

Electronically Filed in TPUC Docket Room on February 10, 2024 at 11:43 a.m.

BEFORE THE TENNESSEE PUBLIC UTILITY COMMISSION

NASHVILLE, TENNESSEE

February 10, 2024

IN RE: PETITION OF AQUA GREEN UTILITY INC. CERTIFICATE OF  
CONVENIENCE AND NECESSITY

DOCKET NO: 21-00084

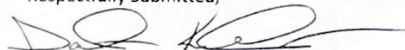
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Petition of Aqua Green Utility Inc. Certificate of Convenience and Necessity

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Aqua Green Utility Inc. would like to add to its petition for the Williamson County Recreation Center and Fairhaven Subdivision.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Dart Kendall', with a long horizontal flourish extending to the right.

Dart Kendall  
Aqua Green Utility Inc.

# FINAL PLAT FOR FAIRHAVEN SUBDIVISION (CONSERVATION SUBDIVISION)

4620 BETHESDA ROAD

Map 155, Parcels 007.00, 007.07, 007.08 & 007.09  
Thompson's Station, Williamson County, Tennessee



LOCATION MAP

#### GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 49 LOTS AND 1 OPEN SPACE AREA AND DEDICATE RIGHT-OF-WAY.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN WILLIAMSON COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, IRRADIATION, ILLUMINATION, SETBACK, PROVISIONS, ETC. ARE SUBJECT TO WILLIAMSON COUNTY'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
3. SUBJECT PROPERTY IS PARCELS 007.00, 007.07, 007.08, AND 007.09 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 155.
4. DEED REFERENCE: RECORD BOOK 884, PAGE 643, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
5. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS OBTAINED USING STANDARD BASIN SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OPERATIONS USING THE T200 NETWORK, TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 1601, NA83, DRONE AERIAL PHOTOGRAPHY WAS ALSO USED TO SURVEY SOME ELEMENTS.
6. THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47182C000P WITH AN EFFECTIVE DATE OF 8/20/2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 187C, PANEL NO. 338, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
8. THIS PROPERTY IS ZONED RURAL DEVELOPMENT 4 (RD-4).
9. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
10. IT IS THE RESPONSIBILITY OF THE BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATERS WITHOUT PONING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
11. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS, STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY EIGHTH WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
12. WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
13. THE LINEAR ERROR OF CLOSURE IS LESS THAN 1:10,000.
14. CRITICAL LOTS ARE LISTED IN THE TABLE ON THIS SHEET AND DENOTED WITH (C). AN ENGINEERED SITE PLAN SHALL BE SUBMITTED AND APPROVED BY WILLIAMSON COUNTY ENGINEERING DEPARTMENT PRIOR TO GRADUATION OF A BUILDING PERMIT.
15. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLSLOPES AND ROADSIDE SURFACE SOLES, FLOODPLAIN, AND KARST FEATURES. AREAS FALLING WITHIN THESE CATEGORIES ARE NOTED ON THIS PLAT.
16. INTERNAL ROADS TO BE GATED AND PRIVATE.

GRANTED VARIANCES  
17. WILLIAMSON COUNTY PLANNING COMMISSION GRANTED A 20 MPH DESIGN SPEED AND A 40 R.O.W.

#### CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).

DATE: 2/7/24  
BY: [Signature]  
TITLE: [Title]

#### CERTIFICATE OF APPROVAL OF ADDRESS NUMBERS

I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: 2/7/24  
BY: [Signature]  
TITLE: [Title]

#### CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR LOCATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FAIRHAVEN SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ADDITIONALLY, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.3 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.

DATE: 2/7/24  
BY: [Signature]  
TITLE: [Title]

#### CERTIFICATE OF APPROVAL OF ELECTRIC UTILITY SYSTEM

MOBILE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC AND IN ACCORDANCE WITH THE PLAT APPROVAL OF LOCAL, STATE, FEDERAL, AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM COLLECTIVELY THE REQUIREMENTS. NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: 2/7/24  
BY: [Signature]  
TITLE: [Title]

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED BY BOOK 884, PAGE 643, BOOK 884, PAGE 152, BOOK 884, PAGE 636, AND BOOK 884, PAGE 637, WILLIAMSON COUNTY REGISTER'S OFFICE, AND THAT FOR HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WATERS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: 2/7/24  
OWNER: HEP FAIRHAVEN LLC  
DATE: 2/7/24  
OWNER: AQUA GREEN UTILITY INC.

#### CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILLIAMSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE COUNTY ENGINEER.

DATE: 2/7/24  
BY: [Signature]  
TITLE: [Title]

#### CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 2/7/24  
SECRETARY, PLANNING COMMISSION: [Signature]

#### UTILITY CERTIFICATION OF THE APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE TREATMENT AND COLLECTION SYSTEM PROPOSED FOR INSTALLATION, ALONG WITH ACCESS TO MAINTAIN THE COLLECTION SYSTEM AND ALL SYSTEM COMPONENTS, AND REQUIRING ALL LOTS ON THIS PLAT TO CONNECT TO THE AQUA GREEN UTILITY INC. SYSTEM, FULLY MEETS THE REQUIREMENTS OF TWS AND IS HEREBY APPROVED AS SHOWN.

DATE: 2/10/24  
BY: [Signature]  
TITLE: [Title]

#### CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCESSIBLE MANNER AND ACCORDING TO WILLIAMSON COUNTY RIGHT-OF-WAY AND DRAINAGE REGULATIONS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE WILLIAMSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL STREET IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 2/7/24  
COUNTY ENGINEER: [Signature]  
DATE: 2/7/24  
COUNTY ROAD SUPERINTENDENT: [Signature]

#### OWNERS OF RECORD

HEP FAIRHAVEN, LLC  
572 SAVANNAH HIGHWAY  
CHARLESTON, SC 29405  
DEED BOOK 884, PAGE 643, R.O.W.C. DEED BOOK 884, PAGE 152, DEED BOOK 884, PAGE 636 & DEED BOOK 884, PAGE 637, R.O.W.C.

#### APPLICANT

T-SQUARE ENGINEERING  
1329 WEST MAIN ST  
FRANKLIN, TN 37064  
615.678.8212

DATE	NO.	DATE	REVISIONS
12-18-2023	1	11-17-23	ADD KARST EASEMENT
	2	11-17-23	REVISED ENTRANCE
	3	11-21-23	REVISED WATERLINE EASEMENT
	4	12-18-23	REVISED PARCELS 007.08 & 007.09
	5	1-2-24	REVISED THE COUNTY COMMENTS

FINAL PLAT  
4620 BETHESDA ROAD  
MAP 155, PARCELS 007.00, 007.07,  
007.08, & 007.09  
WILLIAMSON COUNTY, TENNESSEE



12/2024

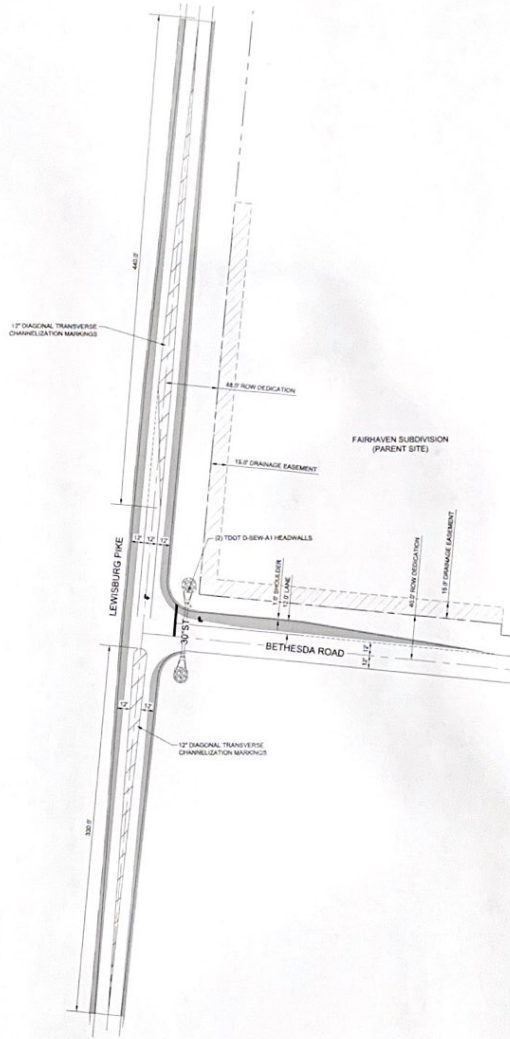
PROJECT  
20-0614

SHEET  
1 OF 3

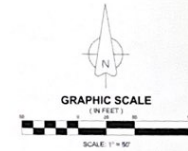
**T-SQUARE ENGINEERING**  
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

Chart Table		Chart Length	
Course #	Length	Relative	Delta
C1	26.36	10.22	16.14
C2	34.48	29.02	5.46
C3	48.00	38.00	10.00
C4	72.26	55.00	17.26
C5	87.26	70.00	17.26
C6	93.36	76.00	17.36
C7	97.58	78.00	19.58
C8	100.00	80.00	20.00
C9	103.36	83.00	20.36
C10	107.58	87.00	20.58
C11	110.00	90.00	20.00
C12	113.36	93.00	20.36
C13	117.58	97.00	20.58
C14	120.00	100.00	20.00
C15	123.36	103.00	20.36
C16	127.58	107.00	20.58
C17	130.00	110.00	20.00
C18	133.36	113.00	20.36
C19	137.58	117.00	20.58
C20	140.00	120.00	20.00
C21	143.36	123.00	20.36
C22	147.58	127.00	20.58
C23	150.00	130.00	20.00
C24	153.36	133.00	20.36
C25	157.58	137.00	20.58
C26	160.00	140.00	20.00
C27	163.36	143.00	20.36
C28	167.58	147.00	20.58
C29	170.00	150.00	20.00
C30	173.36	153.00	20.36
C31	177.58	157.00	20.58
C32	180.00	160.00	20.00
C33	183.36	163.00	20.36
C34	187.58	167.00	20.58
C35	190.00	170.00	20.00
C36	193.36	173.00	20.36
C37	197.58	177.00	20.58
C38	200.00	180.00	20.00
C39	203.36	183.00	20.36
C40	207.58	187.00	20.58
C41	210.00	190.00	20.00
C42	213.36	193.00	20.36
C43	217.58	197.00	20.58
C44	220.00	200.00	20.00
C45	223.36	203.00	20.36
C46	227.58	207.00	20.58
C47	230.00	210.00	20.00
C48	233.36	213.00	20.36
C49	237.58	217.00	20.58
C50	240.00	220.00	20.00
C51	243.36	223.00	20.36
C52	247.58	227.00	20.58
C53	250.00	230.00	20.00
C54	253.36	233.00	20.36
C55	257.58	237.00	20.58
C56	260.00	240.00	20.00
C57	263.36	243.00	20.36
C58	267.58	247.00	20.58
C59	270.00	250.00	20.00
C60	273.36	253.00	20.36
C61	277.58	257.00	20.58
C62	280.00	260.00	20.00
C63	283.36	263.00	20.36
C64	287.58	267.00	20.58
C65	290.00	270.00	20.00
C66	293.36	273.00	20.36
C67	297.58	277.00	20.58
C68	300.00	280.00	20.00
C69	303.36	283.00	20.36
C70	307.58	287.00	20.58
C71	310.00	290.00	20.00
C72	313.36	293.00	20.36
C73	317.58	297.00	20.58
C74	320.00	300.00	20.00
C75	323.36	303.00	20.36
C76	327.58	307.00	20.58
C77	330.00	310.00	20.00
C78	333.36	313.00	20.36
C79	337.58	317.00	20.58
C80	340.00	320.00	20.00
C81	343.36	323.00	20.36





INTERSECTION ROADWAY IMPROVEMENTS



PROPERTY ZONED: RURAL DEVELOPMENT-1 (RD-1). ON NOVEMBER 8, 2023, THE PROPERTY IN QUESTION WAS REZONED FROM THE RURAL DEVELOPMENT-1 (RD-1) ZONING DISTRICT TO THE RURAL DEVELOPMENT-1 (RD-1) ZONING DISTRICT. HOWEVER, AS THE CONCEPT PLAN FOR THE DEVELOPMENT WAS APPROVED IN OCTOBER 2023, WHICH WAS PRIOR TO THIS CHANGE IN ZONING, THIS APPLICATION IS BEING REVISED PURSUANT TO THE PRIOR RURAL DEVELOPMENT-1 (RD-1) STANDARDS AS REQUIRED BY THE ZONING ORDINANCE AND STATE VOTING STATUTES.

OWNERS OF RECORD	
1001 FAIRHAVEN LLC 572 SAVANNAH HIGHWAY CHARLESTON, SC 29407	AQUA GREEN UTILITY INC 3330 CALTS RD ADWORTH, GA 30102
DEED BOOK 884 PAGE 441 & 10 W.C.	DEED BOOK 886 PAGE 142, DEED BOOK 804 PAGE 636 & DEED BOOK 908 PAGE 657, N.D.W.C.
APPLICANT	
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 (615) 678-8212	

DATE	NO	DATE	REVISIONS
12/18/2023	1	10/25/23	ADD PRIVATE EASEMENT
	2	11/21/23	REVISED WATERLINE EASEMENT
	3	11/21/23	REVISED PER COUNTY COMMENTS
	4	12/18/23	REVISED PER COUNTY COMMENTS
	5	12/24	REVISED PER COUNTY COMMENTS

FINAL PLAT  
4620 BETHESDA ROAD  
MAP 155, PARCEL 007.00  
WILLIAMSON COUNTY, TENNESSEE



PROJECT  
20-0614

SHEET  
3 OF 3

FAIRHAVEN SUBDIVISION