

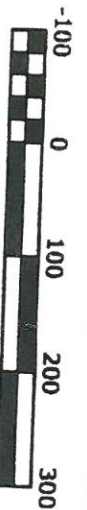
JoAnn Verbanic and Joseph Patrick
412 Cross Creek Court
Franklin, TN 37067
615-595-8611 home . jo_joe@comcast.net

As owners of the property located above, Parcel ID 089D E 01100 00009089C, we respectfully request the BOMA and the FMPC members consider two facts regarding the development of Carothers Chase, located at 4338 & 4340 S. Carothers Rd, Franklin TN. They are:

1. There is a 40 foot decline on our property, and the Carothers Chase property behind our house to the first house in their new development. No provision for drainage in the proposed development plan exists to protect the Carothers Chase homes from this run-off. We, and the Bradley and Linda Wilson's home next to us, experience significant run-off problems during rains. We are concerned the run-off will not only affect the Carothers Chase homes adversely, but also impact the Wilson's significantly, and possibly our home if there is nowhere for this water to go. Currently, the water can continue to flow on its natural course, but after the new development it will be impeded by homes, and perhaps redirected by concrete. We are certainly not civil engineers, but we believe this concern should be examined.
2. The density of the homes in the Carothers Chase development is inconsistent with the density of those surrounding Cross Creek on the East side, namely Colletta Park. Additionally, these proposed homes are extremely close to the property line of the homes on Cross Creek Court, and there is no provision for a barrier wall or any privacy barrier between the two subdivisions. Please consider reducing the density of these Carothers Chase homes, and either expand the distance between the two developments, or provide a privacy barrier between the two.

We greatly appreciate your time and consideration of these matters, and hope you can find favorable solutions for all concerned. God bless.





Scale 1" = 100'
Site Area = 22.07 Acres

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
2925 Barry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer

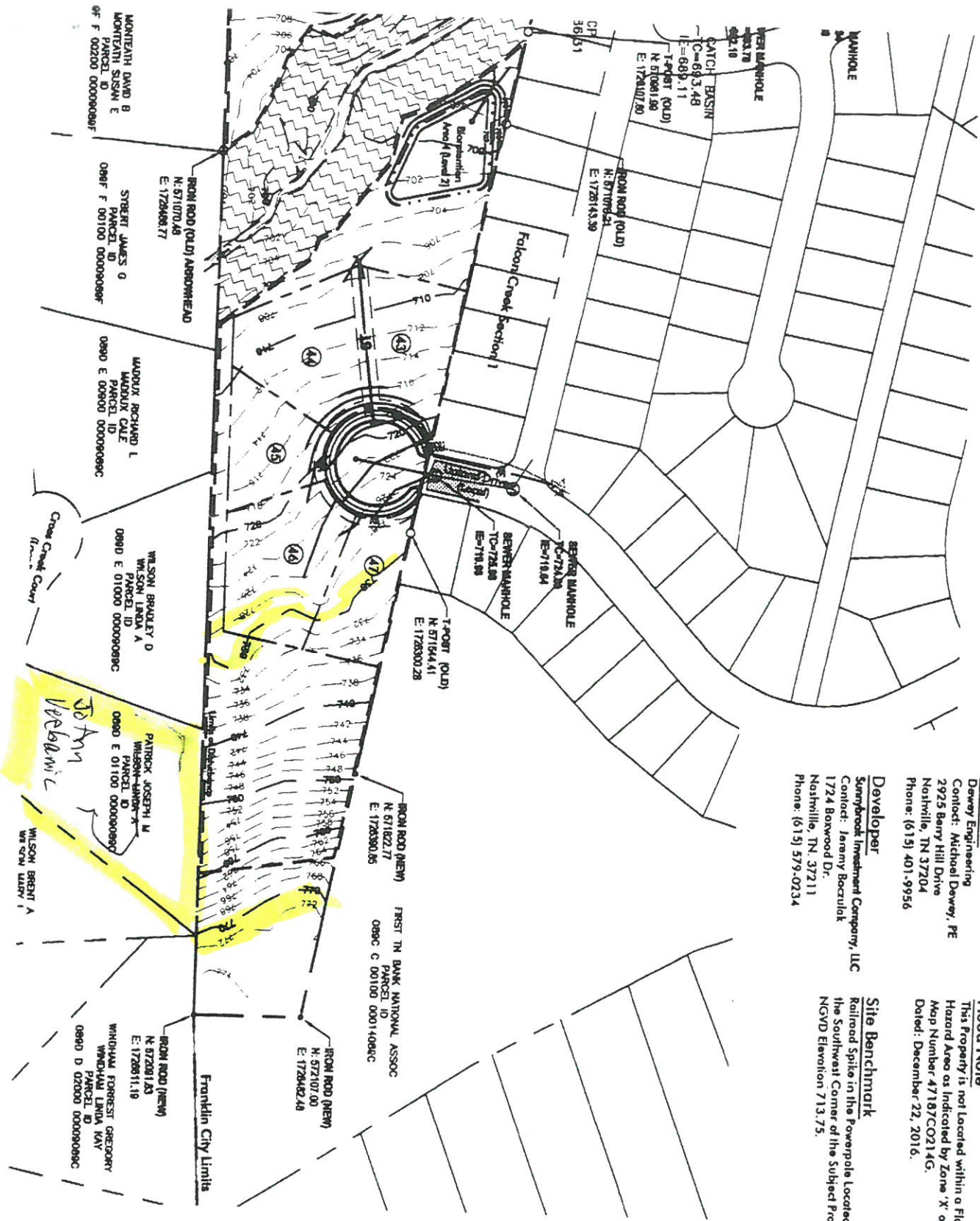
Samford Investment Company, LLC
Contact: Jeremy Bocculok
1724 Boxwood Dr.
Nashville, TN 37211
Phone: (615) 579-0234

Flood Note

This Property is not located within a Flood Hazard Area as indicated by Zone 'X' on FEMA Map Number 47187C0214G.
Dated: December 22, 2016.

Site Benchmark

Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.



4338 & 4340 South Carothers Road Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee

Date: April 24, 2018

Drawing Notes:
COF Project #.....