

**IN THE TENNESSEE PUBLIC UTILITY COMMISSION  
AT NASHVILLE, TENNESSEE**

<b>IN RE:</b>	)	
	)	
<b>PETITION OF TENNESSEE</b>	)	
<b>WASTEWATER SYSTEMS, INC., TO</b>	)	<b>DOCKET NO. 24-00050</b>
<b>AMEND ITS CERTIFICATE OF</b>	)	
<b>CONVENIENCE AND NECESSITY</b>	)	

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**PETITION TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY  
TO INCLUDE STAR CREEK ESTATES**

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Tennessee Wastewater Systems, Inc. (“TWSI”, “Utility”, or “Company”) petitions the Tennessee Public Utility Commission (“TPUC”) to amend its Certificate of Convenience and Necessity to expand its service area to include the Star Creek and Hyde Park subdivisions in Williamson County.

As demonstrated in the application and attached exhibits, there is a public need for service and TWSI has the requisite management experience, financial capability, and technical expertise to provide such service pursuant to the rules and regulations of the Commission. In support of its Petition, TWSI states as follows:

**General Information:**

1. The applicant is Tennessee Wastewater Systems, Inc. which is located at 851 Aviation Parkway, Smyrna, TN 37167.
2. **Organizational Chart** – See Exhibit 2
3. Tennessee Wastewater Systems, Inc. is wholly owned by Adenus Group, LLC. The members of Adenus Group, LLC are Thomas Pickney, William



Pickney, and Robert Pickney. 849 Aviation Parkway, Smyrna, TN 37167. Each owns 33.3% of Adenus Group, LLC.

4. **Corporate Organizational Chart with Affiliates** – See Exhibit 4 – Adenus Technologies, LLC will provide certain materials and supplies to the project as well as panels and telemetry monitoring to the system. TWSI is aware of and will abide by the Commission’s affiliate transaction rules with respect to transactions between TWSI and its affiliates.
5. **Articles of Incorporation** – See Exhibit 5
6. **Tennessee Business License** – See Exhibit 6
7. **Description of Geographic Territory** – The development is in Williamson County and consists of two adjoining parcels, the Star Creek parcel located at 6644 New Town Road, College Grove, Tennessee and the Hyde Park parcel located at 6620 Hyde Road, College Grove Tennessee.
8. **Description of the Proposed Wastewater System** – The proposed system will serve both Star Creek and Hyde Park parcels and is designed for 24,100 gpd of wastewater flow. It is comprised of a watertight effluent pressure collection system, utilizing STEP/STEG tanks and a BioClere treatment system. The treated effluent will be land applied for disposal. The treatment system will not be built in phases.
9. **Estimated Dates for commencement and completion of construction** – Construction will commence at a time agreeable between the developer and its contractor and will take approximately 180 days. TWSI is aware of TPUC Rule 1220-04-13-.09(7) and fully expects the wastewater system to be completed within 3 years from the date of the written order granting the CCN. Notice of completion of the system will be filed in this docket as required by the Rule.
10. **Phases/Houses per Phase** – Star Creek will consist of 34 single family homes and Hyde Park, 16 single family homes. Additional capacity (9,100 gpd) is being reserved in the system for future commercial development (county park and EMS services). (See Exhibit 7).
11. **Builder/Developer Identity** – See Request to Serve Letter Exhibit 11

Jim Kessinger  
250 Moran Farms, LLC



8000 Warren Parkway, #100  
Frisco, TX 75034  
[kessingerj@comcast.net](mailto:kessingerj@comcast.net)

**Existence of Public Need and Property Rights**

12. **Letters from local governments and utilities** – See Exhibits 12A and 12B.
13. **Franchise Agreement** – n/a
14. **Contracts and Agreements** – See Exhibit 14 (Sewer Service Agreement). Any additional relevant contract, including the construction contract, will be filed in this docket once available.

**Managerial Ability:**

15. **Biographies of officers and key wastewater utility staff w/ list of certifications or professional licenses** – See Exhibit 15
16. TWSI is a certified wastewater provider in the State of Tennessee. Its parent company Adenus Group, LLC owns certified wastewater providers in Alabama, and Ohio.
17. **Merger/Acquisition** – n/a
18. **Treatment System Contractor** – A contractor has not been selected to build this system. Once the job is awarded, the contract along with a copy of the contractor's license will be filed in this docket.

**Technical Ability:**

19. **SOP Application/Permit** – See Exhibit 19 (Application). The letter of complete application, along with the draft SOP and final SOP will be filed in this docket once issued by TDEC.
20. **State Operator Certificate** – See Exhibit 20
21. **TWSI Contact Person:**

Matthew Nicks



Tennessee Wastewater Systems, Inc.  
615-220-7200  
[Matthew.Nicks@adenus.com](mailto:Matthew.Nicks@adenus.com)

22. **Engineering Certification** –The system has not been constructed at this time. The certification will be filed in this docket upon acceptance of the system by TWSI.

**Financial Capability:**

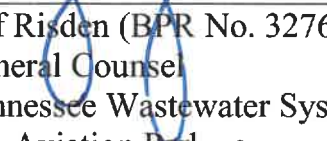
23. **Financial Statements** – See Exhibits 23A, 23B, and 23C.
24. **Pro Forma** (Five years of operations) –With over 6000 customers, the addition of 74 customers at the Star Creek Estates development will have minimal impact to the Company’s overall finances (as shown in Exhibits 23 and 31).
25. **NARUC Chart of Accounts** – See Exhibit 25
26. **Plant in service account numbers** – See Exhibit 26
27. **Depreciation rates/schedule** – Depreciation is straight line with the following schedule:
- Building – 15 years  
Fence – 7 years  
Panel – 7 years  
Tank – 10 years  
Treatment – 26 years
28. **Estimated Cost of Construction** – See Exhibit 28.
29. TWSI will own the system once it is completed, inspected, and accepted by the Utility. Estimated amount of contributed capital will include the treatment plant and collection system, as well as the cost of the land conveyed to the Utility. These costs are not known at this time but will be filed in this Docket along with the actual cost of the treatment system when provided by the Developer to TWSI, no later than at the time the final plat is signed by the Utility. Contributed Capital is recorded when the system is commissioned (accepted) by debiting the appropriate utility plant in service asset account and crediting the CIAC account.



30. **Tariff** – On file with the Commission. See Exhibit 30 for addition of the Star Creek Estates to the residential tariff sheets.
31. **Five Year Build Out Estimate of Development** – See Exhibit 31
32. **Municipal Bonding Requirements** – See Item 33.
33. **Performance Bond** – Williamson County requires a performance bond from the developer prior to the commencement of any construction on the system. A copy of the performance bond will be filed in this docket prior to the commencement of construction of this project.
34. **Funding Sources** - The developer is responsible for funding the construction of the wastewater system.
35. **Financial Security** – On file with the Commission.

THEREFORE, having shown that a public need exists and that TWSI possesses the requisite managerial, technical, and financial capabilities to provide service to the Star Creek and Hyde Park subdivisions in Williamson County, Tennessee, TWSI respectfully requests the Commission's approval of this Petition.

RESPECTFULLY SUBMITTED,



\_\_\_\_\_  
Jeff Riden (BPR No. 32769)  
General Counsel  
Tennessee Wastewater Systems, Inc.  
851 Aviation Parkway  
Smyrna, TN 37167  
(615) 220-7171  
[jeff.riden@adenus.com](mailto:jeff.riden@adenus.com)



Tennessee Wastewater Systems, Inc.

Organizational Chart

Jeff Ridsen, CEO

Matthew Nicks, President

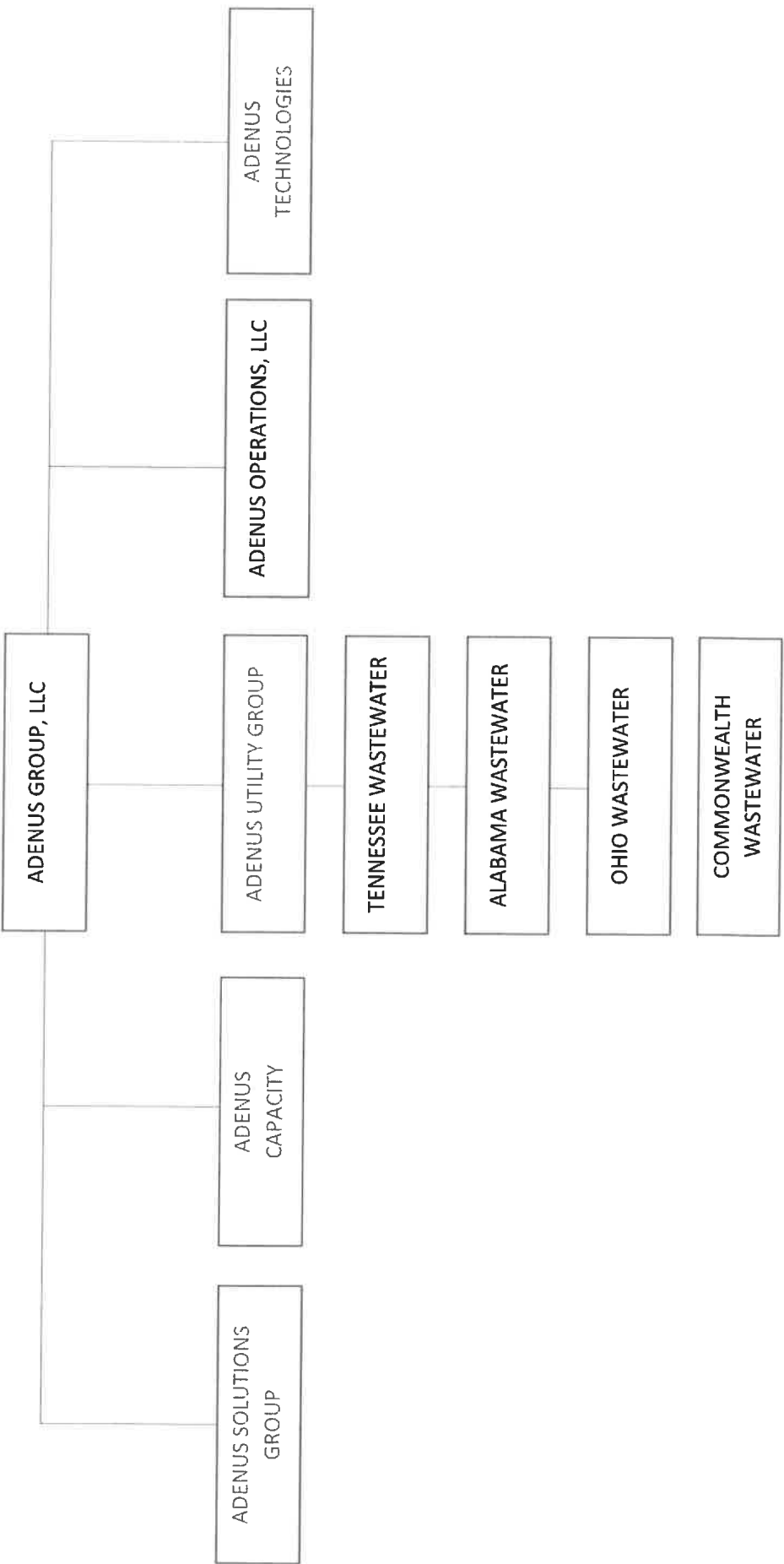
Thomas Pickney, Secretary

William Pickney, Treasurer

Tim Barber, Controller



ADENUS GROUP, LLC  
AFFILIATE  
ORGANIZATIONAL CHART







Department of State  
Corporate Filings  
312 Eighth Avenue North  
6th Floor, William R. Snodgrass Tower  
Nashville, TN 37243

1343 1792

ARTICLES OF AMENDMENT  
TO THE CHARTER  
(For-Profit)

For Office Use Only

FILED  
JUN 30 2003  
CLERK OF STATE

CORPORATE CONTROL NUMBER (IF KNOWN) 0263854

PURSUANT TO THE PROVISIONS OF SECTION 48-20-106 OF THE TENNESSEE BUSINESS CORPORATION ACT, THE UNDERSIGNED CORPORATION ADOPTS THE FOLLOWING ARTICLES OF AMENDMENT TO ITS CHARTER:

1. PLEASE INSERT THE NAME OF THE CORPORATION AS IT APPEARS OF RECORD:

ON-SITE SYSTEMS, INC.

IF CHANGING THE NAME, INSERT THE NEW NAME ON THE LINE BELOW:

Tennessee Wastewater Systems, Inc.

2. PLEASE MARK THE BLOCK THAT APPLIES:

- ☒ AMENDMENT IS TO BE EFFECTIVE WHEN FILED BY THE SECRETARY OF STATE.  
☐ AMENDMENT IS TO BE EFFECTIVE, \_\_\_\_\_ (MONTH, DAY, YEAR)

(NOT TO BE LATER THAN THE 90TH DAY AFTER THE DATE THIS DOCUMENT IS FILED.) IF NEITHER BLOCK IS CHECKED, THE AMENDMENT WILL BE EFFECTIVE AT THE TIME OF FILING

3. PLEASE INSERT ANY CHANGES THAT APPLY:

A. PRINCIPAL ADDRESS:

STREET ADDRESS

CITY

STATE/COUNTY

ZIP CODE

B. REGISTERED AGENT:

C. REGISTERED ADDRESS:

STREET ADDRESS

TN

STATE

ZIP CODE

COUNTY

D. OTHER CHANGES:

4. THE CORPORATION IS FOR PROFIT.

5. THE MANNER (IF NOT SET FORTH IN THE AMENDMENT) FOR IMPLEMENTATION OF ANY EXCHANGE, RECLASSIFICATION, OR CANCELLATION OF ISSUED SHARES IS AS FOLLOWS:

6. THE AMENDMENT WAS DULY ADOPTED ON June 30, 2003 (MONTH, DAY, YEAR)  
BY (Please mark the block that applies):

- ☐ THE INCORPORATORS WITHOUT SHAREHOLDER ACTION, AS SUCH WAS NOT REQUIRED.  
☒ THE BOARD OF DIRECTORS WITHOUT SHAREHOLDER APPROVAL, AS SUCH WAS NOT REQUIRED.  
☐ THE SHAREHOLDERS.

PRESIDENT

SIGNER'S CAPACITY

Charles L. Pickney, Jr.

SIGNATURE

DATE

Charles L. Pickney, Jr.

NAME OF SIGNER (TYPED OR PRINTED)





**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

JEFF RISDEN  
ADENUS GROUP, LLC  
849 AVIATION PARKWAY  
SMYRNA, TN 37167

August 9, 2023

Request Type: Certificate of Existence/Authorization  
Request #: 0541904

Issuance Date: 08/09/2023  
Copies Requested: 1

Document Receipt

Receipt #: 008296648 Filing Fee: \$20.00  
Payment-Credit Card - State Payment Center - CC #: 3856142652 \$20.00

Regarding:	TENNESSEE WASTEWATER SYSTEMS, INC.		
Filing Type:	For-profit Corporation - Domestic	Control #:	263854
Formation/Qualification Date:	03/16/1993	Date Formed:	03/16/1993
Status:	Active	Formation Locale:	TENNESSEE
Duration Term:	Perpetual	Inactive Date:	
Business County:	RUTHERFORD COUNTY		

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

**TENNESSEE WASTEWATER SYSTEMS, INC.**

- \* is a Corporation duly incorporated 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 #: 062183526



27

**Williamson County, Tennessee**  
**Construction Drawings**

<p><b>CONTACTS:</b></p> <p><b>Middle Tennessee Electric Manufacturing Corp.</b>          2108 Edward Court, Lane          P.O. Box 185, Paris, TN 38361          Contact: 1-800-466-1100</p> <p><b>Employment/Engineering:</b>          ERI Engineering &amp; Consulting, Inc.          669 Unionville Pike          Murfreesboro, TN 37132          Contact: 1-800-466-1100</p> <p><b>County Engineering:</b>          County Engineering Dept.          304a 400          Nashville, TN 37203          Contact: 1-800-466-1100</p> <p><b>Northwestern College Drive</b>          2002 Jackson Road          Nashville, TN 37215          Phone: (615) 719-2311          Contact: 1-800-466-1100</p> <p><b>Tennessee Waterway</b>          894 S.W. 11th          Smyrna, TN 37709          Phone: (615) 424-0823          Contact: 1-800-466-1100</p>	<p><b>CONTACTS:</b></p> <p><b>Middle Tennessee Electric Manufacturing Corp.</b>          2108 Edward Court, Lane          P.O. Box 185, Paris, TN 38361          Contact: 1-800-466-1100</p> <p><b>Employment/Engineering:</b>          ERI Engineering &amp; Consulting, Inc.          669 Unionville Pike          Murfreesboro, TN 37132          Contact: 1-800-466-1100</p> <p><b>County Engineering:</b>          County Engineering Dept.          304a 400          Nashville, TN 37203          Contact: 1-800-466-1100</p> <p><b>Northwestern College Drive</b>          2002 Jackson Road          Nashville, TN 37215          Phone: (615) 719-2311          Contact: 1-800-466-1100</p> <p><b>Tennessee Waterway</b>          894 S.W. 11th          Smyrna, TN 37709          Phone: (615) 424-0823          Contact: 1-800-466-1100</p>
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**Watershed: Overall Creek**

Slide: 26  
Page: 64

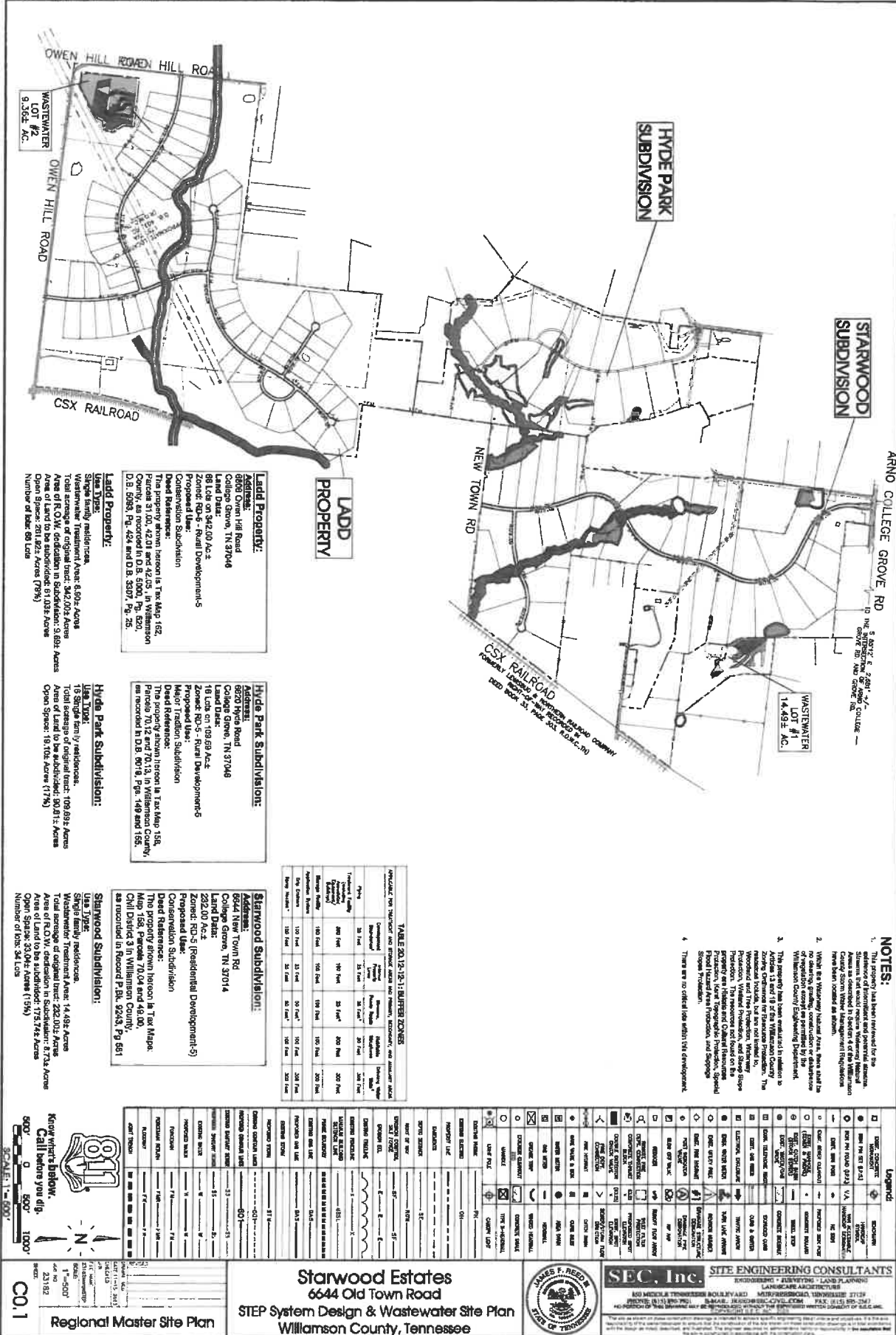
Yaxk'atun	Parosol	Book	Page
168	70.13	6018	165
150	70.12	6019	165

Unseign Land (not paid) = 4.2 Acres  
 Required Land Application Area = 6.04 Ac.  
 Proposed Land Application Area = 5.07 Ac.  
 Required Reserve Area = 6.04 Ac.  
 Proposed Reserve Area = 6.16 Ac.  
 Total Required Land App. + Reserve Area = 10.08 Ac.  
 Total Provided Land App. + Reserve Area = 11.22 Ac.

Approved by the Williamson County Planning Commission, with such concisions as are indicated in the minutes of the Commission on \_\_\_\_\_.

Sheet CO.0  
Storwood Estates Treatment Facility  
S.E.C. Project #23162  
Date: 4-4-2024  
Revised:









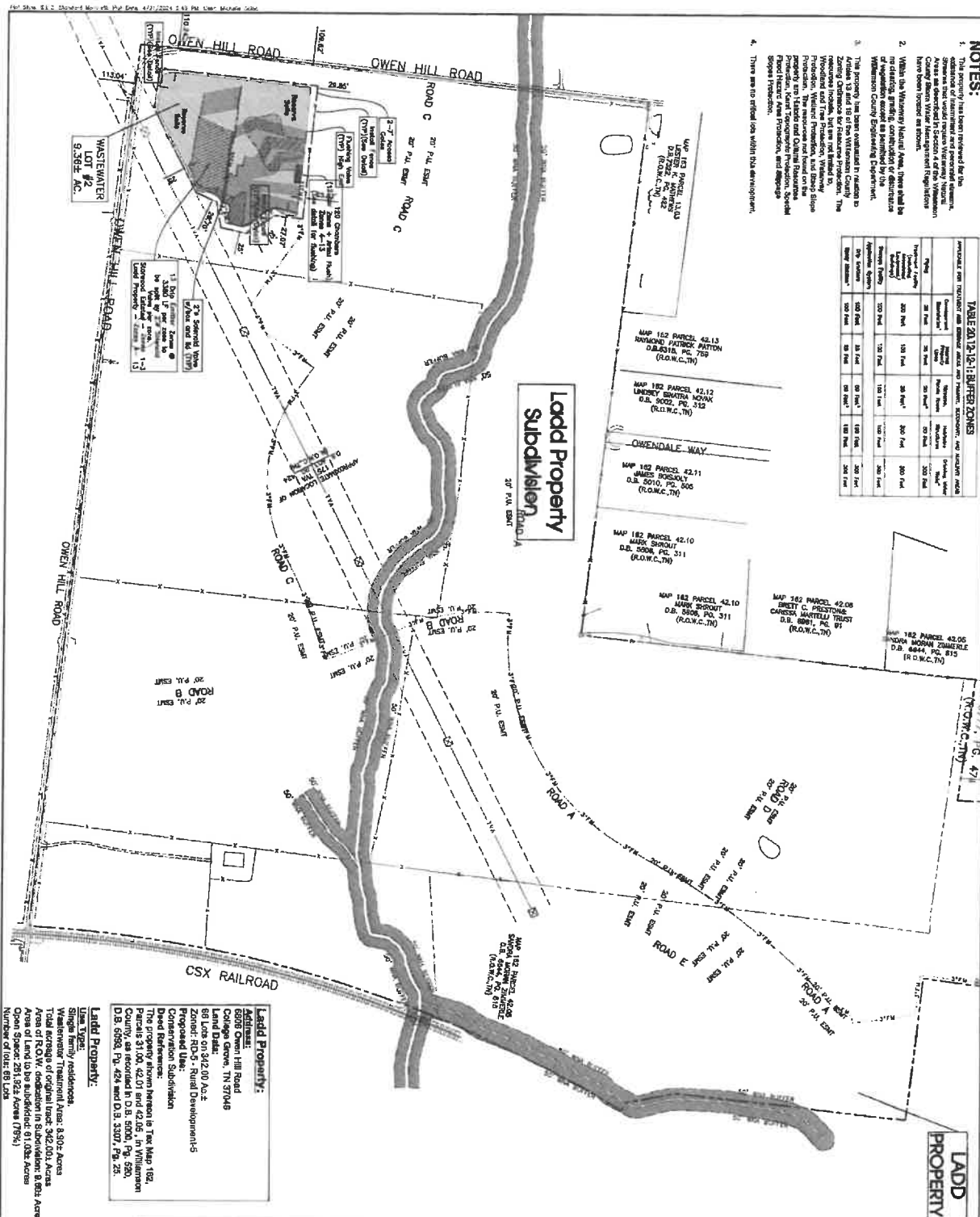






1. That property has been acquired for the purposes of the National Waterways Trust, and that the National Waterways Trust, as a body of persons, is a charitable institution, and that the National Waterways Trust, as a body of persons, is a charitable institution, and that the National Waterways Trust, as a body of persons, is a charitable institution.
2. That the National Waterways Trust, as a body of persons, is a charitable institution, and that the National Waterways Trust, as a body of persons, is a charitable institution, and that the National Waterways Trust, as a body of persons, is a charitable institution.
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4. That the National Waterways Trust, as a body of persons, is a charitable institution, and that the National Waterways Trust, as a body of persons, is a charitable institution, and that the National Waterways Trust, as a body of persons, is a charitable institution.

MOLE FRACTION OF HIGH-BUFFERED ALKYLNES					
EVALUATED FOR THERMAL AND MECHANICAL AND THERMAL, ECONOMIC, AND MECHANICAL PROPERTIES					
	Commercial Polypropylene	Commercial Polyethylene	Styrene Polymer	Acetylene Polymer	Styrene-Alkyne Copolymer
Weight	200 Pwt	200 Pwt	20 Pwt	20 Pwt	200 Pwt
Thermal Stability	200 Pwt	100 Pwt	20 Pwt	20 Pwt	200 Pwt
Mechanical Properties	200 Pwt	100 Pwt	20 Pwt	20 Pwt	200 Pwt
Styrene-Alkyne Copolymer	200 Pwt	100 Pwt	20 Pwt	20 Pwt	200 Pwt
Styrene-Alkyne Copolymer	200 Pwt	100 Pwt	20 Pwt	20 Pwt	200 Pwt
Styrene-Alkyne Copolymer	200 Pwt	100 Pwt	20 Pwt	20 Pwt	200 Pwt
Styrene-Alkyne Copolymer	200 Pwt	100 Pwt	20 Pwt	20 Pwt	200 Pwt



**Land Property:**  
**Address:**  
 6000 Owen Hill Road  
 Owen Sound, ON N7N 3Y6  
**Land Data:**  
 681 lots on 342.00 A.c.  
 Zoning: RD-5 - Rural District-5  
**Proposed Use:**  
 Residential Subdivision  
**Other Data:**  
 The property shown hereon is Tax Map 182,  
 Parcel 31,00, 42.01 and 42.05, in William-  
 County, as recorded in D.B. 5900, Pg. 590.  
 D.B. 6588, Pg. 424 and D.B. 3307, Pg. 25.

**Land Property:**  
**Use Type:**  
 Single family residences,  
 Waikatoe Treatment Area, 8,302 Acres  
 Total acreage of original tract 242,001 Acres  
 Acres of RECOV. dedication in Subdivision 8,614 Acres  
 Acres of RECOV. dedication in Subdivision 8,614 Acres  
 Open Space, 251,824 Acres (75%)  
 Number of lots: 89 Lots

The site plan shows a residential development with 10 lots. Lot 1 is at the top, and lots 2-10 are arranged in a grid-like fashion below it. Roads are shown as solid lines, and various symbols represent structures, utilities, and other features. A north arrow is located in the bottom left corner of the plan.

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
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61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
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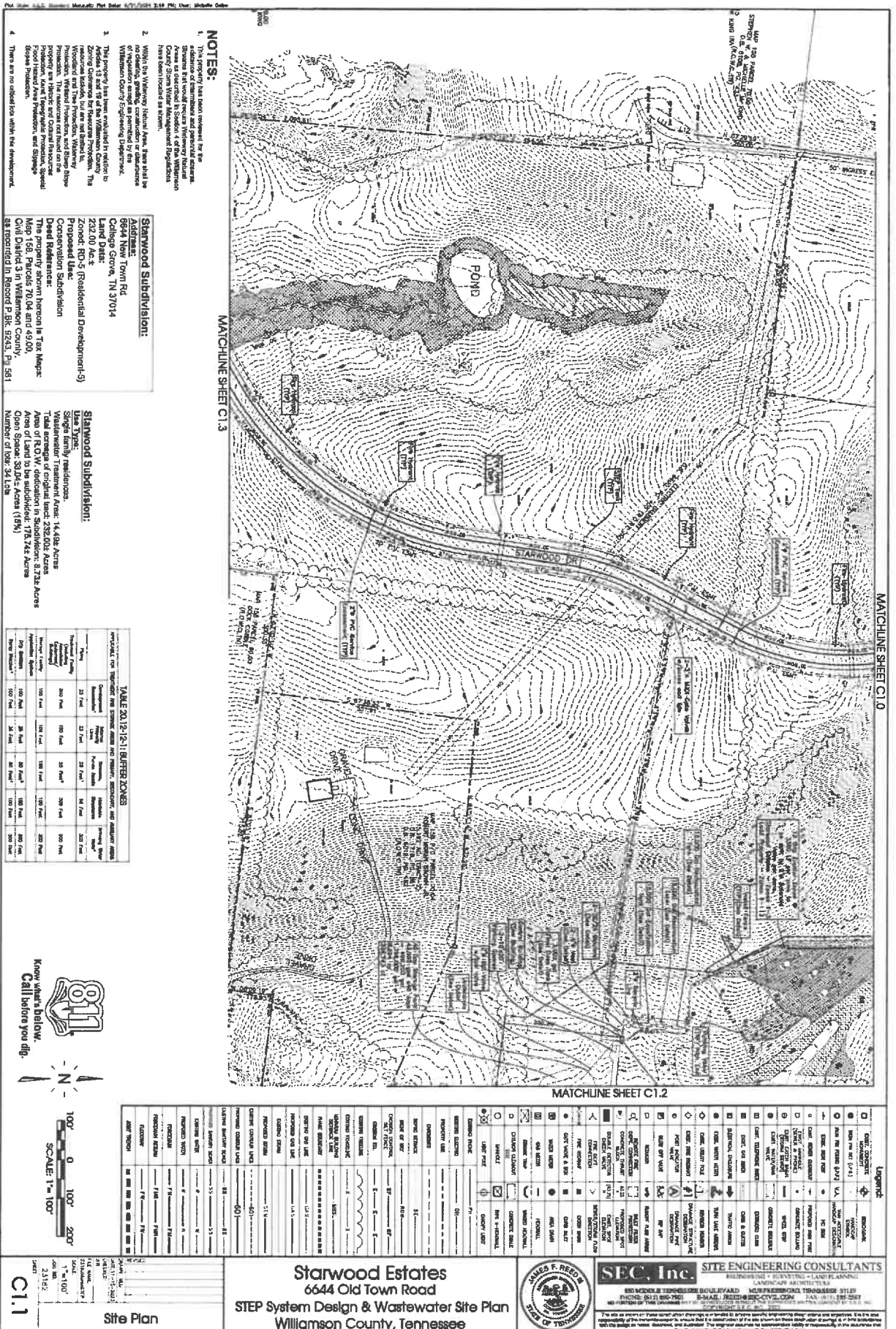
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51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

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41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100









- NOTES:**
1. The property has been surveyed by the Williamson County Surveyor and the boundaries are shown. The Williamson County Surveyor's Office has been provided with a copy of this site plan and the boundaries have been recorded as shown.
  2. With the Williamson County Survey, there shall be no change, grading, construction or disturbance of any kind, except as provided by the Williamson County Surveyor's Office.
  3. The property has been surveyed in relation to the Williamson County Survey and the boundaries are shown. The Williamson County Surveyor's Office has been provided with a copy of this site plan and the boundaries have been recorded as shown.
  4. There are no objections with the development.

**Starwood Subdivision:**  
Address: 6644 Old Town Rd  
College Grove, TN 37014  
Land Data: 223.00 Ac.  
Zoning: R0-5 (Residential Development-5)  
Proposed Use: Conservation Subdivision  
Watershed: Tennessee  
Total Acreage of original tract: 232.00 Acres  
Area of LCU: 14.40 Acres  
This property is shown hereon in the Map: Map 158, Parcel 70.04 and 49.00.  
Chad Dillard is Williamson County, Tennessee  
as recorded in Record P.B. 5243, P. 561

**Starwood Subdivision:**  
Use Type: Single family residences  
Watershed: Tennessee  
Total Acreage of original tract: 232.00 Acres  
Area of LCU: 14.40 Acres  
This property is shown hereon in the Map: Map 158, Parcel 70.04 and 49.00.  
Chad Dillard is Williamson County, Tennessee  
as recorded in Record P.B. 5243, P. 561

TABLE 20.12-12-1 BUFFER ZONES

PERCENTAGE OF REQUIRED BUFFER ZONE	200' BUFFER ZONE	300' BUFFER ZONE	400' BUFFER ZONE	500' BUFFER ZONE	600' BUFFER ZONE	700' BUFFER ZONE	800' BUFFER ZONE	900' BUFFER ZONE	1000' BUFFER ZONE
100%	100'	100'	100'	100'	100'	100'	100'	100'	100'
90%	90'	90'	90'	90'	90'	90'	90'	90'	90'
80%	80'	80'	80'	80'	80'	80'	80'	80'	80'
70%	70'	70'	70'	70'	70'	70'	70'	70'	70'
60%	60'	60'	60'	60'	60'	60'	60'	60'	60'
50%	50'	50'	50'	50'	50'	50'	50'	50'	50'
40%	40'	40'	40'	40'	40'	40'	40'	40'	40'
30%	30'	30'	30'	30'	30'	30'	30'	30'	30'
20%	20'	20'	20'	20'	20'	20'	20'	20'	20'
10%	10'	10'	10'	10'	10'	10'	10'	10'	10'



Know what's below  
Call before you dig.

**C1.1**

**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
1800 MOBILE TROUSERS BOULEVARD, SUITE 100  
BIRMINGHAM, AL 35243  
PHONE: (205) 988-1111  
FAX: (205) 988-1112  
WWW.SECINC.COM



**Starwood Subdivision:**  
**Address:** 6644 New Town Rd  
 College Grove, TN 37014  
**Land Drain:** 232.00 Ac.  
**Zone:** R-C-6 (Residential Development-5)  
**Proposed Use:** Conservation Subdivision  
**Dead Reference:** The property shown herein is Tax Map: Map 153, Parcel 70.04 and 49.00, Civil District 3 in Williamson County, as recorded in Record P. Bk. B243, P# 581.

**Starwood Subdivision:**  
**Use Type:**  
 Single family residences.  
 Wastewater Treatment Area: 14.49± Acres  
 Total acreage of original tract: 232.00± Acres  
 Area of R.C.W. dedication in Subdivision: 8.73± Acres  
 Area of Land to be subdivided: 175.74± Acres  
 Open Space: 33.04± Acres (16%)  
 Number of lots: 34 Lots

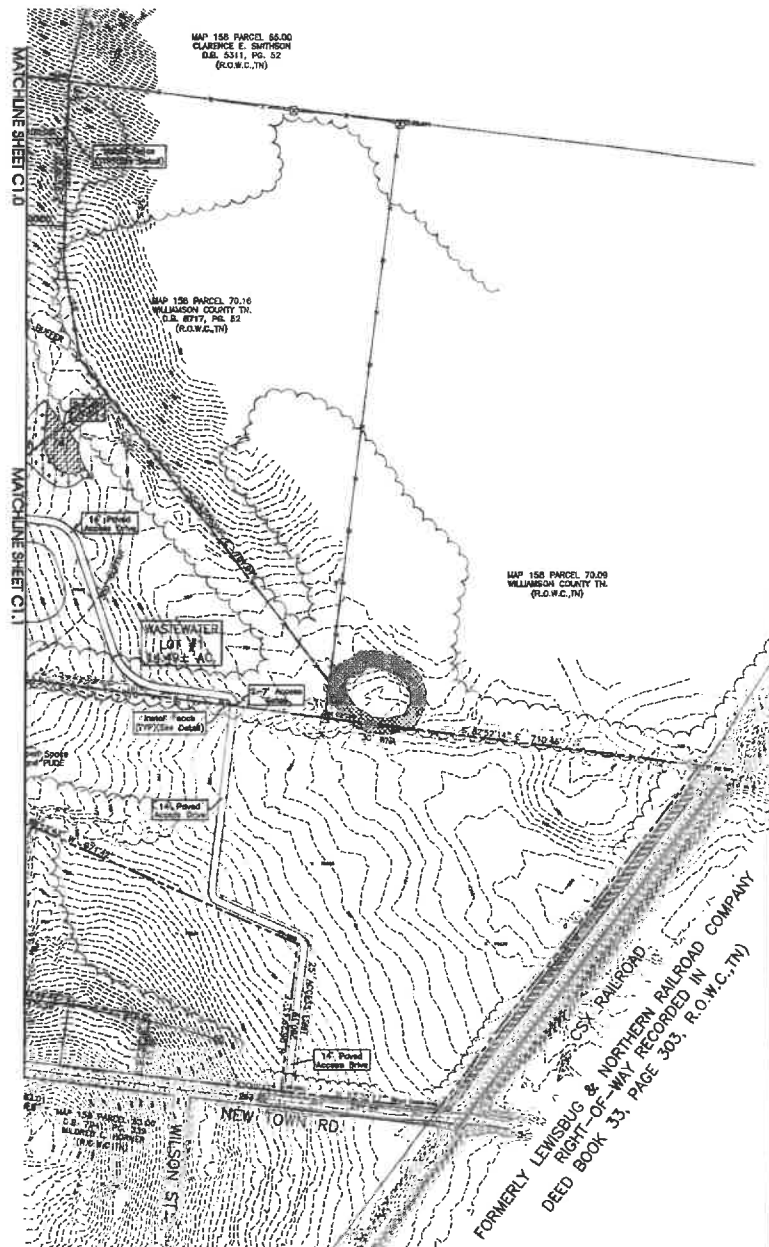
[illegible]

Know what's below.  
Call before you dig.



C1.2

## Site Plan

[illegible]

**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee

[illegible]





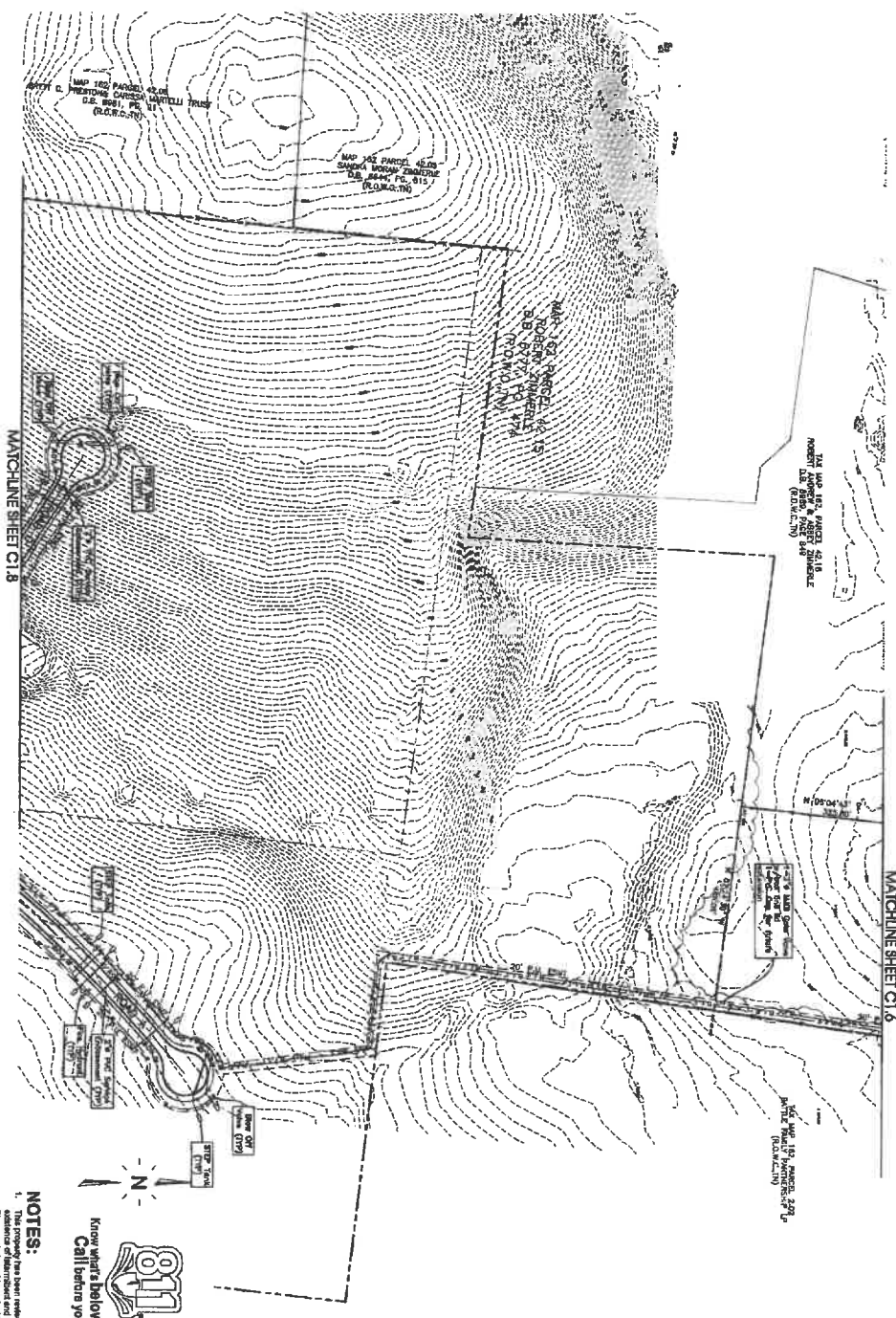






# SEC, Inc. SITE ENGINEERING CONSULTANTS

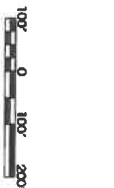


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Know what's below.  
Call before you dig.

**NOTES:**

- [illegible]

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C1.7

## Site Plan

**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee



**S&S Inc. SITE ENGINEERING CONSULTANTS**  
 (ENGINEERING • SURVEYING • LAND PLANNING)  
 LANDMARK ARCHITECTURE  
 850 MIDCOTE TUNNELSIDE BUILDING 1400 MULLENBURN DRIVE, TENNESSEE 37129  
 (PHONE) (615) 895-7900 (FAX) (615) 895-2340  
 NO EMPLOYMENT OF MINORS  
 DISCRIMINATION IS AN OFFENSE  
 THE FIRM IS AN EQUAL OPPORTUNITY EMPLOYER  
 The site plan shown above was prepared and designed by S&S Inc. and is a preliminary design. It is not a final design and is not to be used for construction. The design is subject to change without notice. The design is not to be used for construction without the written consent of S&S Inc.



Site Plan



**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee



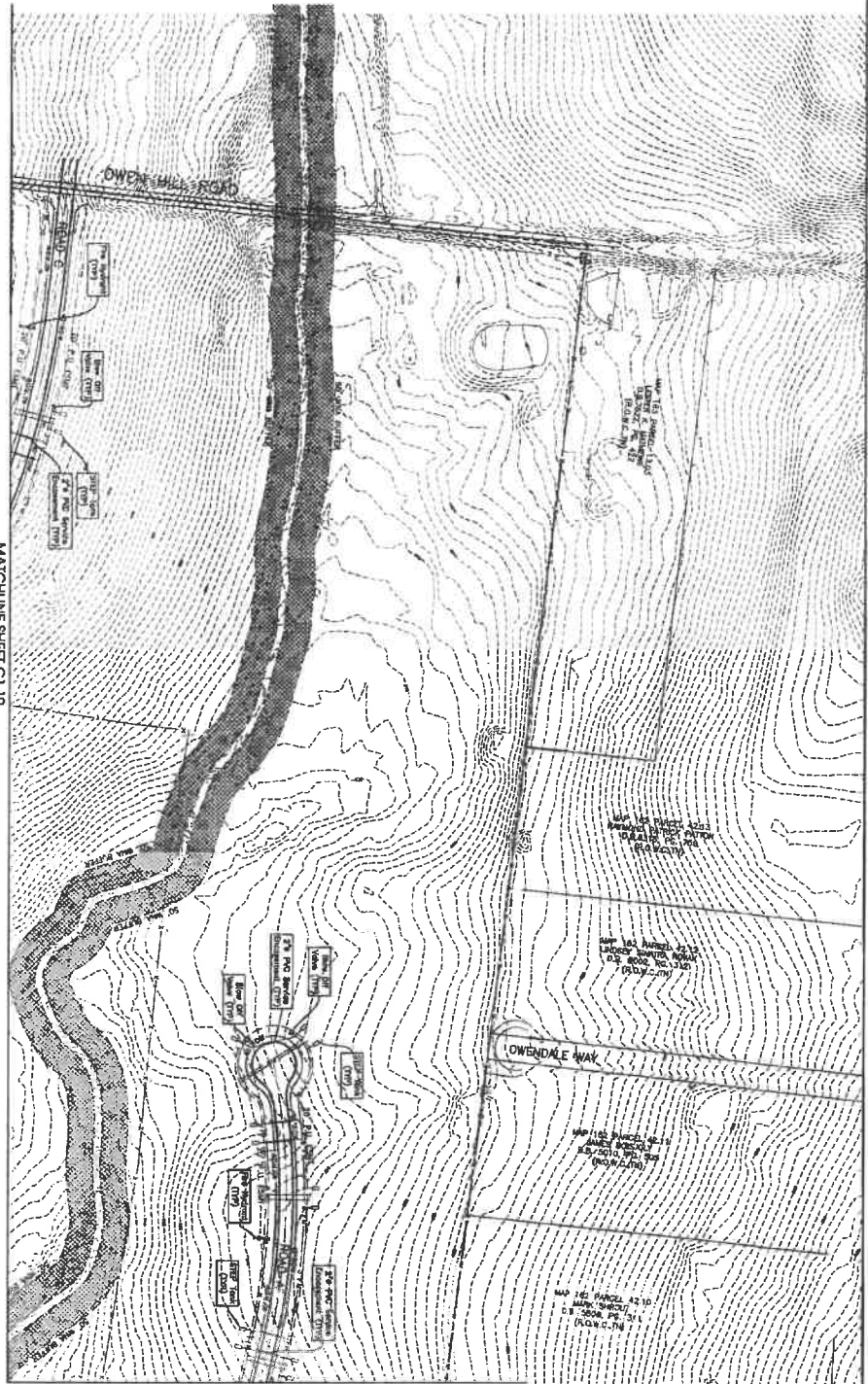
**SEC, Inc.** **SITE ENGINEERING CONSULTANTS**  
 ENGINEERING • SURVEYING • LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 800 MIDDLE TENNESSEE BOULEVARD • MILLERSBURG, TENNESSEE 37099  
 PHONE: (615) 686-7001 • FAX: (615) 686-7000 • FAX: (615) 689-2567  
 NO TRAVEL TO ANY LOCATION • NO RELOCATION REQUIRED • THE FUTURE OF THE GROWTH OF SEC, INC.



**Land Property:**  
8608 Owen Hill Road  
College Grove, TN 37046  
Land Parcel:  
86 Lots on 342.00 A.C.  
Zoning: RD-B - Rural Development  
Corporation Subdivision  
Deed Reference:  
The property shown herein is Tax Map 182,  
Parcels 31.00, 42.01 and 42.05, in Williamson  
County, as recorded in O.B. 5900, Pg. 620,  
O.B. 6083, Pg. 424 and O.B. 3307, Pg. 25.

TABLE 20.12-2-1. BUFFER ZONES									
APPLICABLE FOR RESIDENTIAL AND COMMERCIAL ZONING, AND RESIDENTIAL AND COMMERCIAL ZONING									
Property	Residential	Commercial	Industrial	Public	Open Space	Water	Wetlands	Other	Other
Frontage	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet
Side	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet
Back	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet
Water	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet
Wetlands	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet
Other	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet

MATCHLINE SHEET C1.10



MATCHLINE SHEET C1.8

**Land Property:**  
Use Type:  
Single family residential.  
Wastewater Treatment Area: 8.502 Acres  
Total of R.O.V. (original tract 342.002 Acres  
Less 333.498 Acres (97.51%)  
Open Space: 8.502 Acres (79%)  
Number of Lots: 95 Lots

**NOTES:**

1. This property has been released for the  
wastewater treatment area and is not to be  
used for any other purpose. The  
wastewater treatment area is located in the  
County Storm Water Management Regulations  
have been issued as shown.
2. While the Williamson County, Tennessee  
wastewater treatment area is located in the  
County Storm Water Management Regulations  
have been issued as shown.
3. This property has been released in relation to  
Article 13 and 14 of the Williamson County  
Zoning Ordinance for the Williamson County  
Storm Water Management Regulations. The  
wastewater treatment area is located in the  
County Storm Water Management Regulations  
have been issued as shown.
4. There are no other lots within the development.



Legend	Symbol	Description
1	Circle with cross	Center of Gravity
2	Circle with dot	Center of Gravity
3	Circle with cross	Center of Gravity
4	Circle with dot	Center of Gravity
5	Circle with cross	Center of Gravity
6	Circle with dot	Center of Gravity
7	Circle with cross	Center of Gravity
8	Circle with dot	Center of Gravity
9	Circle with cross	Center of Gravity
10	Circle with dot	Center of Gravity

**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee

**SECS, Inc.**  
ENGINEERING • SURVEYING • LAND PLANNING  
1800 VICTORY DRIVE, SUITE 100, MEMPHIS, TENNESSEE 38117  
PHONE: (901) 992-7878 FAX: (901) 992-7878  
E-MAIL: FREED@SECS-CTE.COM

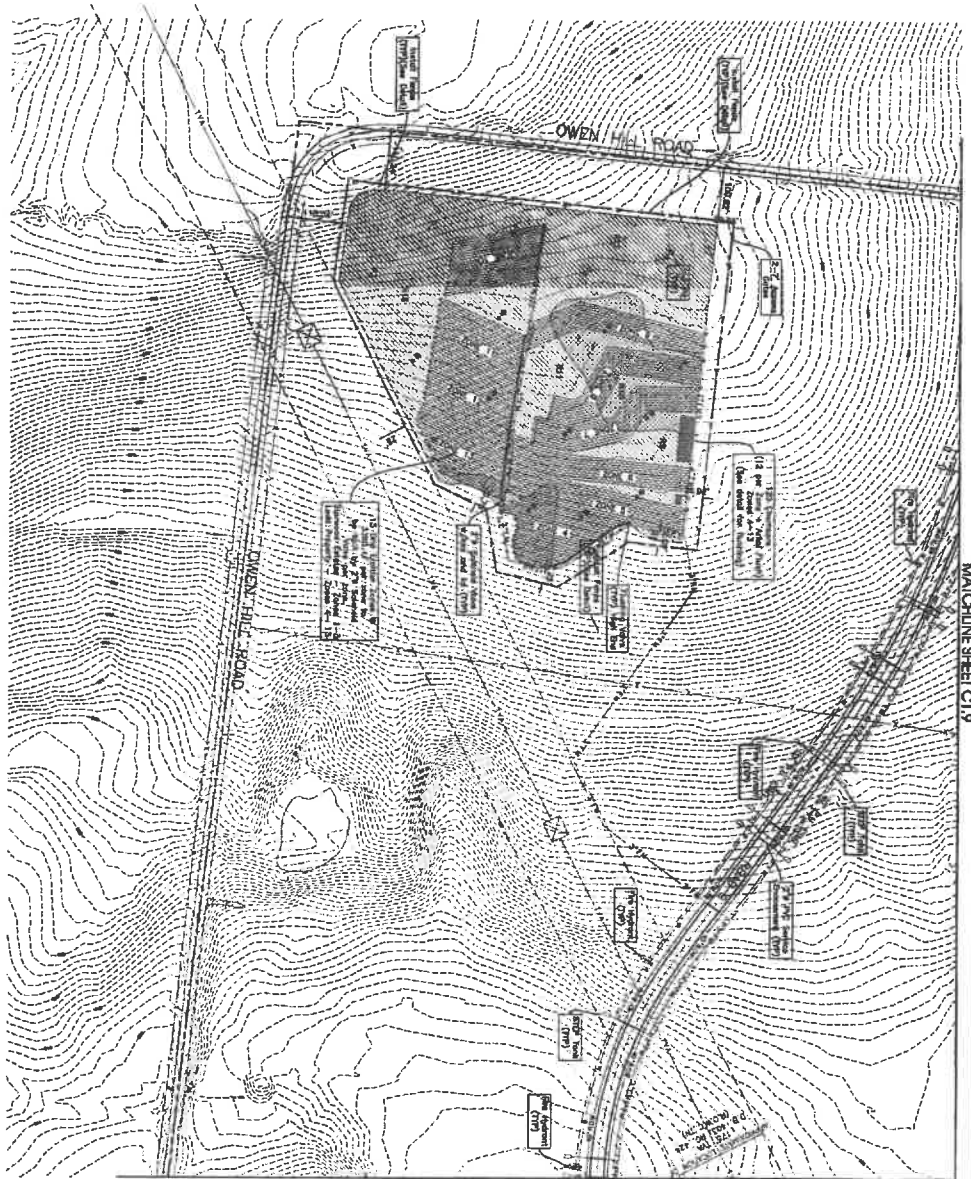
**James F. Neider**  
Professional Engineer  
State of Tennessee

**SEC, Inc.**  
ENGINEERING • SURVEYING • LAND PLANNING  
1800 VICTORY DRIVE, SUITE 100, MEMPHIS, TENNESSEE 38117  
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MATCHLINE SHEET C1.11



**Location:** 6808 Owen Hill Road  
College Grove, TN 37046  
**Land Status:**  
68.103 ac on 342.00 Ac ±  
**Zoned:** RD-5 - Rural Development-5  
**Proposed Use:**  
Conservation Subdivision  
**Deed Reference:**  
The property shown hereon is Tax Map 102,  
Parcel 31.00, 42.01 and 42.05, in Williamson  
County, as recorded in D.B. 5000, Pg. 520,  
D.B. 5093, Pg. 424 and D.B. 3307, Pg. 25.

[illegible]

Single family residences.  
Wastewater Treatment Area: 8.80± Acres  
Total acreage of original tract: 342.00± Acres  
Acres of R.O.W. dedication in Subdivision: 8.80± Acres  
Area of Land to be subdivided: 81,034 Acres  
Open Spaces: 261,822 Acres (79%)  
Number of lots: 66 Lots

1. Will the proposed project be located in a riparian area? If so, will the project require the removal of riparian vegetation? If so, will the project require the removal of riparian vegetation? If so, will the project require the removal of riparian vegetation?
2. Will the proposed project be located in a riparian area? If so, will the project require the removal of riparian vegetation? If so, will the project require the removal of riparian vegetation? If so, will the project require the removal of riparian vegetation?
3. Will the proposed project be located in a riparian area? If so, will the project require the removal of riparian vegetation? If so, will the project require the removal of riparian vegetation? If so, will the project require the removal of riparian vegetation?

**SCALE: 1" = 100'**

•

**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee

[illegible]



**Land Property:**  
**Address:**  
 6600 Owen Hill Road  
 Chicago Grove, TN 37046  
**Land Data:**  
 66.000 ON 34.000 Acre  
 2.000 ON 34.000 Acre  
 2.000 ON 34.000 Acre  
 2.000 ON 34.000 Acre  
 2.000 ON 34.000 Acre  
**Proposed Use:**  
 Conservation Subdivision  
**Deed References:**  
 The property shown hereon is 7.000 Map 162,  
 Periods 31.000, 42.000 and 42.000, in Williamson  
 County, Tennessee, PG 526,  
 D.B. 5083, Pg. 424 and D.B. 3907, Pg. 65.

**TABLE 20.12-12-1 BUFFER ZONES**  
 APPLICABLE FOR WETLANDS, STREAMS, AND OTHER RESOURCES, AND ADJACENT AREAS

Feature	Buffer Zone	Width	Depth	Area	Volume
Wetland	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet
Stream	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet
Other Resource	100 Feet	100 Feet	100 Feet	100 Feet	100 Feet

**Land Property:**  
**Use Type:**  
 Single family residences.  
 Williamson County, Tennessee, PG 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 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Soil Reserves	
Soils	Area (Ft)
R1	20376
R2	9105
R3	20680
R4	512
R5	1563
R6	45442


  
 I know what's below


  
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Single family residences.  
Wastewater Treatment Area: 14.48± Acres  
Total acreage of original tract: 232.00± Acres  
Area of R.O.W. dedication in Subdivision: 8.77± Acres  
Area of Land to be subdivided: 175.74± Acres  
Open Space: 33.04± Acres (15%)  
Number of lots: 34 Lots

[illegible]

1. Whether or not the proposed project is a "substantial development" as defined by the Wetland Protection Act, and whether the project is a "substantial development" as defined by the Wetland Protection Act. If the project is a "substantial development" as defined by the Wetland Protection Act, the project must be approved by the Wetland Protection Board before any construction begins.
2. Whether the Wetland Inventory data, when taken into consideration, indicates that the project is a "substantial development" as defined by the Wetland Protection Act. If the project is a "substantial development" as defined by the Wetland Protection Act, the project must be approved by the Wetland Protection Board before any construction begins.
3. The project has been reviewed in relation to the Wetland Protection Act, and the project is a "substantial development" as defined by the Wetland Protection Act. The project must be approved by the Wetland Protection Board before any construction begins.
4. There are no Wetland Inventory data available for the project. The project must be approved by the Wetland Protection Board before any construction begins.

6884 New Town Rd  
College Grove, TN 37014  
Land Data:  
232.00 Ac.  
Zoned: RD-5 (Residential Development-5)  
Proposed Use:  
Conservation Subdivision  
Deed Reference:  
The property shown herein is Tax Maps:  
Map 168, Parcels 70.04 and 49.00,  
Civil District 3 in Williamson County,  
as recorded in Record P.Bk. 9243, Pg 581




MAP 158 PARCEL 43.0  
CLARENCE E. SMITHSON  
J.B. 6311, PG. 52  
(P.O.W.C. TN)

[illegible]

**Wastewater Treatment Plan**

**Starwood Estates**  
 6644 Old Town Road  
**STEP System Design & Wastewater Site Plan**  
 Williamson County, Tennessee



**SEC, Inc.**  
**SITE ENGINEERING CONSULTANTS**  
 ENGINEERING • SURVEYING • LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 880 MIDDLE TENNESSEE BOULEVARD, SUITE 200, WILKESBORO, TENNESSEE 37179  
 PHONE: (615) 691-7001 FAX: (615) 691-7002  
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	Soil Moisture	Soil Temp	Area (ft <sup>2</sup> )
RT	20576		
R2	9105		
R3	21060		
R4	512		
R5	1543		
R6	45442		



UNIVERSITY OF ILLINOIS



N

Wastewater Treatment Area: 14.48± Acres  
Total acreage of original tract 232.00± Acres  
Area of R.O.W. dedication to Subdivision: 8.73± Acres  
Area of Land to be subdivided: 175.74± Acres  
Open Space: 33.04± Acres (15%)  
Number of lots: 34 Lots

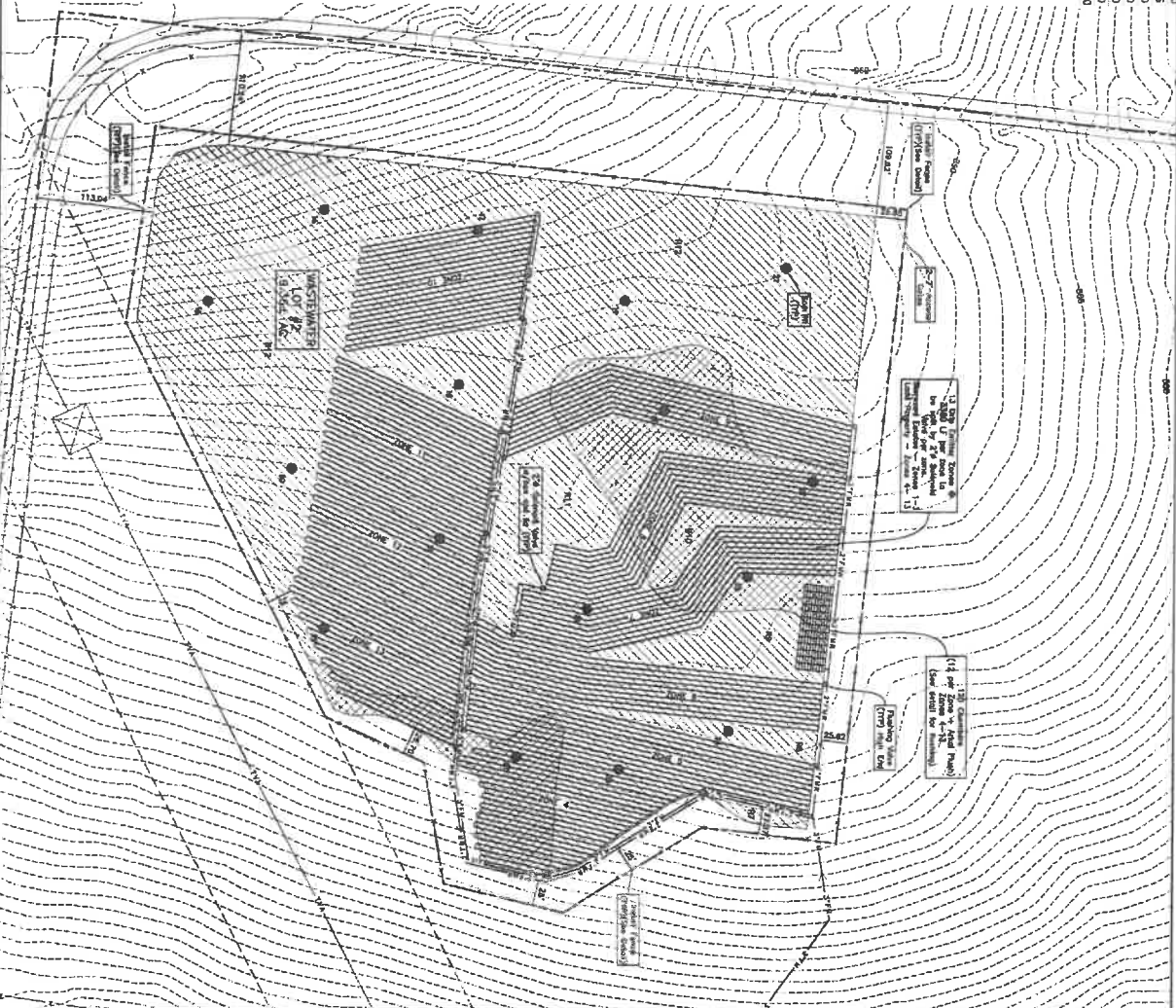
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**Address:**  
6944 New Town Rd  
College Grove, TN 37014

**Land Data:**  
232.00 Ac.  
Zoned: RD-5 (Residential Development-5)

**Proposed Use:**  
Conservation Subdivision

**Deed Reference:**  
The property shown hereon is Tax Map:  
Map 158, Parcel 70.04 and 49.00,  
Civil District 3 in Williamson County,  
as recorded in Record P. 84, 9243, P. 1501



Legend		ACQUISITION	RESEARCH	TECHNOLOGY	INNOVATION	COMMERCIALIZATION
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2.1

Wastewater Treatment Plan

**Starwood Estates**  
 6644 Old Town Road  
**STEP System Design & Wastewater Site Plan**  
 Williamson County, Tennessee

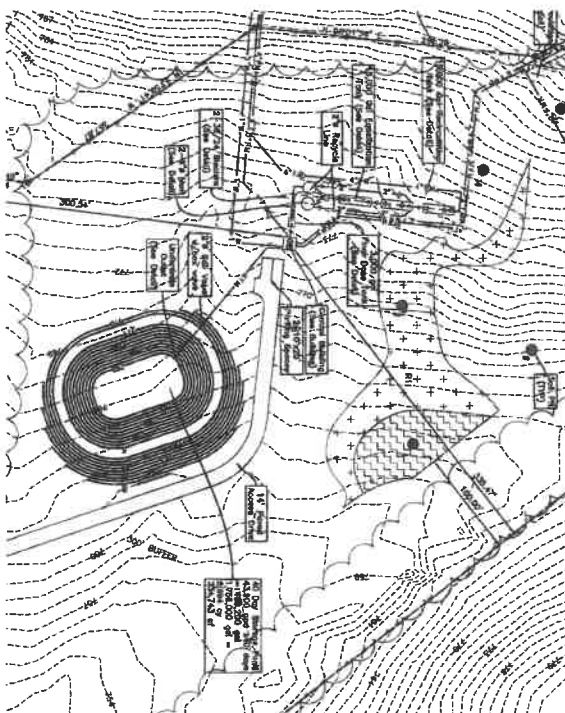


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 LANDSCAPE ARCHITECTURE  
 836 MILLER TOWNSEND BOULEVARD • MILLERSBORO, TENNESSEE 37059  
 PHONE: (615) 681-7907 • FAX: (615) 681-7907  
 WEBSITE: [www.secinc.com](http://www.secinc.com) • E-MAIL: [info@secinc.com](mailto:info@secinc.com)  
 MEMBERSHIP: NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS



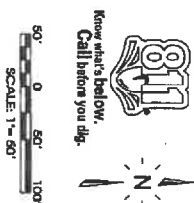
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**Starwood Subdivision:**  
**Address:**  
 6644 New Town Rd  
 College Grove, TN 37014  
**Land Data:**  
 232.00 Ac.;  
 Zoned: RD-5 (Residential Development-5)  
**Proposed Use:**  
 Conservation Subdivision  
**Deed Reference:**  
 The property shown herein is Tax Map:  
 Map 158, Parcel 70.04 and 48.00,  
 Civil District 3 in Williamson County,  
 as recited in Record P. Bk. 3243, P. 561

**Starwood Subdivision:**  
 Use Type:  
 Single family residences.  
 Wastewater Treatment Area: 14.16 Acres  
 Total acreage of original tract: 232.00± Acres  
 Area of R.O.W. dedication in Subdivision: 8.7±s Acres  
 Area of Land to be subdivided: 176.74± Acres  
 Open Space: 33.04± Acres (15%)  
 Number of lots: 34 Lots

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Grading and Drainage Plan

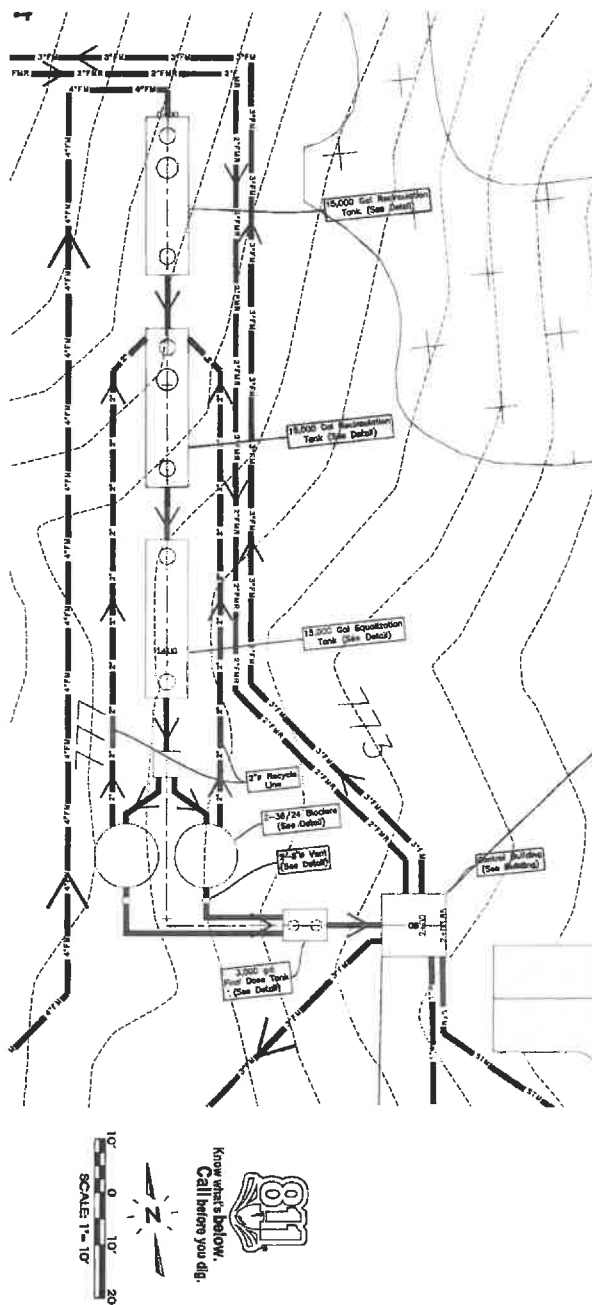
Starwood Estates  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee



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 806 MEDICAL TOWNSHIP BOULEVARD • MEDFORD/SOUTH TOWNSHIP, NEW JERSEY 07642  
 PHONE: (610) 386-7900 FAX: (610) 386-0700 • CIRCLE NO. 5112  
 NO PORTION OF THIS CREDENTIAL MAY BE REPRODUCED OR REPRINTED. THE FIRM'S DESIGN CREDENTIAL OF S.E.C. INC.

The site is shown for these construction phases as planned to provide a permanent parking structure, entrance and driveway. It is the sole responsibility of the permittee to ensure that the standards of the site shown on these plans meet all applicable codes and standards in effect at the time of construction, including, but not limited to, the Uniform Building Code, International Building Code, and International Fire Code.





**Know what's Below.  
Call before you dig**



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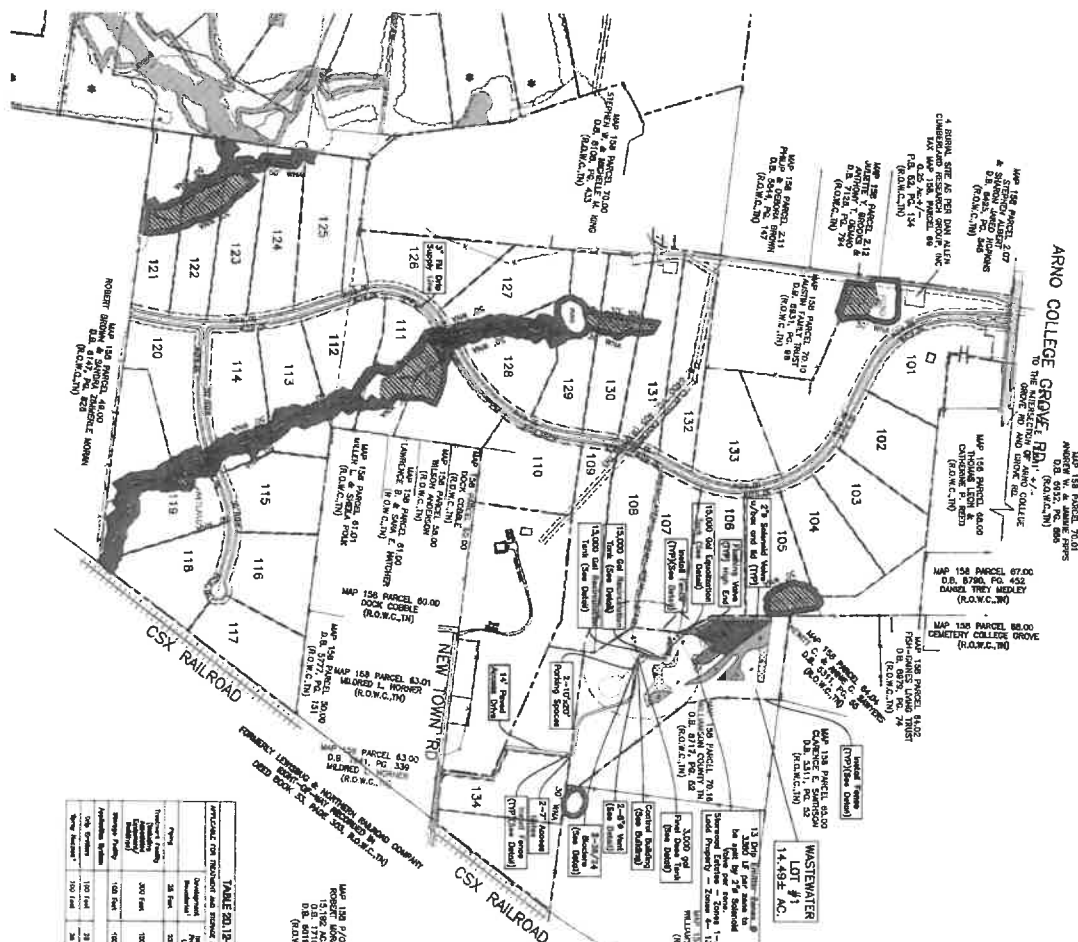
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## Plan and Profile

**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee

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### ARNO COLLEGE GROVE RD.

10' WIDE EASEMENT FOR ARNO COLLEGE GROVE RD.

10' WIDE EASEMENT FOR ARNO COLLEGE GROVE RD.

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10' WIDE EASEMENT FOR ARNO COLLEGE GROVE RD.

10' WIDE EASEMENT FOR ARNO COLLEGE GROVE RD.

### NOTES:

1. The property has been reviewed for the presence of wetlands and water resources. Areas as indicated by the Wetlands Inventory Map and the Wetlands Inventory Map have been located as shown.
2. While the Wetlands Inventory Map and the Wetlands Inventory Map are not a substitute for a field investigation, they are intended to provide a general indication of the location of wetlands and water resources.
3. The property has been reviewed for the presence of wetlands and water resources. Areas as indicated by the Wetlands Inventory Map and the Wetlands Inventory Map have been located as shown.
4. There are no critical areas within the development.

TABLE 201.12-1: BUFFER ZONES									
Buffer Zone	Setback	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
100' Buffer	100'	100'	100'	100'	100'	100'	100'	100'	100'
50' Buffer	50'	50'	50'	50'	50'	50'	50'	50'	50'
25' Buffer	25'	25'	25'	25'	25'	25'	25'	25'	25'
10' Buffer	10'	10'	10'	10'	10'	10'	10'	10'	10'

**Starwood Subdivision:**  
Address: 6644 Old Town Rd  
City: Nashville, TN 37204  
Land Use: Residential  
Zoned: RD-5 (Residential Development)  
Proposed Use: Conservation Subdivision  
Conservation Subdivision  
Dead Reference:  
Map 158, Parcel 70.00 and 49.00.  
City of Davidson, TN Williamson County, TN  
As recorded in Record 7.88, 8.24, Pg. 581  
(G.W.C.N.)

Lot #	Area (SF)	Area (Ac)	Dist. to Wetlands	Dist. to Water	Dist. to Road	Dist. to Railroad	Dist. to Airport	Dist. to Airport	Dist. to Airport
101	220158	5.05	100'	100'	100'	100'	100'	100'	100'
102	219796	5.03	100'	100'	100'	100'	100'	100'	100'
103	225888	5.19	100'	100'	100'	100'	100'	100'	100'
104	219703	5.04	100'	100'	100'	100'	100'	100'	100'
105	218501	5.01	100'	100'	100'	100'	100'	100'	100'
106	218547	5.02	100'	100'	100'	100'	100'	100'	100'
107	219880	5.05	100'	100'	100'	100'	100'	100'	100'
108	245744	5.59	100'	100'	100'	100'	100'	100'	100'
109	234653	5.37	100'	100'	100'	100'	100'	100'	100'
110	242489	5.57	100'	100'	100'	100'	100'	100'	100'
111	219988	5.05	100'	100'	100'	100'	100'	100'	100'
112	229307	5.26	100'	100'	100'	100'	100'	100'	100'
113	227123	5.21	100'	100'	100'	100'	100'	100'	100'
114	241697	5.55	100'	100'	100'	100'	100'	100'	100'
115	217961	5.00	100'	100'	100'	100'	100'	100'	100'
116	218187	5.01	100'	100'	100'	100'	100'	100'	100'
117	218130	5.01	100'	100'	100'	100'	100'	100'	100'
118	218542	5.02	100'	100'	100'	100'	100'	100'	100'
119	219586	5.05	100'	100'	100'	100'	100'	100'	100'
120	239927	5.51	100'	100'	100'	100'	100'	100'	100'
121	218136	5.01	100'	100'	100'	100'	100'	100'	100'
122	219159	5.03	100'	100'	100'	100'	100'	100'	100'
123	219045	5.03	100'	100'	100'	100'	100'	100'	100'
124	219866	5.05	100'	100'	100'	100'	100'	100'	100'
125	218413	5.01	100'	100'	100'	100'	100'	100'	100'
126	227883	5.23	100'	100'	100'	100'	100'	100'	100'
127	229568	5.27	100'	100'	100'	100'	100'	100'	100'
128	218046	5.01	100'	100'	100'	100'	100'	100'	100'
129	228130	5.24	100'	100'	100'	100'	100'	100'	100'
130	230444	5.29	100'	100'	100'	100'	100'	100'	100'
131	229567	5.26	100'	100'	100'	100'	100'	100'	100'
132	237116	5.44	100'	100'	100'	100'	100'	100'	100'
133	222133	5.10	100'	100'	100'	100'	100'	100'	100'
134	222398	5.11	100'	100'	100'	100'	100'	100'	100'



Know what's below.  
Call before you dig.

SCALE: 1"=300'

300' 0 300' 600'

23182

C5.0

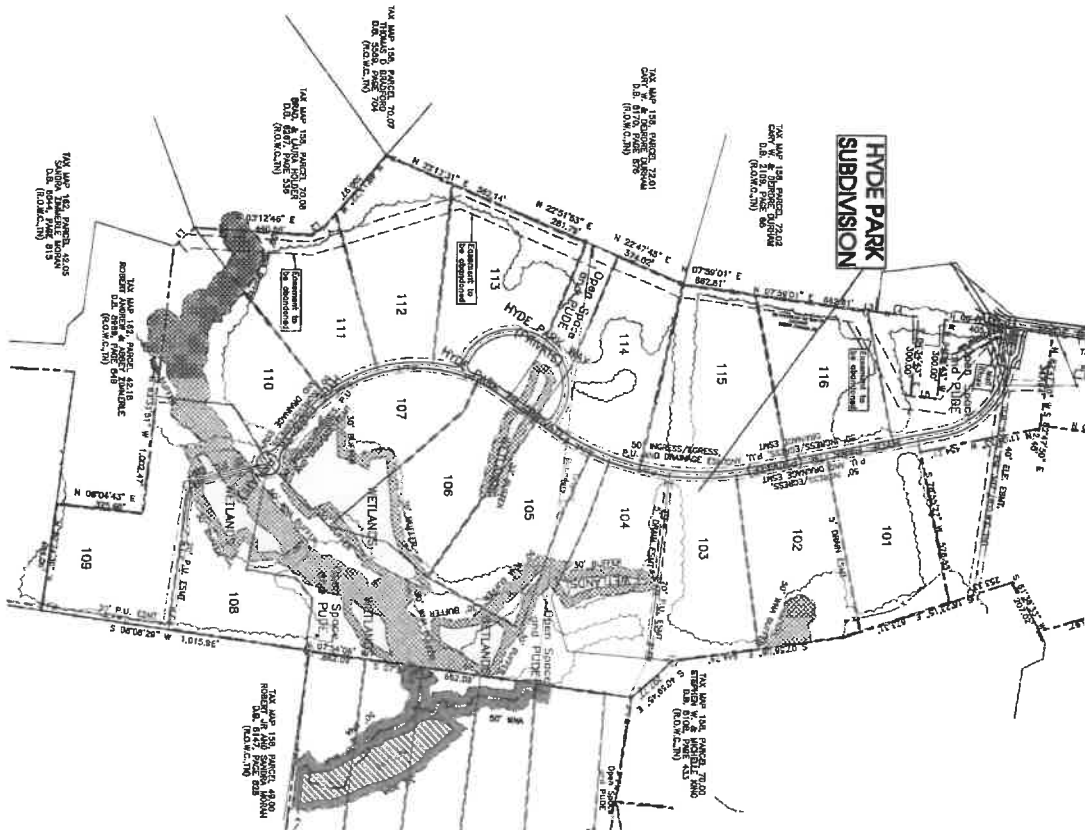
Master Site Plan

**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee



**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
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LANDSCAPE ARCHITECTURE  
10000 OLD TOWN ROAD, SUITE 100, NASHVILLE, TN 37204  
PHONE: (615) 954-7881 FAX: (615) 954-7882  
NO OTHER TYPING OR PRINTING REQUIRED  
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# HYDE PARK SUBDIVISION

Lot #	Area (SF)	Area (Ac)
101	218,224	5.01
102	239,048	5.49
103	221,645	5.09
104	220,063	5.05
105	218,711	5.02
106	218,276	5.01
107	221,074	5.08
108	226,305	5.20
109	345,216	7.47
110	259,378	5.95
111	217,878	5.00
112	237,327	5.45
113	278,089	6.38
114	223,049	5.12
115	269,561	6.19
116	220,602	5.06

## NOTES:

- The property has been reviewed for the existence of floodplains and potential drainage areas as described in Section 4 of the Williamson County Zoning Ordinance. The property is located within the Williamson County Floodplain. The property is not within the floodplain.
- Within the Williamson County Floodplain, there is a floodplain area. The property is not within the floodplain.
- The property has been reviewed for the existence of floodplains and potential drainage areas as described in Section 4 of the Williamson County Zoning Ordinance. The property is located within the Williamson County Floodplain. The property is not within the floodplain.
- There are no other notes within the development.

## Hyde Park Subdivision:

Address: 6000 Hyde Road  
 Land Use: Residential, Single-Family  
 Land Date: 10/1/2006  
 Zoned: RD-5 - Rural Development-5  
 Proposed Use: Major Residential Subdivision  
 The property is located within the Hyde Park Subdivision. The property is not within the floodplain.

## Hyde Park Subdivision:

Use Type: 16 Single Family Residences  
 Total acreage of original tract: 108.632 Acres  
 Area of Land to be subdivided: 90.612 Acres  
 Open Space: 18.102 Acres (17%)

TABLE 2012.12-1: BUFFER ZONES									
Property	Setback	Front	Side	Back	Corner	Other	Other	Other	Other
101	25'	25'	25'	25'	25'	25'	25'	25'	25'
102	25'	25'	25'	25'	25'	25'	25'	25'	25'
103	25'	25'	25'	25'	25'	25'	25'	25'	25'
104	25'	25'	25'	25'	25'	25'	25'	25'	25'
105	25'	25'	25'	25'	25'	25'	25'	25'	25'
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107	25'	25'	25'	25'	25'	25'	25'	25'	25'
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113	25'	25'	25'	25'	25'	25'	25'	25'	25'
114	25'	25'	25'	25'	25'	25'	25'	25'	25'
115	25'	25'	25'	25'	25'	25'	25'	25'	25'
116	25'	25'	25'	25'	25'	25'	25'	25'	25'



Know what's below.  
 Call before you dig.

300' 0 300' 600'  
 SCALE 1"=300'

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Master Site Plan

Starwood Estates  
 6644 Old Town Road  
 STEP System Design & Wastewater Site Plan  
 Williamson County, Tennessee

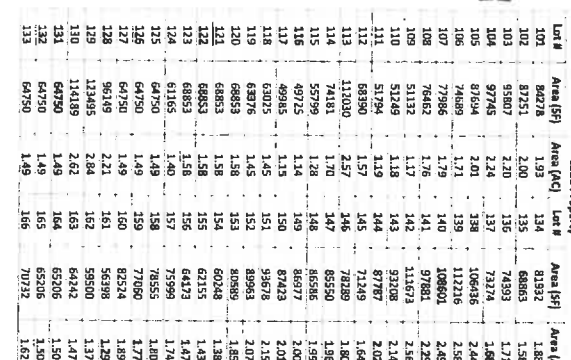


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 120 MIDDLE TENNESSEE BOULEVARD, SUITE 200, MEMPHIS, TENNESSEE 38104  
 PHONE: (901) 521-1234 FAX: (901) 521-1234  
 EMAIL: JREED@SEC-CIVIL.COM



1. The property has been reviewed for the presence of hazardous materials. The owner has been advised that the property is not a Superfund site. The owner has been advised that the property is not a Superfund site. The owner has been advised that the property is not a Superfund site.
2. The property has been reviewed for the presence of hazardous materials. The owner has been advised that the property is not a Superfund site. The owner has been advised that the property is not a Superfund site. The owner has been advised that the property is not a Superfund site.
3. The property has been reviewed for the presence of hazardous materials. The owner has been advised that the property is not a Superfund site. The owner has been advised that the property is not a Superfund site. The owner has been advised that the property is not a Superfund site.

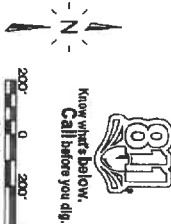
DEBITED TO THE ACCOUNT AND CREDITED TO THE RESERVE, ACCUMULATED, AND ADVANCE PAYMENTS ACCOUNTS		CREDITED TO THE ACCOUNT AND DEBITED TO THE RESERVE, ACCUMULATED, AND ADVANCE PAYMENTS ACCOUNTS	
	Debit	Credit	Debit
Payroll	200 Paid	200 Paid	200 Paid
Travel	200 Paid	200 Paid	200 Paid
Advertising	200 Paid	200 Paid	200 Paid
Office Supplies	200 Paid	200 Paid	200 Paid
Telephone	200 Paid	200 Paid	200 Paid
Postage	200 Paid	200 Paid	200 Paid
Insurance	200 Paid	200 Paid	200 Paid
Utilities	200 Paid	200 Paid	200 Paid
Repairs	200 Paid	200 Paid	200 Paid
Depreciation	200 Paid	200 Paid	200 Paid
Amortization	200 Paid	200 Paid	200 Paid
Provisions	200 Paid	200 Paid	200 Paid
Reserves	200 Paid	200 Paid	200 Paid
Advances	200 Paid	200 Paid	200 Paid
Other	200 Paid	200 Paid	200 Paid
Total	200 Paid	200 Paid	200 Paid



**Ladd Property:**

4800 Owen Hill Road  
College Grove, TN 37046  
861 List: 342.00 Ac.±  
Zoned: RD 9 - Rural Development-5  
Proposed Use: Residential  
Current Use: Agriculture  
Dead Pasture:  
The property above lies in Tax Map 1B2.  
Parcel 31.00, 42.01 and 42.05, in Williamson  
County, as recorded in D.B. 5900, Pg. 520.  
D.B. 6038, Pg. 494 and D.B. 3307, Pg. 25.

**Label Property:**  
Sage County, Oklahoma  
Wildflower Tract, 8.80± Acres  
Total acreage of original parcel: 342.00± Acres  
C/O R.O.W. dedication in Subdivision S, 88± Acres  
Area of Land to be subdivided: 11.03± Acres  
C/O Sub. 251.97± Acres (75%)  
Number of lots: 66± lots



**Know what's below.  
Call before you dig.**

200' 0 200'

SCALE: 1"=200'

**Starwood Estates**  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee



**SEC, Inc.** **SITE ENGINEERING CONSULTANTS**  
(ENGINEERING • SURVEYING • LAND PLANNING)  
**LANDSCAPE ARCHITECTURE**  
880 MITCHELL TOWNSEND BOULEVARD MULTIPLE OFFICES THROUGHOUT THE U.S.  
PHONE: (813) 790-7600 E-MAIL: JFREEDMAN@SEC.COM FAX: (813) 390-1067  
REPRESENTS THE FOLLOWING ASSOCIATES IN FLORIDA: THE GEORGE WATSON COMPANY OF D.C. & C.

The site is shown as three structural divisions, the structure is shown as an engineering, landscape and structure. It is the best possibility of the environment to plan the site. The site is shown as an engineering, landscape and structure. It is the best possibility of the environment to plan the site. The site is shown as an engineering, landscape and structure. It is the best possibility of the environment to plan the site.

## C5.2

Master Site Plan








**Starwood Estates**  
6644 Old Town Road

**STEP System Design & Wastewater Site Plan**

**Williamson County, Tennessee**



**JAMES F. REED III**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE

**SEC, Inc.**  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE

809 MADISON TOWNHOUSE BOULEVARD    MEMPHIS, TENNESSEE 37520  
PHONE: (901) 898-7801    FAX: (901) 898-7802  
FACSIMILE: (901) 898-7803    E-MAIL: JREED@SEC-INC.COM

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The site and design of this wastewater treatment is intended to achieve specific engineering design criteria and objectives. It is not intended to be a permanent structure. The design is based on the information provided by the owner and is subject to change without notice. The design is based on the information provided by the owner and is subject to change without notice. The design is based on the information provided by the owner and is subject to change without notice.

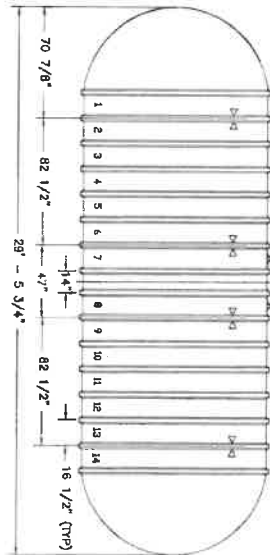






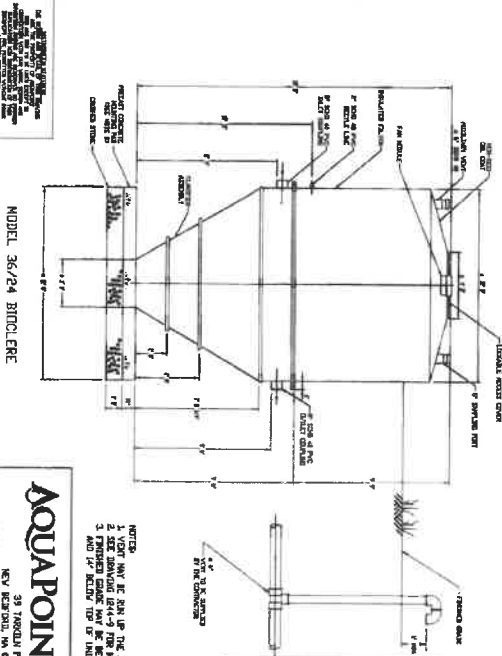






For non UL-listed configurations only.

**XERXES**  
CONSTRUCTION  
12' DIA. S.W.T.  
CAP. 15,000 GALLONS  
DATE: 8-92 REV. NO. SIO-BHB-03



MODEL 36/24 BIOCLEARE

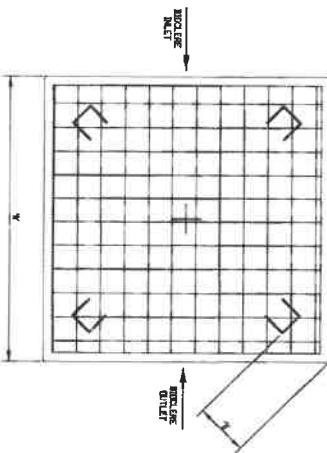
**AQUAPoint**  
39 TARBUL PLACE  
NEW BERTHO, VA 02745  
(508) 985-9850 FAX (508) 985-9872

- NOTES:  
1. 1/2" DIA. S.W.T. IS THE SIZE OF BUILDING.  
2. 1/2" DIA. S.W.T. IS THE SIZE OF BUILDING.  
3. 1/2" DIA. S.W.T. IS THE SIZE OF BUILDING.  
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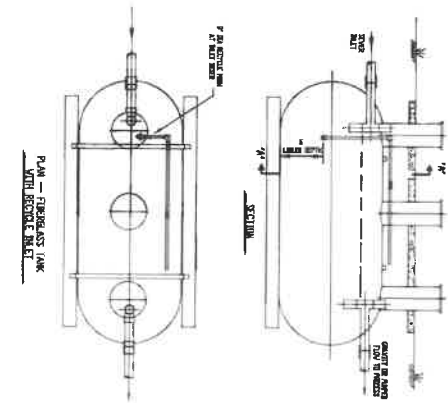
\*Note:  
In the event  
contractor  
encounters water  
during excavation,  
place a concrete  
ballast 90"x90"x49"  
deep (See  
Engineering  
Report for calls)

ITEM	DESCRIPTION	QTY
1	1/2" DIA. S.W.T.	1
2	1/2" DIA. S.W.T.	1
3	1/2" DIA. S.W.T.	1
4	1/2" DIA. S.W.T.	1

ITEM	DESCRIPTION	QTY
1	1/2" DIA. S.W.T.	1
2	1/2" DIA. S.W.T.	1
3	1/2" DIA. S.W.T.	1
4	1/2" DIA. S.W.T.	1



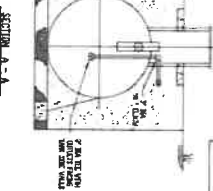
PLAN ON SQUARE PAD  
(SEE NOTE 5)



TYPICAL FIBERGLASS TANK  
WITH 3" DIA. RECYCLE INLET

**AQUAPoint**  
39 TARBUL PLACE  
NEW BERTHO, VA 02745  
(508) 985-9850 FAX (508) 985-9872

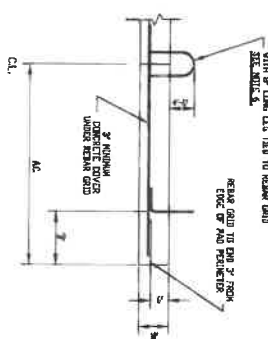
- NOTES:  
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\*Note:  
In the event  
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Report for calls)

**AQUAPoint**  
39 TARBUL PLACE  
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(508) 985-9850 FAX (508) 985-9872

- NOTES:  
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3. 1/2" DIA. S.W.T. IS THE SIZE OF BUILDING.  
4. 1/2" DIA. S.W.T. IS THE SIZE OF BUILDING.



PAD ELEVATION  
(ACROSS CORNERS)

Starwood Estates  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee

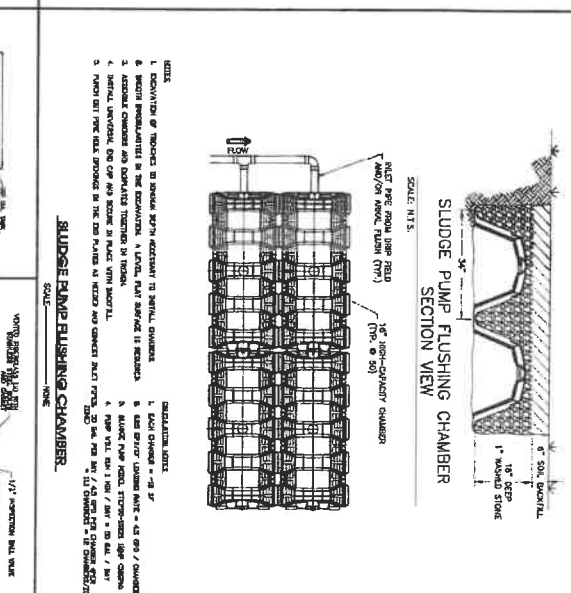
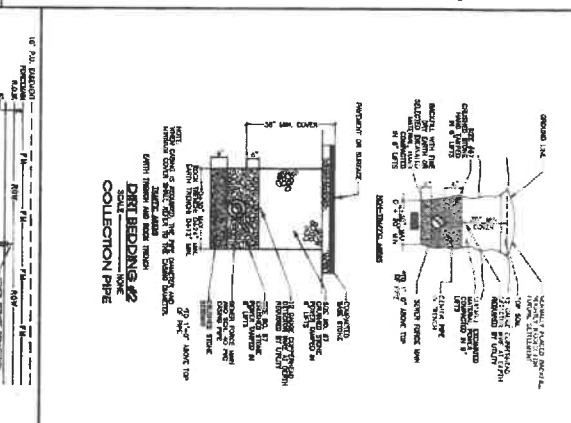
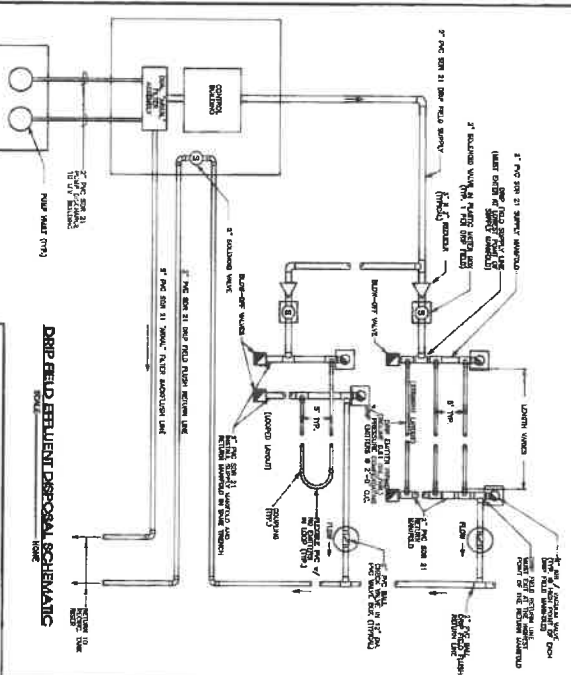
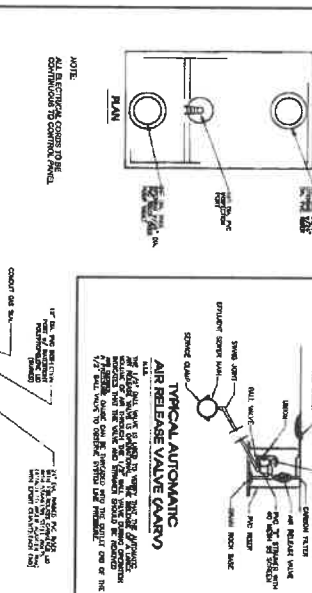
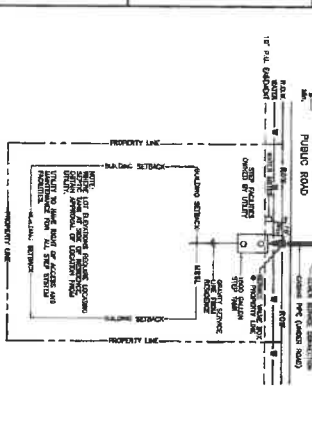
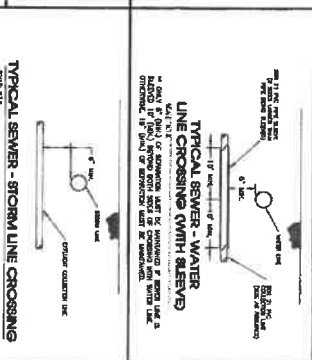
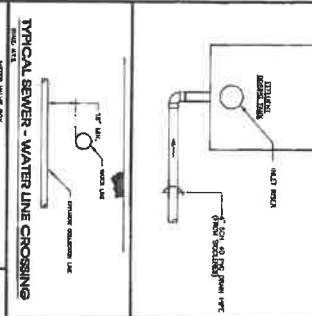
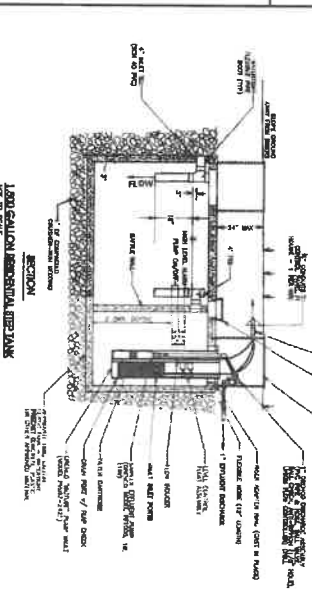
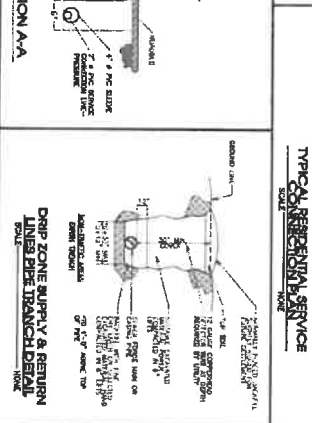
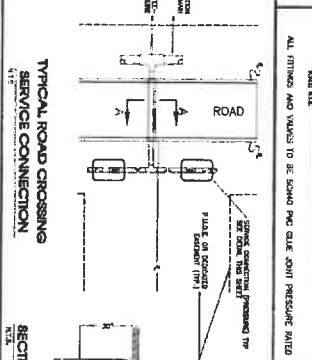
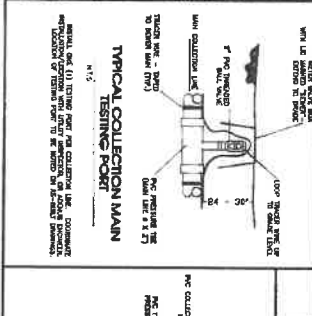


**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
1501 MIDDLEBURY AVENUE, SUITE 100, MIDDLEBURY, VT 05753  
PHONE: (802) 456-7801 FAX: (802) 456-7802  
E-MAIL: JREED@SEC-INC.COM  
NO PORTION OF THE DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SEC, INC.







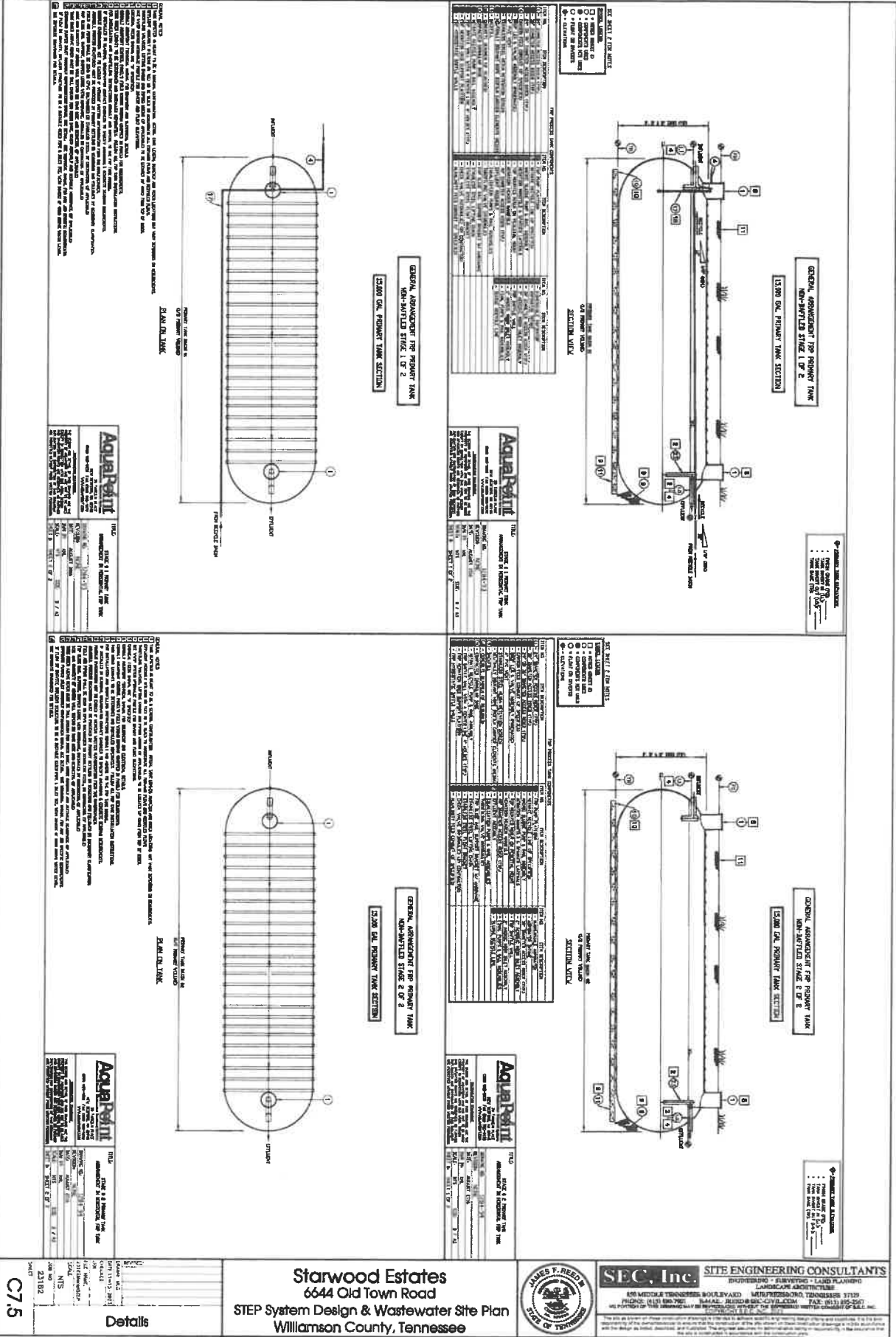


Starwood Estates  
6644 Old Town Road  
STEP System Design & Wastewater Site Plan  
Williamson County, Tennessee



**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
400 MEDICAL PROFESSIONAL BOULEVARD, SUITE 200, MEMPHIS, TN 38117  
PHONE: (901) 890-7900 FAX: (901) 890-7901  
E-MAIL: INFO@SEC-ENGINEERING.COM  
SEC, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.









	<b>SITE ENGINEERING CONSULTANTS</b> CHIMNEYING • ELEVATING • LAND PLANTING LANDSCAPE ARCHITECTURE	
	870 MITCHELL TRAIL BLVD. BOULEVARD PHOENIX, ARIZONA 85026 PHONE: (602) 968-7961 • FAX: (602) 968-7962 NO. OF PERSONS ON SITE: 20	







***Bob & Marie Parks***  
***c/o 360 Development***

**8119 Isabella Lane, Suite 105  
Brentwood, TN 37027  
615-574-7133**

Star Creek  
Developments  
c/o Mr. Jim Kessinger  
250 Moran Farms, LLC, a Texas LLC  
8000 Warren Parkway, #100  
Frisco, TX 75034

Re: Wastewater Treatment Services – Sewer Request  
Tax Map 158 Parcels 70.12 & 70.13

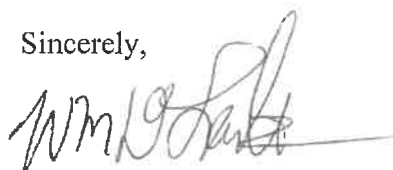
Dear Jim,

This letter serves as notice that we would like to have sewer service from Tennessee Wastewater Services for our property on Hyde Road (Map 158 Parcels 70.12 & 70.13) since Williamson County and Nolensville College Grove Utility District do not provide public sanitary sewer service and have no plans in the foreseeable future to provide such service.

With this letter, we are authoring you as a part of Star Creek Developments to act on our behalf to pursue sewer service.

If you have any questions or need additional information, feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'DM Lamb', with a stylized flourish at the end.

Davis Lamb for Bob Parks

360 Development, LLC  
8119 Isabella Lane, Ste 105  
Brentwood, TN 37027  
O. 615.574-7133  
davis@parks360development.com

cc: Mr. Matthew Nicks, Tennessee Wastewater Systems, Matthew.Nicks@adenus.com



**Jim Kessinger**  
**President, 250 Moran Farms, LLC**  
**8000 Warren Parkway, #100**  
**Frisco, TX 75034**

May 14th, 2024

Mr. Mathew Nicks  
Tennessee Wastewater Systems, Inc.  
849 Aviation Parkway  
Smyrna, TN 37167

Re: Wastewater Treatment Services – Sewer Request  
Star Creek Developments - College Grove

Mr. Nicks,

This letter serves as notice that I am requesting sewer service from Tennessee Wastewater Services for 2 new development projects planned in College Grove, TN. I am requesting your services since Williamson County and Nolensville College Grove Utility District do not provide public sanitary sewer service and have no plans in the foreseeable future to provide such service.

I share a partnership interest with both 250 Moran Farms, LLC (Star Creek subdivision) and 360 Development, LLC (Hyde-Park subdivision) and represent both entities in this request. As such, I'm formally requesting that we enter into a contract for services intended to support these current developments and any future developments adjoining these properties.

Attached for your reference is a letter from 360 Development, LLC approving my role in representing the Hyde-Park



subdivision.

I agree to convey the treatment and land application areas located on the Star Creek subdivision to the utility at the completion of the construction.

Please let me know if you have any questions or are in need of any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Kessinger', written in a cursive style.

Jim Kessinger  
President, 250 Moran Farms, LLC

cc: Bob and Marie Parks, 360 Development, LLC Hyde-Park subdivision



**Rogers C. Anderson**  
Williamson County Mayor



## WILLIAMSON COUNTY GOVERNMENT

May 6, 2024

Mr. James F. Reed, III  
SEC, Inc.  
850 Middle Tennessee Boulevard  
Murfreesboro, TN 37129

Mr. Thomas Wilson  
8000 Warren Parkway, #100  
Frisco, TX 75034

RE: Sewer Request  
Tax Map 162  
Parcels 031.00  
Owner: Thomas Wilson

Dear Gentlemen:

This letter serves as notice that Williamson County does not provide public sanitary sewer service and has no plans in the foreseeable future to provide said service, including but not limited to the above referenced property.

If you have any questions or need additional information, feel free to contact me.

Sincerely,

Rogers C. Anderson, Mayor  
Williamson County

RCA/jla







N Nolensville/College Grove Utility District  
 C P.O. Box 127, 2002 Johnson Industrial Blvd., Nolensville, TN 37135  
 G Phone No. 615-776-2511 - Fax No. 615-776-2591

---

April 1, 2024

Williamson County Planning Commission  
 Williamson County Administrative Complex  
 1320 West Main St., Suite 400  
 Franklin, TN. 37064

Re: Sanitary Sewer Service Release for 6644 New Town Rd (Starwood Development 34 Lots)  
 (Map 158) (Parcel 07004)

To Whom it may concern:

Nolensville College Grove Utility District by request releases its charter rights to provide  
 sanitary sewer service to the proposed (Starwood Development 34 Lots) at 6644 New Town Rd  
 (Map 158) (Parcel 07004).

Please feel free to contact me if I can be of further assistance.

Sincerely,

Mike E Polston  
 General Manager  
 NCG Utility District



**Tennessee Wastewater System, Inc.,  
Officer and Key Employee Biographies**

Tennessee Wastewater Systems, Inc. ("TWSI") is a leader in decentralized wastewater systems and technology in the Southeastern United States. TWSI has been a regulated provider of wastewater services in Tennessee since receiving its initial CCN from the Tennessee Public Service Commission, the predecessor to the current Tennessee Public Utility Commission, in 1994; currently holding over 100 certificates for territories in Middle and East Tennessee and providing service to over 3000 customers across the State.

**Jeff Ridsen, CEO** – Mr. Ridsen joined Adenus in 2015 as General Counsel before rising to CEO in late 2018. Prior to Adenus Mr. Ridsen was in private legal practice and spent over twenty years in the music business as a booking agent and artist manager, representing and guiding the careers of gold and platinum selling, and Grammy nominated musical artists, songwriters, and producers. He received his undergraduate degree from Geneva College in Beaver Falls, PA, and his JD from the Nashville School of Law.

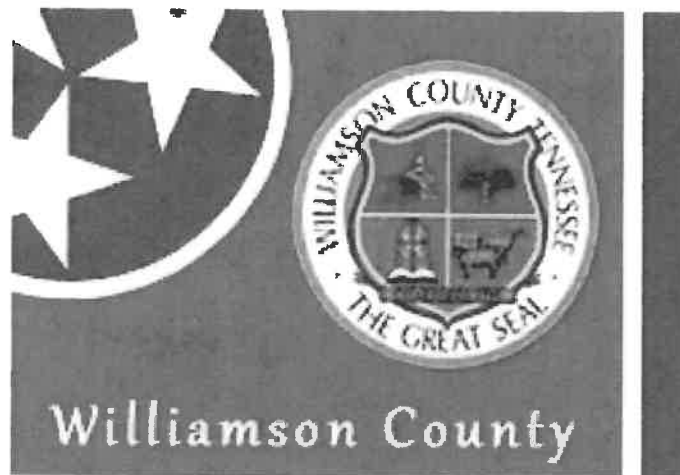
**Matthew Nicks – President** – Mr. Nicks is the President of Tennessee Wastewater Systems, Inc. Mr. Nicks comes from an environmental remediation background. Mr. Nicks has worked all over the world handling and overseeing the collection, treatment, storage, transportation, and shipping of hazardous waste in a variety of industry settings. Matthew has a strong background in regulatory compliance matters including those related to OSHA, NIOSH, ANSI, NFPA, and the EPA. Mr. Nicks is also a residential developer who has developed properties in Davidson County. Mr. Nicks is a Tennessee licensed contractor.

**Tom Pickney – Secretary**

**Bill Pickney – Treasurer**

Tom and Bill Pickney entered the wastewater business in the mid 1980's by constructing low pressure pipe systems for homes, primarily in Williamson County. They were shortly joined by their brother Bob who through his engineering background added system design to their offerings. Soon Pickney Brothers, Inc. was formed and over the coming years helped bring the decentralized wastewater concept to Tennessee. Tom and Bill, along with their brothers Bob and Charles formed On-Site Systems, Inc. in early 1990's. The company was granted its first CCN in 1994. On-Site's name was changed in 2007 to Tennessee Wastewater Systems, Inc. Tom and Bill have extensive, decades long, experience and knowledge of the design, construction, and operations of decentralized wastewater systems.





**STATE OPERATING PERMIT APPLICATION**  
**Star Creek Estates TF**  
**Updated 8-15-24**

**WILLIAMSON COUNTY, TN**





## Table of Contents

<u>Section</u>	<u>Title</u>
----------------	--------------

1.0	SOP Permit Application
2.0	Area of Review
3.0	Ground Water General Description
4.0	Population General Description
5.0	Nature of Fluid
6.0	General Location of Publicly Supplied Water
7.0	Description of System
8.0	Nature and Type of System
9.0	Flow Schematic



## 1.0 SOP Permit Application



## SOP APPLICATION – page 1

Permit Number: SOP-\_\_\_\_\_

Type of application: ☒ New Permit ☐ Permit Reissuance ☐ Permit Modification**Permittee Identification:** (Name of city, town, utility, 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):/Facility Name **Tennessee Wastewater Systems, Inc.**Permittee Address: **851 Aviation Parkway, Smyrna, TN 37167**

Official Contact:

**Jeff Ridsen**

Title or Position:

**CEO**

Mailing Address:

**851 Aviation Parkway**

City:

**Smyrna**

State:

**TN**

Zip:

**37167**Phone number(s): **615-220-7200**E-mail: **jeff.ridsen@adenus.com**

Optional Contact:

**Tracy Nichols**

Title or Position:

**Operations Manager**

Address:

**851 Aviation Parkway**

City:

**Smyrna**

State:

**TN**

Zip:

**37167**

Phone number(s):

**615-663-6126**

E-mail:

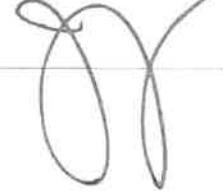
**Tracy.nichols@adenus.com****Application Certification** (must be signed in accordance with the requirements of Rule 1200-4-5-.05)

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.

Name and title; print or type

**Jeff Ridsen CEO**

Signature



Date

**8/7/24****OFFICIAL STATE USE ONLY**

Received Date	Permit Number <b>SOP</b>	Field Office	Reviewer
---------------	-----------------------------	--------------	----------



Permit Number: SOP-\_\_\_\_\_

<b>Facility Identification:</b>		<b>Existing Permit No.</b>	
Facility Name: <b>Star Creek Estates TF</b>		County: <b>Williamson</b>	
Facility Address or Location: <b>6644 New Town Rd, College Grove, TN</b>		Latitude: <b>N 35° 47'02"</b>	
		Longitude: <b>W 86° 41'11"</b>	
Name of Engineer for the project: <b>James F. Reed III P.E., R.L.S.</b>			
Engineer address and phone number:		<b>850 Middle Tennessee Blvd. 615-890-7901</b>	
Name and distance to nearest receiving waters: <b>Overall Creek to Grove Creek</b>			
If any other State or Federal Water/Wastewater Permits have been obtained for this site, list their permit numbers: <b>None</b>			
Name of company, utility, or governmental entity that will operate the permitted system: <b>Tennessee Wastewater Systems, Inc.</b>			
Operator address: <b>849 Aviation Parkway, Smyrna, TN 37167</b>			
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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. <b>Tennessee Wastewater Systems, Inc. will own the facility and site. Developer will build facility and deed to Tennessee Wastewater Systems, Inc.</b>			
Name of Public Water Provider: <b>Nolensville College Grove Utility District</b> <b>Mike Polston 615-794-5947</b> <b>Mike Polston &lt;mpolston@ncgud.com&gt;</b>			
List Standard Industrial Codes (SIC)/ North American Industrial Code (s) (NAIC) for proposed activity (these are located at <a href="http://www.census.gov/epcd/www/naicstab.htm">http://www.census.gov/epcd/www/naicstab.htm</a> ) <b>4941 - water system, 4959 – Sewage treatment, 4971 - Irrigation</b>			
<b>Complete the following information explaining the entity type, number of design units, and daily design wastewater flow:</b>			
<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 checked="" type="checkbox"/> Subdivision	No. of homes: <b>50</b>	Avg. No. bedrooms per home: <b>3-4 @ 300gpd/home</b>	<b>15,000</b>
<input type="checkbox"/> School	No. of students:	Size of cafeteria(s): No. of showers: <b>0</b>	
<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 type="checkbox"/> Other	<b>Future Connects County EMS &amp; Park extra flow</b>		<b>9,100</b>
Describe the type and frequency of activities that result in wastewater generation.			<b>Total Flow = 24,100 gpd</b>
<b>The treatment and land application of typical domestic waste.</b>			



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 1200-4-2-.03 and Section 1.2 of the Tennessee Design Criteria (see <a href="#">website</a> for more information)		
<input checked="" type="checkbox"/> Attached, or		
<input type="checkbox"/> Previously submitted and entitled:		Approved? <input type="checkbox"/> Yes. Date: <input type="text"/> No <input type="checkbox"/>
Wastewater Collection System:		<input type="checkbox"/> N/A
System type (i.e., gravity, low pressure, vacuum, combination, etc.): Watertight effluent pressure collection system		
System Description: 3", and 4" diameter SDR 17 PVC pressure pipe and required fittings		
Describe methods to prevent and respond to any bypass of treatment or discharges (i.e., power failures, equipment failures, heavy rains, etc.): Each home has a minimum of 24-36 hours storage in the STEP tank. Heavy rains have a minimal impact on a watertight collection system. Small generators can be connected to the pump stations and treatment system as necessary during an extended power outage.		
In the event of a system failure describe means of operator notification: All pumps have redundancy & alarms.		
List the emergency contact(s) (name/phone): Tracy Nichols, 615-663-6126		
For low-pressure systems, who is responsible for maintenance of STEP/STEG tanks and pumps or grinder pumps (list all contact information)? Tennessee Wastewater Systems, Inc. , 851 Aviation Parkway, Smyrna, TN 37167		
Approximate length of sewer (excluding private service lateral): 14,220 LF		
Number/hp of lift stations: / Number/hp of lift pumps /		
Number/volume of low pressure and or grinder pump tanks Proposed 1–15,000-gal EQ Tank, 2-15,000 Recirc tanks, 1–3,000-gal Final Dose Tanks Number/volume septic tanks 50~1,500 STEP tanks		
Attach a schematic of the collection system. <input checked="" type="checkbox"/> Attached		
If this is a satellite sewer and you are tying into another sewer system complete the following section, listing tie-in points to the sewer system and their location (attach additional sheets as necessary):		
Tie-in Point	Latitude (xx.xxxx°)	Longitude (xx.xxxx°)
None		
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.): Recirculating media filter - Bioclere		
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.): The existing septic tank and proposed STEP tanks are sized for peak daily flow storage for the purpose of power failures and equipment failures.		
For New or Modified Projects: Star Creek Estates TF		
Name of Developer for the project: 250 Moran Farms LLC, James Kessinger (561-504-9049)		
Developer address and phone number 8000 Warren Parkway, Suite 100 Frisco, TX 75034		
For land application, list: <input checked="" type="checkbox"/> Proposed acreage involved: approx. 5.46 acres total <input checked="" type="checkbox"/> Inches/week gpd/sq.ft loading rate to be applied: 2.77 acre required with additional 2.77 acre of soils area, approximately 0.2 gpd/sf loading rate		
Is wastewater disinfection proposed?		
<input checked="" type="checkbox"/> Yes Describe land application area access:		



Permit Number: SOP-\_\_\_\_\_

☐ No Describe how access to the land application area will be restricted **fence with access gates**

**Attach required additional Engineering Report Information (see website for more information)**

- ☒ Topographic map (1:25,000 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.
- ☒ 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.
- ☒ Soils information for the proposed land disposal area in the form of a Water Pollution Control (WPC) 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.
- ☒ 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.
- ☒ 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 1200-4-6-.14(2) and upon issue of a State Operating Permit and Sewage System Construction Approval by the Department. Describe the following:

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 1200-4-6-.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) see 2.0

☒ A general description of all past and present groundwater uses as well as the general groundwater flow direction and general water quality. see 3.0

☒ A general description of the population and cultural development within the AOR, i.e. ☒ agricultural, ☐ commercial, ☐ residential or ☐ mixed. see 4.0

☒ Nature of injected fluid to include physical, chemical, biological or radiological characteristics. see 5.0

☒ 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) see 6.0

☐ If the proposed system is located within a wellhead protection area or source water protection area designated by Rule 1200-5-1-.34, show the boundary of the protection area on the facility site plan.

☒ Description of system, Volume of injected fluid in gallons per day based upon design flow, including any monitoring wells see 7.0

☒ Nature and type of system, including installed dimensions of wells and construction materials see 8.0

**Pump and Haul:**☒ 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):**☒ N/A

Pond use: ☐ Recirculation ☐ Sedimentation ☐ Cooling ☐ Other (describe):



Permit Number: SOP-\_\_\_\_\_

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):	
<b>Attach required additional Information</b>	
<input 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 GPS coordinates, latitude and longitude in decimal degrees quadrangle name should also be included.	
<input type="checkbox"/> Scaled layout of facility showing the following: lots, buildings, etc. being served, the wastewater collection system routes, the pretreatment system location, roads, property boundaries, and sensitive areas such as streams, lakes, springs, wells, wellhead protection areas, sinkholes and wetlands.	
The area of review (AOR) for each holding pond shall, unless otherwise specified by the Department, consist of the area lying within and below a one mile radius of the holding pond site or facility, and shall include, but not be limited to surface geographic features, subsurface geology, and demographic and cultural features within the area. Attach to this part of the application a complete characterization of the AOR, including the following: (This can be in narrative form)	
<input type="checkbox"/> Description of all past and present uses of groundwater within the AOR, as documented by public record.	
<input type="checkbox"/> Description of the groundwater hydrology within the AOR, including characteristics of all subsurface aquifers, presence or absence of solution development features, general direction of groundwater movement, and chemical characteristics of the ground waters in the AOR..	
<input type="checkbox"/> Description of the population and cultural development within the AOR, including the number of persons living within one mile of the well or facility, land uses within the AOR, and the existence of any community, state, regional or national parks, wildlife refuges, natural or wilderness areas, recreational or other public-use areas, or any other environmentally sensitive features within the area of review.	
<input 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..	
<input type="checkbox"/> Identify any surface water intake, which supplies a public water distribution system and is located within the AOR or within three miles topographically down gradient from the well or facility. If any such intake(s) wells or springs exist, then locate on map	



Permit Number: SOP-\_\_\_\_\_

<b>Mobile Wash Operations:</b>		<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Individual Operator <span style="float: right;"><input type="checkbox"/> Fleet Operation Operator</span>		
<b>Indicate the type of equipment, vehicle, or structure to be washed during normal operations (check all that apply):</b>		
<input type="checkbox"/> Cars <input type="checkbox"/> Trucks <input type="checkbox"/> Trailers (Interior washing of dump-trailers, or tanks, is prohibited.) <input type="checkbox"/> Other (describe):	<input type="checkbox"/> Parking Lot(s):          sq. ft. <input type="checkbox"/> Windows:          sq. ft. <input type="checkbox"/> Structures (describe):	
<b>Wash operations take place at (check all that apply):</b>		
<input type="checkbox"/> Car sales lot(s) <input type="checkbox"/> Private industry lot(s) <input type="checkbox"/> County(ies), list:	<input type="checkbox"/> Public parking lot(s) <input type="checkbox"/> Private property(ies) <input type="checkbox"/> Statewide	
<b>Wash equipment description:</b>		
<input type="checkbox"/> Truck mounted <input type="checkbox"/> Rinse tank size(s) (gal.): <input type="checkbox"/> Collection tank size(s) (gal.): Pressure washer:          psi (rated)          gpm (rated) Vacuum system manufacturer/model:	<input type="checkbox"/> Trailer mounted <input type="checkbox"/> Mixed tanks size(s) (gal.): Number of tanks per vehicle: Pressure washer: <input type="checkbox"/> gas powered <input type="checkbox"/> electric 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		
<b>Describe all soaps, detergents, or other chemicals used in the wash operation (attach additional sheets as necessary):</b>		
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 domestic 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, or 180 days prior to the expiration date, 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 visit the Division of Water Pollution Control World Wide Web site at: <http://www.state.tn.us/environment/wpc> for more information. **The application will be considered incomplete absent any 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 of the owner, and list all current areas of operation by city and county.

**Wastewater Collection System** These types of systems require engineering reports, refer to the website ( <http://www.tdec.net/wpc/> ) for more information.

**Land Application Treatment System** These types of systems require engineering reports, refer to the website (<http://www.tdec.net/wpc/>) for more information. Public access to the land application and 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 the website (<http://www.tdec.net/wpc/>) 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. Wastewater 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 Tennessee industrial stormwater multi-sector general permit TMSF, refer to the website (<http://www.tdec.net/permits/stmrh2o.shtml>) 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 in which such sites are located. Note that this permit covers operations within the State 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 apply. 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** There is a \$250 authorization fee for residential SFDS and \$500 fee for commercial SFDS and commercial holding lagoons. An annual maintenance fee is required and you will be invoiced at a later date.

**Submitting the form and obtaining more information** Note that a responsible corporate officer, owner, general partner or proprietor, principal governmental executive officer, or highest ranking elected official must sign this form. (See Regulation 1200-4-5-.05(a) for exact authorized signatures.). For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC). Submit three complete applications (keep a copy for your records) to the appropriate EFO for the county(ies) where the facility is located, addressed to **Attention: WPC, Permit Section Manager.**

EFO	Street Address	Zip Code	EFO	Street Address	Zip Code
Memphis	2510 Mt. Moriah Road STE E-645	38115-1520	Cookeville	1221 South Willow Ave.	38506
Jackson	1625 Hollywood Dr	38305-4316	Chattanooga	540 McCallie Avenue STE 550	37402-2013
Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	2484 Park Plus Drive	38401	Johnson City	2305 Silverdale Road	37601

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 will publish a draft permit or provide the applicant with a Notice of Intent to Deny the permit application. 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 or denied for cause. Permits are normally valid for five (5) years, except those for pump and haul systems, which are generally valid for one (1) year.

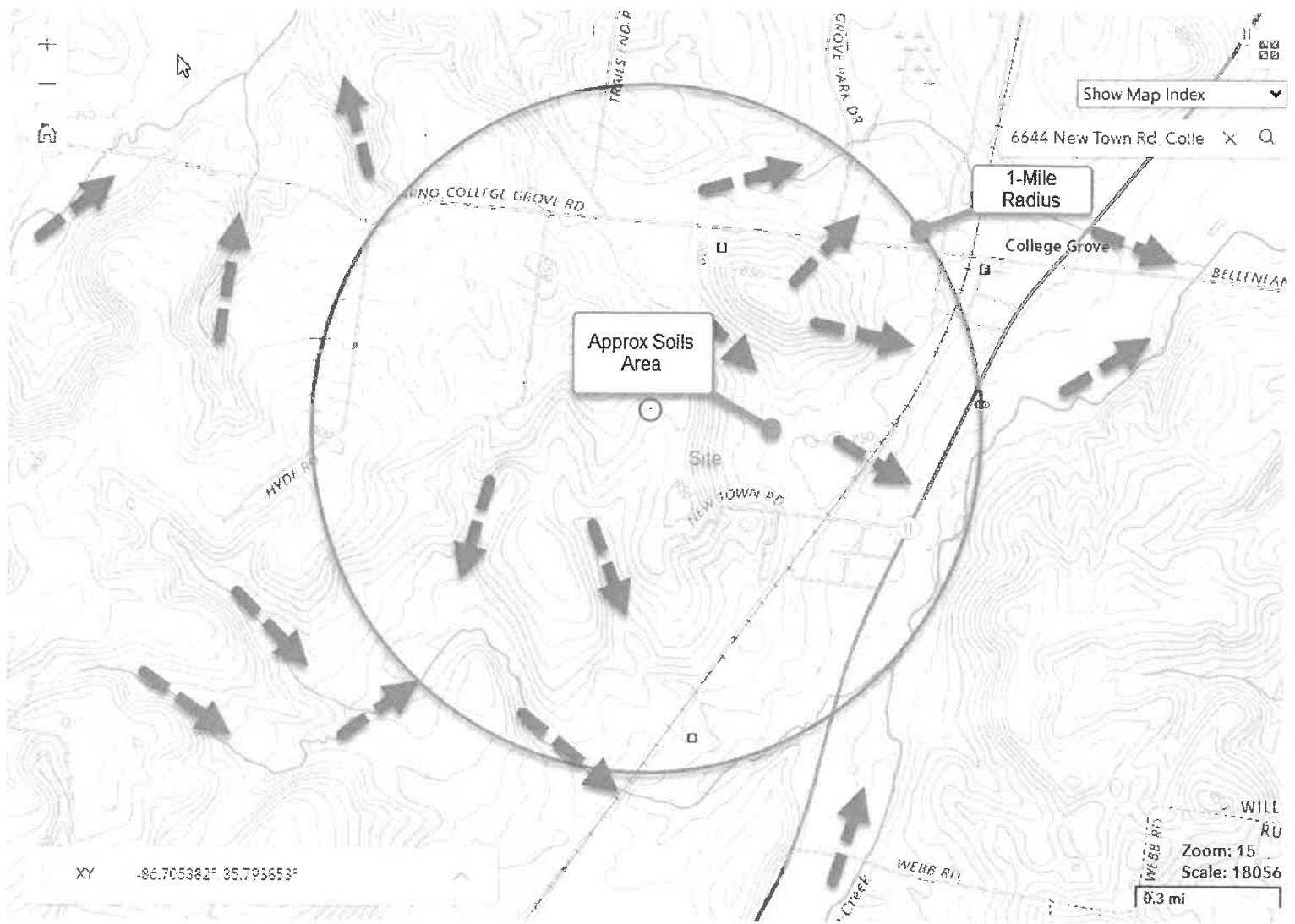
The division has the right to inspect a facility when deemed necessary. In addition, the division has the right to revoke or suspend any permit for violation of permit conditions or any other provisions of the Tennessee Water Quality Control Act and other water pollution control rules.

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.



## 2.0 Area of Review

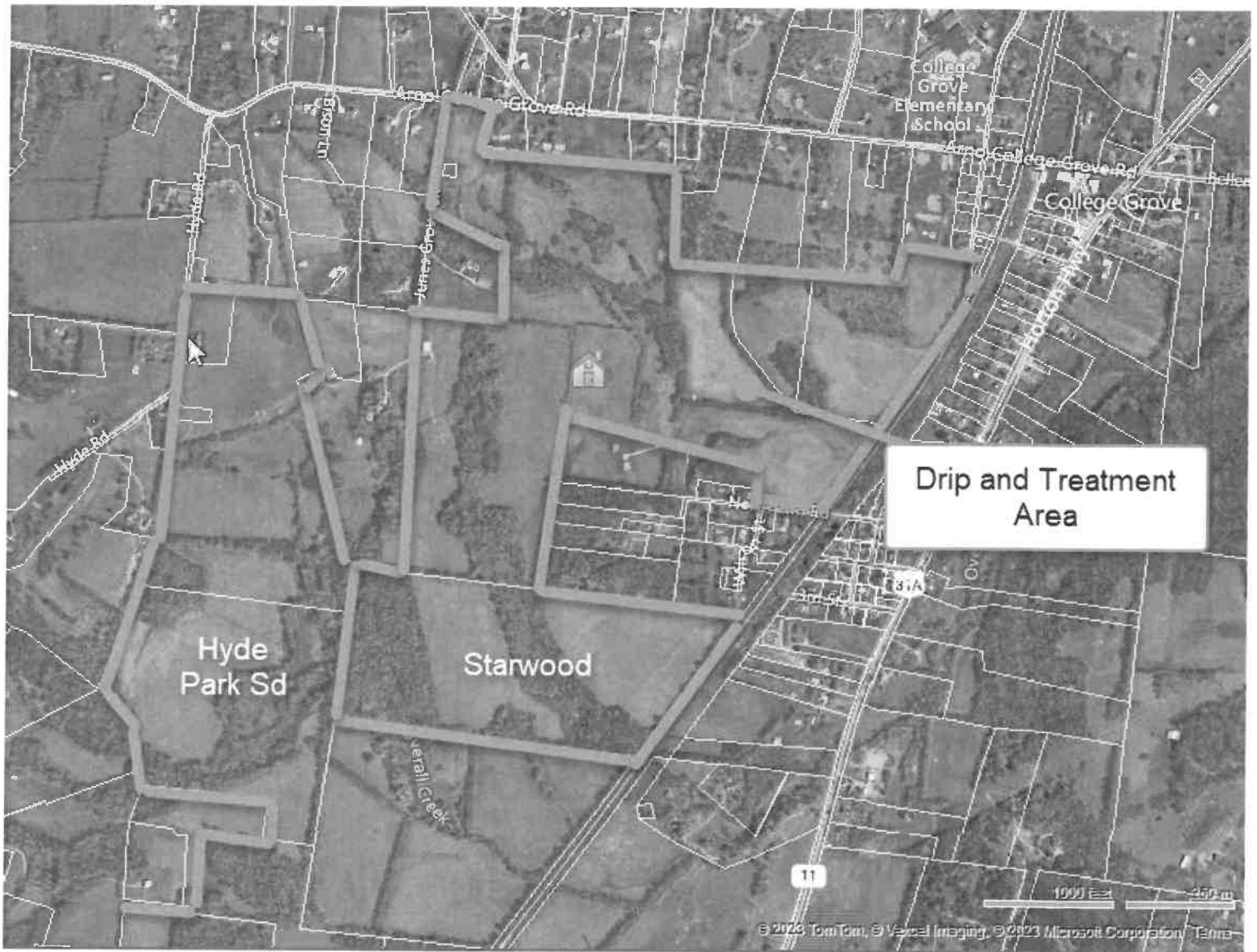




## Area of Review

SEC Project No. 23182

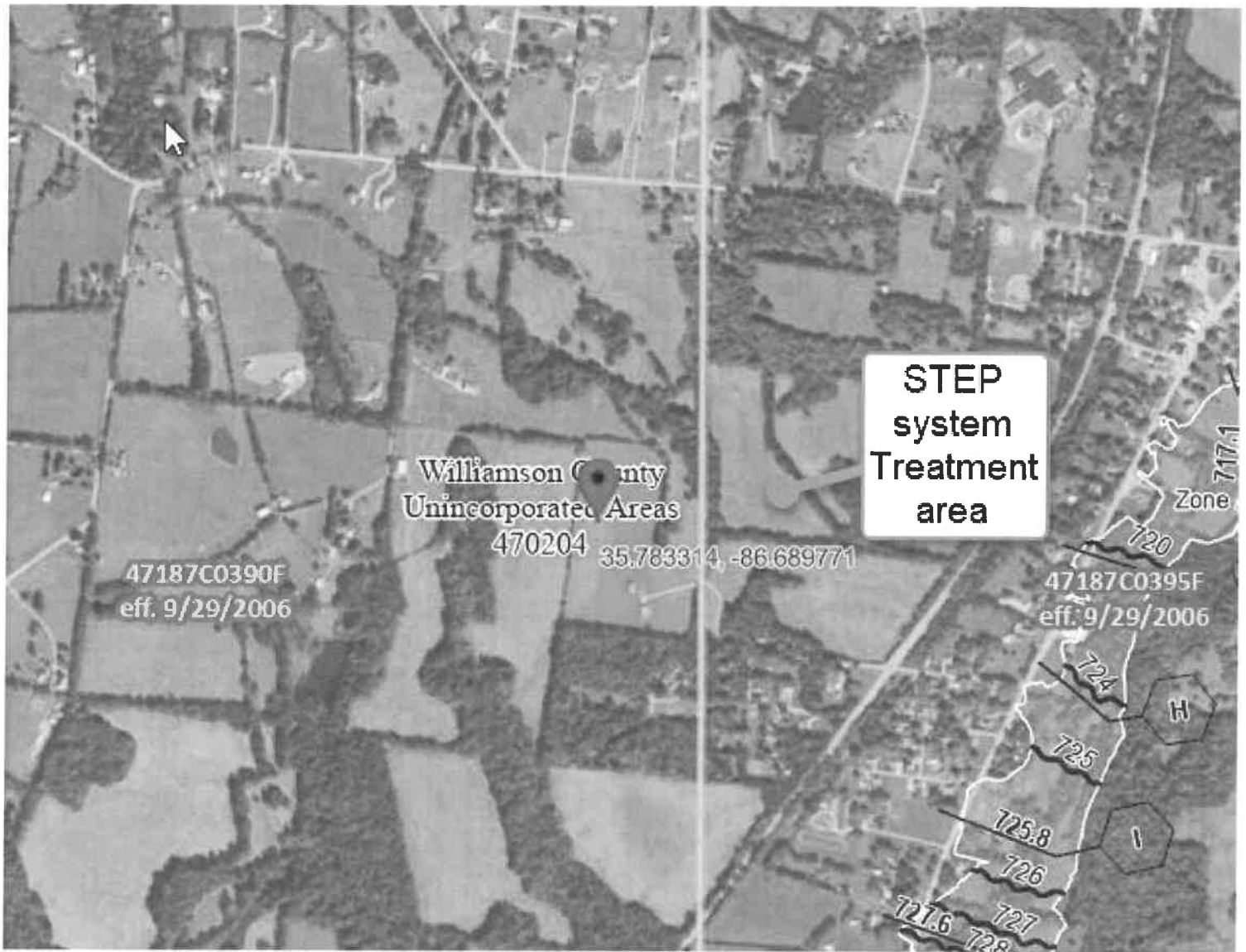




## Aerial Map

SEC Project No. 23182





## FEMA MAP

### 100-Year Floodplain and Elevations

SEC Project No. 23182



### 3.0 Groundwater General Description

The attached USGS maps indicate the Star Creek Estates and Hyde Park Subdivision wastewater treatment area drainage flow path is to the east discharging into the Grove Creek and ultimately into Harpeth River. The Subdivisions are comprised of approximately 700 acres. The topography is mainly gently rolling to rolling slopes of 5 - 15 %. The property is bordered by Arno College Grove to the north, east by railroad, west and south by large tracts of land and west by West Harpeth River. Roughly 20% of the site is wooded and the 10 acres for drip dispersal are mostly cleared.

The above-mentioned property has typically been used for pastureland. Groundwater was used historically to provide water. At this time the area is served by Nolensville College Grove Utility District for water.

It is assumed that the groundwater movement and surface flows are to the west discharging into Harpeth River to the west.

See attached maps and USDA soils info under Section 2 Area of Review.

### 4.0 Population General Description

The majority of the Area of Review is agriculture land used primarily for pasture. See attached aerial map of property under Section 2 Area of Review.

### 5.0 Nature of Fluid

Star Creek Estates Subdivision (~50 lots plus at 15,000 gpd plus *future design flows of 9,100 gpd capacity for County Park and EMS typical wastewater flows*) will have a peak design discharge of approximately 24,100 gpd of domestic wastewater. The effluent quality is typical domestic residential treated wastewater that meets State Operating Permit limits.



## 6.0 General Location of Publicly Supplied Water

The area will be served by Nolensville College Grove Utility District.



## 7.0 Description of System

Treated wastewater approximately 24,100 gpd is pumped through arkal filter units and then distributed to HDPE drip lines with pressure compensating emitters. The drip lines are to be installed on 5-foot centers along the contours with the emitters spaced at 2-foot centers along the drip lines. Drip lines are plowed into the soils that have been approved by a certified soil scientist and placed at an approximate depth of 7-8 inches below the ground surface. Distribution of the treated wastewater is managed through solenoid valves and controlled by a programmable PLC.

### Daily Flow

Number of 3-BR Buildable Residential Lots	50 lots
Daily Flow for 3-BR	300 gpd/lot
Star Creek Estates Total Flow for Lots	15000 gpd
County Occupancy Load	760 people
TDEC design flow per person	10 gpd
Future Connection County Parks adjacent Flows	7600 gpd
Future Connection County EMS adjacent Flows	1,500 gpd
Future Connection County Total Flows	9,100 gpd
Total Daily Flow	24,100 gpd

### Land Application Area

Land Application Area	0.2 gal/sf/day*
Total Area Required	120500 s.f.
or	2.77 acres

\* assumed soil absorption rate

### Number of Required Zones

Length per zone (@ 5' o.c.)	3420 L.F.
Number of Zones	7.0 Zones

### Land Reserve Area

Area per lot	100% S.F./lot
Total Area Required	120500 S.F.
or	2.77 acres

### Total Soils Area Required (Land Application + Reserve)

241000 s.f.	5.53 acres
-------------	------------

### Bioclere Filter Size

5 gal/S.F./day	
24,100 gpd	
Area Req'd	4820 S.F.
Use Filter No.	bioclere

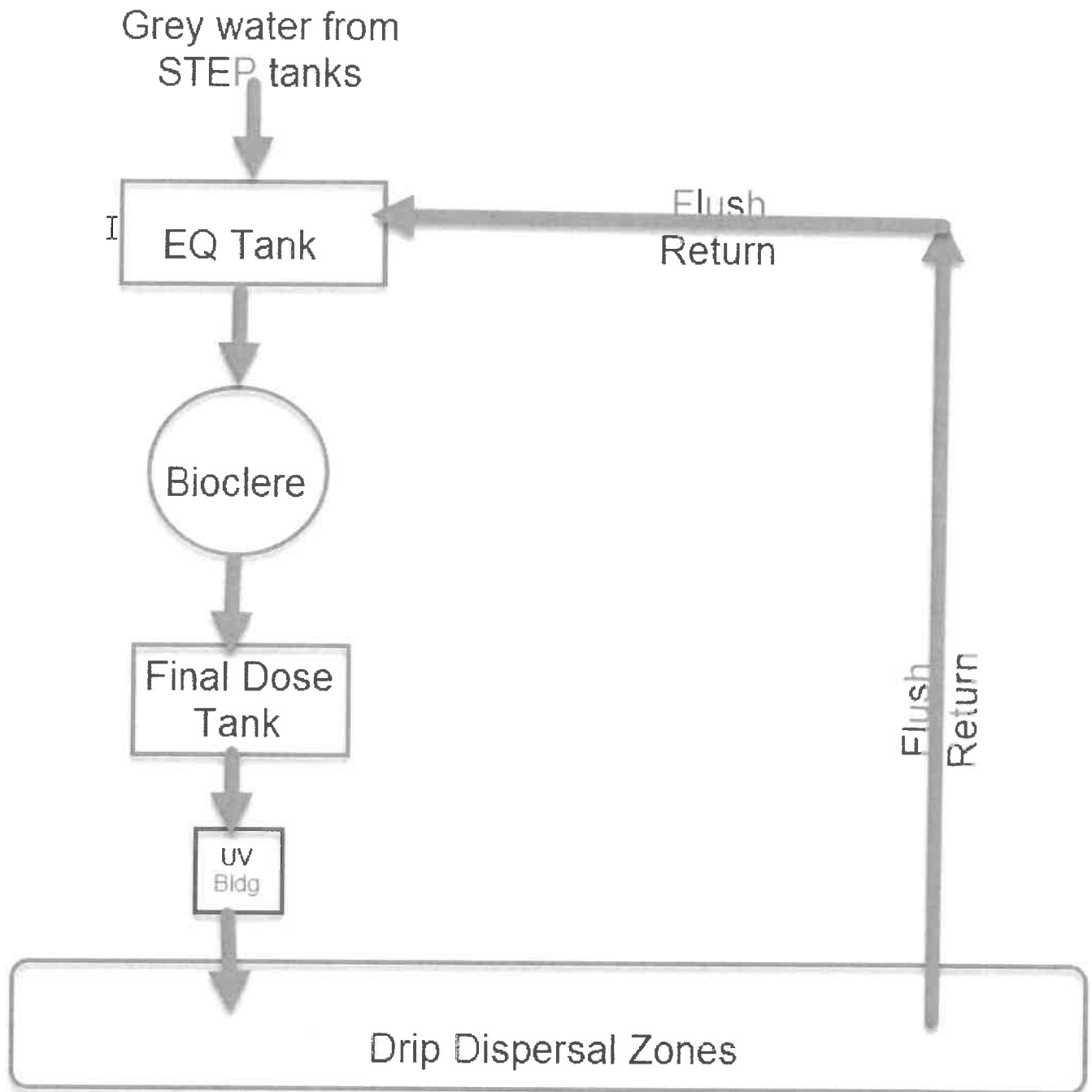


## 8.0 Nature and Type of System

Treated wastewater from the subdivision will first be pumped from numerous watertight septic tanks at each lot. Grey water is pumped from the septic tank via a small diameter pressure collection line to equalization tanks then continuing to the Bioclere - recirculating media filter (RMF). The wastewater will then cycle through the equalization tanks and bioclere before discharging into the final dose tank. From the final dose tank, the treated wastewater is pumped through arkal filter units and then distributed through the drip dispersal lines within the approved soil site.



## 9.0 Flow Schematic





RD

STATE OF TENNESSEE

DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
WATER AND WASTEWATER OPERATOR CERTIFICATION BOARD

I.D. NO.

15046

EXPIRATION DATE

12/31/2024

THIS IS TO CERTIFY THAT:

Tracy A. Nichols



IS IN GOOD STANDING WITH THE BOARD FOR THE CLASSIFICATIONS  
LISTED:

BNS, CS2

WHEN CORRESPONDING ALWAYS REFER TO YOUR I.D. NUMBER  
AND SEND NOTIFICATION OF ADDRESS CHANGE



CONFIDENTIAL FILING

Exhibit 23A



CONFIDENTIAL FILING

Exhibit 23B



CONFIDENTIAL FILING

Exhibit 23C



CONFIDENTIAL FILING

Exhibit 25



CONFIDENTIAL FILING

Exhibit 26



**Adenus Solutions Group, LLC**

*dated June 27, 2024*

Starwood Treatment Facility

Williamson County

Total Contract Amount

**\$1,462,650.00**

Item #	Material/Item	Total Contract Amount
1	Mobilization/Demobilization	\$ 43,879.50
2	Office administration	\$ 58,506.00
3	Drip	\$ 102,385.50
4	Plumbing Drip	\$ 263,277.00
5	Treatment Unit	\$ 511,927.50
6	Building Slab	\$ 29,253.00
7	Building	\$ 43,879.50
8	Building Electrical	\$ 29,253.00
9	Site Electric	\$ 29,253.00
10	Building Plumbing	\$ 58,506.00
11	Tanks (includes Excavation)	\$ 102,385.50
12	Building Controls & Low Voltage wiring	\$ 102,385.50
13	Finish Grade	\$ 43,879.50
14	Start up/Commissioning	\$ 43,879.50
		<b>\$ 1,462,650.00</b>



## WASTEWATER UTILITY SERVICE

### CHECK SHEET

Sheets of this tariff are effective as of the date shown at the bottom of the respective sheet(s). Original and revised sheets as named below comprise all changes from the original tariff and are currently in effect as of the date on the bottom of this sheet.

SECTION	SHEET	REVISION	SECTION	SHEET	REVISION
1	1	Original	4	1	Sixth Revised
1	2	Eighth Revised*	5	1	Original
1	3	Original	5	2	Original
1	4	Original	5	3	Original
1	5	Original	5	4	Original
1	6	Original	5	5	Fourth Revised
1	7	Original	6	1	Third Revised
1	8	Original	6	2	Original
2	1	Original	6	3	Third Revised
2	2	Original	6	4	Original
2	3	Original	6	5	Third Revised
2	4	Original			
2	5	Original			
2	6	Original			
2	7	Original			
2	8	Original			
2	9	Original			
3	1	Original			
3	2	Original			
3	3	Original			
3	4	Original			
3	5	Original			
3	6	Fifth Revised*			

**Issued: July 24, 2023**

**Effective: August 23, 2023**

**Issued by: Matthew Nicks, President**



# WASTEWATER UTILITY SERVICE

<u>Service Territory</u>	<u>County</u>	<u>TPUC Docket #</u>	<u>Rate Class</u>
Smokey Mountain Reflections RV Park	Sevier	07-00235	RATE CLASS 1
Milky Way Farms	Giles	08-00029	RATE CLASS 1
Preserve Condominiums	DeKalb	08-00113	RATE CLASS 1
Tarpley Shop Utility District	Giles	08-00161	RATE CLASS 5
Lakeside Meadows	Monroe	08-00162	RATE CLASS 1
Fairway Vistas	Blount	08-00163	RATE CLASS 1
Saddle Ridge	Monroe	08-00209	RATE CLASS 1
Scenic River	Monroe	09-00006	RATE CLASS 1
Preserve at Eagle Rock	Hamblen	09-00007	RATE CLASS 1
Bluff at Bradbury Farms	Montgomery	11-00155	RATE CLASS 1
Scales Project	Williamson	14-00006	RATE CLASS 1
Clovercroft Farms/Clovercroft Wells TF			
Clovercroft Preserve	Williamson	14-00062	RATE CLASS 1
Clovercroft Acres/Clovercroft Tulloss TF			
Enclave at Dove Lake	Williamson	15-00025	RATE CLASS 1
Lighthouse Pointe	Grainger	17-00146	RATE CLASS 1
Warrioto Hills	Montgomery	18-00107	RATE CLASS 1
Chelsea's Way	Robertson	19-00030	RATE CLASS 1
Oak Plains	Montgomery	21-00075	RATE CLASS 1
The Pointe	Clay	21-00026	RATE CLASS 1
Derby Meadows	Robertson	22-00074	RATE CLASS 1
Lake Haven	Jefferson	22-00134	RATE CLASS 1
Hilltop Ridge	Montgomery	22-00133	RATE CLASS 1
Meadowside	Williamson	22-00139	RATE CLASS 1
Wylea Subdivision	Williamson	23-00073	RATE CLASS 1
Star Creek Estates	Williamson	XX-XXXXX	RATE CLASS 1 (T)

**Issued:**

**Effective:**

**Issued By: Matthew Nicks, President**



**WASTEWATER UTILITY SERVICE****SECTION 4 – RESIDENTIAL RATES SHEET**

	<b>Base</b>	<b>Escrow</b>	<b>Bonding</b>	<b>Environmental Rider (D)</b>	<b>Total</b>
<b>Rate Class 1</b>	\$ 40.48	\$ 7.27	\$0.12 (R)	\$0.00	\$ 47.87(R)
<b>Rate Class 2</b>	\$ 40.48	\$ 7.27	\$0.12 (R)	\$0.00	\$ 47.87(R)
<b>Rate Class 5</b>	\$ 36.66	\$ 5.69	\$0.12 (R)	\$0.00	\$ 42.47(R)
<b>Rate Class 6</b>	\$ 36.66	\$ 5.69	\$0.12 (R)	\$0.00	\$ 42.47(R)
<b>Rate Class 9</b>	\$ 20.55	\$ 3.39	\$0.12 (R)	\$0.00	\$ 24.06*(R)

\* Southridge customers will have a pass-through treatment cost assessed to their monthly bill. The pass-through treatment cost is calculated using the water meter readings as provided to TWSI by the East Montgomery Water Co. and the multiplier charged to TWSI by Clarksville Gas and Water to provide wastewater treatment. This cost will be filed annually with TPUC in June and effective upon approval. The current pass through treatment cost is 0.0096296082 per gallon.

\*\* Each condominium unit will be billed as a residential customer and be individually billed.

\*\*\* Customers in the City of Coopertown will be billed a 3% franchise fee (applied to the base rate only).

\*\*\*\* The bonding fee will be updated with an annual filing with TPUC in August and effective upon approval.

**Fees:**

Non-Payment – 5% of total bill amount

Disconnection – \$40

Reconnection – \$50

Returned Check (NSF Fee) – \$25

Returned ACH - \$25

Capacity Reservation Fee – \$10 per month (See Rules and Regulations for Explanation)

Credit Card Convenience Fee: 2.45% with a \$1.25 minimum fee (R)(N)

City of Coopertown Franchise Fees: 3%

**Issued: December 13, 2022**

**Effective: December 13,  
2022**

**Issued by: Matthew Nicks, President**



Starwood Treatment facility

27-Jun-24

Projected Income Statement

Line No.	Item	Year 1	Year 2	Year 3	Year 4	Year 5
	Number of Sewer Customers	25	50	75	100	116
	<u>Access Fees</u>					
	Number of lots with sewer access but no customer	91	66	41	16	0
	Access fee revenue (\$120 x lots)	\$ 10,920.00	\$ 7,920.00	\$ 4,920.00	\$ 1,920.00	\$ -
	<u>Operating Revenue</u>					
1	Service Revenue	\$ 14,361.00	\$ 28,722.00	\$ 43,083.00	\$ 57,444.00	\$ 66,635.04
2	Re-connect Fees	\$ -	\$ -	\$ -	\$ -	\$ -
3	Returned Check Charge	\$ -	\$ -	\$ -	\$ -	\$ -
4	Late Payment Charge	\$ -	\$ -	\$ -	\$ -	\$ -
5	Total Operating Revenue (sum of Line 1 through 4)	\$ 14,361.00	\$ 28,722.00	\$ 43,083.00	\$ 57,444.00	\$ 66,635.04
	<u>Operating Expenses</u> <sup>1</sup>					
6	Total salaries and wages and payroll taxes (employees only)	\$ 500.00	\$ 650.00	\$ 800.00	\$ 950.00	\$ 950.00
7	Outside labor expenses (non-employee)	\$ -	\$ -	\$ -	\$ -	\$ -
8	Administrative and office expenses	\$ 150.00	\$ 175.00	\$ 200.00	\$ 225.00	\$ 225.00
9	Maintenance and repair expense <sup>2</sup>	\$ 200.00	\$ 300.00	\$ 400.00	\$ 500.00	\$ 500.00
10	Purchased water	\$ -	\$ -	\$ -	\$ -	\$ -
11	Purchased sewerage treatment	\$ -	\$ -	\$ -	\$ -	\$ -
12	Electric power expense <sup>3</sup>	\$ 360.00	\$ 390.00	\$ 420.00	\$ 450.00	\$ 450.00
13	Chemical expense	\$ -	\$ -	\$ -	\$ -	\$ -
14	Testing fees	\$ 400.00	\$ 450.00	\$ 500.00	\$ 550.00	\$ 550.00
15	Transportation expense	\$ 200.00	\$ 250.00	\$ 300.00	\$ 350.00	\$ 350.00
16	Other operating expense	\$ -	\$ -	\$ -	\$ -	\$ -
17	Telemetry	\$ 1,320.00	\$ 1,320.00	\$ 1,320.00	\$ 1,320.00	\$ 1,320.00
18	Total operation and maintenance expenses (sum of Line 6 through Line 17)	\$ 3,130.00	\$ 3,535.00	\$ 3,940.00	\$ 4,345.00	\$ 4,345.00
19	Annual depreciation expense	\$ 56,255.77	\$ 56,255.77	\$ 56,255.77	\$ 56,255.77	\$ 56,255.77
20	Property taxes paid on utility property	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00
21	Franchise (gross receipts tax)	\$ 35.90	\$ 71.81	\$ 107.71	\$ 143.61	\$ 166.59
22	Annual NCUC regulatory fee	\$ 610.34	\$ 1,220.69	\$ 1,831.03	\$ 2,441.37	\$ 2,831.99
23	Total operating expenses (sum of Line 18 through Line 22)	\$ 60,932.02	\$ 61,983.26	\$ 63,034.51	\$ 64,085.75	\$ 64,499.35

EX 31



24	Income taxes	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	-
25	State income taxes	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	-
26	Federal income taxes	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	-
27	Total income taxes	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	-	-
28	Net operating income	\$	(35,651.02)	\$	(25,341.26)	\$	(15,031.51)	\$	(4,721.75)	\$	2,135.69				
29	Interest expense	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00				
30	Net income	\$	(36,651.02)	\$	(26,341.26)	\$	(16,031.51)	\$	(5,721.75)	\$	1,135.69				

1. Expenses were estimated using comparisons to known expenses from similar sewer systems.
2. It is assumed that maintenance expense will increase due to more homes sending wastewater flow into the sewer system.
3. It is assumed that electric power expense will increase due to the sewer system treating more wastewater flow.