



HISTORIC
FRANKLIN
TENNESSEE

ITEM #12
WRKS 03/23/2010

MEMORANDUM

March 12, 2010

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator *ES*
Eric J. Gardner, P.E., Director of Engineering
Mark Hilty, Water Management Director

SUBJECT: Sanitary Sewer Availability Request for 9502 Clovercroft Road

Purpose

The purpose of this memorandum is to forward to the Board of Mayor and Aldermen (BOMA) a request for Sanitary Sewer Availability for a new Williamson County School (elementary) located at 9502 Clovercroft Road.

Background

A request for sanitary sewer availability at 9502 Clovercroft Road known as Tax Map 60, Parcel 35.00 was submitted on March 12, 2010. The request is part of the due diligence being performed by the Williamson County School System as they evaluate sites for a new elementary school. No sewage flow information was submitted with the request. Before the County incurs cost for design, they would like to know if the Board is willing to extend sanitary sewer to the proposed school site. This property is located outside of the City of Franklin's Urban Growth Boundary.

The City's closest sanitary sewer is located in the Breezeway Subdivision, approximately $\frac{3}{4}$ mile from the proposed school site. The drainage basin that both Breezeway and the proposed site are located in is called the Mayes Creek Basin. A Basin Study of the Mayes Creek Drainage Basin was conducted in 2006. The study took place at the time that development was occurring in the upstream reaches of the drainage basin, including Breezeway. The study proposed phasing the construction of the sanitary sewer infrastructure and using regional pump stations so that these developments in the upper reaches of the basin could be served in a more cost effective manner.

Breezeway was allowed to utilize a pressurized system to send their sewage to another drainage basin. Sewer in Breezeway is collected by gravity within the subdivision and then is pumped to the South Prong of the Spencer Creek Interceptor Sewer through three sanitary sewer pump stations. Another development, Chardonnay, was developed in the County and was allowed to utilize on-site sewage treatment rather than follow the recommendations of the Mayes Creek Basin Study. The South Prong Interceptor Sewer was not designed to carry a significant amount of flow from another drainage basin. Contributing a significant flow from another basin to the South Prong Interceptor would potentially require upgrades to the three pump stations, the force mains from the pump stations, and the interceptor line.

Options

To serve sewer for the proposed school site, options include:

- Option 1 – Pumping the sewage to the Breezeway Development, which then goes into the South Prong Interceptor Sewer. The upgrades discussed previously may be necessary if this option is



chosen. Without proposed sewage flow information, the necessary upgrades cannot be determined at this time. This is the preferred option that the School System is considering, depending on cost.

- Option 2 – The County constructs an on-site treatment facility.
- Option 3 – Construct a phased portion of the Mayes Creek Drainage Basin that will serve the upper reach of the basin by gravity. A regional pump station would need to be constructed that would pump the sewage to the Watson Branch Interceptor Sewer that runs along Clovercroft Road.

Financial Impact

It is typical that development pays for the cost of the sanitary sewer infrastructure and any extensions or upgrades to the existing system that is necessary. If the Board did not choose to contribute to the cost for the School System, there would be no financial impact to the City.

Recommendation

Staff recommends that this availability request be conceptually approved. This would give the County assurance that they could begin design and determine costs for constructing the necessary sanitary sewer infrastructure and/or upgrades. The County would be responsible for all costs associated with the addition of the new school to the sanitary sewer system.

Option 3 would be the ideal option as staff recommends that this basin be served by gravity sewer. Cost sharing with other developments that would be served by the Mayes Creek Basin infrastructure could help offset some of the costs to the County.

C. Taylor Ketchum

Facilities & Construction
1320 West Main Street, Suite 202
Franklin, TN 37064 3700
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Fax. (615) 595-4881



March 11, 2010

Mr. Eric Gardner, P.E.
City of Franklin
Engineering Department
P.O. Box 305
Franklin, TN 37065-0305

**RE: Williamson County Board of Education
Proposed Elementary School
9502 Clovercroft Road
Franklin, TN**

Dear Mr. Gardner:

Williamson County Board of Education is in the process of evaluating sites for a new elementary school. The school will serve 800 students and 80 staff members. The school building will be approximately 118,000 square feet and will be the building design currently under construction in the Westhaven community.

We have recently identified a 28 acre site just outside the Urban Growth Boundary (UGB) of Franklin. The specific site is located at 9502 Clovercroft Road approximately $\frac{1}{4}$ mile east of the Breezeway subdivision. It is our understanding the City of Franklin provides sewer service to the Breezeway subdivision and there is a sewer pump station located on the east boundary of that property.


We have performed due diligence studies on the site we are considering for the new elementary school. All utilities are available with the exception of sanitary sewer as the site is outside the City of Franklin and UGB. If this site is selected, the school district has two options for sanitary sewer, an onsite sewage treatment plant or sewage treatment from a public utility. Soil studies have been performed, and we have determined the proposed site would support an onsite sewage treatment plant. The second option is consideration by the City of Franklin to provide sewer service to the site from the Breezeway subdivision located approximately $\frac{1}{4}$ mile west of our proposed site. Of course this would be dependent upon the cost of the any system upgrades and the cost of constructing a pump station and sewer force main.

It is not our desire to construct an onsite sewage treatment plant but to obtain access to the City of Franklin public sewer system. Williamson County Schools would construct the necessary utility for the sanitary sewer to tie into the sewage system. It is our view that having a public sanitary sewer connection would be in the best interest in the long term operation of the school.

This letter is our formal request to the City of Franklin to provide sanitary sewer service for the new school if this site is selected. Our design and engineering team are prepared to answer any questions you may have regarding the school and site. Thank you for your consideration of this request. Please call if you have any questions or require additional information.

Sincerely,

Williamson-County Schools


Kevin Fortney
Director of Facilities & Construction

Attachments: Site Plan
Area Map

Williamson County Government Conway Property



This map is a user-generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map center: 1748910, 561595

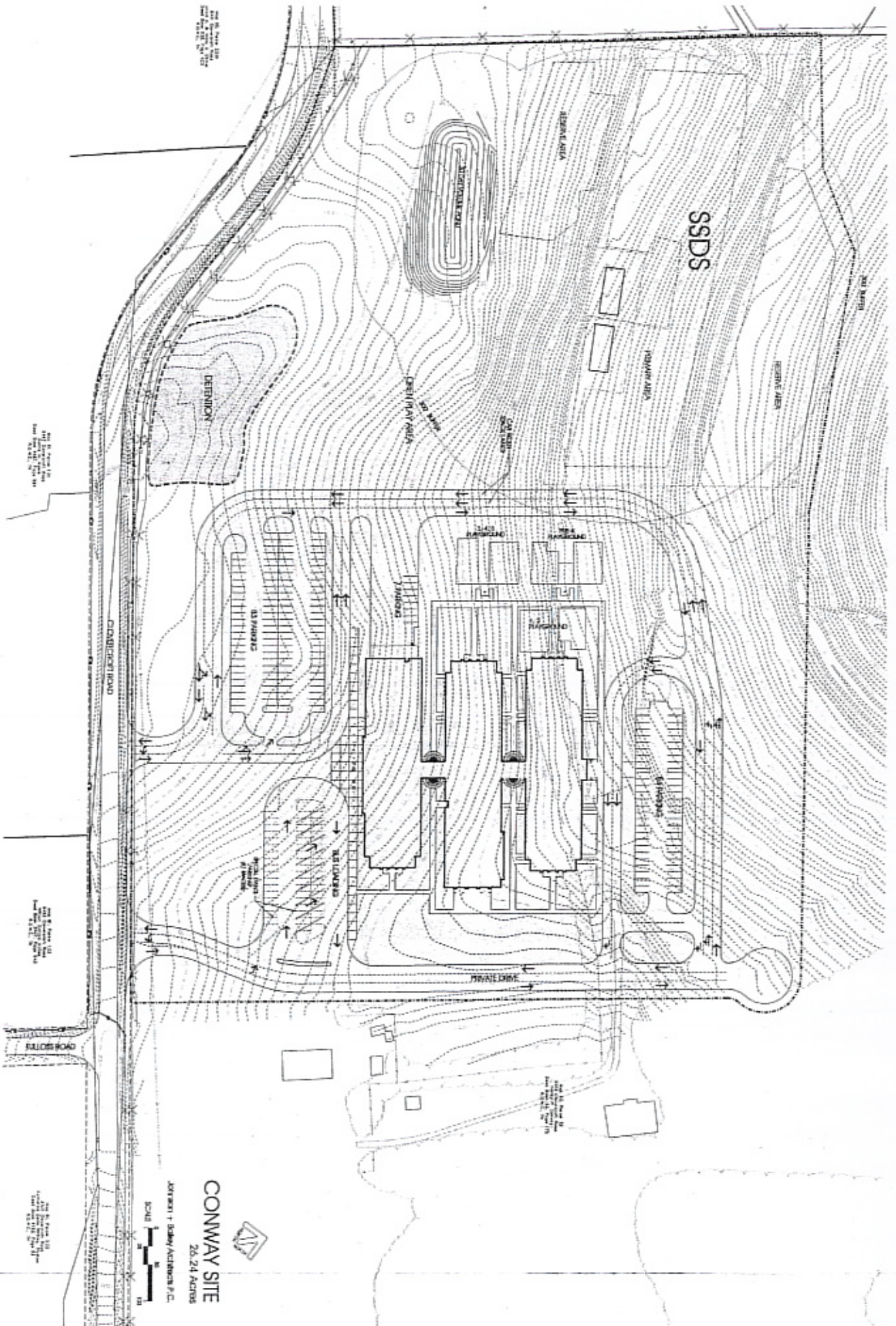


Legend

- Points
- Centroids
- Boundaries
- Post-Occupancy
- Construction
- Addition
- Detached
- Attached
- Single-Family
- Multi-Family
- Commercial
- Industrial
- Recreational
- Wetlands
- Other
- Completed Lots
- Lot Area
- Assessed Value
- Parcel ID
- Address
- Transaction Station
- Street
- County Boundary
- Municipal



Scale: 1:9,975



CONWAY SITE

26.24 ACRES

JAYKEM + SISKIYOU ARCHITECTS P.C.

SCALE 1" = 20'

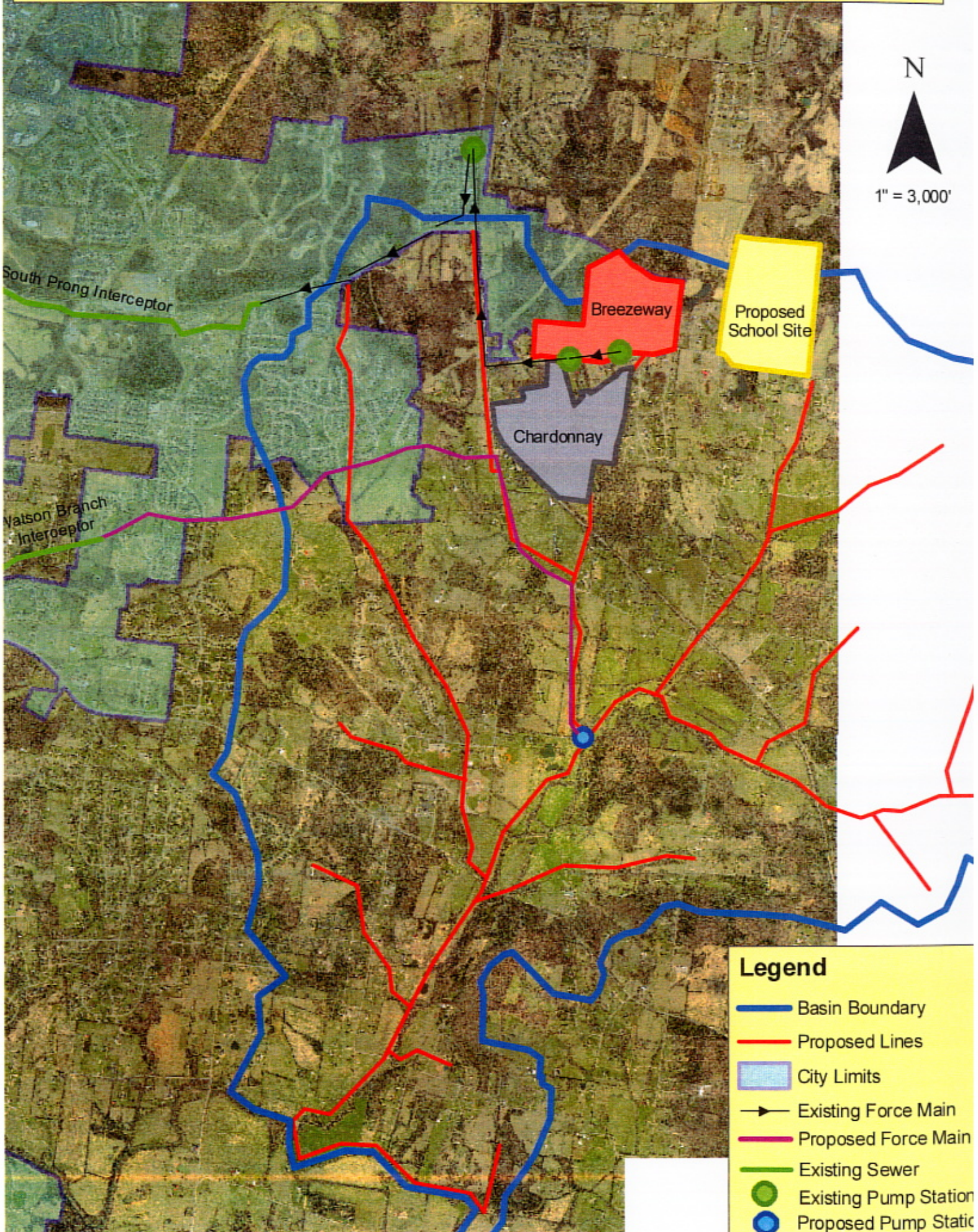


NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

Williamson County Proposed School at 9502 Clovercroft Road



Williamson County Schools Property of Interest Clovercroft Road

Legend

-  Sewer Lift Station
-  Manholes
-  Sewer Pressurized Pipe
-  Sewer Gravity Pipe
-  <all other values>

DIAM

-  10
-  12
-  15
-  16
-  18
-  20
-  21
-  24
-  30
-  36
-  42
-  48
-  54
-  6
-  60
-  8

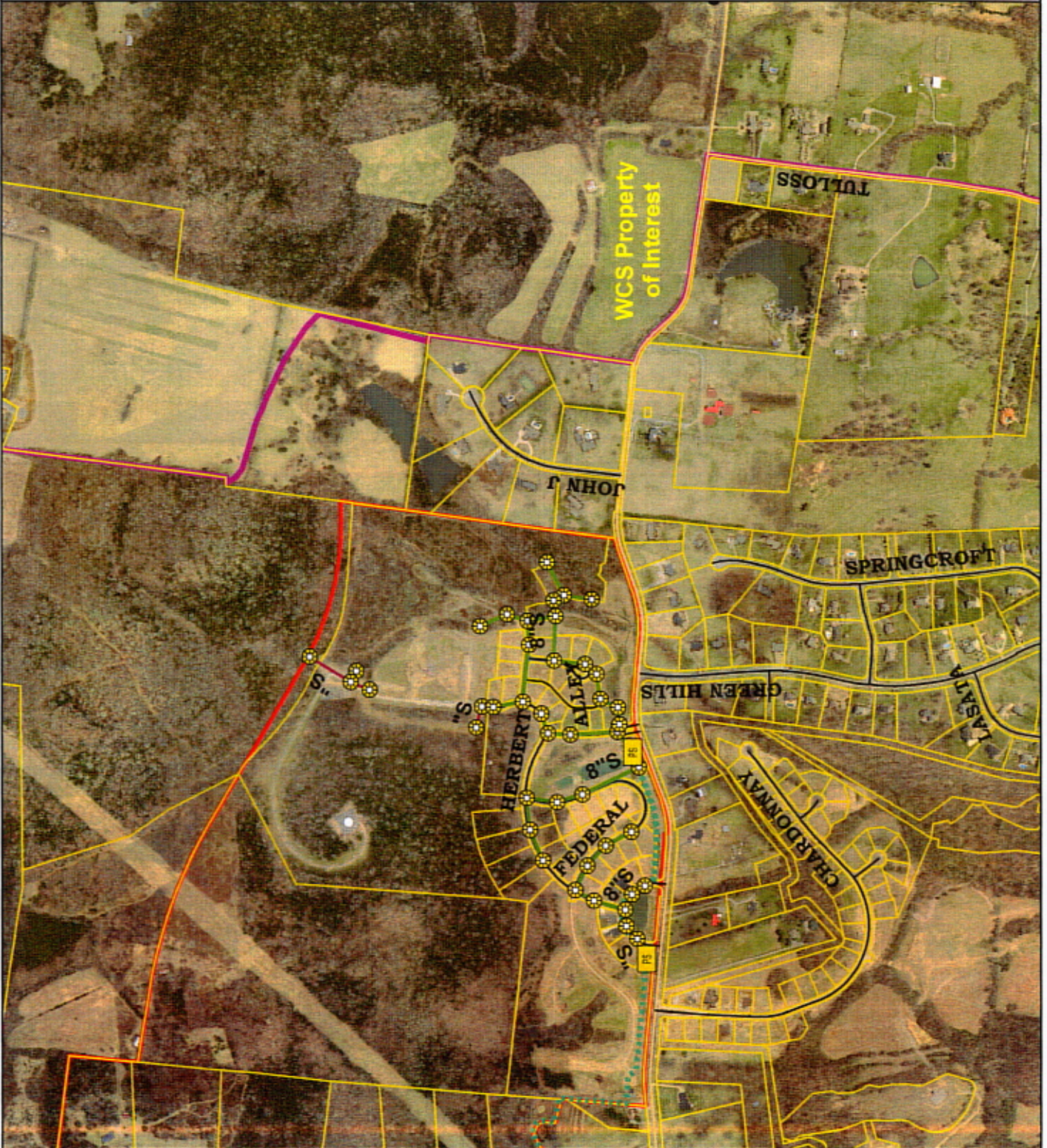
Streets Centerlines

-  <all other values>

CATEGORY

-  COUNTY
-  FREEWAY_EXPRESSWAY
-  MAJOR_ARTERIAL
-  MAJOR_COLLECTOR
-  MINOR_ARTERIAL
-  MINOR_COLLECTOR
-  Parcels
-  City Limits
-  Urban Growth Boundary

0 250 500 1,000 Feet

Williamson County Schools Property of Interest Clovercroft Road

Legend

Sewer Lift Station

Manholes

Sewer Pressurized Pipe

Sewer Gravity Pipe

<all other values>

DIAM

10

12

15

18

20

21

24

30

36

42

48

54

6

80

8

<hid>

Streets Centerlines

<all other values>

CATEGORY

COUNTY

FREEWAY, EXPRESSWAY

MAJOR_ARTERIAL

MAJOR_COLLECTOR

MINOR_ARTERIAL

MINOR_COLLECTOR

City Limits

Urban Growth Boundary

0 250 500 1,000 Feet

