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October 10, 2007

Ms. Darlene Standley, Chief
Utilities Division
Tennessee Regulatory Authority
460 James Robertson Parkway
Nashville, TN 37243-0505

Re: Petition of Cartwright Creek, LLC to amend its existing Certificate of Convenience
& Necessity to provide service to the Stillwater Development in Williamson County,
Docket 07-00180

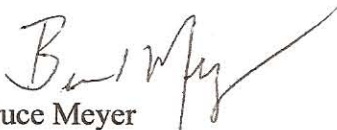
Dear Ms. Standley:

Attached please find Cartwright Creek's revised or new responses to the following
questions in the October 5, 2007 TRA request for additional information on the above-
referenced petition.

- Revised response to question 1. The only revision is inclusion of a copy of the signed letter from Eagle Ridge Investments.
- Revised response to question 3.d. This has been revised in accordance with my phone conversations with TRA's Patsy Fulton on October 10, 2007.
- Response to question 8.

Please contact me if you have any questions.

Sincerely,


Bruce Meyer
Vice President, Operations
Cartwright Creek, LLC

cc: William H. Novak

1. **The data response to number 7(a) filed on September 7, 2007 stated that the developer, Eagle Ridge Investments, LLC would be responsible initially for funding any shortfalls in revenues for the Stillwater project and provided a copy of a contract to support the funding. Please provide the most current year-end and interim financial statements including balance sheet, income statement, statement of cash flows and any notes to the financial statements for the developer of the Stillwater project, Eagle Ridge Investments, LLC.**

Response:

Please see the following letter from Eagle Ridge Investments, LLC.

EAGLE RIDGE INVESTMENTS, LLC

25701 LAKESHORE BOULEVARD, SUITE 101

EUCLID, OH, 44132

PHONE: (440) 821-9182

FAX: (440) 716-9619

October 8, 2007

Darlene Standley
Chief of Utilities
Tennessee Regulatory Authority
460 James Robertson Parkway
Nashville, TN 37243-0505

Petition of Cartwright Creek to amend CCN to provide service to Stillwater Development in Williamson County, Tennessee

Dear Ms. Standley:

The purpose of this letter is to address items number 1, 3d and 3e of your data request dated October 5, 2007.

In regard to item 1, Eagle Ridge Investments is a project specific entity and will not be generating financial statements until December 31st, 2007. The property was purchased and closed in May this year and construction should begin in 2007.

Item 3d, the estimated contributed capital for the Stillwater Development for the land for both the treatment site and irrigation site is one million six hundred four thousand dollars (1,604,000.00).

Lastly in regard to item 3e, Eagle Ridge Investments, LLC has committed to cover the deficiencies for the three year period or until the corresponding number of homes are constructed according to the operation Performa for the Stillwater project.

If any additional information is required for you to complete this request, please do not hesitate to call me at 440-821-9182, or Matt Bryant of Atwell-Hicks at 440-552-7721.

Sincerely,
Eagle Ridge Investments, LLC



D.J. Keehan, Managing Member

- d. Please provide the estimated contributed capital for the Stillwater Development for the land for both the treatment site and irrigation site as previously requested. What is the total contributed capital for CC from all components including the land?**

Response:

As stated in the letter from the Developer following the response to question 1, the estimated contributed capital for the treatment system and irrigation land is \$1,604,000.

To summarize therefore the total estimated contributed capital for all components:

Wastewater Treatment System:

• Treatment Cells, earthwork, liner; fencing; survey	\$532,000
• Underground piping, manholes, valves	\$150,000
• Process equipment, piping	\$790,000
• Electrical and Building, Misc.	\$230,000
• Contingency	\$340,400
• Contractor Mark-Up	<u>\$408,480</u>
	\$2,450,880

Irrigation System: \$330,000

Collection System:

• Low pressure force main:	\$900,000
• Sewage Pump Station:	\$ 50,000
• Grinder pumps: Contributed as homes are built	Explanation below

Land: \$1,604,000

- Treatment Site: 20 acres,
- Irrigation Site: 30 acres

Total Contributed to CC \$5,334,880

The Developer, Eagle Ridge Investments, LLC will fund construction of the wastewater treatment system, irrigation system, and collection system. Irrigation land will be contributed by Eagle Ridge Investments. The treatment system site will be contributed by the owners of the Burns property. Cartwright Creek will not contribute capital.

In accordance with TRA requirements, the individual grinder pumps at each residence will be owned and maintained by Cartwright Creek. The pumps will be installed by the homebuilders as each home is built. The capital contribution is estimated at \$4,000 per home. Per a telephone conversation with the TRA's Patsy Fulton on October 10, 2007, the capital contribution for the grinder pumps will be indicated on Cartwright Creek's annual reports, reflective of the number of new pumps installed. In addition, the maintenance reserve required for repair and replacement of the grinder pumps will be added to Cartwright Creek's Pro-Forma and monthly service charge.

8. **Please provide a letter from the Mayor of Williamson County indicating that Williamson County is unable or unwilling to provide service to the affected area.**

Response:

The letter was requested from the Mayor. However, the Attorney for Williamson County has informed Stillwater's attorney that the County Mayor does not issue such letters. The County Attorney explained that previously the County's Comprehensive Land Use Plan has been referenced and served as an acceptable substitute for the letter from the County Mayor.

Pertinent pages of the Williamson County Comprehensive Land Use Plan are attached for your reference (Cover page and pages 32, 42, 61, and 62).

The Triune area is within PGA 5 and is described on page 32 as one of the "villages" within the county and shown on the map on page 42. On page 62, the Plan states that alternative sewer systems will be permitted "For use in the Villages where development is consistent with Plan goals and approved Special Area Plans and where they can be provided as part of a comprehensive solution to sanitary sewer service."

WILLIAMSON COUNTY
TENNESSEE



COMPREHENSIVE
LAND USE PLAN

Adopted August 16, 2007

- ❖ Hamlets should be linked to alternative transportation modes, such as pedestrian and bicycle trails, wherever feasible.
- ❖ The boundaries between Hamlets and surrounding Rural Areas should be clear and distinct. Hamlets should continue to be small as well as a definable focal point of minor activity. Hamlets should accomplish this without dominating the rural landscape.

Appropriate Land Uses

- ❖ Detached and attached residential
- ❖ Institutional
- ❖ Small scale commercial
- ❖ Restaurants
- ❖ Bed and Breakfasts and Inns
- ❖ Small scale agricultural businesses

Village

Background

Williamson County is fortunate to be home to several areas that have been identified as Villages in this Plan. Villages are similar to Hamlets in some ways, except that they occur at a larger scale, with more diverse land uses, and more complicated planning issues. Like Hamlets, Villages have historic roots and development patterns that are characteristic of the early 20th Century and in some instances, earlier. Like Hamlets, Villages typically evolved because of their geographic location to transportation routes.

For the purpose of this Plan, the following four Villages are identified on the Land Use Map:

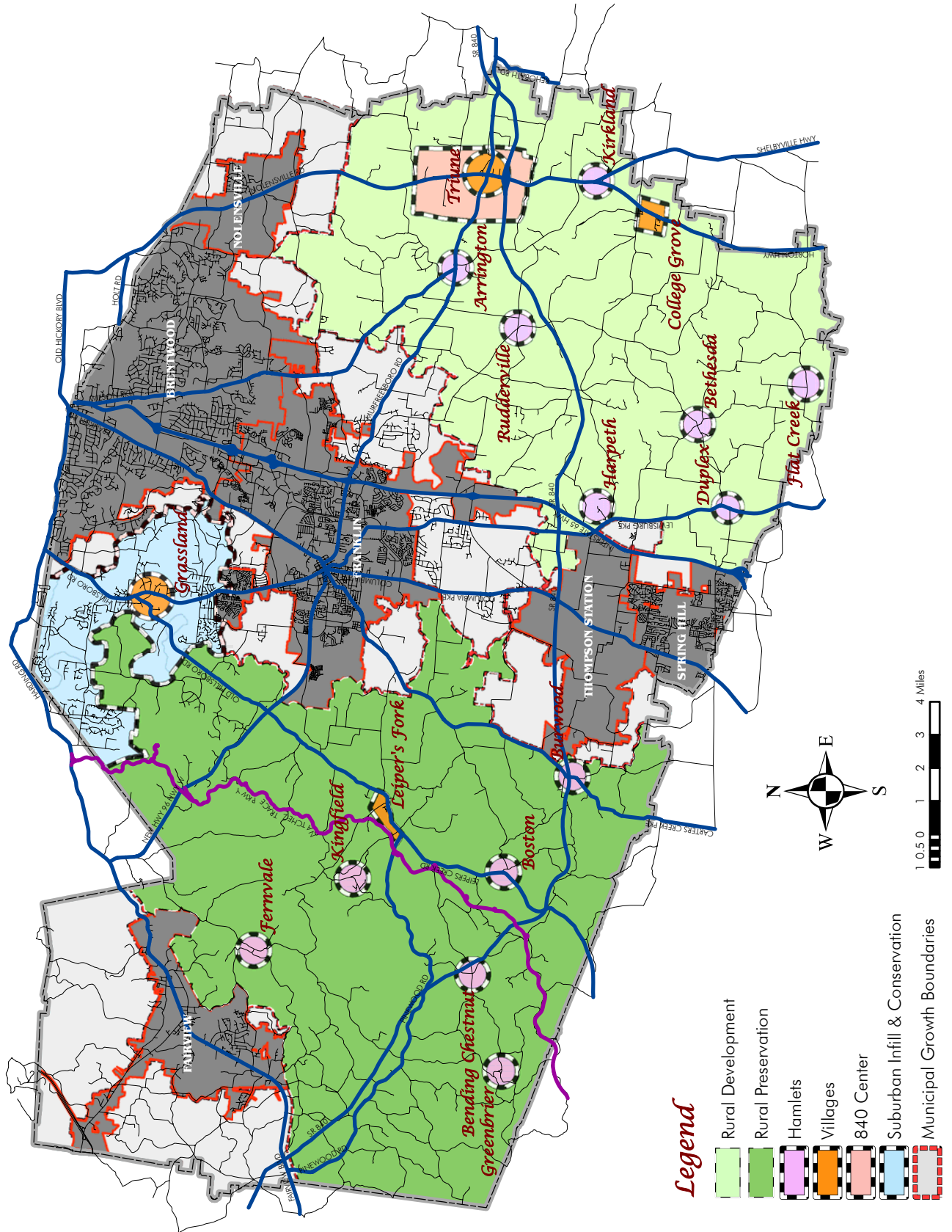
- ❖ Leiper's Fork
- ❖ Grassland
- ❖ Triune
- ❖ College Grove

As contrasted with Hamlets, Villages are larger both in terms of numbers of businesses as well as numbers of residential dwelling units. Most of the Villages are not provided with urban services and are served with older septic systems. The Village of Grassland is an exception in that it is partially provided with sanitary sewer services. However, in the case of all Villages, their infrastructure is not designed to support substantial additional growth; if they are going to have



Williamson County, Tennessee

LAND USE ELEMENT MAP



inns, as well as single-family detached and attached residential housing types.

- ◆ To ensure the existing character of each Hamlet is maintained as infill and new development occurs, contextual compatibility and neighborhood development standards will apply to each district.
 - ◆ The contextual compatibility standards will override the general development standards for new development, and require conformance with setback, yard and height requirements established by “average setbacks” and heights for all buildings on the same side of the street within a certain distance or within the block face.
 - ◆ Neighborhood development standards will be prepared to reinforce the existing development patterns in the Hamlets to the greatest extent practicable through street and sidewalk standards, pedestrian connectivity standards, building orientation standards, open space standards, and standards for street trees and residential garage locations.
 - ◆ In order to assure the historic character and scale of the County’s Hamlets, the new district should contain maximum thresholds for overall Hamlet size, mix of uses, and densities, beyond which the new Village Zoning District standards would apply instead of the Hamlet standards.
 - ◆ If a specific area plan is completed for a Hamlet, the County will amend the Hamlet Zoning District to modify the design and development standards applicable to that specific Hamlet to reflect the Plan’s findings and recommendations, and to ensure a tailored development form most consistent with the traditional development patterns the Hamlet.
- ❖ **Consider Historic District designation for specific Hamlets, as desired.** The County will encourage local Hamlet residents, businesses, and other County stakeholders to explore historic district or historic building designations for some or all of the Plan-designated Hamlets, or specific buildings within the Hamlets. The County will provide technical and planning resources and assistance as requested by residents and advocates.

Develop Strategies to Address the Use of Alternative Sewer Systems in Rural Areas.

Within 12 months of the Plan’s adoption, the County will conduct additional evaluation and develop a specific set of action strategies to address the growing use of alternative sewer systems. The Plan recognizes the proliferation of alternative sewer systems could potentially result in sprawl patterns of ex-urban development that are clearly not consistent with the Plan’s goals and objectives. This

strategy should reflect the policy of this Plan to utilize alternative systems only as part of a comprehensive strategy and to discourage their use in a piecemeal, patchwork manner. Options the County will consider for possible action consistent with this Plan's vision and goals include:

- ❖ Strengthening current County standards for the construction and design of alternative sewer systems.
- ❖ Consider County creation of a Public Works Department that declares its intent to provide wastewater treatment throughout the unincorporated area.
- ❖ Alternately, work with the existing Williamson County Water and Wastewater Authority to have the Authority declare its intent to provide wastewater treatment throughout the unincorporated area.
- ❖ Permit the use of alternative treatment systems in the Rural Area only under the following limited conditions:
 - ◆ In conservation subdivision developments that are consistent with Plan goals and objectives;
 - ◆ For replacement of existing failed wastewater treatment systems; and
 - ◆ For use in the Villages where development is consistent with Plan goals and approved Special Area Plans and where they can be provided as part of a comprehensive solution to sanitary sewer service.

Coordinating the Availability of Public Facilities with Growth

Coordinating the Provision of Public Facilities with Growth

One of the goals of the Plan is to coordinate the Plan's land use and infrastructure policies by recognizing there is a difference in the type and level of infrastructure needed to support development in the Rural Area and the suburban and urban areas of the County (infrastructure needs are much more limited in the Rural Area). Once this distinction is established and incorporated in local plans, the County will coordinate the provision of public facilities with new development.

To address these goals, the County will focus its efforts on the following planning, regulatory, and funding actions: