Patsy Fulton

From:

Jeff Risden < Jeff.Risden@Adenus.com> Monday, February 24, 2020 9:44 PM

Sent: To:

Patsy Fulton

Subject:

[EXTERNAL] Re: 19-00030

Attachments:

WPN 19.0176 Calista Treatment Facility.pdf; Calista Road Parcel Detail.pdf

1960030

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. ***

Patsy -

In response to your email:

- We don't have any additional agreements regarding the property, but attached is the Parcel Detail
 from the TN Property Tax Assessor showing Mr. Neill as the owner of the property. Based on this
 information it appears that the sale to Mr. Neill is complete and he is the owner of the property.
- 2. The Sewer Service Agreement was executed without the Exhibits being attached. The Parties understand what these exhibits are and typically add them when the land is conveyed to the Utility when the plat is signed. We've requested the property descriptions from the developer and will provide them as soon they are received. The plans and specifications (Exhibits C and D) are attached in response to item 4 below.
- 3. The \$800 per lot fee (or developer income) and the tax impact payment are due at the plat signing. If those fees are not brought to the signing, the utility does not sign the plat. The construction of the system must be paid for before the signing is scheduled because the Utility will not accept a system that is not paid for or has liens placed on it as a result of the developer not paying for the construction. This is the Utility's policy regardless of whether ASG or another contractor builds the system.
- See attached for the plans and specifications.

Thanks,

Jeff

From: Patsy Fulton <Patsy.Fulton@tn.gov> Sent: Monday, February 24, 2020 4:55 PM To: Jeff Risden <Jeff.Risden@Adenus.com>

Subject: 19-00030

*** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Hey,

Jeff,

Below are questions pertaining to the 19-00030 Docket that I need answered in preparation for the March Conference.

- 1. Does TWSI have an agreement past October from Mr. Neill pursuant to the property he is trying to purchase for the treatment plant and drip field for the Chelsea Way Subdivision. The "Sixth Amendment to Real Estate Purchase Agreement" that was provided states that it expired in October if Mr. Neill did not keep his payments up extending the approval. If he purchased it in October, or signed a new agreement to extend, we need a copy of the new agreement. According to what has been provided, he has lost the right to purchase the property as of October, 2019 if there is not a new agreement.
- 2. Pursuant to the Exhibits for the Sewer Agreement:

The Exhibit A=Legal Description = Whatever Legal Description that is actually attached to the contract as Exhibit A

Exhibit B = not necessarily our site map; however, the one that was affixed to the Agreement when it was signed Exhibit C Project Description – Plans = Again, whatever was on Exhibit or included in when Agreement was signed

Exhibit D - Specifications =- Again, whatever was on Exhibit or included in Agreement when the Agreement was signed

The actual documents that were filed as the Exhibits when the contract was signed may or may not be the ones that were filed in the docket file before the contract was filed

- 3. The response to #3 (1) of the Data Request refers me to Exhibit 4 (Sewer Service Agreement) "SSA". I guess that agreement changes with each new customer and on page 3 paragraph Compensation, it does give me an amount of \$800 for inspection fees and review fees and says it is due upon signing a subdivision plat, approved by Robertson County; however, 2(c) states that plat signing will be held up until the Developer pays all fees associated with the "construction and installation" (ASG fees) of the System in full; however, says nothing about holding it up until paying the inspection fees (Utility fees) nor the payment of the income tax liability. Especially since this is a Utility Agreement, why would the Utility hold up plat signing for construction and installation (non-utility) fees; however not hold up plat signing for utility fees due?
- 4. Please provide a copy by filing in the Docket file a copy of the plans and specs in support of Final SOP 18033, as submitted to TDEC for the Final Permit that was filed in the docket file on May 16, 2019.

Thanks, Patsy

State of Tennessee Comptroller of the Treasury **Real Estate Assessment Data**

County Number: 074

County Name: ROBERTSON

Tax Year: 2020

Property Owner and Mailing Address

Jan 1 Owner: **NEILL BENNY W** P O BOX 786 SAVANNAH, TN 38372

Property Location

Address: CALISTA RD

Map: 084

Grp:

Ctrl Map: 084

Parcel: 079.00

PI:

S/I: 000

Value Information

Reappraisal Year: 2018

Land Mkt Value:

\$350,800

Improvement Value:

\$0

Total Market Appraisal: \$350,800 Assessment %:

25

Assessment:

\$87,700

General Information

Class:

10 - FARM

City #:

000 City:

SSD1:

SSD2: 000

000 W99

District: # Bldgs:

Mkt Area: 15

Zoning:

0

Utilities - Water / Sewer:

03 - PUBLIC / INDIVIDUAL

Mobile Homes: **Utilities - Electricity:**

01 - PUBLIC

Utilities - Gas / Gas Type:

00 - NONE

Subdivision Data

Subdivision:

Plat Bk:

Plat Pg:

Block:

Lot:

Additional Description

086 086 006.00 000

RESTRICTIONS 280-292-APPLIES TO BUILDINGS ONLY

Building Information

Extra Features

Sale Information

Sale Date 09/11/2019

Price \$800,000 **Book** 1898 Page 891

Vac/Imp VACANT Type Instrument

Qualification

WD

2/24/2020				Parcel Deta	nil			
07/15/2013		1529	732	VACANT	ED		and the same of th	
07/15/2013	\$240,000	1529	726	VACANT	WD	E		
05/15/2013		1520	130					
09/28/2011		1440	44	VACANT	QC			
01/07/2008	\$541,846	1241	413	VACANT	WD	J		
02/26/1987	\$0	280	292					
Land Information		res: 0.00	Total Land	d Units: 78.99				
Land Type: 20 - A	Land Type: 20 - ACREAGE So		Units: 78.99					
	Nev	v Search	Return to I	List View	GIS Map for this P	arcel		
	Glossary of Terms			to Search	Fac	Fact Sheet		

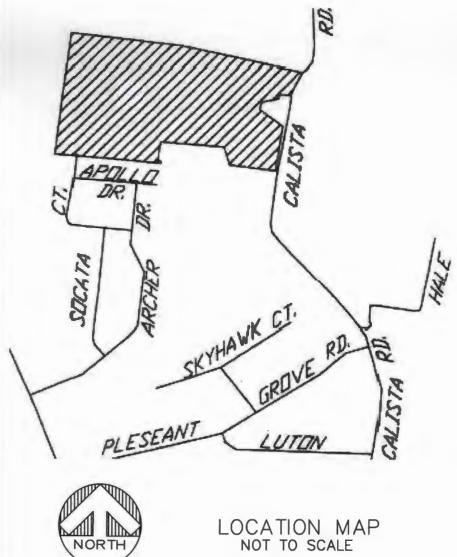
Comptroller of the Treasury

Home Page

Division of Property Assessments
Home Page

State of Tennessee

Home Page





MYRNA, TN 37167



17 PVC COLLECTION LINE "B1"

IENT UNLESS OTHERWISE NOTED

OVERALL SITE LAYOUT



PROPOSED DRIP ZONE LAYOUT
APPROX. 263,250± SF

ADDITIONAL RESERVE SOILS AREA
APPROX. 115,451± SF

PROPOSED 3"Ø COLLECTION MAIN

PROPOSED 3"Ø DRIP SUPPLY LINE

PROPOSED 3"Ø DRIP FLUSH RETURN LINE

ADENUS FENCE

COLLECTION LINES SHALL HAVE A MINIMUM 20' PUDE OR DEDICATED



ANI

COLLECTION SYSTEM

CHELSEA'S WAY SUBDIVSION

LOCATED OFF CALISTA ROAD

ROBERTSON COUNTY, TENNESSEE							
Checked by:		Date:					
MDF	DLF	MARCH 28, 2019					

Scale: PLANS PREPARED BY:

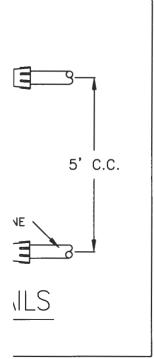
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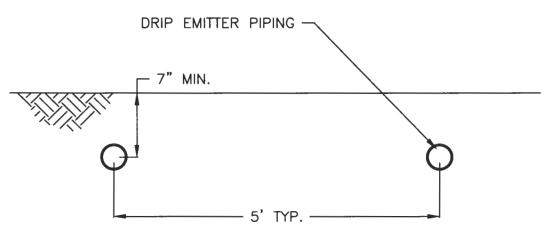
AS NOTED

SHEET 2 OF 12









DRIP EMITTER PIPING -SECTION

N.T.S.

CALISTA ROAD TREATMENT FACILITY

AND

COLLECTION SYSTEM

CHELSEA'S WAY SUBDIVSION

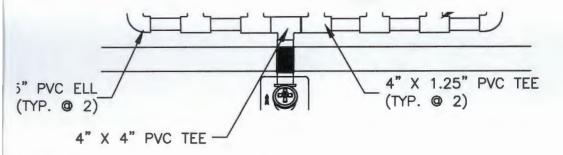
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SHEET 3 OF 12

AS NOTED

ACCURATE AND A



RMF LATERAL ZONE INLET HEADER

SCALE: N.T.S.



: PLATE

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ENCLOSURE T)

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CE FRAME @ 48"

- LINER

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OF

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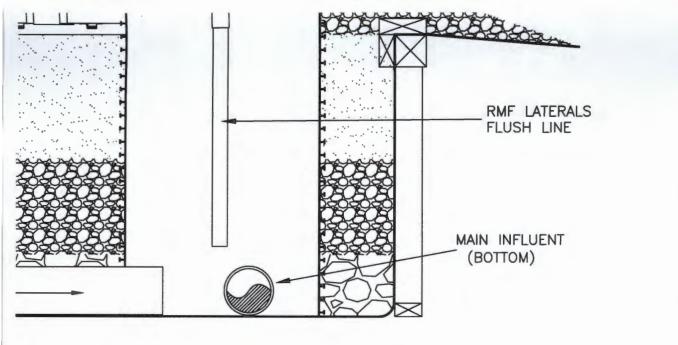
CALISTA ROAD TREATMENT FACILITY

AND

COLLECTION SYSTEM

CHELSEA'S WAY SUBDIVSION

LOCATED OFF CALISTA ROAD ROBERTSON COUNTY, TENNESSEE Checked by: Drawn by: Date: MARCH 28, 2019 DLF **MDF** PLANS PREPARED BY: Scale: AS NOTED Filename: 18-018 CALISTA ROAD UTIONS GROUP



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CALISTA ROAD TREATMENT FACILITY

AND

COLLECTION SYSTEM

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CHELSEA'S WAY SUBDIVSION

LOCATED OFF CALISTA ROAD ROBERTSON COUNTY, TENNESSEE

Checked by:

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MDF

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MARCH 28, 2019

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PLANS PREPARED BY:

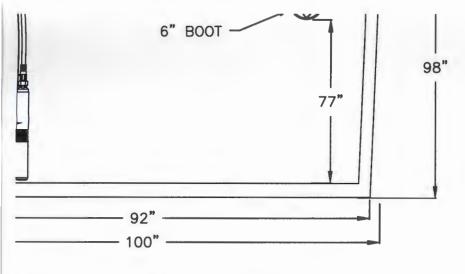
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SHEET 5 OF 12







ALLON FINAL DOSE TANK

CALISTA ROAD TREATMENT FACILITY

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COLLECTION SYSTEM

CHELSEA'S WAY SUBDIVSION

LOCATED OFF CALISTA ROAD ROBERTSON COUNTY, TENNESSEE

Checked by:

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AS NOTED

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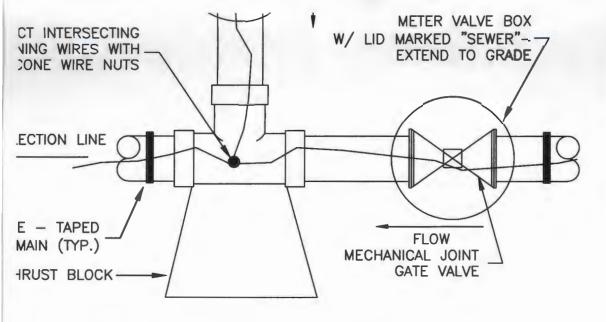
SHEET 6 OF 12

PLANS PREPARED BY:

DLF







TYPICAL COLLECTION LINE INTERSECTION

SCALE: N.T.S.

** GATE VALVE / BOX NOTE

VALVE BOXES FOR THE MECHANICAL GATE VALVES SHALL BE OF TWO-PIECE DESIGN, \$10 with drop covers marked "sewer", painted green, and manufactured by russo products or EQUIVALENT.

ALL OTHER VALVE BOXES SHALL INCLUDE: CONCRETE BOX AND STEEL FRAME WITH COVER MARKED "SEWER" MANUFACTURED BY JARRETT CONCRETE OF EQUIVALENT.

COLLECTION LINES 2"6, AND SMALLER, SCH40 PVC BALL VALVES WILL BE USED.

COLLECTION LINES 3"6, AND LARGER, FLOWMASTER MECHANICAL JOINT SQUARE HEAD VALVES, OR EQUAL WILL BE USED.



CALISTA ROAD TREATMENT FACILITY

COLLECTION SYSTEM FOR CHELSEA'S WAY SUBDIVSION

LOCATED OFF CALISTA ROAD ROBERTSON COUNTY, TENNESSEE

Checked by:

MDF

Drawn by:

Date:

DLF

MARCH 28, 2019

Scale:

AS NOTED

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Filename: 18-018 CALISTA ROAD

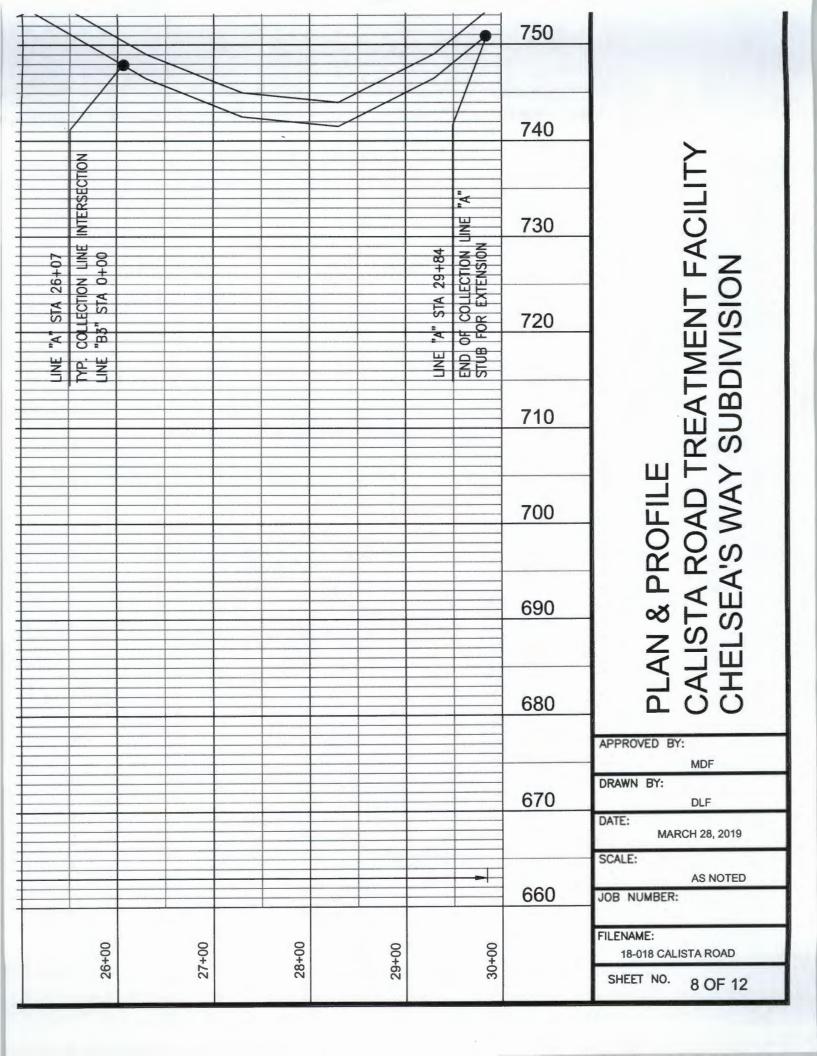
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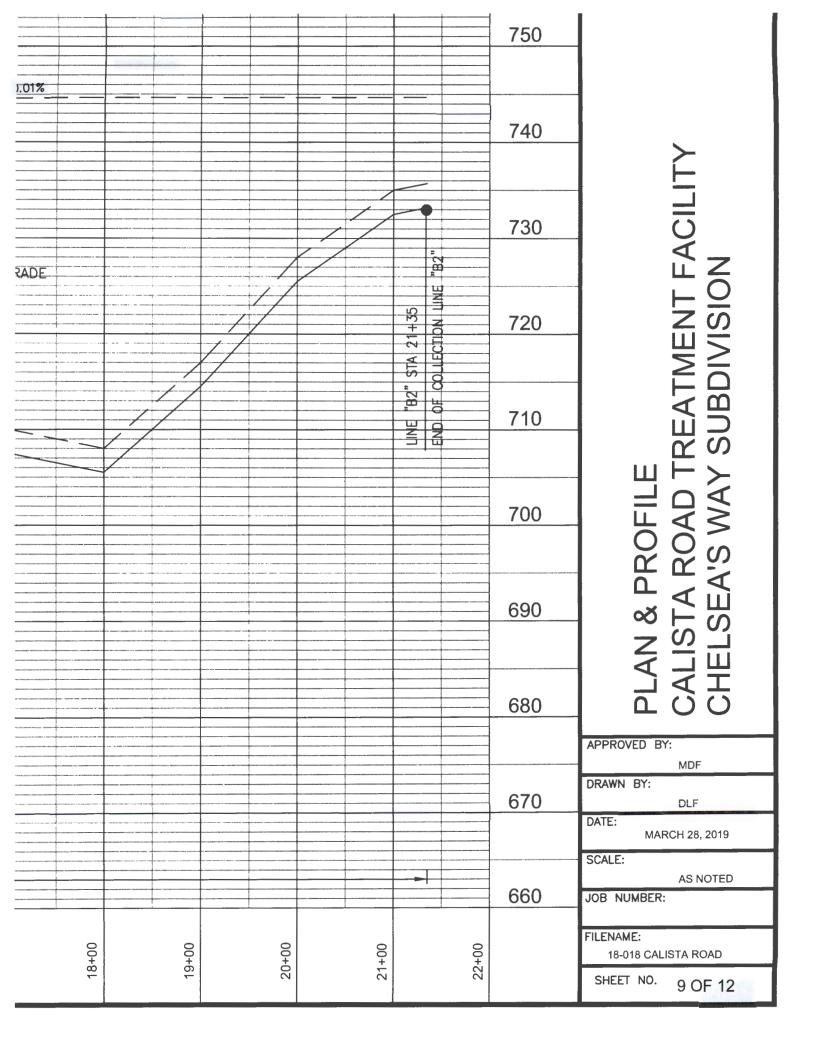
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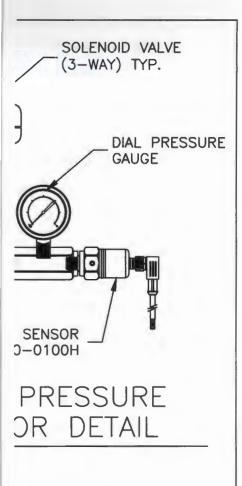
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BUILDING DETAIL CALISTA ROAD TREATMENT FACILITY CHELSEA'S WAY SUBDIVISION

APPROVED BY:

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DRAWN BY:

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DATE:

MARCH 28, 2019

SCALE:

AS NOTED

JOB NUMBER:

FILENAME:

18-018 CALISTA ROAD

11 OF 12

SHEET NO.

COORDINATE WITH LOCAL UTILITY AND CODES DEPARTMENT FOR EXACT SERVICE REQUIREMENTS. PROVIDE METER DISCONNECTS AND EXTERIOR SERVICE DISCONNECTS AS NEEDED.

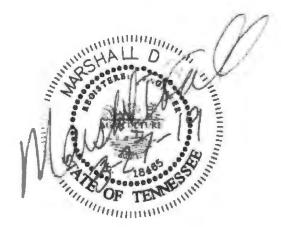
GRADE

IDED TO BUILDING ROUND ROD,



POWER RISER DIAGRAM

SCALE: N.T.S.



ELECTRICAL DETAIL CALISTA ROAD TREATMENT FACILITY CHELSEA'S WAY SUBDIVISION

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MARCH 28, 2019 SCALE:

AS NOTED

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FILENAME: 18-018 CALISTA ROAD

SHEET NO. 12 OF 12