



May 12th, 2025

Electronically Filed in TPUC Docket
Room on May 27, 2025 at 11:20 a.m.

Chairman David Jones
TN Public Utility Commission
502 Deaderick Street, 4th Floor
Nashville, TN 37243

25-00037

Re: **Declaration of Private Sewage System - Letter of Determination**
The Meadows Town Home Development
Coopertown, Robertson County, TN
Cove Residential Holdings IV, LLC – Owner & Developer
Landmark Engineering Group Project #01-25-1812

Chairman Jones

On behalf of the development owners, Cove Residential Holdings IV, LLC, I hereby request a letter of determination regarding whether a CCN is required for the referenced project.

This project consists of a 325-unit townhome development with 105,000 gallon per day Extended Aeration wastewater treatment plant and related system components to be privately owned, operated and maintained by Cove Residential Holdings IV, LLC. The wastewater system will serve the proposed development and no other users or parcels in Coopertown, Robertson County, TN.

The Meadows Townhome development project will require State Operating Permit from TDEC. Cove Residential Holdings IV, LLC will own the property, wastewater system, and all structures and improvements. The townhome tenants Fees will never be charged for use of the wastewater system. As required for operation and maintenance of the wastewater system, the property owner shall maintain a contract with a qualified wastewater operator certified by TDEC.

A Pre-application meeting was held with TDEC, and the minutes of that meeting are included herewith as part of our TPUC submittal. TDEC has requested a determination from TPUC that a CCN is not required for the construction and operation of the wastewater treatment system prior to submittal of the preliminary Plan & report and final construction plans for SOP.

In addition, I have included owner's letter, Site Plan, Preliminary WWTP plan set, Plat of Survey, Owner's Property Deed, Owner's Corporate Certificate of Formation, TN Secretary of State registration, and TDEC pre-application meeting minutes.

**Engineer's TPUC Letter - Meadows Townhome Dev
Determination CCN is not Required**

Coopertown, Robertson County, TN

Landmark Engineering Group Project #01-25-1812

If you have any concerns or questions, please contact me at (309) 755.3400, extension 1200, mobile phone @ (309) 269.6350 or by email at mike.shamsie@landgroup.biz .

Respectfully Submitted,



Michael Shamsie, PE, CFM, CPESC

Tennessee PE Registration #106732, Expiration 10/31/2026

Landmark Engineering Group, Inc

6700 Tower Circle, Suite 330

Franklin, TN 37067

Office (309) 755.3400 Mobile (309) 269.6350

From the desk of
Josh Minsky

May 6th, 2025

Chairman David Jones
TN Public Utility Commission
502 Deaderick Street, 4th Floor
Nashville, TN 37243

Re: **Declaration of Private Sewage System - Letter of Determination**
The Meadows Town Home Development
Coopertown, Robertson County, TN
Cove Residential Holdings IV, LLC – Owner & Developer

I am a member of and represent Cove Residential Holdings IV, LLC who is the owner and developer of the proposed Meadows Townhome project located in Coopertown, Robertson County, TN. The project includes the construction of a private sanitary sewer collection system and wastewater treatment plant.

The project is being proposed as a Rental Community and the townhome units are to be owned, rented and maintained by our company. The project consists of approximately 325 townhome units.

The private sanitary sewer collection system and wastewater treatment plant will only serve the Meadows Townhome project. The wastewater treatment plant operation, maintenance and repair costs are the sole costs of our company with no tenant billing or usage fees charged. The wastewater treatment plant will not provide service to any other parcels or developments. This is a private sewage system and not available to the general public at any time or for any other non-owned facilities.

The wastewater treatment plant shall be owned and permanently maintained by our company and operated under a contract with a duly licensed wastewater operator in accordance with TDEC standards.

If you have any questions or need additional information, please contact our Engineer, Michael Shamsie, at (309) 755.3400, extension 1200, mobile phone @ (309) 269.6350 or by email at mike.shamsie@landgroup.biz .

Respectfully Submitted,



Mr. Josh Minsky, Member
Cove Residential Holdings IV, LLC
260 Madison Avenue, 8th Floor
New York, NY 10016
Mobile (917) 535.1521



Tre Hargett
Secretary of State

Division of Business and Charitable Organizations
Department of State
State of Tennessee
312 Rosa L. Parks Avenue, 6th Floor
Nashville, Tennessee 37243
Phone: 615-741-2286
sos.tn.gov/

JOSH MINSKY
260 MADISON AVENUE, 8TH FLOOR
NYC, NY 10016, USA

05/18/2025

Filing Acknowledgment

Please review the filing information below and notify our office immediately of any discrepancies.

Entity Name:	COVE RESIDENTIAL HOLDINGS IV LLC		
SOS Control #:	002022129	Initial Filing Date:	05/14/2025
Entity Type:	Foreign Limited Liability Company (LLC)	Formation Locale:	Delaware
Status:	Active	Duration Term:	Perpetual
Fiscal Year Close:	December	Annual Report Due:	04/01/2026
Business County:	(No County on Record)		
Managed By:	Member Managed		
Obligated Member Entity:	No		

Document Receipt

Receipt #: 2025-353397	Filing Fee:	\$350.00
Payment: Credit Card - 3898476659		\$350.00

Registered Agent Address:
BUSINESS FILINGS INCORPORATED
300 MONTVUE RD
KNOXVILLE, TN 37919-5546

Principal Office Address:
260 Madison Ave Fl 8
New York, NY 10016, USA

Congratulations on the successful filing of your **Application for Registration of Foreign Limited Liability Company** for **COVE RESIDENTIAL HOLDINGS IV LLC** in the State of Tennessee which is effective on the date shown above. Please visit the Tennessee Department of Revenue website (www.tn.gov/revenue) to determine your online tax registration requirements. If you need to obtain a Certificate of Existence for this entity, you can request, pay for, and receive it from our website.

You must file an Annual Report with this office on or before the Annual Report Due Date noted above and maintain a Registered Office and Registered Agent. Failure to do so will subject the business to Administrative Dissolution/Revocation.

Tre Hargett
Secretary of State

Tracking Number
B2025266398



Tre Hargett
Secretary of State

Application For Certificate Of Authority

Division of Business and Charitable Organizations

Department of State

State of Tennessee

312 Rosa L. Parks Avenue, 6th Floor

Nashville, Tennessee 37243

Phone: 615-741-2286

sos.tn.gov/businesses

Control #: 002022129
Filed: 05/14/2025 03:54 PM

Tre Hargett

Secretary of State

Entity Information

Entity Type: Limited Liability Company

Entity Name: COVE RESIDENTIAL HOLDINGS IV LLC

Fiscal Year Ending Month: December

Additional Designation: (No Additional Designation)

Is this a Series LLC?

☐ Yes ☒ No

Principal Office Address

260 Madison Ave Fl 8
New York, NY 10016, USA

Mailing Address

260 Madison Ave Fl 8
New York, NY 10016, USA

When and Where was the Organization Established?

Date Incorporated: 4/7/2022

Country: USA

State: Delaware

Period of Duration:

Perpetual

Did the business commence doing business in Tennessee prior to qualification?

☐ Yes ☒ No

The Limited Liability Company will be:

Member Managed

Do you have six or fewer members at the date of this filing?

☐ Yes ☒ No

Number of Members: 7

Will this entity be registered as an Obligated Member Entity (OME)

☐ Yes ☒ No

Do you have additional uploads you would like to attach to this filing?

☐ Yes ☒ No

Registered Agent Information

BUSINESS FILINGS INCORPORATED
300 MONTVUE RD
KNOXVILLE, TN 37919-5546

Signature

☒ By entering my name in the space provided below, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day.

☒ Pursuant to the provisions of T.C.A. § 48-249-904 of the Tennessee Revised Limited Liability Company Act, the undersigned hereby applies for a certificate of authority to transact business in the State of Tennessee.

Signed Electronically: JOSH MINSKY

Date: 05/14/2025

Delaware

The First State

Page 1

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "COVE RESIDENTIAL HOLDINGS IV LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE NINTH DAY OF MAY, A.D. 2025.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



6724206 8300

SR# 20252169449

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in cursive script, reading "C. P. Sanchez", written in black ink.

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 203658592

Date: 05-09-25



Tre Hargett
Secretary of State

Division of Business and Charitable Organizations
Department of State
State of Tennessee
312 Rosa L. Parks Avenue, 6th Floor
Nashville, Tennessee 37243
Phone: 615-741-2286
sos.tn.gov/

Date: 05/14/2025

Invoice: 2025-353397

Customer Information

JOSH MINSKY
COVE RESIDENTIAL HOLDINGS IV LLC
260 MADISON AVENUE, 8TH FLOOR
NYC, NY 10016, USA

Tracking #	Description	Amount Paid
B2025266398	Application for Registration of Foreign Limited Liability Company for COVE RESIDENTIAL HOLDINGS IV LLC (LLC Filings)	\$ 350.00
Payment Details		
Fee Total:		\$ 350.00
Payment Total:		\$ 0.00
Amount Due:		\$ 0.00
Payment Method		
Payment Type: Credit Card		
Check/Confirmation Number: 3898476659		

Delaware

The First State

Page 1

*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF FORMATION OF "COVE RESIDENTIAL
HOLDINGS IV LLC", FILED IN THIS OFFICE ON THE SEVENTH DAY OF
APRIL, A.D. 2022, AT 3:55 O`CLOCK P.M.*


Jeffrey W. Bullock, Secretary of State

6724206 8100
SR# 20221358170

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 203144737
Date: 04-11-22

CERTIFICATE OF FORMATION
OF

Cove Residential Holdings IV LLC

The undersigned, an authorized natural person, for the purpose of forming a limited liability company, under the provisions and subject to the requirements of the State of Delaware (particularly Chapter 18, Title 6 of the Delaware Code and the acts amendatory thereof and supplemental thereto, and known, identified, and referred to as the "Delaware Limited Liability Company Act"), hereby certifies that:

FIRST: The name of the limited liability company (hereinafter called the "limited liability company") is: Cove Residential Holdings IV LLC

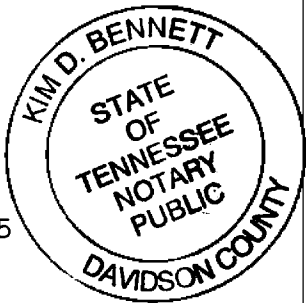
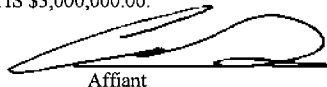
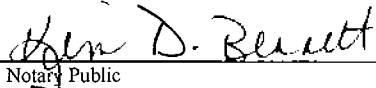
SECOND: The address of the registered office of the limited liability company in the State of Delaware is located at: 108 West 13th Street, Wilmington, Delaware 19801. Located in the County of New Castle. The name of the registered agent at that address is Business Filings Incorporated

THIRD: The duration of the limited liability company shall be perpetual.

Executed on April 7, 2022



Business Filings Incorporated,
Authorized Person
Mark Williams, A.V.P.

<p style="text-align: center;">WARRANTY DEED</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>John West, Register Robertson County Tennessee</p> <p>Rec #: 341195 Instrument #: 412835</p> <p>Rec'd: 20.00 Recorded</p> <p>State: 11100.00 2/27/2023 at 9:27 AM</p> <p>Clerk: 1.00 in Record Book</p> <p>Other: 2.00</p> <p>Total: 11123.00</p> <p style="text-align: center; font-weight: bold;">2234</p> <p style="text-align: center;">Pages 512-515</p> </div> <div style="width: 45%; text-align: center;">  </div> </div> <p>File No.: COM-23-Cove-431</p>		<p style="text-align: center;">STATE OF TENNESSEE COUNTY OF DAVIDSON</p> <p>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$3,000,000.00.</p> <div style="text-align: center; margin-top: 20px;">  Affiant </div> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2023.</p> <div style="text-align: center; margin-top: 10px;">  Notary Public </div> <p>MY COMMISSION EXPIRES: <u>5-9-23</u> (AFFIX SEAL)</p>	
<p>THIS INSTRUMENT WAS PREPARED BY Commerce Title & Escrow, LLC 101 Lea Ave., Nashville, TN 37210</p>			
<p>ADDRESS NEW OWNER(S) AS FOLLOWS:</p> <p style="text-align: center;">Cove Residential Holdings IV, LLC</p> <p style="text-align: center;">(NAME)</p> <p style="text-align: center;">590 Madison Avenue 21st Floor New York, NY 10022</p> <p style="text-align: center;">(ADDRESS)</p>		<p>SEND TAX BILLS TO:</p> <p style="text-align: center;">New Owner</p> <p style="text-align: center;">(NAME)</p> <p style="text-align: center;">(ADDRESS)</p>	
		<p>MAP-PARCEL NUMBERS</p> <p style="text-align: center; font-weight: bold;">122-111.00</p>	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WHARTON CAPITAL INTERNATIONAL CORP, A NEW YORK CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **COVE RESIDENTIAL HOLDINGS IV LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **ROBERTSON** County, State of **TENNESSEE**, described as follows, to-wit:

A PARCEL OF LAND LYING IN THE 16TH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE, WITHIN THE CORPORATE LIMITS OF COOPERTOWN, AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY PERFORMED BY JAMES E. CAMPBELL, TN RLS# 1682 OF WILSON & ASSOCIATES, P.C., DATED 10/03/2022 AND LAST REVISED ON 02/20/2023, IN PROJECT # 22-1941, AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD SET IN THE PRESENT EASTERN RIGHT OF WAY OF TOM AUSTIN HIGHWAY, U.S. HIGHWAY 431, AS IT NOW EXISTS AND AS SHOWN ON PLANS FOR TDOT PROJECT NUMBER 74010-3231-14, SAID POINT IS LYING NORTH 02° 03' 54" EAST, 1,607.28 FEET FROM THE CENTERLINE INTERSECTION OF OLD HIGHWAY 431S AND SAID TOM AUSTIN HIGHWAY, U.S. HIGHWAY 431, AND LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 757,474.94 FEET, AND EAST: 1,703,610.88 FEET, NAD83(2011), U.S. SURVEY FEET, AT THE POINT WHERE THE NORTHERN BOUNDARY OF THE ASHLEY KILMON AND CAMERSON KILMON PROPERTY AS DESCRIBED IN BOOK 2143, PAGE 532, REGISTER'S OFFICE ROBERTSON COUNTY, HEREAFTER RORC, INTERSECTS THE EASTERN MARGIN OF SAID PRESENT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TEN (10) CALLS:

NORTH 3°10'44" WEST, 24.26 FEET;
 NORTH 4°18'43" WEST, 345.36 FEET;
 NORTH 1°14'05" EAST, 222.09 FEET;
 NORTH 46°47'52" EAST, 60.83 FEET;
 NORTH 36°07'56" WEST, 76.84 FEET;
 NORTH 1°49'48" WEST, 424.53 FEET;
 NORTH 5°11'53" EAST, 501.98 FEET;
 NORTH 19°18'12" EAST, 154.40 FEET;
 NORTH 13°05'47" WEST, 329.08 FEET;
 NORTH 0°31'00" WEST, 373.37 FEET;

AND NORTH 2°57'41" EAST, 146.47 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE POINT WHERE SAID EASTERN RIGHT OF WAY MARGIN INTERSECTS THE SOUTHERN BOUNDARY OF THE COREY

RICHARDSON AND WIFE, MAURISA RICHARDSON PROPERTY AS DESCRIBED IN BOOK 1735, PAGE 511, RORC; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE SOUTHERN BOUNDARY OF SAID RICHARDSON, SOUTH 84°28'06" EAST, 749.63 FEET TO A 1/2" CAPPED IRON ROD "SEA #1708" FOUND AT THE SOUTHEASTERN CORNER OF SAID RICHARDSON AND IN THE WESTERN BOUNDARY OF THE RALPH M. WHITE AND RUBY LANELL WHITE REVOCABLE LIVING TRUST PROPERTY, DEED BOOK 1388, PAGE 66, RORC; THENCE ALONG THE WESTERN BOUNDARY OF SAID WHITE TRUST PROPERTY IN PART AND CONTINUING ALONG THE WESTERN BOUNDARY OF THE KEVIN WHITE AND ANGELA WHITE PROPERTY, BOOK 1724, PAGE 536, RORC, SOUTH 9°34'46" WEST, 1,312.20 FEET TO A 1/2" CAPPED IRON ROD (UNREADABLE) FOUND AT THE SOUTHWESTERN CORNER OF SAID KEVIN AND ANGELA WHITE PROPERTY; THENCE ALONG THE SOUTHERN BOUNDARY OF SAME, SOUTH 78°33'58" EAST, 273.34 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE NORTHWESTERN CORNER OF THE HELEN TOSH AND JOHN TOSH PROPERTY, BOOK 1790 PAGE 497, RORC; THENCE LEAVING THE SOUTHERN BOUNDARY OF SAID WHITE AND ALONG THE WESTERN BOUNDARY OF SAID TOSH, SOUTH 34°09'41" EAST, 634.08 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE SOUTHWESTERN CORNER OF SAID TOSH AND THE NORTHWESTERN CORNER OF PAUL SMITH AND GINA SMITH PROPERTY BOOK 2095, PAGE 771, RORC; THENCE ALONG THE WESTERN BOUNDARY OF SAID SMITH, SOUTH 12°30'25" WEST, 404.72 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID SMITH PROPERTY, THE NORTHWESTERN CORNER OF THE ERIN MARIE HURLEY WATERS PROPERTY, BOOK 2154, PAGE 686, AND THE NORTHEASTERN CORNER OF THE AFOREMENTIONED ASHLEY KILMON AND CAMERSON KILMON PROPERTY; THENCE ALONG THE NORTHERN AND WESTERN BOUNDARY LINES OF SAID KILMON PROPERTY THE FOLLOWING THREE (3) CALLS:

NORTH 85°00'33" WEST, 614.30 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 15°45'54" WEST, 381.97 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

AND NORTH 81°35'43" WEST, 341.11 FEET TO THE POINT OF BEGINNING; CONTAINING 44.349 ACRES, OR 1,931,790 SQUARE FEET AND SHOWN AS PARCEL 111.00 ON ROBERTSON COUNTY MAP 122.

BEING A PORTION OF THE PROPERTY OF NARI T. SADARANGANI, BOOK 1296, PAGE 548, REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO WHARTON CAPITAL INTERNATIONAL CORP, A NEW YORK CORPORATION FROM NARI T. SADARANGANI BY GENERAL WARRANTY DEED, RECORDED * , IN BOOK 2234 , PAGE 508 , IN THE REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

* 02/27/2023

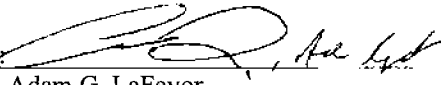
THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as Hwy 431 (apx 44 acres) (Tax ID 122-111.00), Coopertown, TN 37172
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of February, 2023

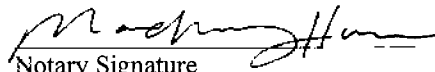
Wharton Capital International Corp,
a New York Corporation

By: 
Adam G. LaFevor
Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me, Mackenzie Hudson of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Wharton Capital International Corp, the within named bargainor, a New York Corporation, and that such Adam G. LaFevor as Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of February, 2023.

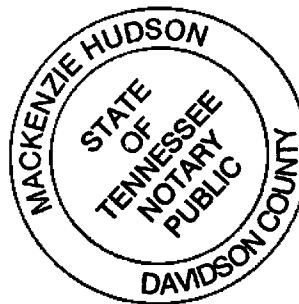

Notary Signature

Printed Name: Mackenzie Hudson

My commission expires: 9 - 8 - 25

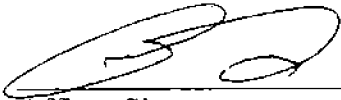
RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171



Certificate of Authenticity

I, Adam LaFever, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 24, 2023.

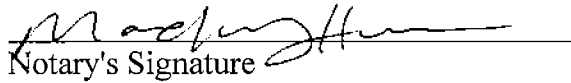


Affiant Signature

2/24/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 24 day of February, 2023.


Notary's Signature

My Commission Expires:

9-8-25

Notary's Seal





STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
William R. Snodgrass - Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, TN 37243-1102

PROJECT NAME: The Meadows
DATE REQUESTED: 3/20/25
MEETING LOCATION: Microsoft Teams
PERMIT: SOP TBD

COUNTY: Robertson
DATE HELD: 3/26/25
MEETING TIME: 1:00 PM
WPN: 25.0182

PARTICIPANTS/REPRESENTING: (checklist ITEM I.A)

TDEC: Angela Jones, PE (angela.jones@tn.gov), Tim Hill, PE (timothy.hill@tn.gov), Bryan Pope (bryan.pope@tn.gov), Brad Smith (Bradley.e.smith@tn.gov)

Landmark Engineering: Mike Shamsie, PE (mike.shamsie@landgroup.biz), Jim Hysen (jim@landventures.com)

Site owners: Barry and John Minsky (josh@coverresidential.com)

Contract Operator: Chuck Steffins (c72442@hotmail.com)

PROJECT BACKGROUND AND PURPOSE: (checklist ITEM B)

The Meadows is a proposed rental townhome development. The preliminary design is for 325 units (mixture of 4-plex and 6-plex). Water will be supplied by the City of Springfield, after required upgrades to that portion of their distribution system. Wastewater will be treated onsite and disposed of via land application (drip disposal) and beneficial reuse (landscape irrigation).

SUMMARY OF PRELIMINARY ENGINEERING REPORT CONSIDERATIONS (checklist ITEMS C, D, E):

The proposed treatment facility is a Gainey Concrete Activated Sludge Plant. Due to limited soil availability, constructed wetlands are proposed following treatment to off set some of the land area required for disposal and storage of water for beneficial reuse. The collection system is proposed to be conventional gravity, with a single lift station.

The Division conveyed the following observations with the proposal and considerations moving forward:

1. Although the site is proposed to be a single owner and rentals, a letter of determination from the Tennessee Public Utility Commission will be required.
2. The purpose of the constructed wetlands is not well understood. The wetlands are considered a treatment process and presumed to have an outlet. This would categorize the facility as a direct discharging site. Further, if the water is clean enough for unrestricted urban reuse coming from the treatment plant, why would there need to be the wetlands. And how would the water be collected and pumped for irrigation?
3. The design is based on 300 gpd/unit. There should not be an extra allowance for I/I due to the gravity collection system. This design, $325 \times 300 = 97,500 \text{ gpd}$ puts the facility just under the 100,000 gpd limit in Rule 0400-40-02-.03(3) and therefore will require additional justification for its implementation. Rule 0400-40-02.03(a) States: Activated sludge plants for design flows of 30,000 to 100,000 gallons per day will only be approved if all other treatment schemes have been demonstrated to be impractical due to non-economic considerations including but not limited to available space.
4. Rule 0400-40-06-10 states that "only demonstrated, consistent, year-round reuse demands can be counted toward wasteload commitments to reduce the amount of wastewater subject to discharge or land application permits..." and that "Wasteload commitments based on reuse shall not exceed 25% of the total wasteload commitments".
5. While not discussed in the meeting, it should be noted a separate non-potable reuse "purple pipe" distribution system would be required if landscape irrigation with non-potable reuse water were to be part of the project.
6. There are different regulatory requirements for land application and non-potable reuse which are included in 0400-40-06.
7. The engineering report should include the items in Appendix 1-D-2 of the Design Criteria for Review of Sewage Works Construction Plans and Documents as well as the following items:



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

William R. Snodgrass - Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, TN 37243-1102

- a. The system head curve plotted on the pump curve for flushing the system. If using two pumps, the pumps should be added.
- b. The hydraulic grade lines for the flushing system at the design flow rate.
- c. The hydraulic grade line at the dosing rate when the system is pressurized.
- d. An analysis of the system showing if PRVs are required in any low portions for the system.
- e. The system head curve plotted on the pump curve for dosing.
- f. The time it takes to pressurize the most critical zone and a calculation showing the volume in the operating range of the dosing tank includes the volume required to dose each zone for the design time.
- g. A description of how the design prevents pooling of water in a certain section of the zone when that section is no longer dosing.
- h.

SUMMARY OF RECEIVING WATERS OR SITE SUITABILITY: (checklist ITEM F)

The proposed loading rate is 0.15gpd/ft² based on soil suitability. Note that TDEC does not have reserve requirements in its rules, however, local jurisdictions may.

SUMMARY OF ANTICIPATED PERMITTING NEEDS: (checklist ITEM G, I, J, K):

A Permit Application should be emailed to water.permits@tn.gov. Permit fees must be by check.

Depending on the Letter of Determination from the TPUC:

If a CCN is required, then a utility, municipality or private-public utility registered with TPUC will be required to hold the permit and have easements for the sewer assets on site.

If a CCN is not required, then financial security will be required per Rule 0400-40-.06-11

Verification of application (If required) for a CCN is required prior to draft permit being placed on public notice.

It was recommended to initiate the financial security (if no CCN required) early in order to prevent delay of permit issuance.

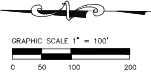
To incorporate reuse provisions in the permit, the application must also include the necessary items called out for in Rule 0400-40-06-10 (such as the Reclaimed Water Management Plan)

A link to TDEC's Rules: <https://publications.tnsosfiles.com/rules/0400/0400-40/0400-40.htm>

Link to the Division of Financial Assurance: <https://www.tn.gov/environment/about-tdec/fin-financial-responsibility.html>

OVERALL SITE PLAN

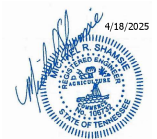
"CALL TENNESSEE ONE CALL
BEFORE YOU DIG"
(615) 367-1110 OR 811



SOIL AREAS



D RIP FIELD AREA



COPYRIGHT © 2025
LANDMARK ENGINEERING GROUP, INC.
ALL RIGHTS RESERVED

Any use or reproduction of this document or the attached drawings, or the use of the design approach, ideas or concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of LANDMARK ENGINEERING GROUP, INC.

OVERALL SITE PLAN

THE MEADOWS TOWN HOMES
GREENBRIER, ROBERTSON COUNTY, TENNESSEE

Landmark
ENGINEERING GROUP

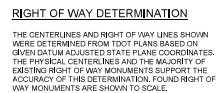
200 W. MAIN STREET, SUITE 201
GREENBRIER, TN 37040
(615) 367-1110
FAX (615) 367-1111
CIVIL ENGINEERING AND LAND PLANNING
TENNESSEE DESIGN FIRM NUMBER P-2044



DATE: 4/18/2025
DRAWN BY: PLG
DESIGNED BY: MRS
CHECKED BY: MRS

P2

01-25-1812



CENTERLINE INTERSECTION OF
OLD HIGHWAY 431S AND
TOM AUSTIN HIGHWAY / U.S. HIGHWAY 43

GENERAL NOTES

- [illegible]

CERTIFICATION OF SURVEY FOR ALTA/NPS LAND
TITLE SURVEYS

TO: (I) FIRST AMERICAN TITLE INSURANCE COMPANY; (II) KLOBER ENGINEERING SERVICES; (III) COMMERCE TITLE AND ESCROW, LLC (IV) WHARTON CAPITAL INTERNATIONAL CORP, A NEW YORK CORPORATION; AND (V) COVE RESIDENTIAL HOLDINGS IV LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP'S, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(OBSERVED), 13, 14, 16, 17, 18, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/03/23.

JAMES E. CAMPBELL, I
TN RLS NO. 1682



NO.	DATE	COMMENT
1	02/16/2023	ALTA UPDATE
2	02/17/2023	ADDED 8" WATER LINE
3	02/20/2023	ADDED PARTIES IN CERTIFICATE

108 Beasley Drive
Franklin, TN
37064
615.794.2275

...TIES, P.C.



ALTA/NSPS LAND TITLE SURVEY
MAP 122, PARCEL 111.00
TOM AUSTIN HWY, U.S. HWY 431 - COOPERTOWN
ROBERTSON'S COUNTY, TENNESSEE
FOR: KLOBER ENGINEERING

DRAWN BY:	LC
APPVD. BY:	JEC
DATE:	10/03/2022
PROJ. No.:	22-1941
SCALE:	1" = 200'

SHEET No.

1 OF 2

CONTROL TABLE					
POINT #	NORTHING	EASTING	ELEV.	DESCRIPTION	
1001	760,122.55	1,703,481.44	698.98	5' CAP ROD (BASE)	
1002	760,086.24	1,704,262.40	685.92	5" CAP ROD	
1003	756,261.93	1,704,178.46	677.78	5" CAP ROD	
1004	758,773.85	1,703,428.82	687.15	5" CAP ROD	
1005	754,463.75	1,704,763.50	690.27	5" CAP ROD	
1006	757,422.08	1,703,448.79	720.80	5" CAP ROD	
1007	757,382.40	1,704,262.02	721.74	10" NAIL	
1008	757,284.94	1,704,767.07	683.30	10" NAIL	

LEGAL DESCRIPTION - FROM TITLE COMMITMENT

TRACT 1:
BEGINNING AT A CONCRETE MONUMENT (OLD), IN THE EASTERN MARGIN OF U. S. HIGHWAY 431, THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO LARRY W. SWANN, HAVING A DEED REFERENCE IN RECORD BOOK 959, PAGE 330, RORCT; THE SOUTHWEST CORNER OF THIS TRACT, AND CONTINUING WITH THE EASTERLY MARGIN OF U. S. HIGHWAY 431, AS FOLLOWS: S 02°54'43" W, 290.50 FEET TO A HIGHWAY MONUMENT (OLD); THENCE, N 07°41' 07" W, 548.96 FEET TO A HIGHWAY MONUMENT (OLD); THENCE, N 42°07'33" E, 300.68 FEET TO A HIGHWAY MONUMENT (OLD); THENCE, N 08°39'16" E, 196.35 FEET TO A HIGHWAY MONUMENT (OLD); THENCE, N 14°21'41" E, 415.89 FEET TO AN IRON PIN (NEW); THENCE, N 39°04'53" W, 133.00 FEET TO AN IRON PIN (NEW); THENCE, N 35°25'57" W, 55.00 FEET TO A P.NAIL (NEW); THENCE, N 02°09'07" E, 755.57 FEET TO A HIGHWAY MONUMENT (OLD); THENCE, N 04°11' 07" E, 485.43 FEET TO AN IRON PIN (NEW), IN THE EASTERN MARGIN OF U. S. HIGHWAY 431, THE MOST SOUTHERLY CORNER OF A TRACT OF LAND WHICH BELONGS TO HINKLE CHAIR COMPANY, INC., HAVING A DEED REFERENCE IN DEED BOOK 263, PAGE 285, RORCT; THENCE, N 25°55'57" E, 307.16 FEET TO AN IRON PIN (OLD), A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO HINKLE CHAIR COMPANY, INC., AND A SECOND TRACT OF LAND WHICH BELONGS TO HINKLE CHAIR COMPANY, INC., HAVING A DEED REFERENCE IN DEED BOOK 239, PAGE 299, RORCT; THENCE, S 62°46'19" E, 822.86 FEET TO AN IRON PIN (OLD), THE SOUTHEAST CORNER OF SAID SECOND MENTIONED TRACT OF LAND WHICH BELONGS TO HINKLE CHAIR COMPANY, INC., IN THE WESTERLY BOUNDARY OF A THIRD TRACT OF LAND WHICH BELONGS TO HINKLE CHAIR COMPANY, INC., HAVING A DEED REFERENCE IN DEED BOOK 233, PAGE 542, RORCT; THENCE, S 09°14'47" W, 393.43 FEET TO A STONE (OLD), A COMMON CORNER OF SAID THIRD MENTIONED TRACT OF LAND WHICH BELONGS TO HINKLE CHAIR COMPANY, INC., AND A TRACT OF LAND WHICH BELONGS TO RALPH M. WHITE, HAVING A DEED REFERENCE IN DEED BOOK 358, PAGE 346, RORCT; THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO RALPH M. WHITE, AS FOLLOWS: S 10°26'47" W, CROSSING A BRANCH, AND CONTINUING IN ALL 1750.68 FEET TO A 1/2" STUMP WITH AN IRON PIN (NEW); THENCE, S 77°34'09" E, 273.22 FEET TO AN IRON PIN (NEW), IN THE SOUTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO RALPH M. WHITE, THENCE WITH A NEW LINE, AS FOLLOWS: S 04°55'17" W, 268.52 FEET TO AN IRON PIN (NEW); THENCE, S 53°27'22" W, 243.84 FEET TO AN IRON PIN (NEW); THENCE, S 27°49'38" W, 400.03 FEET TO AN IRON PIN (NEW); THENCE, S 18°38'06" W, 469.43 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO LARRY W. SWANN; THENCE, N 80°43'31" W, 422.90 FEET, TO THE POINT OF BEGINNING, CONTAINING 50.05 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/W/A STEVEN E. ARTZ & ASSOCIATES, INC., 514 SOUTH BROWN STREET, SUITE 600, SPRINGFIELD, TENNESSEE 37172, DATED JULY 14, 2006.

THE ABOVE-DESCRIBED PROPERTY IS THE SAME PROPERTY SHOWN AS TRACT 3 ON THE PROPERTY SURVEY FOR LORENE M. JONES, RECORDED IN PLAT BOOK 19, PAGE 24, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

TRACT 1:
BEGINNING AT AN IRON PIN (NEW) IN THE WESTERLY MARGIN OF AREDEGNO ROAD, THE NORTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO WILLIAM J. CARLA, HAVING A DEED REFERENCE IN RECORD BOOK 188, PAGE 276, RORCT; THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT, AND CONTINUING WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO WILLIAM J. CARLA, AS FOLLOWS: N 84°03'31" W, 348.62 FEET TO AN IRON PIN (OLD); THENCE, S 15°55'03" W, PASSING A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO WILLIAM J. CARLA, AND A TRACT OF LAND WHICH BELONGS TO JUNE SAEGER TAYLOR, HAVING A DEED REFERENCE IN RECORD BOOK 661, PAGE 815, RORCT, AND CONTINUING IN ALL 537.90 FEET TO AN IRON PIN (NEW), A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO JUNE SAEGER TAYLOR; THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JUNE SAEGER TAYLOR, AS FOLLOWS: N 86°30'28" W, 211.20 FEET TO AN IRON PIN (NEW); THENCE, S 10°22'34" W, 186.45 FEET TO A PIPE (OLD), IN THE WESTERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO JUNE SAEGER TAYLOR, THE NORTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO JOHN SAMUEL CHILDS, HAVING A DEED REFERENCE IN DEED BOOK 335, PAGE 835, RORCT; THENCE, N 82°14'09" W, 653.39 FEET TO A STONE (OLD), A COMMON CORNER OF SAID TRACT OF LAND WHICH BELONGS TO JOHN SAMUEL CHILDS, AND A TRACT OF LAND WHICH BELONGS TO LARRY W. SWANN, HAVING A DEED REFERENCE IN RECORD BOOK 959, PAGE 330, RORCT; THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO LARRY W. SWANN, AS FOLLOWS: N 08°21'53" E, 414.29 FEET TO A FENCE POST (OLD); THENCE, N 80°43'31" W, 234.86 FEET TO AN IRON PIN (NEW), IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO LARRY W. SWANN; THENCE WITH A NEW LINE, AS FOLLOWS: N 16°30'00" E, 469.43 FEET TO AN IRON PIN (NEW); THENCE, N 27°49'38" E, 400.03 FEET TO AN IRON PIN (NEW); THENCE, N 33°32'29" E, 443.94 FEET TO AN IRON PIN (NEW); THENCE, N 04°55'17" E, 268.52 FEET TO AN IRON PIN (NEW), IN THE SOUTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO RALPH M. WHITE, HAVING A DEED REFERENCE IN DEED BOOK 358, PAGE 346, RORCT; THENCE, S 77°36'09" E, 260.14 FEET TO A FENCE POST (OLD), THE SOUTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO RALPH M. WHITE; THENCE WITH A NEW LINE, AS FOLLOWS: S 10°22'34" W, 375.19 FEET TO AN IRON PIN (NEW); THENCE, S 79°45'57" E, 342.35 FEET TO AN IRON PIN (NEW), IN THE WESTERLY MARGIN OF AREDEGNO ROAD; THENCE, S 10°14'05" W, 540.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 41.11 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/W/A STEVEN E. ARTZ & ASSOCIATES, INC., 514 SOUTH BROWN STREET, SUITE 600, SPRINGFIELD, TENNESSEE 37172, DATED JULY 14, 2006.

THE ABOVE-DESCRIBED PROPERTY IS THE SAME PROPERTY SHOWN AS TRACT 4A ON THE REVIDED PROPERTY SURVEY FOR LORENE M. JONES, RECORDED IN PLAT BOOK 22, PAGE 56, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

BEGING PART OF THE SAME PROPERTY CONVEYED TO NARI T. SADARANGANI, AN UNMARRIED MAN, FROM LORENE M. JONES, TRUSTEE OF THE LORENE M. JONES REVOCABLE LIVING TRUST, DATED FEBRUARY 23, 2001, BY WARRANTY DEED DATED DECEMBER 19, 2006, RECORDED DECEMBER 19, 2006, IN RECORD BOOK 1296, PAGE 549, IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE.

LESS AND EXCEPT THAT PORTION OF LAND CONVEYED TO THERESA WILLIAMS, BY WARRANTY DEED FROM NARI T. SADARANGANI, UNMARRIED, OF RECORD IN RECORD BOOK 1313, PAGE 238, IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE (0.20 ACRES).

LESS AND EXCEPT THAT PORTION OF LAND CONVEYED TO COREY RICHARDSON AND WIFE, MAURISA RICHARDSON, BY WARRANTY DEED FROM NARI T. SADARANGANI, UNMARRIED, OF RECORD IN RECORD BOOK 1735, PAGE 511, IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE (5.00 ACRES).

LESS AND EXCEPT THAT PORTION OF LAND CONVEYED TO JERRY NICHOLSON, BY WARRANTY DEED FROM NARI T. SADARANGANI, UNMARRIED, OF RECORD IN RECORD BOOK 1738, PAGE 250, IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE (8.86 ACRES).

LESS AND EXCEPT THAT PORTION OF LAND CONVEYED TO JASON L. BUCKNER AND MERIANNE BUCKNER, HUSBAND AND WIFE, BY WARRANTY DEED FROM NARI T. SADARANGANI, UNMARRIED, OF RECORD IN RECORD BOOK 1765, PAGE 366, IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE (7.04 ACRES).

LESS AND EXCEPT THAT PORTION OF LAND CONVEYED TO HELEN TOSH AND JOHN TOSH, WIFE AND HUSBAND, BY WARRANTY DEED FROM NARI T. SADARANGANI UNMARRIED, OF RECORD IN RECORD BOOK 1790, PAGE 497, IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE (7.32 ACRES).

LEGAL DESCRIPTION FROM SURVEY

A PARCEL OF LAND LYING IN THE 16TH CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE WITHIN THE CORPORATE LIMITS OF COOPERATION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD SET IN THE PRESENT EASTERN RIGHT OF WAY OF TOM AUSTIN HIGHWAY, U.S. HIGHWAY 431, AS IT NOW EXISTS AND AS SHOWN ON PLANS FOR TDOT PROJECT NUMBER 74010-3231-14, SAID POINT IS LYING NORTH 02° 03' 54" EAST, 1,607.28 FEET FROM THE CENTERLINE INTERSECTION OF OLD HIGHWAY 431S AND SMD TOM AUSTIN HIGHWAY, U.S. HIGHWAY 431, AND LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH 757.4734 FEET AND EAST, 1,703.81038 FEET, NAD83(2011), U.S. SURVEY FEET, AT THE POINT WHERE THE NORTHERN BOUNDARY OF THE ASHLEY KILMON AND CAMERSON KILMON PROPERTY AS DESCRIBED IN BOOK 2143, PAGE 532, REGISTER'S OFFICE ROBERTSON COUNTY, HEREAFTER RORCT, INTERSECTS THE EASTERN MARGIN OF SAID PRESENT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TEN (10) CALLS:

NORTH 3° 10'41" WEST, 24.26 FEET;
NORTH 4° 18'43" WEST, 345.36 FEET;
NORTH 1° 18'03" EAST, 222.29 FEET;
NORTH 46° 47'52" EAST, 60.83 FEET;
NORTH 36° 07'56" WEST, 76.84 FEET;
NORTH 1° 40'49" WEST, 424.53 FEET;
NORTH 5° 11'53" EAST, 501.08 FEET;
NORTH 19° 18'12" EAST, 154.40 FEET;
NORTH 19° 08'47" WEST, 320.09 FEET;
NORTH 0° 31'00" WEST, 373.37 FEET;
AND NORTH 25° 24'11" EAST, 146.47 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE POINT WHERE SAID EASTERN RIGHT OF WAY MARGIN INTERSECTS THE SOUTHERN BOUNDARY OF THE COREY RICHARDSON AND WIFE, MAURISA RICHARDSON PROPERTY AS DESCRIBED IN BOOK 1735, PAGE 511, RORCT; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE SOUTHERN BOUNDARY OF SAID RICHARDSON, SOUTH 84° 26'08" EAST, 746.63 FEET TO A 1/2" CAPPED IRON ROD, BEA WT06" FOUND AT THE SOUTHEASTERN CORNER OF SAID RICHARDSON AND IN THE WESTERN BOUNDARY OF THE RALPH M. WHITE AND RUBY LANNELL WHITE REVOCABLE LIVING TRUST PROPERTY, DEED BOOK 188, PAGE 66, RORCT; THENCE ALONG THE WESTERN BOUNDARY OF SAID WHITE TRUST PROPERTY IN PART AND CONTINUING ALONG THE WESTERN BOUNDARY OF THE KEVIN WHITE AND ANGELA WHITE PROPERTY, BOOK 1724, PAGE 536, RORCT, SOUTH 0° 34'46" WEST, 1,132.22 FEET TO A 1/2" CAPPED IRON ROD (UNRECOVERABLE) FOUND AT THE SOUTHWESTERN CORNER OF SAID KEVIN AND ANGELA WHITE PROPERTY; THENCE ALONG THE SOUTHERN BOUNDARY OF SAME, SOUTH 18° 33'00" EAST, 273.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE NORTHWESTERN CORNER OF THE HELEN TOSH AND JOHN TOSH PROPERTY, BOOK 1790, PAGE 497, RORCT; THENCE LEAVING THE SOUTHERN BOUNDARY OF SAID WHITE AND ALONG THE WESTERN BOUNDARY OF SAID TOSH, SOUTH 34° 09'41" EAST, 624.08 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE SOUTHWESTERN CORNER OF SAID TOSH AND THE NORTHWESTERN CORNER OF PAUL SMITH AND QIRA SMITH PROPERTY BOOK 2006, PAGE 771, RORCT; THENCE ALONG THE WESTERN BOUNDARY OF SAID SMITH, SOUTH 12° 30'22" WEST, 404.72 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID SMITH PROPERTY, THE NORTHWESTERN CORNER OF THE ERN MARIE HURLEY WATERS PROPERTY, BOOK 2154, PAGE 886, AND THE NORTHEASTERN CORNER OF THE AFOREMENTIONED ASHLEY KILMON AND CAMERSON KILMON PROPERTY; THENCE ALONG THE NORTHERN AND WESTERN BOUNDARY LINES OF SAID KILMON PROPERTY, THE FOLLOWING THREE (3) CALLS:

NORTH 88° 00'33" WEST, 614.30 FEET TO A 5/8-INCH CAPPED IRON ROD SET;
NORTH 12° 49'54" WEST, 381.97 FEET TO A 5/8-INCH CAPPED IRON ROD SET;
AND NORTH 01° 36' 07" WEST, 341.11 FEET TO THE POINT OF BEGINNING, CONTAINING 44.349 ACRES, OR 1,931,790 SQUARE FEET, AND BEING ALL OF THE REMAINING PROPERTY OF NARI T. SADARANGANI, BOOK 1513, PAGE 441, REGISTER'S OFFICE OF ROBERTSON COUNTY, SHOWN AS PARCEL 111.00 ON ROBERTSON COUNTY MAP 122.

SCHEDULE B-1 EXCEPTIONS:

1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS, **NOT A PLOTTABLE SURVEY MATTER**.
2. ANY FACTS, RIGHTS, INTEREST OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND, **NONE OBSERVED**.
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, **NONE OBSERVED**.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, **NONE OBSERVED**.
5. ANY LIEN OR RIGHTS TO A LIEN, FOR LABOR, SERVICES OR MATERIALS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, **NOT A PLOTTABLE SURVEY MATTER**.
6. ANY CLAIMS TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, LIMESTONE, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE, AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B, **NONE OBSERVED**.
7. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, **NOT A PLOTTABLE SURVEY MATTER**.
8. LIABILITY AS TO TAXES RESULTING FROM SUPPLEMENTAL, REVISED OR CORRECTION ASSESSMENTS PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANN., §7-6-403, ET SEQ., **NOT A PLOTTABLE SURVEY MATTER**.
9. LIABILITY AS TO TAXES RESULTING FROM ROLLBACK AND/OR GREENLEAF TAXES PURSUANT TO THE PROVISIONS OF TENN CODE ANN., §7-5-303, ET SEQ., **NOT A PLOTTABLE SURVEY MATTER**.
10. APPLICATION FOR GREENLEAF ASSESSMENT - AGRICULTURAL, AS RECORDED IN RECORD BOOK 1321, PAGE 800, **NOT A PLOTTABLE SURVEY MATTER**.
11. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON PROPERTY SURVEY FOR LORENE M. JONES, RECORDED IN PLAT BOOK 19, PAGE 24; AS AFFECTED BY REVISED PROPERTY SURVEY FOR LORENE M. JONES, RECORDED IN PLAT BOOK 22, PAGE 56, **AFFECTS SURVEYED PROPERTY AS SHOWN**.
12. RIGHTS OR CLAIMS OF TENANTS UNDER UNRECORDED LEASES, **NOT A PLOTTABLE SURVEY MATTER**.
13. NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND, **SURVEYED AREA VALUES ARE CORRECTLY NOTED**.
14. FINAL POLICY, WHEN ISSUED, WILL CONTAIN AN EXCEPTION FOR THE NEW SURVEY (SEE REQUIREMENT).
15. ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF ROBERTSON COUNTY, TENNESSEE, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO AN INSTRUMENT NUMBER, AND/OR BOOK AND PAGE IS A REFERENCE TO THE OFFICIAL RECORD BOOKS IN THE REGISTER'S OFFICE OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.
16. SUBJECT TO ALL MATTERS FROM SURVEY PREPARED BY JAMES E. CAMPBELL, TN RLS# 1682 OF WILSON & ASSOCIATES, P.C., DATED 03/03/2022 AND REVISED ON 02/10/2023, IN PROJECT / JOB NUMBER 22-1941.
17. SUBJECT TO THE RIPARIAN RIGHTS OF OTHER IN AND TO ANY STREAM OR CREEK LOCATED ON THE SUBJECT PROPERTY.

NO.	DATE	COMMENT
1	02/03/2023	ALL UPDATES
2	02/27/2023	ADDED F WATER LINE
3	02/28/2023	ADDED PARTIAL CERTIFICATE

108 Beale Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, PC
Engineering & Surveying Professionals



ALTA/NPS LAND TITLE SURVEY
MAP 122, PARCEL 111.00
TOM AUSTIN HWY, U.S. HWY. 431 - COOPERTOWN
ROBERTSON COUNTY, TENNESSEE
FOR: KLOBER ENGINEERING

DRAWN BY: J.E.C.
CHECKED BY: J.E.C.
DATE: 10/03/2022
PROJ. No.: 22-1941
SCALE: 1" = 200'

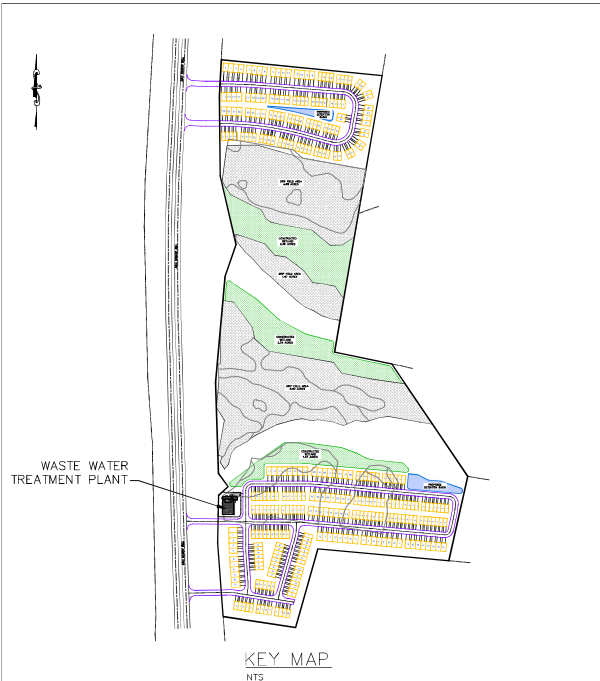
PRELIMINARY WASTE WATER TREATMENT SYSTEM PLANS FOR

THE MEADOWS TOWN HOMES

GREENBRIER, ROBERTSON COUNTY, TENNESSEE

"CALL TENNESSEE ONE CALL
BEFORE YOU DIG"
(615) 367-1110 OR 811

Sheet List Table	
Sheet Number	Sheet Title
P1	COVER SHEET
P2	OVERALL SITE PLAN
P3	PRELIMINARY WWTP SITE PLAN
P4	PLAN VIEW OF PRELIMINARY WWTP
P5	PRELIMINARY WWTP PROFILES AND SECTIONS



WATERSHED - BEDNIGO BRANCH

- A. DRAINAGE EASEMENTS OUTSIDE DEDICATED PUBLIC RIGHT-OF-WAY ARE NOT THE RESPONSIBILITY OF THE CITY/COUNTY.
- B. IF ANY ROADS ARE TO BE BUILT (PUBLIC OR PRIVATE), THE FOLLOWING NOTE MUST APPEAR:
ROAD GRADES WILL NOT EXCEED TEN (10) PERCENT.
- C. IF A SINK HOLE/DEPRESSION EXISTS ON THE PROPERTY, THE FOLLOWING NOTE MUST APPEAR: NO CUT, FILL OR CONSTRUCTION WITHIN THIRTY (30) FEET OF TOP OF SINK HOLE/DEPRESSION OR AS REQUIRED BY THE STATE.
- D. IF A NATURAL DRAINAGE CHANNEL (OR SINK HOLE/DEPRESSION) EXISTS ON THE PROPERTY, THE FOLLOWING NOTE MUST APPEAR: NO CUT, FILL OR CONSTRUCTION WITHIN THIRTY (30) FEET OR AS REQUIRED BY TDEC BUFFER REQUIREMENTS OF TOP OF STREAM BANK (OR SINK HOLE/DEPRESSION).
- E. IF A DRAINAGE WAY APPEARS AS A BLUE LINE ON USGS 7 1/2-MINUTE QUADRANGLE MAP, THE STREAM MUST BE IDENTIFIED AS SUCH AND THE FOLLOWING NOTE MUST APPEAR: NO ALTERATION OF THIS (THESE) STREAM(S) SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
- F. THIS PROPERTY IS NOT (IS) IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA AS SHOWN ON COMMUNITY/MAP NUMBER 4714703700, EFFECTIVE DATE FEBRUARY 26, 2021.
- G. THIS DEVELOPMENT IS TO BE SERVED BY PUBLIC SEWER SYSTEM.
- H. TO INSURE APPROPRIATELY DESIGNED AND INSTALLED DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION DEVELOPMENT, STRUCTURES TO BE ERRECTED ON LOTS PROPOSED WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH POSITIVE DRAINAGE, DRAINING AWAY FROM THE EXTERIOR OF THE STRUCTURE, AT THE FOLLOWING MINIMUM THRESHOLD: 5% FOR A MINIMUM DISTANCE OF 10 FEET FROM THE PERIMETER OF THE STRUCTURE.
- I. THE LOTS MAY HAVE BEEN DISTURBED BY GRADING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT OF THIS SUBDIVISION; THE BUILDER AND/OR OWNER SHOULD INVESTIGATE THE CURRENT SOIL CONDITIONS AND CONSULT WITH OTHERS TO ASSURE THAT A CONVENTIONAL FOOTING WILL BE ADEQUATE.
- J. IT IS THE RESPONSIBILITY OF EACH LOT OWNER OR BUILDER TO GRADE EACH LOT SO THAT THE LOTS WILL DRAIN THE SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDERNEATH THE BUILDINGS TO THE DRAINAGE SYSTEM DESIGNED BY THE SUBDIVISION ENGINEER.

Landmark
ENGINEERING GROUP

750 W. MAIN STREET, SUITE 201
GREENSBORO, NC 27409
(336) 755-5400
FAX (336) 754-8220
CIVIL ENGINEERING AND LAND PLANNING
TENNESSEE DESIGN FIRM NUMBER P-21044



COVER SHEET

THE MEADOWS TOWN HOMES
GREENBRIER, ROBERTSON COUNTY, TENNESSEE

DATE: 3/14/2025
DRAWN BY: PLG
DESIGNED BY: MRS
CHECKED BY: MRS

P1

01-25-1812

LEGEND

SITE BENCHMARK

UTILITY NOTES

JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS CONTRACTOR SHALL ALSO REQUEST THE LOCAL CABLE, T.V. COMPANY FOR LOCATION OF THEIR FACILITIES

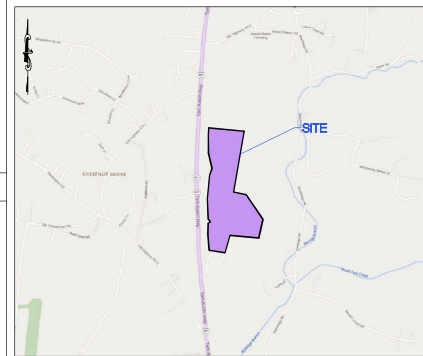
LOCATION REQUESTS SHOULD BE MADE TO THE PUBLIC WORKS DEPARTMENT FOR WATER, SANITARY AND STORM SEWERS.

ANY REVISIONS TO THE APPROVED ENGINEERING PLANS MUST BE REVIEWED AND APPROVED BY THE GOVERNING AGENCIES, OWNERS, AND THE ENGINEER OF RECORD BEFORE ANY WORK IS PERFORMED REGARDING THE REVISED ITEMS.

DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS OWNER, ENGINEER, COUNTY AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF TENNESSEE AND NOT BEYOND ANY EXTEND WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE TENNESSEE LAWS REGARDING STRUCTURAL WORK, AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH OR LOSS OF DAMAGE, OR AGREEMENTS TO SWPP PLAN & NPDES PERMIT, CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

PROJECT LOCATION



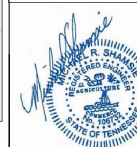
PROJECT TEAM

CLIENT: COVE RESIDENTIAL HOLDINGS IV, LLC
590 MADISON AVENUE, 21 ST FLOOR
NEW YORK, NY 10022

CONTACT: MR. JOSH MINKSY
PHONE: (917) 535-1521

ENGINEER: **Landmark**
ENGINEERING GROUP
6700 TOWER CIRCLE, STE. 330
FRANKLIN, TN 37067

CONTACT: MR. MICHAEL SHAMSIE, P.E.
PHONE: (309) 755-3400

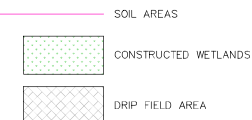
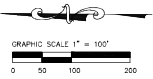


I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TENNESSEE.

3/14/2025
MICHAEL R. SHAMSIE, P.E.
TN. P.E. #106732
EXP. DATE OCTOBER 2026
ALL SHEET COVERED BY SEAL
IF SEAL AND/OR SIGNATURE IS NOT A CONTRASTING COLOR, THIS DOCUMENT IS NOT AN ORIGINAL.

OVERALL SITE PLAN

"CALL TENNESSEE ONE CALL
BEFORE YOU DIG"
(615) 367-1110 OR 811



COPYRIGHT © 2025
LANDMARK ENGINEERING GROUP, INC.
ALL RIGHTS RESERVED

Any use or reproduction of this document or the attached drawings, or the use of the design approach, ideas or concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of LANDMARK ENGINEERING GROUP, INC.

OVERALL SITE PLAN
THE MEADOWS TOWN HOMES
GREENBRIER, ROBERTSON COUNTY, TENNESSEE

DATE: 3/14/2025
DRAWN BY: PLG
DESIGNED BY: MRS
CHECKED BY: MRS

P2

01-25-1812

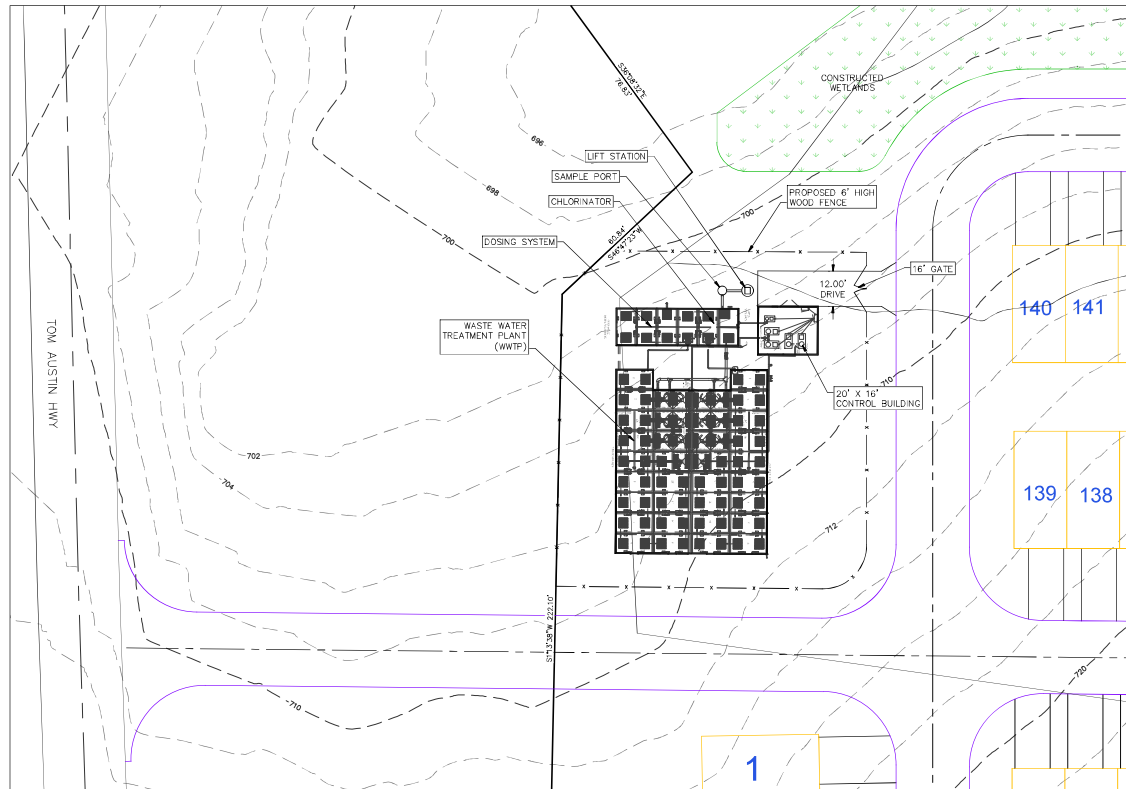
Landmark
ENGINEERING GROUP

201 W. GREENSBORO BLVD.
GREENSBORO, NC 27630
(336) 335-4400
FAX (336) 335-4401
WWW.LANDMARK-ENG.COM
TENNESSEE DESIGN FIRM NUMBER P-21044



NO.	REVISIONS	DESCRIPTION	DATE

"CALL TENNESSEE ONE CALL
BEFORE YOU DIG"
(615) 367-1110 OR 811



THE MEADOWS - 325 TOWN HOME DEVELOPMENT
WWTP FLOW = 315 TOWN HOMES @ 300 GPD / TOWN HOME = 97,500 GPD.
GRAVITY SANITARY SEWER SYSTEM THROUGHOUT DEVELOPMENT.
SEWAGE FLOW VOLUME @ 30% INCREASE FOR GRAVITY SEWER.
TOTAL PROJECTED SEWAGE FLOW VOLUME = 126,750 GPD.

EXTENDED AERATION WASTE WATER TREATMENT PLANT.
130,000 GPD WWTP TO CONSIST OF 7MM 85,000 GPD UNITS.
FLOW EQUALIZATION VOLUME 30,000 GALLONS = 23.6% OF GPD.
4 HOURS HOLDING TIME.
50% BOD5 REDUCTION WITH NANO2 OXYGEN INFUSION.
WWTP CONTROLLED FLOW OF 45.0 GPM TO EACH UNIT.
POSITIVE DISPLACEMENT PUMPS WITHIN FLOW EQ CHAMBERS FOR 45 GPM FLOW TO EACH UNIT

DRIP FIELD EFFLUENT AREA REQUIRED = $97,500 \text{ GPD} / 0.15 \text{ GPD/SF} = 650,000 \text{ SF}$ OR 14.92 ACRES
RESERVE AREA = 50% OF DRIP FIELD DISPOSAL AREA = 14.92 ACRES @ 0.50 = 7.46 ACRES
TOTAL DRIP FIELD AREA REQUIRED = 22.38 ACRES.
REQUESTING A REDUCTION OF DRIP FIELD AREA REQUIRED DUE TO CONSTRUCTED WETLANDS & RE-USE.
REDUCED DRIP FIELD AREA REQUIRED = 50% OF 22.38 ACRES = 11.19 ACRES.
DRIP FIELD AREA PROPOSED BASED ON CONCEPT PLAN = 13.07 ACRES.

PLAN OF CONSTRUCTED WETLANDS FOR RE-USE DURING THE 8 TO 9 MONTHS OF SEASONAL WEATHER. CONSTRUCTED WETLAND DESIGN PER EPA MANUAL ON CONSTRUCTED WETLANDS FOR MUNICIPAL W.W. 100% OF EFFLUENT VOLUME TO UTILIZE FOR LANDSCAPE IRRIGATION DURING SEASONAL PERIOD. ESTIMATED = 97,750 GPD = 13.5 MG/DAY. REQUIRED PER DAY: 30-DAY STORAGE VOLUME = 392,045 OR 9,000 ACRE-FT. PROPOSED CONSTRUCTED WETLAND AREA = 5.73 ACRES. AVERAGE DEPTH OF CONSTRUCTED WETLAND = 2.5'-WHICH EQUATES TO 624,000 CF. PROPOSED CONSTRUCTED WETLAND STORAGE VOLUME = 48 DAYS OF EFFLUENT. ACTUAL EFFLUENT FLOW VOLUME IS IN THE RANGE OF 54,000 GPD, OR 7,170 CF. THE PROJECTED ACTUAL EFFLUENT FLOW VOLUME = 378,000 GAL/WEEK.

OPEN SPACE WATERING WITHIN TOWN HOME PROJECT IS APPROXIMATELY 7.0 ACRES.
LAWN IRRIGATION OF 1/2" OF WATER OVER THE OPEN SPACE AREA, TWO TO THREE TIMES A WEEK.
APPROXIMATE LAWN IRRIGATION USAGE IS 200,000 TO 300,000 GAL/WEEK.

EVAPORATION WILL OCCUR DAILY WITHIN THE 5.73 ACRES OF CONSTRUCTED WETLAND.
EVAPORATION RATE OF 1/8" PER DAY OVER THE SURFACE AREA.
EVAPORATION VOLUME = 1/8" @ 5.73 ACRES = 19,450 GPD.
OVER THE COURSE OF WEEK BASED ON 7 DAYS OF EVAPORATION = 136,000 GAL/WEEK.

SOIL SATURATION WITHIN CONSTRUCTED WETLAND AREAS
SOIL CHARACTERISTICS PER NRCS SOIL SURVEY,
CLAYEY RHEMSTONE WEATHERED FROM CHERTY LESTONE, MODERATELY HIGH TO HIGH TO TRANSMIT
WATER, 0.670 TO 2.2 PER HOUR, SOIL GROUP B.
LESS OVER CLAYEY RHEMSTONE WEATHERED FROM CHERTY LESTONE, MODERATELY HIGH TO TRANSMIT
WATER, 0.2 TO 0.5 PER HOUR, SOIL GROUP C.
UTILIZE THE LOWER SATURATION RATE OF 0.2 PER HOUR AND ONLY ACCOUNT FOR 10% SATURATION
AT 0.20/HOUR = 8,712 OF BOTTOM OF THE 5.0 ACRE CONSTRUCTED WETLAND BASIN AT 217,800 SF
AVERAGE PLANT TRANSPARATION WITHIN AND AROUND CONSTRUCTED WETLAND BASIN @ APPROXIMATELY 25%
OF EVAPORATION = 4,850 GPD.

ORGANIC LOADING
PROJECTED LOADING OF 1,300,000 GPD (TWIN 65,000 GPD UNITS) WWTP
RO2S PER DAY = 206 POUNDS PER DAY
TSS = 206 POUNDS PER DAY
NH3 = 82 POUNDS PER DAY
PHOSPHOROUS = 41 POUNDS PER DAY
230V THREE (3) PHASE, 60 HZ POWER SOURCE
FLOW CHAMBERS OF APPROXIMATELY 245 OF WWTP VOLUME
STATIONS CONTAIN TWO (2) CONSUMER PUMPS WITH CONTROL PANEL, AUDIO AND LIGHT ALARM
BLOWERS & MOTORS TO WITHIN CONTROL BUILDING AT 60 DECIBEL RATING
CHLORINE CONTACT CHAMBER WITH CHLORINATION
EFFLUENT DISCHARGE TO DRIP FIELD DOWNS TANK
PROJECTED EFFLUENT LIMITS: RO2S = 7.5 MG/L, TSS = 10 mg/MG/L, NH3 = 2 MG/L
DISSOLVED OXYGEN OF EFFLUENT = 10 MG/L
EFFLUENT LIMITS SHALL BE PER DECIDE SOP PERMIT



EXAMPLE WWTP PICTURE #1

EXAMPLE WWTP PICTURE #2

COPYRIGHT © 2025
LANDMARK ENGINEERING GROUP, INC.
ALL RIGHTS RESERVED.

Any use or reproduction of this document or the attached drawings, or the use of the design approach, ideas or concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of
LANDMARK ENGINEERING GROUP, INC.

[illegible]

Landmark
ENGINEERING GROUP
W. 2ND AVENUE, SUITE 201
COAL VALLEY, IL 61240
(309) 755-3400
FAX (309) 754-8522
CIVIL ENGINEERING AND LAND PLANNING
TENNESSEE DESIGN FIRM NUMBER F-21044



PRELIMINARY WWTP SITE PLAN

THE MEADOWS TOWN HOMES
GREENBRIER, ROBERTSON COUNTY, TENNESSEE

DATE: 3/14/2025
DRAWN BY: HLG
DESIGNED BY: MRS
CHECKED BY: MRS

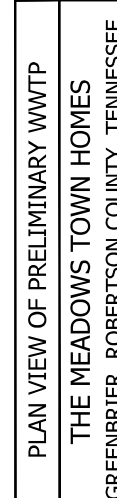
P3

01-25-1812

TWIN 65,000 GPD WWTP
NOT TO SCALE

3/14/2025
MICHAEL R. SHAMSE
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
No. 106221

Landmark
ENGINEERING GROUP
W. 250 AVENUE, SUITE 201
39175-0400
COAL VALLEY, IL 61240
FAX (309) 755-5632
CIVIL ENGINEERING AND LAND PLANNING



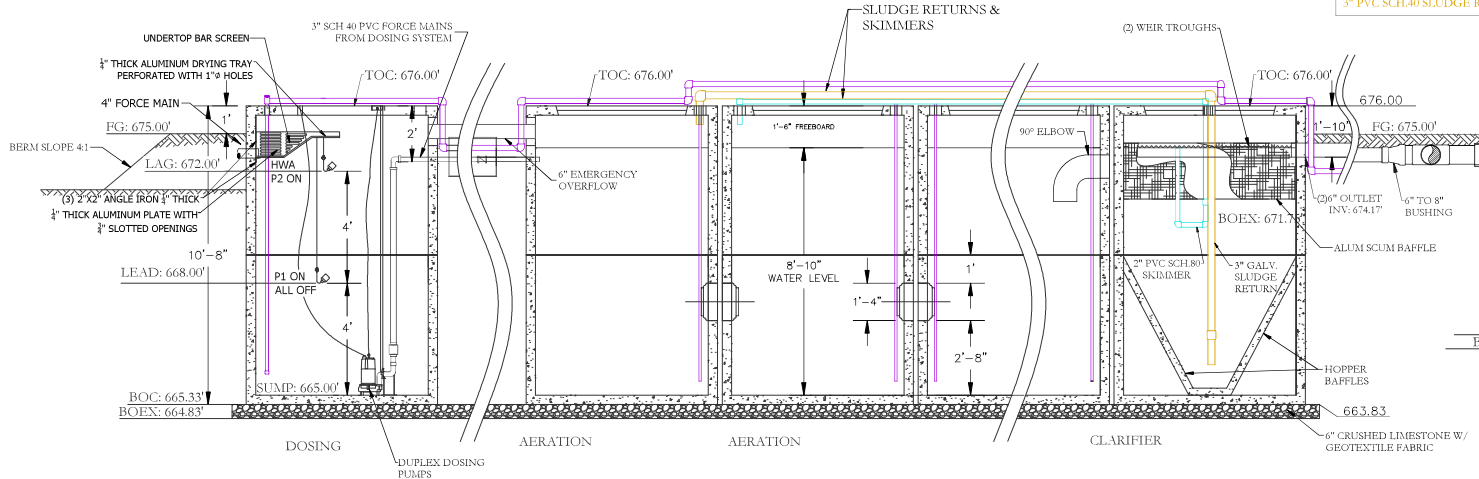
01-25-1813

Any use or reproduction of this document or the attached drawings, or the use of the design approach, ideas or concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of LANDMARK ENGINEERING GROUP, INC.

PRELIMINARY WWTP PROFILES AND SECTIONS

"CALL TENNESSEE ONE CALL
BEFORE YOU DIG"
(615) 367-1110 OR 811

PIPE SCHEDULE	
1" GALV. AERATION	
2" PVC SCH.40 SKIMMER	
3" PVC SCH.40 SLUDGE RETURN	



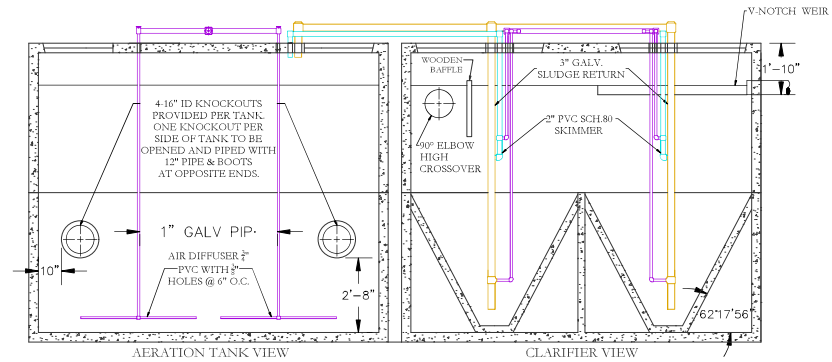
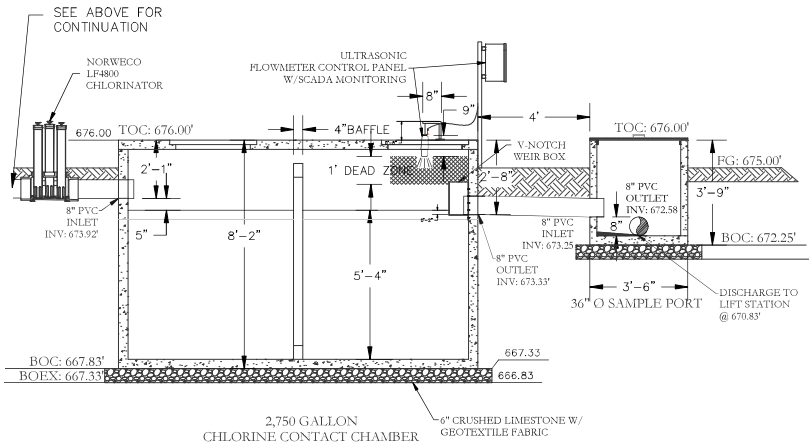
SEE BELOW FOR CONTINUATION

DOSING SYSTEM NOTES:

1. THE DOSING SYSTEM IS HYDRAULICALLY LINKED WITH WATER TIGHT ROOTED CROSSOVERS.
2. THE DOSING SYSTEM WILL REQUIRE A DEDICATED BLOWER SYSTEM (SIMPLEX).
3. SYSTEM WILL BE LIGHTLY AERATED TO AVOID GOING SEPTIC AT 10 CFM/CELL.
4. CONTROL PANEL TO INCLUDE DOSING TIMER WITH ALT. RELAY.
5. PUMPS WILL CYCLE ON/OFF WITH TIMERS AND P1 FLOAT TURNS SYSTEM ON. THE CYCLE WILL PROVIDE FLOW AT THE SYSTEM'S DAF.

GENERAL NOTES:

1. THE ABOVE PROFILE VIEW IS A DIAGRAM OF THE SYSTEM AND IS REVOLVED FOR CLARITY OF THE HYDRAULIC FLOW.
2. FINAL LOCATION OF CONTROL PANELS AND BLOWERS MAY DEViate BASED ON FIELD CONDITIONS.



PRELIMINARY WWTP PROFILES AND SECTIONS
THE MEADOWS TOWN HOMES
GREENBRIER, ROBERTSON COUNTY, TENNESSEE

DATE: 3/14/2025
DRAWN BY: MRS.
DESIGNED BY: MRS.
CHECKED BY: MRS.

P5

01-25-1812

Copyright © 2025
LANDMARK ENGINEERING GROUP, INC.
ALL RIGHTS RESERVED.
Any use or reproduction of this document or the attached drawings, or the use of the design approach, ideas or concepts described in this document and the attached drawings, in whole or in part by any means whatsoever is strictly prohibited except with written consent of LANDMARK ENGINEERING GROUP, INC.