

Hard Bargain Planned Unit Development (PUD)

PUD infrastructure bids		
ITEM		Bids
<i>Durham (infrastructure, utilities)</i>		<i>(\$205,857.00)</i>
<i>*Wright Construction (paving)</i>		<i>(\$55,541.00)</i>
<i>CEC Engineering (req'd stormwater review)</i>		<i>(\$15,300.00)</i>
<i>Water Access Fee</i>		<i>(\$3,558.00)</i>
<i>Sewer Access Fee</i>		<i>(\$6,300.00)</i>
<i>Effluent Disposal Fee</i>		<i>(\$1,350.00)</i>
<i>**Pervious Pavers</i>		<i>(\$8,903.00)</i>
Estimated Infrastructure Cost		<i>(\$287,906.00)</i>

Exhibit B

LEGEND

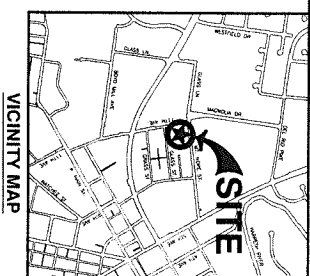
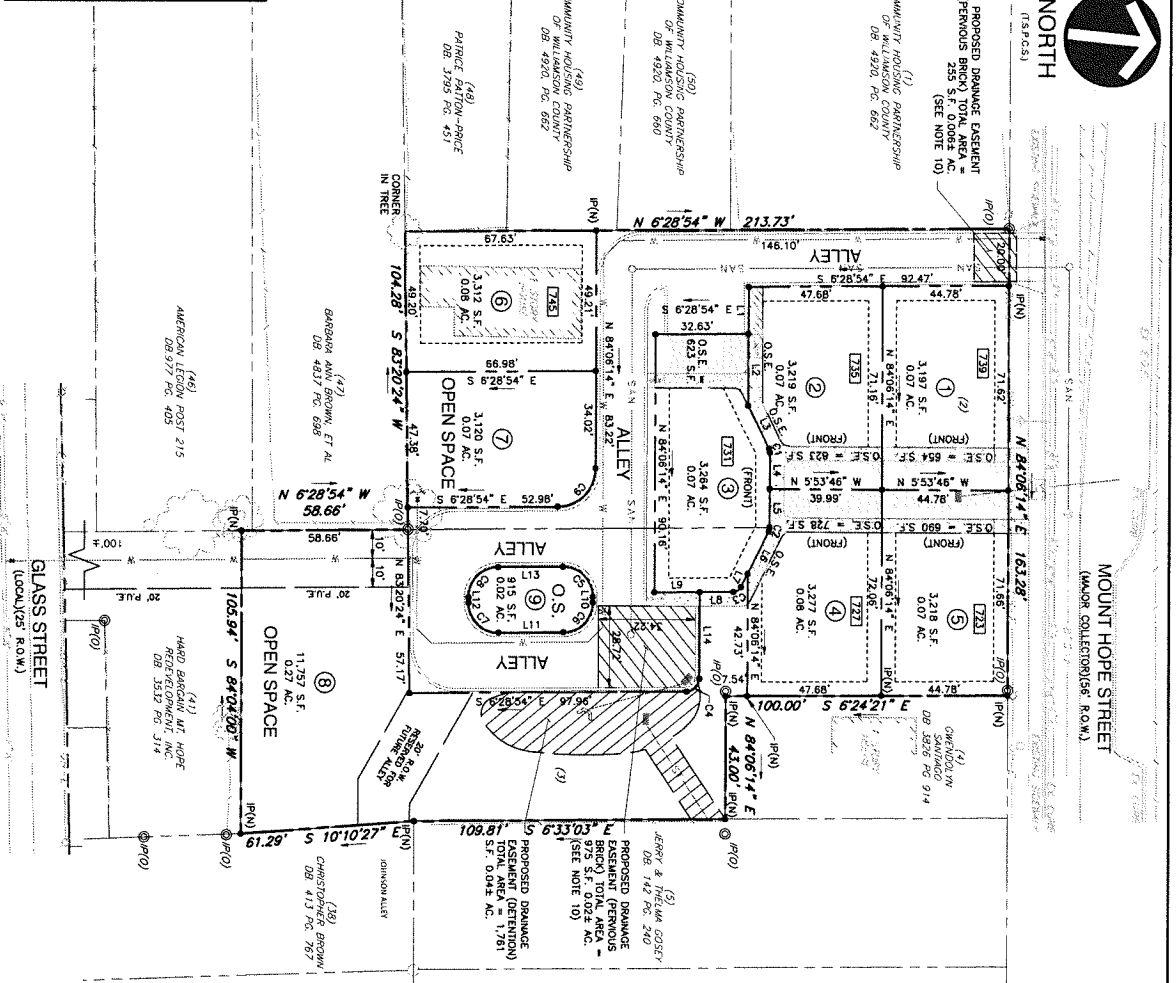
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING STORM SEWER LINE
- EXISTING WATERLINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TREELINE
- EXISTING BUILDING
- IRON PIN (I)
- EXISTING MANHOLE
- EXISTING STORM INLET/CATCH BASIN
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING GAS VALVE/METER
- EXISTING WATERLINE VALVE
- EXISTING MAILBOX
- EXISTING TREE
- PROPOSED PROPERTY LINE
- IRON PIN (NEW) 5/8"x10" REBAR W/ PLASTIC CAP
- PROPOSED EASEMENT
- PROPOSED MAN BUILDING SETBACK LINE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED OPEN SPACE
- O.S.E.
- PROPOSED STREET ADDRESS

LINE DATA TABLE

LINE #	BEARING	DISTANCE
L1	N 84°06'14" E	16.50'
L2	N 84°06'14" E	25.22'
L3	N 57°46'50" E	16.64'
L4	N 84°06'14" E	12.71'
L5	N 84°06'14" E	13.51'
L6	S 69°33'59" E	16.84'
L7	S 69°33'59" E	5.15'
L8	S 62°54' E	11.75'
L9	N 62°54' W	15.93'
L10	S 84°06'14" W	1.87'
L11	N 62°54' W	23.11'
L12	N 83°20'24" E	1.87'
L13	S 62°54' E	23.14'
L14	N 84°06'14" E	30.34'

CURVE DATA TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	1.38'	3.00'	26°19'25"
C2	1.38'	3.00'	26°19'47"
C3	3.30'	3.00'	63°05'08"
C4	7.02'	4.50'	69°24'51"
C5	16.60'	10.50'	90°35'09"
C6	16.39'	10.50'	69°24'51"
C7	16.48'	10.50'	69°49'19"
C8	16.53'	10.50'	60°10'41"
C9	21.07'	13.50'	69°24'51"



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING.
 Subdivision name and street name proposed by the subdivision county clerk, Madison County, Tennessee.
 DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING.
 Approved by the Franklin Township Planning Commission, Planning and Zoning Commission, and the City of Franklin, Tennessee.
 DATE: _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS.
 I, the undersigned, being duly qualified, do hereby certify that the subdivision plat is in accordance with the provisions of the Tennessee Subdivision Control Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation, Chapter 129-1-1, Tennessee Code Annotated.
 DATE: _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIGNALS.
 I, the undersigned, being duly qualified, do hereby certify that the subdivision plat is in accordance with the provisions of the Tennessee Subdivision Control Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation, Chapter 129-1-1, Tennessee Code Annotated.
 DATE: _____

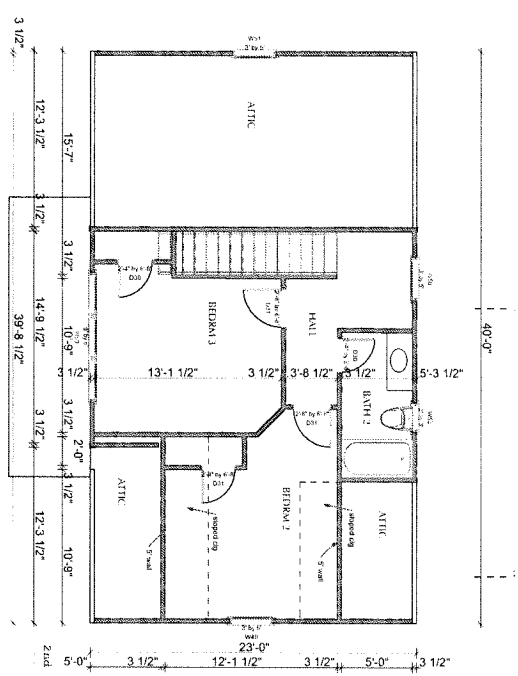
FINAL SUBDIVISION PLAT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 CEC #131-953
 CITY OF FRANKLIN # 2833
 SHEET 1 OF 1

HARD BARGAIN MT. HOPE SUBDIVISION
 TOTAL ACRES: 1.034
 TOTAL LOTS: 8
 ACRES NEW STREETS: 0.244
 FEE NEW STREETS: 4692
 CIVIL DISTRICT: 300
 CLOSURE ERROR: 110.000
 SCALE: 1" = 30'
 DATE: 08/05/13

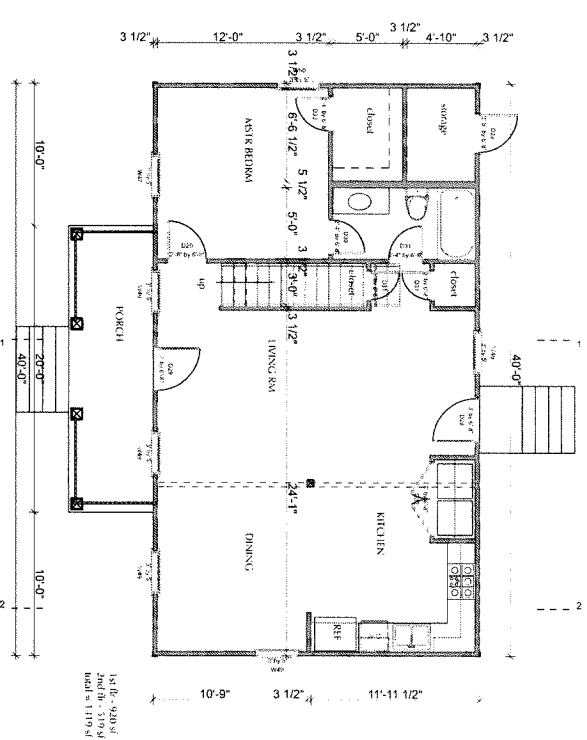
RESIDENTIAL LOT TREE CHART

LOT #	LOT SIZE	NO. CONIFER TREES REQ'D (CUMULATIVE)
1	0.07 AC.	1
2	0.07 AC.	2
3	0.07 AC.	3
4	0.08 AC.	4
5	0.07 AC.	5
6	0.07 AC.	6
7	0.07 AC.	7
8	0.27 AC.	8
9	0.02 AC.	9

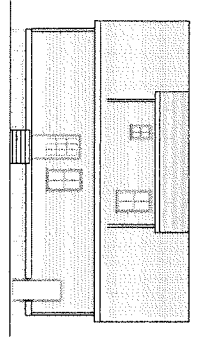
GENERAL NOTES:
 1. The subdivision plat is subject to the provisions of the Tennessee Subdivision Control Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation, Chapter 129-1-1, Tennessee Code Annotated.
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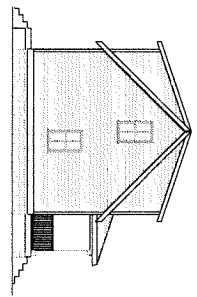
2 2ND FLR PLAN



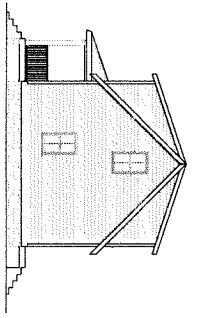
1 1ST FLOOR PLAN



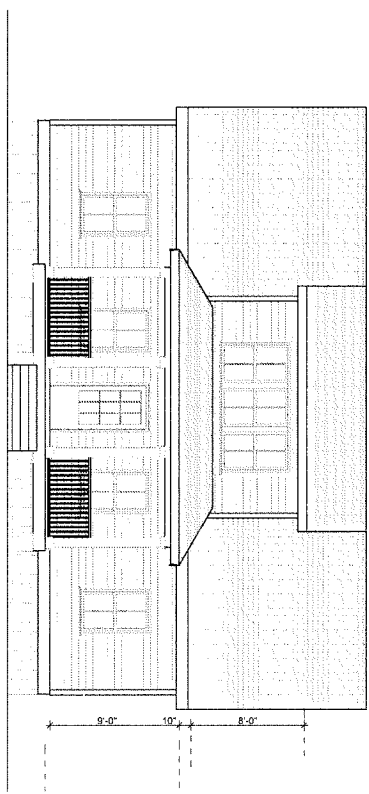
4 REAR ELEVATION



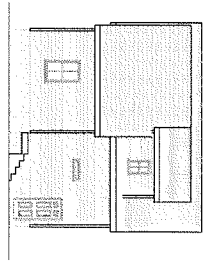
6 LEFT ELEVATION



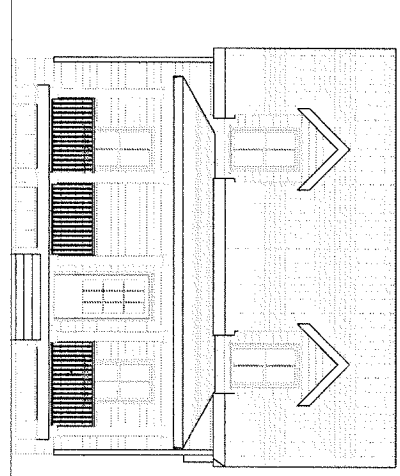
5 RIGHT ELEVATION



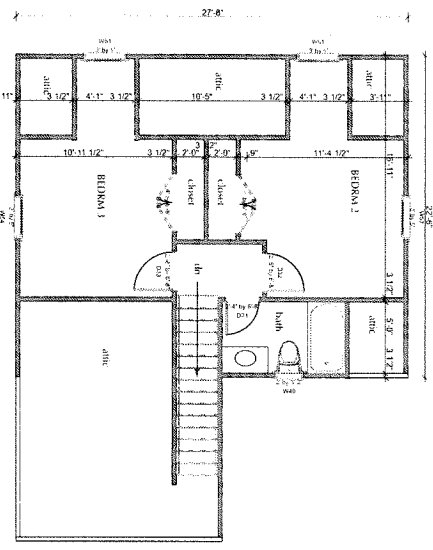
3 FRONT ELEVATION



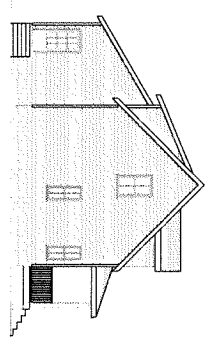
6 REAR HOUSE 2



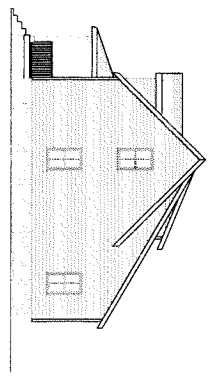
3 FRONT HOUSE 2



2 2ND FLR PLAN

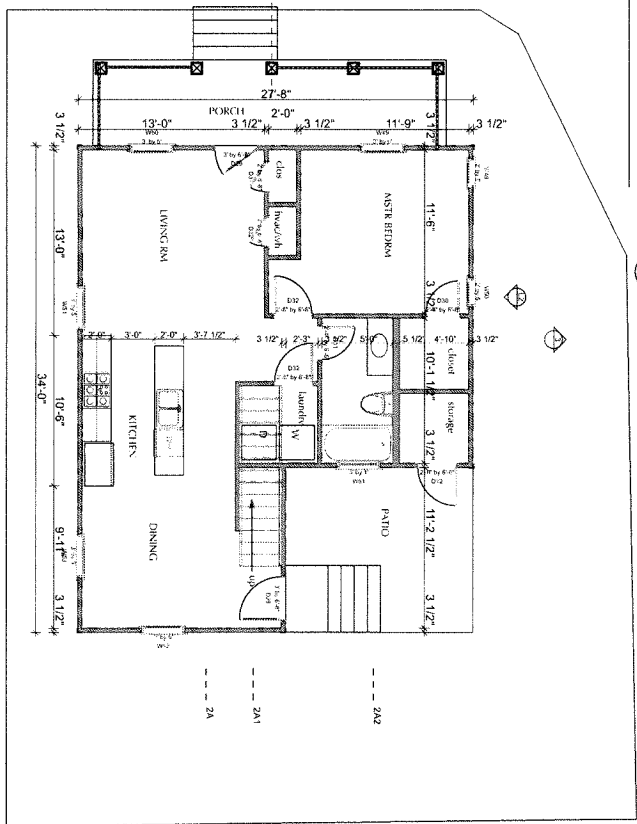


4 LEFT HOUSE 2



5 RIGHT HOUSE 2

FLOOR AREA FLR AREA HOUSE 2	
1ST Zone Name	760 Area
Zone	422
	1,182 sq ft



1 1ST FLOOR PLAN

QUIRK DESIGNS
 293 BERRY HILL DR, E
 SUITE 200
 NASHVILLE, TN 37204
 Phone: (615) 255-9249 Fax: (615) 627-1258
 email: quirkdesigns@comcast.net

Rebuild of Residence
 Noel Jones
 5304 Old Harding Rd
 Franklin, TN 3064

DATE: 5/11/14
REVISION
PROJECT NO.: 14-014
COPYRIGHT 2007
QUIRK DESIGNS
HOUSE 2
A2
SHEET 2

MOUNT HOPE STREET

PUBLIC DRIVE

OPEN SPACE

OPEN SPACE

OPEN SPACE

EXISTING TREES

EXISTING TREES

EXISTING RESIDENCE

OPEN SPACE

JOHNSON

PUD MASTER PLAN

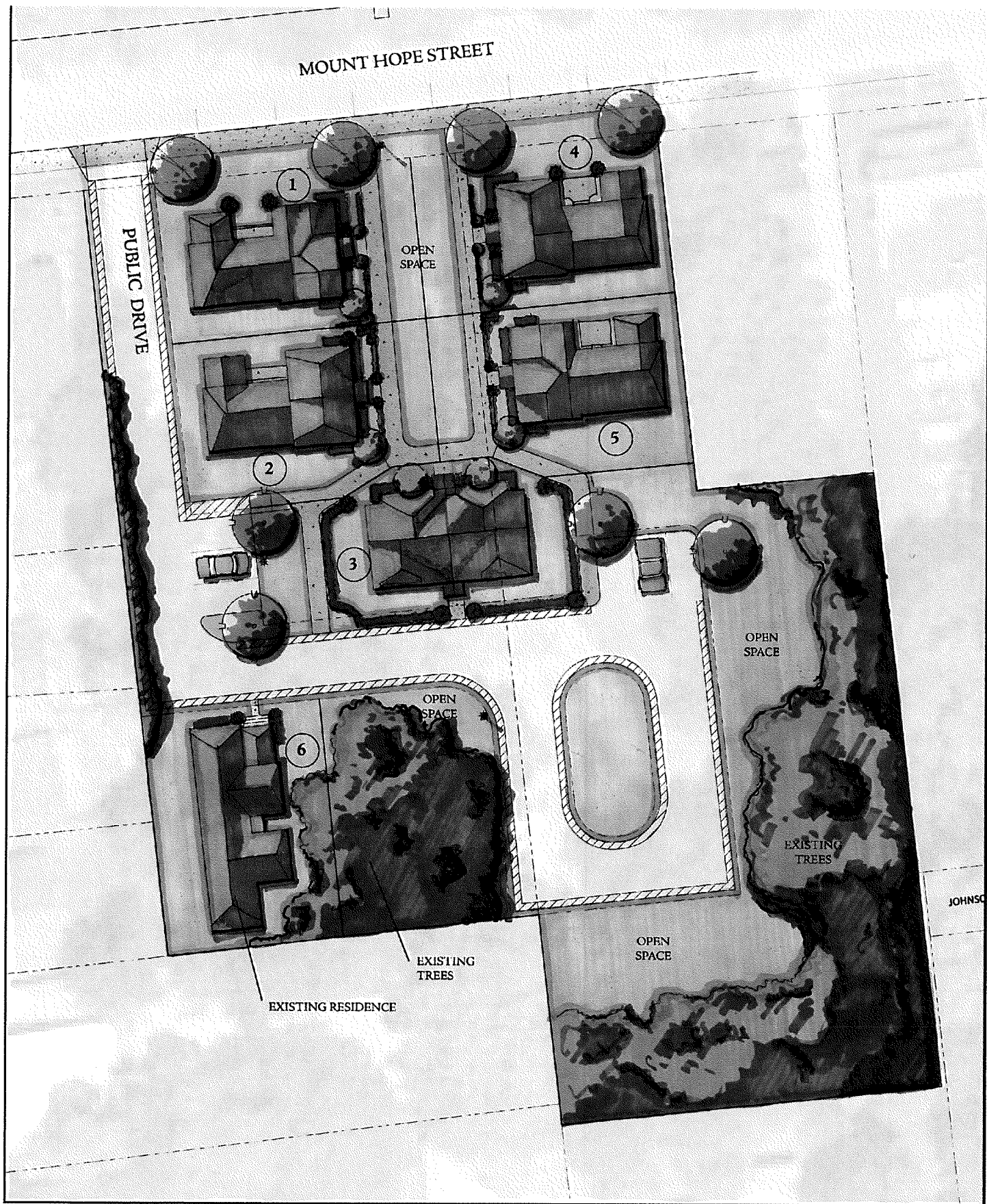


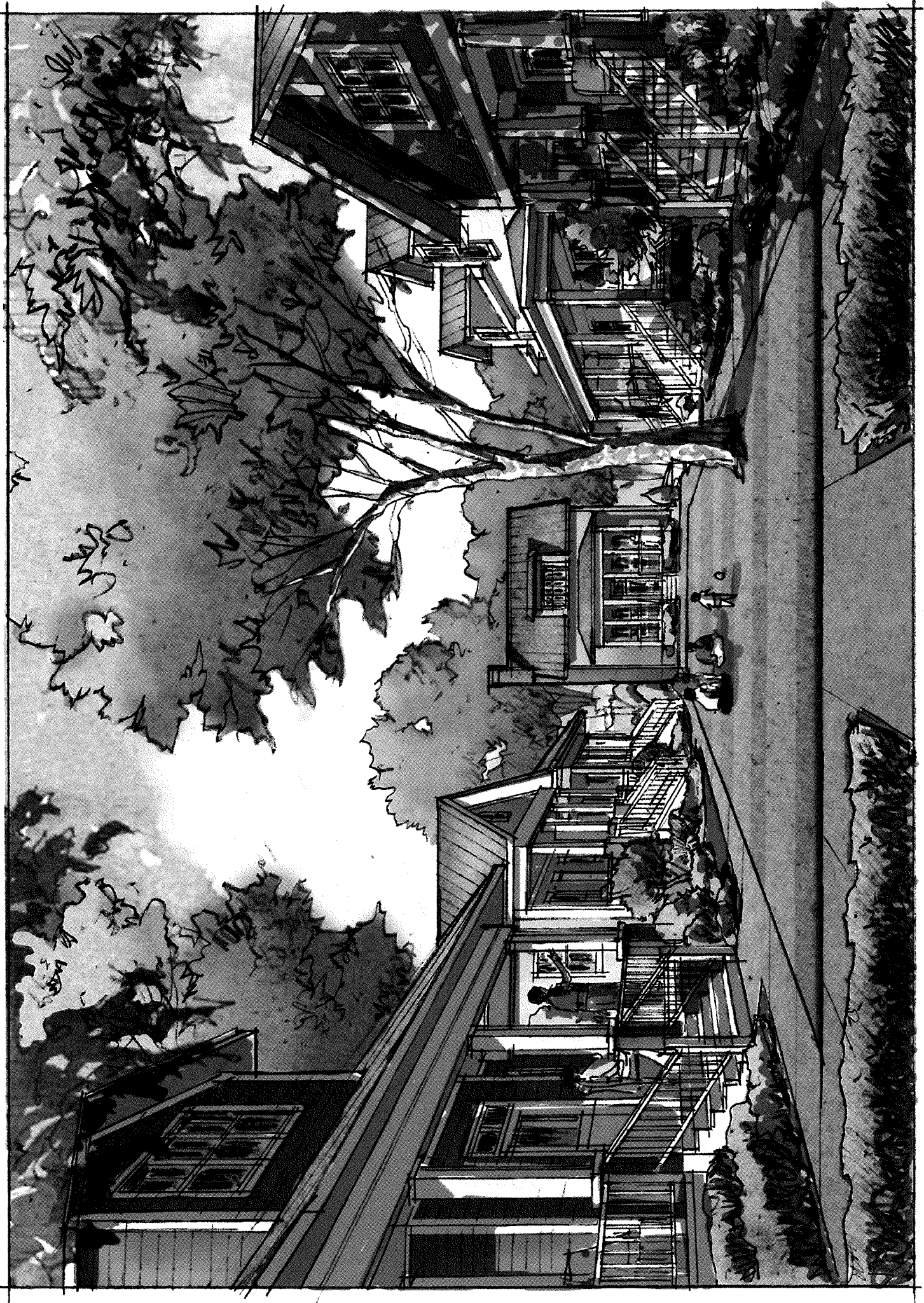
DATE: 02.20.14
SCALE: 1" = 10'

HARD BARGAIN

MOUNT HOPE STREET
FRANKLIN, TN

theaddisongroup
ARCHITECTS
theaddisongroup.com
615.443.7941







CORPORATE RESOLUTION

Be it resolved that in the Board of Directors voted on August 18, 2014, the Board of Directors of Hard Bargain Mount Hope Redevelopment, Inc. (DBA, Hard Bargain Association) approved the submittal of a grant proposal for the amount of \$65,00.00 to the City of Franklin for Affordable Housing Development by Community Development Based Organizations (CBDOs).

Agreed to by the Hard Bargain Association Board of Directors by recorded vote on the 18st day of August 2014.

Toni Scurggs

Toni Scurggs, Secretary
Hard Bargain Association
Board of Directors

8/18/2014

Date