



HISTORIC
FRANKLIN
TENNESSEE

ITEM #3
CIC
01-12-12

MEMORANDUM

December 5, 2011

TO: Board of Mayor and Aldermen

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

SUBJECT: Sewer Availability Request for King Properties and Investments, LLC

Purpose

The purpose of this memorandum is to forward to the Board of Mayor and Aldermen (BOMA) a request for Sanitary Sewer availability for 7131 Bakers Bridge Road.

Background

A request for Sanitary Sewer availability for 7131 Bakers Bridge Road known as Tax Map 53-F, Parcel 8 was submitted on November 22, 2011. The request is for 13 SFUE through a 1" domestic water meter. The property owner is proposing construction of a commercial building on this property. This property is located inside the City of Brentwood limits and was part of the Moores Lane Sewage District that has been taken over by the City of Franklin.

The City has an existing 8" Sewer line in the rear of the property that can be accessed to serve this property.

Financial Impact

None. The property owner would be responsible for paying all tap and access fees and become a City sewer customer.

Recommendation

Staff recommends that the availability request be approved. The approval would be for 13 SFUE for Sewer. 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.

22-11

CITY OF FRANKLIN
ENGINEERING
Rec'd By: AR Date: 11/23/11



HISTORIC
FRANKLIN
TENNESSEE

Application for Water and/or Sewer Availability

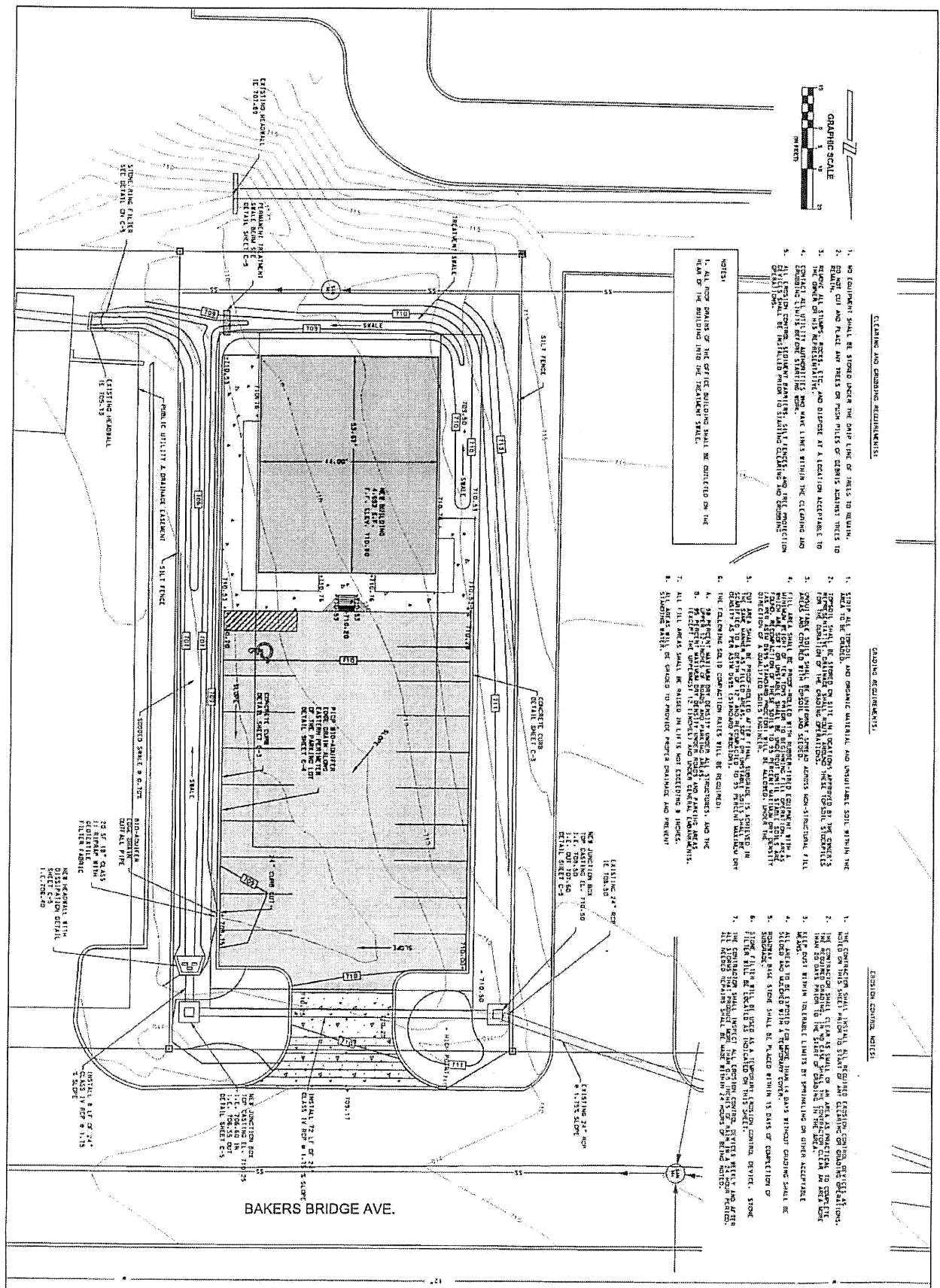
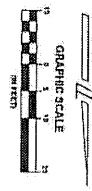
Please fill in the following information & return this form with the site plan. Incomplete forms will result in the request being returned until all of the information is included.

Project Name	KING PROPERTIES BUILDING
Subdivision, Section, Lot	
Map & Parcel #	MAP 53-F, PARCEL #8
Property Address	7131 BAKERS BRIDGE RD, BRENTWOOD, TN 37027
Existing Zoning	C-3
City Project # (If Applicable)	N/A
Anticipated sewage flows in Single Family Unit Equivalents (SFUEs). 1 SFUE = 350 GPD.	13 SFUE
Anticipated Water Meter Size for the intended use, determined by the developer's engineer (see chart).	1" WATER METER
Owner or Developer Name, Company and Address	TIM KING KING PROPERTIES AND INVESTMENTS, LLC 1177 OLD HICKORY BLVD STE 202 BRENTWOOD, TN 37027
Applicant's Name, Company and Address	RYAN SISEMORE GARVER, LLC 361 MALLORY STATION RD STE 102 FRANKLIN, TN 37067
Applicant's Email	PR Sisemore@GarverUSA.com
Applicant's Phone #	(615)377-1337

*** 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 3rd Ave South
P.O. Box 305
Franklin, TN 37065



CLEANING AND COATING REQUIREMENTS

1. ALL EQUIPMENT SHALL BE STORED UNDER THE SHADY SIDE OF TREES TO REMAIN.
2. REMOVE CUT AND PLACE ANY TREES OR PILES OF DEBRIS AGAINST TREES TO REMAIN.
3. REMOVE ALL STUMPS, BRUSH, ETC. AND DISPOSE AT A LOCATION ACCEPTABLE TO THE OWNER OR HIS REPRESENTATIVE.
4. EXISTING UTILITIES SHALL BE PROTECTED BY SHIELDING WITHIN THE CLEARING AND PROTECTIVE TRENCHES SHALL BE MAINTAINED THROUGHOUT THE CLEARING AND GRADING PERIOD.
5. ALL EXISTING CONCRETE, STONEWORK, PAINTS, SLATE, PLASTER, AND METAL ROOFING SHALL BE REMOVED PRIOR TO STARTING CLEANING AND COATING.

- NOTES:**
1. ALL WORK DURING THE CONSTRUCTION PERIOD SHALL BE CONFINED TO THE PERMITS AND THE EXISTING AND NEW FOUNDATION SHALL BE MAINTAINED.
 2. ALL FILL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT EROSION.
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GRADING REQUIREMENTS

1. THE CONSTRUCTION SHALL BE LIMITED TO THE EXISTING GRADE UNLESS OTHERWISE SPECIFIED.
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FOUNDATION NOTES

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7131 BAKERS BRIDGE ROAD
BRENTWOOD, TENNESSEE

KING PROPERTIES AND INVESTMENTS, LLC

DATE: 11/15/11
BY: [Signature]

REV.	DATE	DESCRIPTION	BY
1	11/15/11	PLANNING COMMISSION EXAMINATION	PHS
2	11/15/11	LAYOUT AND UTILITY REVISIONS	PHS

Job No: 11022000
Date: July 2011
Drawn by: [Signature]
Checked by: [Signature]
Scale: [Scale]

