



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #6  
CIP  
06-10-10

## MEMORANDUM

---

May 25, 2010

TO: Board of Mayor and Aldermen

FROM: Eric J. Gardner, P.E., Director of Engineering  
Eric S. Stuckey, City Administrator

SUBJECT: Water Availability Request for 409 Legends Park Circle

### **Purpose**

The purpose of this memo is to forward a request for water availability for 409 Legends Park Circle.

### **Background**

A request for water availability at 409 Legends Park Circle known as Tax Map 37, Parcel 7.00 was submitted on April 27, 2010. The request is for 1 SFUEs through a ¾" domestic water meter. This property is located outside of the City of Franklin city limits but within the City's water service area.

### **Financial Impact**

None.

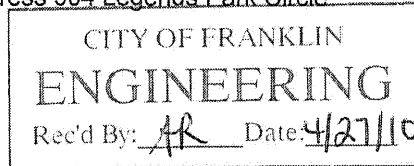
### **Recommendation**

Staff recommends that this availability request be approved. This approval of availability should be contingent upon the proposed development meeting the requirements as established March 10, 1992, for extensions of facilities inside the City's Boundaries, the payment of all required fees, and any required extension to the City's water and/or sanitary sewer system to serve the site as per the City's standards with associated required public water and/or sanitary sewer line easements.

**Amanda Ray**

---

**From:** Brian Layton [brian.layton@livelegend.com]  
**Sent:** Tuesday, April 27, 2010 4:43 PM  
**To:** Amanda Ray  
**Subject:** Water Availability - Lot 914 Legends Ridge - address 904 Legends Park Circle  
**Attachments:** 0367\_001.pdf



Amanda

Thanks for taking time yesterday to review the requirements for "water availability" application.

Can you review this and/or forward to the proper persons:

1. Attached is a copy of site plan and tax map showing lot 914 Legends Ridge.
2. The project "name" is Custom Home for Ed and Michelle Konyen, by Legend Homes.
3. This is a single family residential home.
4. This is Section 2, Map 37, Part of Parcel 4.01 – The Additions at Legends Ridge
5. There is an existing water meter box only at the front left corner of the lot.
6. Anticipated water meter size is  $\frac{3}{4}$ ". There may also be an additional  $\frac{3}{4}$ " "irrigation only" meter.

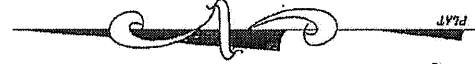
Please let me know if there is anything else needed.

Thanks

615-522-3990. ← call or email w/ questions or when ready.

7123 Crossroads Blvd. Suite B  
Brentwood, TN 37027

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO CREATE TWO (2) NEW LOTS.
  - THE SURVEY BEARS THE APPROBATION OF AN ORDER OF SURVEY (O.S.) AS REQUIRED BY THE STATE OF TENNESSEE, A COPY OF WHICH IS FILED IN THE PUBLIC RECORDS OF THE COUNTY CLERK'S OFFICE, FRANKLIN, TENNESSEE.
  - RECORDING SHALL BE BASED ON REVISION TO SECTION TWO, LEGENDS RIDGE FINAL PLAN PLAT BOOK 62, PAGE 27.
  - PROPERTY IS LINED SUBURBAN ESTATE.
  - THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 19007C001A) DATED JANUARY 14, 2002.
  - ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORDS OF THE PUBLIC UTILITY PROVIDER AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH. THE HOMEOWNER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
  - TELEPHONE, ELECTRICAL, GAS AND SEWER LINES SHALL BE PLACED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
  - ALL UTILITIES SHALL BE INSTALLED BY THE HOMEOWNER AT 2 FOOT UNITS FROM THE PROPERTY LINE.
  - PROVISIONS SHALL BE INSTALLED BY HOMEOWNER PRIOR TO START OF CONSTRUCTION OF HOUSE.
  - HOUSING ASSOCIATION DOCUMENTS ARE OF RECORD IN BOOK 1411, PAGE 404 KNOX, TN.
  - ALL OPEN SPACES ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

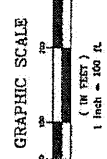


**LINE TABLE**

LINE	LENGTH	BEARING	AREA
1	100.00	N 00° 00' 00" E	100.00
2	100.00	N 90° 00' 00" E	100.00
3	100.00	S 00° 00' 00" E	100.00
4	100.00	S 90° 00' 00" E	100.00
5	100.00	N 00° 00' 00" E	100.00

**CURVE TABLE**

CURVE	LENGTH	BEARING	RADIUS	CHORD	AREA
1	100.00	N 00° 00' 00" E	100.00	100.00	100.00
2	100.00	N 90° 00' 00" E	100.00	100.00	100.00
3	100.00	S 00° 00' 00" E	100.00	100.00	100.00
4	100.00	S 90° 00' 00" E	100.00	100.00	100.00
5	100.00	N 00° 00' 00" E	100.00	100.00	100.00



**LandDesign Surveying**

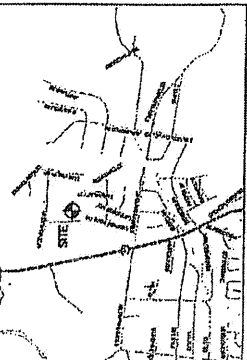
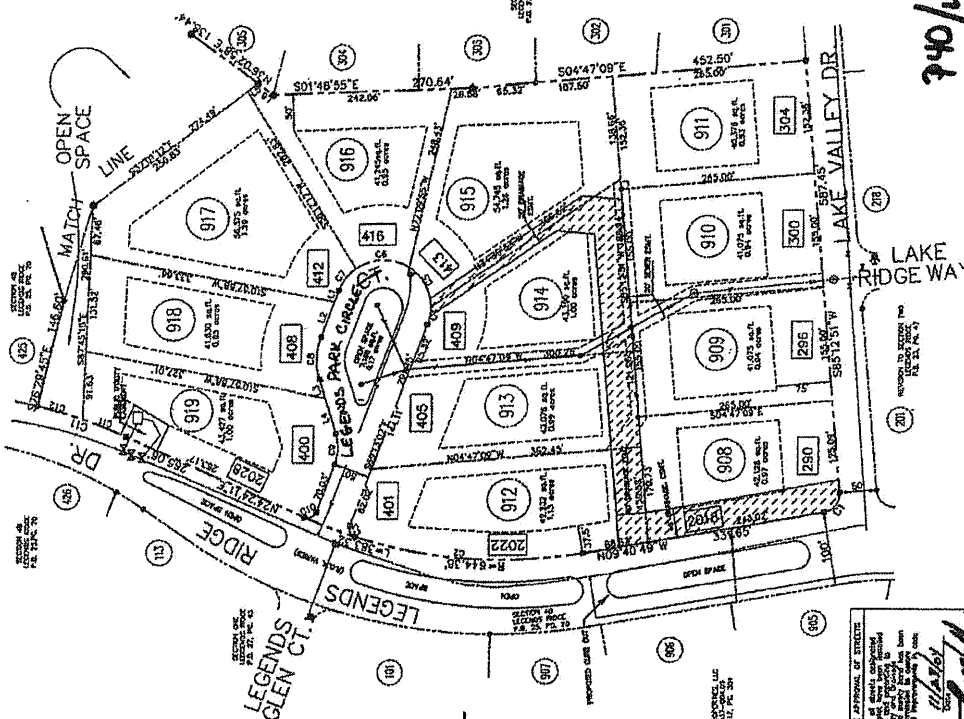
OWNER/SUBDIVIDER  
J & C HOLDINGS  
SUITE 380  
501 CORPORATE CENTRE DR.  
FRANKLIN, TN 37067

TOTAL AREA OF THIS PLAT=61.275 SQUARE FEET OR 2.59 ACRES +/-

**THE ADDITIONS AT  
LEGENDS RIDGE, SECTION 2  
SHEET 1 OF 2**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL LOTS: 12  
ACRES: 28.2644  
FEET NEW STREETS: 0.6144  
CIVIL DISTRICT: 86  
SCALE: 1"=100'  
DATE: OCTOBER 29, 2004



**SECTION II. SITE TABULATIONS**

SECTION 2, PART OF PARCEL 4.01  
TOTAL UNCLING UNITS 12  
TOTAL AREA 61.275 AC  
DENSITY 0.195 UNITS/AC

**LEGEND**

STREET ADDRESS  
PROPERTY BOUNDARY  
EXISTING LOT LINE  
EXISTING PARCELS  
EXISTING MONUMENTS  
IRON PIN (I)  
LOT NUMBER  
ADJ. PARCEL NUMBER  
PROVIDED PROPERTY LINE  
WATER MAIN  
SEWER MAIN  
DRAINAGE EASIMENT

**ZONING TABLE**

(SEE SUBURBAN ESTATE  
LOTS 40,000 TO 59,999 SQ. FT.  
MIN. FRONT YARD 75 FT.  
MIN. SIDE YARD 20 FT.  
MIN. REAR YARD 20 FT.  
MINIMUM SIDE YARD IS 1/2 FRONT  
SETBACK (37.5 FT) ON CORNER LOTS  
ADJACENT TO STREET.

**WILLIAMSON COUNTY, TENNESSEE**

PLAT NUMBER - 0516 PH  
04050168

PLAT BOOK : 84  
PAGE : 4

DATE OF RECORDATION: 10/29/04  
RECORDATION NUMBER: 0195

**CERTIFICATE OF APPROVAL OF THIS PLAN**

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Tennessee, do hereby certify that the subdivision shown and depicted on this plan conforms to the provisions of the Tennessee County Code of Ordinances, Chapter 11-22-04, and that the same are in compliance with the applicable provisions of the Tennessee County Code of Ordinances, Chapter 11-22-04.

DATE: 11-22-04  
BY: JAVALL J. JAMES  
JAVALL JAMES  
Williamson County Emergency Management Agency

**CERTIFICATE OF APPROVAL OF THIS PLAN**

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Tennessee, do hereby certify that the subdivision shown and depicted on this plan conforms to the provisions of the Tennessee County Code of Ordinances, Chapter 11-22-04, and that the same are in compliance with the applicable provisions of the Tennessee County Code of Ordinances, Chapter 11-22-04.

DATE: 11-22-04  
BY: JAVALL JAMES  
JAVALL JAMES  
Williamson County Emergency Management Agency

**CERTIFICATE OF APPROVAL OF THIS PLAN**

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Tennessee, do hereby certify that the subdivision shown and depicted on this plan conforms to the provisions of the Tennessee County Code of Ordinances, Chapter 11-22-04, and that the same are in compliance with the applicable provisions of the Tennessee County Code of Ordinances, Chapter 11-22-04.

DATE: 11-22-04  
BY: JAVALL JAMES  
JAVALL JAMES  
Williamson County Emergency Management Agency

**CERTIFICATE OF APPROVAL FOR RECORDATION**

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Tennessee, do hereby certify that the subdivision shown and depicted on this plan conforms to the provisions of the Tennessee County Code of Ordinances, Chapter 11-22-04, and that the same are in compliance with the applicable provisions of the Tennessee County Code of Ordinances, Chapter 11-22-04.

DATE: 11-22-04  
BY: JAVALL JAMES  
JAVALL JAMES  
Williamson County Emergency Management Agency

240/4A

APPROVED BY: JAVALL JAMES  
DATE: 11-22-04

APPROVED BY: JAVALL JAMES  
DATE: 11-22-04

APPROVED BY: JAVALL JAMES  
DATE: 11-22-04

APPROVED BY: JAVALL JAMES  
DATE: 11-22-04

**LEGEND**

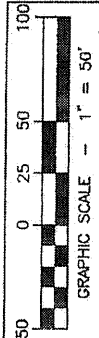
- 10' SANITARY SEWER CASSEMENT
- 12" SANITARY SEWER CASSEMENT
- 18" SANITARY SEWER CASSEMENT
- 24" SANITARY SEWER CASSEMENT
- 30" SANITARY SEWER CASSEMENT
- 36" SANITARY SEWER CASSEMENT
- 42" SANITARY SEWER CASSEMENT
- 48" SANITARY SEWER CASSEMENT
- 54" SANITARY SEWER CASSEMENT
- 60" SANITARY SEWER CASSEMENT
- 66" SANITARY SEWER CASSEMENT
- 72" SANITARY SEWER CASSEMENT
- 78" SANITARY SEWER CASSEMENT
- 84" SANITARY SEWER CASSEMENT
- 90" SANITARY SEWER CASSEMENT
- 96" SANITARY SEWER CASSEMENT
- 102" SANITARY SEWER CASSEMENT
- 108" SANITARY SEWER CASSEMENT
- 114" SANITARY SEWER CASSEMENT
- 120" SANITARY SEWER CASSEMENT
- 126" SANITARY SEWER CASSEMENT
- 132" SANITARY SEWER CASSEMENT
- 138" SANITARY SEWER CASSEMENT
- 144" SANITARY SEWER CASSEMENT
- 150" SANITARY SEWER CASSEMENT
- 156" SANITARY SEWER CASSEMENT
- 162" SANITARY SEWER CASSEMENT
- 168" SANITARY SEWER CASSEMENT
- 174" SANITARY SEWER CASSEMENT
- 180" SANITARY SEWER CASSEMENT
- 186" SANITARY SEWER CASSEMENT
- 192" SANITARY SEWER CASSEMENT
- 198" SANITARY SEWER CASSEMENT
- 204" SANITARY SEWER CASSEMENT
- 210" SANITARY SEWER CASSEMENT
- 216" SANITARY SEWER CASSEMENT
- 222" SANITARY SEWER CASSEMENT
- 228" SANITARY SEWER CASSEMENT
- 234" SANITARY SEWER CASSEMENT
- 240" SANITARY SEWER CASSEMENT
- 246" SANITARY SEWER CASSEMENT
- 252" SANITARY SEWER CASSEMENT
- 258" SANITARY SEWER CASSEMENT
- 264" SANITARY SEWER CASSEMENT
- 270" SANITARY SEWER CASSEMENT
- 276" SANITARY SEWER CASSEMENT
- 282" SANITARY SEWER CASSEMENT
- 288" SANITARY SEWER CASSEMENT
- 294" SANITARY SEWER CASSEMENT
- 300" SANITARY SEWER CASSEMENT
- 306" SANITARY SEWER CASSEMENT
- 312" SANITARY SEWER CASSEMENT
- 318" SANITARY SEWER CASSEMENT
- 324" SANITARY SEWER CASSEMENT
- 330" SANITARY SEWER CASSEMENT
- 336" SANITARY SEWER CASSEMENT
- 342" SANITARY SEWER CASSEMENT
- 348" SANITARY SEWER CASSEMENT
- 354" SANITARY SEWER CASSEMENT
- 360" SANITARY SEWER CASSEMENT
- 366" SANITARY SEWER CASSEMENT
- 372" SANITARY SEWER CASSEMENT
- 378" SANITARY SEWER CASSEMENT
- 384" SANITARY SEWER CASSEMENT
- 390" SANITARY SEWER CASSEMENT
- 396" SANITARY SEWER CASSEMENT
- 402" SANITARY SEWER CASSEMENT
- 408" SANITARY SEWER CASSEMENT
- 414" SANITARY SEWER CASSEMENT
- 420" SANITARY SEWER CASSEMENT
- 426" SANITARY SEWER CASSEMENT
- 432" SANITARY SEWER CASSEMENT
- 438" SANITARY SEWER CASSEMENT
- 444" SANITARY SEWER CASSEMENT
- 450" SANITARY SEWER CASSEMENT
- 456" SANITARY SEWER CASSEMENT
- 462" SANITARY SEWER CASSEMENT
- 468" SANITARY SEWER CASSEMENT
- 474" SANITARY SEWER CASSEMENT
- 480" SANITARY SEWER CASSEMENT
- 486" SANITARY SEWER CASSEMENT
- 492" SANITARY SEWER CASSEMENT
- 498" SANITARY SEWER CASSEMENT
- 504" SANITARY SEWER CASSEMENT
- 510" SANITARY SEWER CASSEMENT
- 516" SANITARY SEWER CASSEMENT
- 522" SANITARY SEWER CASSEMENT
- 528" SANITARY SEWER CASSEMENT
- 534" SANITARY SEWER CASSEMENT
- 540" SANITARY SEWER CASSEMENT
- 546" SANITARY SEWER CASSEMENT
- 552" SANITARY SEWER CASSEMENT
- 558" SANITARY SEWER CASSEMENT
- 564" SANITARY SEWER CASSEMENT
- 570" SANITARY SEWER CASSEMENT
- 576" SANITARY SEWER CASSEMENT
- 582" SANITARY SEWER CASSEMENT
- 588" SANITARY SEWER CASSEMENT
- 594" SANITARY SEWER CASSEMENT
- 600" SANITARY SEWER CASSEMENT
- 606" SANITARY SEWER CASSEMENT
- 612" SANITARY SEWER CASSEMENT
- 618" SANITARY SEWER CASSEMENT
- 624" SANITARY SEWER CASSEMENT
- 630" SANITARY SEWER CASSEMENT
- 636" SANITARY SEWER CASSEMENT
- 642" SANITARY SEWER CASSEMENT
- 648" SANITARY SEWER CASSEMENT
- 654" SANITARY SEWER CASSEMENT
- 660" SANITARY SEWER CASSEMENT
- 666" SANITARY SEWER CASSEMENT
- 672" SANITARY SEWER CASSEMENT
- 678" SANITARY SEWER CASSEMENT
- 684" SANITARY SEWER CASSEMENT
- 690" SANITARY SEWER CASSEMENT
- 696" SANITARY SEWER CASSEMENT
- 702" SANITARY SEWER CASSEMENT
- 708" SANITARY SEWER CASSEMENT
- 714" SANITARY SEWER CASSEMENT
- 720" SANITARY SEWER CASSEMENT
- 726" SANITARY SEWER CASSEMENT
- 732" SANITARY SEWER CASSEMENT
- 738" SANITARY SEWER CASSEMENT
- 744" SANITARY SEWER CASSEMENT
- 750" SANITARY SEWER CASSEMENT
- 756" SANITARY SEWER CASSEMENT
- 762" SANITARY SEWER CASSEMENT
- 768" SANITARY SEWER CASSEMENT
- 774" SANITARY SEWER CASSEMENT
- 780" SANITARY SEWER CASSEMENT
- 786" SANITARY SEWER CASSEMENT
- 792" SANITARY SEWER CASSEMENT
- 798" SANITARY SEWER CASSEMENT
- 804" SANITARY SEWER CASSEMENT
- 810" SANITARY SEWER CASSEMENT
- 816" SANITARY SEWER CASSEMENT
- 822" SANITARY SEWER CASSEMENT
- 828" SANITARY SEWER CASSEMENT
- 834" SANITARY SEWER CASSEMENT
- 840" SANITARY SEWER CASSEMENT
- 846" SANITARY SEWER CASSEMENT
- 852" SANITARY SEWER CASSEMENT
- 858" SANITARY SEWER CASSEMENT
- 864" SANITARY SEWER CASSEMENT
- 870" SANITARY SEWER CASSEMENT
- 876" SANITARY SEWER CASSEMENT
- 882" SANITARY SEWER CASSEMENT
- 888" SANITARY SEWER CASSEMENT
- 894" SANITARY SEWER CASSEMENT
- 900" SANITARY SEWER CASSEMENT
- 906" SANITARY SEWER CASSEMENT
- 912" SANITARY SEWER CASSEMENT
- 918" SANITARY SEWER CASSEMENT
- 924" SANITARY SEWER CASSEMENT
- 930" SANITARY SEWER CASSEMENT
- 936" SANITARY SEWER CASSEMENT
- 942" SANITARY SEWER CASSEMENT
- 948" SANITARY SEWER CASSEMENT
- 954" SANITARY SEWER CASSEMENT
- 960" SANITARY SEWER CASSEMENT
- 966" SANITARY SEWER CASSEMENT
- 972" SANITARY SEWER CASSEMENT
- 978" SANITARY SEWER CASSEMENT
- 984" SANITARY SEWER CASSEMENT
- 990" SANITARY SEWER CASSEMENT
- 996" SANITARY SEWER CASSEMENT
- 1000" SANITARY SEWER CASSEMENT

**NOTES:**

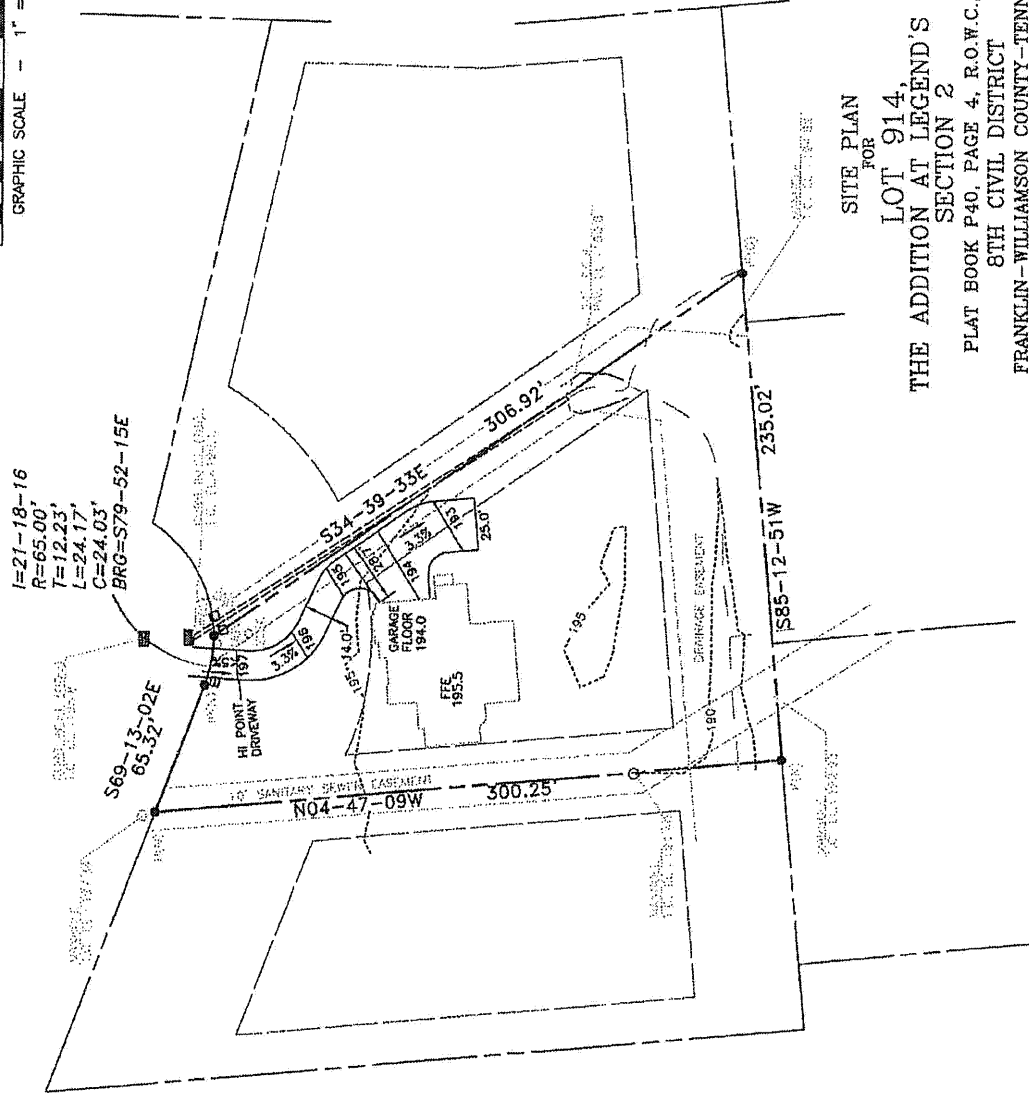
- 1) REPRESENTATION OF USE OF THIS DRAWING FOR ANY OTHER PURPOSE IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHO HAS APPROVED THIS SURVEY. APPROVED BY 2000.
- 2) SURVEYOR'S LIABILITY FOR THIS DRAWING SHALL BE LIMITED TO THE DESIGN, MEASUREMENT AND DATA SET FURNISHED TO ANY LICENSED SURVEYOR OR OTHER PERSON OR ENTITY WHO HAS RECEIVED INFORMATION OF THE SURVEYOR'S PROFESSIONAL SERVICES ON THIS SURVEY.

EXISTING SEWER: 18" 196"

PROPOSED SEWER: 18" 196"



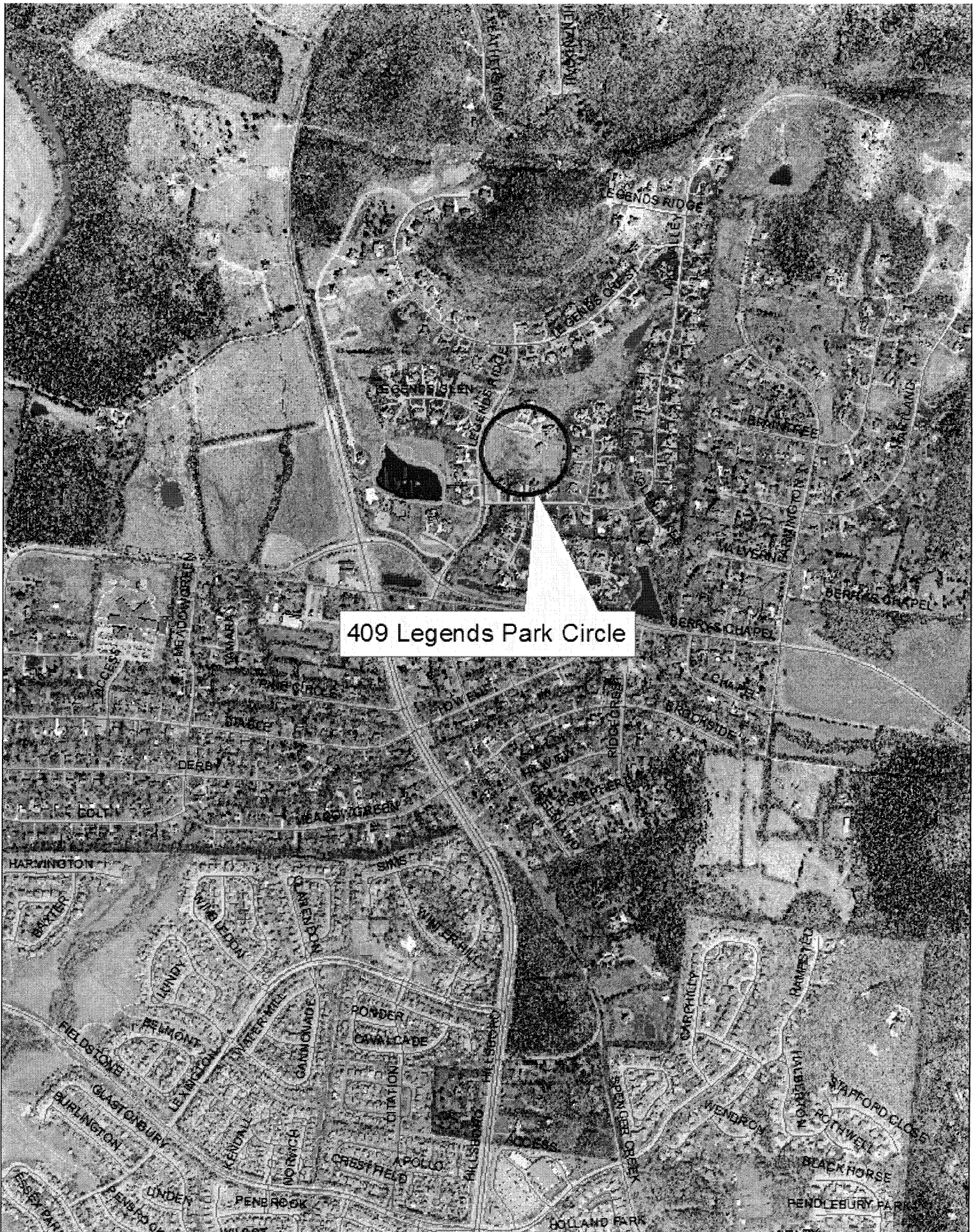
P.B. P40, PG. 4



PREPARED FOR:  
 BRIAN LAYTON, LEGEND HOMES  
 7125 CROSSROADS BLDG.  
 SUITE 100  
 BIRMINGHAM, TN 37027  
 (615) 376-3354

**Stanley W. Draper, R.L.S.**  
 4304 Central Valley Drive  
 Hermitage, TN 37076  
 (615) 865-2593 o/c.  
 (615) 290-2066 cell  
 (615) 391-0242 fax  
 stanleykdraper@bellsouth.net

SITE PLAN FOR  
**LOT 914,**  
**THE ADDITION AT LEGEND'S RIDGE**  
 SECTION 2  
 PLAT BOOK P40, PAGE 4, R.O.W.C., TN.  
 8TH CIVIL DISTRICT  
 FRANKLIN-WILLIAMSON COUNTY-TENNESSEE  
 SCALE: 1"=50' DATE: 04-07-10



409 Legends Park Circle