



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #6  
CIC  
10-13-11

## MEMORANDUM

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October 5, 2011

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 296 Hillsboro Road

### **Purpose**

The purpose of this memorandum is to forward to the Board of Mayor and Aldermen (BOMA) a request for water availability for 1122 Warrior Drive.

### **Background**

A request for water availability for 1122 Warrior Drive known as Tax Map 106, Parcel 164.01 was submitted on October 3, 2011. The request is for 1 SFUE through a 3/4" domestic water meter. The property owner is proposing constructing one single family home on this property. This property is located outside the city limits in the Leeland Subdivision.

The City has an existing 6" water line on Warrior Drive that can be accessed to serve this property.

### **Financial Impact**

None.

### **Recommendation**

Staff recommends that the availability request be approved. The approval would be for 1 SFUE for water. It would be approved 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.

**CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS. BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

*[Handwritten signature]*  
 DATE: 9/2/11

DEPT. OF SEWAGE DISPOSAL MANAGEMENT

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WILLIAMSON COUNTY REGISTER.

DATE: 9-8-2011  
 SECRETARY OF PLANNING COMMISSION  
*[Signature: Owen V. Hobbes]*  
 Problem

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY 10-8-2011

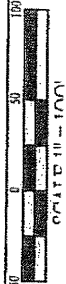
**MINOR REVISION OF LOT 8**

WILLIAMSON CO. PLANNING COMMISSION

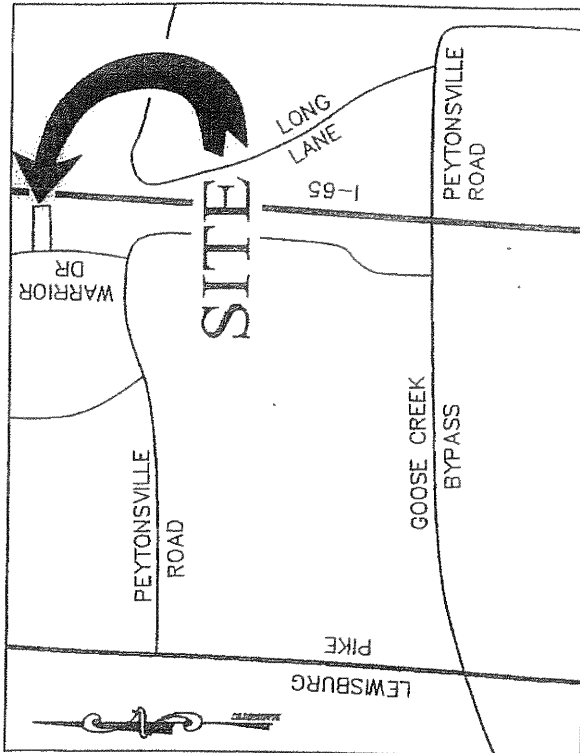
TOTAL ACRES: 1.734 TOTAL LOTS: 1  
 ACRES NEW STREET: 0.00 FEET NEW STREETS: 0.00

OWNER: WILLIAM & DENA DOOM CIVIL DISTRICT: 10th

SURVEYOR: WILSON & ASSOC. P.C. CLOSURE ERROR: < 1:10,000



Existing Zoning: NC (Neighborhood Conservation)  
 Minimum Front Yard: 75 ft.  
 Minimum Side Yard: 20 ft.  
 Minimum Rear Yard: 50 ft.  
 Please refer to plat for setbacks on individual lots.



VICINITY MAP  
 N.T.S.

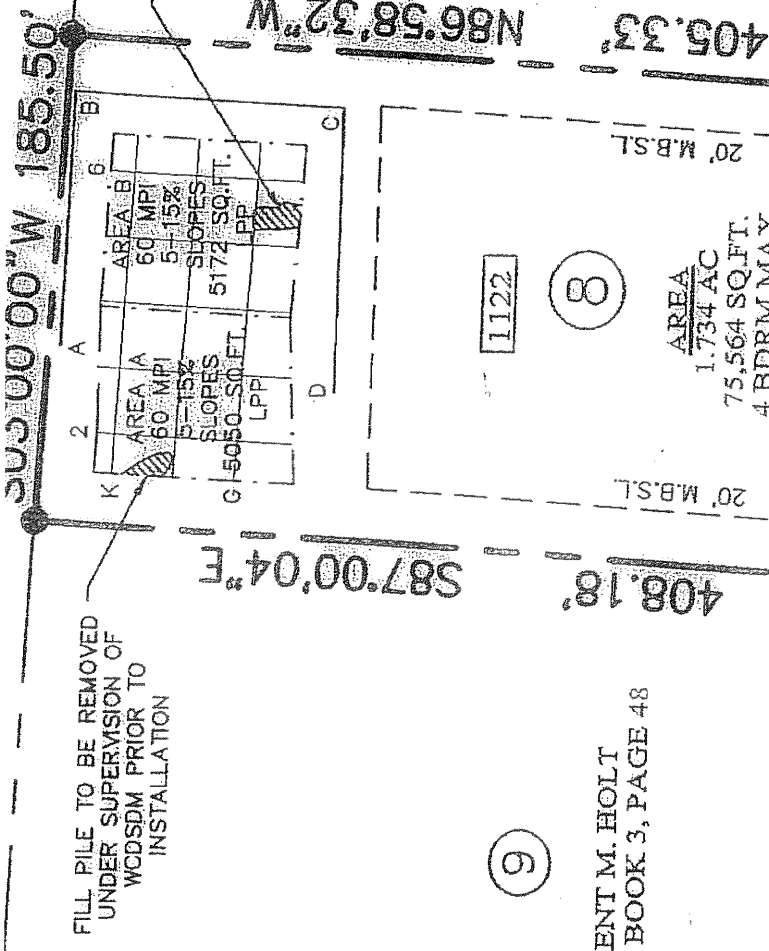
**SECOND MINOR REVISION OF LOT 8  
 LEELEAND SUBDIVISION**

OWNER  
 WILLIAM & DENA DOOM  
 1122 WARRIOR DRIVE  
 FRANKLIN, TENNESSEE 37067  
 SUBJECT PROPERTY DEED REFERENCE  
 PLAT BOOK 5297, PAGE 747  
 TAX MAP 106, PARCEL 164.00

10TH CIVIL DISTRICT, WILLIAMSON COUNTY, TN

AUGUST 24, 2011

REVISED SEPTEMBER 2, 2011  
 PER COUNTY COMMENTS



SEPTIC FIELDS

THE SOILS CONTAINED WITHIN AREAS "A" AND "B" REQUIRE REMEDIATION DUE TO PLOUGH FURROWS (18") AND COMPACTION. BOTH AREAS "A" AND "B" MUST BE CHISEL PLOUGHED TO A DEPTH OF 18" AND DISKED AND SMOOTHED PRIOR TO INSTALLATION. THIS WORK MUST BE ACCOMPLISHED UNDER THE DIRECT SUPERVISION OF A SOIL SCIENTIST FROM WCSDSM.

7

FRANK GEARHEART  
PLAT BOOK 3, PAGE 48

8

KENT M. HOLT  
PLAT BOOK 3, PAGE 48

9

CURTAIN DRAIN TABLE

POINT	OG	INV	DIST	GRADE
A	689.0	689.0	96.9	2.99%
B	694.9	691.9	110.1	1.18%
C	696.2	693.2	108.3	3.88%
D	689.0	689.0		

EXISTING METERED LINE LOT 8

EXISTING ACCESS LINE (NOT METERED)

WATER MAIN ON WEST SIDE OF STREET

12 of 2