



HUNTLY GORDON

A PROFESSIONAL LIMITED LIABILITY CORPORATION
ATTORNEY AT LAW

September 21, 2022

Chairman Jeff Ridsen
Town of Thompson's Station
Utility Advisory Board
1555 Thompson's Station Road West
Thompson's Station, TN 37179

Re: Map 144 Parcel 080.00
1900 Lewisburg Pike
Franklin, TN 37064

Chairman Ridsen:

Please accept this letter as a request to be on the October agenda of the Utility Advisory Board as I have been informed the board lacks quorum for a September meeting. Alternatively, if the September meeting is re-scheduled, please let us know as we wish to be heard as soon as possible.

The additional information requested regarding the existing system on the parcel follows:

1. What is the size and capacity of the existing tank?
The existing tank is a two-compartment septic tank with a 1,250-gallon capacity.
2. When was the existing tank installed?
The existing tank was installed in May 1996.
3. Has the tank been replaced?
The existing tank was installed in 1996 and remains.
4. What historical information can you provide as it relates to the existing tank?
 - a. What was the prior use/usage of the existing tank?
The existing tank originally serviced a four-bedroom home on the property prior to the home's removal.
5. What is the anticipated need/usage based on the applicant's intent to build a hardware store and by whom?
**The applicant is the owner/developer and future operator of the hardware store.
The applicant has evaluated historical water consumption of another store and anticipates monthly domestic water use of 8,000 gallons per month.**



6. How often does the applicant anticipate needing to use pump and haul as requested?
 - a. Who would be the provider for pump and haul?

It is anticipated the existing system (1,250-gallon tank with 600 linear feet of field line) will accommodate the domestic water use; however, the owner/developer wishes to contract with the Town for pump and haul disposal. The owner/developer will acquire the necessary transport equipment or contract with a transportation service.
7. Is the applicant aware there would be a charge by the Town for pump and haul?

Yes – the applicant is aware a disposal fee exists and will contract with the Town for disposal as a condition of approval.
8. What other alternatives have been sought by the applicant?

Extra and ultra-high intensity soil mapping has been completed on the entire parcel.
9. What is the long-term plan by the applicant?

The parcel is zoned commercial and consists of approximately nine acres which will have three corners of a stoplight intersection at Lewisburg Pike/Harpeth Peytonsville Road when the approved development, Pleasant Creek, commences construction.
It is anticipated the hardware store will be sited adjacent to the northwest property line and anchor future development of the property.

Should you need additional information or clarification please do not hesitate to contact me via email huntly@huntlygordon.com or at 615-302-0100.

Cordially yours,

HUNTLY GORDON

CC: Kirk Vandivort, Esq.