

January 07, 2016

Josh King
Senior Planner - City of Franklin
City Hall
109 3rd Avenue South
Franklin, TN 37064

RE: **Carothers Crossing East Subdivision (currently Duke Properties Subdivision) preliminary plat – COF
Project # 6005**
KVD Project No.: 15058

Dear Josh:

Please find our revised Preliminary Plat Submittal documents for the above referenced project attached here in the form of the information, plans, and data, as required by the City of Franklin. Kiser + Vogrin Design, LLC is submitting on behalf of our clients, SouthStar, Inc.

Please find attached:

- Comment/Response Letter addressing staff comments
- (1) Digital upload of all required application material

Thank you for your consideration.

Sincerely,



Christopher B. Wood | RLA, LEED AP
Project Manager
Kiser + Vogrin Design, LLC

cc: Ralph Knauss – SouthStar, Glenn McGehee – SouthStar



January 07, 2016

Josh King
Senior Planner - City of Franklin
City Hall
109 3rd Avenue South
Franklin, TN 37064

RE: **Carothers Crossing East Subdivision (currently Duke Properties Subdivision) preliminary plat – COF Project # 6005**
KVD Project No.: 15058

Dear Josh:

Below you will find an outline of our responses to the City of Franklin comments, dated 12/29/15, for the Carothers Crossing East Subdivision (currently Duke Properties Subdivision) preliminary plat submittal.

1. E. Preliminary Plat

Comment:

The comment “Applicant shall clearly show a depiction of circulation systems, including vehicular, pedestrian, emergency and transit (if applicable). The applicant shall show shared access easements through the sire that provide connections for outparcels A, B, C & D with both Carothers Parkway and Liberty Pike, and also with the property to the east. The applicant shall extend the access easements accordingly. “will remain open for further review. (TI)

Response:

Comment not applicable as per conversation with COF staff on 1/5/16 with Tom Ingram, Lance Fittro, Ralph Knauss and Chris Wood.

2. C. Statement of Expected Project Impact

Comment:

Applicant shall provide a statement describing the anticipated impacts on:

- Street Network as show on the Major Thoroughfare Plan including projected trips to be generated by the development.
- Water Facilities including information on the water utility district(s) providing service and projected maximum water demand for the development.
- Sewer Facilities including projected peak flows in gallons per day.
- Reclaimed Water Facilities (where applicable) including projected maximum demand for the development.
- Drainage Facilities including estimated impervious area to be added and any increase in stormwater runoff or changes in outfall location(s).

Response:

Trip Generations, Water Usage and Sewer Usage will be noted on each Outparcel and in General Notes on Preliminary Plat. Outparcels will be required to have their own onsite stormwater detention. Each outparcel will connect to a drainage easement which will allow stormwater to flow along Carothers Parkway to the existing outfall.

Applicant has applied for and has received TDEC ARAP general permit to mitigate the onsite wetland. TDEC permit will be provided as per conversation with COF staff on 1/5/16.



3. E. Preliminary Plat

Comment:

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure – Runoff Reduction requirements as outlined in Municipal Code Title 23. A soil infiltration test report will be required for all soils where water quality BMP's are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. This is an advisory comment to be addressed at the Site Plan stage.

Response:

Applicant acknowledges comment and will comply with at Site Plan requirements.

4. Utility Easements

Comment:

The utility easements must be located as near as possible to the location that will appear on the site plan. The water line easement must be separated from the sewer line easement. The gas easement must be separated from the sewer easement. The utility easements may be combined in a utility easement only if the utility lines are provided adequate separation and the utility management companies agree to the separation and location.

Response:

Water and Sanitary Sewer easements will overlap, but the lines will have a minimum of 10' horizontal separation. Gas linework will be removed since Atmos Energy, the utility provider, will provide their own design. All utilities will be coordinate during the Site Plan submittal phase.

5. Sewer Easement

Comment:

The sewer line and easement must cross Liberty Pike perpendicular to the right-of-way and perpendicular to the existing water line easements that are located adjacent and parallel to Liberty Pike. The sewer line location provided on this submittal may not have adequate depth to serve "Outparcel A". An additional sewer line may be required to provide sewer service to "Outparcel A".

Response:

The proposed sanitary sewer crossing alignment was addressed during the review process for the Carothers Crossing East Final Plat (COF #5978) and heard at the 12/17/15 FMPC as a condition of approval. We will incorporate the revised alignment on this preliminary plat. Approximate invert elevation of the manhole to the east of "Outparcel A" is 778 and the approximate mass grade elevation for "Outparcel A" is 785. We do not anticipate that an additional sewer line will be required to service "Outparcel A".



6. Drainage Easement

Comment:

A drainage easement must be extended across "Outparcel C" to serve the property north of this development.

Response:

A drainage easement will be provided to accommodate stormwater drainage from the property to the north.

7. Sewer Easement

Comment:

Trees are not permitted in the sewer easement. Street trees are required to be planted along the streets. The location of the sewer line shown adjacent to Carothers Parkway does not provide adequate space to plant the required trees. The sewer line and easement along Carothers Parkway must be relocated to allow adequate area for street trees.

Response:

Proposed street trees locations will be address during the Site Plan phase, but it is anticipated that street trees will be installed within the R.O.W. between the curblines and the sidewalk/multimodal trail.

8.E. Roadway Design and Plan & Profile

Comment:

The previous comment "Applicant shall comply with Section 3.2.4 of the Street Specs. All development adjoining existing Arterial or Collector roadway are required to dedicate (fee simple) right-of-way to meet the minimum requirements for the functional street classification of the existing street." was not completely addressed. Additional right-of-way is required along Liberty Pike for improvements.

Response:

The proposed right-of-way dedication was addressed during the review process for the Carothers Crossing East PUD Development Plan (COF #5977) and the Carothers Crossing East Final Plat (COF #5978) and heard at the 12/17/15 FMPC as a condition of approval. We will incorporate the revised Liberty Pike right-of-way dedication on this preliminary plat.

9. Project Number

Comment:

Please state project number 6005 on all future correspondence.

Response:

City of Franklin project number 6005 will be noted on future correspondence and plan submittals.

10. Tree Canopy

Comment:

Please note we cannot approve mass grading plan without an approved tree preservation plan and tree replacement schedule.

Response:

Applicant acknowledges comment and will address upon Initial Submittal of the Carothers Crossing East Mass Grading submittal on 2/8/16.

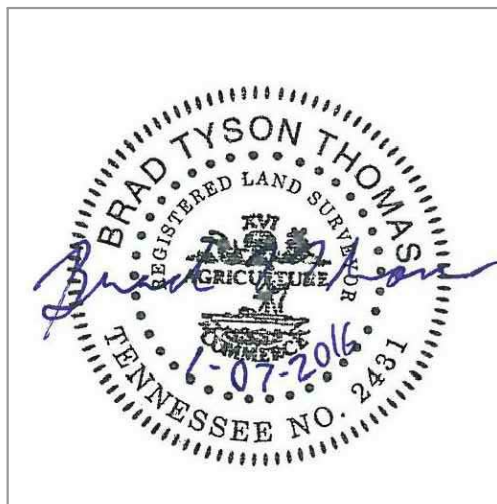
CAROTHERS CROSSING EAST (Duke Properties Subdivision, Revision 1) Preliminary Plat - COF # 6005 SECTION 1, TAX MAP 79, PARCEL 40

1214 LIBERTY PIKE
FRANKLIN, WILLIAMSON CO., TN

SHEET INDEX:	Preapp Submittal	Initial Submittal	Resubmittal	Final Submittal	Post PC
P0.0 COVER	11-20-2015	12-14-15	01-07-16		
P1.0 OVERALL EXISTING	11-20-2015	12-14-15	01-07-16		
CONDITIONS PLAN					
P2.0 PRELIMINARY PLAT	11-20-2015	12-14-15	01-07-16		



SITE VICINITY MAP (NTS)



KVD PROJECT# : 15058
COF # : 6005
Sheet #:
P0.0
DATE: 11-20-2015

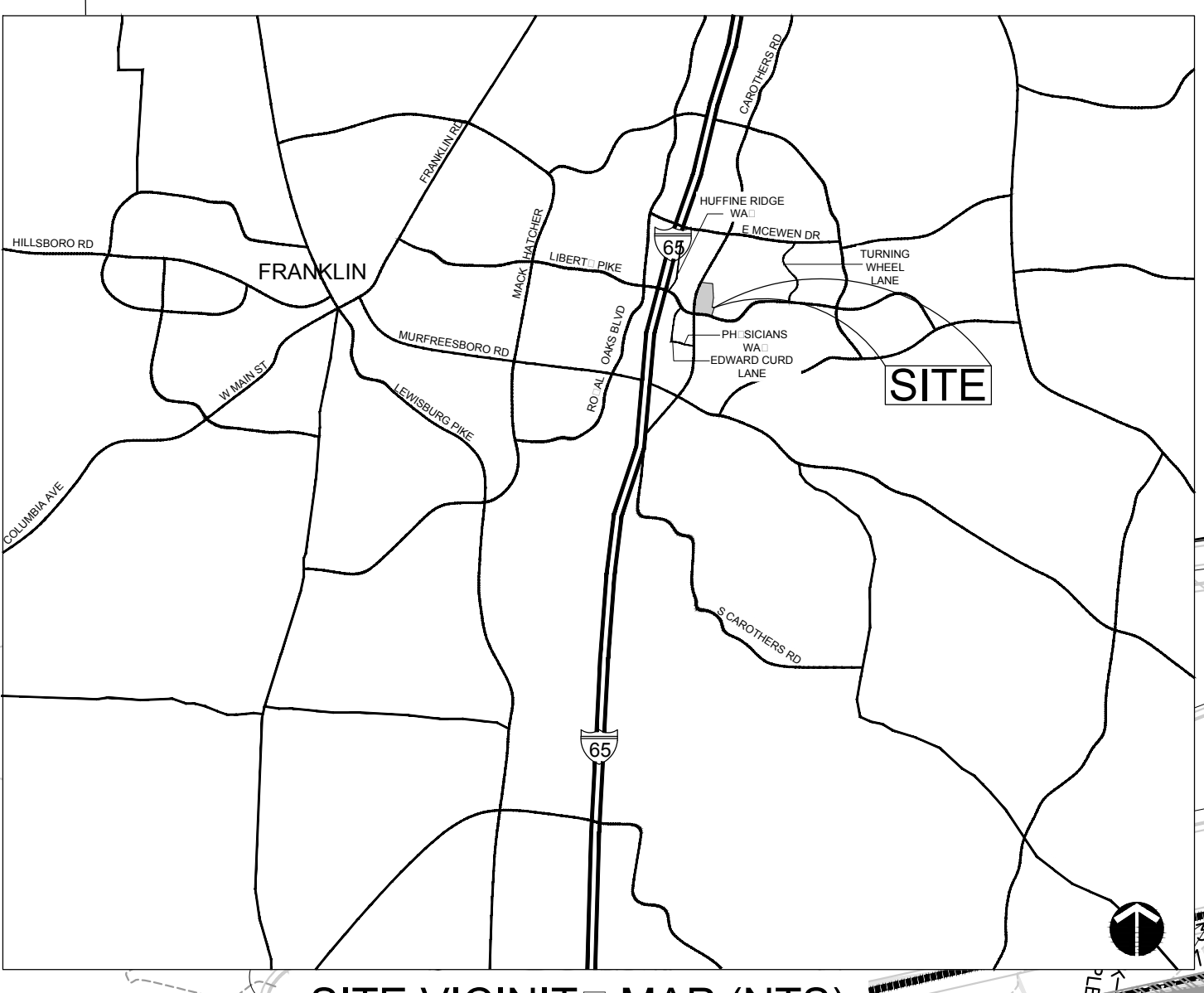
OWNER
SS McEwen, LLC
501 Corporate Centre Dr
Suite 315
Franklin, TN 37067

DEVELOPER
SouthStar
501 Corporate Centre Dr
Suite 315
Franklin, TN 37067
Contact: Ralph Knauss
615.472.8916

LANDSCAPE ARCHITECT APPLICANT
KV+D
KISER VOGGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Christopher Wood
615.813.0864
chris@kiservogrin.com

CIVIL ENGINEER
SEC, Inc.
SEC, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Contact: Matt Taylor
615.890.7901
mtaylor@sec-civil.com

ENGINEER SURVEYOR
BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
BWSC, Inc.
211 Commerce Street
Suite 600
Nashville, TN 37201
Contact: Brad Thomas
615.254.1500
brad.thomas@bwsc.net



SPECIMEN TREE

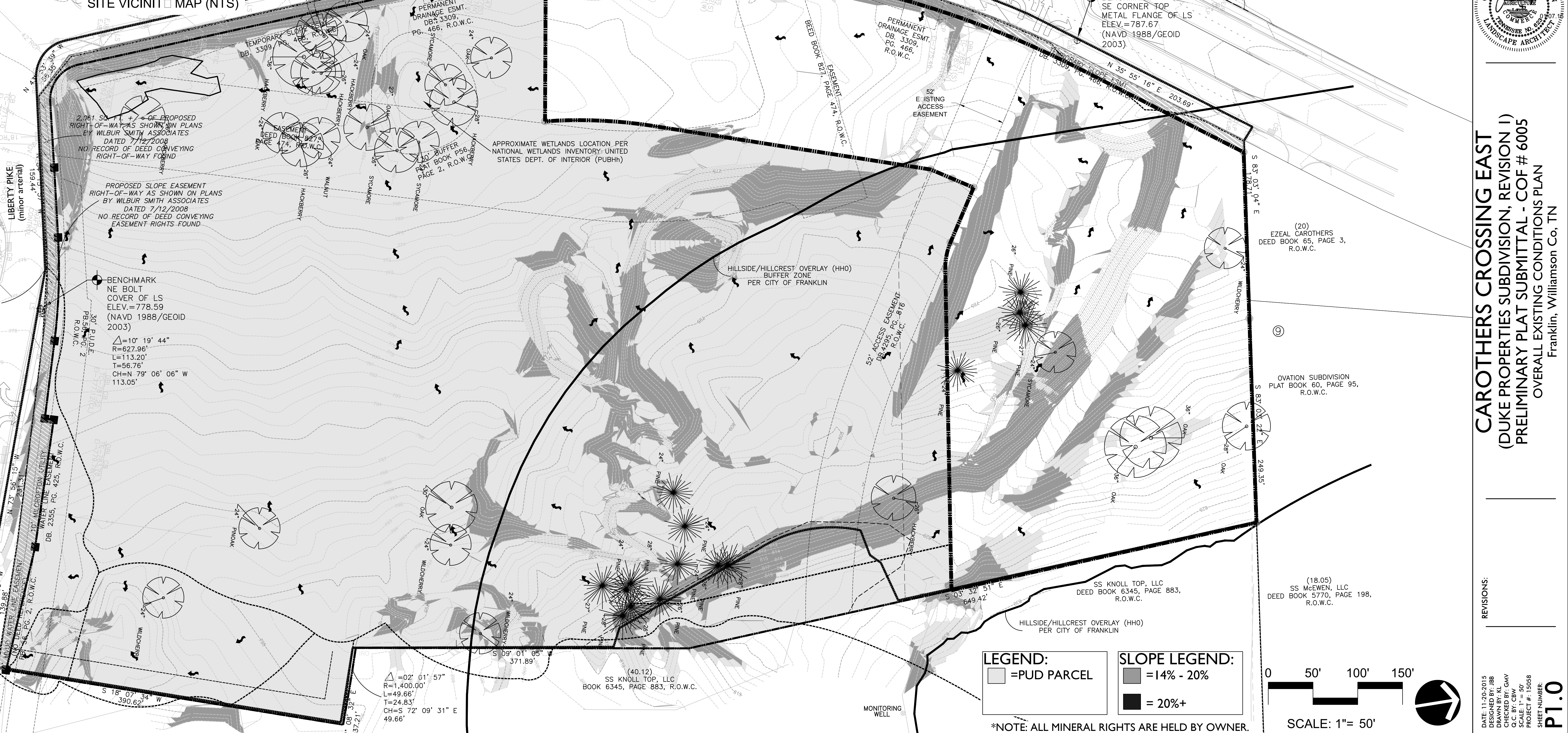
DBH	SPECIES
24"	WILD CHERRY
24"	S. CAMORE
26"	PINE
26"	PINE
27"	PINE
28"	OAK
36"	OAK
36"	OAK

SITE DATA

PROJECT NAME: CAROTHERS CROSSING EAST
 COF PROJECT NUMBER: 6055
 SUBDIVISION: CAROTHERS CROSSING EAST
 (FORMERLY DUKE PROPERTIES SUBDIVISION, REVISION 1)
 MAP, PARCEL NUMBERS: 79, 40
 ADDRESS: NORTHEAST INTERSECTION OF LIBERTY PIKE AND SOUTH CAROTHERS PARKWAY IN THE COOL SPRINGS AREA
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9

EXISTING ZONING: CHARACTER AREA OVERLAY GC - GENERAL COMMERCIAL / MECO-4
 PROPOSED ZONING: GC
 OVERLAY: S: HHO BUFFER ON SITE
 APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
 SITE ACREAGE: 6.01 AC
 SITE SQUARE FOOTAGE: 261,422 SF

PORTER FAMILY, LP
 DEED BOOK 6098, PAGE 745,
 R.O.W.C.

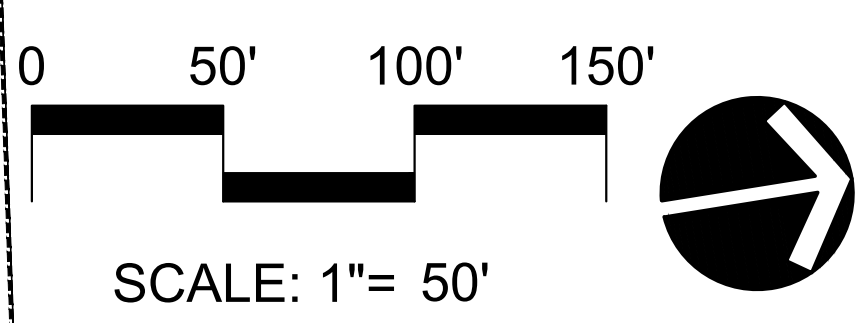


LEGEND:

- [Symbol] = PUD PARCEL

SLOPE LEGEND:

- [Symbol] = 14% - 20%
- [Symbol] = 20%+

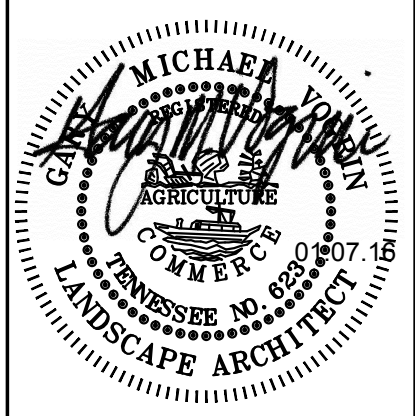


*NOTE: ALL MINERAL RIGHTS ARE HELD BY OWNER.

CAROTHERS CROSSING EAST
 (DUKE PROPERTIES SUBDIVISION, REVISION 1)
 PRELIMINARY PLAT SUBMITTAL - COF # 6055
 OVERALL EXISTING CONDITIONS PLAN
 Franklin, Williamson Co, TN

REVISIONS:

DATE: 11-20-2015
 DESIGNED BY: JBB
 CHECKED BY: CMV
 O.C. BY: CBW
 SCALE: 1" = 50'
 PROJECT #: 15058
 SHEET NUMBER:
P1.0



KV+D
 KISER VOGGIN DESIGN
 5005 MERIDIAN BLVD | SUITE 100
 FRANKLIN, TN 37067
 615.813.0862 | www.kiservoggin.com

SITE DATA

PROJECT NAME: CAROTHERS CROSSING EAST
 COT PROJECT NUMBER: TBD
 SUBDIVISION: CAROTHERS CROSSING EAST
 MAP PARCEL NUMBERS: 79, 40
 ADDRESS: NORTHEAST INTERSECTION OF LIBERTY PIKE AND SOUTH CAROTHERS PARKWAY, IN THE COOL SPRINGS AREA
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9

MINIMUM PERIMETER REQUIRED SETBACK LINES:
 FRONT SETBACK: 22.75' (12.25' PROPOSED)
 SIDE SETBACK: 20 FEET
 BUILDING SQUARE FOOTAGE: TBD
 BUILDING HEIGHT: 2 STORIES
 MIN. LANDSCAPE SURFACE RATIO: 0.30
 MIN. PARKING REQUIREMENT: RETAIL COMMERCIAL USE (3.33 SPACES PER 1000 SF OF BLDG.)
 PROPOSED LAND USE: GENERAL COMMERCIAL
 TREE CANOPY: 12.4 AC (7%)
 PARKLAND DEDICATION REQUIREMENT: N/A

OWNER:
 S.S. McEWEN, LLC, GLENN R. WILSON, MANAGER
 501 CORPORATE CENTER DRIVE, #315
 FRANKLIN, TN 37067

DEVELOPER:
 SOUTHSTAR
 501 CORPORATE CENTER DRIVE, #315
 FRANKLIN, TN 37067
 615.472.8916
 CONTACT: RALPH KNAUSS

APPLICANT:
 KISER - VOGRIN DESIGN
 5005 MERIDIAN BLVD, STE 100
 FRANKLIN, TN 37067
 CONTACT: GAR VOGGRIN
 615.813.0862
 GAR@KISERVOGRIN.COM

SITE CONTENT AND DESIGN DESCRIPTIONS

- Per the Land Use Plan Area MECO-4, commercial uses are appropriate for this site. High quality design, people-friendly environments, and strong pedestrian connectivity will be encouraged through heightened standards and site design to reflect, and reinforce, the character of Franklin.
- This proposed commercial development is compatible with the surrounding area, given the site's current General Commercial base zoning and land use designation, as well as similar uses that exist to the west across I-65 and to the north and south of the site. The site design will be compatible with conventional design standards, as outlined by the city of Franklin.
- Commercial buildings located on this site will be no greater than 4 stories in height and will feature 4-sided facade detailing. This will complement the scale and massing of the surrounding areas and create architectural unity with other commercial developments along the Carothers and Liberty Pike corridors. Distinctive architectural detailing will complement the existing commercial building architecture of the Franklin area, while adding a higher level of quality to the proposed development. Appropriate scale and quality materials will be at the forefront of the architectural language.

GENERAL NOTES

- There are no historical structures on this site as identified by The National Registers of Historic Places.
- Average Daily Trip Generation:
 2.1. Outparcel A: 1,488
 2.2. Outparcel B: 1,488
 2.3. Outparcel C: 10,852
 2.4. Outparcel D: 155
- Adequate turning movements shall be provided for utility and service vehicles on Site Plan submittal.
- Schools within proximity of site:
 5. Kenrose Elementary School = 6.3 miles away
 6. Woodland Middle School = 7.0 miles away
 7. Centennial High School = 1.0 miles away
- All public improvements to be located in an easement.
- Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
- This site will require the use of on-site water quality practices to treat stormwater from the site.
- Adjacent Land Uses:
 RM 20 = Attached 20 Residential District
 GO = General Office
 SD = Specific Development
 GC = GENERAL COMMERCIAL
- Reclaimed (reuse) water facilities not available to the site.
- Refuse collection from residential units will be private.
- Existing Franklin Transit Authority TMA Eastbound route stops at Mallory Lane and McEwen Drive.
- Nearest Facilities:
 FIRE = Franklin Fire Department Station 2, 2.2 miles away
 POLICE = Franklin Police Department, 4.1 miles away
 RECREATIONAL = Liberty Park, 1.5 miles away
- This site has direct access to Liberty Pike, which is a minor arterial, and Carothers Pkwy, which is also a major arterial, to collect and disperse vehicular traffic.
- Connectivity Index Score does not apply.
- The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed connections to Liberty Pike and Carothers multi-modal trail shall provide alternative means of transportation.
- Mallory Valley Utility District is the potable water supplier. Projected water usage per outparcel is:
 19.1 Outparcel A: 5,250 GPD
 19.2 Outparcel B: 5,250 GPD
 19.3 Outparcel C: 3,000 GPD
 19.4 Outparcel D: 11,000 GPD
- All streets to be private.
- All retaining walls shall be in compliance with the City of Franklin Ordinance.
- All commercial buildings shall have fire sprinkler systems.
- City of Franklin is the sanitary sewer provider.
- Stormwater quality and quantity practices will be implemented on site.
- The nearest hydrant is located west of Carothers at the intersection of Liberty Pike. The hydrant has a static pressure of 132 PSI and residual pressure of 122 PSI.
- Site lighting to be in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to a pedestrian scale and illuminated with cut-off fixtures.
- City of Franklin is the Sanitary Sewer provider. Projected sewer usage per outparcel is:
 27.1. Outparcel A: 5,250 GPD
 27.2. Outparcel B: 5,250 GPD
 27.3. Outparcel C: 3,000 GPD
 27.4. Outparcel D: 11,000 GPD

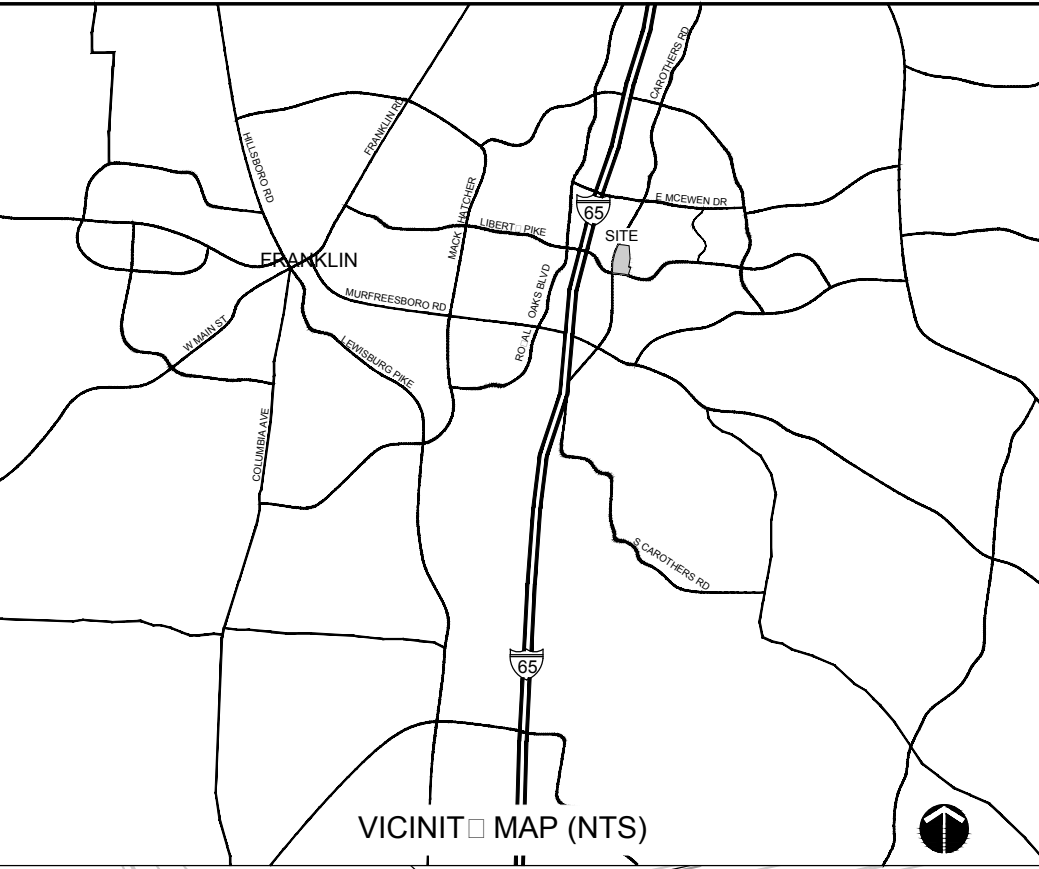
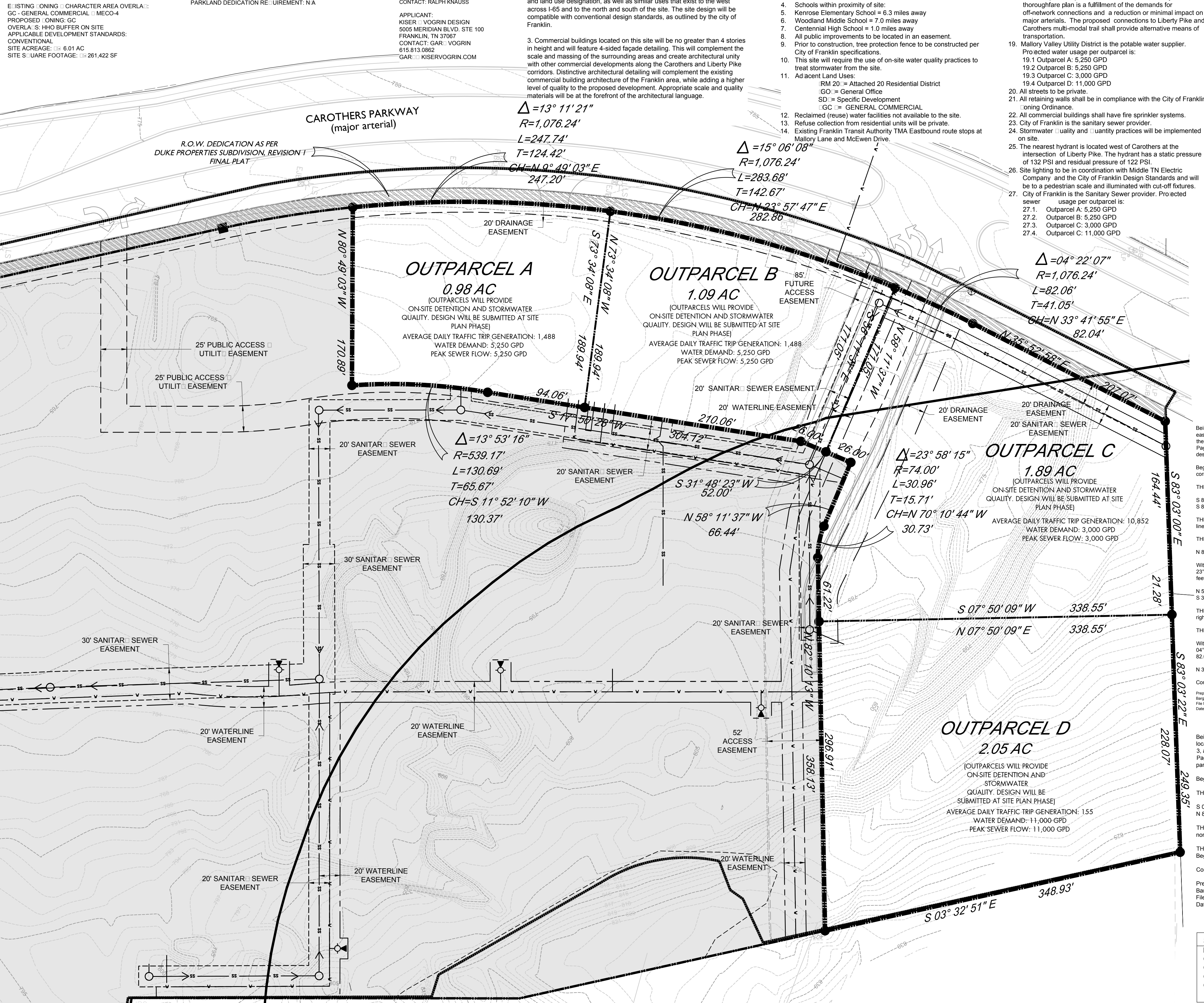
PROPERTY DESCRIPTIONS

SURVEYOR'S DESCRIPTION
 Outparcel A
 Being land in the City of Franklin, Ninth Civil District, Williamson County, Tennessee, located east of Carothers Parkway and north of Liberty Pike also being a portion of Lot 2, as shown on the Final Plat of Duke Properties Subdivision, Revision 1 of record in Plat Book _____ Page _____ Register's Office of Williamson County, Tennessee and being more particularly described as follows:
 Beginning in the easterly right-of-way of Carothers Parkway, as widened, at the southwestern corner of said Lot 2;
 THENCE, with said right-of-way with a curve to the right an arc distance of 247.74 feet, said curve having a central angle of 13°11'21", a radius of 1,076.24 feet, a tangent of 124.42 feet, and a chord of N 80°49'03" W, 170.89 feet;
 THENCE, leaving said right-of-way and crossing said Lot 2 with a severance line, S 73°34'08" E, 189.94 feet to the easterly line of said Lot 2;
 THENCE, with Lot 2 the following calls:
 S 17°50'28" W, 94.06 feet;
 With a curve to the left an arc distance of 130.69 feet, said curve having a central angle of 13°53'16", a radius of 539.17 feet, a tangent of 65.67 feet, and a chord of S 11°52'10" W, 130.37 feet;
 N 80°49'03" W, 170.89 feet to the Point of Beginning;
 Containing 42,490 square feet, or 0.98 acre, more or less.

SURVEYOR'S DESCRIPTION
 Outparcel B
 Being land in the City of Franklin, Ninth Civil District, Williamson County, Tennessee, located east of Carothers Parkway and north of Liberty Pike also being a portion of Lot 2, as shown on the Final Plat of Duke Properties Subdivision, Revision 1 of record in Plat Book _____ Page _____ Register's Office of Williamson County, Tennessee and being more particularly described as follows:
 Beginning in the easterly right-of-way of Carothers Parkway, as widened, northeasterly 551.42 feet from the southwestern corner of said Lot 2;
 THENCE, leaving said right-of-way and with a severance line crossing said Lot 2, S 58°11'37" E, 171.05 feet;
 THENCE, with said easterly line the following calls:
 S 31°48'23" W, 26.00 feet,
 S 17°50'28" W, 210.06 feet;
 THENCE, crossing said Lot 2 with a severance line, N 73°34'08" E, 189.94 feet to the easterly right-of-way of Carothers Parkway as widened;
 THENCE, with said easterly line the following calls:
 S 31°48'23" W, 26.00 feet,
 S 17°50'28" W, 210.06 feet;
 THENCE, crossing said Lot 2 with a severance line, N 73°34'08" E, 189.94 feet to the easterly right-of-way of Carothers Parkway as widened;
 THENCE, with said right-of-way with a curve to the right an arc distance of 283.68 feet, said curve having a central angle of 15°06'00", a radius of 1,076.24 feet, a tangent of 142.67 feet, and a chord of N 23°58'15" E, 282.86 feet to the Point of Beginning;
 Containing 47,392 square feet, or 1.09 acres, more or less.

SURVEYOR'S DESCRIPTION
 Outparcel C
 Being land in the City of Franklin, Ninth Civil District, Williamson County, Tennessee, located east of Carothers Parkway and north of Liberty Pike also being a portion of Lot 2, as shown on the Final Plat of Duke Properties Subdivision, Revision 1 of record in Plat Book _____ Page _____ Register's Office of Williamson County, Tennessee and being more particularly described as follows:
 Beginning in the easterly right-of-way of Carothers Parkway, as widened, at the northwesterly corner of said Lot 2;
 THENCE, leaving said right-of-way and with the northerly line of said Lot 2 the following calls:
 S 83°03'00" E, 164.44 feet,
 S 83°03'22" E, 21.28 feet;
 THENCE, crossing said Lot 2 with a severance line, S 07°50'09" W, 338.55 feet to a southerly line of Lot 2;
 THENCE, with said southerly line the following calls:
 N 82°10'13" W, 61.22 feet;
 With a curve to the right an arc distance of 30.96 feet, said curve having a central angle of 23°58'15", a radius of 74.00 feet, a tangent of 15.71 feet, and a chord of N 70°10'44" W, 30.73 feet;
 N 58°11'37" W, 66.44 feet,
 S 31°48'23" W, 26.00 feet,
 N 52°11'37" W, 66.44 feet,
 S 31°48'23" W, 26.00 feet;
 THENCE, crossing said Lot 2 with a severance line, N 58°11'37" W, 171.05 feet, to the easterly right-of-way of Carothers Parkway, as widened;
 THENCE, with said right-of-way the following calls:
 With a curve to the right an arc distance of 82.06 feet, said curve having a central angle of 04°22'07", a radius of 1,076.24 feet, a tangent of 41.05 feet, and a chord of N 33°41'55" E, 82.04 feet;
 N 35°52'58" E, 207.07 feet to the Point of Beginning;
 Containing 82,155 square feet, or 1.89 acres, more or less.

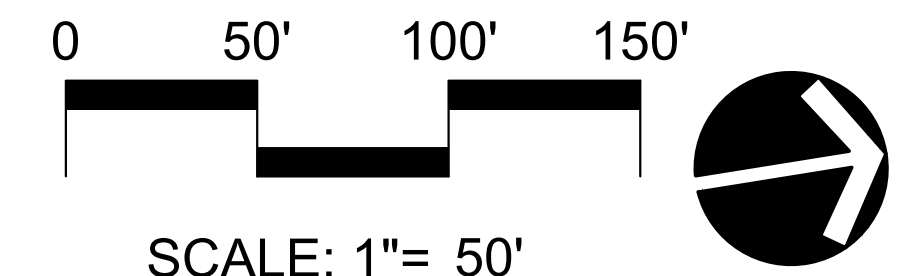
SURVEYOR'S DESCRIPTION
 Outparcel D
 Being land in the City of Franklin, Ninth Civil District, Williamson County, Tennessee, located east of Carothers Parkway and north of Liberty Pike also being a portion of Lot 3, as shown on the Final Plat of Carothers Crossing East of record in Plat Book _____ Page _____ Register's Office of Williamson County, Tennessee and being more particularly described as follows:
 Beginning in the northeasterly corner of said Lot 2;
 THENCE, with the easterly and southerly lines of Lot 2 the following calls:
 S 03°32'51" E, 348.93 feet,
 N 02°10'13" W, 228.07 feet;
 THENCE, crossing said Lot 2 with a severance line, N 07°50'09" E, 338.55 feet to the northerly line of Lot 2;
 THENCE, with the northerly line of said Lot 2, S 83°03'22" E, 228.07 feet to the Point of Beginning;
 Containing 89,385 square feet, or 2.05 acres, more or less.



Existing FH
 Test FH
 Static = 132 PSI
 Residual = 122 PSI

LIBERTY PIKE
 (minor arterial)

© 2020 KISER VOGRIN DESIGN
 DESIGNED BY: JBB
 CHECKED BY: CMV
 O.C. BY: CBW
 SCALE: 1" = 50'
 PROJECT #: 15058
 SHEET NUMBER:
P2.0



KV+D
 KISER VOGRIN DESIGN
 5005 MERIDIAN BLVD, SUITE 100
 FRANKLIN, TN 37067
 615.813.0862 | www.kiservogrin.com

BRAD TYSON THOMAS
 REGISTERED LAND SURVEYOR
 No. 354611
 TENNESSEE NO. 2431

CAROTHERS CROSSING EAST
 (DUKE PROPERTIES SUBDIVISION, REVISION 1)
 PRELIMINARY PLAT SUBMITTAL - COF# 6005
 PRELIMINARY PLAT
 Franklin, Williamson Co, TN

REVISIONS:

DATE: 11-20-2015
 DESIGNED BY: JBB
 CHECKED BY: CMV
 O.C. BY: CBW
 SCALE: 1" = 50'
 PROJECT #: 15058
 SHEET NUMBER:
P2.0

existing conditions/physical features map



ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

PROPOSED GC DISTRICT WITH PUD OVERLAY

CAROTHERS CROSSING EAST

Franklin, Williamson County, Tennessee

OCTOBER 12, 2015





HISTORIC
FRANKLIN
TENNESSEE

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	Liberty Pike and Carothers Pkwy
Subdivision, Section, Lot #	Proposed Carothers Crossing East
Map & Parcel #	Map 70c Parcel 40.00
Property Address	1214 Liberty Pike
Existing Zoning	General Commercial District
City Project # (If Applicable)	NA
Anticipated sewage flows in Single Family Unit Equivalents (SFUEs). 1 SFUE = 350 GPD.	275 SFUE
Anticipated Water Meter Size	n/a
Applicant's Name & Company	Matt Taylor Site Engineering Consultants, Inc
Applicant's Address	SEC, Inc 850 Middle TN Blvd Murfreesboro, Tn 37129
Applicant's Email	mtaylor@sec-civil.com
Applicant's Phone #	615-890-7901

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

Apply to:

Patricia Proctor, P.E. – Utilities Project Manager
City of Franklin Engineering Department
109 3rd Ave South
Franklin, TN 37065

Date Submitted: 10-14-15

MEMO

TO: Applicant
FROM: Engineering Department
DATE: January 9, 2013
RE: **Request for Water and/or Sewer Availability & Associated Costs**



When considering development of a tract of land, one of the first steps a developer (or their design professional) should complete is the application for water and sewer availability.

The following items **SHALL** be included with a water and/or sewer availability request:

- Project name, type and preliminary plan with site map
- Project location map with tax map, parcel number, property address and existing zoning
- Plan showing the existing water and/or sewer lines near the site
- Anticipated sewage flows in Single Family Unit Equivalents (SFUEs) where 1 SFUE = 350 GPD
- Anticipated water meter size for the intended use as determined by the developer's engineer (see chart below).
- Apply to:
Patricia Proctor, P.E. – Utilities Project Manager
City of Franklin Engineering Department
109 3rd Ave South
Franklin, TN 37065

Applicant is to submit the request form with all items addressed. Additionally, when water and/or sewer plans are submitted for review, 2 copies of the final hydraulic analysis of the line/s shall be included with the submittal. Use State of Tennessee or other acceptable standards for flow calculations.

The availability is granted based on the following time periods:

- Construction plans are to be prepared and submitted within one year from the granting of availability.
- Construction of the water and sanitary sewer improvements shall begin within one and one-half (1 ½) years from the granting of availability.

FEES *

- | | |
|--------------------------------|---------------------------------------|
| ▪ Plan Review Fee | \$300 for water; \$300 for sewer |
| ▪ System Development Fee (SDF) | <i>See Charts Below</i> |
| ▪ Access Fee | <i>See Charts Below</i> |
| ▪ Water Line Inspection Fees | \$1.25/LF (minimum \$1,000) |
| ▪ Force Main Inspection Fees | \$1.50 /LF Force Main (min. \$ 1,000) |
| ▪ Sewer Line Inspection Fees | \$2.00/LF (minimum \$1,000) |

**** Access & System Development Fees shall be paid prior to the issuance of a Building Permit or Construction Permit, whichever occurs first. ****

Checks are made payable to the City of Franklin. Please indicate what the payment is for on the check. The fees are paid at the Revenue Management Department, Suite 141, City Hall, and can be contacted by phone at (615) 794-4572.

Effective March 1, 2008, the fees and installation costs are as follows:

WATER

Meter Size	SFUE	GPM	SDF	Access Fees	Irrigation Meter (Plus Install)	Tap already made*	City to make tap**
¾"	1	12.5	\$903	\$1,186	\$3,150	\$315	\$756
1"	13	50	\$3,612	\$4,746	\$4,725	\$374	\$897
1 ½"	30	120	\$8,619	\$11,390	\$6,300	\$656	\$1,444
2"	40	160	\$11,558	\$15,187	\$7,875	\$1,362	\$2,223
3"	88	350	\$25,284	\$33,222	\$9,450	\$1,581	\$3,654
4"	125	500	\$36,120	\$47,460	\$11,025	\$2,668	\$5,492
6"	300	1200	\$86,688	\$113,904	\$12,600	\$4,723	\$7,387
8"	375	1500	\$108,360	\$142,380	\$14,175	\$10,293	\$14,110

SEWER (Fees are based on water meter size)

Meter Size	SFUE	GPM	SDF	Access Fees	Effluent Disposal Fee	Tap already made*	City to make tap**
¾"	1	12.5	\$1,444	\$2,100	\$450	\$263	\$1,240
1"	13	50	\$5,775	\$8,400	\$1,800	\$263	\$1,240
1 ½"	30	120	\$13,860	\$20,160	\$4,320	\$263	\$1,240
2"	40	160	\$18,480	\$26,880	\$5,760	\$263	\$1,240
3"	88	350	\$40,425	\$58,800	\$12,600	\$263	\$1,240
4"	125	500	\$57,750	\$84,000	\$18,000	\$263	\$1,240
6"	300	1200	\$138,600	\$201,600	\$43,200	\$263	\$1,240
8"	375	1500	\$173,250	\$252,000	\$54,000	\$263	\$1,240

*Meter and meter box only

** Includes the tap, meter and meter box

Other Related Information:

1. Private Fire Hydrant and Sprinkler Systems – The SDF for connection of private fire hydrants and sprinkler system lines to the City of Franklin’s (COF) lines shall be \$500 per inch diameter of connection to the City’s lines. Radio-read meters will be required on all private fire hydrant and sprinkler systems.
2. Cost reimbursement for water and sewer lines will not be allowed for improvements constructed, on or offsite, for the sole benefit of the development. Main line extensions greater than what is required to serve the development and are available for use and benefit of the customers of the COF may be eligible for reimbursement of a portion of the cost of construction of said improvements including the cost of easements and rights-of-way.
3. Pump stations and force mains are not allowed if the development can be served by extension of gravity sewer.
4. No customer shall supply water service to more than one dwelling or premise from a single service line.
5. The Water and Sewer Specifications are available on-line (in pdf form) for the convenience of the developer’s engineer.
6. Properties requesting availability that are located outside of the Franklin city limits but within the Urban Growth Boundary (UGB) must receive approval from the Board of Mayor and Aldermen.

If you have any questions concerning this request, contact the City of Franklin Engineering Department at (615) 791-3218 or the Water and Sewer Department at (615) 794-4554.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/ Glenn Wilson, Manager, SS McEwen, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Map 79, Parcel 40

(Property Parcel/Tax ID Number)

and located at:

Northeast corner of Carothers Parkway and Liberty Pike

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

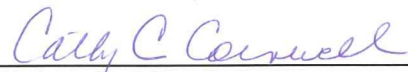

Signature

501 CORPORATE CENTRE DRIVE, SUITE 315
Property Owner Mailing Address

FRANKLIN, TN 37067
City, State & Zip

Subscribed and sworn to before me this

10th day of December, 20 15.


Notary Public

My Commission Expires: January 26, 2019



PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/ Ralph A. Knauss
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

Map 79, Parcel 40

(Property Parcel/Tax ID Number)

and located at:

Northeast corner of Carothers Parkway and Liberty Pike

(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.



RALPH A. KNAUSS

Signature

Subscribed and sworn to before me this

10th day of December, 20 15.

Cathy C Cornwell
Notary Public

My Commission Expires: January 26, 2019



December 11, 2015



RE: **Carothers Crossing East Outparcel Preliminary Plat application**
KVD Project No.: 15058
COF Project #: TBD

Dear Neighbors:

On behalf of our clients, SouthStar, Inc. we have submitted a Preliminary Plat application to the City of Franklin Planning Department for subdivision of a lot located at 1214 Liberty Pike. This Preliminary Plat proposes to subdivide lot #2 as depicted on the Duke Properties, Revision 1 final plat into four (4) lots.

This request will be considered at the **January 28, 2016** meeting of the Franklin Municipal Planning Commission. Your review and assessment of the impact to this Preliminary Plat request are welcomed and will be considered by the planning commission. The public may appear at the public meeting or submit written comments with respect to the application. Written comments may be directed to the City of Franklin Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN 37064.

Meeting location:
Franklin City Hall
City Board Room
109 3rd Ave S
Franklin, TN 37064

This application may be viewed in the Planning and Sustainability Department located at City Hall, 109 3rd Avenue South, Franklin, TN 37064.

Sincerely,

A handwritten signature in black ink that reads 'Christopher B. Wood'. The signature is written in a cursive, flowing style.

Christopher W. Wood, RLA LEED AP
Project Manager
Kiser + Vogrin Design, LLC

cc: Ralph Knauss – SouthStar, Glenn McGehee – SouthStar

EZEAL CAROTHERS
1343 HUFFINES RIDGE DR
FRANKLIN, TN 37067

SSI-CAROTHERS LLC
5111 MARYLAND WAY STE. 201
BRENTWOOD, TN 37027

C&Y PARTNERS LLC
103 FORREST CROSSING BLVD #204
FRANKLIN, TN 37064

HIGHWOODS REALTY LP
3100 SMOKETREE CT. 600
RALEIGH, NC 27604

EDWARD CURD LLC
730 COOL SPRINGS BLVD. #120
FRANKLIN, TN 37067

PORTER FAMILY LP
P.O. BOX 259
MARTIN, TN 38237

RAY E MORRIS
5660 PEACHTREE IND BLVD.
NORCROSS, GA 30071

SS KNOLL TOP LLC
501 CORPORATE CENTRE DR. #315
FRANKLIN, TN 37067

DR. DAVID SNOWDEN
507 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

DR. MIKE LOONEY
1320 WEST MAIN STE. 202
FRANKLIN, TN 37064



December 11, 2015

Dr. Mike Looney
Superintendent of Schools
1320 West Main
Suite 202
Franklin, TN 37064
615.472.4000

RE: **Carothers Crossing East Outparcel Preliminary Plat application**
KVD Project No.: 15058
COF project #: TBD

Subject Property can be referenced as being Map 79, Parcel 40 on Williamson County Tax Maps. This site is at the Northeast intersection of Carothers Parkway and Liberty Pike in Franklin, TN. Currently 1214 Liberty Pike is a vacant lot.

Dear Dr. Mike Looney,

On behalf of our Clients, SouthStar LLC, we have submitted a Preliminary Plat application to the City of Franklin Planning Department requesting approval for the subdivision of one (1) lot into four (4) lots for the property located at 1214 Liberty Pike Franklin, TN. Currently, the project site is zoned GC – General Commercial and lies within Special Area 4 of the McEwen Character Area Overlay District (MECO-4). The requested subdivision will subdivide one (1) lot consisting of 6.0+/- acres into four (4) consisting of outparcel A at .98+/- acres, outparcel B at 1.09+/- acres, outparcel C at 1.89+/- acres and outparcel D at 2.05+/- acres. Any future uses will be commercial in nature and will not include any residential units, and thus we conclude the project will have no impact on the overall school population of the Williamson County School and Franklin Special School Districts.

This request will be considered at the **January 28, 2016** meeting of the Franklin Municipal Planning Commission. Your review and assessment of the impact to this Preliminary Plat application are welcomed and will be considered by the planning commission. If you cannot make this meeting date, please feel free to forward any written comments to my email address at chris@kiservogrin.com or you may contact me to view the plans at your convenience. Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in black ink that reads "Christopher B. Wood". The signature is written in a cursive, flowing style.

Christopher B. Wood | RLA, LEED AP
Project Manager
Kiser + Vogrin Design, LLC
cc: Ralph Knauss – SouthStar, Glenn McGehee – SouthStar



December 11, 2015

Dr. David Snowden
Director of Schools
Franklin Special School District
507 New Highway 96 West
Franklin, TN 37064
615.794.6624

RE: **Carothers Crossing East Preliminary Plat for outparcels**
KVD Project No.: 15058
COF project #: TBD

Subject Property can be referenced as being Map 79, Parcel 40 on Williamson County Tax Maps. This site is at the Northeast intersection of Carothers Parkway and Liberty Pike in Franklin, TN. Currently 1214 Liberty Pike is a vacant lot.

Dear Dr. David Snowden,

On behalf of our Clients, SouthStar LLC, we have submitted a Preliminary Plat application to the City of Franklin Planning Department requesting approval for the subdivision of one (1) lot into four (4) lots for property located at 1214 Liberty Pike Franklin, TN. Currently, the project site is zoned GC – General Commercial and lies within Special Area 4 of the McEwen Character Area Overlay District (MECO-4). The requested subdivision will subdivide one (1) lot consisting of 6.0+/- acres into four (4) consisting of outparcel A at .98+/- acres, outparcel B at 1.09+/- acres, outparcel C at 1.89+/- acres and outparcel D at 2.05+/- acres. Any future uses will be commercial in nature and will not include any residential units, and thus we conclude the project will have no impact on the overall school population of the Williamson County School and Franklin Special School Districts.

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Christopher B. Wood | RLA, LEED AP
Project Manager
Kiser + Vogrin Design, LLC
cc: Ralph Knauss – SouthStar, Glenn McGehee – SouthStar