



June 9, 2025

Mr. Rob Molchan
SEC, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Sent via email: molchan@sec-civil.com

RE: Water Availability Letter

Expires: 10/07/2025

Armstrong Property Subdivision - 247 Units
Trotwood Avenue between Zion Road and Old Zion Road
Tax Map 111, Parcels 29.00, 29.05, 29.06
Mount Pleasant, Maury County, TN

Dear Mr. Molchan:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is a single-family residential project. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and up to 900 gallons per minute (gpm) fire flow while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Application does not include any commercial development at this time.
- This project is assumed to be constructed in phases.
 - The New Water Service Fees due assumes design for all phases/units will be completed at once.

- Source water capacity for individual Phases of the development is vested when impact fees are paid for the units in that phase.
- Water infrastructure connections will be made to the existing 12-inch main in Trotwood Avenue and the existing 8-inch main in Zion Road.
- Minimum size 8-inch water mains will be required throughout the development, with 10-inch diameter mains potentially required along the primary roadways of the development.
- If fire sprinklers are required, separate fire meters with backflow devices will be required to serve the proposed Project.
- If landscape irrigation connections are requested, separate irrigation meters with backflow devices will be required to serve the proposed Project.

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction - we welcome a meeting to discuss.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

This Water Availability Letter will expire in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: \$1,500 + \$370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
 - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
 - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
 - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.

- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

Water Service Fees	SFUs	Total
\$1,500 + 370 per SFU	247	\$92,890

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
 - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
 - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	\$ / Unit	Total
¾" Service Meter Cost	247	\$540	\$133,380
(7/1/25) Impact Fee for ¾" Service Meter	247	\$5,500	\$1,358,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			\$1,491,880

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

A handwritten signature in blue ink that reads "Matthew J. Wheeler". The signature is fluid and cursive, with the first name "Matthew" and last name "Wheeler" clearly legible.

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Jack Maher, John Maher Builders
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 25-021