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	124 Lumber Drive Franklin, TN 37064 615-794-4554		

SOP

CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

Standard Operating Procedure for
SFUE CALCULATION

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I. PURPOSE


The purpose of this SOP is to establish for the Water Management Department (WMD) and Building Neighborhood Services (BNS) a process from the issuance of the utility availability using the new SFUE methodology adopted by the City of Franklin BOMA and implementation January 1st, 2024, through building permit issuance. This SOP will help facilitate maintaining the record on developments for their allotted capacity and their use of the allotted capacity as to prevent excessive overage or under estimation of impact through the life of the project and for the determination of impact for future use changes of existing structures.

II. APPLICATION

This document describes procedures for the Water Management Department engineers and BNS technicians to keep record of the SFUE allotment to developments and for final impact fee calculation for water and sewer.

III. PROCEDURE STEPS

- A.) **Developer Submits Availability Form:** The applicant submits the template via e-mail to availability@franklin.tn.gov for availability calculating the SFUE's for the proposed development using the Availability Template as shown in Appendix A. The developer must select the proposed use groups for non-residential uses from the chart shown on the availability form and the estimated square footage of new structure corresponding to the applicant selected use groups. The developer must also list the residential portion within the availability form and its number of units with its corresponding SFUE assignment, Single Family structures are 350 gallons/day. There will be two types of availabilities obtained through the total availability process; treatment and conveyance.
- a. Treatment Availability is the only type issued at this stage if adequate treatment capacity is deemed available.
 - b. Conveyance availabilities are issued at the site plan process explained in more detail below.
- B.) **Development Plan Stage:** When the applicant submits the development plan to the City of Franklin for departmental reviews, this plan will show all offsite utility plan improvements required for the development based on the calculated treatment availability submitted in Step A. This will be the total SFUE value that should be reflected on the development plan with a development table (Example Development Table Shown in Appendix B) showing the allocation of the following SFUE treatment capacity granted distributed across the appropriate use groups. When submitted, WMD will ensure the development table matches the treatment availability granted in Step A. Any inconsistencies (such as a change in occupancy group square footage between development plan and site plan, approaching the granted availability limit at an earlier phase than anticipated, or other factors) can trigger WMD to re-evaluate the treatment availability granted.

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C.) Site Plan and Construction Plan Stage: When the applicant submits the Site Plan/Construction plans, it is at this point after review and approval the conveyance availability is issued by WMD to the Developer. A conveyance availability is only issued for the phase/section of the project the Site Plan/Construction Plan that is being requested to be reviewed and approval is being sought. The site plan/construction drawings shall have the development table and the SFUE and their allocation specific to this section(s). The table will show the total SFUE granted in the availability in step A. Multiple sections submitted at once with the corresponding construction drawings shall be shown the same way. Any inconsistencies can trigger a re-evaluation by WMD of the treatment availability granted in step A.

D.) Building Permit Stage: This occurs after Site Plan/Construction plans have been submitted and approved. All non-residential structures submit architectural drawings to Building Neighborhood Services for building permit plan review. These non-residential structures shall have the occupancy groups of the structure listed, with the SFUE calculation for each use group within the structure calculated and listed on the Architectural drawings. The architectural drawings will be placed into IDT, for water management to review the SFUE calculation on these drawings to compare with the tables submitted on the approved Site Plan/Construction drawing SFUE table. Once WMD approves this review, BNS can proceed with their process for issuing the permit and collecting the impact fees. The impact fees are calculated according to the City of Franklin SFUE handbook shown in Appendix C.

E.) Special Notes: Many applicants during the building permit phase submit shell drawings and pursue speculative occupants for tenant space build out. If this is the case, WMD will not need to review the shell building plans but the tenant build out plans for SFUE comparison. WMD will also need to review occupancy changes within existing structures that are building out improved tenant space to meet the new use changes. This may result in more impact fees being collected based on this use change and could trigger a re-evaluation of capacity. BNS will place the tenant buildout space into IDT for SFUE review by the Water Management Department. Once the SFUE check is completed and approved by WMD, BNS can proceed with their process for issuing the building permit and collecting the impact fees.

F.) Process overview:

1. Applicant submits availability request for overall development
2. Treatment availability is granted
3. Applicant submits availability request for an individual phase's site plan
4. Conveyance availability is granted
5. Applicant requests building permit
6. WMD reviews building permit for consistency with approved availability
7. Applicant pays fees (approved fees in conveyance letter or updated fees if there is a discrepancy) and is issued building permit

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Appendix A AGENCY POINTS OF CONTACT

Table 1 - Points of Contact

POC Type	Name	Agency or Organization	Email	Phone
WMD Utility Technician	N.A.	COF WMD		
Infrastructure and Development Manager	Ben McNeil	COF WMD	ben.mcneil@franklintn.gov	615-794-4554 ext:6861
Asst. Director	Brian Goodwin, P.E.	COF WMD	brian.goodwin@franklintn.gov	615-794-4554 ext:6863
Director	Michelle Hatcher, P.E.	COF WMD	michelle.hatcher@franklintn.gov	615-794-4554 ext:6851
Permitting Operations Supervisor	Alex Bearden	COF BNS	alex.bearden@franklintn.gov	615-794-2012 ext:9103
Development Services Ops. Analyst	Katherine Harelson	COF BNS	katherine.harelson@franklintn.gov	615-794-2012 ext:6995
Asst. Director for Development Services BNS	Alex Brown	COF BNS	Alex.brown@franklintn.gov	615-794-7012 ext:6638
Director of BNS	Tom Marsh	COF BNS	tomm@franklintn.gov	615-794-2012 ext:6635

APPENDIX B: Availability Template

SEE ATTACHED:

APPENDIX C: Example Development Table

SEE ATTACHED:



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124 Lumber Drive
Franklin, TN 37064
615-794-4554

APPENDIX D: SFUE HANDBOOK



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:		CHECK ALL THAT APPLY: <input type="checkbox"/> Water <input type="checkbox"/> Sewer	
Project Name & Subdivision, Section, Lot #			
Map & Parcel(s) #			
Property Address:			
City Project # (If Applicable)			
# of Dwelling Units (If Residential)			
Applicant's Name & Company			
Applicant's Address			
Applicant's Email & Phone #			
Anticipated Water Meter Size(s) (see chart on pg. 3).			
Water District:			
<p>Sewage Flow Calculations: Use the City of Franklin Single-Family Unit Equivalent Handbook for Water & Sewer Impact Fee Determination (attached to this application) to develop a table of square footage by use, occupancy groups, occupancy loading factors, and resulting SFUE calculations. (If this will be a multi-phase or multi-section development, include the calculations for all phases. A takedown chart will be required for each phase or section site plan tracking SFUE used to that date.)</p>			
Anticipated sewage flows: Information Required for Sewer Service			
Anticipated fee total: (including effluent disposal and tap fees)			
If County is requiring this request please indicate if you are requesting an approval or denial:	<input type="checkbox"/> DENY my Request <input type="checkbox"/> APPROVE my request <i>*approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial*</i>		

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

Email Application to: availability@franklinton.gov

For additional information or questions please call: 615-791-3218 Date Submitted: _____

MEMO

TO: Applicant
FROM: Water Management Department
DATE: January 2026
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. **Planned Unit Developments MUST have approved availability to be approved.**

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

- Completed Application (ALL sections must be filled in)
- Project location map & Utility Plan (if available)
- Sewage Calculations (For Development projects only; Individual Single Family Homes are not required to submit these calculations).

Email Application to: availability@franklntn.gov

For additional information or questions please call: 615-794-4554

There is a 30 day maximum turnaround time for the requests. Unless your requests requires Board of Mayor & Aldermen (BOMA) approval then applicant will be notified of the date of the BOMA meeting at which your request will be brought up.

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.**

OTHER RELATED INFORMATION:

- Pump stations and force mains are not allowed if the development can be served by extension of gravity sewer.
 - Any necessary Pump Station or Force Main shall be subject to approval by Water Dept. Director.
- **No customer shall supply water service to more than one dwelling or premise from a single service line.**

PROPERTIES OUTSIDE OF CITY LIMITS:

Per **Resolution 2015-32**: Annexation shall be required as a condition of approval for all properties outside the City Limits whether within the City's Urban Growth Boundary, or not, in order to be granted sanitary sewer availability. Annexation shall occur at such time the property becomes contiguous to the City's corporate limits or as determined by the Board of Mayor and Alderman.

- Applicant shall be required to sign the Annexation Agreement **after** Availability Request is approved by BOMA, and **before** the approved letter is issued.

SINGLE FAMILY APPLICANTS:

- Not all portions of the application will apply, please mark NA to those sections.
- If a main line extension is necessary you will be required to submit a plan & profile set for review and approval.

MAIN LINE EXTENSION REQUIRED FOR SERVICE:

Plans shall be submitted for approval:

- Plans shall include: Site Layout & Location, Existing Utilities, Grading & EPSC, Plan & Profile, and Applicable Details.
- Include Final hydraulic analysis of the line/s. Use the City's standards for flow calculations.
- Water and Sewer Specifications are available on-line (in pdf form) for the convenience of the developer's engineer: <http://www.franklntn.gov/government/engineering/development>

CURRENT SEPTIC SYSTEMS/APPLICANTS WITHIN THE COUNTY:

- Williamson County requires residents wishing to modify the septic system to first request availability with the City. You are required to complete the application and indicate whether you are requesting a denial or approval. (Indication does not guarantee final decision. BOMA must approve or deny your request).
- Septic System must be decommissioned per County standards: <http://www.williamsoncounty-tn.gov/index.aspx?NID=126>

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

Tap Related Fees* *Does not include \$25 New Account Set up Fee*

Fee Description:	Applicable Utility	Fee Amount:
Impact Fee	Water & Sewer	See Chart Below (based on number of SFUE)
Effluent Disposal Fee (EDF)	Sewer	See Charts Below (based on meter size)
Tap Fee	Water & Sewer	See Charts Below (based on meter size)
Irrigation Fee	Water & Reclaim Water	See Charts Below (based on meter size)
Fire Sprinkler Fee (SDF)	Water (fire)	\$500 per diameter inch of connection line

Effective January 1, 2024, the fees and installation costs are as follows and are paid to the Building & Neighborhood Services Dept. 615-794-7012

WATER * City of Franklin Wat					
Impact Fee per SFUE	Meter Size	GPM	Irrigation Meter ¹	Tap Existing ²	City making Tap ³
\$3,732.72	¾"	12.5	\$3,150	\$315	\$756
	1"	50	\$4,725	\$374	\$897
	1 ½"	120	\$6,300	\$656	\$1,444
	2"	160	\$7,875	\$1,362	\$2,223
	3"	350	\$9,450	\$1,581	\$3,654
	4"	500	\$11,025	\$2,668	\$5,492
	6"	1200	\$12,600	\$4,723	\$7,387
	8"	1500	\$14,175	\$10,293	\$14,110

SEWER (Fees are based on water meter size regardless of water district)					
Impact Fee per SFUE	Meter Size	GPM	Effluent Disposal ⁴	Tap Existing ²	City Making Tap ³
\$7,000.00	¾"	12.5	\$450	\$263	\$1,240
	1"	50	\$1,800	\$263	\$1,240
	1 ½"	120	\$4,320	\$263	\$1,240
	2"	160	\$5,760	\$263	\$1,240
	3"	350	\$12,600	\$263	\$1,240
	4"	500	\$18,000	\$263	\$1,240
	6"	1200	\$43,200	\$263	\$1,240
	8"	1500	\$54,000	\$263	\$1,240

1- Irrigation Fees Include Meter Fee & \$25 Application Fee Only

3- City Installs Tap & Meter

2- Contractor Installs Tap & Meter – Subject to Adnl' Inspections

4- Fee Goes to Establishing Effluent Water System; paid with all Sewer Services

*** All Fees shall be paid prior to the issuance of a Building Permit or Utility Inspection, whichever occurs first. ***

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.

UTILITY PERMIT RELATED FEES: PAID WITH PERMIT, NOT WITH AVAILABILITY REQUEST:
Only applicable if extending the water, sewer or reclaim water main lines.

Fee Description	Applicable Utility	Fee Amount
Plan Review Fee	Water, Sewer & Reclaim Water	\$300 Water; \$300 Sewer & \$300 reclaim Water
Inspection fees:	Fee Rate	
Water Main Line		\$1.25/LF Water (minimum \$ 1,000)
Sewer Gravity Main Line		\$2.00/LF (minimum \$1,000)
Sewer Force Main Line		\$1.50/LF (minimum \$1,000)
Reclaim Water		\$1.25/LF (minimum \$1,000)

Checks are made payable to the City of Franklin. Please indicate what the payment is for on the check.

Sewer Takedown Chart Example APPENDIX C CONTINUED

Phase	Occupancy Group	Square Footage/ # of Residential Units	Occupancy Load Factor (sq ft/occupant)	Demand Factor (gal/occupant)	Total Gallons/Day	Total SFUE
1	Assembly	10,000	20	3.25	1,625	4.64
	Business	25,000	100	25	6,250	17.86
	Residential	50	X	X	X	50.00
Total Phase 1						72.50

Original Entitlement (SFUE)	1000
Phase 1 Use	72.5
Total Remaining	927.5

Sewer Takedown Chart

Phase	Occupancy Group	Square Footage/ # of Residential Units	Occupancy Load Factor (sq ft/occupant)	Demand Factor (gal/occupant)	Total Gallons/Day	Total SFUE
1	Assembly	10,000	20	3.25	1,625	4.64
	Business	25,000	100	25	6,250	17.86
	Residential	50	X	X	X	50.00
Total Phase 1						72.50
2	Assembly	15,000	20	3.25	2,438	6.96
	Business	30,000	100	25	7,500	21.43
	Residential	100	X	X	X	100.00
Total Phase 2						128.39

Original Entitlement (SFUE)	1000
Phase 1 Use	72.5
Phase 2 Use	128.39
Total Remaining	799.11

APPENDIX D

Single-Family Unit Equivalent Handbook

For

Water & Sewer Impact Fee Determination

Revised September 2022



HISTORIC
FRANKLIN
TENNESSEE

Address any questions to:

Brian Goodwin, PE

Brian.Goodwin@franklintn.gov



Purpose

The purpose of this Handbook is to outline the steps necessary for engineers to request potable water and sanitary sewer treatment and conveyance capacity using the procedures outlined in the Municipal Code Title 18 for the City of Franklin.

The importance of this calculation is critical, as it not only provides an equitable way for fees to be assessed for development, but it will also provide accurate capacities that will determine larger capital projects to convey water flow to the development or sewer capacity away from the development.

Background

In December 2022, The City of Franklin Board of Mayor and Alderman choose to move toward a more equitable way to assess fees for connection to the public water distribution system and collection system. This methodology accounts for building occupancy and demands rather than meter size. Fees are based off Single Family Unit Equivalents and is defined as 350 gallons/day. Multiple units or fractions of SFUEs may be required based upon building occupancy and will be determined as per the guidelines outlined below.

It is important to note that these classifications are only to be used for occupancy and do not define nor determine the zoning impacts. The ultimate zoning impacts will be determined by the Zoning Administrator.

Overview of Methodology

The methodology through which wastewater demand is calculated is based on the International Building Code (IBC, 2021 Edition) and the following factors:

1. Building occupancy group
 - a. source: 2021 IBC
 - b. source: TDEC Guidelines (Brian)
2. Occupancy Load Factor (occupancy load per square foot)
 - a. source: Appendix A Comprehensive Fees and Penalties
3. Demand Factor (gallons per person)
 - a. source: Appendix A Comprehensive Fees and Penalties

The building square footage for each occupancy group, as defined in the IBC, will be assigned a demand factor and the total demand for the building added together. This total demand will be divided by the SFUE value to determine how many SFUE demands will be placed on the system. Multiple occupancy groups may be determined appropriate for each building, the total demand is the summation of each of those occupancy groups.



The Building Occupancy Groups are defined as follows:

- **Assembly** use is defined as the gathering of persons for purposes such as civic, social, or religious functions; recreations, food or drink consumption or awaiting transportation. Examples of uses include motion picture theaters, concert halls, casinos, nightclubs, restaurants, commercial kitchens, bars, courtrooms, funeral parlors, gymnasiums, indoor swimming pools, libraries, places of religious worship, and waiting areas in transportation terminals.
- **Business** use is defined as the use of a building or structure for office, professional or service-type transactions, including storage of records and accounts. Examples of uses include civic administration, banks, animal hospitals, ambulatory care facilities, barbers, post offices, seated customer eating areas, professional services, and laboratories.
- **School** is defined as the use of a building or structure by six or more persons at any one time for educational purposes through the 12th grade. Examples of uses include preschools and daycares, elementary, middle, and high schools, college & vocational schools.
- **Factory** is defined as the use of a building or structure for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair, or processing operations that are not classified as hazardous. Examples of uses include appliances, bakeries, bicycles, boats, construction and agriculture machinery, food processing establishments, furniture, machinery, paper mills or products, textiles, and water & wastewater treatment facilities.
- **High Hazard** is defined as the use of a building or structure that involves the manufacturing, processing, generation, or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in controlled areas. Examples include buildings housing flammable finishes, liquor stores without bulk storage, aerosol product storage, distilleries, brewing and storage of beer and storage of wine.
- **Institutional** is defined as the use of a building or structure in which care or supervision is provided to persons who are incapable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of occupants is restricted. Examples include alcohol and drug centers, assisted living facilities, halfway houses, residential board and care facilities, social rehabilitation facilities.
- **Mercantile** is defined as the use of a building or structure for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to



such purposes and where the public has access. Examples include department stores, drug stores, markets, green houses for display and sale of plants, motor fuel-dispensing facilities, retail or wholesale stores, and sales rooms.

- **Residential 2** is defined as occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature. Examples include apartment houses, congregate living facilities with more than 16 occupants, dormitories, hotels, and motels. This classification is further defined by the number of bedrooms in a home, of those homes that include a kitchen.
- **Storage Group** is defined as the use of a building or structure for storage that is not classified as a hazardous occupancy. Examples include cardboard and cardboard boxes, indoor dry boat storage, furniture, self-service storage facilities like mini-storage, and motor vehicle repair garages.
- **Utility** is defined as buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy. Examples include barns, livestock shelters, private garages, sheds, stables, tanks, and towers.

Once the occupancy group is established for non-residential using the above classifications, the following table will define the Occupancy Load Factor and the Demand Factor (from Municipal Code, Appendix A, Comprehensive Fees and Penalties).

Table A

Occupancy Group	Description	Occupancy Load Factor (sq-ft/occupant)	Demand Factor (gal/occupant)
A	Assembly	20	3.25 ¹
B	Business	100	25 ²
E	Educational	50	4 ¹
F	Factory	500	25 ²
H	High Hazard	200	7 ¹
I	Institutional	100	7 ¹
M	Mercantile	30	7 ¹
S	Storage Group	30	12.5 ¹
U	Utility	300	12.5 ¹

1- TDEC Appendix 2-A, Design Basis for Wastewater Flow & Loading, page 2-50

2 – Nashville/Davidson County Metropolitan Water Services Commercial Permit Handbook, Appendix 3



It is important to note that these classifications are only to be used for systems demands and does not define nor determine the zoning impacts. Demand measurements may be modified based upon building occupancies at the discretion of the Water Management Department.

To determine residential impact fees only, Table B is used based on the type of occupancy and using the number of units, rather than the square footage of the unit.

Table B

Occupancy Group	Description	Demand Per Unit (gal/unit) ¹
R	Single Family House	350
R2	Residential 2	100
R2B1	Residential 2 (1 Bedroom Apartment)	250
R2B2	Residential 2 (2 Bedroom Apartment)	300
R2B3	Residential 2 (3+ Bedroom Apartment)	350

1- These are not associated with zoning calculations and only used for calculating impact fees for water and sewer.

Formula for Calculations

Using the tables provided in Appendix A, Comprehensive Fees and Penalties (copied above), use the below formula to calculate the Total Demand (TD) for each occupancy use.

$$TD = \left[\frac{\text{Bldg. Sq. Ft.}}{\text{OLF}} \right] \times DF$$

For multiple building uses, the total demand will be the summation of each calculation.

Determine the SFUE ratio by dividing the Total Demand by the SFUE factor.

$$SFUE = \frac{TD}{350}$$





Example 1 for SFUE & Impact Fee Calculation

A single-family residential home is being constructed on a parcel and would like to connect to the potable water and collection system. A tap does not exist for either connection and it is determined that a $\frac{3}{4}$ " meter will be appropriate.

1 SFUE = \$3,624 water impact fee

1SFUE = \$16,719 sewer impact fee

$\frac{3}{4}$ " meter installation fee (complete installation) = \$3,550

6" sewer service installation fee (complete installation) = \$4,500

Total fees: \$28,393



Example 2 for SFUE & Impact Fee Calculation

A commercial building was submitted during the initial Plans Review phase by the developer in which the square footage of the two-story building is 20,377 ft² per floor. A tap for water has already been created and a sewer tap has not, and a 3" water meter is sized appropriately. The bottom floor is commercial shopping, and the top floor is designated for business offices.

First determine the following from Appendix A, Comprehensive Fees and Penalties tables for Occupancy Descriptions.

Business:
Occupancy Load Factor = 100
Demand Factor = 25

Mercantile:
Occupancy Load Factor = 30
Demand Factor = 7

Next calculate the Total demand (TD), and sum both occupancies:

$$TD = \left[\frac{\text{Bldg. Sq. Ft.}}{\text{OLF}} \right] \times DF$$

$$\text{Business: } TD = \left[\frac{20,377}{100} \right] \times 25 = 5,094.25$$

$$\text{Mercantile: } TD = \left[\frac{20,377}{30} \right] \times 7 = 4,754.63$$

Sum the business demand and the mercantile demand to get the Total Demand.



Total Demand = Business TD + Mercentile TD

Total Demand = 5,094.25 + 4,754.63

Total Demand = 9,848.88

Determine the SFUE multiple.

$$\text{SFUE} = \frac{9,848.88}{350} = 28.14 \text{ SFUEs}$$

Determine the total fees.

28.14 SFUEs x \$3,624 = \$101,979 water impact fee

28.14 SFUEs x \$16,719/SFUE = \$470,473 sewer impact fee

Total impact fee = \$572,452

3" meter installation fee (meter only installation) = \$1,000

6" sewer service installation fee (complete installation) = \$4,500

Total fees: \$577,952



Example 3 for SFUE & Impact Fee Calculation

A preschool/daycare is requesting water and sewer connection to the system, a tap has not been made for either utility. As part of the Plans, it appears the total square footage of the facility is 30,000 sq.ft, and includes a kitchen that is approximately 5,000 sq. ft. A 2” meter is sized appropriately for this residence.

First determine the following from Appendix A, Comprehensive Fees and Penalties tables for Occupancy Descriptions.

Educational:
Occupancy Load Factor = 50
Demand Factor = 4

Kitchen (Assembly use):
Occupancy Load Factor = 20
Demand Factor = 3.25

Next calculate the Total demand (TD), and sum both occupancies:

$$\text{Educational: TD} = \left[\frac{25,000}{50} \right] \times 4 = 2,000$$

$$\text{Assembly: TD} = \left[\frac{5,000}{20} \right] \times 3.25 = 812.5$$

Sum the business demand and the mercantile demand to get the Total Demand

$$\text{Total Demand} = \text{Educational TD} + \text{Assembly TD}$$

$$\text{Total Demand} = 2,000 + 812.5$$

$$\text{Total Demand} = 2,812.5$$



Determine the SFUE multiple.

$$\text{SFUE} = \frac{2,812.5}{350} = 8.04 \text{ SFUEs}$$

Determine the total fees.

8.04 SFUEs x \$3,624 = \$29,137 water impact fee
8.04 SFUEs x \$16,719 = \$134,421 sewer impact fee
Total impact fee = \$163,558
2" meter installation fee (complete installation) = \$4,900
6" sewer service installation fee (complete installation) = \$4,500
Total fees: \$172,958



Example 4 for SFUE Impact Fee Calculation

A 50-unit apartment complex is developing within the City, in which a sewer and water tap has not been made for either utility. A 4" master meter is planned for the service tap off the main distribution line, and there will be one large sewer tap to the main. The building consists of 25 one-bedroom homes and 25 two-bedroom homes.

First determine the following from Appendix A, Comprehensive Fees and Penalties tables for Occupancy Descriptions.

Residential (R2B1): 25 units
Residential (R2B1): 250 gallons/unit

Residential (R2B2): 25 units
Residential (R2B2): 300 gallons/unit

First, determine the demand from each building occupancy.

Total Demand = R1B1 demand + R2B2 demand

Total Demand = 10 + 12 = 22 gallons/day

Then, determine the total amount of SFUEs.

$$\text{SFUE} = \frac{13,750}{350} = 39.29 \text{ SFUE}$$

Determine the total fees:

39.29 SFUEs x \$3,624 = \$142,387 water impact fee

39.29 SFUEs x \$16,719 = \$656,388 sewer impact fee

Total impact fee = \$798,775

2" meter installation fee (complete installation) = \$4,900

6" sewer service installation fee (complete installation) = \$4,500

Total fees: \$808,175



Submittal Requirements

The following table format shall be submitted with each Plan submitted. Calculation sheet shall be on a separate paper and titled “Detailed Calculation Submittal”, submission of an Excel spreadsheet is preferred and can be uploaded to the IDT portal when the associate plans are uploaded for review. The sheet shall be updated accordingly as new information is discovered that may change the impact to the distribution & collection system.

Occupancy Group	Square Footage	Occupancy Load Factor (Occ load/sq-ft)	Demand Factor (gal/person)	Total Demand	SFUE
Total SFUE For Development					(SUM)

Requests for Clarification:

Respondents should address all communications to the Water Management Department Development Team at availability@franklintn.gov.

The City of Franklin reserves it’s right, in sole and absolute discretion, to cancel or modify this Handbook in whole or in part, without prior notice.