM19012	1									120,000		120,000
Perkins Drive Water Improvements	WM19013	2								240,000			240,000
Maple Street Sewer Improvements	WM19014	3				306,000							306,000
Natchez Street Sewer Improvements	WM19015	3			720,000								720,000
Lewisburg Avenue Sewer Improvements	WM19016	2					30,000	200,000					230,000
Unidentified Wastewater Improvement Projects	WM19017	4	200,000	550,000									750,000
Claude Yates WRF Water Line Improvements	WM19018	4	600,000										600,000
Public Utilities Total			4,617,730	4,857,000	2,444,500	2,719,000	4,564,000	2,455,000	3,787,500	6,480,000	3,560,000	1,875,000	37,359,730
GRAND TOTAL			4,617,730	4,857,000	2,444,500	2,719,000	4,564,000	2,455,000	3,787,500	6,480,000	3,560,000	1,875,000	37,359,730

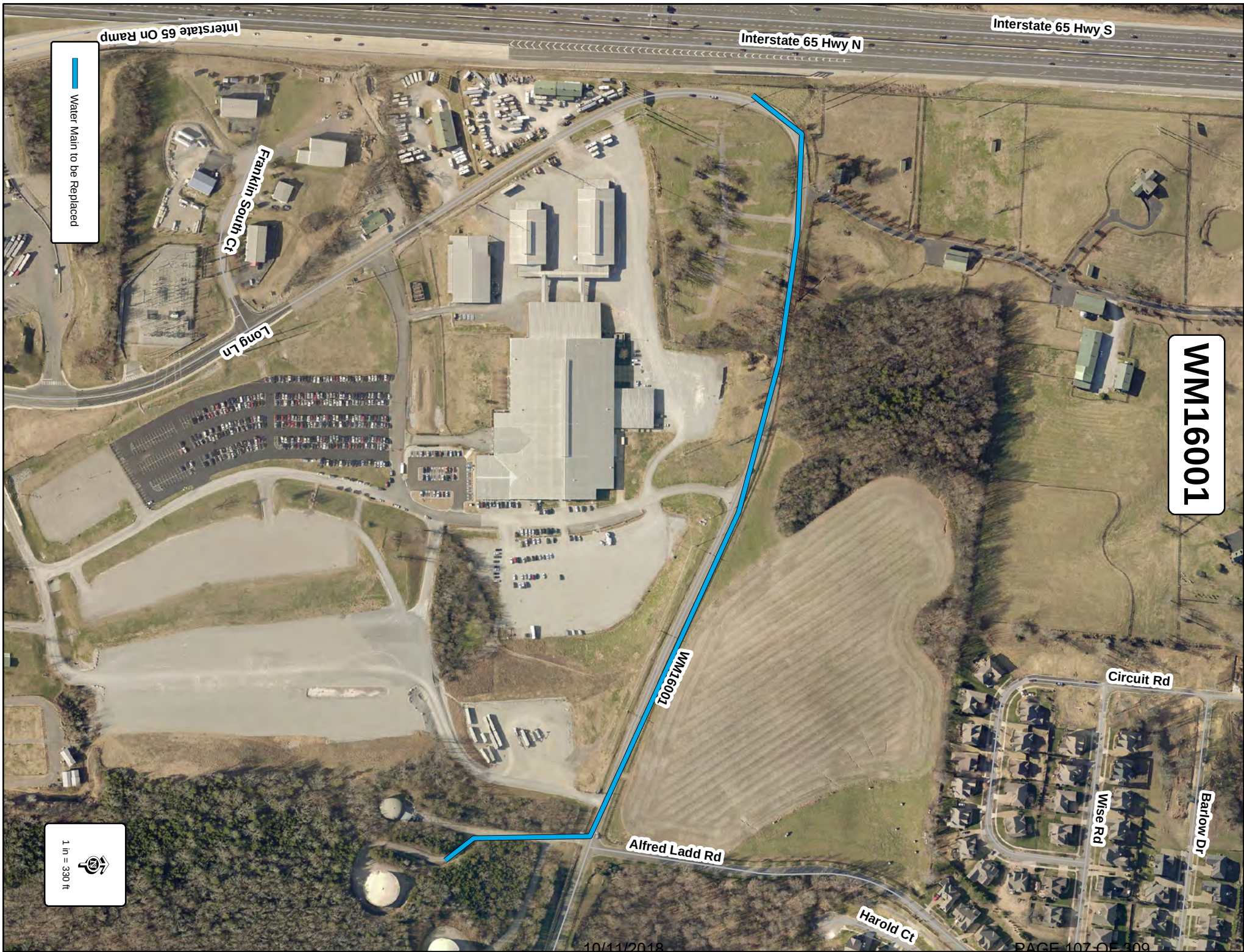
Project #	WM16001
Project Name	16" Water Line Long Lane Connector

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 2 Star Project
Status Pending

Description	Total Cost \$2,170,000
Replacing the existing 8-inch ductile iron water line to a 16-inch water main from I-65 to Long Lane Reservoir along the newly planned alignment of the road.	
Justification	
Provide adequate domestic and fire flow to the Goose Creek area for future and existing customers.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			120,000								120,000
ROW and Easements				50,000							50,000
Construction					1,000,000	1,000,000					2,000,000
Total			120,000	50,000	1,000,000	1,000,000					2,170,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Capacity			60,000	25,000	500,000	500,000					1,085,000
Water Renewal			60,000	25,000	500,000	500,000					1,085,000
Total			120,000	50,000	1,000,000	1,000,000					2,170,000



WM16001

1 in = 330 ft

Project #	WM16002
Project Name	Bishop Branch Interceptor

Department	Water Management
Contact	Water Management Director
Type	New
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description

Total Cost \$3,810,000

Future development is anticipated on the east side of the Goose Creek Interchange. When this area develops, the gravity sewer from the Ladd Park interceptor will need to be extended down to Bishop Branch. The extension is approximately 12,000 LF.

Anticipate design to begin in FY 2025, ROW acquisition to begin in FY 2026, and construction to begin in FY 2027.

Justification

This area has great economic development potential. The Ladd Park Interceptor does not have the capacity to handle additional, dense development.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)							230,000				230,000
ROW and Easements								500,000			500,000
Construction Engineering / Inspection									40,000	40,000	80,000
Construction									1,500,000	1,500,000	3,000,000
Total							230,000	500,000	1,540,000	1,540,000	3,810,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Capacity							230,000	500,000	1,540,000	1,540,000	3,810,000
Total							230,000	500,000	1,540,000	1,540,000	3,810,000

Insert Project Image/Location Map Here

Project #	WM16003
Project Name	Old Carters Creek Pike Water Line Replacement

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 3 Star Project
Status Pending

Description	Total Cost \$559,498
Replacement of approximately 3,200 LF of 6-inch cast iron water line from West Main Street to terminus of Franklin's water system along Old Carter's Creek Pike. Phase 2 will consist of looping the line, however, Phase 2 will occur at later date based upon development in this area.	
Justification	
Line is over 60 years old. The project will improve water loss, water age, fire flow and water quality for this area.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
79,498	Construction		480,000									480,000
Total	Total		480,000									480,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
79,498	Water Renewal		480,000									480,000
Total	Total		480,000									480,000



WM16003

— Sewer to be Replaced
— Water Main to be Replaced

1 in = 420 ft

Project #	WM16005
Project Name	Adams Street Infrastructure Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Pending

Description	Total Cost \$1,320,000
Replacement of 2,875 LF of water line. Upgraded size to be determined during design.	
Replacement of 2,875 LF of existing 8" sanitary sewer line. Upgraded size to be determined during design.	
Anticipate both projects are entirely renewal versus capacity.	
Justification	
Lines are approximately 60 years old and have served their useful life. Area has been subject to pressure, disinfection residuals, and flow issues on water line. Sanitary sewer is subject to infiltration and inflow and occasional obstructions.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	105,000										105,000
Construction Engineering / Inspection		40,000									40,000
Construction		1,175,000									1,175,000
Total	105,000	1,215,000									1,320,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal	45,000	465,000									510,000
Wastewater Renewal	60,000	750,000									810,000
Total	105,000	1,215,000									1,320,000



WM16005

Sewer to be Replaced
Water Main to be Replaced

1 in = 330 ft

Project #	WM16006
Project Name	Advanced Metering Infrastructure (AMI)

Department	Water Management
Contact	Water Management Director
Type	Equipment
Useful Life	20+
Category	Public Utilities
Priority	3 Star Project
Status	Pending

Description	Total Cost \$1,800,000
Replace current AMR system with AMI equipment. Equipment will provide hourly consumption readings at meter points. These data will help improve customer service, complaint resolution, reduced fuel costs, among other benefits.	
Justification	
Current system is approaching service life. Transition will replace failing equipment and will improve customer focus.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Equip/Vehicles/Furnishings		200,000	550,000	550,000	500,000						1,800,000
Total		200,000	550,000	550,000	500,000						1,800,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal		200,000	550,000	550,000	500,000						1,800,000
Total		200,000	550,000	550,000	500,000						1,800,000

Insert Project Image/Location Map Here

Project #	WM16007
Project Name	Alicia Drive Water Line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$61,500
Replace existing 6" transite water line (size to be determined during design) for the length of Alicia Drive (615 LF). Plan to perform the design and construction work in house, however will need external surveying.	
Justification	
Transite line is approximately 60 years old. Line performs well in terms of water quality, however, the material of the line introduces operational problems when maintenance is necessary.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction					61,500						61,500
Total					61,500						61,500

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal					61,500						61,500
Total					61,500						61,500



WM16007

WM16008

Battie Ave

WM16007

Alicia Dr

Figueres Dr

Water Main to be Replaced

1 in = 50 ft

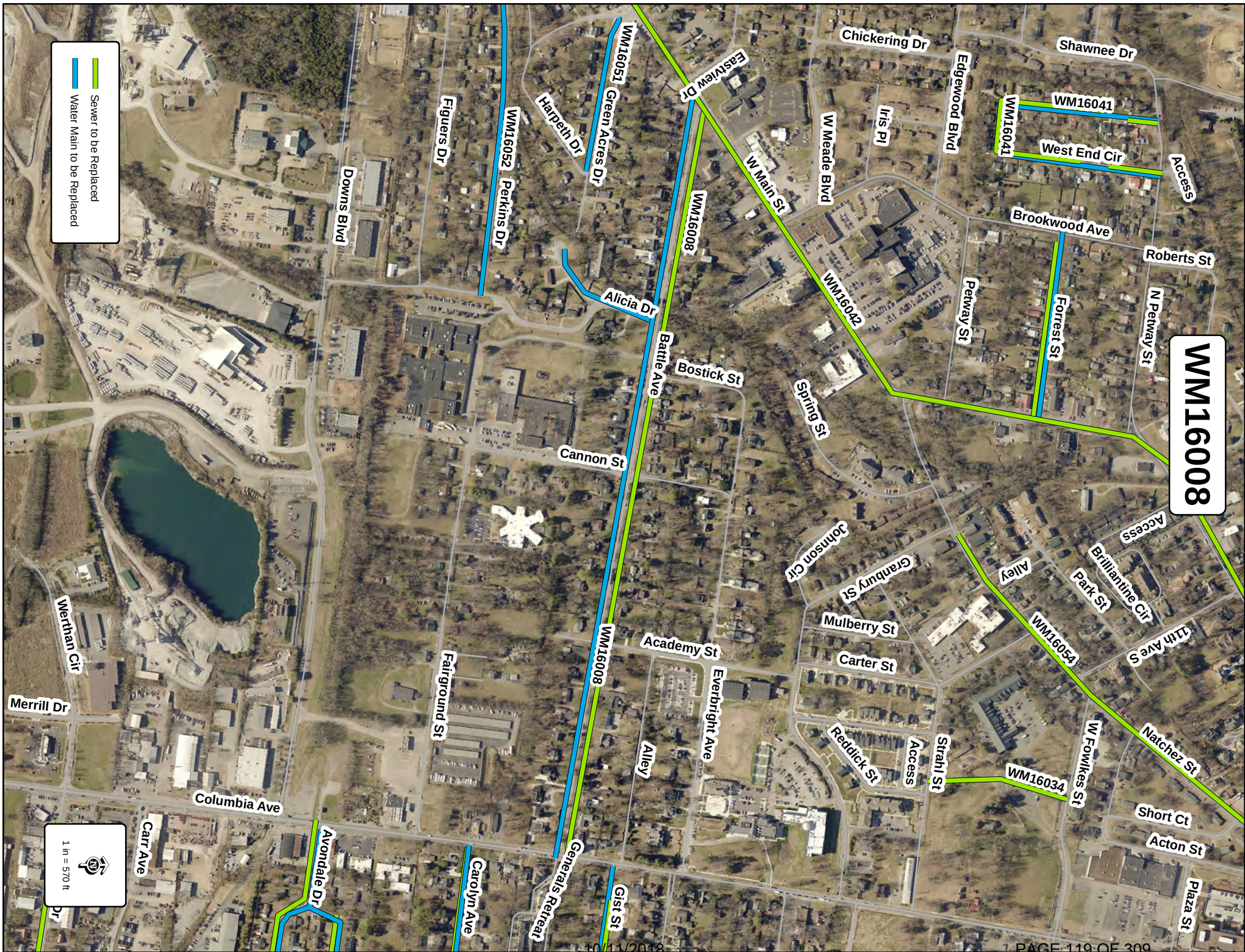
Project #	WM16008
Project Name	Battle Avenue Infrastructure Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$1,987,500
Replace 3,750 LF of transite and cast iron water line. Replace 3,750 LF of clay sanitary sewer line. Project will performed in councion with WM16007, Alicia Drive water line replacement to avoid repair to the road twice and disruption to homeowners more than once.	
Justification	
Water and sanitary sewer lines are approximatley 70 years old. There is a significant amount of I/I, particularly on the western side of the project area. The water is subject to potential quality issues and maintenance issues.due to the material of the line.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				200,000							200,000
Construction Engineering / Inspection					60,000						60,000
Construction					1,727,500						1,727,500
Total				200,000	1,787,500						1,987,500

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal				80,000	582,500						662,500
Wastewater Renewal				120,000	1,205,000						1,325,000
Total				200,000	1,787,500						1,987,500



Project #	WM16009
Project Name	Berry Circle Sanitary Sewer Line Rehabilitation

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$93,000
Rehabilitation of 480 feet of 6-inch clay sanitary sewer and three manholes.	
Justification	
The clay line has root intrusion and I/I issues. New development at the end of the line has highlighted operational issues with the line.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction				93,000							93,000
Total				93,000							93,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal				93,000							93,000
Total				93,000							93,000



WM16009

Lewisburg Ave

WM16009

Berry Cir

Access

1 in = 60 ft



Sewer to be Replaced

Project #	WM16010
Project Name	Bobby Drive Water Line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Active

Description	Total Cost \$938,000
Replacement of approximately 5,700 LF of 4-inch, 6-inch, and 2-inch water line from Hillsboro Road to Bradley Drive.	
Justification	
Improve water quality and fire flow in this area. Line is approximately 50 years old. There have been numerous breaks in this line.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
83,000	Construction	430,000	425,000									855,000
Total	Total	430,000	425,000									855,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
83,000	Water Renewal	430,000	425,000									855,000
Total	Total	430,000	425,000									855,000



WM16010

WM16028

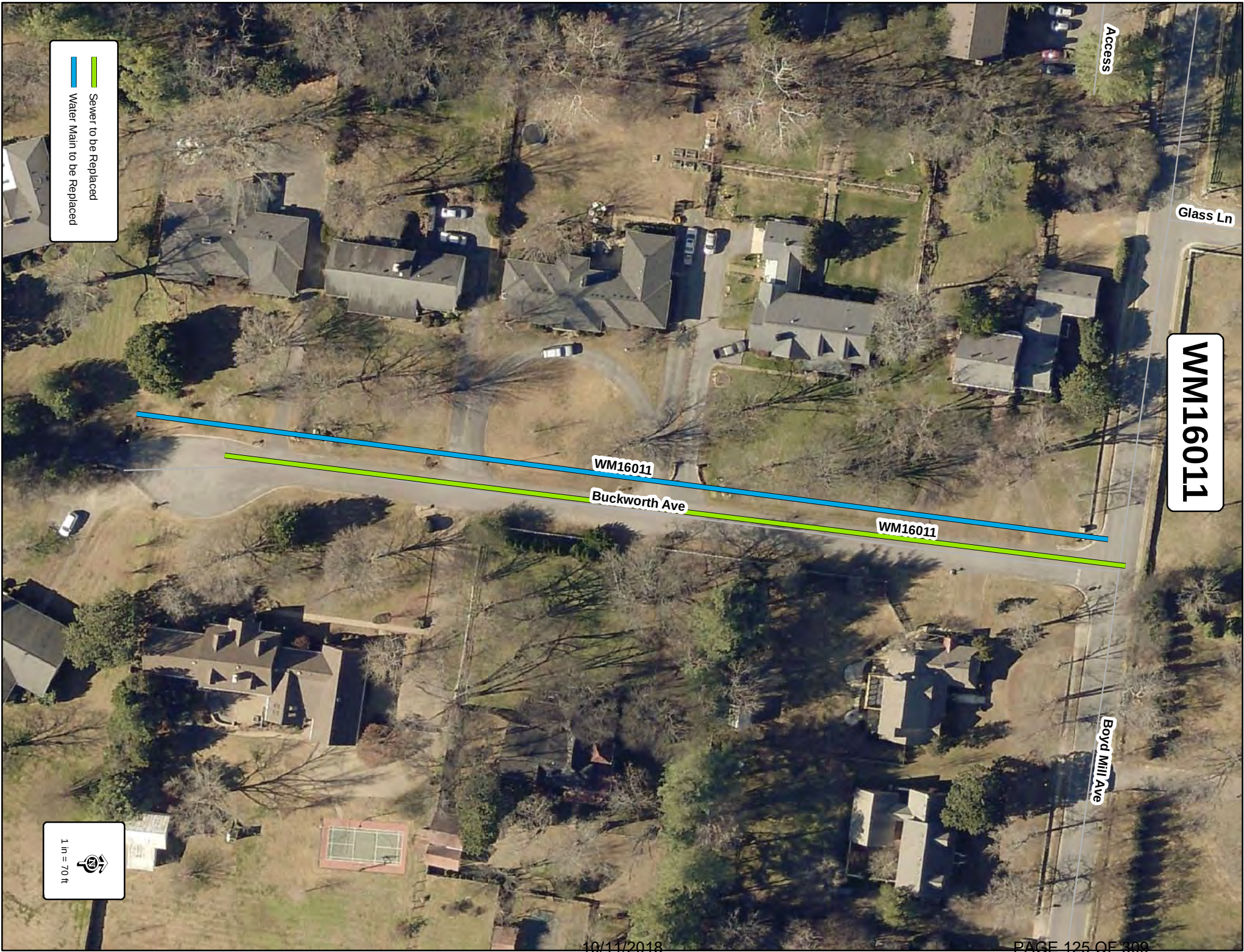
Project #	WM16011
Project Name	Buckworth Infrastructure Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	3 Star Project
Status	Pending

Description	Total Cost \$110,000
Replace approximately 600 LF of 8-inch transite water line. Rehabilitate approximately 550 LF of 8-inch clay sanitary sewer line. Rehabilitate one manhole and install one manhole at the end of the line in Buckworth Avenue. Design & construction for this project will be performed in-house.	
Justification	
Both water and sanitary sewer lines are approximately 60 years old. There have been several operational issues that have required significant repairs.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction				110,000							110,000
Total				110,000							110,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal				90,000							90,000
Wastewater Renewal				20,000							20,000
Total				110,000							110,000



WM16011

Access

Glass Ln

WM16011

Buckworth Ave

WM16011

Boyd Mill Ave

1 in = 70 ft

Project #	WM16012
Project Name	Church Street Infrastructure Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Pending

Description	Total Cost \$396,500
Replace 910 LF of cast iron, galvanized and copper 0.75-inch, 1.5-inch, 2-inch and 4-inch water line (size to be determined during design) from 3rd Avenue South to 5th Avenue South. Replace 600 LF of 4-inch clay sanitary sewer line from the middle of Church between 3rd Avenue South and 4th Avenue South to the middle of Church between 4th Avenue South and 5th Avenue South. This road is also in need of rehabilitation and additional traffic safety controls, and roadwork will be performed by the Street Department once infrastructure upgrades have been completed.	

Justification
Water line has reached the service life. Project will improve water quality and flow in the area. Sanitary sewer line requires monthly cleaning to avoid obstructions. Line is undersized and has I/I issues. Road repair will be completed by the Streets Department.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	50,000										50,000
Construction		346,500									346,500
Total	50,000	346,500									396,500

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal	25,000	136,500									161,500
Wastewater Renewal	25,000	210,000									235,000
Total	50,000	346,500									396,500



Project #	WM16013
Project Name	Grassland Tank Demolition

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life
Category Public Utilities
Priority 1 Star Project
Status Pending

Description	Total Cost \$270,000
Take Grassland Tank offline in support if IWRP modeling.	
Justification	
Finished water reservoir provides no effective storage capacity. Reservoir requires frequent maintenance activities to cycle water.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction Engineering / Inspection									20,000		20,000
Construction									250,000		250,000
Total									270,000		270,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal									270,000		270,000
Total									270,000		270,000

Insert Project Image/Location Map Here

Project #	WM16014
Project Name	Eastview Circle Infrastructure Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$565,500
Replace 850 LF of 8 inch clay sanitary sewer	
Replace 2020 LF of 6 inch transite and cast iron pipe	
Justification	
To replace approximitly 70 year old infrastructure. Improve maintenance issues and reduce infiltration and inflow in this area.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)						50,000					50,000
Construction							515,500				515,500
Total						50,000	515,500				565,500

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal						30,000	303,000				333,000
Wastewater Renewal						20,000	212,500				232,500
Total						50,000	515,500				565,500

Insert Project Image/Location Map Here

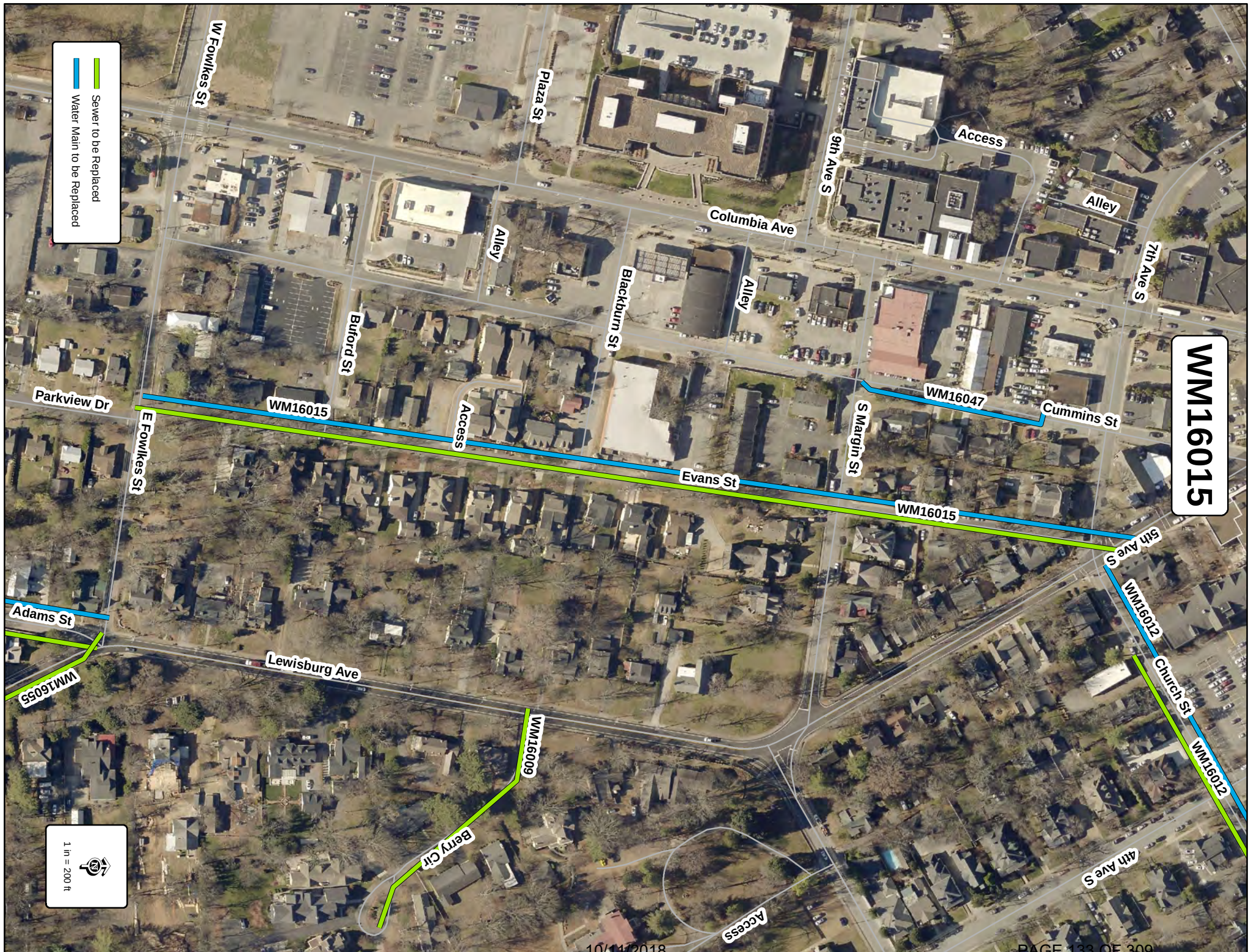
Project #	WM16015
Project Name	Evans Street Sewer Improvements

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 4 Star Project
Status Pending

Description	Total Cost \$452,500
Replace 1,690 LF of 8-inch clay sanitary sewer and replacement of 4 manholes.	
Justification	
Replace 70 year old sanitary sewer. This line has significant I/I .	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	32,000										32,000
Construction		420,500									420,500
Total	32,000	420,500									452,500

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal	32,000	420,500									452,500
Total	32,000	420,500									452,500



Legend:

- Sewer to be Replaced
- Water Main to be Replaced

WM16015

Scale: 1 in = 200 ft

Project #	WM16017
Project Name	Forrest Street Infrastructure Improvements

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 3 Star Project
Status Pending

Description	Total Cost \$332,500
Replace 900 LF of 2-inch galvanized water main. Replace 790 LF of 6-inch clay sanitary sewer line rehabilitate 2 manholes and install 1 new manhole. Design & construction of this project will be done in house.	
Justification	
To replace 70 year old infrastructure Water line needs replaced to improve water quality issues and flow . Sewer line is undersized and requires routine maintenance.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction			332,500								332,500
Total			332,500								332,500

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal			130,000								130,000
Wastewater Renewal			202,500								202,500
Total			332,500								332,500



Sewer to be Replaced

Water Main to be Replaced

1 in = 130 ft

WM16017

Project #	WM16019
Project Name	Frazier Drive Sanitary Sewer Rehabilitation

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Pending

Description	Total Cost \$50,000
Rehabilitation of a section of 8" DIP sanitary sewer that is sagging and requires frequent cleaning. Project will be completed along with the Spencer Creek interceptor upgrades.	
Justification	
Existing sanitary sewer line has a low point that requires ongoing maintenance to prevent obstructions. The line has caused a sanitary sewer overflow prior to initiation of ongoing maintenance.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	50,000										50,000
Total	50,000										50,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal	50,000										50,000
Total	50,000										50,000

WM16019

WM16019

Sewer to be Replaced

1 in = 30 ft



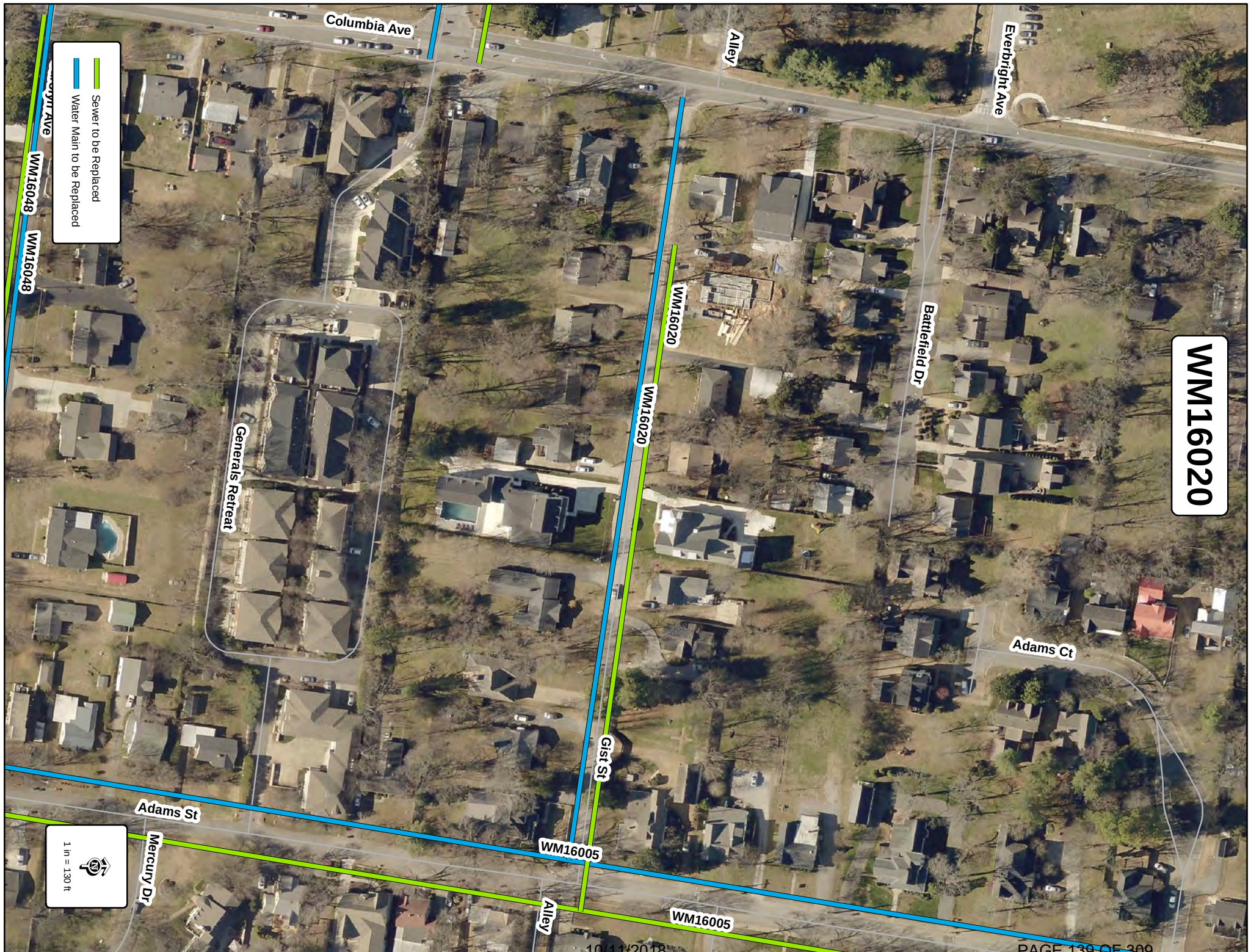
Project #	WM16020
Project Name	Gist Street Infrastructure Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	3 Star Project
Status	Pending

Description	Total Cost \$400,000
Replace 750 LF of 6-inch clay sanitary sewer line	
Replace 890 LF of 6-inch CIP water line.	
Justification	
Sanitary sewer line is subject to I/I. Sewer line is 6-inch in diameter and needs to be sized at an 8-inch line.	
Water line is subject to failure and needs to be routed in a location better suited for operation and maintenance.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			40,000								40,000
Construction				360,000							360,000
Total			40,000	360,000							400,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal			15,000	135,000							150,000
Wastewater Renewal			25,000	225,000							250,000
Total			40,000	360,000							400,000



WM16020

Sewer to be Replaced
Water Main to be Replaced

1 in = 130 ft

Project #	WM16021
Project Name	Glass Lane Water Line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	1 Star Project
Status	Pending

Description	Total Cost \$255,000
Replace 1,550 LF of CIP 6-inch water line from Highway 96W to the intersection of 11th Avenue N and Mt Hope Street.	
Justification	
Water line has reached useful life. Line is of various sizes. Replacement will improve domestic and fire flows in the area of Johnson Elementary School and two apartment complexes.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)									20,000		20,000
Construction										235,000	235,000
Total									20,000	235,000	255,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal									20,000	235,000	255,000
Total									20,000	235,000	255,000

Insert Project Image/Location Map Here

Project #	WM16022
Project Name	Westview Apt Water Line Replacement (510 96W)

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$110,000
Replace 2-inch and 1-inch water line through the Westview Apartment Complex.	
Justification	
Line requires upsizing to improve service to customers. Will improve onsite fire protection and water quality.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)								10,000			10,000
Construction									100,000		100,000
Total								10,000	100,000		110,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal								10,000	100,000		110,000
Total								10,000	100,000		110,000

Insert Project Image/Location Map Here

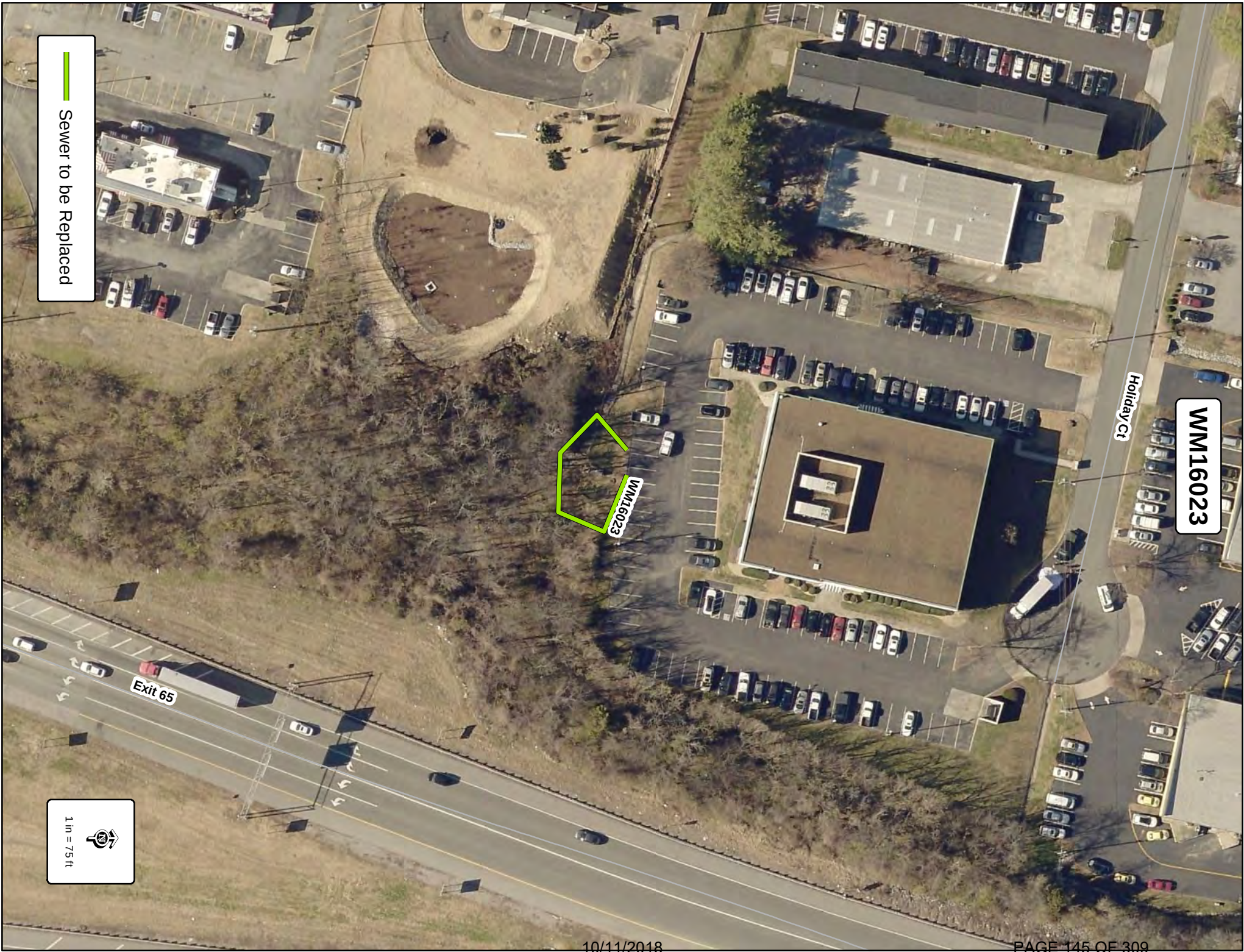
Project #	WM16023
Project Name	Holiday Court Lift Station Rehabilitation

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 4 Star Project
Status Pending

Description	Total Cost \$460,000
Rehabilitation of a 43 year old sanitary sewer lift station. Replace "can" station with a submersible pump station, new electrical controls and SCADA improvements.	
Justification	
Existing configuration requires operators to frequently enter a confined space. Proposed configuration provides for reduced risk relative to operator safety. Station has exceeded useful life.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
60,000	Construction	400,000										400,000
Total	Total	400,000										400,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
60,000	Wastewater Renewal	400,000										400,000
Total	Total	400,000										400,000



Sewer to be Replaced

Holiday Ct

WM16023

WM16023

Exit 65

1 in = 7.5 ft

Project #	WM16025
Project Name	Lee Drive Water Line Replacement

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 2 Star Project
Status Pending

Description	Total Cost \$87,000
Replace 480 LF of CIP water line from Warrior Drive to Ellington Drive, along Lee Drive.	
Justification	
Water line is approximately 50 years old. A tributary is eroding parallel to the line and has the potential to cause structural failure of the line in the future. Remove line from under mature pine trees.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)						15,000					15,000
Construction							72,000				72,000
Total						15,000	72,000				87,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal						15,000	72,000				87,000
Total						15,000	72,000				87,000

Insert Project Image/Location Map Here

Project #	WM16026
Project Name	Bonsal Way Water Line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$120,000
Remove 4-inch line; move services from 4-inch to 12-inch; replace 730 LF of 6-inch transite on Bonsal Way.	
Plan to perform construction in house.	
Justification	
Line has reached it useful life . Improve fire flow at lumber yard .	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)		10,000									10,000
Construction			110,000								110,000
Total		10,000	110,000								120,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal		10,000	110,000								120,000
Total		10,000	110,000								120,000

WM16026

Lewisburg Ave

Bonsal Way

WM16026

Water Main to be Replaced

1 in = 50 ft



Project #	WM16027
Project Name	Liberty Pike Water Line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$355,000
From Eddy Lane to Sycamore; upgrade with 2,200 feet of 10-inch ductile iron pipe.	
Justification	
Line is 50+ years old and requires a significant amount of maintenance. Replaced line will improve water quality.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)								25,000			25,000
Construction									330,000		330,000
Total								25,000	330,000		355,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal								25,000	330,000		355,000
Total								25,000	330,000		355,000

Insert Project Image/Location Map Here

Project #	WM16028
Project Name	Manley Lane Dead End Removal

Department	Water Management
Contact	Water Management Director
Type	New
Useful Life	20+
Category	Public Utilities
Priority	1 Star Project
Status	Pending

Description	Total Cost \$495,000
Install 2,300 feet of 8-inch DIP.	
Justification	
To eliminate two dead end water lines and improve water flow and redundancy to the area and reduce water age for the system.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)							50,000				50,000
ROW and Easements								100,000			100,000
Construction									345,000		345,000
Total							50,000	100,000	345,000		495,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal							50,000	100,000	345,000		495,000
Total							50,000	100,000	345,000		495,000

Insert Project Image/Location Map Here

Project #	WM16029
Project Name	Morning Side Drive Water Line Replacement

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 1 Star Project
Status Pending

Description	Total Cost \$110,000
Replace 680 LF of 6-inch CIP on Morningside Drive.	
Justification	
Water line is approximately 60 years old and has reached the end of service life, requires frequent maintenance.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)									10,000		10,000
Construction										100,000	100,000
Total									10,000	100,000	110,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal									10,000		10,000
Wastewater Renewal										100,000	100,000
Total									10,000	100,000	110,000

Insert Project Image/Location Map Here

Project #	WM16030
Project Name	Murfreesboro Road Water line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	3 Star Project
Status	Pending

Description	Total Cost \$990,000
Replace approximately 5,000 LF of 8-inch CIP with 12-inch DIP from South Margin Street to Ralston Lane. Water line in this area is located in the street, on the southern side.	
Justification	
Existing line is subject to frequent line breaks and older infrastructure that needs replacement.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				90,000							90,000
Construction					900,000						900,000
Total				90,000	900,000						990,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Capacity				22,500	225,000						247,500
Water Renewal				67,500	675,000						742,500
Total				90,000	900,000						990,000



Project #	WM16032
Project Name	Old Hillsboro Road Water Line

Department	Water Management
Contact	Water Management Director
Type	New
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$375,000
New installation of 1,180 LF of 8-inch water main from Hillsboro Road to the 8-inch line on Old Hillsboro Road and Bethlem Loop .	
Justification	
To improve flow to the area and create a second, redundant feed. Eliminate the need of existing Booster Station	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)								30,000			30,000
ROW and Easements								50,000			50,000
Construction									295,000		295,000
Total								80,000	295,000		375,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal								80,000	295,000		375,000
Total								80,000	295,000		375,000

Insert Project Image/Location Map Here

Project #	WM16033
Project Name	New Hope Academy Sewer Line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Pending

Description	Total Cost \$50,000
Replace 950 feet of 10-inch clay with 10-inch PVC	
Justification	
Sewer line has a lot of I/I and maintenance issues.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction		50,000									50,000
Total		50,000									50,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal		50,000									50,000
Total		50,000									50,000



WM16033

Project #	WM16036
Project Name	Scruggs Avenue Water Line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$195,000
Replace approximately 1,075 LF of 4-inch and 6-inch CIP along the length of Scruggs Avenue.	
Justification	
Line is over 50 years old. The 4-inch line needs to be upsized to improve fire protection.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)							20,000				20,000
Construction								175,000			175,000
Total							20,000	175,000			195,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal							20,000	175,000			195,000
Total							20,000	175,000			195,000

Insert Project Image/Location Map Here

Project #	WM16037
Project Name	South Prong Sanitary Sewer Upgrade

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 1 Star Project
Status Pending

Description	Total Cost \$2,710,000
Upsizing of the existing South Prong interceptor to accommodate aging infrastructure and increased future flows.	
Justification	
Additional capacity is needed in this interceptor due to future projected flows, however the line is undersized at the moment to handle the current flows.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
260,000	Construction Engineering / Inspection								250,000			250,000
Total	Construction								2,200,000			2,200,000
	Total								2,450,000			2,450,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
260,000	Wastewater Capacity								1,225,000			1,225,000
Total	Wastewater Renewal								1,225,000			1,225,000
	Total								2,450,000			2,450,000

Insert Project Image/Location Map Here

Project #	WM16038
Project Name	Spencer Creek Sanitary Sewer Replacement

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 4 Star Project
Status Active

Description	Total Cost \$2,060,000
Replace approximately 1,200 LF of 36-inch sanitary sewer line under the CSX railroad and Franklin Road along Spencer Creek.	
Justification	
Pipe segments upstream and downstream of this location have already been replaced. Remaining segments are subject to I/I and show signs of structural problems.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
770,000	Construction Engineering / Inspection	290,000										290,000
Total	Construction	1,000,000										1,000,000
	Total	1,290,000										1,290,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
770,000	Wastewater Renewal	1,290,000										1,290,000
Total	Total	1,290,000										1,290,000



Sewer to be Replaced

Daniel McMahon Ln

WM16038

Franklin Rd

WM16038

1 in = 100 ft



Project #	WM16040
Project Name	Highway 96W Water Line Replacement

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Pending

Description	Total Cost \$258,000
Water main replacement from intersection of 96W & 11th Avenue, north on 11th Avenue to Glass Street.	
Justification	
1,600 LF of 8-inch water main & several main breaks have occurred in this area. Adjacent construction project will occur along 96W.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	258,000										258,000
Total	258,000										258,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal	258,000										258,000
Total	258,000										258,000



WM16040

WM16040

11th Ave N

Green St

Glass St

New Hwy 96 W

Water Main to be Replaced

1 in = 70 ft

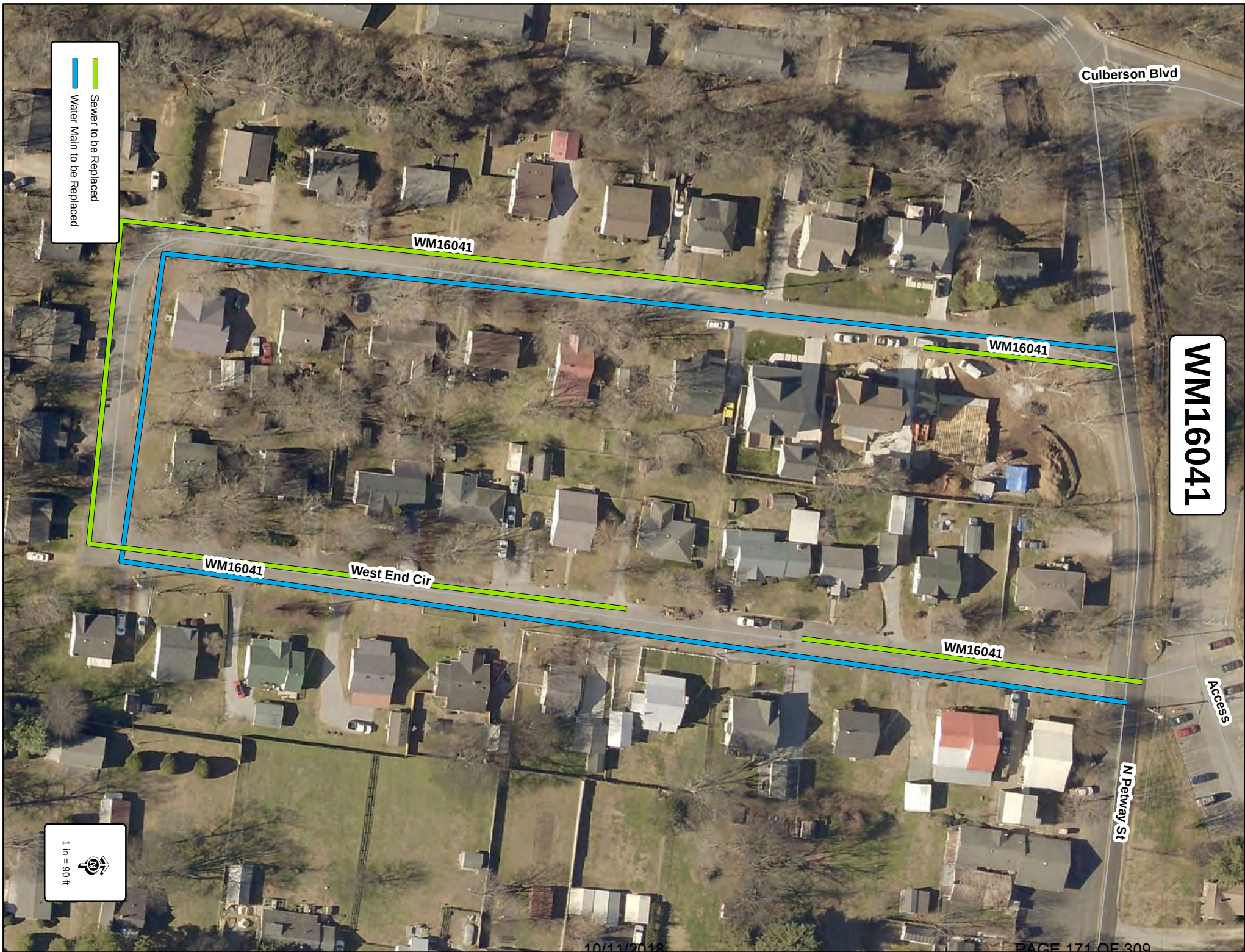
Project #	WM16041
Project Name	West End Circle Infrastructure Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	3 Star Project
Status	Pending

Description	Total Cost \$127,000
Existing 2-inch water main on the eastern side of the loop will be replaced with a consistent 6-inch main around the entire circle. The existing 2-inch line from West End Circle to Brookwood Avenue will be replaced with a 6-inch main.	
Existing 8-inch sewer will be lined under the separate CIPP on-call lining contract.	
Justification	
Existing 2-inch galvanized line feeding 20 homes will will be increased to a 6-inch line, improving water quality and fire protection.	
Sewer main experiences significant root intrusion and infiltration and inflow from wet weather events.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)		10,000									10,000
Construction			117,000								117,000
Total		10,000	117,000								127,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal			117,000								117,000
Wastewater Renewal		10,000									10,000
Total		10,000	117,000								127,000



Culberson Blvd

WM16041

WM16041

WM16041

WM16041

West End Cir

WM16041

N Petway St

Access



1 in = 90 ft

Project #	WM16042
Project Name	West Main Infrastructure Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$6,200,000
Replace approximately 12,000 LF of 6-inch sewer and 8-inch clay sewer pipe with 12,000 LF of PVC.	
Replace approximately 12,000 LF of CIP (various sizes) water main with 12,000 LF of DIP.	
Justification	
Water pipe has been in service for 50+ years, various sizes that will be upsized with consistent sizing. Sewer main has been in service 50+ years, various sizes that will be upsized with consistent sizing, significant source of I/I and multiple blockages have occurred, requiring significant amounts of maintenance.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)						400,000					400,000
Construction Engineering / Inspection							200,000	200,000			400,000
Construction							2,700,000	2,700,000			5,400,000
Total						400,000	2,900,000	2,900,000			6,200,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal						150,000	700,000	700,000			1,550,000
Wastewater Renewal						250,000	2,200,000	2,200,000			4,650,000
Total						400,000	2,900,000	2,900,000			6,200,000

Insert Project Image/Location Map Here

Project #	WM19001
Project Name	Sewer Interceptor Point Repair Projects

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Pending

Description	Total Cost \$1,000,000
As a result of the Harpeth River 54-inch interceptor failure, the City performed inspections on interceptors 24-inch diameter to 54-inch diameter. The result of those inspections identified numerous point repairs that are necessary to maintain the system.	
Justification	
The result of the inspections identified numerous point repairs that are necessary improvements for proper operation of the collection system. The Department is still investigating the means to repair the individual locations and will prioritize based upon needs of the system.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	500,000	500,000									1,000,000
Total	500,000	500,000									1,000,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal	500,000	500,000									1,000,000
Total	500,000	500,000									1,000,000

Insert Project Image/Location Map Here

Project #	WM19002
Project Name	Sewer Lateral CIPP Lining

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Pending

Description	Total Cost \$200,000
Laterals to customers that need to be lined with cured-in-placing lining.	
Justification	
Laterals with immediate needs of repairs to prevent failure and/or reduce infiltration and inflow.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	100,000	100,000									200,000
Total	100,000	100,000									200,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal	100,000	100,000									200,000
Total	100,000	100,000									200,000

Insert Project Image/Location Map Here

Project #	WM19003
Project Name	Sewer Rehabilitation On-Call Services (mains)

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Pending

Description	Total Cost \$850,000
Projects identified through evaluation of flow monitoring in which excessive infiltration and inflow are noticed to be affecting flow. Areas can also have significant amount of root intrusion that requires significant maintenance issues.	
Justification	
Projects identified through evaluation of flow monitoring in which excessive infiltration and inflow are noticed to be affecting flow. Areas can also have significant amount of root intrusion that requires significant maintenance issues.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	400,000	450,000									850,000
Total	400,000	450,000									850,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal	400,000	450,000									850,000
Total	400,000	450,000									850,000

Insert Project Image/Location Map Here

Project #	WM19004
Project Name	Rehabilitation of Moore's Lane & Hillsboro Rd PS

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 4 Star Project
Status Pending

Description	Total Cost \$102,730
Rehabilitation of these two stations to include new pump bases and other appurtenances to reduce vibration and maintain efficiency. Bypass pumping will be required during maintenance and is included in this cost.	
Justification	
These two stations have structural/maintenance issues that are hindering the ability of the station to perform effectively. Bypass pumping will be required during maintenance and is included in this cost.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	102,730										102,730
Total	102,730										102,730

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal	102,730										102,730
Total	102,730										102,730

Insert Project Image/Location Map Here

Project #	WM19005
Project Name	Sewer Rehabilitation On-Call Services (manholes)

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Active

Description	Total Cost \$200,000
Manholes that are indetified to be contributors of excessive amounts of inflow & infiltration, or corrosion from hydrogen sulfide gases due to due to turbulent conditions.	
Exact locations of manholes will be determined based upon identified need and in adjacent project status.	
Justification	
Lining of manholes will reduce excessive infiltration and inflow and reduce the amount of excessive flow on downstream structures.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	100,000	100,000									200,000
Total	100,000	100,000									200,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal	100,000	100,000									200,000
Total	100,000	100,000									200,000

Insert Project Image/Location Map Here

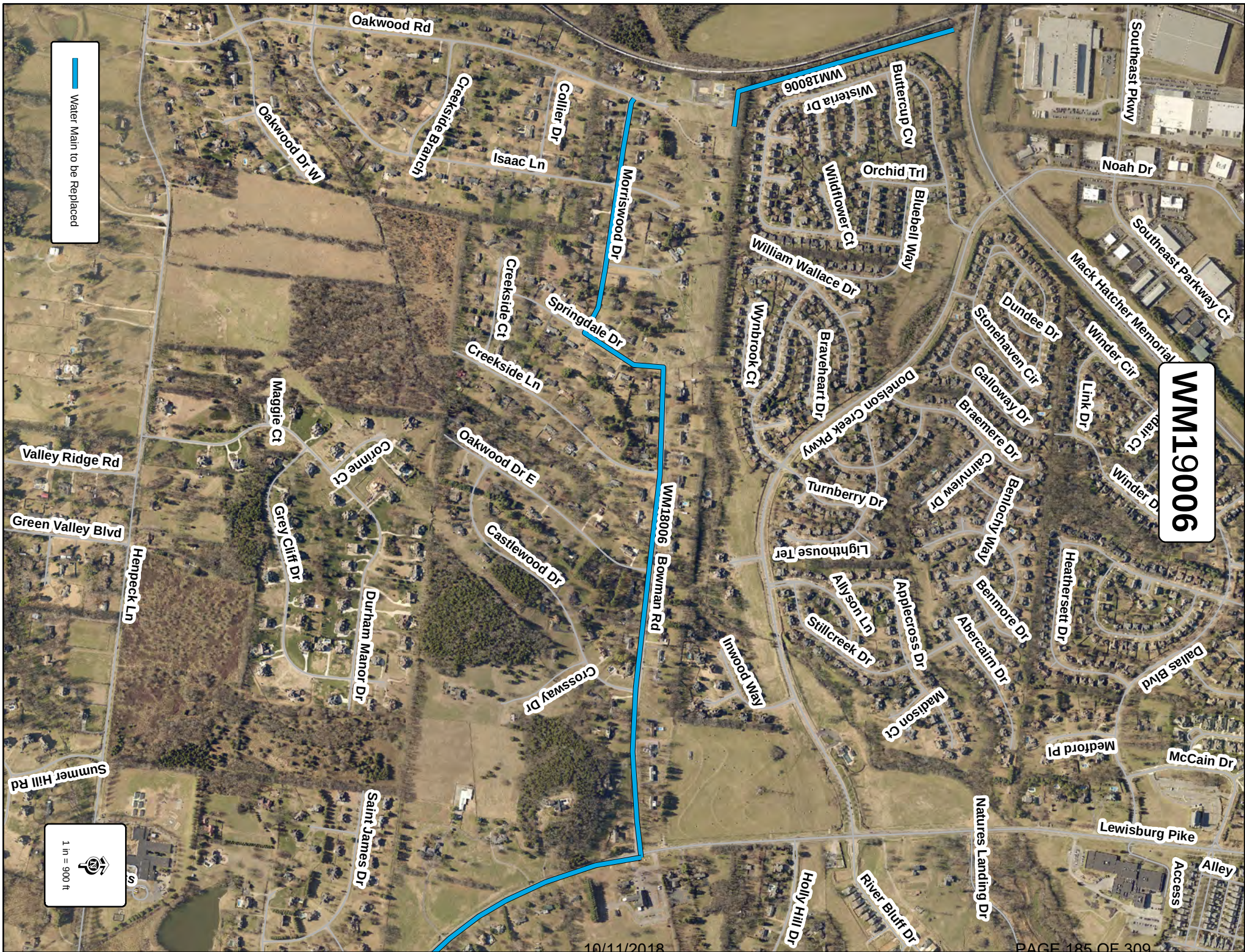
Project #	WM19006
Project Name	Oakwood Transmission Main Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	3 Star Project
Status	Pending

Description	Total Cost \$1,895,000
Install/replace a total of 11,300 LF of 16-inch DIP water main to supply the pumps at Goose Creek booster station. New line will improve water quality and pressures and replacement of the line will improve water quality and maintenance issues. Phase 1 consists of 1,900 LF of 16-inch DIP, south from Mack Hatcher on the west side of Sullivan Farms (adjacent to Wisteria Drive). Phase 2 consists of 6,400 LF of 16-inch DIP in Sullivan Farms along Morriswood Drive and Bownman Road to Lewisburg Pike. Phase 3 consists of replacement of 3,000 LF of 16-inch DIP along Lewisburg Pike from Bowman Road to Ellington Drive.	
Justification	
New line will improve water quality and pressures and replacement of the line will improve water quality and maintenance issues.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			150,000								150,000
ROW and Easements			50,000								50,000
Construction				960,000	285,000	450,000					1,695,000
Total			200,000	960,000	285,000	450,000					1,895,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal			200,000	960,000	285,000	450,000					1,895,000
Total			200,000	960,000	285,000	450,000					1,895,000



WM18006

Project #	WM19007
Project Name	Walnut Drive Water Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	3 Star Project
Status	Pending

Description	Total Cost \$180,000
Replacement of 1,200 LF of 6" DIP.	
Justification	
Aging infrastructure that requires significant maintenance.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction			180,000								180,000
Total			180,000								180,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal			180,000								180,000
Total			180,000								180,000

WM19007

Sycamore Dr

Cedar Dr

Chestnut Ln

Oak Dr

WM18007

Walnut Dr

Maple Dr
WM18014

Hickory Dr

Access

Sewer to be Replaced

Water Main to be Replaced

1 in = 170 ft

Project #	WM19008
Project Name	Cummins Street Water Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	3 Star Project
Status	Pending

Description	Total Cost \$75,000
Replacement of 2-inch galvanized water main with 6-inch DIP from South Margin Street to Church Street.	
Justification	
Existing line is aging infrastructure and the replacement will remove the dead-end line by making a loop connection, improving water quality.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction			75,000								75,000
Total			75,000								75,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal			75,000								75,000
Total			75,000								75,000



Water Main to be Replaced

WM19008

Cummins St

WM18008

S Margin St



1 in = 40 ft

WM16015

10/11/2018

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Project #	WM19009
Project Name	Carolyn Avenue Infrastructure Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	1 Star Project
Status	Pending

Description	Total Cost \$410,000
Replacement of 960 LF of 6-inch DIP water main.	
Replacement of 880 LF of 8-inch PVC sewer main and replacement of 3 manholes.	
Justification	
Aging infrastructure that requires significant amounts of maintenance.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction									410,000		410,000
Total									410,000		410,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal									140,000		140,000
Wastewater Renewal									270,000		270,000
Total									410,000		410,000

Insert Project Image/Location Map Here

Project #	WM19010
Project Name	Confederate Drive Sewer Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$340,000
Replacement of 1,125 LF of 8-inch clay sewer pipe to 8-inch PVC.	
Justification	
Line has numerous offset joints, broken joints, and significant amounts of infiltration and inflow that contribute to downstream flows.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction						340,000					340,000
Total						340,000					340,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal						340,000					340,000
Total						340,000					340,000

Insert Project Image/Location Map Here

Project #	WM19011
Project Name	Cothran Drive Water Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	1 Star Project
Status	Pending

Description	Total Cost \$120,000
Replace approximately 800 LF of 4-inch CIP with a 6-inch DIP.	
Justification	
Replacement will update aging infrastructure and improve fire flow protection in this area.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction									120,000		120,000
Total									120,000		120,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal									120,000		120,000
Total									120,000		120,000

Insert Project Image/Location Map Here

Project #	WM19012
Project Name	Green Acres Drive Water Line Improvements

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 1 Star Project
Status Pending

Description	Total Cost \$120,000
Replacement of transite pipe with approximately 800 LF of 6-inch DIP.	
Justification	
Replacement of aging infrastructure.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction									120,000		120,000
Total									120,000		120,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal									120,000		120,000
Total									120,000		120,000

Insert Project Image/Location Map Here

Project #	WM19013
Project Name	Perkins Drive Water Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	2 Star Project
Status	Pending

Description	Total Cost \$240,000
Replace aging infrastructure with approximately 1,600 LF of 6-inch DIP.	
Justification	
Aging infrastructure of this line requires significant operational and maintenance issues.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction								240,000			240,000
Total								240,000			240,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal								240,000			240,000
Total								240,000			240,000

Insert Project Image/Location Map Here

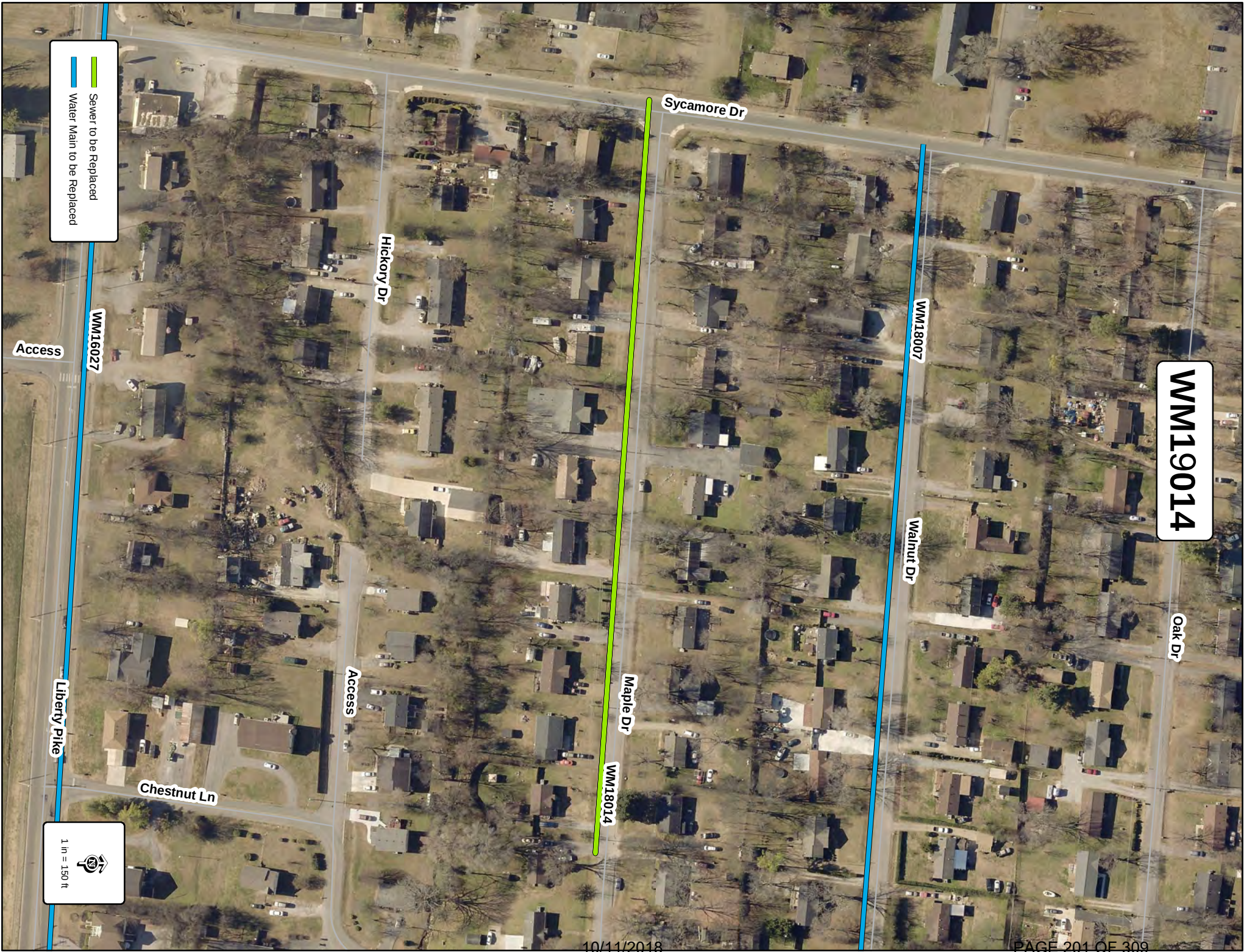
Project #	WM19014
Project Name	Maple Street Sewer Improvements

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 3 Star Project
Status Pending

Description	Total Cost \$306,000
Replacement of approximatley 1,000 LF of 8-inch clay pipe with 8-inch DIP.	
Justification	
Replacement of aging infrastructure.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction				306,000							306,000
Total				306,000							306,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal				306,000							306,000
Total				306,000							306,000



WM19014

Oak Dr

WM18007

Walnut Dr

Sycamore Dr

Maple Dr
WM18014

Hickory Dr

Access

Chestnut Ln

WM16027

Liberty Pike

Access

1 in = 150 ft

Project #	WM19015
Project Name	Natchez Street Sewer Improvements

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 3 Star Project
Status Pending

Description	Total Cost \$720,000
Replacement of approximately 2,360 LF of 6- and 8-inch clay mains to replace with a 8-inch PVC main. Project extends from 9th Avenue South to 382 Natchez Street.	
Justification	
Aging infrastructure and the line changes diameter multiple times, creating areas for blockages and requiring significant maintenance.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction			720,000								720,000
Total			720,000								720,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal			720,000								720,000
Total			720,000								720,000

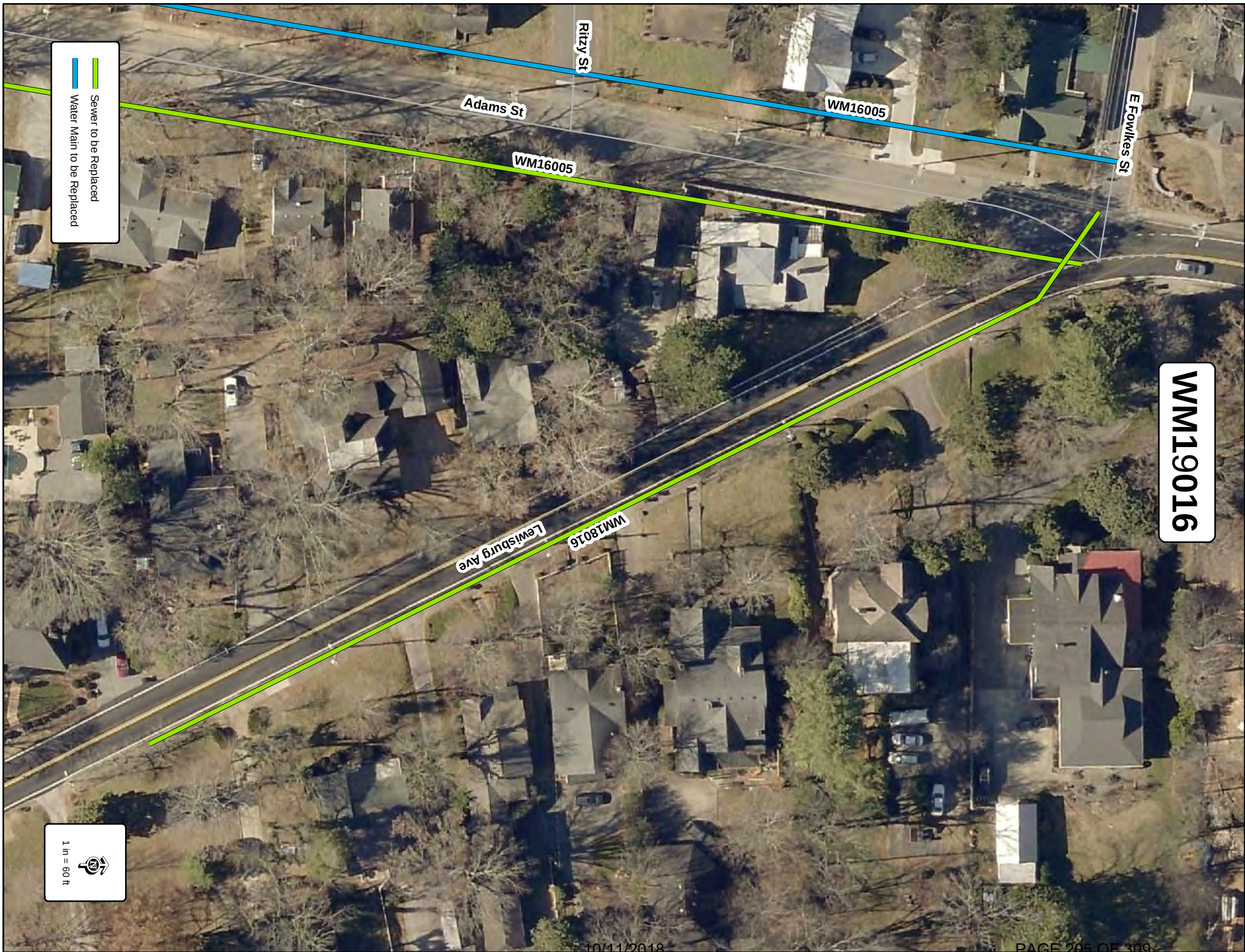
Project #	WM19016
Project Name	Lewisburg Avenue Sewer Improvements

Department Water Management
Contact Water Management Director
Type Improvement
Useful Life 20+
Category Public Utilities
Priority 2 Star Project
Status Pending

Description	Total Cost \$230,000
Replacement of approximately 600 LF of 8-inch PVC from the intersection of Lewisburg Avenue and Adams Street to 211 Lewisburg Avenue, towards the railroad tracks.	
Justification	
Aging infrastructure is beyond its effective lifespan and two lines need to be combined and run into one main, running new services.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					30,000						30,000
Construction						200,000					200,000
Total					30,000	200,000					230,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal					30,000	200,000					230,000
Total					30,000	200,000					230,000



Project #	WM19017
Project Name	Unidentified Wastewater Improvement Projects

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Active

Description	Total Cost \$750,000
The location of these projects are unidentified and will be determined based upon priority and other factors that are determined by the WMD.	
Justification	
The location of these projects are unidentified and will be determined based upon priority and other factors that are determined by the WMD.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	200,000	550,000									750,000
Total	200,000	550,000									750,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Wastewater Renewal	200,000	550,000									750,000
Total	200,000	550,000									750,000

Project #	WM19018
Project Name	Claude Yates WRF Water Line Improvements

Department	Water Management
Contact	Water Management Director
Type	Improvement
Useful Life	20+
Category	Public Utilities
Priority	4 Star Project
Status	Active

Description	Total Cost \$600,000
Replacement and upsizing of the water line from Hillsboro Road, down Claude Yates Drive, to the Water Reclamation Facility. The line will be stubbed out for the WRF contractor to complete remaining improvements.	
Justification	
The new processes at the WRF require additional water capacity beyond what is available. Upgrade of this line to a 12-inch will provide adequate flows for the future capacity of the plant.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Construction	600,000										600,000
Total	600,000										600,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Water Renewal	600,000										600,000
Total	600,000										600,000

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CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

Project Sheets – Stormwater

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City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 *thru* FY 28

PROJECTS BY CATEGORY

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater													
Ralston Creek at Liberty Hills Stream Restoration	SW16001	2	50,000	300,000									350,000
Parkview Drainage Project	SW16002	1					120,000	450,000	1,680,000				2,250,000
100 Block Battle Avenue Drainage Improvements	SW16003	2	1,500,000	350,000									1,850,000
Figuers Drive Area Drainage Improvements	SW16004	1				150,000	400,000	1,296,000					1,846,000
Jordan Branch (Cool Springs E) Stream Restoration	SW16005	4	760,000										760,000
Maplewood Stormwater Project	SW16007	4	500,000	30,000									530,000
Carnton Ln Bridge Replacement	SW16008	4	300,000										300,000
Carlisle HOA Culvert Project	SW19001	3	35,000	500,000									535,000
Fairground Drainage Improvements	SW19002	1			100,000	1,500,000							1,600,000
USACE - Home Raising Project	SW19003	2	250,000	3,750,000									4,000,000
West Main Bridge Widening Project	SW19004	3			60,000	395,000							455,000
Stormwater Total			3,395,000	4,930,000	160,000	2,045,000	520,000	1,746,000	1,680,000				14,476,000
GRAND TOTAL			3,395,000	4,930,000	160,000	2,045,000	520,000	1,746,000	1,680,000				14,476,000

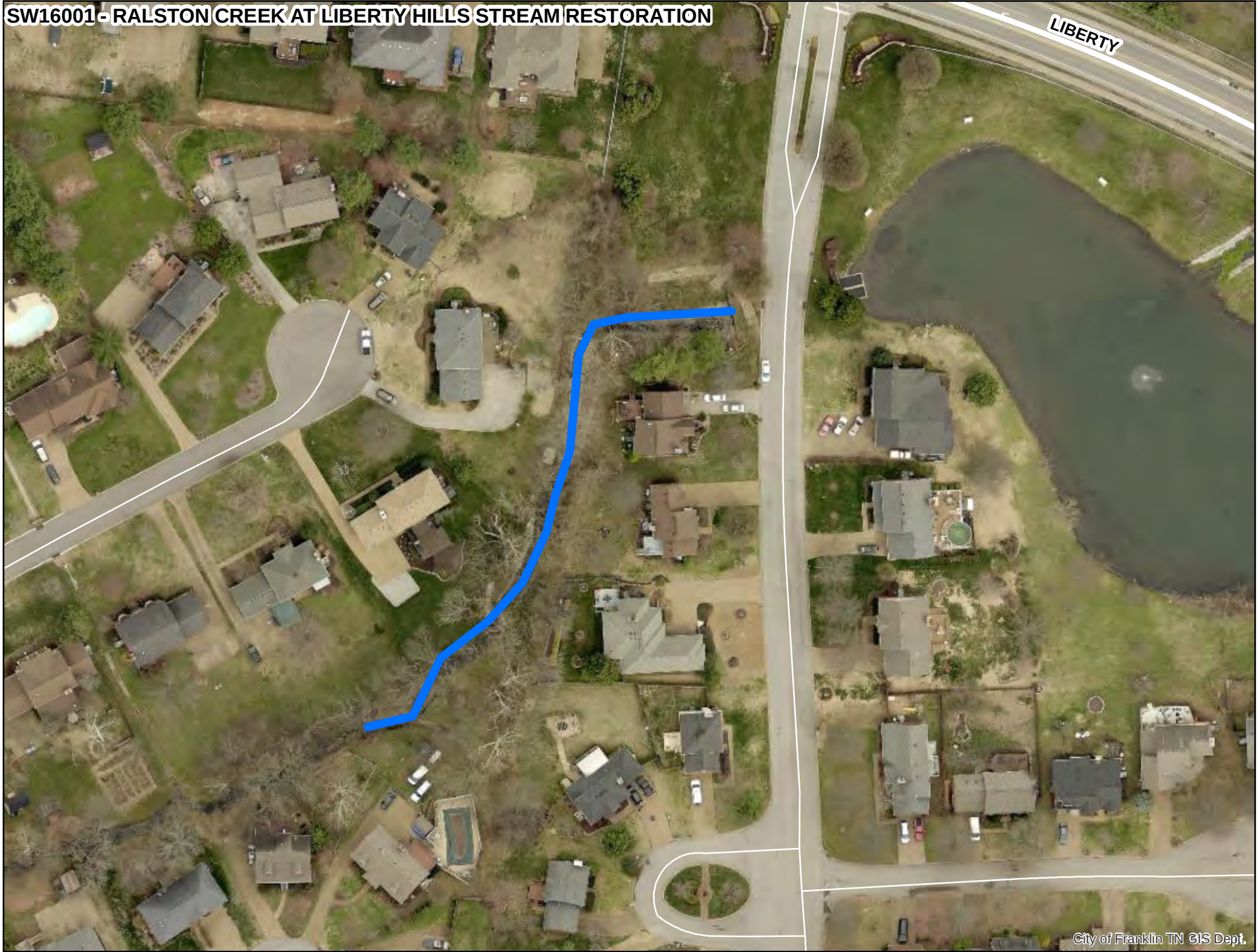
Project #	SW16001
Project Name	Ralston Creek at Liberty Hills Stream Restoration

Department	Stormwater
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Stormwater
Priority	2 Star Project
Status	Funding Obligated

Description	Total Cost \$498,400
Stream and Bank Stabilization project on Ralston Creek at Liberty Hills Subdivision.	
Justification	
The City has received a number of complaints from residents in the Royal Oaks Subdivision regarding flooding due to storm water from Ralston Creek overtopping the stream banks. There are also certain areas along Ralston Creek that are experiencing bank failure, some of which the City has attempted to temporarily address until a permanent solution can be determined and installed. The property located 3009 Liberty Hills Drive has lost a significant portion of their back yard and is no experiencing structural cracks within their home.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
148,400	ROW and Easements	50,000										50,000
Total	Construction Engineering / Inspection		50,000									50,000
	Construction		250,000									250,000
	Total	50,000	300,000									350,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
148,400	Stormwater	50,000	300,000									350,000
Total	Total	50,000	300,000									350,000



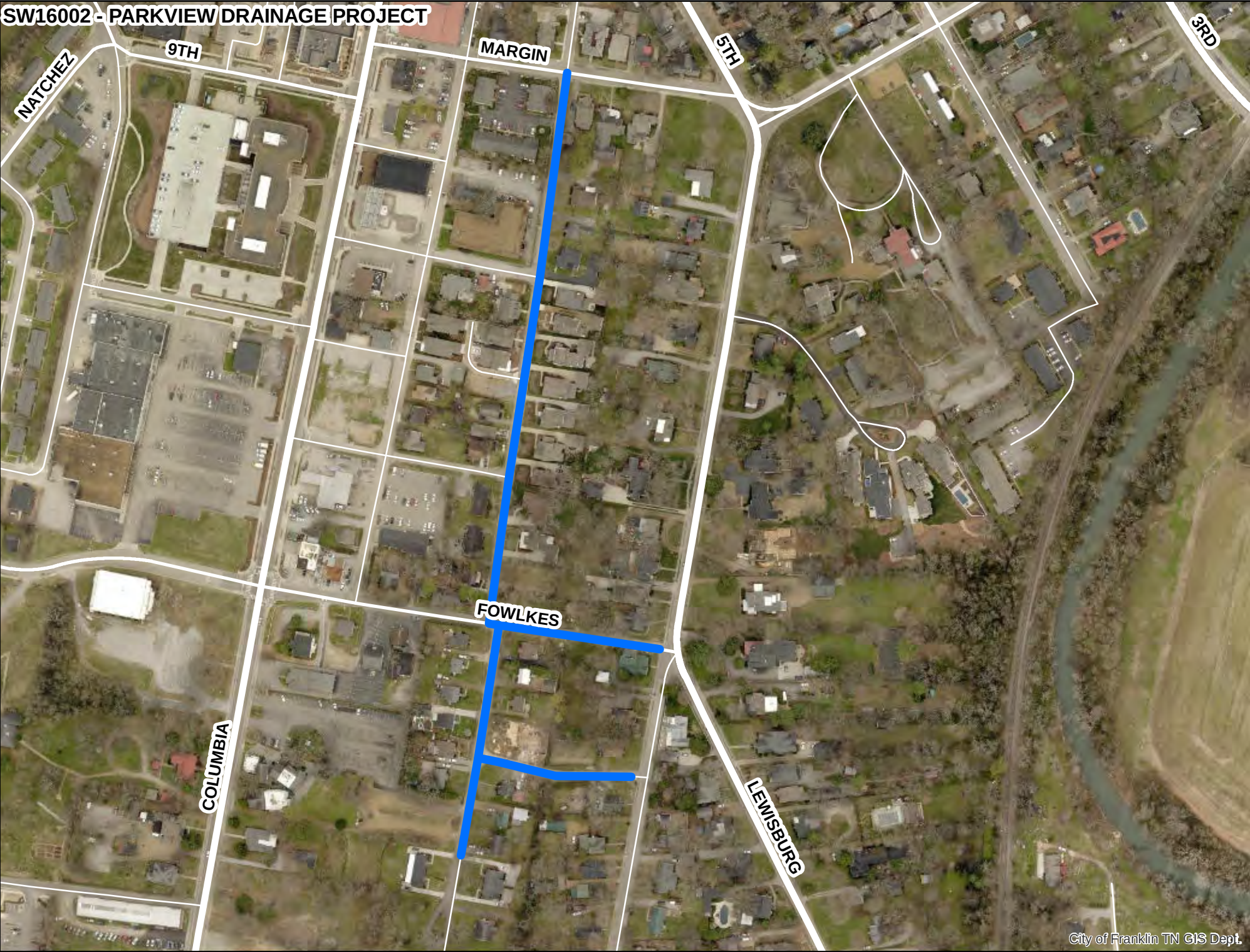
Project #	SW16002
Project Name	Parkview Drainage Project

Department Stormwater
Contact Engineering Director
Type New
Useful Life 20+
Category Stormwater
Priority 1 Star Project
Status Pending

Description	Total Cost \$2,250,000
Install drainage infrastructure in the area of Parkview Drive.	
Justification	
The existing stormwater system mainly consists of a series of intermittent roadside ditches and culverts. This area has been a problem since the early 90's with no substantial improvements. The roadways lack drainage infrastructure. This infrastructure is needed to help protect against localized flooding during heavy rain events. The installation of stormwater infrastructure in the older areas of town should be completed when the Water and Sanitary sewer is rehabilitated.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					120,000						120,000
ROW and Easements						450,000					450,000
Construction Engineering / Inspection							180,000				180,000
Construction							1,500,000				1,500,000
Total					120,000	450,000	1,680,000				2,250,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater					120,000	450,000	1,680,000				2,250,000
Total					120,000	450,000	1,680,000				2,250,000



Project #	SW16003
Project Name	100 Block Battle Avenue Drainage Improvements

Department	Stormwater
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Stormwater
Priority	2 Star Project
Status	Funding Obligated

Description	Total Cost \$2,087,700
This project includes the construction of a regional detention pond located between 107 Battle Avenue and 101 Fairground Street. This project will include a design for a 100-year storm event and a new stomrwater pump station.	
Justification	
For years there have been properties in the Battle Avenue area that have experienced localized flooding. 5 properties reported damage during the May 2010 Flood. 3 of the properties had water in the crawl space to the floor framing and t properties had 1-3' of standing water in their finished basement. The impacted properties include 109, 111, 113, 114 and 117 Battle Ave.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
237,700	ROW and Easements	1,500,000										1,500,000
Total	Construction Engineering / Inspection		20,000									20,000
	Construction		330,000									330,000
	Total	1,500,000	350,000									1,850,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
237,700	Stormwater	1,500,000	350,000									1,850,000
Total	Total	1,500,000	350,000									1,850,000



Project #	SW16004
Project Name	Figuers Drive Area Drainage Improvements

Department	Stormwater
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Stormwater
Priority	1 Star Project
Status	Pending

Description	Total Cost \$2,083,700
This project includes the installation and upgrade of existing stormwater infrastructure in the Figuers Drive Area to include: Channel improvements from Alicia Drive to Figuers Drive; Culver upgrades at Perkins Drive and Figuers Drive, Diversion Storm Sewer from Figuers Dr. to Perkins Dr, Concrete Channel from Perkins Dr. to Alicia Dr and 6x3 RCB at Alicia Dr.	
Justification	
The City has received a number of recent complaints from residents in the Figuers Drive area. Large rain events can cause flooding on the roadway and impact around 5 residential structures. Numerous other properties nad roadways are impacted by nuisance flooding problems associated with lack of infrastructure in the area.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
237,700	Design/Planning (Professional Services)				150,000							150,000
Total	ROW and Easements					400,000						400,000
	Construction Engineering / Inspection						96,000					96,000
	Construction						1,200,000					1,200,000
	Total				150,000	400,000	1,296,000					1,846,000
Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
237,700	Stormwater				150,000	400,000	1,296,000					1,846,000
Total	Total				150,000	400,000	1,296,000					1,846,000



Project #	SW16005
Project Name	Jordan Branch (Cool Springs E) Stream Restoration

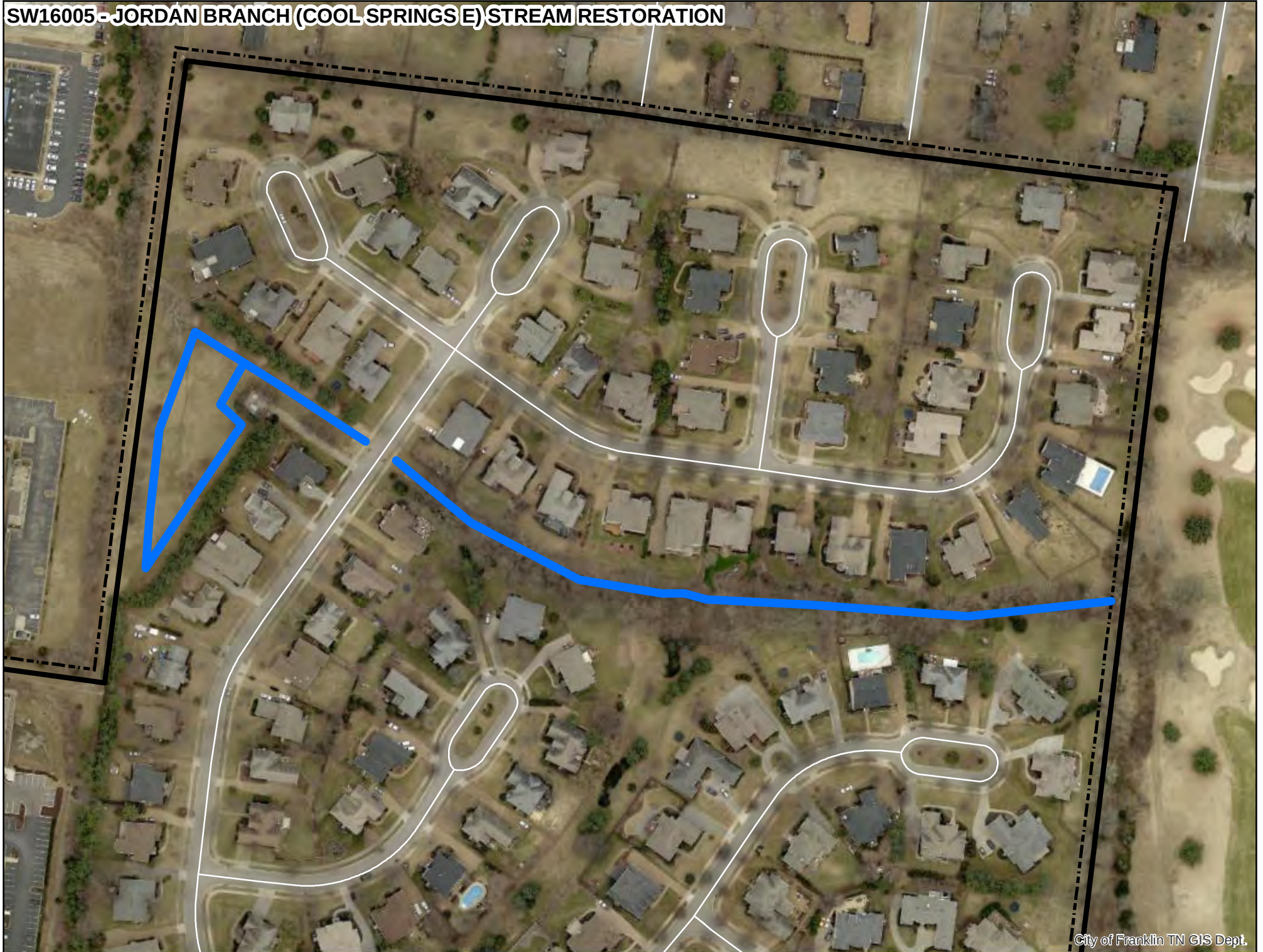
Department Stormwater
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Stormwater
Priority 4 Star Project
Status Funding Obligated

Description	Total Cost \$1,018,795
Restore and stabilize banks along Jordan Branch within The Meadow Subdivision located off of Bakers Bridge Avenue.	

Justification
The City of Franklin has had complaints for several years regarding erosion of Jordan Branch/Spencer Creek which flows behind several houses before flowing under Cliffe Run in The Meadow Subdivision located off of Bakers Bridge Avenue. Jordan Branch is severely entrenched with eroding and undercut banks. The trees are in danger of falling and could possibly fall on or very near the 18 homes bordering Jordan Branch. Relatively large portions of backyards are likely going to be "uprooted" when the trees fall. Stormwater channels designed to convey flow from the subdivision to the stream are "head-cutting" which is also contributing to the loss of backyards in the form of eroding channels between lots.

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
258,795	Construction Engineering / Inspection	60,000										60,000
Total	Construction	700,000										700,000
	Total	760,000										760,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
258,795	Stormwater	760,000										760,000
Total	Total	760,000										760,000



Project #	SW16007
Project Name	Maplewood Stormwater Project

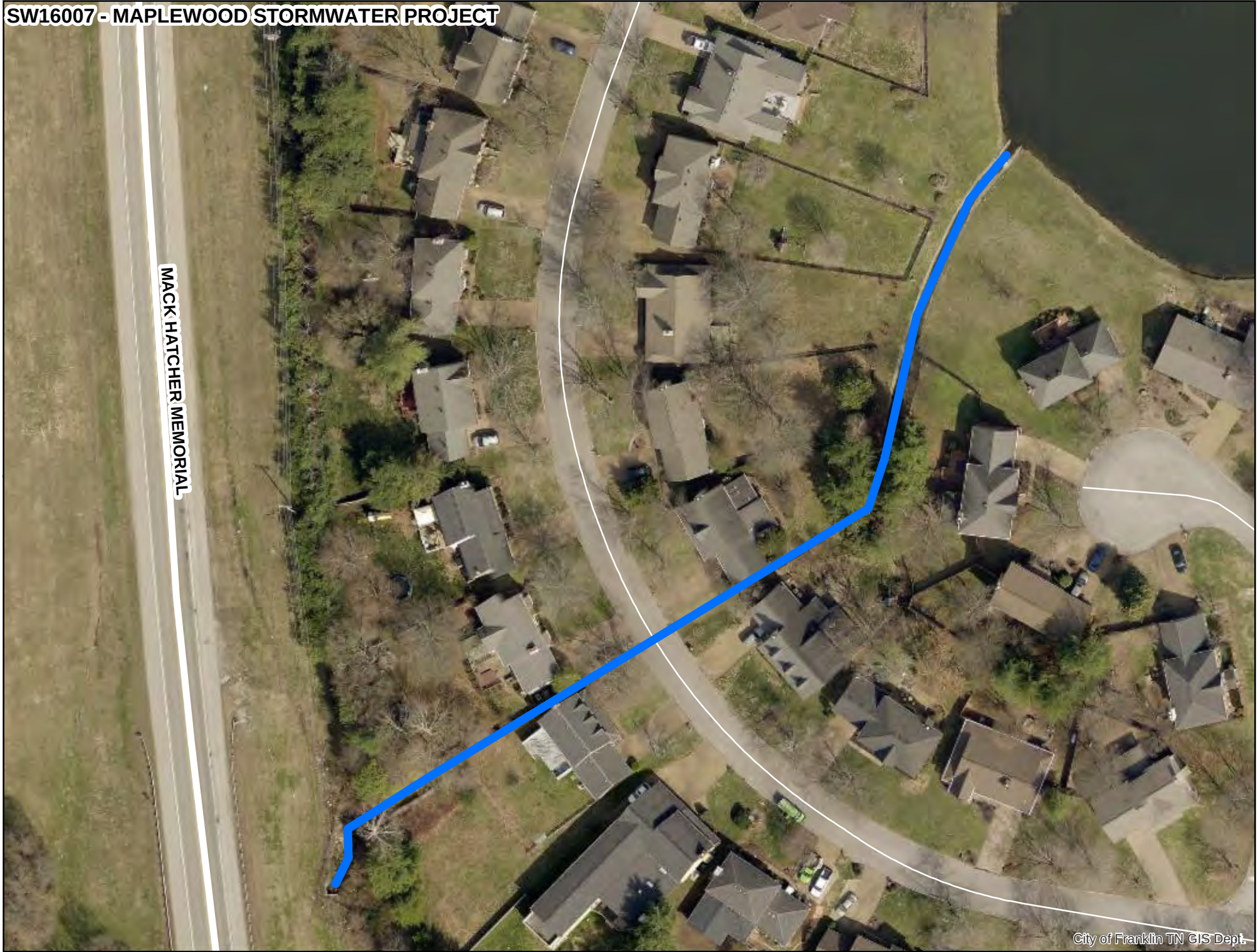
Department Stormwater
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Stormwater
Priority 4 Star Project
Status Pending

Description	Total Cost \$560,640
Replace failing 72" CMP within the Maplewood Subdivision.	
Justification	
72" CMP is failing and is adjacent to homes and under the roadway and numerous utilities.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
30,640	Construction Engineering / Inspection		30,000									30,000
Total	Construction	500,000										500,000
	Total	500,000	30,000									530,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
30,640	Stormwater	500,000	30,000									530,000
Total	Total	500,000	30,000									530,000

MACK HATCHER MEMORIAL



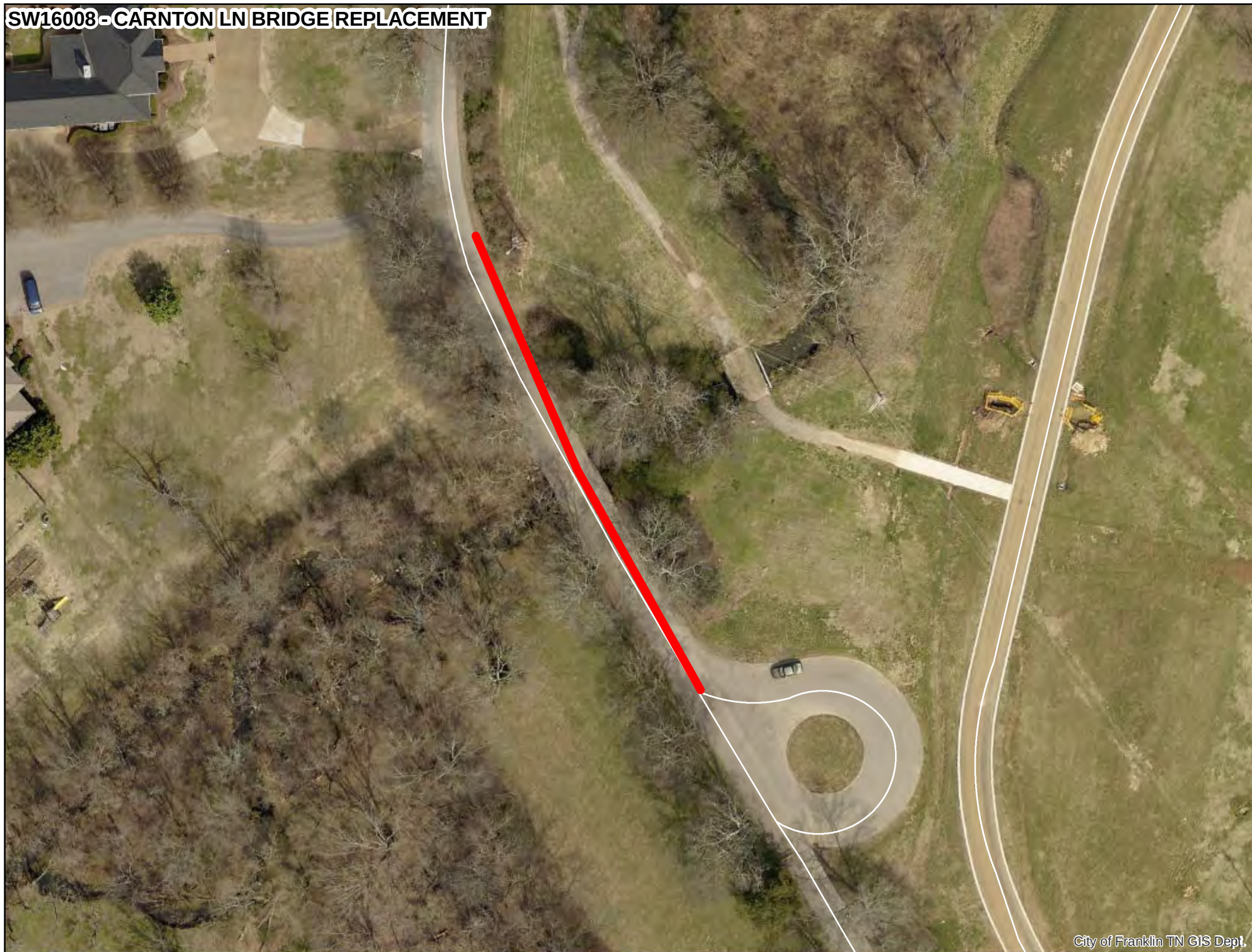
Project #	SW16008
Project Name	Carnton Ln Bridge Replacement

Department	Stormwater
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Stormwater
Priority	4 Star Project
Status	Funding Obligated

Description	Total Cost \$346,049
Replace CMP bridge located in the Carton Subdivision.	
Justification	
CMP bridge is currently failing and needs to be replaced.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
46,049	Construction	300,000										300,000
Total	Total	300,000										300,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
46,049	Stormwater	300,000										300,000
Total	Total	300,000										300,000



Project #	SW19001
Project Name	Carlisle HOA Culvert Project

Department Stormwater
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Stormwater
Priority 3 Star Project
Status Active

Description	Total Cost \$553,500
An existing channel between the Carlisle Subdivision and Founders Point Subdivision has created localized flooding within the Carlisle Subdivision. This project involves piping in the wet weather conveyance located between the Carlisle HOA and Founders Pointe HOA.	
Justification	
A study completed in 2018 shows that multiple properties are impacted by the 100 yr storm event. One of the properties located in the Carlisle HOA has been flooded at least 3 times since the Carlisle HOA was developed.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
18,500	Design/Planning (Professional Services)	35,000										35,000
Total	ROW and Easements		100,000									100,000
	Construction		400,000									400,000
	Total	35,000	500,000									535,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
18,500	Stormwater	35,000	500,000									535,000
Total	Total	35,000	500,000									535,000



NEW HWY 96

DOWNNS

Project #	SW19002
Project Name	Fairground Drainage Improvements

Department	Stormwater
Contact	Engineering Director
Type	Unassigned
Useful Life	20+
Category	Stormwater
Priority	1 Star Project
Status	Pending

Description	Total Cost \$1,600,000
This project include the installation of stomrwater infastructure along Columbia Ave to provide drainage infastructure to Fairground Street.	
Justification	
The existing storm water infastructure is undersized and in need of replacement. This would resolve nuisance flooding and drainage issues in the area.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			50,000								50,000
ROW and Easements			50,000								50,000
Construction Engineering / Inspection				100,000							100,000
Construction				1,400,000							1,400,000
Total			100,000	1,500,000							1,600,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater			100,000	1,500,000							1,600,000
Total			100,000	1,500,000							1,600,000



Project #	SW19003
Project Name	USACE - Home Raising Project

Department Stormwater
Contact Engineering Director
Type Unassigned
Useful Life 20+
Category Stormwater
Priority 2 Star Project
Status Active

Description	Total Cost \$4,000,000
Voluntary Program for 35 home raising as identified by the USACE. The project is 65% funded by the USACE and 35% funded by either the City or the Homeowner.	
Justification	
Following the May 2010 flood event the USACE completing a feasibility study to analyze alternative flood risk management options. This is one option that was identified by the USACE.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	250,000										250,000
Construction Engineering / Inspection		250,000									250,000
Construction		3,500,000									3,500,000
Total	250,000	3,750,000									4,000,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater	87,500	1,312,500									1,400,000
Misc. Grant	162,500	2,437,500									2,600,000
Total	250,000	3,750,000									4,000,000

SW19003—USACE Home Raising Project



Project #	SW19004
Project Name	West Main Bridge Widening Project

Department Stormwater
Contact Engineering Director
Type Improvement
Useful Life
Category Stormwater
Priority 3 Star Project
Status Pending

Description	Total Cost \$455,000
This project includes the widening of the existing bridge to add a shoulder on the north side of the bridge.	
Justification	
This proejct will improve the saftey of the roadway and provide a sholder for pedestrians to walk / cross the stream as needed.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			60,000								60,000
ROW and Easements				50,000							50,000
Construction Engineering / Inspection				345,000							345,000
Total			60,000	395,000							455,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater			60,000	395,000							455,000
Total			60,000	395,000							455,000



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CAPITAL IMPROVEMENT PLAN

***for* FY 2019-2028**

Project Sheets – Transportation

City of Franklin, Tennessee

CIP FY 2019-2028

FY 19 thru FY 28

PROJECTS BY CATEGORY

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Transportation													
Mack Hatcher NE Extension	ST09001	5	1,250,000										1,250,000
Columbia Ave (Mack Hatcher to Downs Blvd)	ST15002	5	200,000	513,600	5,513,600	5,513,600	13,867,200	13,867,200					39,475,200
Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	ST16001	3							99,840	2,799,840	2,795,520	2,795,520	8,490,720
Goose Creek Bypass Extension	ST16003	1					441,500	9,441,500	6,181,000	6,181,000			22,245,000
Carothers Pkwy Extension	ST16004	1				132,000	3,632,000	1,950,000	1,950,000				7,664,000
Peytonsville Rd & Pratt Ln Int. Improvements	ST16005	2			100,000	4,100,000	3,606,708	3,606,708					11,413,416
Jordan Road (Aspen Grove Dr-Mallory Ln)	ST16006	4	83,480	2,000,000	1,293,500	1,293,500							4,670,480
East McEwen Drive Improvements - Phase 4	ST16007	5	6,355,000	13,851,000	13,851,000								34,057,000
East McEwen Dr. Right-Turn Bypass Lane	ST16008	5	1,125,000	975,000									2,100,000
Franklin Road Improvements & Streetscape	ST16009	5	3,875,000	7,151,976	7,151,976								18,178,952
Beta Dr. Extension	ST16010	1	100,000	2,700,000	2,155,000								4,955,000
Mallory/N Royal Oaks & Liberty Intersection Imp.	ST16011	3	4,699,235	1,932,500	1,932,500								8,564,235
E McEwen Dr. Ext. (Wilson Pike to City Limits)	ST16012	2			7,700,000	5,342,400	5,342,400						18,384,800
Aspen Grove Dr. & Seaboard Ln Int Improvements	ST16013	2				62,000	1,162,000	2,050,000					3,274,000
Franklin Rd & Mallory Staion Rd Int Improvements	ST16014	4					120,000	3,120,000	3,500,000				6,740,000
Carothers Pkwy (Falcon Creek - SR96E)	ST16015	3					543,033	10,543,033	7,602,459	7,602,459			26,290,984
Lewisburg Pike (Donaldson Crk Pkwy to SR-397)	ST16016	3		414,800	5,414,800	5,807,200	5,807,200						17,444,000
Long Ln and Old Peytonsville Rd Connector	ST16017	3		250,000	9,450,000	6,294,400	6,294,400						22,288,800
S. Margin St. Infrastructure Upgrades	ST16018	4	195,280	3,695,280	2,733,920	2,733,920							9,358,400
N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	ST16019	1					285,200	5,085,200	3,992,800	3,992,800			13,356,000
SR96W Multiuse Trail (Vera Valley Dr-5th Ave N)	ST16020	2	1,100,000	2,096,950	2,096,950								5,293,900
Lewisburg Ave Multiuse Trail (Mack Hatcher-EFBP)	ST16021	1							134,800	2,434,800	3,870,000		6,439,600
Carothers Pkwy (Long Ln - Falcon Creek Subd)	ST16022	3						100,000	350,000	5,790,400	5,790,400		12,030,800
1st Ave Multiuse Trail (S Margin St - Bridge St)	ST16023	2				63,200	1,063,200	2,080,000					3,206,400
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	ST16024	3					90,000	760,000	2,750,000				3,600,000

Category	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)	ST16025	2			40,350	530,350	1,508,750						2,079,450
Boyd Mill Ave (Downs Blvd - SR96W)	ST16027	1		125,000	875,000	5,053,356							6,053,356
Clovercroft Rd (SR96-Oxford Glen Dr)	ST16028	3					513,200	6,013,200	7,184,800	7,184,800			20,896,000
Lewisburg Ave Sidewalk Improvements	ST16030	4	26,380	426,380	709,500								1,162,260
West Main St (Natchez St. to Downs Blvd)	ST16032	2							492,200	4,492,200	6,890,800	6,890,800	18,766,000
Columbia Ave (Downs Blvd to Fowlkes St)	ST16035	3				414,760	3,714,760	5,806,640	5,806,640				15,742,800
Main St Sidewalk Repair Project	ST19001	4	520,000	420,000	420,000	420,000	420,000						2,200,000
Lewisburg Pike Trail (Carriage Park- Collins Farm)	ST19002	1							100,000	1,200,000	2,200,000		3,500,000
Mack Hatcher SE Widening	ST19003	4			692,611	1,000,000	500,000	9,700,000	19,074,245	19,074,245			50,041,101
McEwen Drive Interchange Modifications	ST19004	4		1,000,000									1,000,000
Mack Hatcher SW Extention	ST19005	1							2,500,000	2,500,000	29,000,000	33,000,000	67,000,000
Transportation Total			19,529,375	37,552,486	62,130,707	38,760,686	48,911,551	74,123,481	61,718,784	63,252,544	50,546,720	42,686,320	499,212,654
GRAND TOTAL			19,529,375	37,552,486	62,130,707	38,760,686	48,911,551	74,123,481	61,718,784	63,252,544	50,546,720	42,686,320	499,212,654

Report criteria:

All Contacts

All Departments

All Priority Levels

All Projects

All Source Types

Status: Active or Funding Obligated or Not Funded or Pending

Category: Transportation

Type: E or I or M or N or Z

Project #	ST09001
Project Name	Mack Hatcher NE Extension

Department	Streets
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Funding Obligated

Description	Total Cost \$6,250,000
The project includes the extension of Mack Hatcher from SR96W to Hillsboro Road.	
Justification	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
5,000,000	Construction	1,250,000										1,250,000
Total	Total	1,250,000										1,250,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
5,000,000	Misc. Grant	1,250,000										1,250,000
Total	Total	1,250,000										1,250,000



Project #	ST15002
Project Name	Columbia Ave (Mack Hatcher to Downs Blvd)

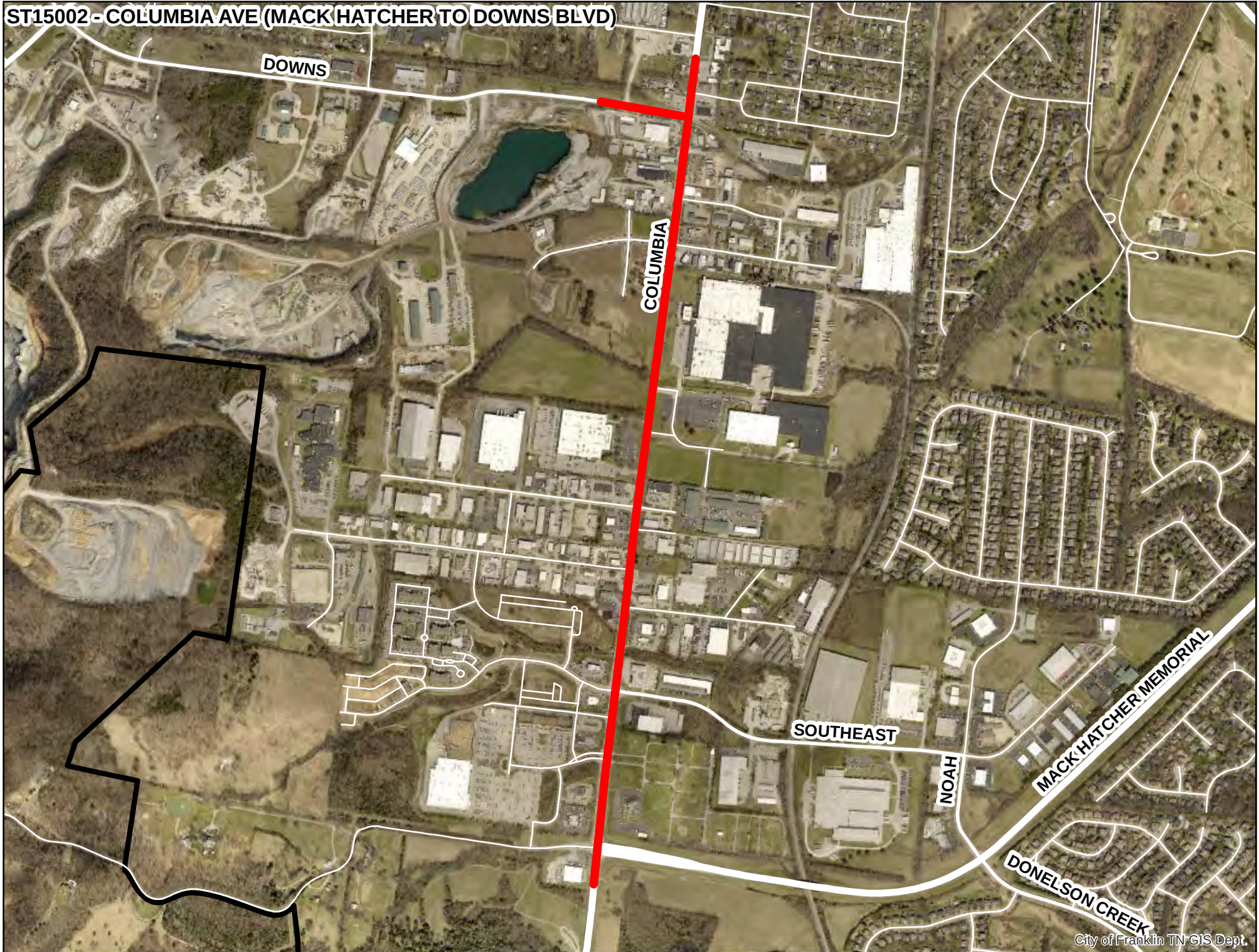
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 5 Star Project
Status Funding Obligated

Description	Total Cost \$40,545,650
This project includes the widening of Columbia Ave from Mack Hatcher to Downs Blvd. This project is funded 100% by TDOT and FHWA with the acceptance of utility relocations. The City will need to pay for the relocation of all utilities located in private easements.	
Justification	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
1,070,450	Design/Planning (Professional Services)	200,000	513,600	513,600	513,600							1,740,800
Total	ROW and Easements			5,000,000	5,000,000							10,000,000
	Construction Engineering / Inspection					1,027,200	1,027,200					2,054,400
	Construction					12,840,000	12,840,000					25,680,000
	Total	200,000	513,600	5,513,600	5,513,600	13,867,200	13,867,200					39,475,200

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
1,070,450	Hotel/Motel Tax					1,500,000	1,500,000					3,000,000
Total	MPO/TDOT Funding	200,000	513,600	5,513,600	5,513,600	10,927,200	10,927,200					33,595,200
	Reclaimed Water Renewal					540,000	540,000					1,080,000
	Water Renewal					540,000	540,000					1,080,000
	Wastewater Renewal					360,000	360,000					720,000
	Total	200,000	513,600	5,513,600	5,513,600	13,867,200	13,867,200					39,475,200

ST15002 - COLUMBIA AVE (MACK HATCHER TO DOWNS BLVD)



Project #	ST16001
Project Name	Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)

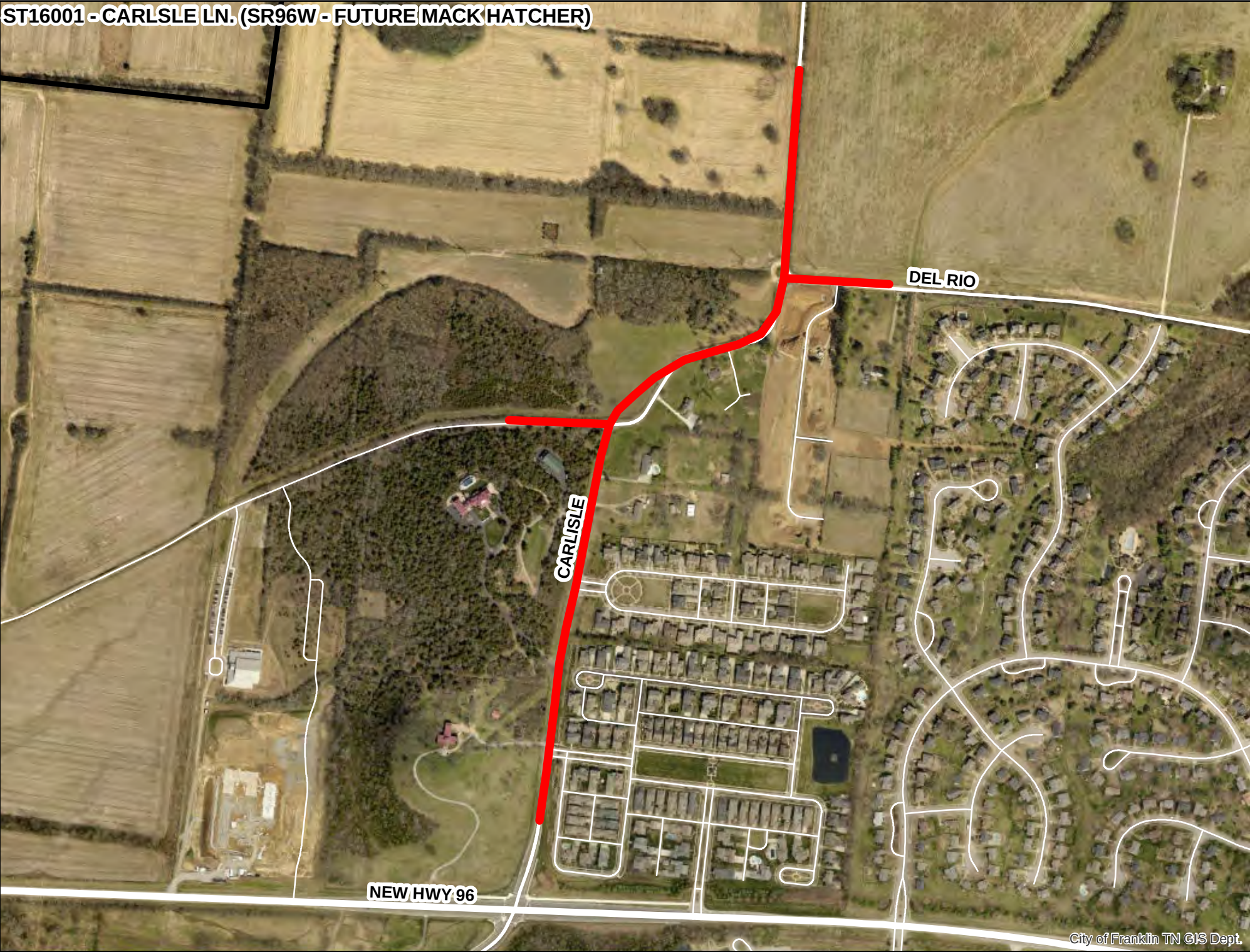
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Pending

Description	Total Cost \$8,490,720
Carlisle Lane include improvements from Highway 96 West (SR-96) to the future Mack Hatcher improvements. The typical section will include two (2) lanes with turn lanes; bike lanes; sidewalks, curb/gutter and drainage improvements. Approximate project length of 4,830 LF	
Project located in Collector Service Area 4	
Justification	
Development in this area of the city continues to increase. The roadway has horizontal and vertical alignment issues that need to be corrected to improve safety.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)							99,840	99,840			199,680
ROW and Easements								2,700,000			2,700,000
Construction Engineering / Inspection									299,520	299,520	599,040
Construction									2,496,000	2,496,000	4,992,000
Total							99,840	2,799,840	2,795,520	2,795,520	8,490,720

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Reclaimed Water Renewal									202,500	202,500	405,000
Water Renewal									362,250	362,250	724,500
Wastewater Renewal									120,000	120,000	240,000
Road Impact Fees - Collector SA4							99,840	2,799,840	2,110,770	2,110,770	7,121,220
Total							99,840	2,799,840	2,795,520	2,795,520	8,490,720

ST16001 - CARLSLE LN. (SR96W - FUTURE MACK HATCHER)



Project #	ST16003
Project Name	Goose Creek Bypass Extension

Department Streets
Contact Engineering Director
Type New
Useful Life 20+
Category Transportation
Priority 1 Star Project
Status Pending

Description	Total Cost \$22,245,000
Extension of Goose Creek Bypass east of I-65 to Long Lane. The project shall be constructed as a four (4) lane, median divided facility with turn lanes as required. Project shall include: access management (as allowable), curb & gutter, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length of 5,500 LF.	
Justification	
Congestion Mitigation: AADT on Carothers Parkway is expected to reach 25,000 VPD. The board has approved numerous developments in the South East section of the City. Approvals include approximately 2,663 Single Family Units, 2,004 Multi-Family Units, 1.8 Million SF in Retail and 3.4 Million SF in Office/Civic Development. Safety: As traffic increases on Carothers Parkway this roadway will become increasingly important. Long Lane is a collector roadway and will not be able to handle the project AADT that is anticipated on Carothers Parkway and Goose Creek Bypass Extension. Economic Development: Access to I-65 and Berry Farms potentially makes this the next high growth area within Franklin. It should be noted that future Economic Development opportunities along this roadway will be limited unless the City or a Developer start the extension of the Harpeth River Interceptor. The interceptor will need to be extended approximately 14,000 LF prior to development along this roadway.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					441,500	441,500					883,000
ROW and Easements						9,000,000					9,000,000
Construction Engineering / Inspection							662,250	662,250			1,324,500
Construction							5,518,750	5,518,750			11,037,500
Total					441,500	9,441,500	6,181,000	6,181,000			22,245,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial					441,500	9,441,500	5,887,250	5,887,250			21,657,500
Stormwater							275,000	275,000			550,000
Water Renewal							18,750	18,750			37,500
Total					441,500	9,441,500	6,181,000	6,181,000			22,245,000

CAROTHERS

PEYTONSVILLE

Project #	ST16004
Project Name	Carothers Pkwy Extension

Department	Streets
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Transportation
Priority	1 Star Project
Status	Pending

Description

Total Cost \$7,664,000

Extension of Carothers Parkway, from proposed Goose Creek Bypass (SR-248) Extension to its existing southern terminus at Long Lane. The project shall be constructed as a four (4) lane, median divided facility with turn lanes as required. Project shall include: access management (as allowable), curb & gutter, street lights, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length of 1,650 LF.

Justification

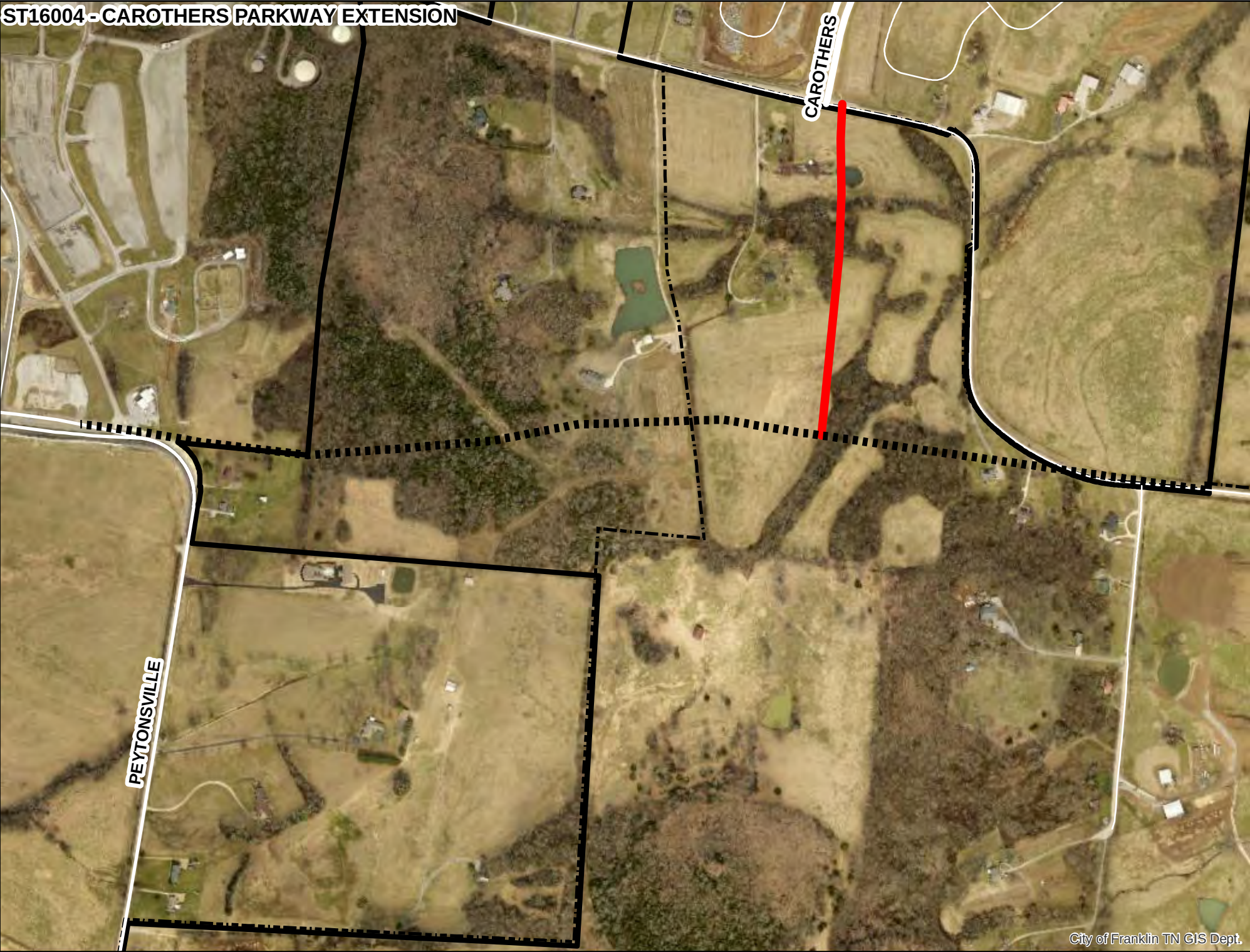
Congestion Mitigation: AADT on Carothers Parkway is expected to reach 25,000 VPD. The board has approved numerous developments in the South East section of the City. Approvals include approximately 2,663 Single Family Units, 2,004 Multi-Family Units, 1.8 Million SF in Retail and 3.4 Million SF in Office/Civic Development.

Safety: As traffic increases on Carothers Parkway this roadway will become increasingly important. Long Lane is a collector roadway and will not be able to handle the project AADT that is anticipated on Carothers Parkway and Goose Creek Bypass Extension.

Economic Development: Access to I-65 and Berry Farms potentially makes this the next high growth area within Franklin. It should be noted that future Economic Development opportunities along this roadway will be limited unless the City or a Developer start the extension of the Harpeth River Interceptor. The interceptor will need to be extended approximately 14,000 LF prior to development along this roadway.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				132,000	132,000						264,000
ROW and Easements					3,500,000						3,500,000
Construction Engineering / Inspection						300,000	300,000				600,000
Construction						1,650,000	1,650,000				3,300,000
Total				132,000	3,632,000	1,950,000	1,950,000				7,664,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial				132,000	3,632,000	1,867,500	1,867,500				7,499,000
Stormwater						82,500	82,500				165,000
Total				132,000	3,632,000	1,950,000	1,950,000				7,664,000



Project #	ST16005
Project Name	Peytonsville Rd & Pratt Ln Int. Improvements

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Active

Description	Total Cost \$11,413,416
Reconstruction of the intersection of Peytonsville Road and Pratt lane to a conventional T-intersection. The included section Old Peytonsville Road shall be reconstruction as a four (4) lane, median divided facility, while the included section of Pratt Lane shall be reconstructed as a two (2) lane facility. Both streets shall have turn lanes as required. Project shall include: access management (as allowable), curb & gutter, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length of 2,300 LF. Project located in Collector Service Area 2.	
Justification	
Congestion Mitigation: Peytonsville Road provides access between SR840 and the Goose Creek Interchange. Traffic will increase in this area as development continues. In addition this roadway will see heavy traffic when accidents occur on SR-840 and I-65. Safety: Peytonsville Rd & Pratt Ln have geometric issues that need to be addressed as traffic increases in this area of the City. It was agreed upon by the Reams-Fleming Team and the City that Reams Fleming will not be allowed to have access to Pratt Lane until the City makes the necessary safety upgrades to this intersection. Economic Development: Lampo Group is currently proposing their cooperate headquarters in the southern section of Reams-Fleming PUD. This includes approximately 650,000SF of commercial office space. As Reams-Fleming develops the city will need to fund this improvement to reduce congestion and provide alternative routes so that we can retain businesses long term.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			100,000	100,000							200,000
ROW and Easements				4,000,000							4,000,000
Construction Engineering / Inspection					386,433	386,433					772,866
Construction					3,220,275	3,220,275					6,440,550
Total			100,000	4,100,000	3,606,708	3,606,708					11,413,416

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General			40,000	1,640,000	1,294,573	1,294,573					4,269,146
Stormwater					150,000	150,000					300,000
Water Renewal					166,275	166,275					332,550
Wastewater Renewal					54,000	54,000					108,000
Road Impact Fees - Collector SA2			60,000	2,460,000	1,941,860	1,941,860					6,403,720
Total			100,000	4,100,000	3,606,708	3,606,708					11,413,416



Project #	ST16006
Project Name	Jordan Road (Aspen Grove Dr-Mallory Ln)

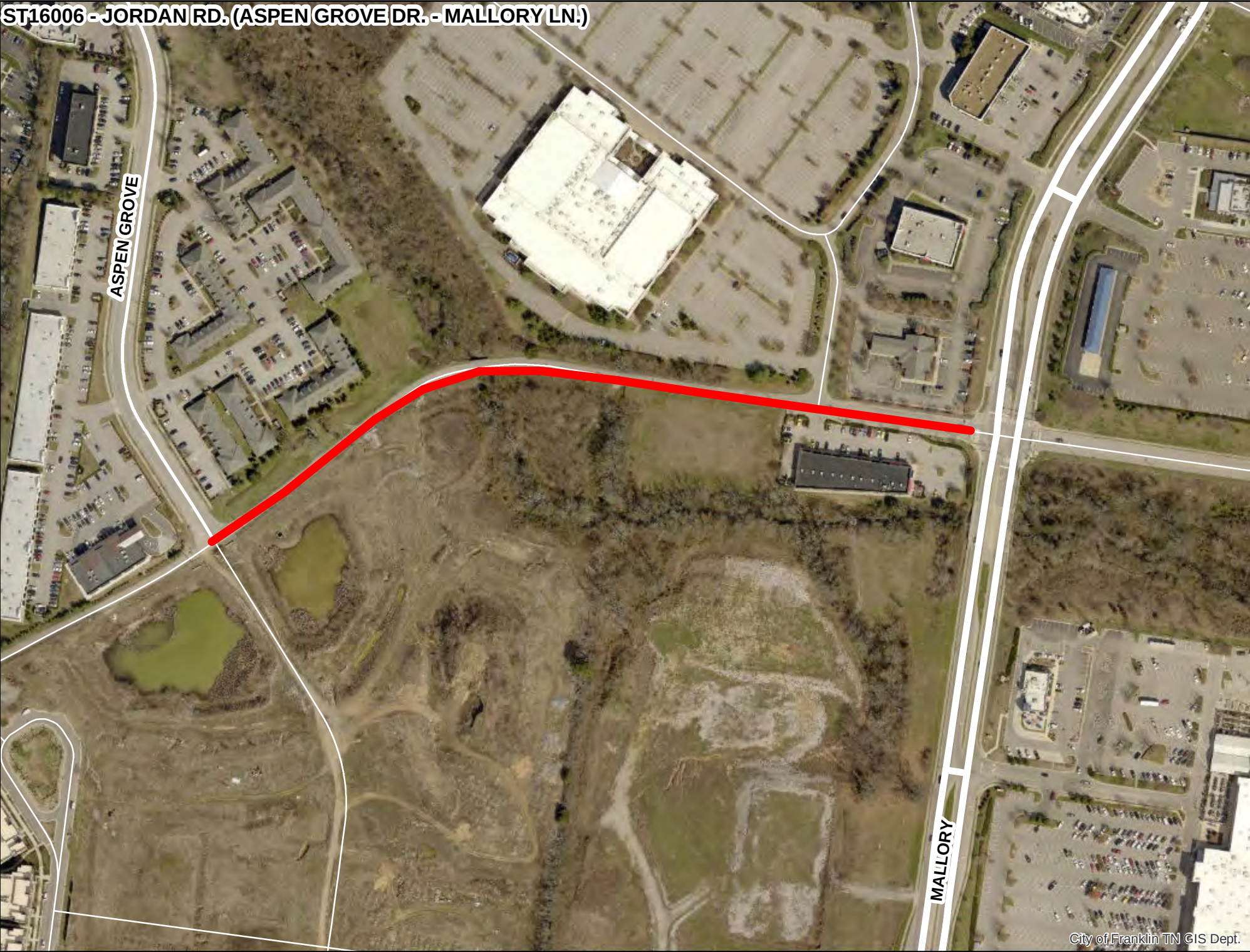
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 4 Star Project
Status Active

Description	Total Cost \$4,808,980
Improvement of Jordan Road, from Aspen Grove Road to Mallory Lane. Reconstruction of Jordan Road to City standard two (2) lane facility with turn lanes as required. Project shall include: curb & gutter, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length of 1,700 LF. Project located in Collector Service Area 1.	
Justification	
Congestion Mitigation: As McEwen Town Center develops out this roadway will become extremely important to help reduce traffic on Mallory Ln, Cool Springs Blvd and Mallory Lane. The developer of McEwen Town Center was required to improve Jordan Road; however, those conditions were removed by the FMPC and BOMA. Safety: This rural roadway is located in a very urban area and has extremely narrow lanes and significant geometric issues that need to be corrected. Ideally this would happen as McEwen Town Center develops out its remaining property. Economic Development: Redevelopment and future economic development in the Cool Springs area continues to occur. Upgrades are needed to reduce congestion and improve safety so that we can retain and attract new businesses long term.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
138,500	Design/Planning (Professional Services)	83,480										83,480
Total	ROW and Easements		2,000,000									2,000,000
	Construction Engineering / Inspection			250,000	250,000							500,000
	Construction			1,043,500	1,043,500							2,087,000
	Total	83,480	2,000,000	1,293,500	1,293,500							4,670,480

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
138,500	Stormwater			42,875	42,875							85,750
Total	Wastewater Renewal			36,000	36,000							72,000
	Road Impact Fees - Collector SA1	83,480	2,000,000	1,214,625	1,214,625							4,512,730
	Total	83,480	2,000,000	1,293,500	1,293,500							4,670,480

ST16006 - JORDAN RD. (ASPEN GROVE DR. - MALLORY LN.)



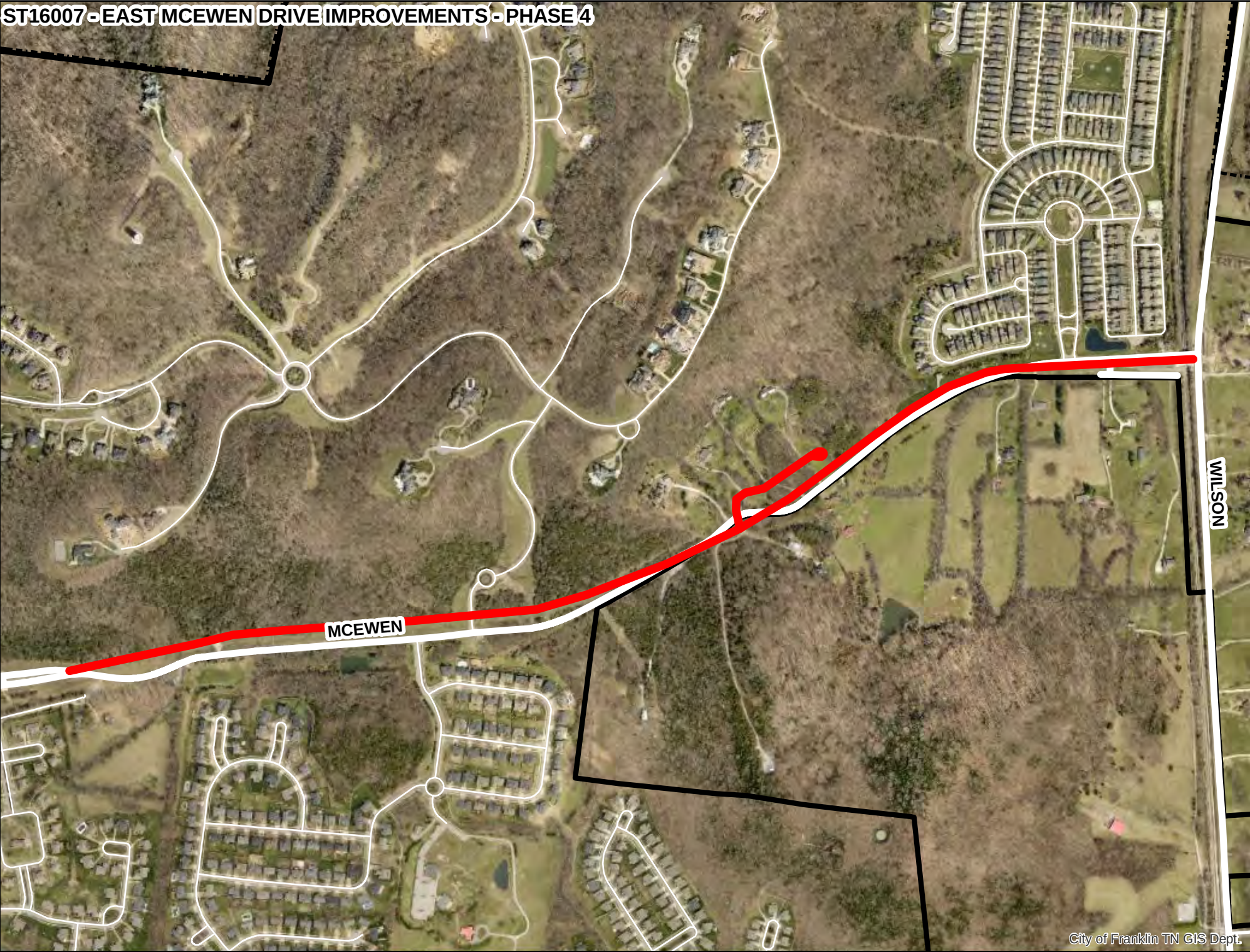
Project #	ST16007
Project Name	East McEwen Drive Improvements - Phase 4

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Funding Obligated

Description	Total Cost \$35,755,463
Improvement of East McEwen Drive, from 800 feet east of the roundabout at Cool Springs Boulevard/Oxford Glen Drive to Wilson Pike (SR-252). The project shall be constructed as a four (4) lane, median divided facility with turn lanes as required. Project shall include: access management (as allowable), curb & gutter, street lights, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length of 8,200 LF.	
Justification	
Congestion Mitigation: The Cools Springs Area is a major employment area within middle TN. As development continues along Carothers Parkway so does the AADT on McEwen Drive. McEwen Drive is an important East / West Connector between Nolensville, La Vergne, Smyrna and Rutherford County. In the last few years the Board has approved 5.2 Million SF of Office, 450,000 SF of retail, 700 hotel rooms and 2,418 multifamily units at the Carothers and McEwen Intersection alone. Improving this roadway will help to significantly reduce congestion for commuters trying to access the Cool Springs area. Safety: This rural roadway is an important East / West Connector between Nolensville, La Vergne, Smyrna and Rutherford County. This roadway has significate vertical and horizontal issues that need corrected to improve safety. Economic Development: The City has invested heavily in the Carothers McEwen area over the last few years. We are now seeing the private market invest millions of dollars into office and retail space along Carothers Parkway. These upgrades are needed to reduce congestion and improve safety so that we can retain and attract new businesses long term.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
1,698,463	Design/Planning (Professional Services)	355,000										355,000
Total	ROW and Easements	6,000,000										6,000,000
	Construction Engineering / Inspection		1,026,000	1,026,000								2,052,000
	Construction		12,825,000	12,825,000								25,650,000
	Total	6,355,000	13,851,000	13,851,000								34,057,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
1,698,463	Road Impact Fees - Arterial	6,355,000	2,832,250	12,832,250								22,019,500
Total	Stormwater		568,750	568,750								1,137,500
	MPO/TDOT Funding		10,000,000									10,000,000
	Wastewater Renewal		450,000	450,000								900,000
	Total	6,355,000	13,851,000	13,851,000								34,057,000

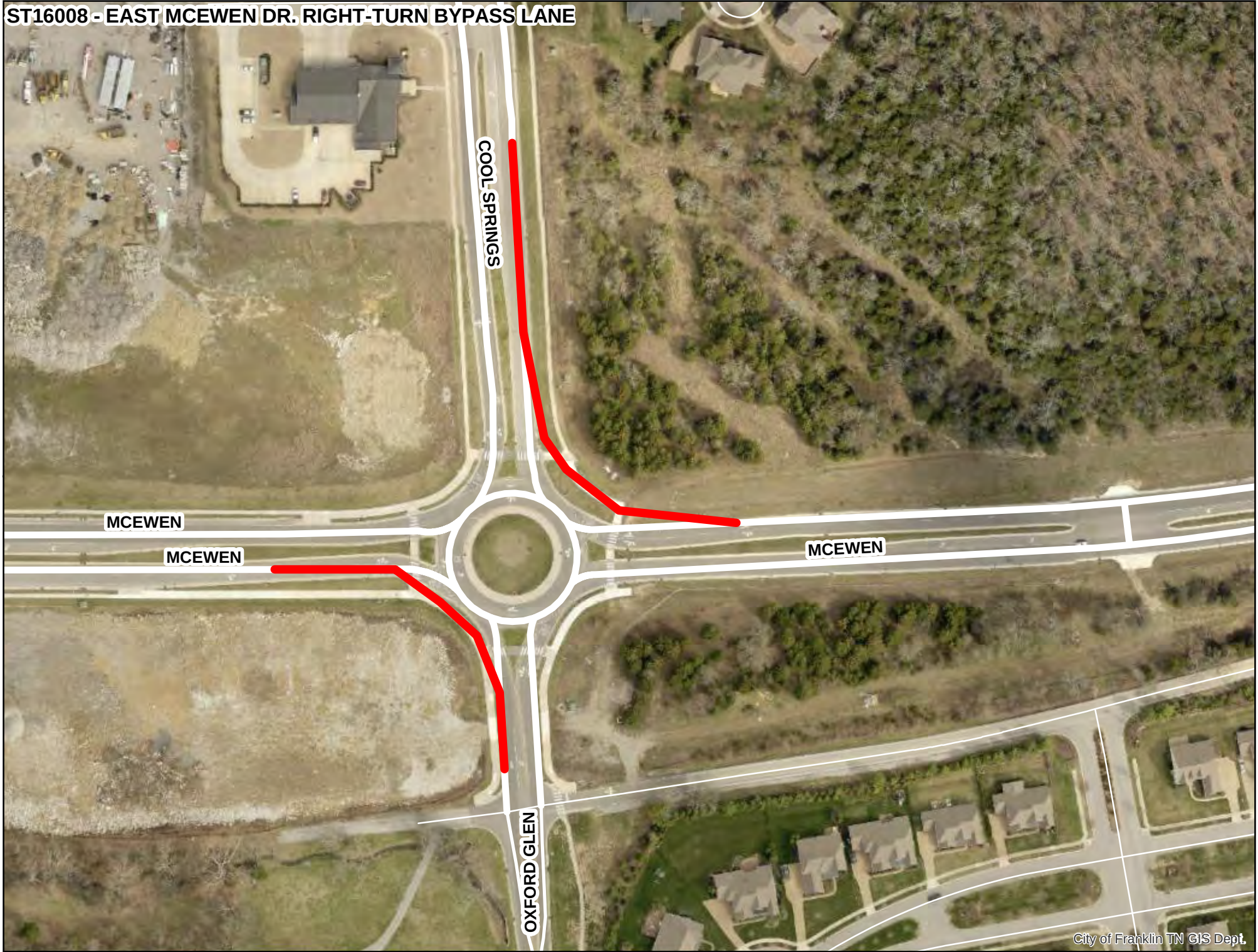


Project #	ST16008
Project Name	East McEwen Dr. Right-Turn Bypass Lane

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Funding Obligated

Description	Total Cost \$2,186,155
Improvement of roudabout at East McEwen Drive and Cool Springs Boulevard/Oxford Glen Drive. The project consists of the construction of a riight-turn bypass lane for westbound motorists turning right from East McEwen Drive onto Cool Springs Boulevard. Approximate project length of 1,000 LF.	
Justification	Congestion Mitigation: The Cools Springs Area is a major employment area within Middle TN. As development continues along Carothers Parkway so does the AADT on McEwen Drive. McEwen Drive is an important East / West Connector between Nolensville, La Vergne, Smyrna and Rutherford County. In the last few years the Board has approved 5.2 Million SF of Office, 450,000 SF of retail, 700 hotel rooms and 2,418 multifamily units at the Carothers and McEwen Intersection alone. Improving this intersection will help to significantly reduce congestion for commuters trying to access the Cool Springs area. Safety: This roundabout has one of the highest crash rates within the city. The high crash rate is probably due to lack of public understanding of how to drive through a roundabout and the high volume of traffic utilizing this roundabout. The addition of right-turn bypass lane is anticipated to reduce both congestion and accidents at this intersection. Economic Development: The City has invested heavily in the Carothers McEwen area over the last few years. We are now seeing the private market invest millions of dollars into office and retail space along Carothers Parkway. These upgrades are needed to reduce congestion and improve safety so that we can retain and attract new businesses long term.

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
86,155	ROW and Easements	150,000										150,000
Total	Construction Engineering / Inspection	325,000	325,000									650,000
	Construction	650,000	650,000									1,300,000
	Total	1,125,000	975,000									2,100,000
Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
86,155	Road Impact Fees - Arterial	1,092,500	942,500									2,035,000
Total	Stormwater	32,500	32,500									65,000
	Total	1,125,000	975,000									2,100,000



Project #	ST16009
Project Name	Franklin Road Improvements & Streetscape

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	5 Star Project
Status	Funding Obligated

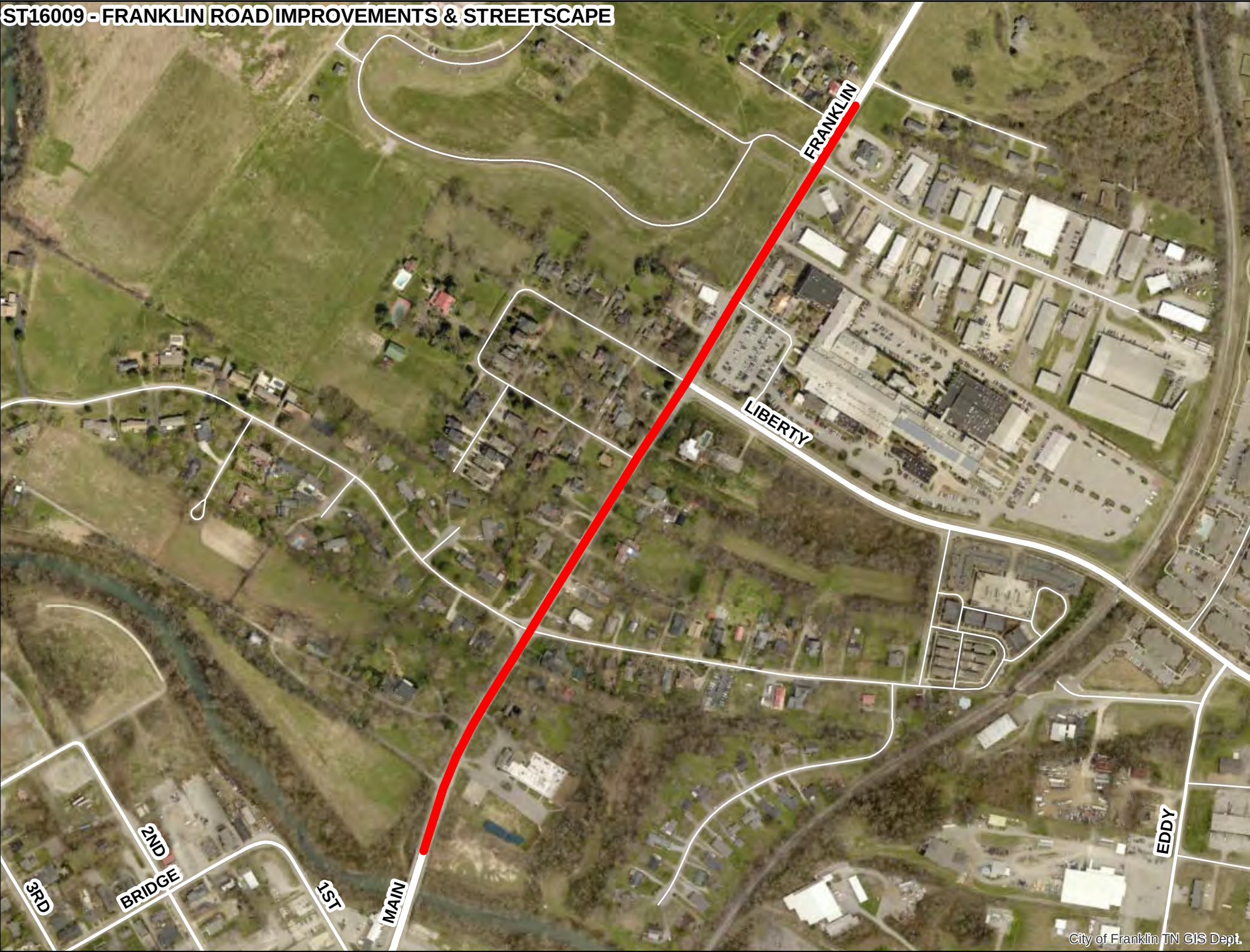
Description	Total Cost \$18,489,642
Improvement of Franklin Road, from the bridge at the Harpeth River to Hooper Lane. The project shall be constructed as a three (3) facility. Project shall include: curb & gutter, street lights, ITS Infrastructure, sidewalks, and typical streetscape elements. Approximate project length of 3,500 LF.	

Justification
Congestion Mitigation: This project will provide limited congestion mitigation as it relates to vehicular traffic.
Safety: Pedestrian safety and utility upgrades are on the primary reasons for moving this project forward. This project will provide a safe way for pedestrians to access Harlinsdale Farm, Jamison Station and the Factory. As more events are moved to Harlinsdale Farm the priority of this project continues to increase.
Economic Development: Downtown Franklin is a destination point that attracts numerous visitors and business to City. We need to continue investment within our historic downtown area to ensure that it remains a safe and walkable community to all residents and visitors

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
310,690	Design/Planning (Professional Services)	125,000										125,000
Total	ROW and Easements	3,750,000										3,750,000
	Construction Engineering / Inspection		529,776	529,776								1,059,552
	Construction		6,622,200	6,622,200								13,244,400
	Total	3,875,000	7,151,976	7,151,976								18,178,952

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
310,690	Road Impact Fees - Arterial	3,875,000	6,136,866	6,136,866								16,148,732
Total	Stormwater		295,110	295,110								590,220
	Water Renewal		450,000	450,000								900,000
	Wastewater Renewal		270,000	270,000								540,000
	Total	3,875,000	7,151,976	7,151,976								18,178,952

ST16009 - FRANKLIN ROAD IMPROVEMENTS & STREETSCAPE



Project #	ST16010
Project Name	Beta Dr. Extension

Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 1 Star Project
Status Pending

Description **Total Cost** \$4,955,000

Extension of Beta Drive from its current southern terminus at Alpha Drive to Southeast Parkway. The project shall be constructed as a two (2) lane facility with turn lanes as required. Project shall include: curb & gutter, sidewalks, and a bridge across Saw Mill Creek. Approximate project length of 1,200 LF.

Justification

Congestion Mitigation: Columbia Ave has historically been one of our most congested roadways within the City of Franklin. The widening of Columbia Ave will help with this congestion but additional connectivity is needed to provide long term relief and access to the numerous business located in this area of the city.

Safety: As traffic increases on Columbia Ave this roadway will become increasingly important. Beta Drive Extension will provide a safe alternative route for both pedestrians and vehicles within the area.

Economic Development: Significant redevelopment is anticipated along Columbia Ave as improvements are implemented. Additional connectivity is needed to reduce congestion so that we can retain and attract new businesses long term.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	100,000	100,000									200,000
ROW and Easements		2,600,000									2,600,000
Construction Engineering / Inspection			500,000								500,000
Construction			1,655,000								1,655,000
Total	100,000	2,700,000	2,155,000								4,955,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General	100,000	2,700,000	1,830,000								4,630,000
Stormwater			70,000								70,000
Water Renewal			75,000								75,000
Wastewater Renewal			180,000								180,000
Total	100,000	2,700,000	2,155,000								4,955,000

ST16010 - BETA DR. EXTENSION



Project #	ST16011
Project Name	Mallory/N Royal Oaks & Liberty Intersection Imp.

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Active

Description	Total Cost \$8,794,200
Intersection improvements to North Royal Oaks Boulevard, Liberty Pike and Mallory Lane. This intersection is projected to be at a failure level in the next 3-4 years based on the proposed development along Carothers Parkway. If this project is not completed, there will be significant delays at this key intersection.	
Justification	
Congestion Mitigation: It is anticipated that this roadway will reach failure levels within the next 5 years. The increased traffic is a result of all the development along Carothers Parkway and other areas within Cool Springs.	
Safety: No existing safety concerns at this intersection. Pedestrian facilities should be incorporated to the intersection improvements to comply with the Cities master plan.	
Economic Development: Redevelopment and future economic development in the Cool Springs area continues. This improvement is needed to maintain our high quality of life by reducing congestion and improving safety along this Major Arterial Roadway.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
229,965	Design/Planning (Professional Services)	199,235										199,235
Total	ROW and Easements	4,500,000										4,500,000
	Construction Engineering / Inspection		250,000	250,000								500,000
	Construction		1,682,500	1,682,500								3,365,000
	Total	4,699,235	1,932,500	1,932,500								8,564,235

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
229,965	Road Impact Fees - Arterial	4,699,235	1,670,250	1,670,250								8,039,735
Total	Stormwater		74,750	74,750								149,500
	Water Renewal		97,500	97,500								195,000
	Wastewater Renewal		90,000	90,000								180,000
	Total	4,699,235	1,932,500	1,932,500								8,564,235

ST16011 MALLORY / N ROYAL OAKS & LIBERTY INTERSECTION IMP.



Project #	ST16012
Project Name	E McEwen Dr. Ext. (Wilson Pike to City Limits)

Department	Streets
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Active

Description	Total Cost \$18,730,200
Extension of East McEwen Drive from Wilson Pike (SR-252) to the Franklin/Brentwood City Limits. This project shall be constructed as a two (2) lane facility with earthwork to support a future expansion to a four (4) lane, median divided facility. This project shall include: access management (as possible), curb & gutter, ITS Infrastructure, and accomodations for pedestrians and bicycles. Approximate project length is 5,300 LF.	
Justification	
Congestion Mitigation: The Cools Springs Area is a major employment area within middle TN. As development continues along Carothers Parkway so does the AADT on McEwen Drive. McEwen Drive is an important East / West Connector between Nolensville, La Vergne, Smyrna and Rutherford County. In the last few years the Board has approved 5.2 Million SF of Office, 450,000 SF of retail, 700 hotel rooms and 2,418 multifamily units at the Carothers and McEwen Intersection alone. This new roadway will help to significantly reduce congestion for commuters trying to access the Cool Springs area and should be coordinated with the City of Brentwood's planned extension of East McEwen Drive. Safety: This new roadway will be needed to reduce long term safety concerns on Clovercroft Roadway near the Breezeway School. These improvements should be coordinated with the City of Brentwood's planned extension of East McEwen Drive. Economic Development: The City has invested heavily in the Carothers McEwen area over the last few years. We are now seeing the private market invest millions of dollars into office and retail space along Carothers Parkway. These upgrades are needed to reduce congestion and improve safety so that we can retain and attract new businesses long term. These improvements should be coordinated with the City of Brentwood's planned extension of East McEwen Drive.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
	345,400			200,000								200,000
Total				7,500,000								7,500,000
					572,400	572,400						1,144,800
					4,770,000	4,770,000						9,540,000
	Total			7,700,000	5,342,400	5,342,400						18,384,800
Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
	345,400			7,700,000	5,178,900	5,178,900						18,057,800
Total					163,500	163,500						327,000
	Total			7,700,000	5,342,400	5,342,400						18,384,800

ST16012 - E. MCEWEN DR. EXTENSION

MCEWEN

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City of Franklin TN GIS Dept.

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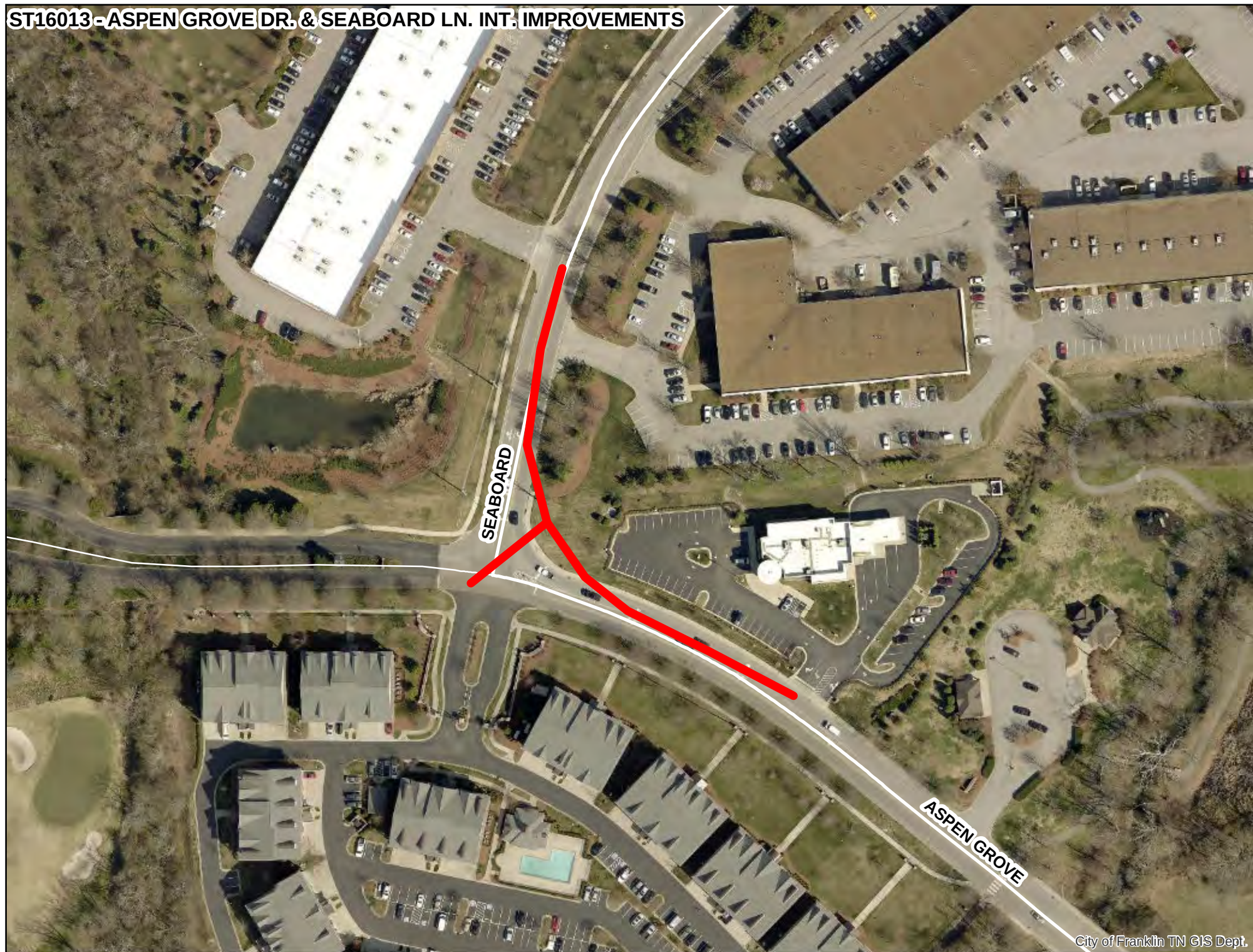
Project #	ST16013
Project Name	Aspen Grove Dr. & Seaboard Ln Int Improvements

Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 2 Star Project
Status Pending

Description	Total Cost \$3,274,000
Reconstruction of intersection at Aspen Grove Drive and Seaboard Lane to allow for more efficient peak hour movements. Approximate project length of 1,000 LF.	
Project located in Collector Service Area 1.	
Justification	
Congestion Mitigation: Capacity at this intersection is at failure levels during both the AM and PM peak hours. The Board has funded a project for city staff to evaluate and make recommendations to the full BOMA on possible solutions.	
Safety: Pedestrian facilities should be incorporated into the intersection improvement project to comply with the Cities long range master plan.	
Economic Development: Redevelopment and future economic development along this corridor is possible. Upgrades are needed to reduce congestion so that we can retain and attract new businesses long term.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				62,000	62,000						124,000
ROW and Easements					1,100,000						1,100,000
Construction Engineering / Inspection						500,000					500,000
Construction						1,550,000					1,550,000
Total				62,000	1,162,000	2,050,000					3,274,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater						67,500					67,500
Road Impact Fees - Collector SA1				62,000	1,162,000	1,982,500					3,206,500
Total				62,000	1,162,000	2,050,000					3,274,000



Project #	ST16014
Project Name	Franklin Rd & Mallory Staion Rd Int Improvements

Department	Streets
Contact	Engineering Director
Type	New
Useful Life	20+
Category	Transportation
Priority	4 Star Project
Status	Pending

Description	Total Cost \$6,740,000
Reconstruction of intersection at Franklin Road (SR-6/US-31) and Mallory Station Road to allow for more efficient peak hour movements. Approximate project length of 1,000 LF.	
Project located in Collector Service Area 1.	
Justification	
Congestion Mitigation: Capacity at this intersection is approaching failures and it currently has significate peak hour delays.	
Safety: No existing safety concerns at this intersection. Pedestrian facilities should be incorporated to the intersection improvement to comply with the Cities master plan.	
Economic Development: Redevelopment and future economic development along this corridor is limited. This improvement is needed to maintain our high quality of life by reducing congestion and improving safety along this Major Arterial Roadway.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					120,000	120,000					240,000
ROW and Easements						3,000,000					3,000,000
Construction Engineering / Inspection							500,000				500,000
Construction							3,000,000				3,000,000
Total					120,000	3,120,000	3,500,000				6,740,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial					72,000	1,872,000	2,019,000				3,963,000
Stormwater							135,000				135,000
Road Impact Fees - Collector SA1					48,000	1,248,000	1,346,000				2,642,000
Total					120,000	3,120,000	3,500,000				6,740,000



Project #	ST16015
Project Name	Carothers Pkwy (Falcon Creek - SR96E)

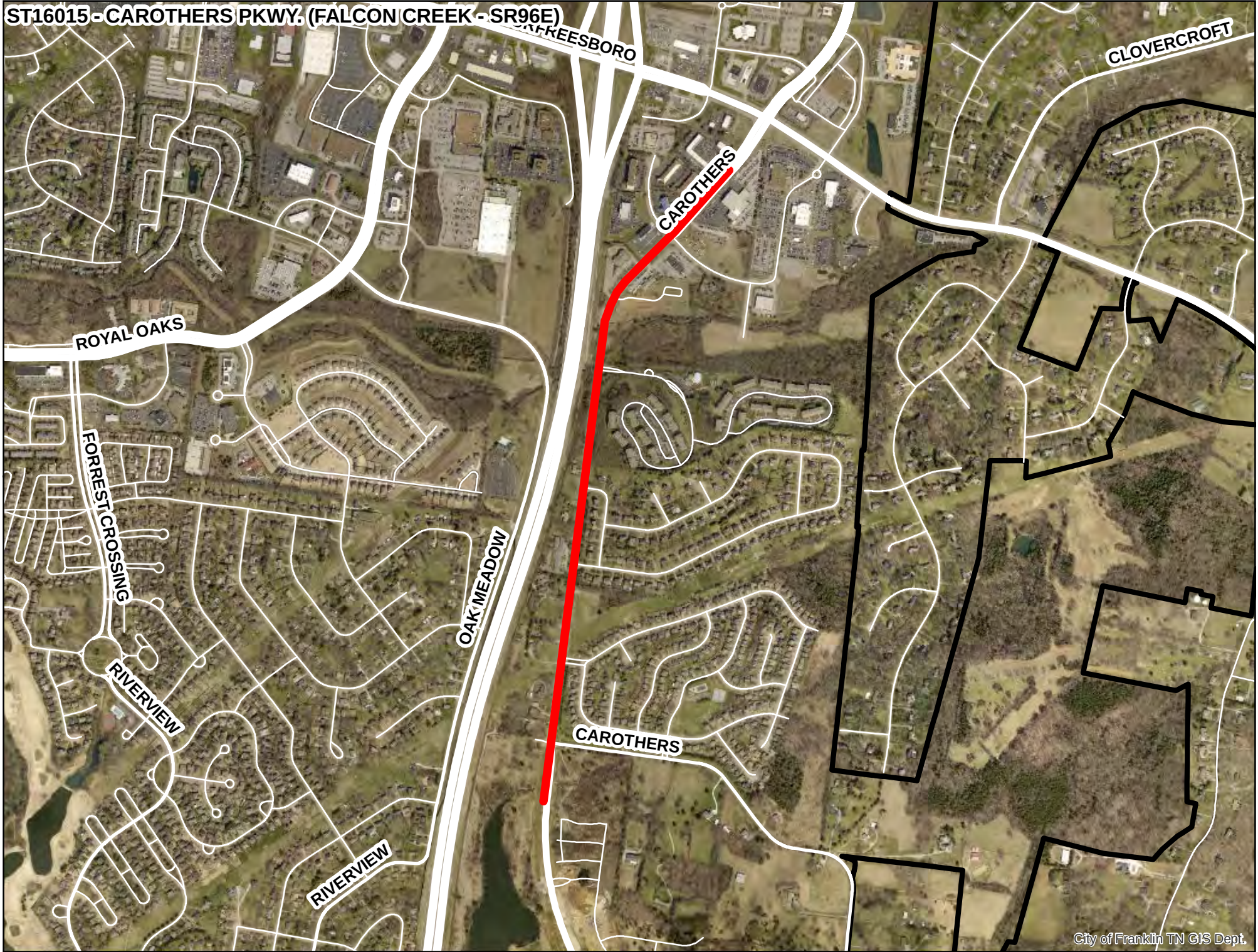
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 3 Star Project
Status Pending

Description	Total Cost \$26,290,984
Improvement of Carothers Parkway, from Long Lane to South Carothers Road. Widen from two (2) lanes to four (lane) median divided, with turn lanes as required.. Project shall include: access management (as allowable), curb & gutter, street lights, ITS Infrastructure, and accommodations for pedestrians and bicycles. Approximate project length of 14,500 LF.	

Justification
Congestion Mitigation: AADT on Carothers Parkway is expected to reach 25,000 VPD. The board has approved numerous developments in the South East section of the City. Approvals include approximately 2,663 Single Family Units, 2,004 Multi-Family Units, 1.8 Million SF in Retail and 3.4 Million SF in Office/Civic Development. Safety: As traffic increases on Carothers Parkway access management will become increasing important to move vehicles and reduce accidents. This roadway should be constructed with a median to reduce conflict points and increase safety. Economic Development: Redevelopment and future economic development along this corridor is limited. This improvement is needed to maintain our high quality of life by reducing congestion and improving safety along the Major Arterial Roadway.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					543,033	543,033					1,086,066
ROW and Easements						10,000,000					10,000,000
Construction Engineering / Inspection							814,549	814,549			1,629,098
Construction							6,787,910	6,787,910			13,575,820
Total					543,033	10,543,033	7,602,459	7,602,459			26,290,984

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial					543,033	10,543,033	6,281,699	6,281,699			23,649,464
Stormwater							279,850	279,850			559,700
Water Renewal							306,150	306,150			612,300
Wastewater Renewal							734,760	734,760			1,469,520
Total					543,033	10,543,033	7,602,459	7,602,459			26,290,984

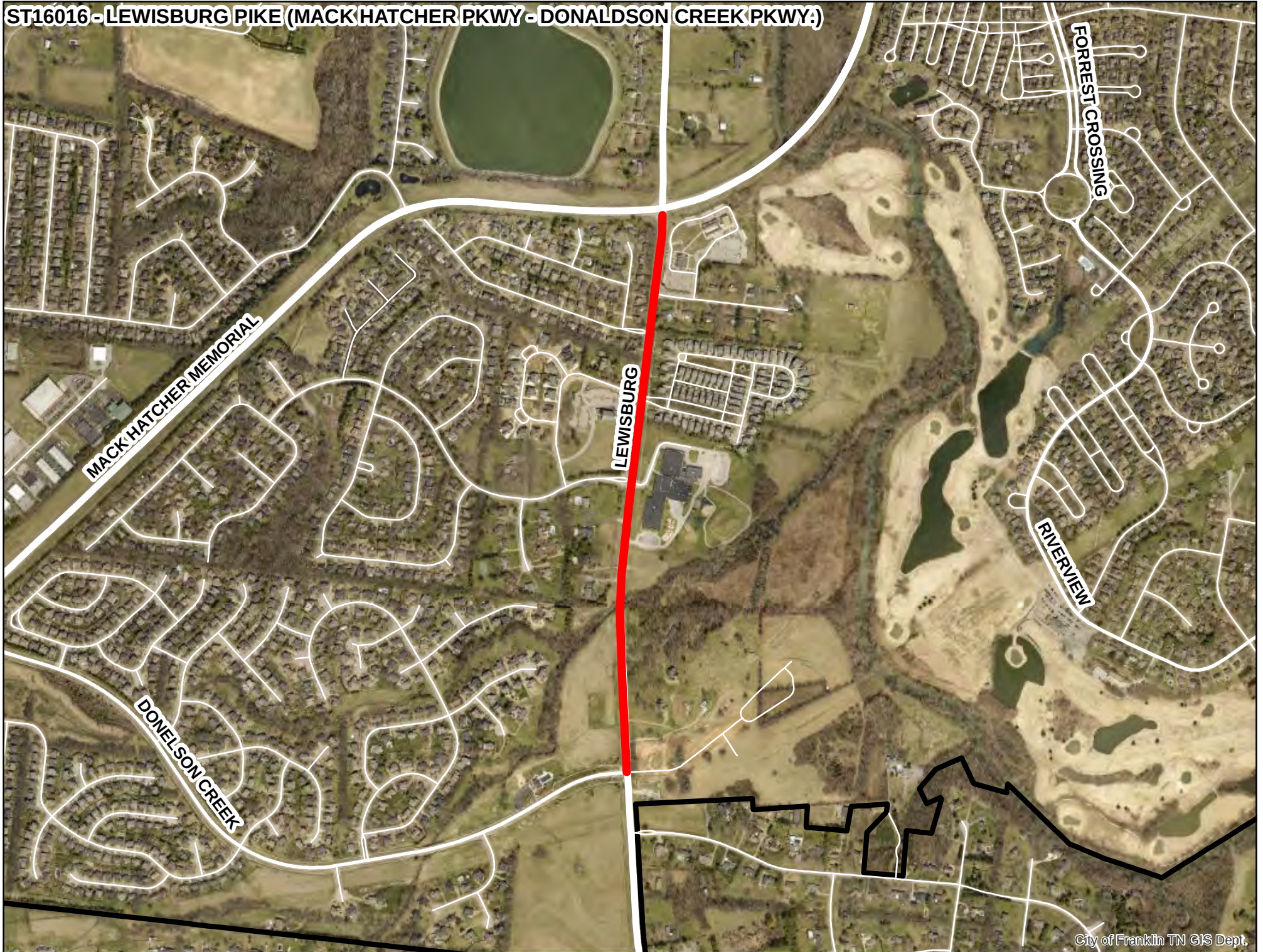


Project #	ST16016
Project Name	Lewisburg Pike (Donaldson Crk Pkwy to SR-397)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Pending

Description	Total Cost \$17,444,000
This section is to be constructed as a 4-lane, median divided roadway cross-section. The improvements are to also include curb and gutters, sidewalks, multiuse trail on the East Side and other appurtenances as required. The cost estimate does not include utility relocations required or right-of-way costs. Limits of construction are from Mack Hatcher Parkway to just south of Sullivan Farms Subdivision. Approximately 6,000 LF.	
Justification	
Congestion Mitigation: AADT on Lewisburg Pike is expected to reach 25,000 VPD. The board has approved numerous developments in the South East section of the City. Approvals include approximately 2,663 Single Family Units, 2,004 Multi-Family Units, 1.8 Million SF in Retail and 3.4 Million SF in Office/Civic Development.	
Safety: As traffic increases on Lewisburg Pike access management will become increasing important to move vehicles and reduce accidents. This roadway should be constructed with a median to reduce conflict points and increase safety.	
Economic Development: Redevelopment and future economic development along this corridor is limited. This improvement is needed to maintain our high quality of life by reducing congestion and improving safety along the Major Arterial Roadway.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)		414,800	414,800								829,600
ROW and Easements			5,000,000								5,000,000
Construction Engineering / Inspection				622,200	622,200						1,244,400
Construction				5,185,000	5,185,000						10,370,000
Total		414,800	5,414,800	5,807,200	5,807,200						17,444,000
Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial		414,800	5,414,800	5,142,200	5,142,200						16,114,000
Stormwater				230,000	230,000						460,000
Water Renewal				345,000	345,000						690,000
Wastewater Renewal				90,000	90,000						180,000
Total		414,800	5,414,800	5,807,200	5,807,200						17,444,000



Project #	ST16017
Project Name	Long Ln and Old Peytons ville Rd Connector

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Active

Description	Total Cost \$22,613,525
Included in the update to the Major Thoroughfare Plan are 2 crossings of I-65. This project is one of those crossings as is intended to connect Old Peytons ville Road with Long Lane. The main advantage of this crossing is to allow for traffic interconnectivity across I-65 without having to use Goose Creek By-Pass or Highway 96. Limits of construction are from Five Mile Creek Bridge to 500 feet east of Baskin Property. Approximately 2,500 LF.	
Project located in Collector Service Area 2.	
Justification	
Congestion Mitigation: AADT on Carothers Parkway and Lewisburg Pike is expected to reach 25,000 VPD. The Board has approved numerous developments in the South East section of the City. Approvals include approximately 2,663 Single Family Units, 2,004 Multi-Family Units, 1.8 Million SF in Retail and 3.4 Million SF in Office/Civic Development. In addition TDOT has approved 7 traffic signals along Goose Creek Bypass. This option will provide an important alternative route to avoid future congestion.	
Safety: As traffic increases on Carothers Parkway and Lewisburg Pike this roadway will become increasingly important. This connection will help reduce traffic on our arterial roadways and provide options to avoid future congestion at the Goose Creek Interchange.	
Economic Development: This roadway will help future and existing businesses in the area by reducing congestion and making this an attractive place to live and work.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
324,725	Design/Planning (Professional Services)		250,000	250,000								500,000
Total	ROW and Easements			9,200,000								9,200,000
	Construction Engineering / Inspection				674,400	674,400						1,348,800
	Construction				5,620,000	5,620,000						11,240,000
	Total		250,000	9,450,000	6,294,400	6,294,400						22,288,800

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
324,725	Stormwater				200,000	200,000						400,000
Total	Water Renewal				75,000	75,000						150,000
	Wastewater Renewal				45,000	45,000						90,000
	Road Impact Fees - Collector SA2		250,000	9,450,000	5,974,400	5,974,400						21,648,800
	Total		250,000	9,450,000	6,294,400	6,294,400						22,288,800

ST16017 - LONG LN. AND OLD PEYTONSVILLE RD. CONNECTOR



Project #	ST16018
Project Name	S. Margin St. Infastructure Upgrades

Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 4 Star Project
Status Pending

Description

Total Cost \$9,358,400

This project is to upgrade Sanitary Sewer, Water and Stormwater infrastructure in our historic downtown area. We are having issues with all utilities along this corridor and they are in need of upgrades and replacement.

The existing stormwater system mainly consists of a series of intermittent roadside ditches and culverts. This area has been a problem since the early 90's with no improvements made. The roadways lack drainage infrastructure. This infrastructure is needed to help protect localized flooding during heavy rain events. This project would also include the install of a water quality feature at the Harpeth River. The goal is to extend infrastructure into the Parkview Area to address localized flooding

Project located in Collector Service Area 1 and 2.

Justification

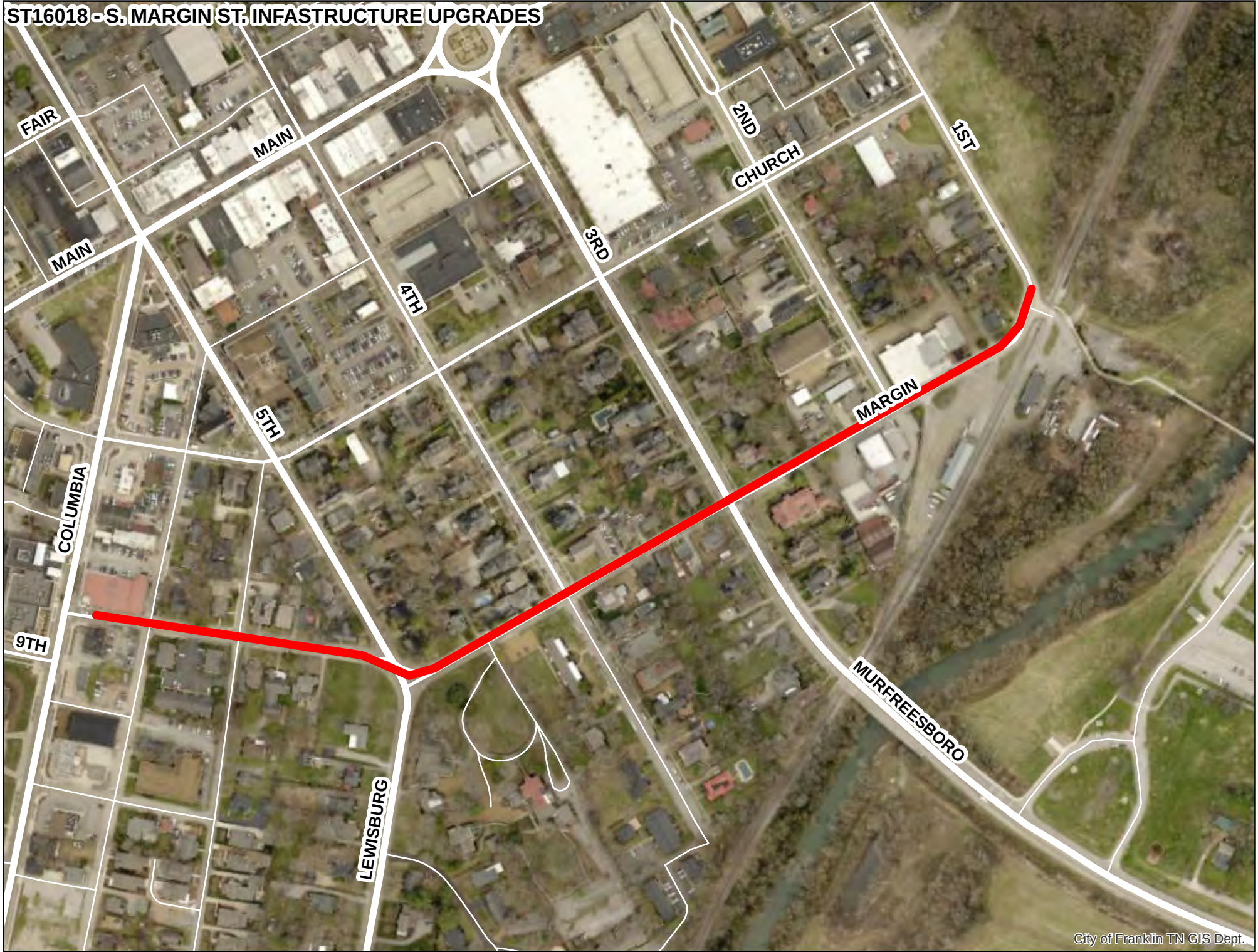
Congestion Mitigation: Congestion along S. Margin Street is very heavy during peak hours and events. This project would not increase vehicular capacity but would provide need and key pedestrian connections within our historic downtown area.

Safety: Providing sidewalks and street lights in our historic downtown area will help ensure our downtown remains a safe and walkable community.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	195,280	195,280									390,560
ROW and Easements		3,500,000									3,500,000
Construction Engineering / Inspection			292,920	292,920							585,840
Construction			2,441,000	2,441,000							4,882,000
Total	195,280	3,695,280	2,733,920	2,733,920							9,358,400

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater			180,000	180,000							360,000
Water Renewal			225,000	225,000							450,000
Wastewater Renewal			216,000	216,000							432,000
Road Impact Fees - Collector SA1	97,640	1,847,640	1,056,460	1,056,460							4,058,200
Road Impact Fees - Collector SA2	97,640	1,847,640	1,056,460	1,056,460							4,058,200
Total	195,280	3,695,280	2,733,920	2,733,920							9,358,400

ST16018 - S. MARGIN ST. INFRASTRUCTURE UPGRADES



Project #	ST16019
Project Name	N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)

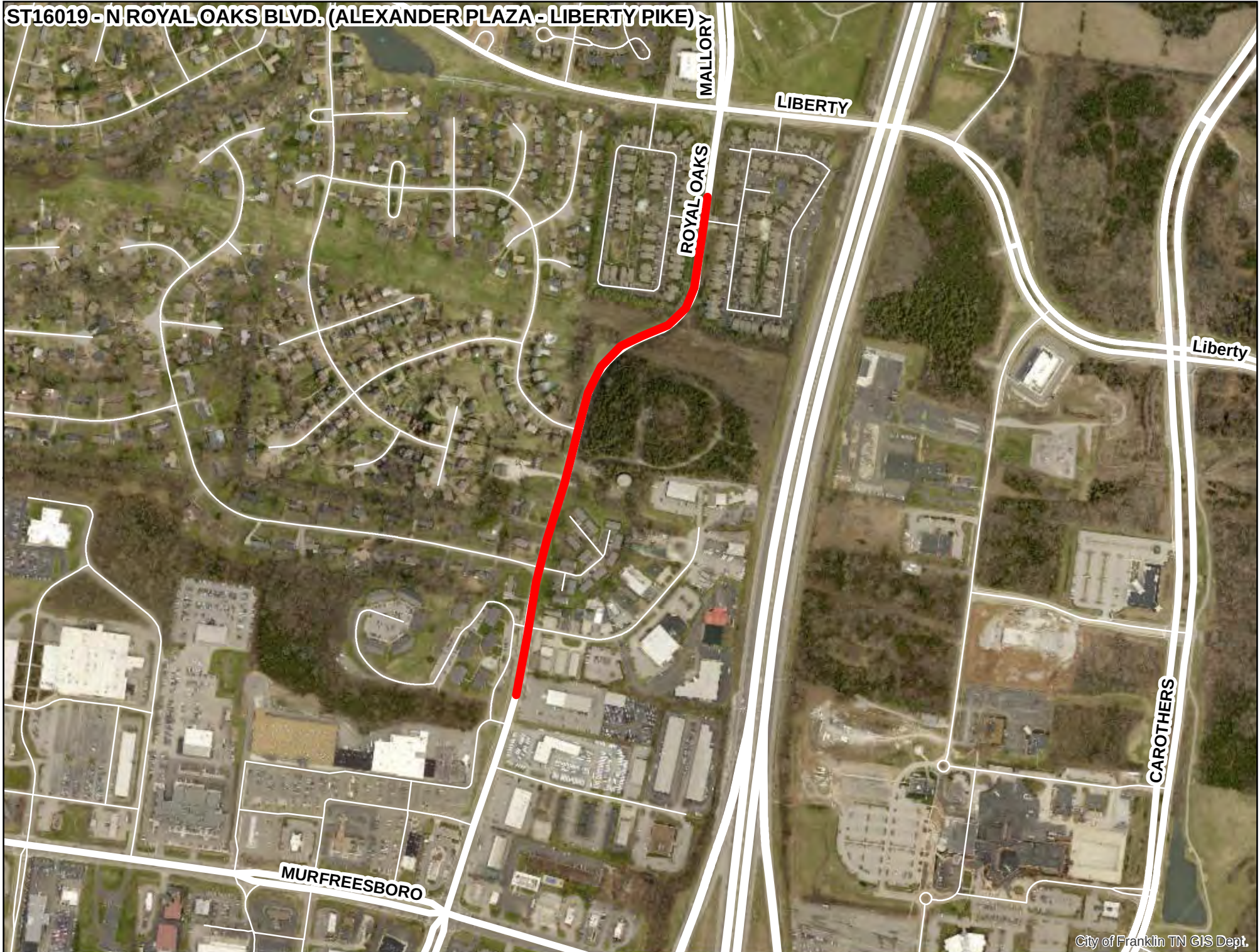
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	1 Star Project
Status	Pending

Description	Total Cost \$13,356,000
Complete the widening of North Royal Oaks Bolevar, a major arterial street, as a four (4) lane cross section with sidewalks, street lighting and other required appurtenances. Limits of construction are Alexander Plz to Liberty Pike. Approximate project length of 4,000 LF.	
Justification	
This is the one remaining area that needs to be widen from two (2) to four (4) lanes. When this project is complete, we will have a four (4) lane arterial roadway from Mack Hatcher Parkway (SR-397) to Moores Lane (SR-441) that parallels I-65.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					285,200	285,200					570,400
ROW and Easements						4,800,000					4,800,000
Construction Engineering / Inspection							427,800	427,800			855,600
Construction							3,565,000	3,565,000			7,130,000
Total					285,200	5,085,200	3,992,800	3,992,800			13,356,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial					285,200	5,085,200	3,527,800	3,527,800			12,426,000
Stormwater							150,000	150,000			300,000
Water Renewal							225,000	225,000			450,000
Wastewater Renewal							90,000	90,000			180,000
Total					285,200	5,085,200	3,992,800	3,992,800			13,356,000

ST16019 - N ROYAL OAKS BLVD. (ALEXANDER PLAZA - LIBERTY PIKE)



Project #	ST16020
Project Name	SR96W Multiuse Trail (Vera Valley Dr-5th Ave N)

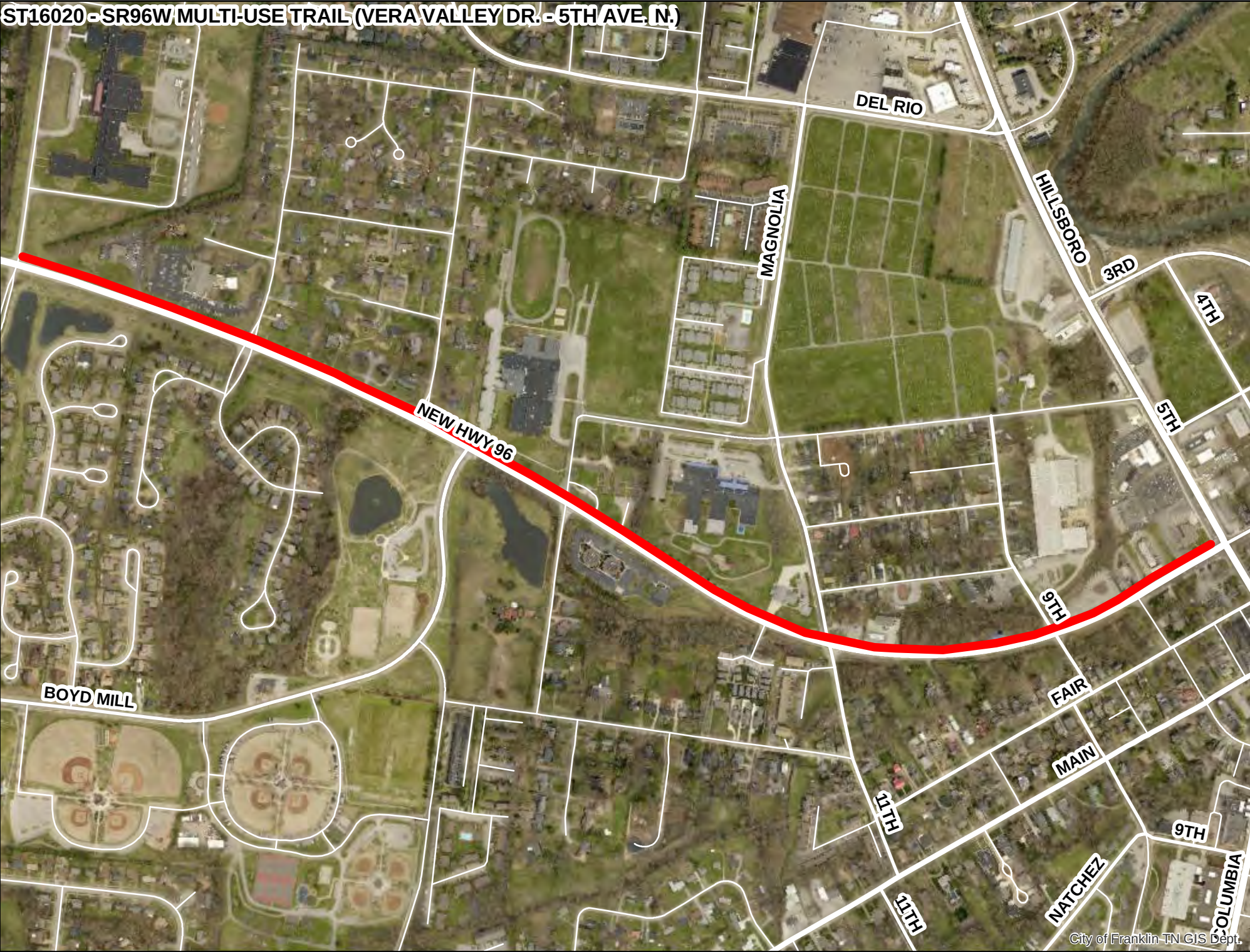
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 2 Star Project
Status Active

Description	Total Cost \$5,570,411
Extend ten (10) foot multi-use trail from Vera Valley Drive to 9th Avenue in Downtown Franklin. Approximate project length is 5,800 LF.	

Justification
This project will provide pedestrian, bicycling access to Freedom Middle School, Freedom Intermediate School from the neighborhoods surrounding Hwy 96 West. Two other schools exist within the vicinity of this trail – Poplar Grove School and Johnson Elementary. Students from these two schools will also benefit as they will have access to this trail (if it is constructed). Also, Jim Warren Park, three subdivisions (Clairemonte, Spencer Hall, West Field Estates) and two churches (The Church of West Franklin, The Kingdom Hall of Jehovah’s Witness) and a Fire Station are located along SR 96, within this project vicinity.

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
276,511	Design/Planning (Professional Services)	100,000										100,000
Total	ROW and Easements	1,000,000										1,000,000
	Construction Engineering / Inspection		250,000	250,000								500,000
	Construction		1,846,950	1,846,950								3,693,900
	Total	1,100,000	2,096,950	2,096,950								5,293,900

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
276,511	General	1,100,000	798,370	798,370								2,696,740
Total	Stormwater		76,230	76,230								152,460
	MPO/TDOT Funding		900,000	900,000								1,800,000
	Water Renewal		322,350	322,350								644,700
	Total	1,100,000	2,096,950	2,096,950								5,293,900



Project #	ST16021
Project Name	Lewisburg Ave Multiuse Trail (Mack Hatcher-EFBP)

Department	Streets
Contact	
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	1 Star Project
Status	Pending

Description	Total Cost \$6,439,600
Twelve (12) foot multi-use trail along Lewisburg Pike (SR-106/US-431), from Mack Hatcher Parkway (SR-397) to Eastern Flank Battlefield Park (EFBP). Approximate project length is 5,000 LF.	

Justification
This project will eventually provide connectivity from the future Mack Hatcher Trail to EFBP.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)							134,800	134,800			269,600
ROW and Easements								2,300,000			2,300,000
Construction Engineering / Inspection									500,000		500,000
Construction									3,370,000		3,370,000
Total							134,800	2,434,800	3,870,000		6,439,600

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General							134,800	2,434,800	3,378,750		5,948,350
Stormwater									146,250		146,250
Water Renewal									345,000		345,000
Total							134,800	2,434,800	3,870,000		6,439,600

ST16021 - LEWISBURG AVE. MULTI-USE TRAIL (MACK HATCHER PKWY.- EFBP)



Project #	ST16022
Project Name	Carothers Pkwy (Long Ln - Falcon Creek Subd)

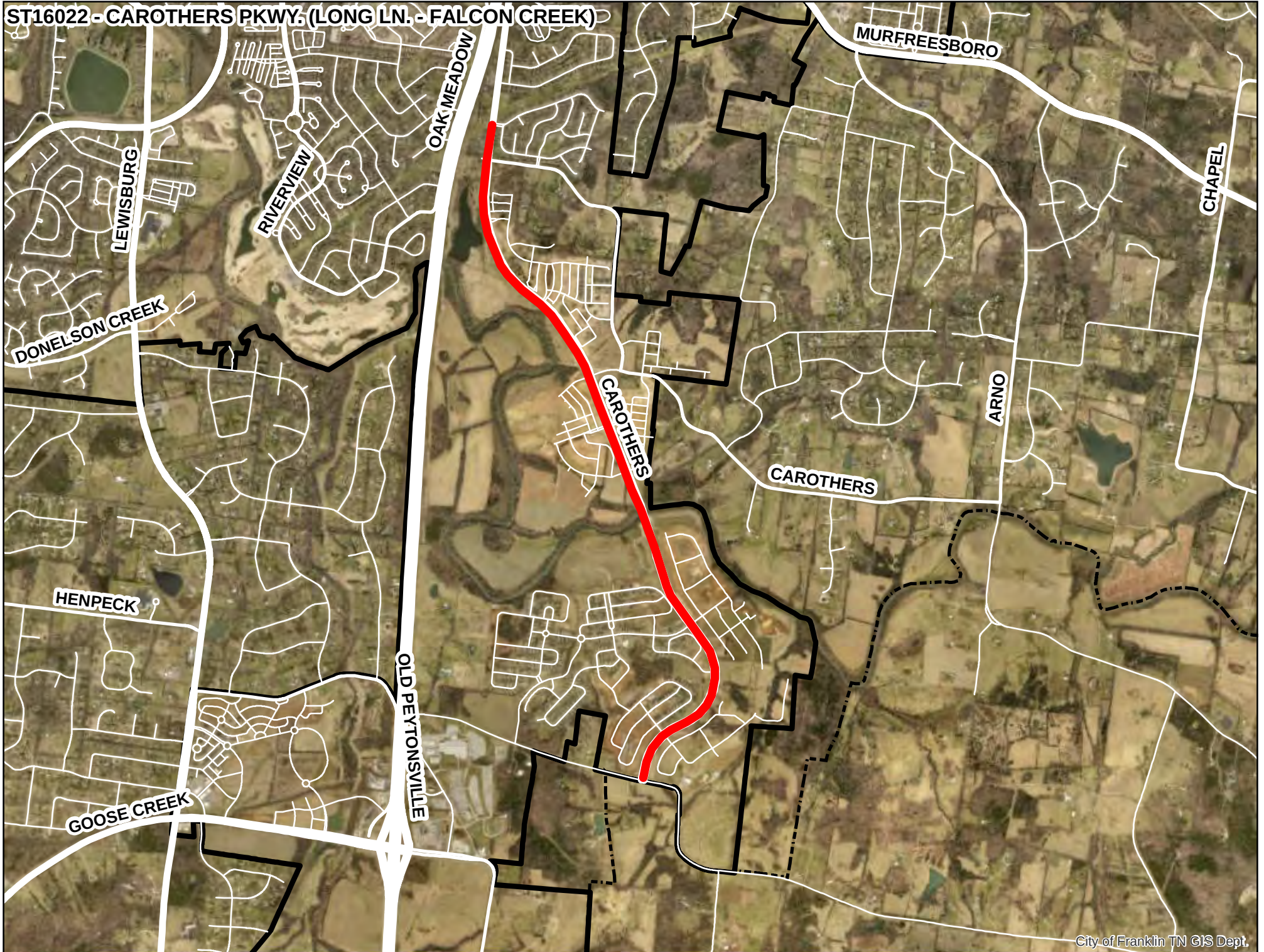
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Pending

Description	Total Cost \$12,030,800
Widen Carothers Parkway from 2 to 4 Lanes from Long Lane to Falcon Creek Subdivision.	

Justification
Congestion Mitigation: AADT on Carothers Parkway is expected to reach 25,000 VPD. The board has approved numerous developments in the South East section of the City.
Safety: As traffic increases on Carothers Parkway access management will become increasing important to move vehicles and reduce accidents. This roadway should be constructed with a median to reduce conflict points and increase safety.
Economic Development: Redevelopment and future economic development along this corridor is limited. This improvement is needed to maintain our high quality of life by reducing congestion and improving safety along the Major Arterial Roadway.

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)						100,000	100,000				200,000
ROW and Easements							250,000				250,000
Construction Engineering / Inspection								620,400	620,400		1,240,800
Construction								5,170,000	5,170,000		10,340,000
Total						100,000	350,000	5,790,400	5,790,400		12,030,800

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial						100,000	350,000	5,540,650	5,540,650		11,531,300
Stormwater								249,750	249,750		499,500
Total						100,000	350,000	5,790,400	5,790,400		12,030,800



Project #	ST16023
Project Name	1st Ave Multiuse Trail (S Margin St - Bridge St)

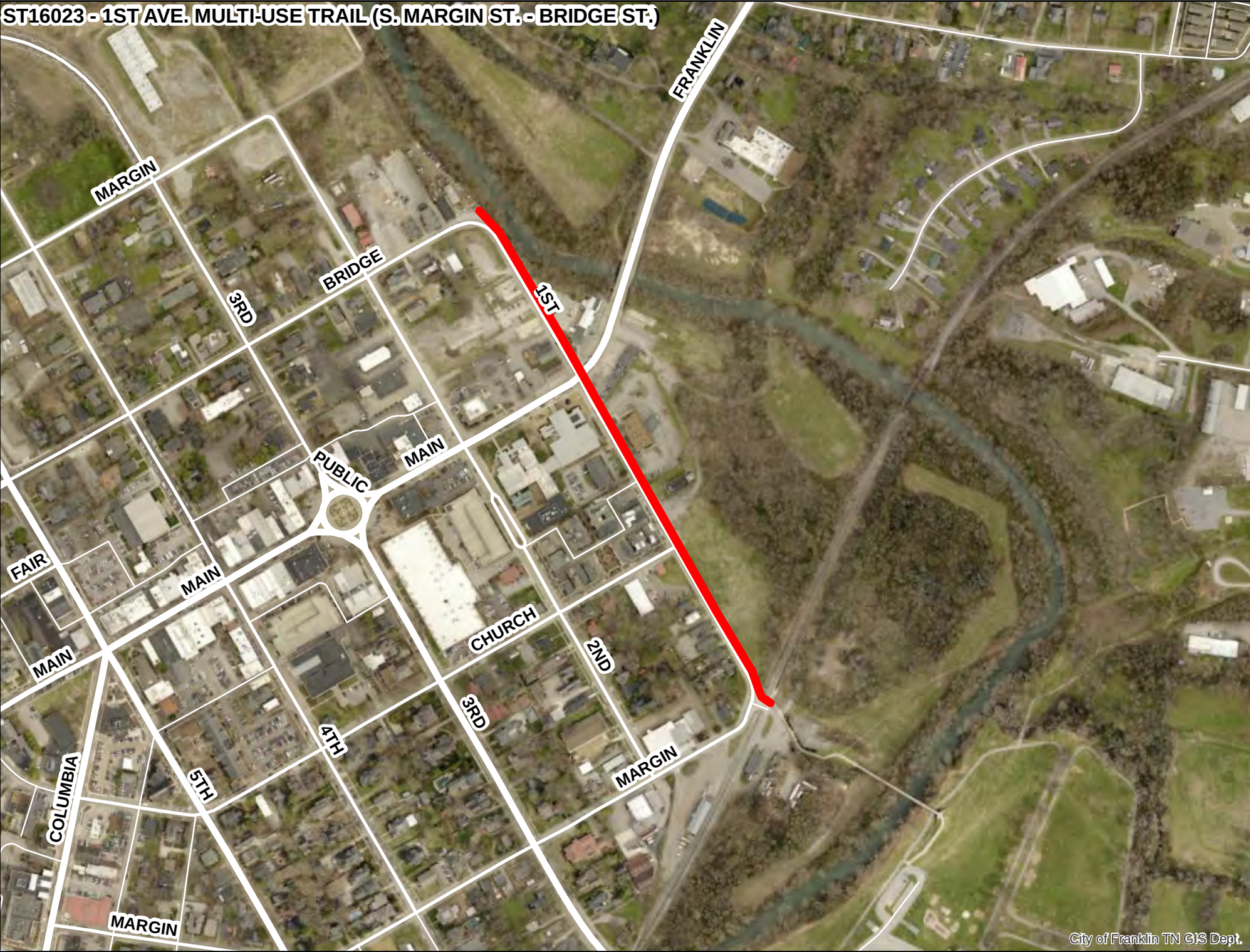
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 2 Star Project
Status Pending

Description	Total Cost \$3,206,400
This project would connect Pinkerton Park, Historic downtown Franklin and would eventually be extended to Bicentennial Park. Construction would include a 12' wide multipurpose trail on the east side of 1st Ave.	
Justification	
This project was identified as a short term project as part of the CTNP.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				63,200	63,200						126,400
ROW and Easements					1,000,000						1,000,000
Construction Engineering / Inspection						500,000					500,000
Construction						1,580,000					1,580,000
Total				63,200	1,063,200	2,080,000					3,206,400

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General				63,200	1,063,200	1,712,500					2,838,900
Stormwater						37,500					37,500
Water Renewal						150,000					150,000
Wastewater Renewal						180,000					180,000
Total				63,200	1,063,200	2,080,000					3,206,400

ST16023 - 1ST AVE. MULTI-USE TRAIL (S. MARGIN ST. - BRIDGE ST.)



Project #	ST16024
Project Name	Mack Hatcher Multiuse Trail (Franklin-Hillsboro)

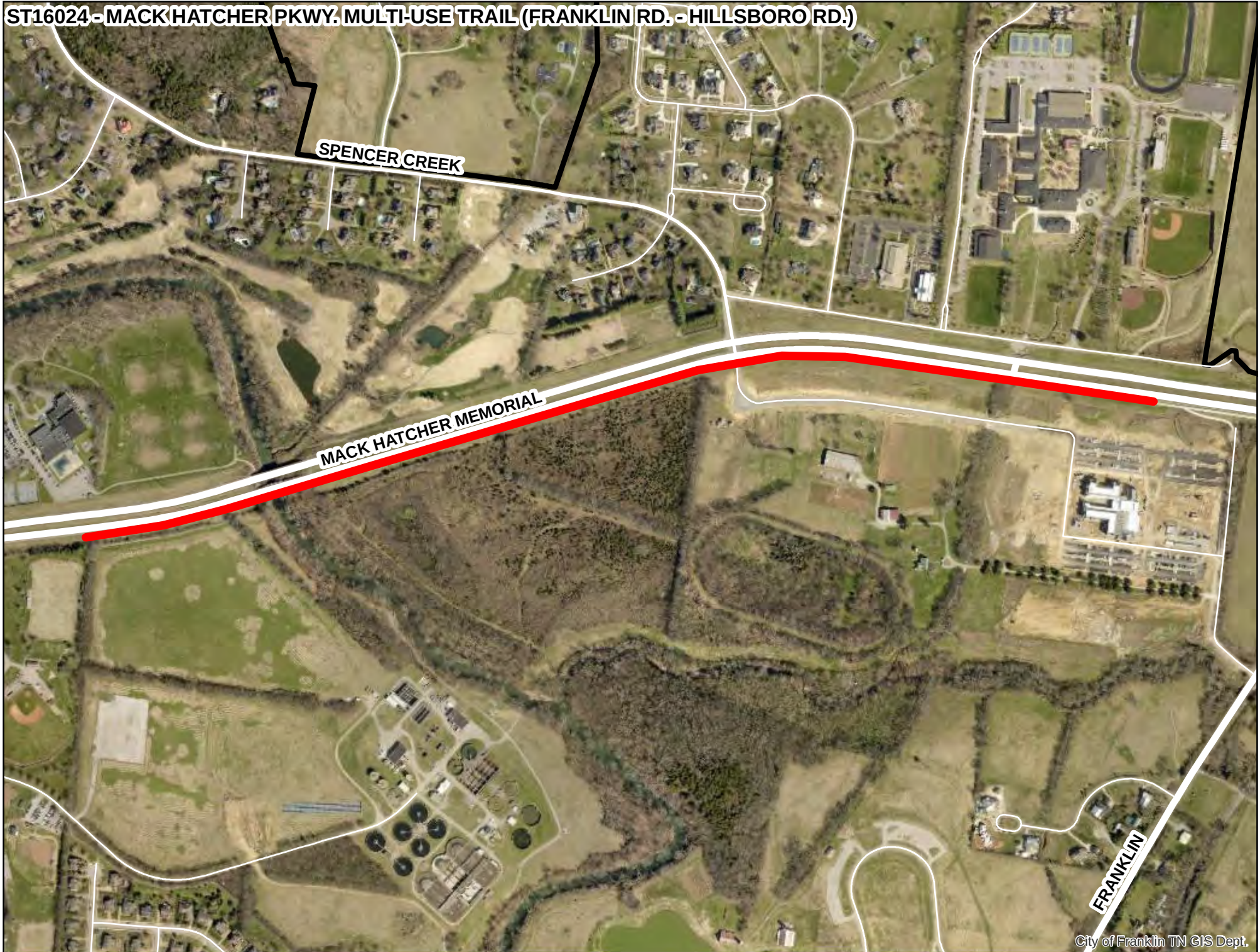
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 3 Star Project
Status Pending

Description	Total Cost \$3,600,000
The Mack Hatcher Parkway (SR-397) has been designed with a multi-use path on the south side of the road. A 12' multi-use path exists from Franklin Road to Daniel McMahon Lane.	
Justification	
In order to complete this pedestrian network so there is a complete network around this major corridor, the completion of a multi-use path from Hillsboro Road to Daniel McMahon Lane is necessary.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					90,000	90,000					180,000
ROW and Easements						670,000					670,000
Construction Engineering / Inspection							500,000				500,000
Construction							2,250,000				2,250,000
Total					90,000	760,000	2,750,000				3,600,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General					90,000	760,000	2,637,500				3,487,500
Stormwater							112,500				112,500
Total					90,000	760,000	2,750,000				3,600,000

ST16024 - MACK HATCHER PKWY. MULTI-USE TRAIL (FRANKLIN RD. - HILLSBORO RD.)

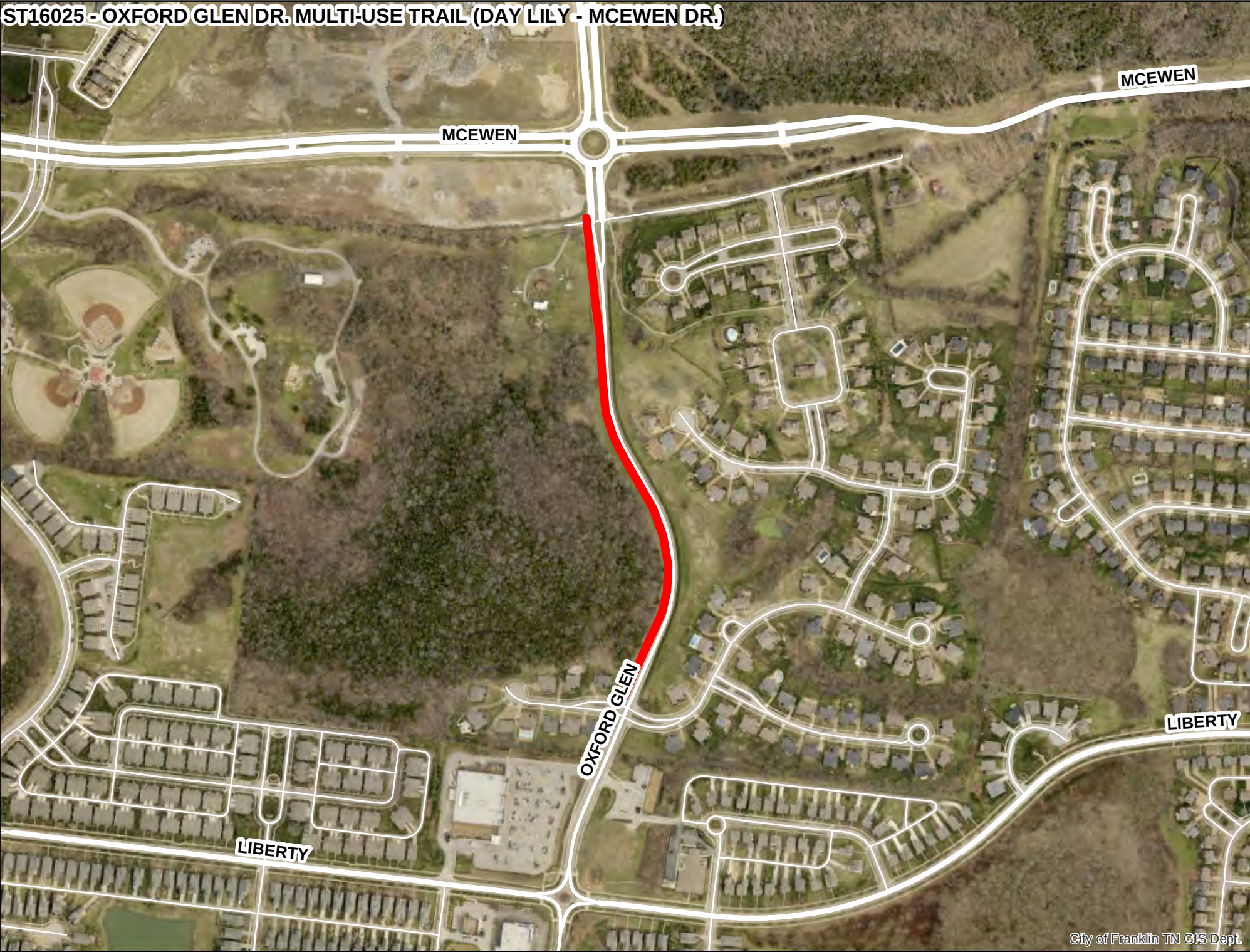


Project #	ST16025
Project Name	Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	2 Star Project
Status	Pending

Description	Total Cost \$2,079,450
12' Wide multi-use trail to provide pedestrian access and benefit the neighborhoods in the area.	
Justification	
The northern section of Oxford Glen Drive from McEwen Drive to Liberty Pike already has bike lanes, however the right-of-way has enough room for the construction of a 12' wide multi-use trail. This trail will connect to the proposed trail system on McEwen Drive.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			40,350	40,350							80,700
ROW and Easements				490,000							490,000
Construction Engineering / Inspection					500,000						500,000
Construction					1,008,750						1,008,750
Total			40,350	530,350	1,508,750						2,079,450
Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General			40,350	530,350	1,473,313						2,044,013
Stormwater					35,437						35,437
Total			40,350	530,350	1,508,750						2,079,450



Project #	ST16027
Project Name	Boyd Mill Ave (Downs Blvd - SR96W)

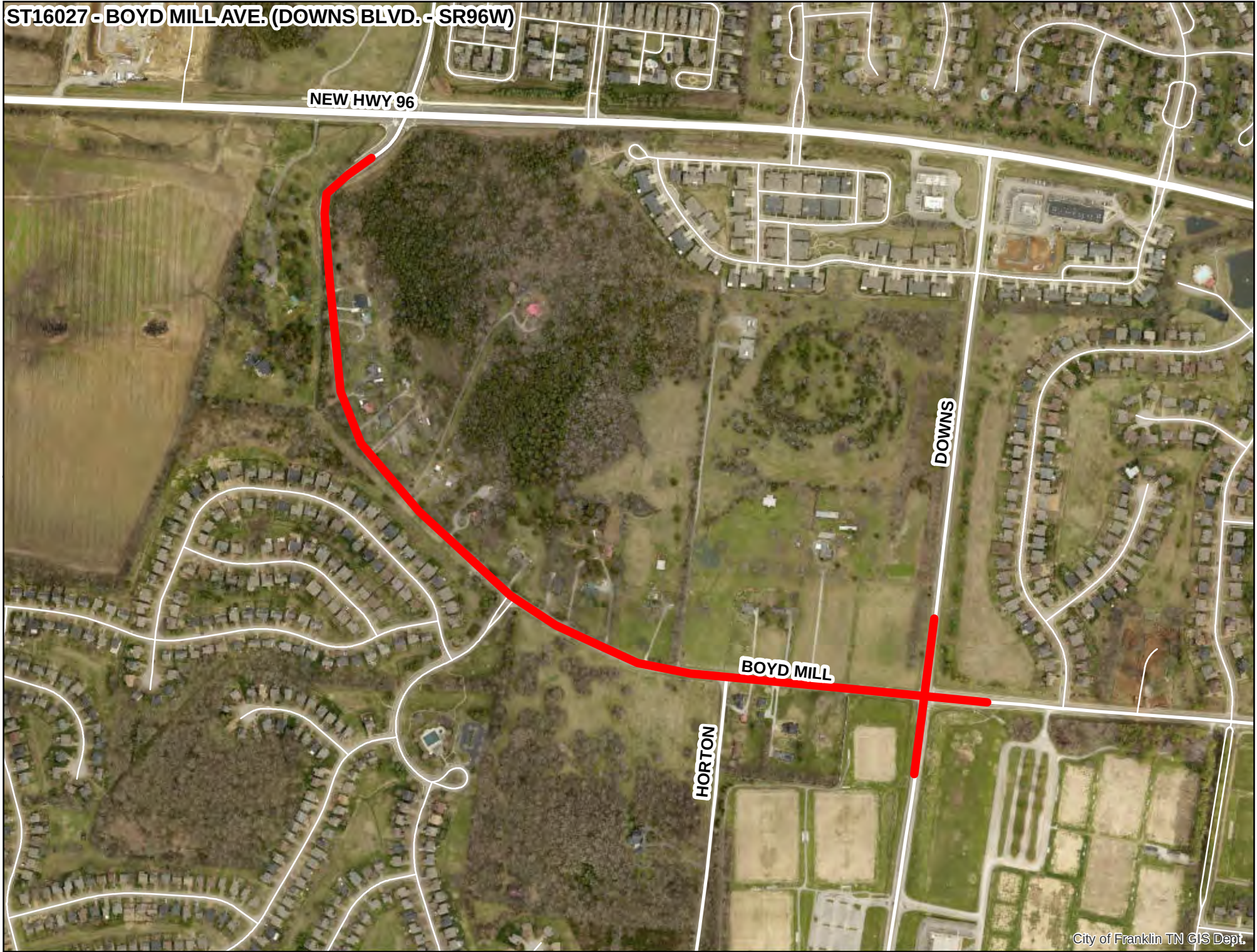
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 1 Star Project
Status Active

Description	Total Cost \$6,157,656
Boyd Mill Avenue is a major collector that needs to be upgraded to City standards. The upgrad will occur from Highway 96 West (SR-96W) to Downs Blvd). This project would include two 12' travel lanes, turn lanes as requiried, bike lanes, curb and gutter, sidewalks and street lights. Project located in Collector Service Area 3	
Justification	
Boyd Mill is a key residential roadway that moves residents from their neighborhood to Highway 96 so they can access the larger network and get through the city or to the interstate. In addition this roadway provide connectivity to the existing park facilities.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
104,300	Design/Planning (Professional Services)		125,000	125,000								250,000
Total	ROW and Easements			750,000								750,000
	Construction Engineering / Inspection				541,431							541,431
	Construction				4,511,925							4,511,925
	Total		125,000	875,000	5,053,356							6,053,356

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
104,300	Stormwater				164,594							164,594
Total	Water Renewal				790,050							790,050
	Wastewater Renewal				180,000							180,000
	Road Impact Fees - Collector SA3		125,000	875,000	3,918,712							4,918,712
	Total		125,000	875,000	5,053,356							6,053,356

ST16027 - BOYD MILL AVE. (DOWNS BLVD. - SR96W)



Project #	ST16028
Project Name	Clovercroft Rd (SR96-Oxford Glen Dr)

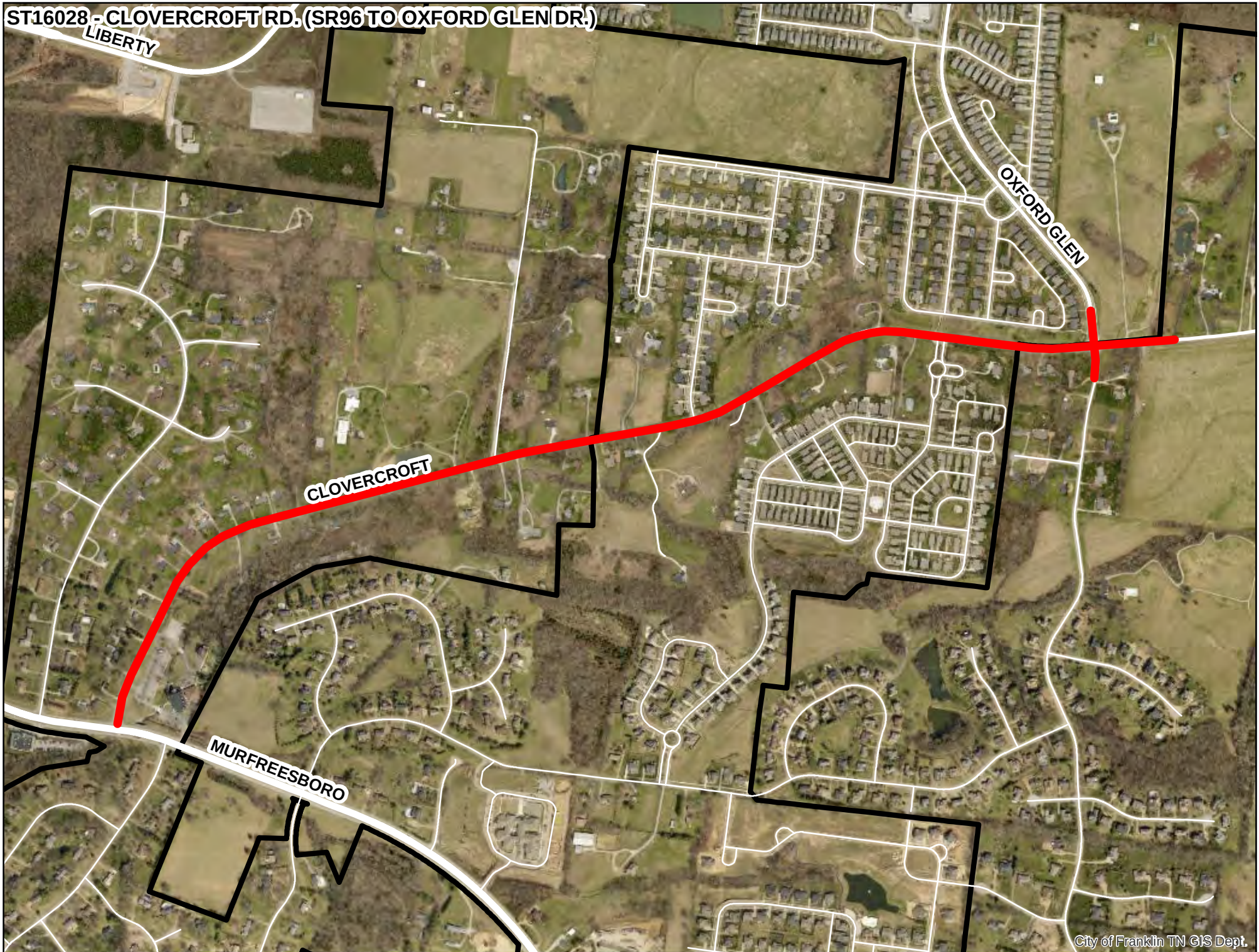
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 3 Star Project
Status Pending

Description	Total Cost \$20,896,000
Upgrade Clovercroft Roadway to include 3 lanes, curb and gutter, 12' trail on the north side, sidewalk on the south side, and drainage improvements.	
Project located in Collector Service Area 1	
Justification	
Clovercroft Road is proposed to be upgraded to City standards from Murfreesboro Road (SR-96) to Oxford Glen Drive. This is a key section of road that connects neighborhoods to Murfreesboro Road and to Oxford Glen which provides connections into the Cool Springs Area and I-65.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)					513,200	513,200					1,026,400
ROW and Easements						5,500,000					5,500,000
Construction Engineering / Inspection							769,800	769,800			1,539,600
Construction							6,415,000	6,415,000			12,830,000
Total					513,200	6,013,200	7,184,800	7,184,800			20,896,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Stormwater							300,000	300,000			600,000
Wastewater Renewal							90,000	90,000			180,000
Road Impact Fees - Collector SA1					513,200	6,013,200	6,794,800	6,794,800			20,116,000
Total					513,200	6,013,200	7,184,800	7,184,800			20,896,000

ST16028 - CLOVERCROFT RD. (SR96 TO OXFORD GLEN DR.)



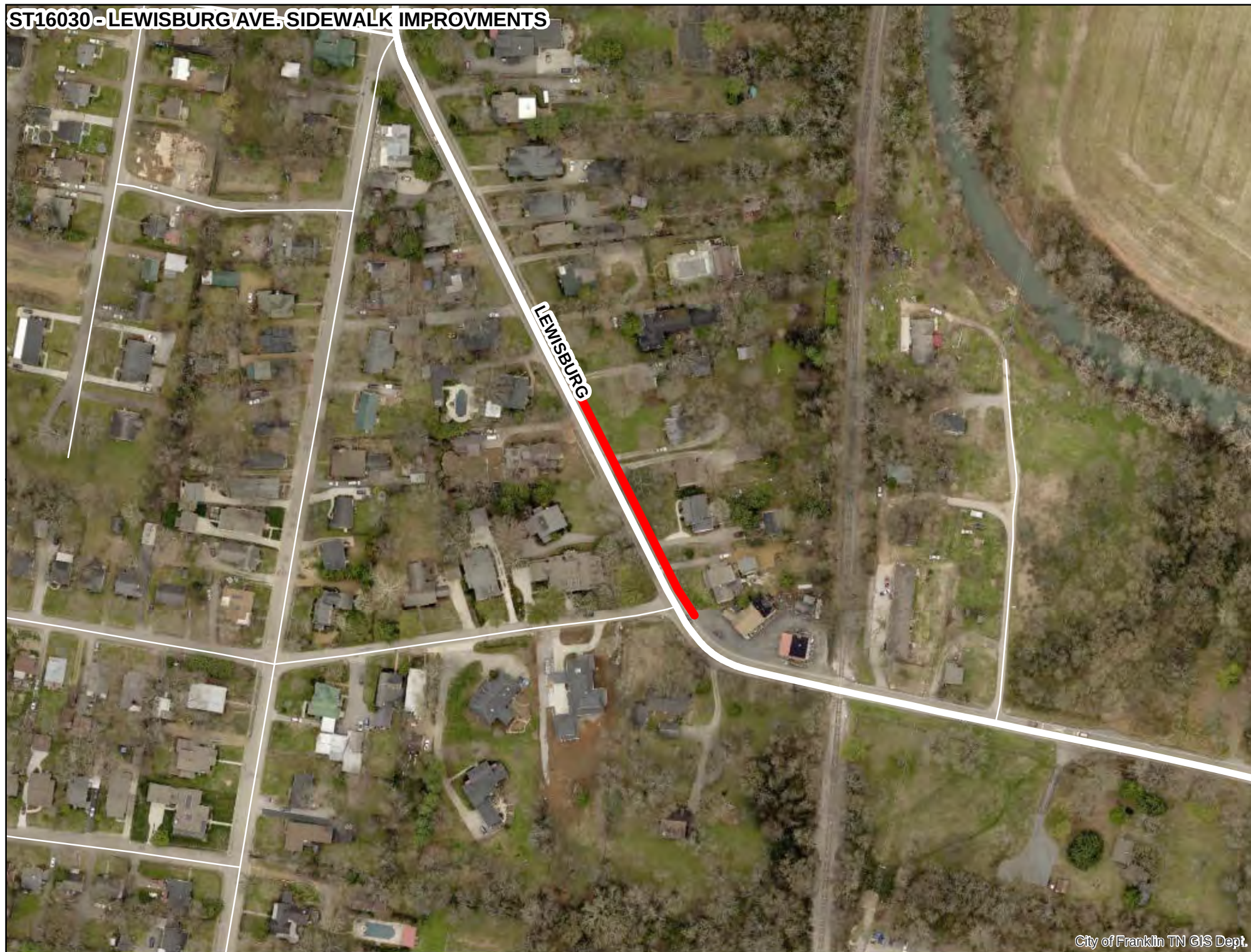
Project #	ST16030
Project Name	Lewisburg Ave Sidewalk Improvements

Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 4 Star Project
Status Pending

Description	Total Cost \$1,162,260
Build a sidewalk along the north side of Lewisburg Ave. This project will require the installation of curb and gutter, storm infrastructure and a rebuilding at least one lane of traffic.	
Justification	
This will provide additional sidewalk in our downtown and provide connectivity to Thompson Alley and the Park.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	26,380	26,380									52,760
ROW and Easements		400,000									400,000
Construction Engineering / Inspection			50,000								50,000
Construction			659,500								659,500
Total	26,380	426,380	709,500								1,162,260

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General	26,380	426,380	492,375								945,135
Stormwater			10,125								10,125
Water Renewal			135,000								135,000
Wastewater Renewal			72,000								72,000
Total	26,380	426,380	709,500								1,162,260



Project #	ST16032
Project Name	West Main St (Natchez St. to Downs Blvd)

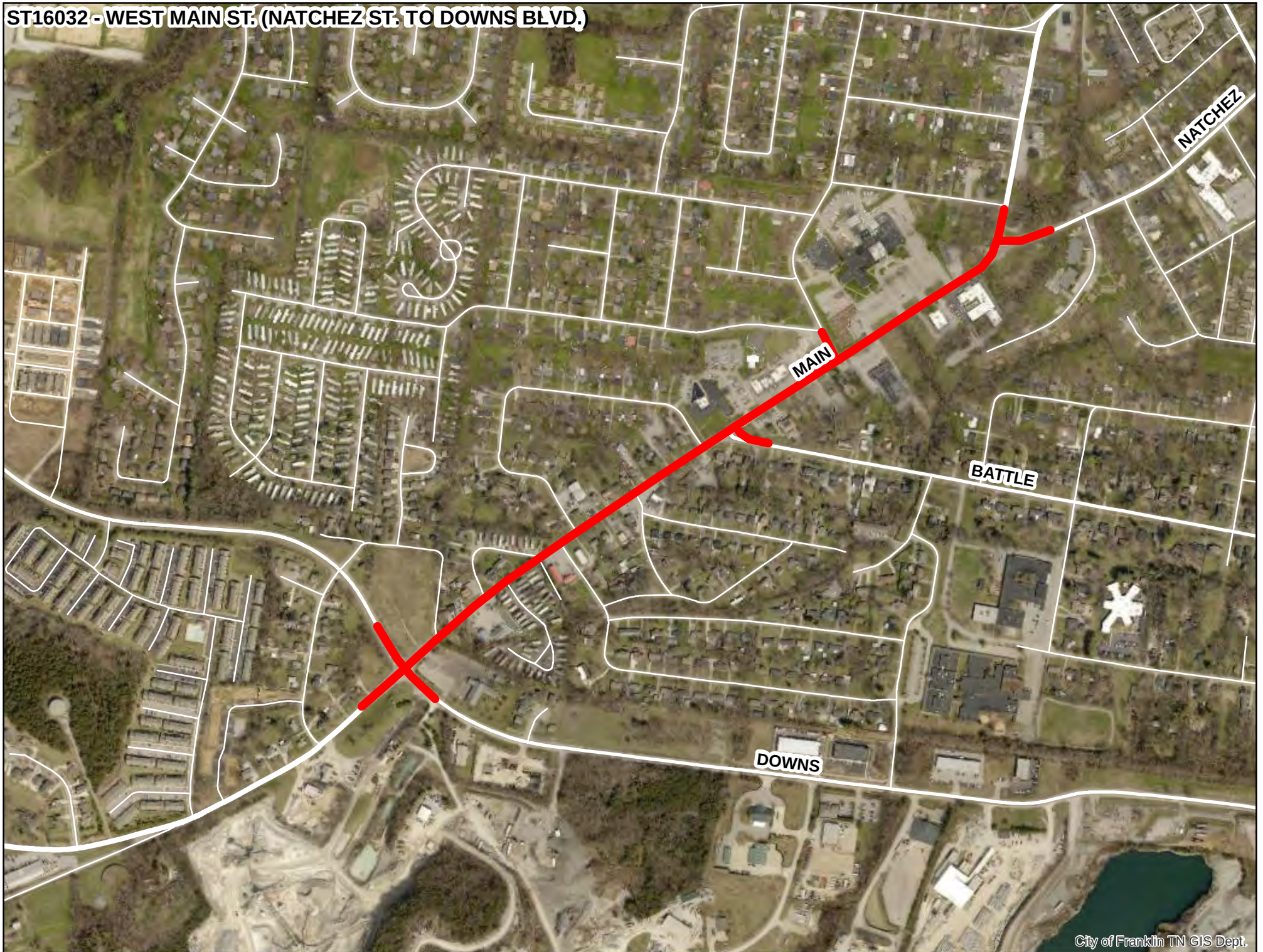
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 2 Star Project
Status Pending

Description	Total Cost \$18,766,000
Widen existing roadway to 3 lanes, curb and gutter, drainage and sidewalks.	
Justification	
West Main Street has a mixture of heavy commercial, industrial and residential use. Currently this roadway has limited sidewalks and turnlanes. The 2015 LOS is C from Natchez Street to Battle Avenue and a D from Battle Avenue to Downs Boulevard. Following the improvements the LOS is expected to be a B.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)							492,200	492,200			984,400
ROW and Easements								4,000,000			4,000,000
Construction Engineering / Inspection									738,300	738,300	1,476,600
Construction									6,152,500	6,152,500	12,305,000
Total							492,200	4,492,200	6,890,800	6,890,800	18,766,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial							492,200	4,492,200	4,907,050	4,907,050	14,798,500
Stormwater									206,250	206,250	412,500
Reclaimed Water Renewal									37,500	37,500	75,000
Water Renewal									750,000	750,000	1,500,000
Wastewater Renewal									990,000	990,000	1,980,000
Total							492,200	4,492,200	6,890,800	6,890,800	18,766,000

ST16032 - WEST MAIN ST. (NATCHEZ ST. TO DOWNS BLVD.)



Project #	ST16035
Project Name	Columbia Ave (Downs Blvd to Fowlkes St)

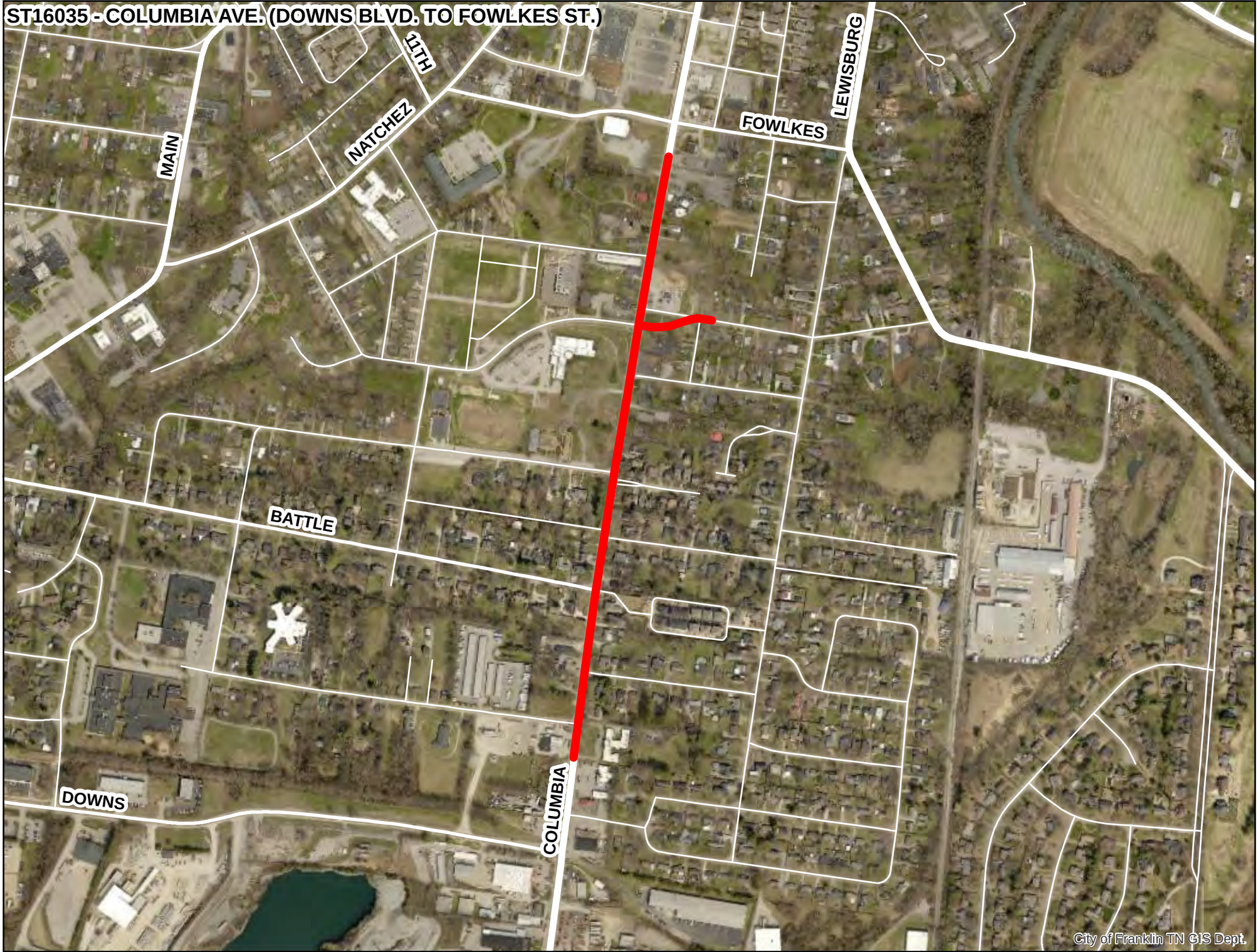
Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	3 Star Project
Status	Pending

Description	Total Cost \$15,742,800
Columbia Avenue, a major arterial will be widened from 2 to 3 lanes from Fowlkes Street to Downs Boulevard.	
Justification	
This roadway is an important part of the Downtown grid network. Columbia Avenue is one of the major corridors used to get downtown and it carries both car and truck traffic. There will be increased pressure on the City to improve this corridor as the Carter's Hill Battlefield Park develops out over the next few years.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)				414,760	414,760						829,520
ROW and Easements					3,300,000						3,300,000
Construction Engineering / Inspection						622,140	622,140				1,244,280
Construction						5,184,500	5,184,500				10,369,000
Total				414,760	3,714,760	5,806,640	5,806,640				15,742,800

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial				414,760	3,714,760	5,115,890	5,115,890				14,361,300
Stormwater						131,250	131,250				262,500
Water Renewal						262,500	262,500				525,000
Wastewater Renewal						297,000	297,000				594,000
Total				414,760	3,714,760	5,806,640	5,806,640				15,742,800

ST16035 - COLUMBIA AVE. (DOWNS BLVD. TO FOWLKES ST.)



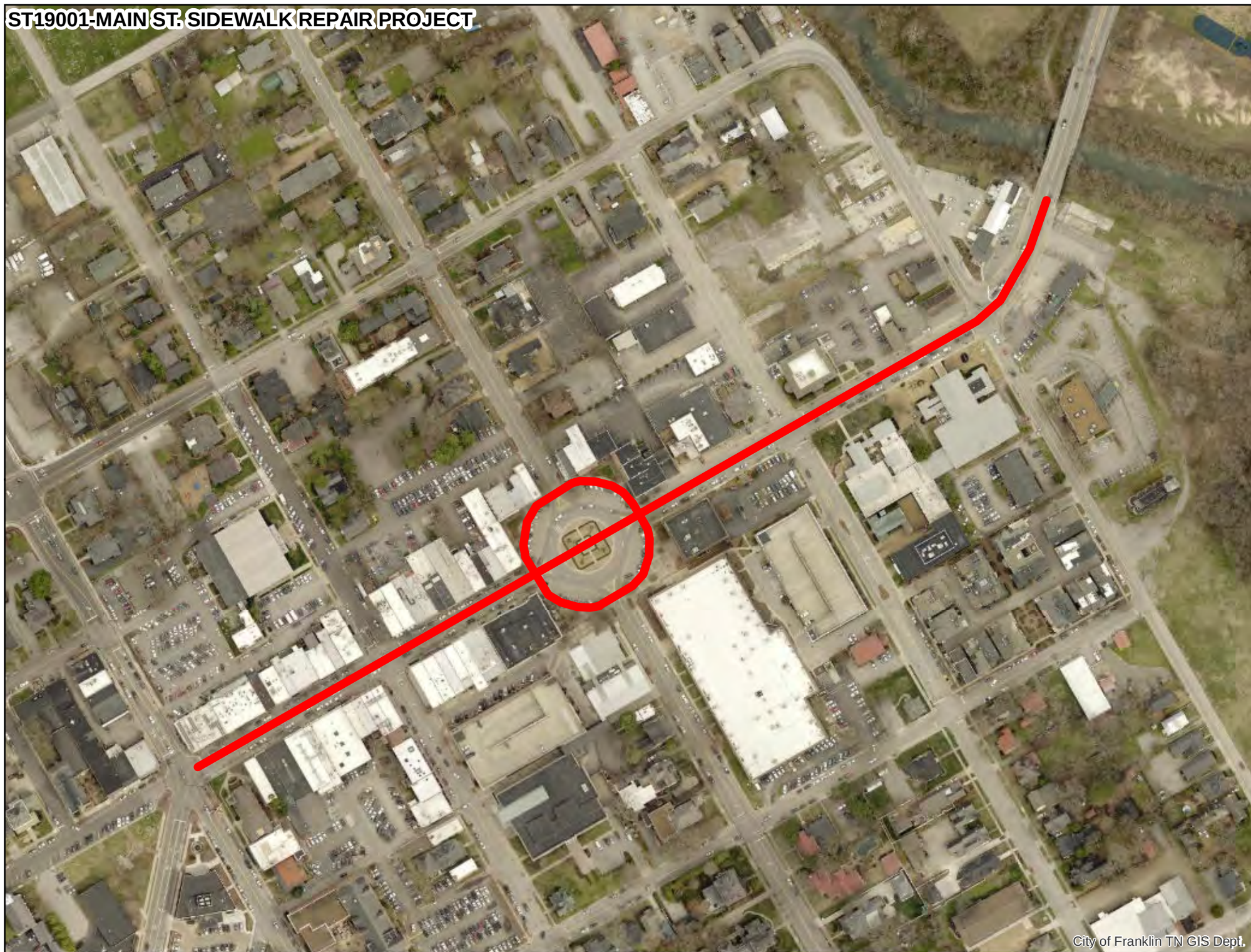
Project #	ST19001
Project Name	Main St Sidewalk Repair Project

Department Streets
Contact Engineering Director
Type Maintenance
Useful Life 20+
Category Transportation
Priority 4 Star Project
Status Pending

Description	Total Cost \$2,200,000
Main Streets Streetscape project was completed in the early 90's. The existing brick pavers are faded and uneven creating numerous ADA issues along our main street. In addition, the tree grates need to be replaced. Staff is proposing to replace all the brick pavers and crosswalks to bring Main Street up to current standards.	
Justification	
The Street Department spends a significant amount of funding annually to maintain and fix the brick pavers located in the sidewalk and crosswalks. This project would decrease long term maintenance and decrease the number of ADA issues that occur on an annual basis.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)	100,000										100,000
Construction	420,000	420,000	420,000	420,000	420,000						2,100,000
Total	520,000	420,000	420,000	420,000	420,000						2,200,000

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
General	520,000	420,000	420,000	420,000	420,000						2,200,000
Total	520,000	420,000	420,000	420,000	420,000						2,200,000



Project #	ST19002
Project Name	Lewisburg Pike Trail (Carriage Park- Collins Farm)

Department	Streets
Contact	Engineering Director
Type	Improvement
Useful Life	20+
Category	Transportation
Priority	1 Star Project
Status	Pending

Description	Total Cost \$3,500,000
Identified in the 2010 Greenway and Open Space Master Plan and CTNP. Construct a multipurpose 12' wide for .83-miles from the entrance of Carriage Park proceeding north on to Eastern Flank Battlefield Park property. The trail would be constructed on City park property located in front of the existing split log fence and continue north to Collins Farm. The pathway would cease prior to the existing CSX crossing.	
Justification	
The trail Connection project is located in Quadrant 3 within the Parkland Impact Fee Ordinance. The trail-greenway connection is identified in the Greenway and Open Space Master Plan and CTNP.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)							100,000				100,000
ROW and Easements								1,200,000			1,200,000
Construction Engineering / Inspection									100,000		100,000
Construction									2,100,000		2,100,000
Total							100,000	1,200,000	2,200,000		3,500,000
Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Road Impact Fees - Arterial							50,000	600,000	1,045,200		1,695,200
Stormwater									109,600		109,600
Hotel/Motel Tax							50,000	600,000	1,045,200		1,695,200
Total							100,000	1,200,000	2,200,000		3,500,000



Project #	ST19003
Project Name	Mack Hatcher SE Widening

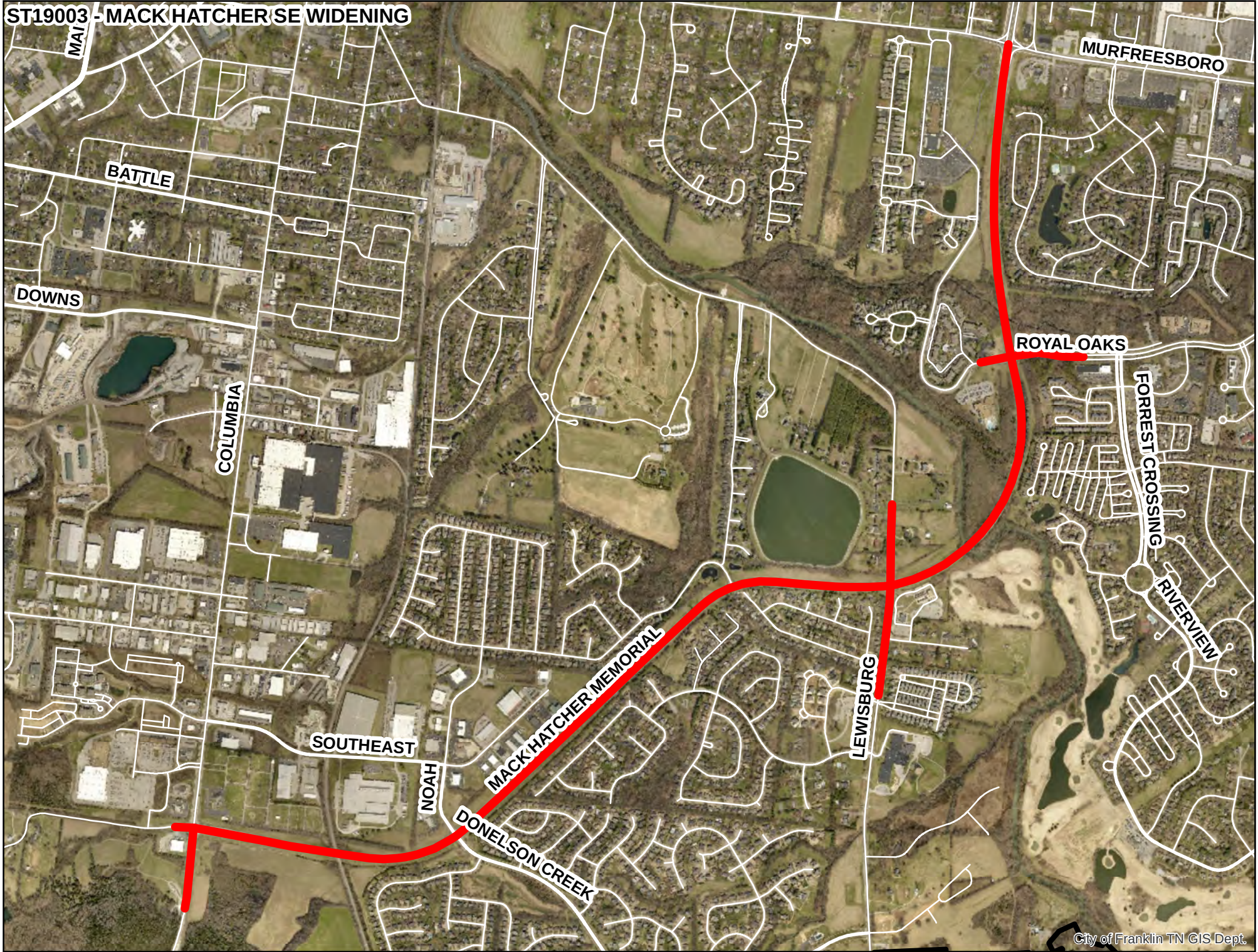
Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 4 Star Project
Status Pending

Description	Total Cost \$50,041,101
Widening Mack Hatcher from Columbia Ave (US 31) to Mufreesboro Road (SR 96) from 2 to 4 lanes.	
Justification	
This area has some of the largest peak hour delays within the City of Franklin.	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design/Planning (Professional Services)			692,611	1,000,000	500,000	500,000					2,692,611
ROW and Easements						9,200,000					9,200,000
Construction Engineering / Inspection							1,500,000	1,500,000			3,000,000
Construction							17,574,245	17,574,245			35,148,490
Total			692,611	1,000,000	500,000	9,700,000	19,074,245	19,074,245			50,041,101

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Reclaimed Water Capacity							745,425	745,425			1,490,850
MPO/TDOT Funding			692,611	1,000,000	500,000	9,700,000	18,328,820	18,328,820			48,550,251
Total			692,611	1,000,000	500,000	9,700,000	19,074,245	19,074,245			50,041,101

ST19003 - MACK HATCHER SE WIDENING



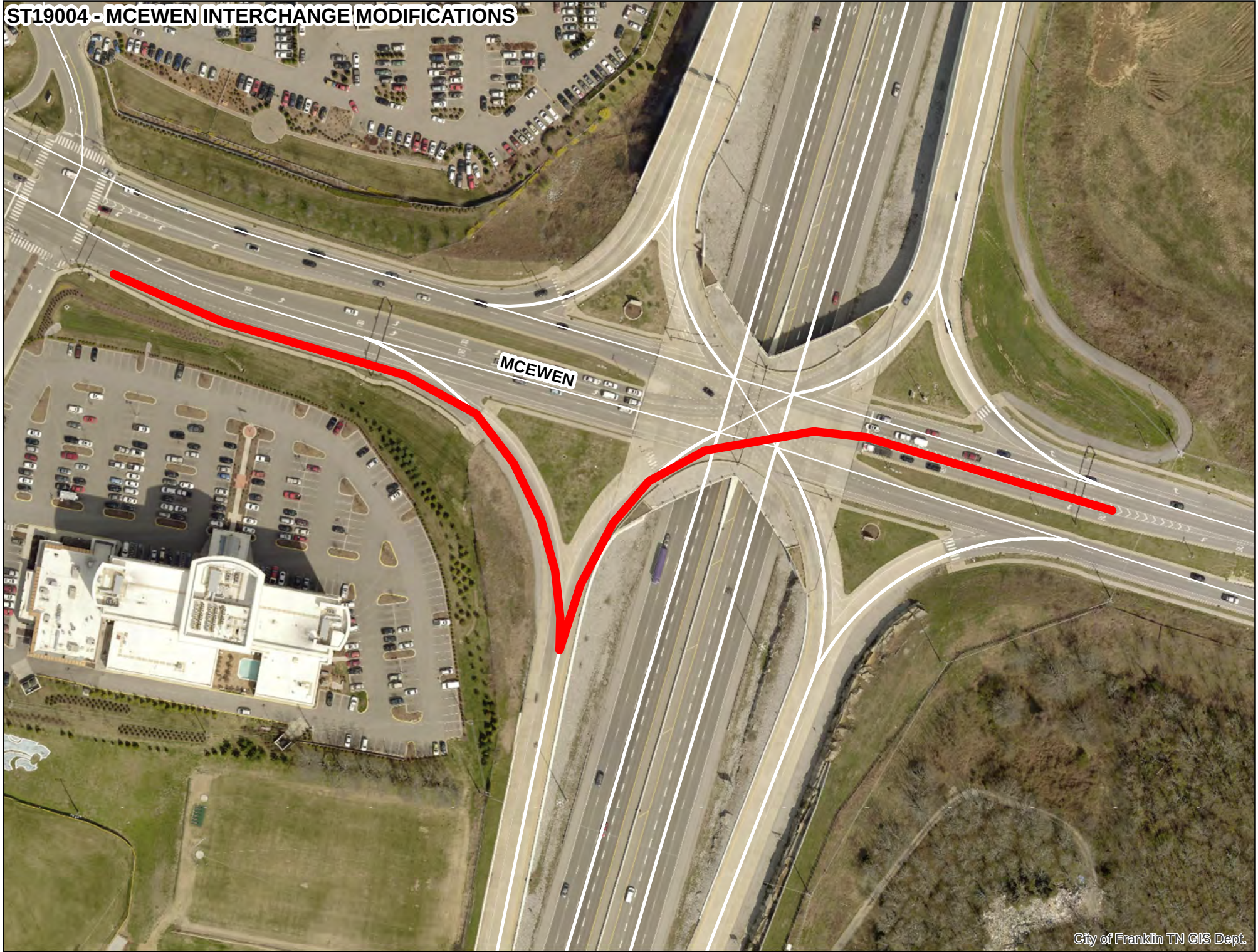
Project #	ST19004
Project Name	McEwen Drive Interchange Modifications

Department Streets
Contact Engineering Director
Type Improvement
Useful Life 20+
Category Transportation
Priority 4 Star Project
Status Pending

Description	Total Cost \$1,028,366
Add an additional turn west to southbound turn lane to improve the capacity of the McEwen Interchange.	
Justification	
This interchange has significant peak hour delays.	

Prior	Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
28,366	Construction		1,000,000									1,000,000
Total	Total		1,000,000									1,000,000

Prior	Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
28,366	Road Impact Fees - Arterial		1,000,000									1,000,000
Total	Total		1,000,000									1,000,000



Project #	ST19005
Project Name	Mack Hatcher SW Extention

Department Streets
Contact Engineering Director
Type New
Useful Life 20+
Category Transportation
Priority 1 Star Project
Status Active

Description	Total Cost \$100,000,000
Extention of Mack Hatcher Parkway from US31 to Townsend Blvd.	
Justification	

Expenditures	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total	Future
Design/Planning (Professional Services)							2,500,000	2,500,000			5,000,000	33,000,000
ROW and Easements									29,000,000		29,000,000	Total
Construction Engineering / Inspection										1,500,000	1,500,000	
Construction										31,500,000	31,500,000	
Total							2,500,000	2,500,000	29,000,000	33,000,000	67,000,000	

Funding Sources	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total	Future
MPO/TDOT Funding							2,500,000	2,500,000	29,000,000	33,000,000	67,000,000	33,000,000
Total							2,500,000	2,500,000	29,000,000	33,000,000	67,000,000	Total

ST19005 - MACK HATCHER SW EXTENTION

NEW HWY 96

DEL RIO

HILLSBORO

FRANKLIN

STONEWATER

STATE

CHAMPIONSHIP

ACADIA

WESTHAVEN

TOWNSEND

JEWELL

11TH

4TH

5TH

MAIN

LEWISBURG

FOWLKES

COLUMBIA

SOUTHEAST

CARTERS CREEK

FY 2019-2028 Capital Investment Program - Project Listing <i>(Excludes Water/Sewer Projects)</i>						
PROJECTS	CATEGORY	STAFF STAR RANKING	TOTAL ESTIMATED PROJECT COST	WATER/SEWER ELIGIBLE COSTS	OUTSIDE FUNDING (i.e. Federal, State,	TOTAL EST. PROJECT COSTS <i>AFTER</i> WATER/SEWER & OUTSIDE FUNDING
FM16001 - New City Hall	General Services	2	\$24,100,000	\$0	\$0	\$24,100,000
FM19001 - 5th Ave Parking Lot	General Services	4	\$500,000	\$0	\$0	\$500,000
FM19002 - New Public Parking Structure or Surface Lot	General Services	1	\$8,100,000	\$0	\$0	\$8,100,000
FD19001 - Fire Station 9 (East Side of Franklin)	Emergency Services	4	\$6,500,000	\$0	\$0	\$6,500,000
FD19002 - Fire Station 10 (Southwest Side of Franklin)	Emergency Services	1	\$7,025,000	\$0	\$0	\$7,025,000
FD19003 - Fire Station 3 Upgrades	Emergency Services	2	\$5,762,500	\$0	\$0	\$5,762,500
FD19004 - New Fire Training Center	Emergency Services	1	\$3,750,000	\$0	\$0	\$3,750,000
FD19005 - Safe Rooms for Fire Station 1-6	Emergency Services	2	\$120,000	\$0	\$0	\$120,000
FD19006 - Safety Education Village	Emergency Services	4	\$2,750,000	\$0	\$0	\$2,750,000
FD19007 - Outdoor Warning Sirens	Emergency Services	2	\$70,000	\$0	\$0	\$70,000
FD19008 - Fire Station 4 (Kitchen Remodel)	Emergency Services	1	\$60,000	\$0	\$0	\$60,000
PK16001 - Hayes Home Restoration (Harlinsdale)	Parks & Recreation	4	\$482,870	\$0	\$25,000	\$457,870
PK16002 - Main Barn Restoration (Harlinsdale)	Parks & Recreation	4	\$1,719,070	\$0	\$0	\$1,719,070
PK16003 - Maintenance Building Restoration (Harlinsdale)	Parks & Recreation	1	\$1,175,000	\$0	\$0	\$1,175,000
PK16004 - North Barn Restoration (Harlinsdale)	Parks & Recreation	3	\$575,000	\$0	\$0	\$575,000
PK16005 - Harlinsdale Visitor Center & Museum	Parks & Recreation	3	\$3,767,870	\$0	\$250,000	\$3,517,870
PK16006 - Worker House I & II (Harlinsdale)	Parks & Recreation	1	\$474,870	\$0	\$0	\$474,870
PK16007 - North Pavilion & Restroom Facility (Harlinsdale)	Parks & Recreation	1	\$346,000	\$0	\$50,000	\$296,000
PK16008 - Jim Warren Park Renovations	Parks & Recreation	3	\$4,600,000	\$0	\$0	\$4,600,000
PK16009 - Liberty Park Improvements IV	Parks & Recreation	3	\$5,400,000	\$0	\$0	\$5,400,000
PK16011 - Greenway (Aspen Grove to Mack Hatcher)	Parks & Recreation	4	\$1,555,000	\$0	\$0	\$1,555,000
PK16012 - Greenway (1st Ave North to Bicentennial)	Parks & Recreation	1	\$1,997,800	\$0	\$0	\$1,997,800
PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)	Parks & Recreation	4	\$3,032,960	\$0	\$2,000,000	\$1,032,960
PK16014B - Southeast Municipal Complex Phases II & III	Parks & Recreation	4	\$11,200,000	\$0	\$0	\$11,200,000
PK16016 - Lockwood Glen Park	Parks & Recreation	4	\$5,530,000	\$0	\$0	\$5,530,000
PK16017 - Greenway (Ascot Ln to I-65)	Parks & Recreation	1	\$1,987,500	\$0	\$0	\$1,987,500
PK16018 - Eastern Flank Circle (Loop Road) Repair	Parks & Recreation	3	\$160,000	\$0	\$0	\$160,000
PK16019 - Harlinsdale Farm Interurban Trail Connection	Parks & Recreation	1	\$1,960,000	\$0	\$0	\$1,960,000
PK16020 - Bicentennial Park	Parks & Recreation	4	\$4,220,000	\$0	\$0	\$4,220,000
PK19001 - FSSD (Freedom Middle/Poplar Grove)	Parks & Recreation	2	\$4,175,000	\$0	\$2,087,500	\$2,087,500
PK19002 - FSSD (Freedom Intermediate/Johnson Elementary)	Parks & Recreation	2	\$2,975,000	\$0	\$1,487,500	\$1,487,500
PK19005 - Greenway (Aspen Grove to Mallory Station Rd)	Parks & Recreation	2	\$2,400,000	\$0	\$100,000	\$2,300,000
PK19006 - Greenway (Harlinsdale Manor to Harlinsdale Farm)	Parks & Recreation	2	\$730,000	\$0	\$0	\$730,000
PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	2	\$5,272,745	\$0	\$100,000	\$5,172,745
PK19008 - Cleburne Street Realignment	Parks & Recreation	1	\$2,270,000	\$50,000	\$0	\$2,220,000
PK19009 - Harlinsdale Farm Pond Renovation	Parks & Recreation	2	\$765,000	\$0	\$0	\$765,000
PK19010 - Thompson Alley Neighborhood Park	Parks & Recreation	3	\$222,000	\$0	\$0	\$222,000
PK19011 - Harlinsdale North Entrance Turn Lane	Parks & Recreation	2	\$2,176,200	\$0	\$0	\$2,176,200
PK19012 - Old Liberty Neighborhood Park	Parks & Recreation	3	\$150,240	\$0	\$0	\$150,240
PK19013 - Harlinsdale Irrigation & Landscaping Project	Parks & Recreation	1	\$283,270	\$0	\$0	\$283,270
PK19015 - Winstead Hill Park	Parks & Recreation	1	\$1,050,000	\$0	\$0	\$1,050,000

PROJECTS	CATEGORY	STAFF STAR RANKING	TOTAL ESTIMATED PROJECT COST	WATER/SEWER ELIGIBLE COSTS	OUTSIDE FUNDING (i.e. Federal, State,	TOTAL EST. PROJECT COSTS AFTER WATER/SEWER & OUTSIDE FUNDING
SW16001 - Ralston Creek at Liberty Hills Stream Restoration	Stormwater	2	\$350,000	\$0	\$0	\$350,000
SW16002 - Parkview Drainage Project	Stormwater	1	\$2,250,000	\$0	\$0	\$2,250,000
SW16003 - 100 Block Battle Avenue Drainage Improvements	Stormwater	2	\$1,850,000	\$0	\$0	\$1,850,000
SW16004 - Figuers Drive Area Drainage Improvements	Stormwater	1	\$1,846,000	\$0	\$0	\$1,846,000
SW16005 - Jordan Branch (Cool Springs E) Stream Restoration	Stormwater	4	\$760,000	\$0	\$0	\$760,000
SW16007 - Maplewood Stormwater Project	Stormwater	4	\$530,000	\$0	\$0	\$530,000
SW19001 - Carlisle HOA Culvert Project	Stormwater	3	\$535,000	\$0	\$0	\$535,000
SW19002 - Fairground Drainage Improvements	Stormwater	1	\$1,600,000	\$0	\$0	\$1,600,000
SW19003 - USACE - Home Raising Project	Stormwater	2	\$4,000,000	\$0	\$2,600,000	\$1,400,000
SW19004 - West Main Bridge Widening Project	Stormwater	3	\$455,000	\$0	\$0	\$455,000
ST16001 - Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	Transportation	3	\$8,490,720	\$1,369,500	\$0	\$7,121,220
ST16003 - Goose Creek Bypass Extension	Transportation	1	\$22,245,000	\$37,500	\$0	\$22,207,500
ST16004 - Carothers Pkwy Extension	Transportation	1	\$7,664,000	\$0	\$0	\$7,664,000
ST16005 - Peytonsville Rd & Pratt Ln Int. Improvements	Transportation	2	\$11,413,416	\$440,550	\$0	\$10,972,866
ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)	Transportation	4	\$4,670,480	\$72,000	\$0	\$4,598,480
ST16010 - Beta Dr. Extension	Transportation	1	\$4,955,000	\$255,000	\$0	\$4,700,000
ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	3	\$8,564,235	\$375,000	\$0	\$8,189,235
ST16012 - E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	2	\$18,384,800	\$0	\$9,192,400	\$9,192,400
ST16013 - Aspen Grove Dr. & Seaboard Ln Int Improvements	Transportation	2	\$3,274,000	\$0	\$0	\$3,274,000
ST16014 - Franklin Rd & Mallory Station Rd Int Improvements	Transportation	4	\$6,740,000	\$0	\$0	\$6,740,000
ST16015 - Carothers Pkwy (Falcon Creek - SR96E)	Transportation	3	\$26,290,984	\$2,082,040	\$0	\$24,208,944
ST16017 - Long Ln and Old Peytonsville Rd Connector	Transportation	3	\$22,288,800	\$240,000	\$0	\$22,048,800
ST16018 - S. Margin St. Infrastructure Upgrades	Transportation	4	\$9,358,400	\$882,000	\$0	\$8,476,400
ST16019 - N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	Transportation	1	\$13,356,000	\$630,000	\$0	\$12,726,000
ST16021 - Lewisburg Ave Multiuse Trail (Mack Hatcher- EFBP)	Transportation	1	\$6,439,600	\$345,000	\$0	\$6,094,600
ST16022 - Carothers Pkwy (Long Ln - Falcon Creek Subd)	Transportation	3	\$12,030,800	\$0	\$0	\$12,030,800
ST16023 - 1st Ave Multiuse Trail (S Margin St - Bridge St)	Transportation	2	\$3,206,400	\$330,000	\$0	\$2,876,400
ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	Transportation	3	\$3,600,000	\$0	\$0	\$3,600,000
ST16025 - Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)	Transportation	2	\$2,079,450	\$0	\$0	\$2,079,450
ST16027 - Boyd Mill Ave (Downs Blvd - SR96W)	Transportation	1	\$6,053,356	\$970,050	\$0	\$5,083,306
ST16028 - Clovercroft Rd (SR96-Oxford Glen Dr)	Transportation	3	\$20,896,000	\$180,000	\$0	\$20,716,000
ST16030 - Lewisburg Ave Sidewalk Improvements	Transportation	4	\$1,162,260	\$207,000	\$0	\$955,260
ST16032 - West Main St (Natchez St. to Downs Blvd)	Transportation	2	\$18,766,000	\$3,555,000	\$0	\$15,211,000
ST16035 - Columbia Ave (Downs Blvd to Fowlkes St)	Transportation	3	\$15,742,800	\$1,119,000	\$0	\$14,623,800
ST19001 - Main St Sidewalk Repair Project	Transportation	4	\$2,200,000	\$0	\$0	\$2,200,000
ST19002 - Lewisburg Pike Trail (Carriage Park- Collins Farm)	Transportation	1	\$3,500,000	\$0	\$0	\$3,500,000
ST19004 - McEwen Drive Interchange Modifications	Transportation	4	\$1,000,000	\$0	\$0	\$1,000,000

City of Franklin, Tennessee
FY 2019-2028 Capital Investment Program

BOMA Priority Projects - **Non-Weighted Rankings for All Projects**

Below is the compilation of individual BOMA member responses to the City Administrator's request for CIP project priority rankings. The following factors were used, in the order listed, to develop the overall project priority list: (1) **"TOTAL"** Number of Votes received from BOMA members, (2) Inclusion in **"CITY ADMINISTRATOR"** ranking, (3) By **"STAFF RANKING"**.

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	CITY ADMINISTRATOR	BOARD OF MAYOR AND ALDERMEN									TOTAL <i>(Max = 9)</i>	RUNNING TOTAL
						BARNHILL	BLANTON	BRANSFORD	BURGER	MARTIN	MCLENDON	MOORE	PETERSEN	SPEEDY		
1	ST16017 - Long Ln and Old Peytonsville Rd Connector	Transportation	3	\$22,048,800	1	1	1	1	1	1	1	1	1	1	9	\$22,048,800
2	PK16020 - Bicentennial Park	Parks & Recreation	4	\$4,220,000	1		1	1	1	1	1	1	1	1	8	\$26,268,800
3	ST16014 - Franklin Rd & Mallory Station Rd Int Improvements	Transportation	4	\$6,740,000	1	1	1	1	1	1		1	1	1	8	\$33,008,800
4	SW16003 - 100 Block Battle Avenue Drainage Improvements	Stormwater	2	\$1,850,000		1	1	1	1	1	1	1		1	8	\$34,858,800
5	FM19001 - 5th Ave Parking Lot	General Services	4	\$500,000	1	1	1	1	1	1		1		1	7	\$35,358,800
6	ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	3	\$8,189,235	1	1	1	1	1			1	1	1	7	\$43,548,035
7	PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)	Parks & Recreation	4	\$1,032,960	1	1	1			1		1	1	1	6	\$44,580,995
8	PK16016 - Lockwood Glen Park	Parks & Recreation	4	\$5,530,000	1	1	1		1		1	1	1		6	\$50,110,995
9	ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)	Transportation	4	\$4,598,480	1	1	1		1			1	1	1	6	\$54,709,475
10	ST16030 - Lewisburg Ave Sidewalk Improvements	Transportation	4	\$955,260	1			1	1	1		1	1	1	6	\$55,664,735
11	ST16022 - Carothers Pkwy (Long Ln - Falcon Creek Subd)	Transportation	3	\$12,030,800	1	1			1		1	1	1	1	6	\$67,695,535
12	FM16001 - New City Hall	General Services	2	\$24,100,000	1		1	1	1	1		1		1	6	\$91,795,535
13	PK19001 - FSSD (Freedom Middle/Poplar Grove)	Parks & Recreation	2	\$2,087,500	1		1			1	1	1	1	1	6	\$93,883,035
14	ST16012 - E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	2	\$9,192,400	1	1		1	1		1	1	1		6	\$103,075,435
15	SW16007 - Maplewood Stormwater Project	Stormwater	4	\$530,000	1		1		1			1	1	1	5	\$103,605,435
16	ST19001 - Main St Sidewalk Repair Project	Transportation	4	\$2,200,000	1	1	1		1				1	1	5	\$105,805,435
17	ST19004 - McEwen Drive Interchange Modifications	Transportation	4	\$1,000,000	1				1		1	1	1	1	5	\$106,805,435
18	PK16008 - Jim Warren Park Renovations	Parks & Recreation	3	\$4,600,000	1	1		1		1	1		1		5	\$111,405,435
19	PK16009 - Liberty Park Improvements IV	Parks & Recreation	3	\$5,400,000	1	1	1		1		1		1		5	\$116,805,435
20	PK19002 - FSSD (Freedom Intermediate/Johnson Elementary)	Parks & Recreation	2	\$1,487,500	1		1	1			1		1	1	5	\$118,292,935
21	PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	2	\$5,172,745	1			1	1	1	1			1	5	\$123,465,680
22	FM19002 - New Public Parking Structure or Surface Lot	General Services	1	\$8,100,000	1			1	1		1	1		1	5	\$131,565,680
23	PK16012 - Greenway (1st Ave North to Bicentennial)	Parks & Recreation	1	\$1,997,800	1		1		1			1	1	1	5	\$133,563,480
24	PK16001 - Hayes Home Restoration (Harlinsdale)	Parks & Recreation	4	\$457,870			1	1	1	1	1				5	\$134,021,350
25	PK16014B - Southeast Municipal Complex Phases II & III	Parks & Recreation	4	\$11,200,000		1	1	1		1			1		5	\$145,221,350
26	PK16018 - Eastern Flank Circle (Loop Road) Repair	Parks & Recreation	3	\$160,000			1	1	1	1			1		5	\$145,381,350
27	SW19004 - West Main Bridge Widening Project	Stormwater	3	\$455,000		1				1	1	1		1	5	\$145,836,350
28	SW16001 - Ralston Creek at Liberty Hills Stream Restoration	Stormwater	2	\$350,000		1	1		1	1				1	5	\$146,186,350
29	PK16002 - Main Barn Restoration (Harlinsdale)	Parks & Recreation	4	\$1,719,070	1		1		1	1		1			4	\$147,905,420
30	SW16005 - Jordan Branch (Cool Springs E) Stream Restoration	Stormwater	4	\$760,000		1			1			1		1	4	\$148,665,420
31	ST16015 - Carothers Pkwy (Falcon Creek - SR96E)	Transportation	3	\$24,208,944		1						1	1	1	4	\$172,874,364
32	SW19003 - USACE - Home Raising Project	Stormwater	2	\$1,400,000			1				1	1	1		4	\$174,274,364
33	ST16023 - 1st Ave Multiuse Trail (S Margin St - Bridge St)	Transportation	2	\$2,876,400		1	1			1			1		4	\$177,150,764
34	PK16007 - North Pavilion & Restroom Facility (Harlinsdale)	Parks & Recreation	1	\$296,000		1			1	1	1				4	\$177,446,764
35	ST16018 - S. Margin St. Infrastructure Upgrades	Transportation	4	\$8,476,400	1	1				1				1	3	\$185,923,164
36	PK19010 - Thompson Alley Neighborhood Park	Parks & Recreation	3	\$222,000	1			1		1			1		3	\$186,145,164
37	SW19001 - Carlisle HOA Culvert Project	Stormwater	3	\$535,000							1	1		1	3	\$186,680,164
38	FD19005 - Safe Rooms for Fire Station 1-6	Emergency Services	2	\$120,000			1				1		1		3	\$186,800,164
39	FD19007 - Outdoor Warning Sirens	Emergency Services	2	\$70,000			1		1				1		3	\$186,870,164
40	ST16032 - West Main St (Natchez St. to Downs Blvd)	Transportation	2	\$15,211,000			1	1		1					3	\$202,081,164
41	FD19008 - Fire Station 4 (Kitchen Remodel)	Emergency Services	1	\$60,000			1		1		1				3	\$202,141,164
42	PK19008 - Cleburne Street Realignment	Parks & Recreation	1	\$2,220,000		1	1			1					3	\$204,361,164
43	PK19015 - Winstead Hill Park	Parks & Recreation	1	\$1,050,000		1	1							1	3	\$205,411,164
44	PK16011 - Greenway (Aspen Grove to Mack Hatcher)	Parks & Recreation	4	\$1,555,000	1				1					1	2	\$206,966,164
45	ST16001 - Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	Transportation	3	\$7,121,220	1	1						1			2	\$214,087,384
46	ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	Transportation	3	\$3,600,000	1						1		1		2	\$217,687,384
47	FD19001 - Fire Station 9 (East Side of Franklin)	Emergency Services	4	\$6,500,000				1			1				2	\$224,187,384
48	FD19003 - Fire Station 3 Upgrades	Emergency Services	2	\$5,762,500							1		1		2	\$229,949,884

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	CITY ADMINISTRATOR	BOARD OF MAYOR AND ALDERMEN									TOTAL <i>(Max = 9)</i>	RUNNING TOTAL
						BARNHILL	BLANTON	BRANSFORD	BURGER	MARTIN	MCCLENDON	MOORE	PETERSEN	SPEEDY		
49	PK19009 - Harlinsdale Farm Pond Renovation	Parks & Recreation	2	\$765,000			1		1						2	\$230,714,884
50	PK19011 - Harlinsdale North Entrance Turn Lane	Parks & Recreation	2	\$2,176,200					1	1					2	\$232,891,084
51	ST16025 - Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)	Transportation	2	\$2,079,450					1				1		2	\$234,970,534
52	FD19004 - New Fire Traning Center	Emergency Services	1	\$3,750,000			1				1				2	\$238,720,534
53	PK16006 - Worker House I & II (Harlinsdale)	Parks & Recreation	1	\$474,870			1	1							2	\$239,195,404
54	PK16019 - Harlinsdale Farm Interurban Trail Connection	Parks & Recreation	1	\$1,960,000			1	1							2	\$241,155,404
55	SW16004 - Figuers Drive Area Drainage Improvements	Stormwater	1	\$1,846,000			1	1							2	\$243,001,404
56	ST16004 - Carothers Pkwy Extension	Transportation	1	\$7,664,000		1	1								2	\$250,665,404
57	ST16019 - N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	Transportation	1	\$12,726,000				1			1				2	\$263,391,404
58	ST16027 - Boyd Mill Ave (Downs Blvd - SR96W)	Transportation	1	\$5,083,306			1			1					2	\$268,474,710
59	FD19006 - Safety Education Village	Emergency Services	4	\$2,750,000									1		1	\$271,224,710
60	PK16005 - Harlinsdale Visitor Center & Museum	Parks & Recreation	3	\$3,517,870				1							1	\$274,742,580
61	PK19012 - Old Liberty Neighborhood Park	Parks & Recreation	3	\$150,240									1		1	\$274,892,820
62	ST16035 - Columbia Ave (Downs Blvd to Fowlkes St)	Transportation	3	\$14,623,800							1				1	\$289,516,620
63	PK19005 - Greenway (Aspen Grove to Mallory Station Rd)	Parks & Recreation	2	\$2,300,000										1	1	\$291,816,620
64	ST16005 - Peytonsville Rd & Pratt Ln Int. Improvements	Transportation	2	\$10,972,866									1		1	\$302,789,486
65	ST16013 - Aspen Grove Dr. & Seaboard Ln Int Improvements	Transportation	2	\$3,274,000					1						1	\$306,063,486
66	FD19002 - Fire Station 10 (Southwest Side of Franklin)	Emergency Services	1	\$7,025,000							1				1	\$313,088,486
67	PK16003 - Maintenance Building Restoration (Harlinsdale)	Parks & Recreation	1	\$1,175,000							1				1	\$314,263,486
68	PK16017 - Greenway (Ascot Ln to I-65)	Parks & Recreation	1	\$1,987,500										1	1	\$316,250,986
69	SW19002 - Fairground Drainage Improvements	Stormwater	1	\$1,600,000							1				1	\$317,850,986
70	ST16021 - Lewisburg Ave Multiuse Trail (Mack Hatcher- EFBP)	Transportation	1	\$6,094,600						1					1	\$323,945,586
71	ST19002 - Lewisburg Pike Trail (Carriage Park- Collins Farm)	Transportation	1	\$3,500,000										1	1	\$327,445,586
72	PK16004 - North Barn Restoration (Harlinsdale)	Parks & Recreation	3	\$575,000											0	\$328,020,586
73	ST16028 - Clovercroft Rd (SR96-Oxford Glen Dr)	Transportation	3	\$20,716,000											0	\$348,736,586
74	PK19006 - Greenway (Harlinsdale Manor to Harlinsdale Farm)	Parks & Recreation	2	\$730,000											0	\$349,466,586
75	PK19013 - Harlinsdale Irrigation & Landscaping Project	Parks & Recreation	1	\$283,270											0	\$349,749,856
76	SW16002 - Parkview Drainage Project	Stormwater	1	\$2,250,000											0	\$351,999,856
77	ST16003 - Goose Creek Bypass Extension	Transportation	1	\$22,207,500											0	\$374,207,356
78	ST16010 - Beta Dr. Extension	Transportation	1	\$4,700,000											0	\$378,907,356

The following projects are not being included in the priority process due to prior approval by the Board via: Resolution, Road Impact Fee Offset Agreement, TDOT Agreement, and/or Annual Budgets.

Project	Category	Staff Ranking	Cost
FD16001 - Fire Station 7 (Goose Creek Area)	Emergency Services	5	\$4,130,000
FM19003 - Municipal Services Complex Improvements	General Services	5	\$3,255,000
PK19003 - Jim Warren Park Tennis Courts	Parks & Recreation	4	\$724,575
SW16008 - Carnton Ln Bridge Replacement	Stormwater	4	\$300,000
ST09001 - Mack Hatcher NW Extension	Transportation	5	\$1,250,000
ST15002 - Columbia Ave (Mack Hatcher to Downs Blvd)	Transportation	5	\$39,475,200
ST16002 - Goose Creek Interchange Lighting	Transportation	5	\$870,000
ST16007 - East McEwen Drive Improvements - Phase 4	Transportation	5	\$34,057,000
ST16008 - East McEwen Dr. Right-Turn Bypass Lane	Transportation	5	\$2,100,000
ST16009 - Franklin Road Improvements & Streetscape	Transportation	5	\$18,178,952
ST16020 - SR96W Multiuse Trai (Vera Valley Dr - 5th Ave N)	Transportation	2	\$5,293,900
ST16037 - Sidewalk Gaps	Transportation	5	\$1,250,000
ST16038 - Major Street Resurfacing	Transportation	5	\$5,400,000
1st Ave. N. and Bridge Street (1st Ave. N. - 2nd Ave. N.) (COF Contract 2014-0344)	Transportation	N/A	\$1,283,355
Liberty Pike (Carothers Pkwy to East of Knoll Top Ln.) (COF Contract 2015-0418)	Transportation	N/A	\$2,850,000
Franklin Road and Mallory Station Road Right Turn Lane (COF 2016-0299)	Transportation	N/A	\$517,910
South Carothers Roadway (COF Contract 2017-0293)	Transportation	N/A	\$1,458,793

The following projects have been excluded from the prioritization process until State or Federal funding is allocated.

Project	Category	Stars	Cost
ST16016 - Lewisburg Pike (Donelson Crk Pkwy to SR- 397)	Transportation	3	\$17,444,000
ST19003 - Mack Hatcher SE Widening	Transportation	4	\$50,041,101
ST19005 - Mack Hatcher SW Extension	Transportation	1	\$67,000,000

City of Franklin, Tennessee
FY 2019-2028 Capital Investment Program

BOMA Priority Projects - Weighted Ranking for Top 25 Projects

Below is the compilation of individual BOMA member responses to the City Administrator's request for CIP project priority rankings. The least number of projects selected by any BOMA member was 24. The #1 project in each BOMA member's list was awarded 20 points. The #2 project was awarded 19 points. This process continues through the #24 project in each list, which is awarded 2 point. All remaining contained in a BOMA member's individual list are assigned a value of 1. The **"TOTAL"** of points possible for any given project is 225 points (9 BOMA members X 25 Points for a #1 Vote). The number of BOMA member's voting for a project, or **"COUNT"**, was used as a tiebreaker for any tied **"TOTAL"** values.

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	BOARD OF MAYOR AND ALDERMEN									TOTAL <i>(Max = 225)</i>	COUNT <i>(Max = 9)</i>	RUNNING TOTAL
					BARNHILL	BLANTON	BRANSFORD	BURGER	MARTIN	MCLENDON	MOORE	PETERSEN	SPEEDY			
1	ST16017 - Long Ln and Old Peytonsville Rd Connector	Transportation	3	\$22,048,800	25	24	25	24	19	21	25	22	25	210	9	\$22,048,800
2	SW16003 - 100 Block Battle Avenue Drainage Improvements	Stormwater	2	\$1,850,000	14	13	21	1	23	11	10		24	117	8	\$23,898,800
3	PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)	Parks & Recreation	4	\$1,032,960	19	20			13		19	14	21	106	6	\$24,931,760
4	ST19004 - McEwen Drive Interchange Modifications	Transportation	4	\$1,000,000				25		5	24	23	22	99	5	\$25,931,760
5	PK16020 - Bicentennial Park	Parks & Recreation	4	\$4,220,000		25	2	15	21	1	9	5	19	97	8	\$30,151,760
6	ST16030 - Lewisburg Ave Sidewalk Improvements	Transportation	4	\$955,260			3	9	22		13	24	23	94	6	\$31,107,020
7	FM16001 - New City Hall	General Services	2	\$24,100,000		22	6	18	25		22		1	94	6	\$55,207,020
8	FM19001 - 5th Ave Parking Lot	General Services	4	\$500,000	5	21	18	6	20		14		6	90	7	\$55,707,020
9	ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	3	\$8,189,235	6	4	19	22			23	7	8	89	7	\$63,896,255
10	PK16009 - Liberty Park Improvements IV	Parks & Recreation	3	\$5,400,000	22	9		20		23		13		87	5	\$69,296,255
11	ST16014 - Franklin Rd & Mallory Station Rd Int Improvements	Transportation	4	\$6,740,000	10	12	22	5	16		3	1	12	81	8	\$76,036,255
12	ST16012 - E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	2	\$9,192,400	12		24	3		10	2	21		72	6	\$85,228,655
13	ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)	Transportation	4	\$4,598,480	13	1		21			18	2	13	68	6	\$89,827,135
14	SW19003 - USACE - Home Raising Project	Stormwater	2	\$1,400,000		19				6	17	25		67	4	\$91,227,135
15	PK16008 - Jim Warren Park Renovations	Parks & Recreation	3	\$4,600,000	20		8		4	24		10		66	5	\$95,827,135
16	ST16015 - Carothers Pkwy (Falcon Creek - SR96E)	Transportation	3	\$24,208,944	24						21	1	20	66	4	\$120,036,079
17	SW16001 - Ralston Creek at Liberty Hills Stream Restoration	Stormwater	2	\$350,000	18	1		13	18				15	65	5	\$120,386,079
18	PK16014B - Southeast Municipal Complex Phases II & III	Parks & Recreation	4	\$11,200,000	23	8	13		1			20		65	5	\$131,586,079
19	PK16002 - Main Barn Restoration (Harlinsdale)	Parks & Recreation	4	\$1,719,070		23		8	17		15			63	4	\$133,305,149
20	PK19001 - FSSD (Freedom Middle/Poplar Grove)	Parks & Recreation	2	\$2,087,500		6			1	25	8	11	10	61	6	\$135,392,649
21	PK19002 - FSSD (Freedom Intermediate/Johnson Elementary)	Parks & Recreation	2	\$1,487,500		5	12			22		12	9	60	5	\$136,880,149
22	PK16012 - Greenway (1st Ave North to Bicentennial)	Parks & Recreation	1	\$1,997,800		14		7			16	4	18	59	5	\$138,877,949
23	SW16007 - Maplewood Stormwater Project	Stormwater	4	\$530,000		11		1			6	15	17	50	5	\$139,407,949
24	SW16005 - Jordan Branch (Cool Springs E) Stream Restoration	Stormwater	4	\$760,000	17			12			4		16	49	4	\$140,167,949
25	FM19002 - New Public Parking Structure or Surface Lot	General Services	1	\$8,100,000			17	17		12	1		1	48	5	\$148,267,949
26	PK16016 - Lockwood Glen Park	Parks & Recreation	4	\$5,530,000	2	1		1		1	20	18		43	6	\$153,797,949
27	ST16022 - Carothers Pkwy (Long Ln - Falcon Creek Subd)	Transportation	3	\$12,030,800	8			10		1	11	8	5	43	6	\$165,828,749
28	PK16001 - Hayes Home Restoration (Harlinsdale)	Parks & Recreation	4	\$457,870		16	15	1	9	2				43	5	\$166,286,619
29	SW19004 - West Main Bridge Widening Project	Stormwater	3	\$455,000	7				24	4	7		1	43	5	\$166,741,619
30	ST16019 - N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	Transportation	1	\$12,726,000			23			20				43	2	\$179,467,619
31	PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	2	\$5,172,745			7	4	2	17			11	41	5	\$184,640,364
32	FD19003 - Fire Station 3 Upgrades	Emergency Services	2	\$5,762,500						19		17		36	2	\$190,402,864
33	FD19005 - Safe Rooms for Fire Station 1-6	Emergency Services	2	\$120,000		1				18		16		35	3	\$190,522,864
34	ST16032 - West Main St (Natchez St. to Downs Blvd)	Transportation	2	\$15,211,000		1	20		14					35	3	\$205,733,864
35	PK16018 - Eastern Flank Circle (Loop Road) Repair	Parks & Recreation	3	\$160,000		3	11	14	5			1		34	5	\$205,893,864
36	PK19010 - Thompson Alley Neighborhood Park	Parks & Recreation	3	\$222,000			10		3			19		32	3	\$206,115,864
37	ST16023 - 1st Ave Multiuse Trail (S Margin St - Bridge St)	Transportation	2	\$2,876,400	11	1			10			9		31	4	\$208,992,264
38	FD19004 - New Fire Traning Center	Emergency Services	1	\$3,750,000		18				13				31	2	\$212,742,264
39	PK16006 - Worker House I & II (Harlinsdale)	Parks & Recreation	1	\$474,870		15	14							29	2	\$213,217,134
40	PK16007 - North Pavilion & Restroom Facility (Harlinsdale)	Parks & Recreation	1	\$296,000	3			16	8	1				28	4	\$213,513,134
41	ST16001 - Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	Transportation	3	\$7,121,220	16						12			28	2	\$220,634,354
42	ST16004 - Carothers Pkwy Extension	Transportation	1	\$7,664,000	21	7								28	2	\$228,298,354
43	ST16018 - S. Margin St. Infrastructure Upgrades	Transportation	4	\$8,476,400	9				11				7	27	3	\$236,774,754
44	ST19001 - Main St Sidewalk Repair Project	Transportation	4	\$2,200,000	1	1		19				3	1	25	5	\$238,974,754
45	ST16025 - Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)	Transportation	2	\$2,079,450				23				1		24	2	\$241,054,204
46	PK19008 - Cleburne Street Realignment	Parks & Recreation	1	\$2,220,000	15	1			6					22	3	\$243,274,204
47	FD19007 - Outdoor Warning Sirens	Emergency Services	2	\$70,000		17		1				1		19	3	\$243,344,204
48	FD19001 - Fire Station 9 (East Side of Franklin)	Emergency Services	4	\$6,500,000			5			14				19	2	\$249,844,204

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	BOARD OF MAYOR AND ALDERMEN									TOTAL (Max = 225)	COUNT (Max = 9)	RUNNING TOTAL
					BARNHILL	BLANTON	BRANSFORD	BURGER	MARTIN	MCLENDON	MOORE	PETERSEN	SPEEDY			
49	SW16004 - Figuers Drive Area Drainage Improvements	Stormwater	1	\$1,846,000		10	9							19	2	\$251,690,204
50	ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	Transportation	3	\$3,600,000						15		1		16	2	\$255,290,204
51	PK16005 - Harlinsdale Visitor Center & Museum	Parks & Recreation	3	\$3,517,870			16							16	1	\$258,808,074
52	ST16035 - Columbia Ave (Downs Blvd to Fowlkes St)	Transportation	3	\$14,623,800						16				16	1	\$273,431,874
53	ST16021 - Lewisburg Ave Multiuse Trail (Mack Hatcher- EFBP)	Transportation	1	\$6,094,600					15					15	1	\$279,526,474
54	SW19001 - Carlisle HOA Culvert Project	Stormwater	3	\$535,000						8	5		1	14	3	\$280,061,474
55	ST19002 - Lewisburg Pike Trail (Carriage Park- Collins Farm)	Transportation	1	\$3,500,000									14	14	1	\$283,561,474
56	ST16027 - Boyd Mill Ave (Downs Blvd - SR96W)	Transportation	1	\$5,083,306		1			12					13	2	\$288,644,780
57	ST16013 - Aspen Grove Dr. & Seaboard Ln Int Improvements	Transportation	2	\$3,274,000				11						11	1	\$291,918,780
58	FD19008 - Fire Station 4 (Kitchen Remodel)	Emergency Services	1	\$60,000		1		1		7				9	3	\$291,978,780
59	FD19002 - Fire Station 10 (Southwest Side of Franklin)	Emergency Services	1	\$7,025,000						9				9	1	\$299,003,780
60	PK19011 - Harlinsdale North Entrance Turn Lane	Parks & Recreation	2	\$2,176,200				1	7					8	2	\$301,179,980
61	PK19015 - Winstead Hill Park	Parks & Recreation	1	\$1,050,000	4	1							1	6	3	\$302,229,980
62	PK16011 - Greenway (Aspen Grove to Mack Hatcher)	Parks & Recreation	4	\$1,555,000				2					4	6	2	\$303,784,980
63	PK19012 - Old Liberty Neighborhood Park	Parks & Recreation	3	\$150,240								6		6	1	\$303,935,220
64	PK16019 - Harlinsdale Farm Interurban Trail Connection	Parks & Recreation	1	\$1,960,000		1	4							5	2	\$305,895,220
65	PK19009 - Harlinsdale Farm Pond Renovation	Parks & Recreation	2	\$765,000		2		1						3	2	\$306,660,220
66	PK16017 - Greenway (Ascot Ln to I-65)	Parks & Recreation	1	\$1,987,500									3	3	1	\$308,647,720
67	SW19002 - Fairground Drainage Improvements	Stormwater	1	\$1,600,000						3				3	1	\$310,247,720
68	PK19005 - Greenway (Aspen Grove to Mallory Station Rd)	Parks & Recreation	2	\$2,300,000									2	2	1	\$312,547,720
69	FD19006 - Safety Education Village	Emergency Services	4	\$2,750,000								1		1	1	\$315,297,720
70	PK16003 - Maintenance Building Restoration (Harlinsdale)	Parks & Recreation	1	\$1,175,000						1				1	1	\$316,472,720
71	ST16005 - Peytonsville Rd & Pratt Ln Int. Improvements	Transportation	2	\$10,972,866								1		1	1	\$327,445,586
72	PK16004 - North Barn Restoration (Harlinsdale)	Parks & Recreation	3	\$575,000										0	0	\$328,020,586
73	PK19006 - Greenway (Harlinsdale Manor to Harlinsdale Farm)	Parks & Recreation	2	\$730,000										0	0	\$328,750,586
74	PK19013 - Harlinsdale Irrigation & Landscaping Project	Parks & Recreation	1	\$283,270										0	0	\$329,033,856
75	ST16003 - Goose Creek Bypass Extension	Transportation	1	\$22,207,500										0	0	\$351,241,356
76	ST16010 - Beta Dr. Extension	Transportation	1	\$4,700,000										0	0	\$355,941,356
77	ST16028 - Clovercroft Rd (SR96-Oxford Glen Dr)	Transportation	3	\$20,716,000										0	0	\$376,657,356
78	SW16002 - Parkview Drainage Project	Stormwater	1	\$2,250,000										0	0	\$378,907,356

The following projects are not being included in the priority process due to prior approval by the Board via: Resolution, Road Impact Fee Offset Agreement, TDOT Agreement, and/or Annual Budgets.

Project	Category	Staff Ranking	Cost
FD16001 - Fire Station 7 (Goose Creek Area)	Emergency Services	5	\$4,130,000
FM19003 - Municipal Services Complex Improvements	General Services	5	\$3,255,000
PK19003 - Jim Warren Park Tennis Courts	Parks & Recreation	4	\$724,575
SW16008 - Carnton Ln Bridge Replacement	Stormwater	4	\$300,000
ST09001 - Mack Hatcher NW Extension	Transportation	5	\$1,250,000
ST15002 - Columbia Ave (Mack Hatcher to Downs Blvd)	Transportation	5	\$39,475,200
ST16002 - Goose Creek Interchange Lighting	Transportation	5	\$870,000
ST16007 - East McEwen Drive Improvements - Phase 4	Transportation	5	\$34,057,000
ST16008 - East McEwen Dr. Right-Turn Bypass Lane	Transportation	5	\$2,100,000
ST16009 - Franklin Road Improvements & Streetscape	Transportation	5	\$18,178,952
ST16020 - SR96W Multiuse Trai (Vera Valley Dr - 5th Ave N)	Transportation	2	\$5,293,900
ST16037 - Sidewalk Gaps	Transportation	5	\$1,250,000
ST16038 - Major Street Resurfacing	Transportation	5	\$5,400,000
1st Ave. N. and Bridge Street (1st Ave. N. - 2nd Ave. N.) (COF Contract 2014-0344)	Transportation	N/A	\$1,283,355
Liberty Pike (Carothers Pkwy to East of Knoll Top Ln.) (COF Contract 2015-0418)	Transportation	N/A	\$2,850,000
Franklin Road and Mallory Station Road Right Turn Lane (COF 2016-0299)	Transportation	N/A	\$517,910
South Carothers Roadway (COF Contract 2017-0293)	Transportation	N/A	\$1,458,793

The following projects have been excluded from the prioritization process until State or Federal funding is allocated.

Project	Category	Stars	Cost
ST16016 - Lewisburg Pike (Donelson Crk Pkwy to SR- 397)	Transportation	3	\$17,444,000
ST19003 - Mack Hatcher SE Widening	Transportation	4	\$50,041,101
ST19005 - Mack Hatcher SW Extension	Transportation	1	\$67,000,000

City of Franklin, Tennessee
FY 2019-2028 Capital Investment Program

BOMA Priority Projects - Non-Weighted Rankings for All Projects

Below is the compilation of individual BOMA member responses to the City Administrator's request for CIP project priority rankings. The following factors were used, in the order listed, to develop the overall project priority list: (1) "TOTAL" Number of Votes received from BOMA members, (2) Inclusion in "CITY ADMINISTRATOR" ranking, (3) By "STAFF RANKING".

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	CITY ADMINISTRATOR	BOARD OF MAYOR AND ALDERMEN									TOTAL (Max = 9)	RUNNING TOTAL
						BARNHILL	BLANTON	BRANSFORD	BURGER	MARTIN	MCCLENDON	MOORE	PETERSEN	SPEEDY		
1	ST16017 - Long Ln and Old Peytonsville Rd Connector	Transportation	3	\$22,048,800	1	1	1	1	1	1	1	1	1	1	9	\$22,048,800
2	PK16020 - Bicentennial Park	Parks & Recreation	4	\$4,220,000	1	1	1	1	1	1	1	1	1	1	8	\$26,268,800
3	ST16014 - Franklin Rd & Mallory Station Rd Int Improvements	Transportation	4	\$6,740,000	1	1	1	1	1	1	1	1	1	1	8	\$33,008,800
4	SW16003 - 100 Block Battle Avenue Drainage Improvements	Stormwater	2	\$1,850,000		1	1	1	1	1	1	1	1	1	8	\$34,858,800
5	FM19001 - 5th Ave Parking Lot	General Services	4	\$500,000	1	1	1	1	1	1		1	1	1	7	\$35,358,800
6	ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	3	\$8,189,235	1	1	1	1	1			1	1	1	7	\$43,548,035
7	PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)	Parks & Recreation	4	\$1,032,960	1	1	1			1		1	1	1	6	\$44,580,995
8	PK16016 - Lockwood Glen Park	Parks & Recreation	4	\$5,530,000	1	1	1				1	1	1	1	6	\$50,110,995
9	ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)	Transportation	4	\$4,598,480	1	1	1		1			1	1	1	6	\$54,709,475
10	ST16030 - Lewisburg Ave Sidewalk Improvements	Transportation	4	\$955,260	1			1	1	1		1	1	1	6	\$55,664,735
11	ST16022 - Carothers Pkwy (Long Ln - Falcon Creek Subd)	Transportation	3	\$12,030,800		1			1		1	1	1	1	6	\$67,695,535
12	FM16001 - New City Hall	General Services	2	\$24,100,000	1		1	1	1	1	1	1	1	1	6	\$91,795,535
13	PK19001 - FSSD (Freedom Middle/Poplar Grove)	Parks & Recreation	2	\$2,087,500	1		1			1	1	1	1	1	6	\$93,883,035
14	ST16012 - E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	2	\$9,192,400	1	1		1	1		1	1	1	1	6	\$103,075,435
15	SW16007 - Maplewood Stormwater Project	Stormwater	4	\$530,000	1		1		1			1	1	1	5	\$103,605,435
16	ST19001 - Main St Sidewalk Repair Project	Transportation	4	\$2,200,000	1	1	1		1				1	1	5	\$105,805,435
17	ST19004 - McEwen Drive Interchange Modifications	Transportation	4	\$1,000,000	1				1		1	1	1	1	5	\$106,805,435
18	PK16008 - Jim Warren Park Renovations	Parks & Recreation	3	\$4,600,000	1	1		1		1	1		1		5	\$111,405,435
19	PK16009 - Liberty Park Improvements IV	Parks & Recreation	3	\$5,400,000	1	1	1		1		1	1	1		5	\$116,805,435
20	PK19002 - FSSD (Freedom Intermediate/Johnson Elementary)	Parks & Recreation	2	\$1,487,500			1	1			1		1	1	5	\$118,292,935
21	PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	2	\$5,172,745	1			1	1	1	1				5	\$123,465,680
22	FM19002 - New Public Parking Structure or Surface Lot	General Services	1	\$8,100,000	1			1	1		1	1	1		5	\$131,565,680
23	PK16012 - Greenway (1st Ave North to Bicentennial)	Parks & Recreation	1	\$1,997,800	1		1		1		1	1	1	1	5	\$133,563,480
24	PK16001 - Hayes Home Restoration (Harlinsdale)	Parks & Recreation	4	\$457,870			1	1	1	1	1				5	\$134,021,350
25	PK16014B - Southeast Municipal Complex Phases II & III	Parks & Recreation	4	\$11,200,000		1	1	1		1			1		5	\$145,221,350
26	PK16018 - Eastern Flank Circle (Loop Road) Repair	Parks & Recreation	3	\$160,000			1	1	1	1			1		5	\$145,381,350
27	SW19004 - West Main Bridge Widening Project	Stormwater	3	\$455,000		1				1	1	1		1	5	\$145,836,350
28	SW16001 - Ralston Creek at Liberty Hills Stream Restoration	Stormwater	2	\$350,000		1	1		1	1					5	\$146,186,350
29	PK16002 - Main Barn Restoration (Harlinsdale)	Parks & Recreation	4	\$1,719,070	1		1		1	1		1			4	\$147,905,420
30	SW16005 - Jordan Branch (Cool Springs E) Stream Restoration	Stormwater	4	\$760,000		1			1			1	1	1	4	\$148,665,420
31	ST16015 - Carothers Pkwy (Falcon Creek - SR96E)	Transportation	3	\$24,208,944		1						1	1	1	4	\$172,874,364
32	SW19003 - USACE - Home Raising Project	Stormwater	2	\$1,400,000			1				1	1	1		4	\$174,274,364
33	ST16023 - 1st Ave Multiuse Trail (\$ Margin St - Bridge St)	Transportation	2	\$2,876,400		1	1			1			1		4	\$177,150,764
34	PK16007 - North Pavilion & Restroom Facility (Harlinsdale)	Parks & Recreation	1	\$296,000		1			1	1	1				4	\$177,446,764
35	ST16018 - S. Margin St Infrastructure Upgrades	Transportation	4	\$8,476,400	1	1				1				1	3	\$185,923,164
36	PK19010 - Thompson Alley Neighborhood Park	Parks & Recreation	3	\$222,000	1			1		1			1		3	\$186,145,164
37	SW19001 - Carlisle HOA Culvert Project	Stormwater	3	\$535,000							1	1	1	1	3	\$186,680,164
38	FD19005 - Safe Rooms for Fire Station 1-6	Emergency Services	2	\$120,000			1				1		1		3	\$186,800,164
39	FD19007 - Outdoor Warning Sirens	Emergency Services	2	\$70,000			1		1				1		3	\$186,870,164
40	ST16032 - West Main St (Natchez St. to Downs Blvd)	Transportation	2	\$15,211,000			1	1		1					3	\$202,081,164
41	FD19008 - Fire Station 4 (Kitchen Remodel)	Emergency Services	1	\$60,000			1		1		1				3	\$202,141,164
42	PK19008 - Cleburne Street Realignment	Parks & Recreation	1	\$2,220,000		1	1			1					3	\$204,361,164
43	PK19015 - Winstead Hill Park	Parks & Recreation	1	\$1,050,000		1	1							1	3	\$205,411,164
44	PK16011 - Greenway (Aspen Grove to Mack Hatcher)	Parks & Recreation	4	\$1,555,000	1				1					1	2	\$206,966,164
45	ST16001 - Carlisle Ln (SR96W Future Mack Hatcher Pkwy)	Transportation	3	\$7,121,220	1	1						1	1		2	\$214,087,384
46	ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	Transportation	3	\$3,600,000	1						1		1		2	\$217,687,384
47	FD19001 - Fire Station 9 (East Side of Franklin)	Emergency Services	4	\$6,500,000				1			1				2	\$224,187,384
48	FD19003 - Fire Station 3 Upgrades	Emergency Services	2	\$5,762,500							1		1		2	\$229,949,884

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	CITY ADMINISTRATOR	BOARD OF MAYOR AND ALDERMEN									TOTAL <i>(Max = 9)</i>	RUNNING TOTAL
						BARNHILL	BLANTON	BRANSFORD	BURGER	MARTIN	MCCLENDON	MOORE	PETERSEN	SPEEDY		
49	PK19009 - Harlinsdale Farm Pond Renovation	Parks & Recreation	2	\$765,000			1		1						2	\$230,714,884
50	PK19011 - Harlinsdale North Entrance Turn Lane	Parks & Recreation	2	\$2,176,200					1	1					2	\$232,891,084
51	ST16025 - Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)	Transportation	2	\$2,079,450					1				1		2	\$234,970,534
52	FD19004 - New Fire Traning Center	Emergency Services	1	\$3,750,000			1				1				2	\$238,720,534
53	PK16006 - Worker House I & II (Harlinsdale)	Parks & Recreation	1	\$474,870			1	1							2	\$239,195,404
54	PK16019 - Harlinsdale Farm Interurban Trail Connection	Parks & Recreation	1	\$1,960,000			1	1							2	\$241,155,404
55	SW16004 - Figuers Drive Area Drainage Improvements	Stormwater	1	\$1,846,000				1	1						2	\$243,001,404
56	ST16004 - Carothers Pkwy Extension	Transportation	1	\$7,664,000		1	1								2	\$250,665,404
57	ST16019 - N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	Transportation	1	\$12,726,000				1			1				2	\$263,391,404
58	ST16027 - Boyd Mill Ave (Downs Blvd - SR96W)	Transportation	1	\$5,083,306			1			1					2	\$268,474,710
59	FD19006 - Safety Education Village	Emergency Services	4	\$2,750,000									1		1	\$271,224,710
60	PK16005 - Harlinsdale Visitor Center & Museum	Parks & Recreation	3	\$3,517,870				1							1	\$274,742,580
61	PK19012 - Old Liberty Neighborhood Park	Parks & Recreation	3	\$150,240									1		1	\$274,892,820
62	ST16035 - Columbia Ave (Downs Blvd to Fowlikes St)	Transportation	3	\$14,623,800							1				1	\$289,516,620
63	PK19005 - Greenway (Aspen Grove to Mallory Station Rd)	Parks & Recreation	2	\$2,300,000										1	1	\$291,816,620
64	ST16005 - Peytonsville Rd & Pratt Ln Int. Improvements	Transportation	2	\$10,972,866									1		1	\$302,789,486
65	ST16013 - Aspen Grove Dr. & Seaboard Ln Int Improvements	Transportation	2	\$3,274,000					1						1	\$306,063,486
66	FD19002 - Fire Station 10 (Southwest Side of Franklin)	Emergency Services	1	\$7,025,000							1				1	\$313,088,486
67	PK16003 - Maintenance Building Restoration (Harlinsdale)	Parks & Recreation	1	\$1,175,000							1				1	\$314,263,486
68	PK16017 - Greenway (Ascot Ln to I-65)	Parks & Recreation	1	\$1,987,500										1	1	\$316,250,986
69	SW19002 - Fairground Drainage Improvements	Stormwater	1	\$1,600,000							1				1	\$317,850,986
70	ST16021 - Lewisburg Ave Multiuse Trail (Mack Hatcher- EF8P)	Transportation	1	\$6,094,600						1					1	\$323,945,586
71	ST19002 - Lewisburg Pike Trail (Carriage Park- Collins Farm)	Transportation	1	\$3,500,000										1	1	\$327,445,586
72	PK16004 - North Barn Restoration (Harlinsdale)	Parks & Recreation	3	\$975,000											0	\$328,020,586
73	ST16028 - Clovercroft Rd (SR96-Oxford Glen Dr)	Transportation	3	\$20,716,000											0	\$348,736,586
74	PK19006 - Greenway (Harlinsdale Manor to Harlinsdale Farm)	Parks & Recreation	2	\$730,000											0	\$349,466,586
75	PK19013 - Harlinsdale Irrigation & Landscaping Project	Parks & Recreation	1	\$283,270											0	\$349,749,856
76	SW16002 - Parkview Drainage Project	Stormwater	1	\$2,250,000											0	\$351,999,856
77	ST16003 - Goose Creek Bypass Extension	Transportation	1	\$22,207,500											0	\$374,207,356
78	ST16010 - Beta Dr. Extension	Transportation	1	\$4,700,000											0	\$378,907,356

The following projects are not being included in the priority process due to prior approval by the Board via: Resolution, Road Impact Fee Offset Agreement, TDOT Agreement, and/or Annual Budgets.

Project	Category	Staff Ranking	Cost
FD16001 - Fire Station 7 (Goose Creek Area)	Emergency Services	5	\$4,130,000
FM19003 - Municipal Services Complex Improvements	General Services	5	\$3,255,000
PK19003 - Jim Warren Park Tennis Courts	Parks & Recreation	4	\$724,575
SW16008 - Carrton Ln Bridge Replacement	Stormwater	4	\$300,000
ST09001 - Mack Hatcher NW Extension	Transportation	5	\$1,250,000
ST15002 - Columbia Ave (Mack Hatcher to Downs Blvd)	Transportation	5	\$39,475,200
ST16002 - Goose Creek Interchange Lighting	Transportation	5	\$870,000
ST16007 - East McEwen Drive Improvements - Phase 4	Transportation	5	\$34,057,000
ST16008 - East McEwen Dr. Right-Turn Bypass Lane	Transportation	5	\$2,100,000
ST16009 - Franklin Road Improvements & Streetscape	Transportation	5	\$18,178,952
ST16020 - SR96W Multiuse Tral (Vera Valley Dr - 5th Ave N)	Transportation	2	\$5,293,900
ST16037 - Sidewalk Gaps	Transportation	5	\$1,250,000
ST16038 - Major Street Resurfacing	Transportation	5	\$5,400,000
1st Ave. N. and Bridge Street (1st Ave. N. - 2nd Ave. N.) (COF Contract 2014-0344)	Transportation	N/A	\$1,283,355
Liberty Pike (Carothers Pkwy to East of Knoll Top Ln.) (COF Contract 2015-0418)	Transportation	N/A	\$2,850,000
Franklin Road and Mallory Station Road Right Turn Lane (COF 2016-0299)	Transportation	N/A	\$517,910
South Carothers Roadway (COF Contract 2017-0293)	Transportation	N/A	\$1,458,793

The following projects have been excluded from the prioritization process until State or Federal funding is allocated.

Project	Category	Stars	Cost
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ST19003 - Mack Hatcher SE Widening	Transportation	4	\$50,041,101
ST19005 - Mack Hatcher SW Extension	Transportation	1	\$67,000,000

City of Franklin, Tennessee
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BOMA Priority Projects - Weighted Ranking for Top 25 Projects

Below is the compilation of individual BOMA member responses to the City Administrator's request for CIP project priority rankings. The least number of projects selected by any BOMA member was 24. The #1 project in each BOMA member's list was awarded 20 points. The #2 project was awarded 19 points. This process continues through the #24 project in each list, which is awarded 2 point. All remaining contained in a BOMA member's individual list are assigned a value of 1. The "TOTAL" of points possible for any given project is 225 points (9 BOMA members X 25 Points for a #1 Vote). The number of BOMA member's voting for a project, or "COUNT", was used as a tiebreaker for any tied "TOTAL" values.

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	BOARD OF MAYOR AND ALDERMEN										TOTAL (Max = 225)	COUNT (Max = 9)	RUNNING TOTAL
					BARNHILL	BLANTON	BRANSFORD	BURGER	MARTIN	MCLENDON	MOORE	PETERSEN	SPEEDY				
1	ST16017 - Long Ln and Old Peytonsville Rd Connector	Transportation	3	\$22,048,800	25	24	25	24	19	21	25	22	25	210	9	\$22,048,800	
2	SW16003 - 100 Block Battle Avenue Drainage Improvements	Stormwater	2	\$1,850,000	14	13	21	1	23	11	10	24	117	8	\$23,898,800		
3	PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)	Parks & Recreation	4	\$1,032,960	19	20			13		19	14	21	106	6	\$24,931,760	
4	ST19004 - McEwen Drive Interchange Modifications	Transportation	4	\$1,000,000				25		5	24	23	22	99	5	\$25,931,760	
5	PK16020 - Bicentennial Park	Parks & Recreation	4	\$4,220,000		25	2	15	21	1	9	5	19	97	8	\$30,151,760	
6	ST16030 - Lewisburg Ave Sidewalk Improvements	Transportation	4	\$955,260			3	9	22		13	24	23	94	6	\$31,107,020	
7	FM16001 - New City Hall	General Services	2	\$24,100,000		22	6	18	25		22		1	94	6	\$55,207,020	
8	FM19001 - 5th Ave Parking Lot	General Services	4	\$500,000	5	21	18	6	20		14		6	90	7	\$55,707,020	
9	ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.	Transportation	3	\$8,189,235	6	4	19	22			23	7	8	89	7	\$63,896,255	
10	PK16009 - Liberty Park Improvements IV	Parks & Recreation	3	\$5,400,000	22	9		20		23	3	13		87	5	\$69,296,255	
11	ST16014 - Franklin Rd & Mallory Station Rd Int Improvements	Transportation	4	\$6,740,000	10	12	22	5	16		3	1	12	81	8	\$76,036,255	
12	ST16012 - E McEwen Dr. Ext. (Wilson Pike to City Limits)	Transportation	2	\$9,192,400	12		24	3		10	2	21		72	6	\$85,228,655	
13	ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)	Transportation	4	\$4,598,480	13	1		21			18	2	13	68	6	\$89,827,135	
14	SW19003 - USACE - Home Raising Project	Stormwater	2	\$1,400,000		19				6	17	25		67	4	\$91,227,135	
15	PK16008 - Jim Warren Park Renovations	Parks & Recreation	3	\$4,600,000	20		8		4	24		10		66	5	\$95,827,135	
16	ST16015 - Carothers Pkwy (Falcon Creek - SR96E)	Transportation	3	\$24,208,944	24						21	1	20	66	4	\$120,036,079	
17	SW16001 - Ralston Creek at Liberty Hills Stream Restoration	Stormwater	2	\$350,000	18	1		13	18				15	65	5	\$120,386,079	
18	PK16014B - Southeast Municipal Complex Phases II & III	Parks & Recreation	4	\$11,200,000	23	8	13		1			20		65	5	\$131,586,079	
19	PK16002 - Main Barn Restoration (Harlinsdale)	Parks & Recreation	4	\$1,719,070		23		8	17		15			63	4	\$133,305,149	
20	PK19001 - FSSD (Freedom Middle/Poplar Grove)	Parks & Recreation	2	\$2,087,500		6			1	25	8	11	10	61	6	\$135,392,649	
21	PK19002 - FSSD (Freedom Intermediate/Johnson Elementary)	Parks & Recreation	2	\$1,487,500		5	12			22		12	9	60	5	\$136,880,149	
22	PK16012 - Greenway (1st Ave North to Bicentennial)	Parks & Recreation	1	\$1,997,800		14		7			16	4	18	59	5	\$138,877,949	
23	SW16007 - Maplewood Stormwater Project	Stormwater	4	\$530,000		11		1			6	15	17	50	5	\$139,407,949	
24	SW16005 - Jordan Branch (Cool Springs E) Stream Restoration	Stormwater	4	\$760,000	17			12			4		16	49	4	\$140,167,949	
25	FM19002 - New Public Parking Structure or Surface Lot	General Services	1	\$8,100,000			17	17		12	1		1	48	5	\$148,267,949	
26	PK16016 - Lockwood Glen Park	Parks & Recreation	4	\$5,530,000	2	1		1		1	20	18		43	6	\$153,797,949	
27	ST16022 - Carothers Pkwy (Long Ln - Falcon Creek Subd)	Transportation	3	\$12,030,800	8			10		1	11	8	5	43	6	\$165,828,749	
28	PK16001 - Hayes Home Restoration (Harlinsdale)	Parks & Recreation	4	\$457,870		16	15	1	9	2				43	5	\$166,286,619	
29	SW19004 - West Main Bridge Widening Project	Stormwater	3	\$455,000	7				24	4	7		1	43	5	\$166,741,619	
30	ST16019 - N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	Transportation	1	\$12,726,000			23			20				43	2	\$179,467,619	
31	PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	2	\$5,172,745			7	4	2	17			11	41	5	\$184,640,364	
32	FD19003 - Fire Station 3 Upgrades	Emergency Services	2	\$5,762,500						19		17		36	2	\$190,402,864	
33	FD19005 - Safe Rooms for Fire Station 1-6	Emergency Services	2	\$120,000		1				18		16		35	3	\$190,522,864	
34	ST16032 - West Main St (Natchez St. to Downs Blvd)	Transportation	2	\$15,211,000		1	20		14					35	3	\$205,733,864	
35	PK16018 - Eastern Flank Circle (Loop Road) Repair	Parks & Recreation	3	\$160,000		3	11	14	5			1		34	5	\$205,893,864	
36	PK19010 - Thompson Alley Neighborhood Park	Parks & Recreation	3	\$222,000			10		3			19		32	3	\$206,115,864	
37	ST16023 - 1st Ave Multiuse Trail (S Margin St - Bridge St)	Transportation	2	\$2,876,400	11	1			10			9		31	4	\$208,992,264	
38	FD19004 - New Fire Training Center	Emergency Services	1	\$3,750,000		18				13				31	2	\$212,742,264	
39	PK16006 - Worker House I & II (Harlinsdale)	Parks & Recreation	1	\$474,870		15	14							29	2	\$213,217,134	
40	PK16007 - North Pavilion & Restroom Facility (Harlinsdale)	Parks & Recreation	1	\$296,000	3			16	8	1				28	4	\$213,513,134	
41	ST16001 - Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	Transportation	3	\$7,121,220	16						12			28	2	\$220,634,354	
42	ST16004 - Carothers Pkwy Extension	Transportation	1	\$7,664,000	21	7								28	2	\$228,298,354	
43	ST16018 - S. Margin St. Infrastructure Upgrades	Transportation	4	\$8,476,400	9				11				7	27	3	\$236,774,754	
44	ST19001 - Main St Sidewalk Repair Project	Transportation	4	\$2,200,000		1	1	19				3	1	25	5	\$238,974,754	
45	ST16025 - Oxford Glen Dr Multiuse Trail (Day Lily - McEwen)	Transportation	2	\$2,079,450				23				1		24	2	\$241,054,204	
46	PK19008 - Cleburne Street Realignment	Parks & Recreation	1	\$2,220,000	15	1			6					22	3	\$243,274,204	
47	FD19007 - Outdoor Warning Sirens	Emergency Services	2	\$70,000		17		1				1		19	3	\$243,344,204	
48	FD19001 - Fire Station 9 (East Side of Franklin)	Emergency Services	4	\$6,500,000			5			14				19	2	\$249,844,204	

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	BOARD OF MAYOR AND ALDERMEN									TOTAL <i>(Max = 225)</i>	COUNT <i>(Max = 9)</i>	RUNNING TOTAL
					BARNHILL	BLANTON	BRANSFORD	BURGER	MARTIN	MCLENDON	MOORE	PETERSEN	SPEEDY			
49	SW16004 - Figuers Drive Area Drainage Improvements	Stormwater	1	\$1,846,000		10	9							19	2	\$251,690,204
50	ST16024 - Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	Transportation	3	\$3,600,000						15		1		16	2	\$255,290,204
51	PK16005 - Harlinsdale Visitor Center & Museum	Parks & Recreation	3	\$3,517,870			16							16	1	\$258,808,074
52	ST16035 - Columbia Ave (Downs Blvd to Fowlkes St)	Transportation	3	\$14,623,800						16				16	1	\$273,431,874
53	ST16021 - Lewisburg Ave Multiuse Trail (Mack Hatcher- EFBP)	Transportation	1	\$6,094,600					15					15	1	\$279,526,474
54	SW19001 - Carlisle HOA Culvert Project	Stormwater	3	\$535,000						8	5		1	14	3	\$280,061,474
55	ST19002 - Lewisburg Pike Trail (Carriage Park- Collins Farm)	Transportation	1	\$3,500,000									14	14	1	\$283,561,474
56	ST16027 - Boyd Mill Ave (Downs Blvd -SR96W)	Transportation	1	\$5,083,306		1			12					13	2	\$288,644,780
57	ST16013 - Aspen Grove Dr. & Seaboard Ln Int Improvements	Transportation	2	\$3,274,000				11						11	1	\$291,918,780
58	FD19008 - Fire Station 4 (Kitchen Remodel)	Emergency Services	1	\$60,000		1		1		7				9	3	\$291,978,780
59	FD19002 - Fire Station 10 (Southwest Side of Franklin)	Emergency Services	1	\$7,025,000						9				9	1	\$299,003,780
60	PK19011 - Harlinsdale North Entrance Turn Lane	Parks & Recreation	2	\$2,176,200				1	7					8	2	\$301,179,980
61	PK19015 - Winstead Hill Park	Parks & Recreation	1	\$1,050,000	4	1							1	6	3	\$302,229,980
62	PK16011 - Greenway (Aspen Grove to Mack Hatcher)	Parks & Recreation	4	\$1,555,000				2					4	6	2	\$303,784,980
63	PK19012 - Old Liberty Neighborhood Park	Parks & Recreation	3	\$150,240								6		6	1	\$303,935,220
64	PK16019 - Harlinsdale Farm Interurban Trail Connection	Parks & Recreation	1	\$1,960,000		1	4							5	2	\$305,895,220
65	PK19009 - Harlinsdale Farm Pond Renovation	Parks & Recreation	2	\$765,000		2		1						3	2	\$306,660,220
66	PK16017 - Greenway (Ascot Ln to I-65)	Parks & Recreation	1	\$1,987,500									3	3	1	\$308,647,720
67	SW19002 - Fairground Drainage Improvements	Stormwater	1	\$1,600,000						3				3	1	\$310,247,720
68	PK19005 - Greenway (Aspen Grove to Mallory Station Rd)	Parks & Recreation	2	\$2,300,000									2	2	1	\$312,547,720
69	FD19006 - Safety Education Village	Emergency Services	4	\$2,750,000								1		1	1	\$315,297,720
70	PK16003 - Maintenance Building Restoration (Harlinsdale)	Parks & Recreation	1	\$1,175,000						1				1	1	\$316,472,720
71	ST16005 - Peytonsville Rd & Pratt Ln Int. Improvements	Transportation	2	\$10,972,866								1		1	1	\$327,445,586
72	PK16004 - North Barn Restoration (Harlinsdale)	Parks & Recreation	3	\$575,000										0	0	\$328,020,586
73	PK19006 - Greenway (Harlinsdale Manor to Harlinsdale Farm)	Parks & Recreation	2	\$730,000										0	0	\$328,750,586
74	PK19013 - Harlinsdale Irrigation & Landscaping Project	Parks & Recreation	1	\$283,270										0	0	\$329,033,856
75	ST16003 - Goose Creek Bypass Extension	Transportation	1	\$22,207,500										0	0	\$351,241,356
76	ST16010 - Beta Dr. Extension	Transportation	1	\$4,700,000										0	0	\$355,941,356
77	ST16028 - Clovercroft Rd (SR96-Oxford Glen Dr)	Transportation	3	\$20,716,000										0	0	\$376,657,356
78	SW16002 - Parkview Drainage Project	Stormwater	1	\$2,250,000										0	0	\$378,907,356

The following projects are not being included in the priority process due to prior approval by the Board via: Resolution, Road Impact Fee Offset Agreement, TDOT Agreement, and/or Annual Budgets.

Project	Category	Staff Ranking	Cost
FD16001 - Fire Station 7 (Goose Creek Area)	Emergency Services	5	\$4,130,000
FM19003 - Municipal Services Complex Improvements	General Services	5	\$3,255,000
PK19003 - Jim Warren Park Tennis Courts	Parks & Recreation	4	\$724,575
SW16008 - Carnton Ln Bridge Replacement	Stormwater	4	\$300,000
ST09001 - Mack Hatcher NW Extension	Transportation	5	\$1,250,000
ST15002 - Columbia Ave (Mack Hatcher to Downs Blvd)	Transportation	5	\$39,475,200
ST16002 - Goose Creek Interchange Lighting	Transportation	5	\$870,000
ST16007 - East McEwen Drive Improvements - Phase 4	Transportation	5	\$34,057,000
ST16008 - East McEwen Dr. Right-Turn Bypass Lane	Transportation	5	\$2,100,000
ST16009 - Franklin Road Improvements & Streetscape	Transportation	5	\$18,178,952
ST16020 - SR96W Multiuse Trail (Vera Valley Dr - 5th Ave N)	Transportation	2	\$5,293,900
ST16037 - Sidewalk Gaps	Transportation	5	\$1,250,000
ST16038 - Major Street Resurfacing	Transportation	5	\$5,400,000
1st Ave. N. and Bridge Street (1st Ave. N. - 2nd Ave. N.) (COF Contract 2014-0344)	Transportation	N/A	\$1,283,353
Liberty Pike (Carothers Pkwy to East of Knoll Top Ln.) (COF Contract 2015-0418)	Transportation	N/A	\$2,850,000
Franklin Road and Mallory Station Road Right Turn Lane (COF 2016-0299)	Transportation	N/A	\$517,910
South Carothers Roadway (COF Contract 2017-0293)	Transportation	N/A	\$1,458,793

The following projects have been excluded from the prioritization process until State or Federal funding is allocated.

Project	Category	Stars	Cost
ST16016 - Lewisburg Pike (Donelson Crk Pkwy to SR- 397)	Transportation	3	\$17,444,000
ST19003 - Mack Hatcher SE Widening	Transportation	4	\$50,041,101
ST19005 - Mack Hatcher SW Extension	Transportation	1	\$67,000,000

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City of Franklin, Tennessee
Board of Mayor and Aldermen

FY 2019-2028 Capital Investment Program

Special Work Session

March 5, 2019



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Agenda

- BOMA Top 10 Weighted and Non-Weighted Project Review**
- Process Moving Forward**
- Questions**





City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

BOMA Top 10 Weighted and Non-Weighted Projects

Weighted Ranking	Non-Weighted Ranking	Project Name
1	1	ST16017 - Long Ln and Old Peytonsville Rd Connector
2	4	SW16003 - 100 Block Battle Avenue Drainage Improvements
3	7	PK16013 - Greenway & Bridge (Harlinsdale to Chestnut Bend)
4	17	ST19004 - McEwen Drive Interchange Modifications
5	2	PK16020 - Bicentennial Park
6	10	ST16030 - Lewisburg Ave Sidewalk Improvements
7	12	FM16001 - New City Hall
8	5	FM19001 - 5th Ave Parking Lot
9	6	ST16011 - Mallory/N Royal Oaks & Liberty Intersection Imp.
10	19	PK16009 - Liberty Park Improvements IV
11	3	ST16014 - Franklin Rd & Mallory Station Rd Int Improvements
13	9	ST16006 - Jordan Road (Aspen Grove Dr-Mallory Ln)
26	8	PK16016 - Lockwood Glen Park



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

BOMA TOP 10 WEIGHTED AND NON-WEIGHTED PROJECT REVIEW

ST16017 - LONG LN. AND OLD PEYTONSVILLE RD. CONNECTOR

WEIGHTED RANKING - 1

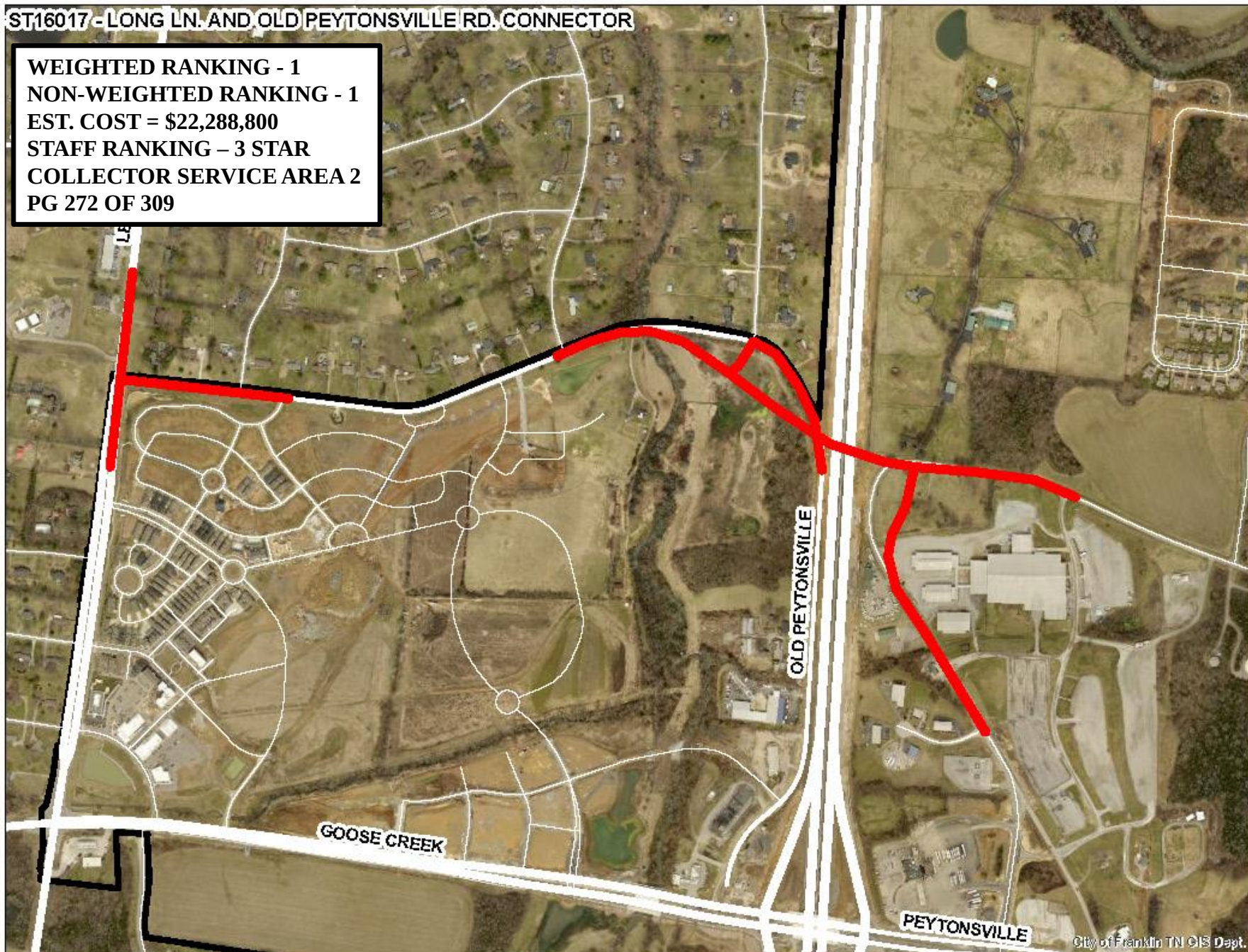
NON-WEIGHTED RANKING - 1

EST. COST = \$22,288,800

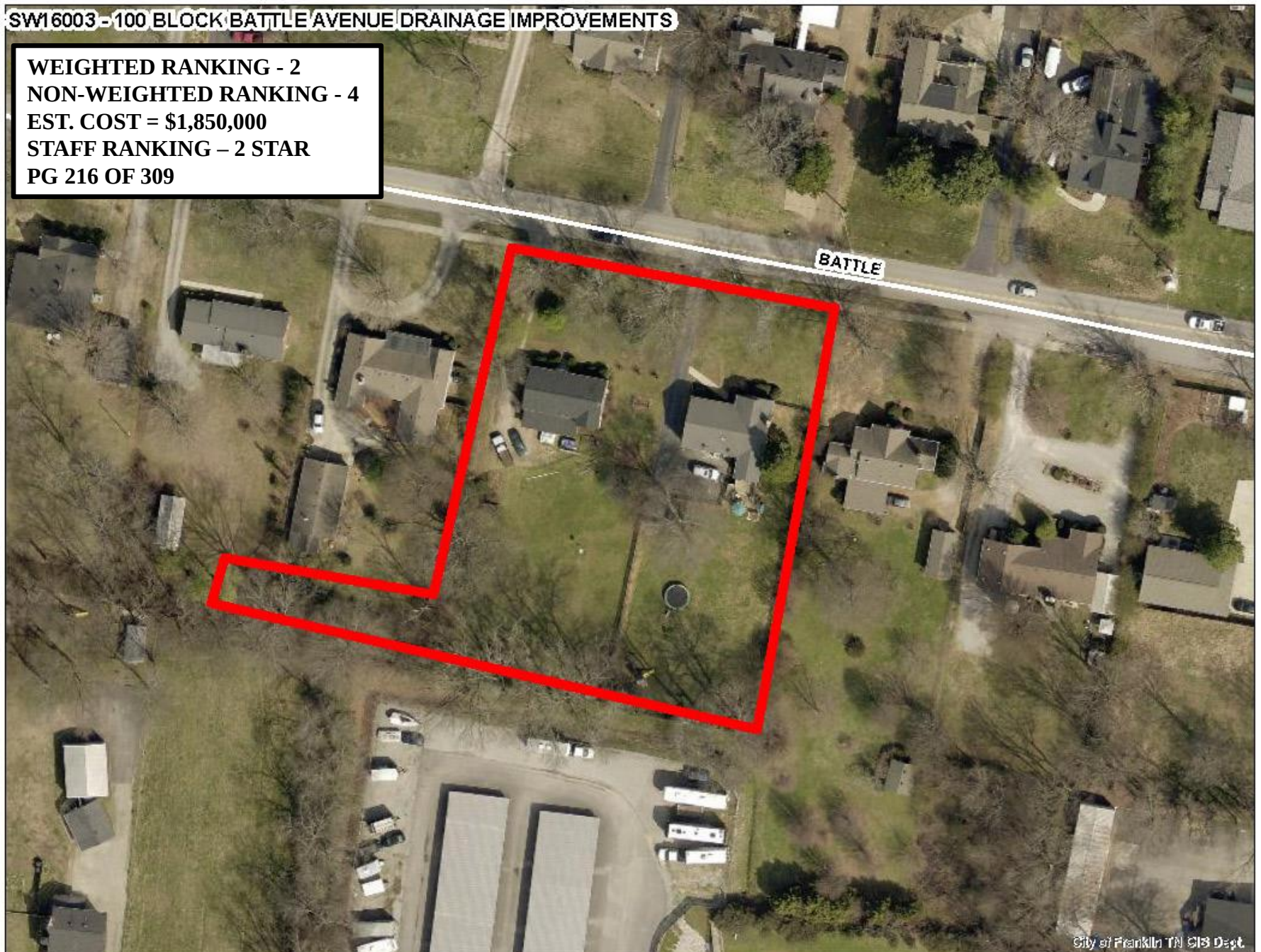
STAFF RANKING - 3 STAR

COLLECTOR SERVICE AREA 2

PG 272 OF 309



WEIGHTED RANKING - 2
NON-WEIGHTED RANKING - 4
EST. COST = \$1,850,000
STAFF RANKING - 2 STAR
PG 216 OF 309



WEIGHTED RANKING - 3
NON-WEIGHTED RANKING - 7

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Project Name:

Greenway & Bridge (Harlinsdale Farm to Chestnut Bend)

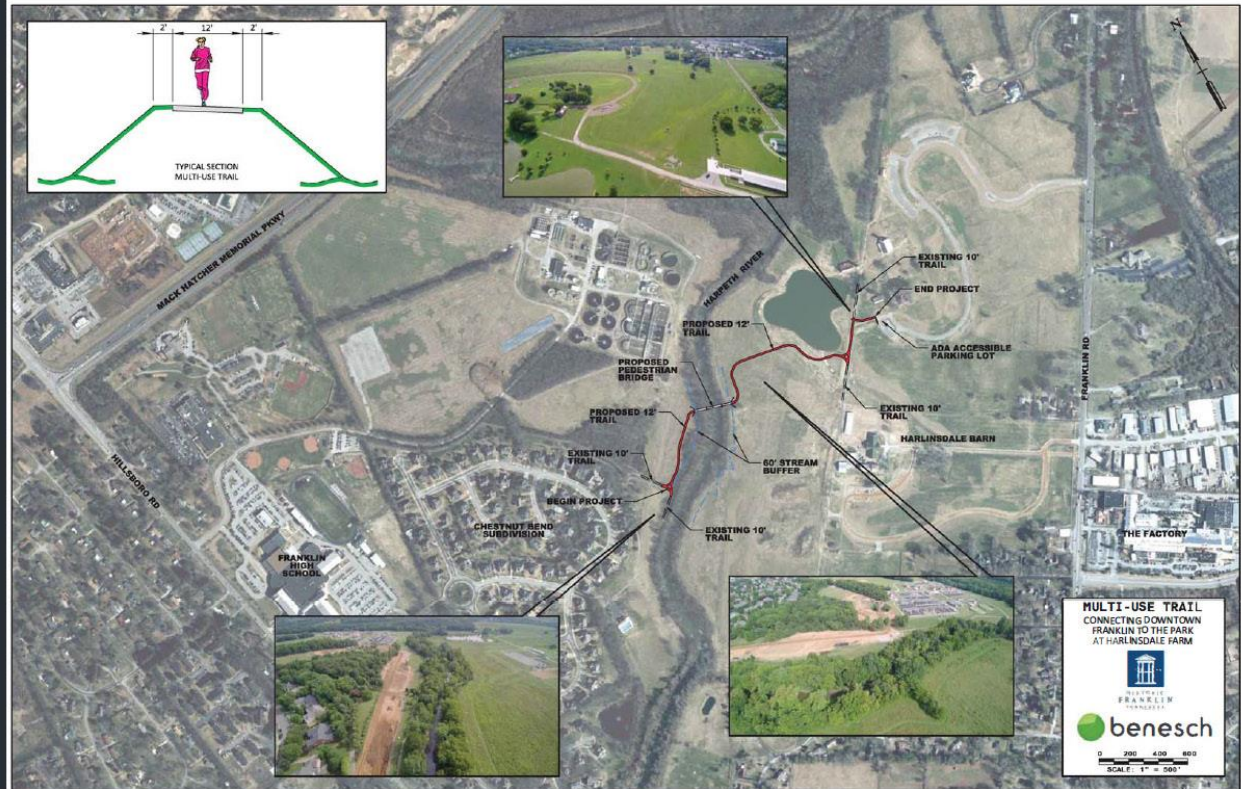
4-Star Project

Estimated Total Cost: \$3,032,960

Park16013 – Greenway & Bridge (Harlinsdale to Chestnut Bend)

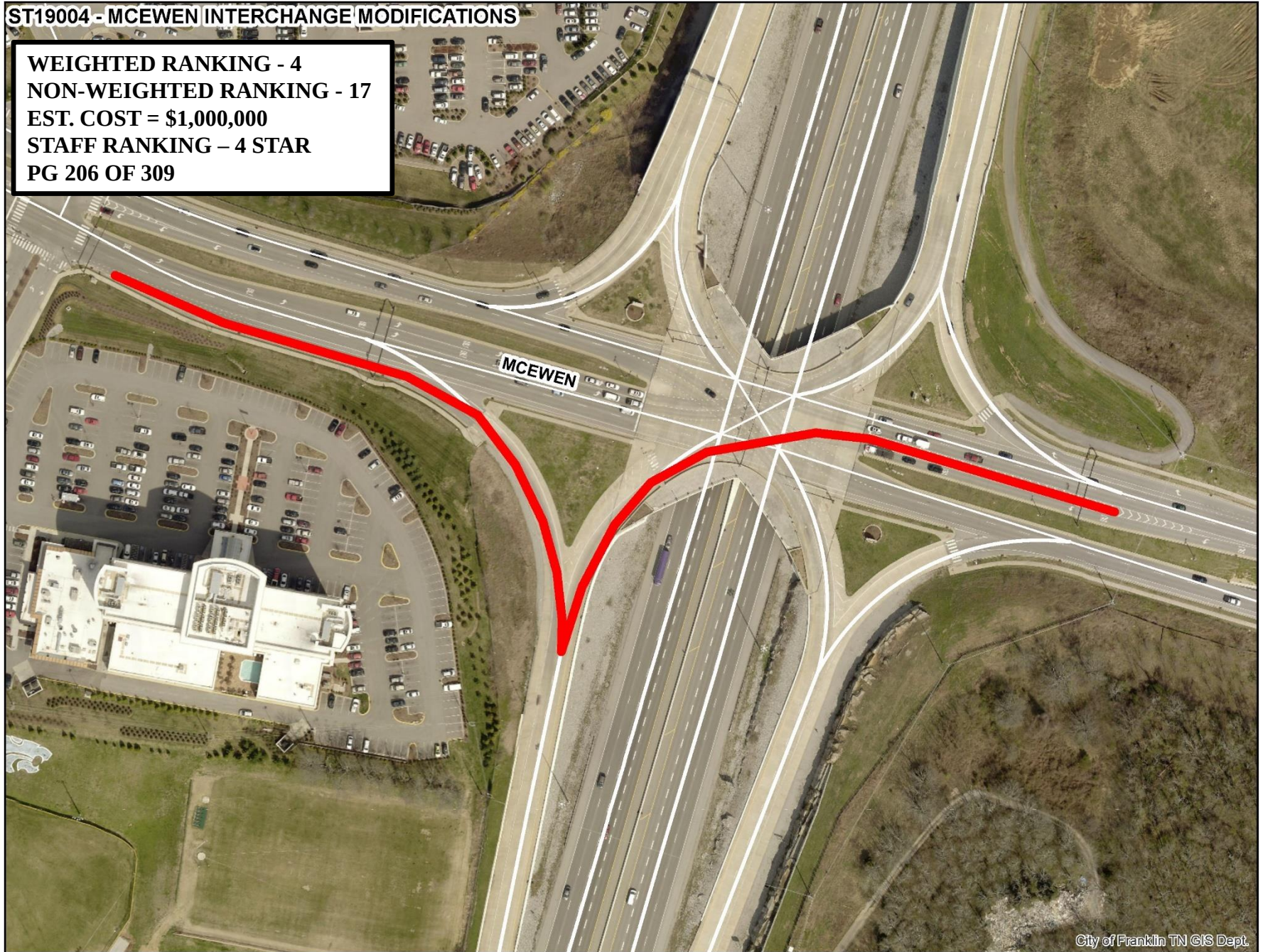


Harlinsdale Farm
Master Plan



ST19004 - MCEWEN INTERCHANGE MODIFICATIONS

WEIGHTED RANKING - 4
NON-WEIGHTED RANKING - 17
EST. COST = \$1,000,000
STAFF RANKING - 4 STAR
PG 206 OF 309



WEIGHTED RANKING - 5
NON-WEIGHTED RANKING - 2

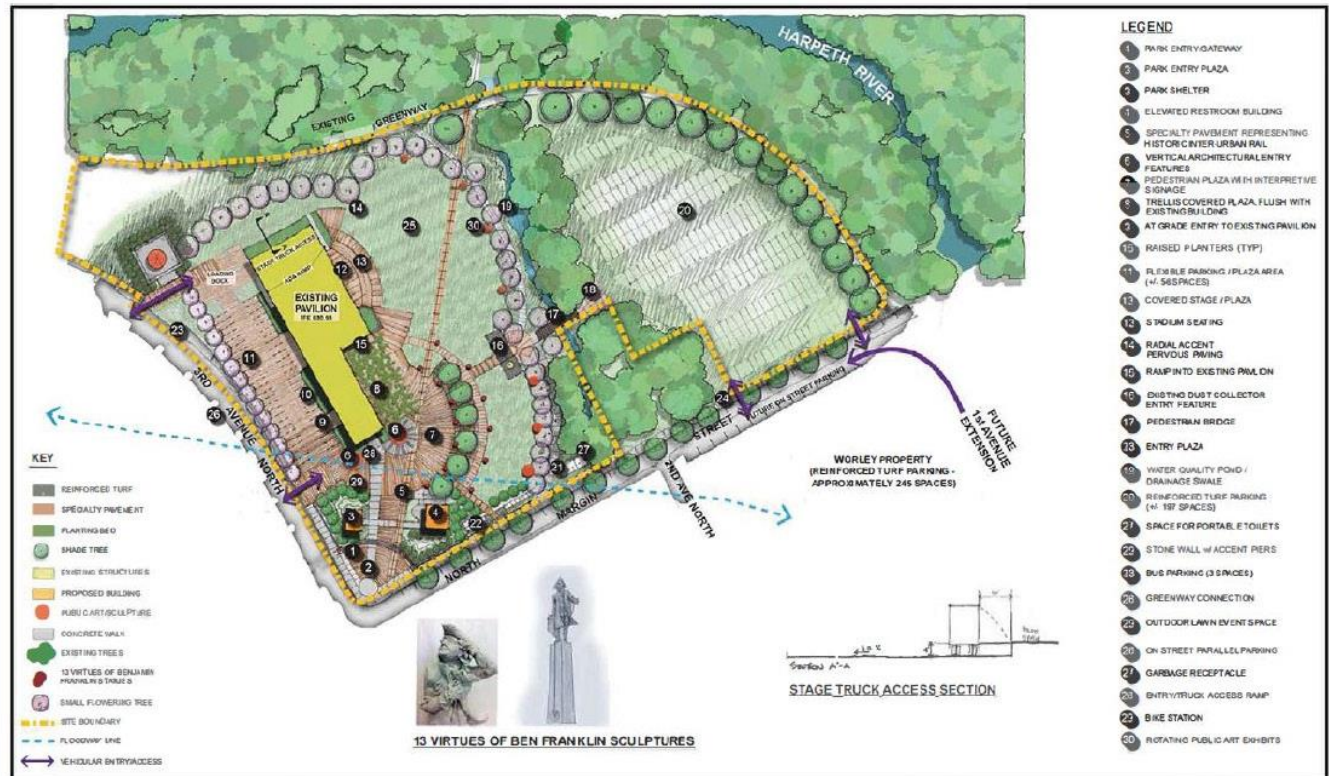
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Project Name: Bicentennial Park

4-Star Project

Estimated Total Cost: \$4,220,000; (Pavilion Area & Parking: \$1,905,000)

PK16020 — BICENTENNIAL PARK



ST16030 - LEWISBURG AVE. SIDEWALK IMPROVMENTS

WEIGHTED RANKING - 6

NON-WEIGHTED RANKING - 10

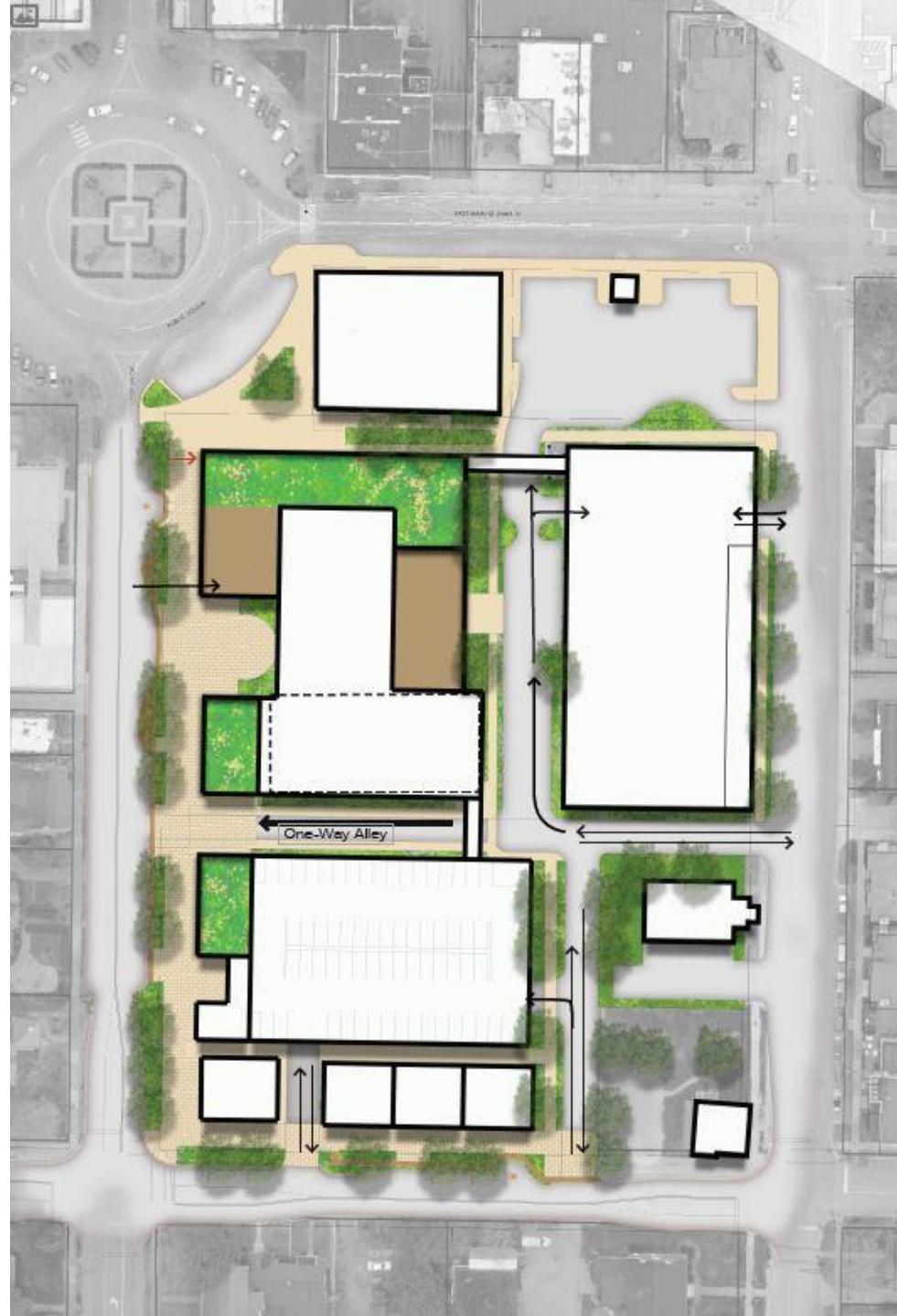
EST. COST = \$1,162,260

STAFF RANKING - 4 STAR

PG 290 OF 309



WEIGHTED RANKING - 7
NON-WEIGHTED RANKING - 12
FM16001 – NEW CITY HALL
EST. COST = \$24,100,000
STAFF RANKING – 2 STAR
PG 28 OF 309



WEIGHTED RANKING - 8
NON-WEIGHTED RANKING - 5
5TH AVE PARKING LOT
EST. COST = \$500,000
STAFF RANKING – 4 STAR
PG 30 OF 309



ST16011 MALLORY / N ROYAL OAKS & LIBERTY INTERSECTION IMP.

WEIGHTED RANKING - 9
NON-WEIGHTED RANKING - 6
EST. COST = \$8,564,235
STAFF RANKING - 3 STAR
PG 260 OF 309



WEIGHTED RANKING - 10
NON-WEIGHTED RANKING - 19

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Project Name:

Liberty Park Improvements

3-Star Project
Estimated Total Cost: \$5,400,000



**Liberty Park
Master Plan**



ST16014 - FRANKLIN RD. & MALLORY STATION RD. INT. IMPROVEMENTS

WEIGHTED RANKING - 11
NON-WEIGHTED RANKING - 3
EST. COST = \$6,740,000
STAFF RANKING - 4 STAR
PG 266 OF 309



ST16006 - JORDAN RD. (ASPEN GROVE DR. - MALLORY LN.)

WEIGHTED RANKING - 13
NON-WEIGHTED RANKING - 9
EST. COST = \$4,670,480
STAFF RANKING - 4 STAR
COLLECTOR SERVICE AREA 4
PG 250 OF 309



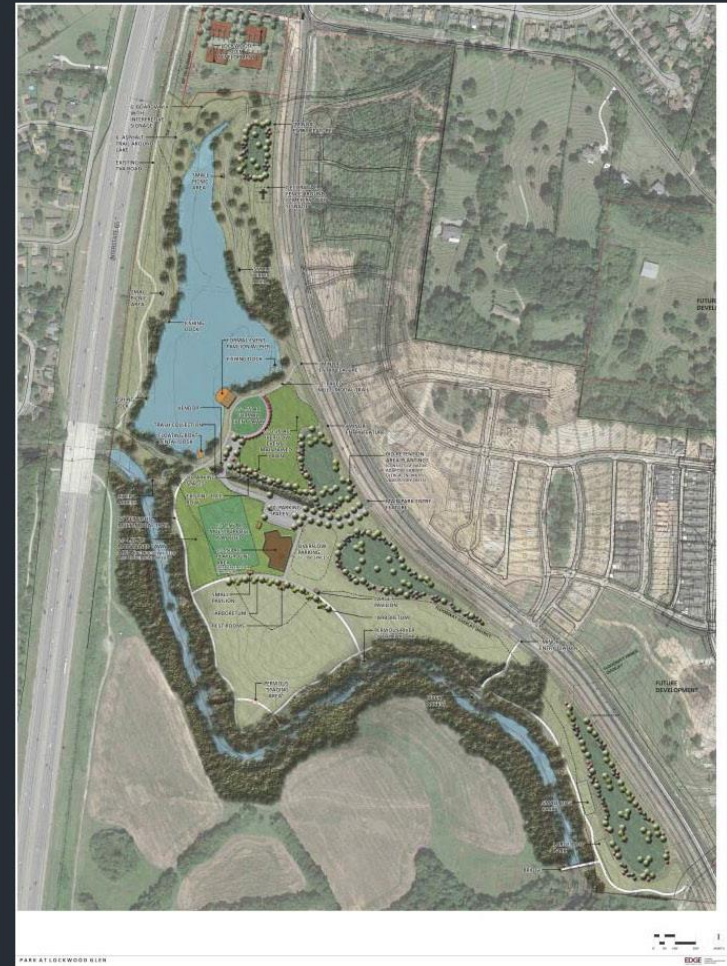
WEIGHTED RANKING - 26
NON-WEIGHTED RANKING - 8

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Project Name:

Lockwood Glen - Park

4-Star Project
Estimated Total Cost: \$5,530,000





City of Franklin, Tennessee
FY 2019-2028 Capital Investment Program

Process Moving Forward



City of Franklin, Tennessee

FY 2019-2028 Capital Investment Program

Next Steps

Staff to provide BOMA with draft funding plan. The funding plan will be based on the following:

- **BOMA Priority Ranking**
- **Projects with active and potential grant opportunities and/or partnerships**
EX: FFSD (Freedom Middle/Poplar Grove); Greenways (Aspen Grove to Mack Hatcher; Mack Hatcher Parkway Multi-Use Trail (Franklin Rd – Hillsboro Rd.)
- **Projects with existing obligations**
EX: McEwen Phase 5; USACE – Home Raising Project
- **Projects needed based on development demand**
EX: Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)
- **Needed Infrastructure Projects**
EX: Maplewood Stormwater Project; S. Margin St. Infrastructure Upgrades



City of Franklin, Tennessee
FY 2019-2028 Capital Investment Program

Questions