

WASTEWATER

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T-SQUARE ENGINEERING

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1329 WEST MAIN STREET
FRANKLIN, TN 37064
615.678.8212

WWW.T2-ENG.COM

24-00008

February 19, 2024

TN Public Utility Commission

Chairman Herb Hilliard
502 Deaderick Street
4th Floor
Nashville, TN 37243
(800) 342-8359
615-741-2904

Electronically Filed in TPUC Docket Room
on February 19, 2024 at 11:54 a.m.

RE: Letter of Determination for CCN Requirement
Fernvale Springs Rural Retreat
7324 Caney Fork Rd
Fairview TN
Tax Map 048, Parcel 16.00 in Williamson County, TN

To whom it may concern:

I am writing to request a letter of determination for whether a CCN is required for the following project:

This project consists of a proposed 10,000 gallon per day wastewater system to be privately owned by the Richard Spanton Jr Irrevocable Family Trust. The wastewater system will serve a proposed rural retreat development owned by the same entity at the above-referenced property in Williamson County, TN. The intent of the project is to create a rural retreat to host family, friends, private business gatherings, non-profit events, speaking engagements, and music & performing art retreats.

Proposed facilities and accommodations include meeting spaces, a banquet hall with commercial kitchen, wellness & recreational facility, studio for music and performing arts, and overnight lodging for guests. As proposed, all facilities included in the rural retreat are to be served by the proposed wastewater system which will require a State Operating Permit from TDEC. The rural retreat, all of its facilities, and its wastewater system are to be contained on the same parcel of land (approximately 226-acres). Richard Spanton Jr Irrevocable Family Trust is to own the property, wastewater system, and all structures and improvements. Fees will never be charged for use of the wastewater system. As required for operation and maintenance of the wastewater system, the property owner shall maintain a contract with a qualified wastewater operator certified by TDEC.

The subject property contains an existing residence served by an individual septic system under the jurisdiction of the Williamson County Department of Sewage Disposal Management (WCDSMD). There is no intent for the existing house to be part of the rural retreat. Per requirement of the Williamson County Zoning Ordinance, the house does not meet the minimum setback requirement to be included in the rural retreat. Additionally, the topography and distance between the existing house and the proposed SOP wastewater system are prohibitive for its connection to that system. The owners have submitted a soil map to WCDSMD for the purpose of providing a back-up septic area and/or replacing the existing septic system servicing existing house. The property owner will likely demolish and replace the existing house due to the



age and condition of the structure; if so, the existing septic system will be abandoned and replaced per requirements WCDSDM.

A Pre-Project Discussion (PPD) meeting has been held with TDEC staff regarding this project. A pre-application meeting has been held with the Williamson County Planning Department which will require a determination from TPUC that a CCN is not required for the construction and operation of the wastewater system prior to submittal of the proposed rural retreat site plan for review.

I would greatly appreciate your assistance in providing Williamson County Planning Department a letter of determination. Please contact me if any additional information is needed or if you have any questions or concerns.

Thank you,

Eric Jervis, PE Wastewater Director
T-Square Engineering, Inc.
CELL: 615.972.8556
eric.jervis@t2-eng.com

Pick Up

FROM: Jack S. Schneider
 TO: Pendleton Square Trust Company, LLC, a Tennessee limited liability company, as
 Trustee of The Richard W. Spanton, Jr. Irrevocable Family Trust u/a/d July 16, 2018

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Pendleton Square Trust Company, LLC, as Trustee	(Same)	Map 48 Parcel 16
35 Music Square East, #320 Nashville, TN 37203		

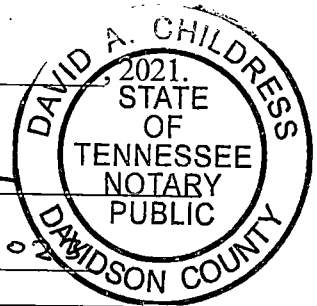
THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Aaron B. Flinn,
 Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760
 STATE OF TENNESSEE)
 COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is
 \$4,500,000.00.

Jack S. Schneider
 Affiant

Subscribed and sworn to before me, this the 23rd day of July

David A. Childress
 Notary Public
 My Comm. Expires: 5/9/2022



GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jack S. Schneider, unmarried, hereinafter called "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto Pendleton Square Trust Company, LLC, a Tennessee limited liability company, as Trustee of The Richard W. Spanton, Jr. Irrevocable Family Trust u/a/d July 16, 2018, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to wit:

(See Exhibit A attached hereto and incorporated herein by reference for a complete Legal Description)

Said property is transferred subject to the following:

1. Williamson County property taxes for the year 2021 and subsequent years.

2. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T. C. A. Sections 67-5-1008. An Application for Greenbelt Assessments Approval, affecting the above described property, appears of record in Book 478, page 173, said Register's Office.

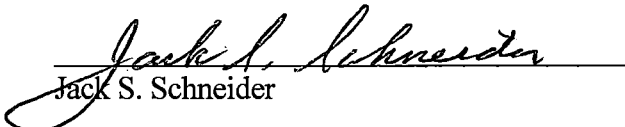
3. Any matters shown on the survey recorded in Plat Book 49, page 24, said Register's Office.

4. Title to any portion of the property located within any streets, roads, or right-of-ways.

This is improved property located at 7324 Caney Fork Road, Fairview, Tennessee 37062.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23 day of July 2021.


Jack S. Schneider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack S. Schneider, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of July 2021.

My Commission Expires: 5/9/2023


NOTARY PUBLIC



Exhibit A
Legal Description

Being a tract of land as shown on Property Map 48, Assessor's Office, and lying wholly within the 1st Civil District of Williamson County, Tennessee. Bounded in general by William L. Tomlinson, Maria A. Lyons and Caney Fork Road on the east; J.R. Givens heirs, Billy Inman and Vassilios Gatzimos on the south; Vassilios Gatzimos and Victor L. Campbell on the west; Victor L. Campbell, Fernvale Hunting Club, Inc. and Wendell Christopher on the north, more particularly described as follows:

Beginning at an existing witness iron pin on the west side of Caney Fork Road in the south line of William L. Tomlinson (ref. Deed Book 900 page 968 R.O.W.C.) thence with Tomlinson's south line S82°48'22"E 21.96' to a point in the center of Caney Fork Road thence leaving Tomlinson and with the center of Caney Fork Road S20°11'23"W 131.08' to a point; thence with a curve to the left having the following characteristics: delta=01°39'08"; radius=2774.01'; arc=79.99'; tangent=40.00'; chord=S19°21'49"W 79.99' to a point; thence S18°32'15"W 299.60' to a point; thence a curve to the right having the following characteristics: delta=17°22'02"; radius=229.16'; arc=69.46'; tangent=35.00'; chord=S27°13'16"W 69.20' to a point; thence S35°54'17"W 80.87' to a point; thence with a curve to the left having the following characteristics: delta=02°38'15"; radius=1520.38'; arc=69.99'; tangent=35.00'; chord=S34°35'10"W 69.98' to a point; thence S33°16'02"W 75.92' to a point; thence with a curve to the left having the following characteristics: delta=26°51'26"; radius=314.12'; arc=147.24'; tangent=75.00'; chord=S19°50'19"W 145.90' to a point; thence S06°24'37"W 112.46' to a point; thence with a curve to the left having the following characteristics: delta=11°39'02"; radius=1176.22'; arc=239.17'; tangent=120.00'; chord=S00°35'06"W 238.76' to a point; thence S05°14'25"E 94.83' to a point; thence with a curve to the left having the following characteristics: delta=14°08'05"; radius=317.77'; arc=78.39'; tangent=39.40'; chord=S12°18'28"E 78.20' to a point, the north east corner of Maria A. Lyons (ref. Deed Book 3658 page 261 R.O.W.C.); thence leaving Caney Fork Road and with Lyons' north and west lines (following generally a meandering fence) S67°23'36"W passing an existing witness iron pin (insignia "Gibbs") at 25.18' in all 299.14' to an existing iron pin in a fence (insignia "Gibbs"); thence (following generally a meandering fence) S65°49'36"W 503.25' to an existing iron pin in a 40" stump (insignia "Gibbs"); thence N73°46'15"W 517.37' to a large rock at a 28" walnut tree; thence with a line agreement between Jack Schneider and Maria Lyons' representative S00°08'03"W 488.76' to an iron pin set at an iron stake; thence S23°22'13"E 211.57' to an iron pin set at a forked 8" black oak; thence S39°16'48"W 43.04' to an existing iron pin "insignia Gibbs"; thence leaving Lyons and with an agreed line with the J. R. Givens heirs (ref. Deed Book 106 page 165 R.O.W.C.) S83°32'25"W 1837.38' to an existing iron pin in an ancient fence (insignia "Ace Hensley"); thence S60°55'07"W 232.37' to a 36" red oak tree; thence S10°57'24"W 41.71' to an existing drill point, the northeast corner of Billy B. Inman (ref. Deed Book 95 page 506 R.O.W.C.); thence leaving the Givens agreement line and with an agreed line with Billy Inman S45°32'02"W 211.31' to an existing iron pin, insignia "Ace Hensley" thence following an ancient fence for the following 16 calls to iron pins set this survey: N78°39'11"W 60.12' to an iron pin set in a fence thence N81°08'46"W 181.15'; N76°22'20"W 103.96'; S87°02'10"W 87.82'; N83°02'16"W 450.53'; N84°20'50"W 144.24'; N72°22'01"W 119.05'; N84°31'34"W 163.34'; N88°54'09"W 73.03'; N85°54'08"W 131.14'; N82°39'57"W

153.29'; N79°22'16"W 126.13'; N54°02'36"W 46.21'; S73°58'47"W 25.69'; N80°46'28"W 152.80'; N85°55'42"W 79.44' to an existing iron pin at a fence corner, a northeast corner of Vassilos Gatzimos (ref. Deed Book 659 page 785 R.O.W.C.); thence leaving Inman's agreement line and with Gatzimos' south and east lines N84°17'36"W 1500.44' to an existing iron pipe at a hollow 30" poplar tree; thence N05°52'27"E 1262.07' to an existing planted stone in the south line of Victor L. Campbell (ref. Deed Book 3227 page 606 R.O.W.C.); thence leaving Gatzimos and with Campbell's southerly lines S82°16'21"E 642.25' to an existing iron pin on the east side of a small branch in a fence (insignia "Ace Hensley"); thence with a fence and Campbell's deed N10°23'40"E 109.32' to an iron pin set on the west side of said branch; thence N42°08'51"E 316.12' to an iron pin set; thence N07°08'30"E 1015.53' to an existing iron pin at a corner post (insignia "Ace Hensley"); thence S84°26'12"E 1677.43' to an existing planted stone; thence N05°55'24"E 970.40' to an existing planted stone; thence S87°57'29"E 842.18' to an existing 20" white oak at a fence intersection in the west line of the Fernvale Hunting and Fishing Club, Inc. (ref. Deed Book 62 page 49 R.O.W.C.); thence leaving Campbell and with the west and south lines of the Fernvale Hunting and Fishing Club S07°06'47"W 755.19' to a planted stone; thence S83°41'28"E 1040.96' to an iron pin set; thence N22°55'24"E passing an existing witness iron pin set at 808.25' in all 878.25' to a point in the center of Fish Pond Hollow; thence leaving the hollow N60°25'43"E passing a witness iron pin set at 20.00' in all 978.22' to an iron pin set, the south west corner of Wendell Christopher King (ref. Deed Book 3888 page 739 R.O.W.C.); thence leaving the Fernvale Hunting and Fishing Club and with King's south lines S70°45'48"E passing an existing iron pin in two hickories (insignia "Ace Hensley") at 276.77' in all 775.50' to a 30" white oak; thence S56°55'54"E 249.58' to an existing iron pin (located S24°58'45"W 6.47' from a triple oak in the fence), the northwest corner of the aforementioned William L. Tomlinson; thence leaving King and with Tomlinson's west and south lines S24°58'45"W 947.60' to an existing iron pin; thence S82°48'22"E 863.92' to the point of beginning, containing 420.18 acres, more or less, and being the Jack S. Schneider property from Farris Hardwood Lumber recorded in Deed Book 460 page 717 and the second tract inadvertently left off of the Schneider deed but was intended to be conveyed as shown in Farris Hardwood Lumber deed from J. B. Thomas "being the same land conveyed to J. B. Thomas by deed of C. J. King and wife, of record in Deed Book 78 page 104" (as a reference) which did include the second tract also there are three line agreements between Jack S. Schneider and Billy Inman, the J. R. Givens heirs and Maria Lyons according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated July 17, 2007.

Being the same property conveyed to Jack S. Schneider, by deed from M. T. Taylor, Trustee, of record in Book 4796, page 430, Register's Office for said County.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED ARE THE FOLLOWING TWO TRACTS OF LAND conveyed to Short Family Farm, LLC, by deeds of record in Book 6284, page 289, and Book 6559, page 491, said Register's Office, described as follows:

Tract No. I:

Land in 5th Civil District of Williamson County, Tennessee, being part of the property conveyed in Deed Book 460, page 717, Register's Office for said County and more particularly described as follows:

Beginning in the center of "Fish Pond Hollow" at the intersection of said hollow and the easterly line of the Fernvale Hunting and Fishing Club, recorded in Book 62, page 49, R.O.W.C.;

Thence generally up the center of said hollow the following calls:

S 12° 55' 19" W, 569.79 feet;
 S 22° 09' 00" W, 87.48 feet;
 S 47° 31' 40" W, 116.99 feet;
 S 28° 20' 04" W, 93.88 feet;
 S 12° 09' 43" W, 298.39 feet;
 S 43° 43' 42" W, 368.61 feet;
 S 23° 02' 39" W, 157.78 feet to an iron pin;
 N 89° 41' 21" W, 330.19 feet;
 N 57° 46' 49" W, 114.16 feet;
 S 81° 42' 43" W, 83.79 feet;
 N 45° 11' 29" W, 117.62 feet;
 N 57° 11' 26" W, 159.02 feet;
 S 72° 19' 13" W, 71.53 feet;
 N 73° 39' 54" W, 149.81 feet;
 S 57° 20' 35" W, 87.78 feet;
 N 75° 06' 18" W, 186.74 feet;
 S 82° 36' 13" W, 86.16 feet;
 S 71° 41' 26" W, 115.13 feet;
 N 79° 11' 01" W, 99.74 feet;

Continuing with said hollow

S 69° 26' 43" W, 107.99 feet;
 N 79° 02' 37" W, 178.99 feet;
 N 74° 06' 46" W, 170.14 feet;
 N 89° 01' 30" W, 217.74 feet;
 S 64° 24' 43" W, 282.37 feet;
 and S 86° 56' 54" W, 242.10 to an iron pin;

Thence leaving said hollow S 82° 10' 37" W, 40.00 feet to an iron pin;

Thence S 62° 55' 59" W, 752.49 feet to an iron pin;

Thence N 7° 08' 30" E, 1015.69 feet to an iron pin in the southerly line of the Short Family Farm, LLC property recorded in Book 6158, page 843, R.O.W.C.;

Thence with said Short Family Farm S 84° 26' 12" E, 1677.43 feet;

Thence N 5° 55' 24" E, 970.40 feet;

Thence S 87° 57' 29" E, 842.18 feet to the westerly line of the said Fernvale Hunting and Fishing Club, Inc. Property;

Thence S 7° 06' 47" W, 755.19 feet;

Thence S 83° 41' 28" E, 1040.96 feet to an iron pin;

Thence N 22° 55' 24" E, 878.16 feet to the point of beginning and containing 66.10 acres, more or less. Description provided by Patrick Coode and Company, LLC File No. 214-050.

Tract No. II:

Land in 5th Civil District of Williamson County, Tennessee, being part of the property conveyed in Deed Book 460, Page 717, Register's Office for said County and more particularly described as follows:

Commencing in the center of "Fish Pond Hollow" at the intersection of said Hollow and the Easterly line of the Fernvale Hunting and Fishing Club, recorded in Book 62, Page 49, R.O.W.C.;

Thence generally up the center of said Hollow the following calls:

S 12° 55' 19" W, 569.79 feet;

S 22° 09' 00" W, 87.48 feet;

S 47° 31' 40" W, 116.99 feet;

S 28° 20' 04" W, 93.88 feet;

S 12° 09' 43" W, 298.39 feet;

S 43° 43' 42" W, 368.61 feet;

S 23° 02' 39" W, 157.78 feet to an iron pin;

N 89° 41' 21" W, 330.19 feet;

N 57° 46' 49" W, 114.16 feet;

S 81° 42' 43" W, 83.79 feet;

N 45° 11' 29" W, 117.62 feet;

N 57° 11' 26" W, 159.02 feet;

thence S 72° 19' 13" W, 71.53 feet to the point of beginning;

thence along a new line, severing the remaining portion of the property conveyed in Deed Book 460, Page 717, R.O.W.C., S 19° 30' 50" W, 2397.83 feet to the South line of said remaining property; thence along said South line the following calls:

N 83° 02' 16" W, 67.56 feet;

N 84° 20' 50" W, 144.24 feet;

N 72° 22' 01" W, 119.05 feet;

N 84° 31' 34" W, 163.34 feet;

N 88° 54' 09" W, 73.03 feet;

N 85° 54' 08" W, 131.14 feet;

N 82° 39' 57" W, 153.29 feet;

N 79° 22' 16" W, 126.13 feet;

N 54° 02' 36" W, 46.21 feet;
 S 73° 58' 47" W, 25.69 feet;
 N 80° 46' 28" W, 152.80 feet;
 N 85° 55' 42" W, 79.44 feet;
 N 84° 17' 36" W, 1500.44 feet to the Southwest corner of said remaining property; thence along the Westerly line of said property N 5° 52' 27" E, 1262.07 feet; thence S 82° 16' 21" E, 642.25 feet; thence N 10° 23' 40" E, 109.32 feet; thence N 42° 08' 51" E, 316.12 feet to the Southwesterly corner of a 66.1 acre tract conveyed to the Short Family Farm, LLC in Book 6284, Page 289, R.O.W.C.; thence with the South line of said Short Family Farm, LLC, the following calls:
 N 62° 55' 59" E, 752.49 feet; N 82° 10' 37" E, 40.00 feet to the head of a drain or creek; thence with said drain the following calls:
 N 86° 56' 54" E, 242.10 feet;
 N 64° 24' 43" E, 282.37 feet;
 S 89° 01' 30" E, 217.74 feet;
 S 74° 06' 46" E, 170.14 feet;
 S 79° 02' 37" E, 178.99 feet;
 N 69° 26' 43" E, 107.99 feet;
 S 79° 11' 01" E, 99.74 feet;
 N 71° 41' 26" E, 115.13 feet;
 N 82° 36' 13" E, 86.16 feet;
 S 75° 06' 18" E, 186.74 feet;
 N 57° 20' 35" E, 87.78 feet;
 Thence S 73° 39' 54" E., 149.81 feet to the point of beginning and containing 131 acres, more or less.

BK: 8652 PG: 207-213

21044339

7 PGS:AL-DEED

801654

07/23/2021 - 02:24 PM

BATCH	801654
MORTGAGE TAX	0.00
TRANSFER TAX	16650.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	16688.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

This Instrument Prepared By:
Holland & Knight, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

**Certification of Trust for the Richard W. Spanton, Jr. Irrevocable Family Trust
Pursuant to T.C.A. § 35-15-1013**

Pendleton Square Trust Company, LLC, as Grantor (the "Grantor"), and Pendleton Square Trust Company, LLC, as Trustee, established the Richard W. Spanton, Jr. Irrevocable Family Trust (the "Trust") pursuant to the terms of The Richard W. Spanton, Jr. Irrevocable Family Trust Agreement dated July 16, 2018 (the "Trust Agreement").

Pursuant to T.C.A. § 35-15-1013, Pendleton Square Trust Company, LLC, as acting Trustee of the Trust, hereby affirms the following:

1. The Trust was established on July 16, 2018, and is an existing trust administered under the laws of the State of Tennessee.
2. The Grantor of the Trust is Pendleton Square Trust Company, LLC. Pendleton Square Trust Company, LLC is the currently acting Trustee of the Trust. The Trust Agreement does not appoint a successor Trustee to serve in the event Pendleton Square Trust Company, LLC ceases to serve.
3. The Trustee has all the powers enumerated in the Tennessee Uniform Trust Code.
4. The Trust is irrevocable.
5. The Trust's identification number will be provided where essential to the transaction and upon request.
6. Title to assets in the Trust shall be taken as follows:

Pendleton Square Trust Company, LLC, as Trustee of the
Richard W. Spanton, Jr. Irrevocable Family Trust u/a/d July
16, 2018,

or

Richard W. Spanton, Jr. Irrevocable Family Trust u/a/d July
16, 2018, Pendleton Square Trust Company, LLC, Trustee
7. To the best of the Trustee's knowledge, the Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
8. In accordance with T.C.A. § 35-15-1013, persons may rely on this Certification of Trust in lieu of receiving a copy of the Trust Agreement.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Pendleton Square Trust Company, LLC, as Trustee of the Richard W. Spanton, Jr. Irrevocable Family Trust u/a/d July 16, 2018, has executed this Certification of Trust on this the 10 day of January, 2024.

Pendleton Square Trust Company, LLC, as Trustee
of the Richard W. Spanton, Jr. Irrevocable Family
Trust u/a/d July 16, 2018

Carolyn Hannon
By: Carolyn Hannon
Its: Principal, Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Carolyn Hannon, a Authorized Trust Officer with Pendleton Square Trust Company, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath swore to the information contained in the foregoing instrument and acknowledged that she/he executed the within instrument for the purposes therein contained.

Signed before me on this the 10 day of January, 2024.

Caroline Adams
Notary Public
My Commission Expires: 11/8/2027





Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

DANIEL SCHUH
7740 CUMBERLAND DR
FAIRVIEW, TN 37062

January 10, 2024

Request Type: Certificate of Existence/Authorization
Request #: 0563961

Issuance Date: 01/10/2024
Copies Requested: 1

Document Receipt

Receipt # : 008551765

Filing Fee: \$20.00

Payment-Credit Card - State Payment Center - CC #: 3865547548

\$20.00

Regarding: Pendleton Square Trust Company, LLC

Filing Type: Limited Liability Company - Domestic

Formation/Qualification Date: 01/28/2014

Status: Active

Duration Term: Perpetual

Business County: DAVIDSON COUNTY

Control # : 745163

Date Formed: 01/28/2014

Formation Locale: TENNESSEE

Inactive Date:

CERTIFICATE OF EXISTENCE

I, Tre Hargett, Secretary of State of the State of Tennessee, do hereby certify that effective as of the issuance date noted above

Pendleton Square Trust Company, LLC

* is a Limited Liability Company duly formed under the law of this State with a date of incorporation and duration as given above;

* has paid all fees, interest, taxes and penalties owed to this State (as reflected in the records of the Secretary of State and the Department of Revenue) which affect the existence/authorization of the business;

* has filed the most recent annual report required with this office;

* has appointed a registered agent and registered office in this State;

* has not filed Articles of Dissolution or Articles of Termination. A decree of judicial dissolution has not been filed.

Tre Hargett
Secretary of State

Processed By: Cert Web User

Verification #: 065063828



Tennessee Department of Environment and Conservation
Division of Water Resources
William R. Snodgrass - Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243-1102
(615) 532-0625

APPLICATION FOR A STATE OPERATION PERMIT (SOP)

Type of application: ☒ New Permit ☐ Permit Reissuance ☐ Permit Modification

Permittee Identification: (Name of city, town, industry, corporation, individual, etc., applying, according to the provisions of Tennessee Code Annotated Section 69-3-108 and Regulations of the Tennessee Water Quality Control Board.)

Permittee Name (applicant): Richard W Spanton Jr
(Richard W Spanton Jr Irrevocable Family Trust)

Permittee Address: 35 Music Square E #320 Nashville, TN 37203

Official Contact: Richard W Spanton Jr.	Title or Position: PROPERTY OWNER (de facto)		
Mailing Address: 35 Music Square E #320 Nashville, TN 37203	City: NASHVILLE	State: TN	Zip: 37203
Phone number(s):	E-mail:		

Optional Contact: Daniel Schuh	Title or Position:		
Address:	City:	State:	Zip:
Phone number(s): 904-521-3955	E-mail: dschuh@tri-starconsulting.com		

Application Certification (must be signed in accordance with the requirements of Rule 0400-40-05-.05)

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Name and title; print or type RICHARD W. SPANTON JR. (OWNER)	Signature 	Date 1-9-23
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Facility Identification:		Existing Permit No.	
Facility Name: Fernvale Springs Rural Retreat Treatment Facility		County: Williamson	
Facility Address or Location: 7324 Caney Fork Rd		Latitude: 35.9505	
		Longitude: -87.0869	
Name and distance to nearest receiving waters: 400-ft to unnamed tributary feeding South Harpeth River (TF 1,800-ft from South Harpeth R.)			
If any other State or Federal Water/Wastewater Permits have been obtained for this site, list their permit numbers: N/A			
Name of company or governmental entity that will operate the permitted system:		Jesse Hutcherson - contracted operator	
Operator address: 5955 Greenbriar Rd Franklin, TN 37064			
Has the owner/operator filed for a Certificate of Convenience & Necessity (CCN), or an amended CCN, with the Tennessee Regulatory Authority (TRA) (may be required for collection systems and land application treatment systems)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
If the applicant listed above does not yet own the facility/site or if the applicant will not be the operator, explain how and when the ownership will be transferred or describe the contractual arrangement and renewal terms of the contract for operations. This will be a privately owned system to serve HUTCHERSON			
Complete the following information explaining the entity type, number of design units, and daily design wastewater flow:			
<u>Entity Type</u>	<u>Number of Design Units</u>		<u>Flow (gpd)</u>
<input type="checkbox"/> City, town or county	No. of connections:		
<input type="checkbox"/> Subdivision	No. of homes:	Avg. No. bedrooms per home:	
<input type="checkbox"/> School	No. of students:	Size of cafeteria(s): No. of showers:	
<input type="checkbox"/> Apartment	No. of units:	No. units with Washer/Dryer hookups: No. units without W/D hookups:	
<input type="checkbox"/> Commercial Business	No. of employees:	Type of business:	
<input type="checkbox"/> Industry	No. of employees:	Product(s) manufactured:	
<input type="checkbox"/> Resort	No. of units:		
<input type="checkbox"/> Camp	No. of hookups:		
<input type="checkbox"/> RV Park	No. of hookups:	No. of dump stations:	
<input type="checkbox"/> Car Wash	No. of bays:		
<input checked="" type="checkbox"/> Other			10,000-GPD
Describe the type and frequency of activities that result in wastewater generation. Rural Retreat consisting of an Event Center with Food Service (aka Community Center), Wellness Center, (x2) 9-Bed Cabins, (x8) 3-Bed Cabins: Projected Flow= 8,200-GPD with 1,800-GPD additional capacity			

Engineering Report (required for collection systems and/or land application treatment systems):	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> Prepared in accordance with Rule 0400-40-05-.03 and Section 1.2 of the State of Tennessee <u>Design Criteria for Sewage Works</u>	
<input type="checkbox"/> Attached, or	
<input type="checkbox"/> Previously submitted and entitled: _____ Operation and Maintenance Inspection Schedule Submitted: _____	Approved? <input type="checkbox"/> Yes. Date: _____ <input type="checkbox"/> No Approved? <input type="checkbox"/> Yes. Date: _____ <input type="checkbox"/> No

Wastewater Collection System:	<input type="checkbox"/> N/A
System type (i.e., gravity, low pressure, vacuum, combination, etc.): STEP - low pressure	
System Description: 2" watertight S.T.E.P. collection	
Describe methods to prevent and respond to any bypass of treatment or discharges (i.e., power failures, equipment failures, heavy rains, etc.): <small>Power Failure offset with gas powered emergency generator Watertight collection and treatment system to offset heavy rains</small>	
In the event of a system failure describe means of operator notification: <small>web-based telemetric alarm notification</small>	
List the emergency contact(s) (name/phone): Jesse Hutcherson (615) 804-7383	
For low-pressure systems, who is responsible for maintenance of STEP/STEG tanks and pumps or grinder pumps (list all contact information)? Jesse Hutcherson (615) 804-7383 jesse.jameshutcherson@gmail.com	
Approximate length of sewer (excluding private service lateral): 7,200 L.F.	
Number/hp of lift stations: N/A / Number/hp of lift pumps: _____ /	
Number/volume of low pressure and or grinder pump tanks (x2) 2,000-GAL STEP Tanks	
Number/volume septic tanks (x10) 1,500-GAL STEP Tanks / (x) 1,500-GAL Grease Trap	
Attach a schematic of the collection system. <input checked="" type="checkbox"/> Attached	
If this is a satellite sewer and you are tying in to another sewer system complete the following section, listing tie-in points to the sewer system and their location (attach additional sheets as necessary): N/A	
<u>Tie-in Point</u>	<u>Latitude (xx.xxxx°)</u>
<u>Longitude (xx.xxxx°)</u>	

Land Application Treatment System:		<input type="checkbox"/> N/A
Type of Land Application Treatment System: <input checked="" type="checkbox"/> Drip <input type="checkbox"/> Spray <input type="checkbox"/> Other, explain:		
Type of treatment facility preceding land application (recirculating media filters, lagoons, other, etc.): Bioclere Recirculating Media Filter		
Attach a treatment schematic. <input checked="" type="checkbox"/> Attached		
Describe methods to prevent and respond to any bypass of treatment or discharges (i.e., power failures, equipment failures, heavy rains, etc.):		
For New or Modified Projects: Richard W Spanton Jr		
Name of Developer for the project: (Richard W Spanton Jr Irrevocable Family Trust)		
Developer address and phone number: 35 Music Square E #320 Nashville, TN 37203		
For land application, list: Proposed acreage involved: 1.15 acres primary ; 1.15 acres reserve area 2.25 inches/week Inches/week gpd/sq.ft loading rate to be applied: 0.200-gpd/sq ft		
Is wastewater disinfection proposed? disinfection and fencing/signage required per Williamson Co.		
<input checked="" type="checkbox"/> Yes Describe land application area access: required fenced with signage per Williamson Co.		
<input type="checkbox"/> No Describe how access to the land application area will be restricted:		
Attach required additional Engineering Report Information (see website for more information)		
<input checked="" type="checkbox"/> Topographic map (1:24,000 scale presented at a six inch by six inch minimum size) showing the location of the project including quadrangle(s) name(s) GPS coordinates, and latitude and longitude in decimal degrees should also be included.		
<input checked="" type="checkbox"/> Scaled layout of facility showing the following: lots, buildings, etc. being served, the wastewater collection system routes, the pretreatment system location, the proposed land application area(s), roads, property boundaries, and sensitive areas such as streams, lakes, springs, wells, wellhead protection areas, sinkholes and wetlands.		
<input checked="" type="checkbox"/> Soils information for the proposed land disposal area in the form of a Water Resources Soils Map per Chapter 16 and 17 State of Tennessee Design Criteria for Sewage Work. The soils information should include soil depth (borings to a minimum of 4 feet or refusal) and soil profile description for each soil mapped.		
<input checked="" type="checkbox"/> Topographic map of the area where the wastewater is to be land applied with no greater than ten foot contours presented at a minimum size of 24 inches by 24 inches.		
<input checked="" type="checkbox"/> Describe alternative application methods based on the following priority rating: (1) connection to a municipal/public sewer system, (2) connection to a conventional subsurface disposal system as regulated by the Division of Groundwater Protection, and/or (3) land application.		

For Drip Dispersal Systems Only: Unless otherwise determined by the Department, sewage treatment effluent wells, i.e. large capacity treatment/drip dispersal systems after approval of the SOP Application, will be issued an UIC tracking number and will be authorized as Permit by Rule per UIC Rule 0400-45-06-.14(2) and upon issue of a State Operating Permit and Sewage System Construction Approval by the Department. Describe the following:	<input type="checkbox"/> N/A
The area of review (AOR) for each Drip Dispersal System shall, unless otherwise specified by the Department, consist of the area lying within a one mile radius or an area defined by using calculations under 0400-45-06-.09 of the Drip Dispersal System site or facility, and shall include, but not be limited to general surface geographic features, general subsurface geology, and general demographic and cultural features within the area. Attach to this part of the application a general characterization of the AOR, including the following: (This can be in narrative form)	
<input checked="" type="checkbox"/> A general description of all past and present groundwater uses as well as the general groundwater flow direction and general water quality.	
<input checked="" type="checkbox"/> A general description of the population and cultural development within the AOR (i.e. agricultural, commercial, residential or mixed)	
<input checked="" type="checkbox"/> Nature of injected fluid to include physical, chemical, biological or radiological characteristics.	
<input checked="" type="checkbox"/> If groundwater is used for drinking water within the area of review, then identify and locate on a topographic map all groundwater withdrawal points within the AOR, which supply public or private drinking water systems. Or supply map showing general location of publicly supplied water for the area (this can be obtained from the water provider)	
<input checked="" type="checkbox"/> If the proposed system is located within a wellhead protection area or source water protection area designated by Rule 0400-45-01-.34, show the boundary of the protection area on the facility site plan.	
<input checked="" type="checkbox"/> Description of system, Volume of injected fluid in gallons per day based upon design flow, including any monitoring wells	
<input checked="" type="checkbox"/> Nature and type of system, including installed dimensions of wells and construction materials	

Pump and Haul:	<input checked="" type="checkbox"/> N/A
Reason system cannot be served by public sewer:	
Distance to the nearest manhole where public sewer service is available:	
When sewer service will be available:	
Volume of holding tank: gal.	
Tennessee licensed septage hauler (attach copy of agreement):	
Facility accepting the septage (attach copy of acceptance letter):	
Latitude and Longitude (in decimal degrees) of approved manhole for discharge of septage:	
Describe methods to prevent and respond to any bypass of treatment or discharges (i.e., power failures, equipment failures, heavy rains, etc.):	

Holding Ponds (for non-domestic wastewater only):	<input checked="" type="checkbox"/> N/A
Pond use: <input type="checkbox"/> Recirculation <input type="checkbox"/> Sedimentation <input type="checkbox"/> Cooling <input type="checkbox"/> Other (describe):	
Describe pond use and operation:	
If the pond(s) are existing pond(s), what was the previous use?	
Have you prepared a plan to dispose of rainfall in excess of evaporation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, describe disposal plan:	
Is the pond ever dewatered? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, describe the purpose for dewatering and procedures for disposal of wastewater and/or sludge:	
Is(are) the pond(s) aerated? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Volume of pond(s): _____ gal.	Dimensions: _____
Is the pond lined (Note if this is a new pond system it must be lined for SOP coverage. Otherwise, you must apply for an Underground Injection Control permit.)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Describe the liner material (if soil liner is used give the compaction specifications):	
Is there an emergency overflow structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, provide a design drawing of structure.	
Are monitoring wells or lysimeters installed near or around the pond(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If so, provide location information and describe monitoring protocols (attach additional sheets as necessary):	

Mobile Wash Operations:		<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Individual Operator <input type="checkbox"/> Fleet Operation Operator		
Indicate the type of equipment, vehicle, or structure to be washed during normal operations (check all that apply):		
<input type="checkbox"/> Cars <input type="checkbox"/> Parking Lot(s): sq. ft.		
<input type="checkbox"/> Trucks <input type="checkbox"/> Windows: sq. ft.		
<input type="checkbox"/> Trailers (Interior washing of dump-trailers, or tanks, is prohibited.) <input type="checkbox"/> Structures (describe):		
<input type="checkbox"/> Other (describe):		
Wash operations take place at (check all that apply):		
<input type="checkbox"/> Car sales lot(s) <input type="checkbox"/> Public parking lot(s)		
<input type="checkbox"/> Private industry lot(s) <input type="checkbox"/> Private property(ies)		
<input type="checkbox"/> County(ies), list: <input type="checkbox"/> Statewide		
Wash equipment description:		
<input type="checkbox"/> Truck mounted <input type="checkbox"/> Trailer mounted		
<input type="checkbox"/> Rinse tank size(s) (gal.): <input type="checkbox"/> Mixed tanks size(s) (gal.):		
<input type="checkbox"/> Collection tank size(s) (gal.): Number of tanks per vehicle:		
Pressure washer: psi (rated) gpm (rated)		
<input type="checkbox"/> gas powered <input type="checkbox"/> electric		
Vacuum system manufacturer/model: Vacuum system capacity: inches Hg		
Describe any other method or system used to contain and collect wastewater:		
List the public sewer system where you are permitted or have written permission to discharge waste wash water (include a copy of the permit or permission letter):		
Are chemicals pre-mixed, prior to arriving at wash location? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Describe all soaps, detergents, or other chemicals used in the wash operation (attach additional sheets as necessary):		
Chemical name:	Manufacturer:	Primary CAS No. or Product No.

APPLICATION FOR A STATE OPERATION PERMIT (SOP)
INSTRUCTIONS

Purpose of this form A completed SOP application must be submitted to obtain SOP coverage. This permit is required to operate a sewage, industrial waste or other waste collection and/or treatment system that does not have a point source discharge to any surface or subsurface waters. This form must be submitted at least 180 days before starting any new activity, before an existing permit expires, or when renewing a permit.

Complete the form Type or print clearly, using black or blue ink; not markers or pencil. Answer each item or enter "N/A," for not applicable. If you need additional space, attach a separate piece of paper to the SOP application. Applicants may be required to submit engineering reports, plans and specifications. Contact the division for the applicable items, or refer to Appendix 1-D of the state Design Criteria for Sewage Works for more information. **The application will be considered incomplete without supplying all of the required information, Engineering Reports, and an original signature.**

Permittee Identification/Facility Identification Describe and locate the project, use the legal or official name of the facility or site. Provide the latitude and longitude (expressed in decimal degrees) of the center of the site, which can be located on USGS quadrangle maps. The quadrangle maps can be obtained at 1-800-USA-MAPS, or at the Census Bureau world wide web site: <http://www.census.gov/cgi-bin/gazetteer>. Attach a copy of a portion of a 7.5 minute quad map, showing location of site, with boundaries at least one mile outside the site boundaries. If business is mobile give the owner of operations' home, or business office address, and list all current areas of operation by city and county.

Wastewater Collection System These types of systems require engineering reports, refer to Appendix 1-D of the state Design Criteria for Sewage Works for more information.

Land Application Treatment System These types of systems require engineering reports, refer to Appendix 1-D of the state Design Criteria for Sewage Works for more information. Public access to the treatment area must be restricted, if disinfection is not part of the treatment. Applicants completing this section of the application must also complete the Wastewater Collection System section.

Pump and Haul These types of systems may require engineering reports, refer to Appendix 1-D of the state Design Criteria for Sewage Works for more information.

Holding Ponds Given that annual rainfall onto open ponds exceeds annual evaporation (in Tennessee), the permittee must develop a written plan (to be retained on site and be available to the division upon request) that addresses how excess rainfall will be disposed of in compliance with the no discharge requirement of this permit. Treatment ponds are not to be used for stormwater treatment or storage. All new and existing point source industrial stormwater discharges associated with industrial activity require coverage under the

APPLICATION FOR A STATE OPERATION PERMIT (SOP)
INSTRUCTIONS - CONTINUED

Tennessee industrial stormwater multi-sector general permit TMSP, refer to the [website](#) for more information. Describe the system for re-routing surface runoff away from ponds in the rainfall disposal plan.

Mobile Wash Operations Indicate whether the operation is run by an individual or a corporation with a fleet of vehicles equipped to wash and collect waste waters. If a corporation, indicate the home office as the "Official Contact". Indicate if operations take place at specific sites and list those counties that apply. Note that this permit covers operations for all of Tennessee. Operations indicated as "statewide" generally apply as a fleet type operation and each office location shall be individually permitted. Equipment may be truck or trailer-mounted, or both, indicate all that applies. Soaps, detergents, and other chemicals used should be non-toxic and biodegradable. All "chemically enhanced" (soaps, detergents, and other chemicals) waste-wash waters must be collected for proper disposal. If no chemically enhanced washwaters are used, clear-wash waters may travel by sheet flow to a gravel or grassy area where there is no opportunity to enter waters of the state. There should be no discharge to a storm water inlet, ditch, conveyance, stream, etc. If you are unsure of your wash area drainage, contact the area Environmental Field Office (EFO) prior to setting up your wash operation.

Fees Refer to the TDEC-DWR Environmental Protection Fund Fee Rule 0400-40-11-.02. Links to publications are available on Department of Environment and Conservation, Division of Water Resources webpage and the webpage for the Tennessee Secretary of State.

Submitting the form and obtaining more information Note that this form must be signed by the chief executive officer, owner, or highest ranking elected official. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC). Submit a complete application electronically to water.permits@tn.gov (preferred) or to the appropriate EFO for the county(ies) where the facility is located, addressed to **Attention: DWR, Permit Section**. Please keep a copy for your records.

EFO	Street Address	Zip Code	EFO	Street Address	Zip Code
Memphis	8383 Wolf Lake Drive, Bartlett	38133	Cookeville	1221 South Willow Ave.	38506
Jackson	1625 Hollywood Dr	38305-4316	Chattanooga	1301 Riverfront Parkway Suite 206	37402
Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	1421 Hampshire Pike	38401	Johnson City	2305 Silverdale Road	37601

APPLICATION FOR A STATE OPERATION PERMIT (SOP)
INSTRUCTIONS - CONTINUED

Upon receipt of the required items, the division conducts a review of the material, and the applicant is notified of any deficiencies. When all the deficiencies have been corrected, the division makes a determination of whether to publish a draft permit. When a draft permit is generated, a public notice is issued and published in a local newspaper. The draft permit is then reviewed by the applicant, and division field staff. The general public also has an opportunity to review the permit. Based on public response, a public hearing may be held. After considering public comments and a final review, the permit may be issued. The entire process normally takes from five (5) to nine (9) months. Permits are normally valid for five (5) years, except those for pump and haul systems, which are generally valid for one (1) year.

The division has the right to inspect a facility when deemed necessary. In addition, the division has the right to revoke or suspend any permit for violation of permit conditions or any other provisions of the Tennessee Water Quality Control Act and other water pollution control rules.

The division is responsible for regulating any activity, which involves a potential discharge in order to protect waters of the State from pollution and to maintain the highest possible standards in water quality.

WASTEWATER TREATMENT PLANS

FERNALE SPRINGS TREATMENT FACILITY

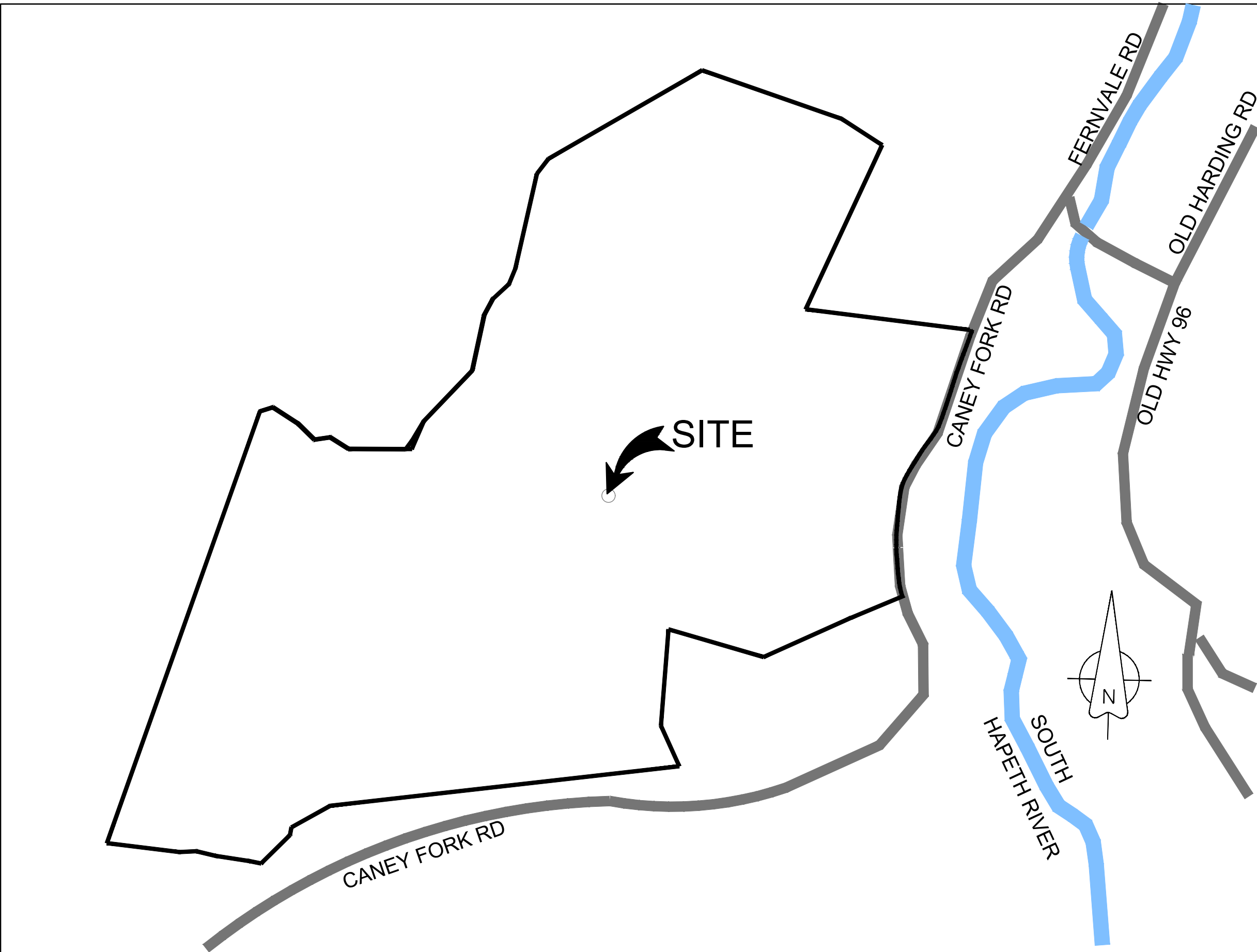
7324 CANEY FORK ROAD
MAP 048, PARCEL 16.00
1st Civil District, Williamson County, Tennessee

Developer: Richard Spanton Jr Irrevocable Family Trust
35 Music Square E #320
Nashville TN 37203

Current Owner: Richard Spanton Jr Irrevocable Family Trust
35 Music Square E #320
Nashville TN 37203

Surveyor: TWM
390 Mallory Station Rd
Franklin, TN, 37067
(615) 814-7414

Engineer:  **T-SQUARE ENGINEERING**
Consulting Civil Engineering
1329 West Main St., Franklin, TN, 37064
(615)370-1443 * Email tim@t2-eng.com



VICINITY MAP
N.T.S.

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Wastewater Site Plan - Overall
C-2.1	Wastewater Site Plan
C-2.2	Wastewater Site Plan - Detail
C-2.3	Drip Field Detail
DT-1.0	Drip Construction Detail Sheet
DT-2.0	Treatment Module Detail Sheet
DT-3.0	Tank Detail Sheet
DT-4.0	Control Building Detail Sheet

STEP System Data

Design Flow = 10,000 gallons per day
Land Application Area Required = 1.15 Ac.
Land Application Area Provided = 1.15 Ac.
Land Application Reserve Area Provided = 1.15 Ac.
Total Land Application Area Provided = 2.30 Ac.
Wastewater Treatment Facility & Storage Pond = 0.38 Ac.
Total Area for WWTF and Land Application = 2.67 Ac.

Deed Reference

Deed Book 8652 PG 207
Map 048, Parcel 16.00
Acres: 223.08

Land Data

Existing Zoning - RP-5
Acreage: 223.08 Acres

DATE:	NO.	DATE	REVISIONS
12/12/2023			
SCALE:			
DRAWN BY:			
ERJ			
REVIEWER:			

COVER SHEET
7324 CANEY FORK ROAD
TAX MAP 048 PARCEL 16.00
WILLIAMSON COUNTY, TENNESSEE

FERNALE SPRINGS RURAL RETREAT

PROJECT
23-0401

SHEET
C-0.0

