



HISTORIC  
FRANKLIN  
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ITEM #4  
CIC  
05-10-12

## MEMORANDUM

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April 22, 2012

TO: Board of Mayor and Aldermen

FROM: Paul P. Holzen, Interim Director of Engineering  
Eric S. Stuckey, City Administrator

SUBJECT: Sewer Availability Request for Susan Smith Map 79 Parcel 57.03

### **Purpose**

The purpose of this memorandum is to forward to the Board of Mayor and Aldermen (BOMA) a request for Sanitary Sewer availability for the property identified as Williamson County Tax Map 79, Parcel 57.03.

### **Background**

A request for Sanitary Sewer Availability for Susan Smith known as 4037 Clovercroft Road (Map 79, Parcel 57.03) was submitted on 3-27-2012. The request is for 1 SFUE through a 3/4" domestic water meter. The property is located adjacent to the city limits and within the Urban Growth Boundary. The property will be served through the Watson Branch Interceptor Sewer. The City has an existing 8" sanitary sewer line across the northern portion of the property that can be accessed to serve this property.

It has been the Board's policy to allow sanitary sewer availability to properties that have granted an easement for the installation/extension of the City's sanitary sewer system without adhering to the general policy of the annexation requirement as stated in the BOMA approved/established March 10, 1992.

### **Financial Impact**

None.

### **Recommendation**

Staff recommends that this availability request be approved contingent upon the applicant's payment of all required fees and any required extension to the City's sanitary sewer system to serve the site as per the City's standards with associated required public sanitary sewer line easements if required.



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## Request for Water and/or Sewer Availability & Associated Costs

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

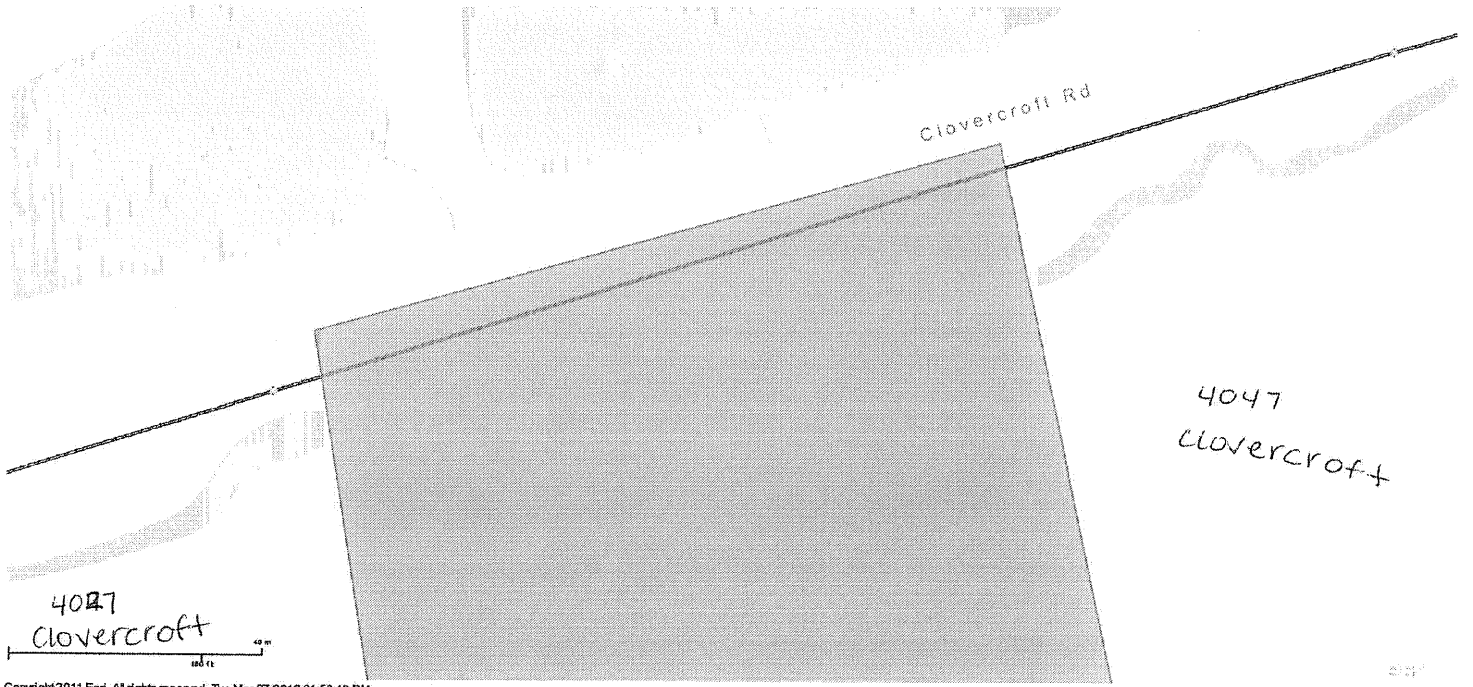
Type of Availability Requested:	<input type="checkbox"/> Water Only <input checked="" type="checkbox"/> Sewer Only <input type="checkbox"/> Water & Sewer
Project Name	
Subdivision, Section, Lot	
Map & Parcel #	map 79 Parcel 57.03
Property Address	Clovercroft Rd (TRACT B) West of 4047
Existing Zoning	Suburban
City Project # (If Applicable)	
Anticipated sewage flows in Single Family Unit Equivalents (SFUEs). 1 SFUE = 350 GPD.	350 GPD
Anticipated Water Meter Size for the intended use, determined by the developer's engineer (see chart).	3/4"
Applicant's Name & Company	Susan Smith
Applicant's Address	8350 Lochinver Park Ln Brentwood TN 37027
Applicant's Email	* ssmith1439@aol.com
Applicant's Phone #	615 308 0083

\* **MUST** submit a preliminary plan with site map, including existing water and sewer lines near the site.

### Apply to:

Paul Holzen, P.E. –Engineering Interim Director  
109 3<sup>rd</sup> Ave South  
P.O. Box 305  
Franklin, TN 37065

Date Submitted: 3-27-12



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Map 079  
Parcel 05703

**20' SANITARY SEWER EASEMENT  
PARTLOW PROPERTY (PARCEL 57.03)  
EASEMENT DESCRIPTION**

A 20-foot Sanitary Sewer Easement in the 9<sup>th</sup> Civil District of Williamson County, City of Franklin, Tennessee, being a portion of Parcel 57.03 as shown on Williamson County Tax Map 79, said parcel being all of the Timothy W. Partlow and wife, Angela I. Partlow property of record in Deed Book 1317, page 927, Register's Office for Williamson County (R.O.W.C.), Tennessee and being more particularly described as follows:

**Beginning** at a point in the southerly right-of-way of Clovercroft Road (50-foot right-of-way), the northeasterly corner of the said Partlow property and the northwesterly corner of Lot 1 as shown on the final plat entitled "KUHLO SUBDIVISION" of record in Plat Book 22, page 140, R.O.W.C., Tennessee, said Lot 1 being the Jason J. Para and wife, Heather Lee Para property of record in Deed Book 2159, page 576, R.O.W.C., Tennessee; thence,

With the westerly line of said Lot 1, South 07 degrees 08 minutes 50 seconds East, 16.31 feet; thence,

Leaving said westerly line with a new line severing said Parcel 57.03, South 74 degrees 59 minutes 17 seconds West, 177.59 feet; thence,

South 75 degrees 14 minutes 17 seconds West, 234.42 feet to a point in the easterly line of the Michael D. Moody and wife, Carol A. Moody property of record in Deed Book 2943, page 301, R.O.W.C., Tennessee; thence,

With said easterly line, North 08 degrees 37 minutes 09 seconds West, 15.75 feet to a point in the said southerly right-of-way of Clovercroft Road; thence,

With said southerly right-of-way, North 75 degrees 03 minutes 35 seconds East, 412.49 feet to the **Point of Beginning** and containing 6,648 square feet or 0.153 acres, more or less.

Temporary Easement

A 10-foot wide Temporary Construction Easement is parallel and adjacent to the southern boundary of the 20-foot Sanitary Sewer Easement described above. The total area encompassed by the easement is 4,119 square feet or 0.095 acres, more or less.

