





**Liberty Mutual.**

SURETY

Bond No. 83B112550

EF.B

**MAINTENANCE BOND**

KNOW ALL MEN BY THESE PRESENTS, that we, T.W. Frierson Contractor, Inc.

as Principal, and Liberty Mutual Insurance Company, as Surety, are held and firmly bound unto Mount Pleasant, Tennessee

(hereinafter called the Obligeo), in the penal sum of One Hundred Fifteen Thousand One Hundred Thirty Six

Dollars and 00/100 Dollars \$115,136.00

for the payment of which, well and truly to be made, we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Dated: June 28, 2023

WHEREAS, the said Principal has heretofore entered into a contract with the Obligeo for Maintenance - Public Sanitary Sewer Extension and,

WHEREAS, the work called for under said contract has now been completed and accepted by said Obligeo;


NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall for a Principal shall for a period of Two (2) years from and after the date of the completion of the contract indemnify the Obligeo against any loss or damage directly arising by reason of any defect in the material or workmanship that may be discovered within the period aforesaid, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that in the event of any default on the part of the Principal, written statement of the particular facts showing such default and the date thereof shall be delivered to the Surety by registered mail, at its home office in the city of Boston, MA promptly and in any event within ten (10) days after the Obligeo or his representative shall learn of such default; and that no claim, suit or action by reason of any default of the Principal shall be brought hereunder after the expiration of thirty days from the end of the maintenance period as herein set forth.

T.W. Frierson Contractor, Inc. (Principal)

By: 

Liberty Mutual Insurance Company

By:  Brooke Gagne (Attorney-in-Fact)





SURETY

Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company  
**POWER OF ATTORNEY**

Certificate No: 8208748-018059

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

E.F.B

KNOWN ALL PERSONS BY THESE PRESENTS, That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Clay Burton, Robert M. Coon, Brooke Gargue, Brittany B. Irbly, Windy Lovelady

all of the city of Raleigh state of NC each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations. In pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 22nd day of September, 2022.



Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company  
West American Insurance Company

By:

David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss  
County of MONTGOMERY

On this 22nd day of September, 2022, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal  
Teresa Pastella, Notary Public  
Montgomery County  
My commission expires March 28, 2025  
Number: Pennsylvania Association of Notaries

By:

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

**ARTICLE IV - OFFICERS:** Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**ARTICLE XIII - Execution of Contracts:** Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, whenever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 28th day of June, 2023.



By:

Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Ex.C



GreshamSmith.com

222 Second Avenue South  
Suite 1400  
Nashville, TN 37201  
615.770.8100

LANDMARK FACILITY EXPANSION  
**LANDMARK CERAMICS**  
1427 NORTH MAIN STREET  
MT PLEASANT, TENNESSEE 38474



02/16/2024

Revision

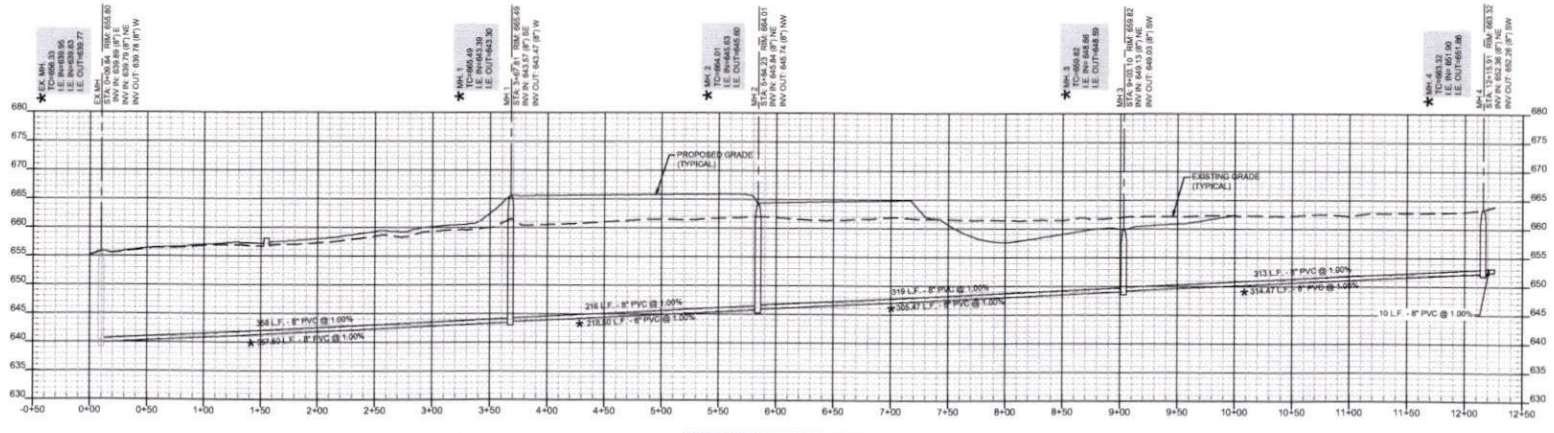
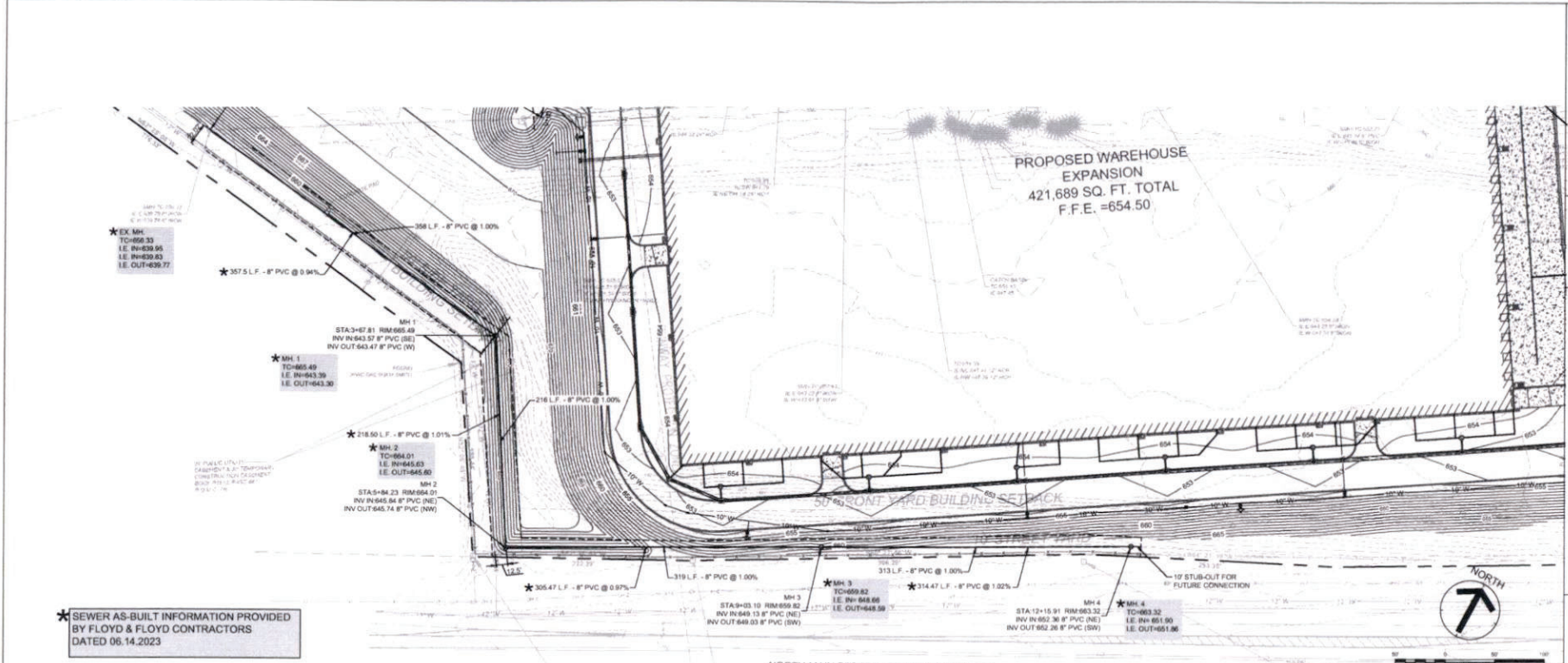
No.	Date	Description
1	09-08-2023	AS-BUILT DRAWINGS
2	11-16-2023	TDEC COMMENTS
3	02/12/2024	CORRECTED AS-BUILT

SANITARY SEWER  
PLAN AND PROFILE  
AS-BUILT

**C503-AB**

45511 00  
APRIL 12, 2022

This Line is 3 inches When Plotted, Full Size



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

Davy Crockett Tower, 9<sup>th</sup> Floor  
500 James Robertson Parkway  
Nashville, Tennessee 37243-1204

July 30, 2024

Michael Duane Hunkler, PE  
Gresham Smith and Partners  
511 Union St.  
1400 Nashville City Center  
Nashville, TN 37219

Subject: **Mount Pleasant**  
**County: Maury**  
**Wastewater Project Number: 23.0609**  
**Project: Landmark Ceramics**

Dear Mr. Hunkler:

The Tennessee Department of Environment and Conservation, Division of Water Resources, acknowledges the receipt of your construction documents on October 23, 2023 with additional documentation received through July 15, 2024.

The project consists of approximately 1,200 feet of 8-inch PVC gravity sewer. Construction is to be completed in accordance with City of Mount Pleasant approved standard specifications.

Approval is granted in accordance with certain requirements of the Water Quality Control (WQC) Act of 1977 and Regulations of the Water Quality Control Board. **On the coversheet(s) of the site's set of plans and specifications, an approval date and its expiration date will be stamped by the Division. Any indication of tampering with the bound set of documents will be subject to investigation and prosecution.** One complete set of construction documents, bearing the official stamp, must be kept at the construction site.

Approval expires one year from the stamped approval date (July 26, 2024) unless construction is either underway or complete. Any request for extension must be made prior to this expiration date. Significant deviations from the approved plan documents must be submitted and approved in writing before such changes are made. Minor changes made during construction need not have prior written approval. Modifications, however, may be required by this Department should the changes be deemed inappropriate. It is therefore advisable to obtain prior approval in cases where the significance of the change is uncertain.

July 30, 2024

Page 2

The Division of Water Resources is authorized to inspect the construction work to verify compliance with the approved plans and specifications, which are on the site. Therefore, the engineer shall notify our staff at the Columbia Environmental Field Office by calling (931) 380-3371 before the start of construction.

Approval of these construction documents should not be construed as a permit for any activities related to this project. Activities which may require a permit under the WQC Act and Regulations include, but are not limited to, the following: streambank vegetation removal; creek crossing(s) for equipment or utility lines; construction within twenty (20) feet of a stream bank; construction in or near a marshy area or wetland, and/or land disturbance equal to or greater than one acre. Additionally, this approval does not authorize connection and use of sewer that will cause or contribute to collection system overflow or overload of receiving wastewater treatment facility.

The Columbia Environmental Field Office should also be contacted for determinations regarding whether modification of the existing NPDES or SOP permit, an Aquatic Resource Alteration Permit (ARAP) and/or a National Pollutant Discharge Elimination System (NPDES) construction stormwater permit will need to be obtained prior to the beginning of construction of this project.

The Division's most recent *Design Criteria for Review of Sewage Works Construction Plans and Documents* is available on our website: <https://www.tn.gov/environment/permit-permits/water-permits1/plans-review-and-approval-for-sewage-works-construction-projects.html>.

To expedite matters, please reference the assigned wastewater project number 23.0609 on any future correspondence. If you have any questions, please feel free to contact Mr. Matthew Tipton, E.I. at 423-203-0948 or by E-mail at [Matthew.Tipton2@tn.gov](mailto:Matthew.Tipton2@tn.gov).

Sincerely,



Angela Jones, PE, CPM  
Manager, Engineering Services Unit

cc: Water-Based Systems File  
Amber Henson, Civil Permit Coordinator, Gresham Smith & Partners, [amber.henson@greshamsmith.com](mailto:amber.henson@greshamsmith.com)  
Ted Howell, Utility Director, City of Mount Pleasant, [thowell@mtpleasant-tn.gov](mailto:thowell@mtpleasant-tn.gov)  
Sherry R. Glass, DWR Field Office Manager, TDEC Division of Water Resources, [Sherry.Glass@tn.gov](mailto:Sherry.Glass@tn.gov)

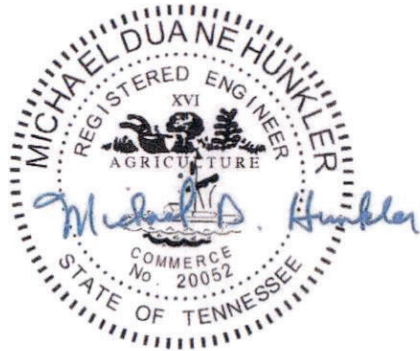
SANITARY SEWER FLOW CALCULATIONS  
 LANDMARK CEREMICS FACILITY EXPANSION  
 MT PLEASANT, MAURY COUNTY, TENNESSEE  
 GRESHAM SMITH PROJECT #45511.00  
 CALC. BY: LIZ BRIGGS, E.I.T.  
 DATE: 11/15/2023  
 REVISED: 7/15/2024

SHEET 1 OF 1

Gresham Smith  
 222 Second Avenue South  
 Suite 1400  
 Nashville, TN 37201  
 Phone: 615.770.8175

STREET	FROM	TO	NO. CONN.	TOT. CONN.	CONN. FLOW (GPD)	TOTAL FLOW (GPD)	AVG. FLOW (cfs)	PEAK FLOW (cfs)	UPPER I.E.	LOWER I.E.	FALL (FT)	LENGTH (L.F.)	SLOPE (%)	SIZE (IN)	N	"Q" FULL (cfs)	"V" FULL (fps)
SEWER LINE "A"																	
	MH4	MH3	1	1	350	350	0.0005	0.0016	651.86	648.66	3.20	314	1.02	8.00	0.013	1.2	3.5
	MH3	MH2	0	0	0	350	0.0005	0.0016	648.59	645.63	2.96	305	0.97	8.00	0.013	1.2	3.4
	MH2	MH1	0	0	0	350	0.0005	0.0016	645.60	643.39	2.21	219	1.01	8.00	0.013	1.2	3.5
	MH1	EXMH	0	0	0	350	0.0005	0.0016	643.30	639.83	3.47	358	0.97	8.00	0.013	1.2	3.4

PAGE 1 PRIVATE SEWER LENGTH = 0  
 PUBLIC SEWER LENGTH = 1196  
TOTAL LENGTH = 1196



07/15/2024





## Mount Pleasant Planning Commission

The Mount Pleasant Planning Commission met in its regular monthly meeting on Tuesday, November 14, 2023 at 6:00 pm in the Tom Hardin Room at City Hall.

Those who were in attendance were: John Hunter-chairperson, Jennifer Graham-secretary, Pam Johnston, Representatives from the City Commission; Bobby Nutt, Cedric Hollis, Members; Kori Jones-City Attorney, Kate Collier-City Manager, Will Hager-representative with KCI Technology; Chris Brooks-Director; staff and public.

Mr. Hunter called the meeting to order and asked that the minutes reflect there was a quorum.

Mr. Hunter asked Mrs. Johnston to give the invocation and Ms. Graham to lead the pledge of allegiance.

Mr. Hunter asked if there were any additions or deletions to the agenda.

Ms. Graham made a motion to approve the agenda with no changes. Mr. Hollis seconded the motion and the vote in favor was unanimous.

Mr. Hunter asked if there were any corrections to the minutes from the last regular meeting which was held on September 12, 2023. He verified the Planning Commission did not have a regular meeting October.

Mr. Nutt made a motion to approve the minutes of the September 12, 2023 regular called meeting as presented. Ms. Graham seconded the motion and the vote in favor was unanimous.

### Site Plan Requests

Preliminary plat request by the owner/applicant, Mr. Alan Blevins, for 2.21 acres identified on Tax Map 133; Parcel 9.06; and located on Sugar Creek Lane for the construction of 16 town homes. The property is zoned R-3 (high Density Residential). Owner/applicant request a deferral until next month's regular meeting.

Mr. Nutt made a motion to defer this item and Mr. Hollis seconded the motion and the vote in favor was unanimous.

Preliminary Plat Approval request for Cottages of Bearwood on 78.14 acres identified on Tax Map 127; Parcel 25.00; and located on Magnolia Dr. and Canaan Rd. for the construction of 95 single family homes. The property is zoned R-3 (High Density Residential). The owner of this property is Noah Burchell.

Mr. Brooks reviewed the request for the Planning Commission. Discussion with Cole Newton, Cottages of Bearwood Developer, regarding a phasing in to start the project and beginning with 20-25 homes per year. Developer was in agreement. A roll call vote was performed with all in favor except for Bobby Nutt. Motion then carried for approval of the Preliminary Plat and for the phasing in of the Cottages of Bearwood project.

Cottages of Bearwood Construction Plan Approval

Construction Plan Request for Cottages of Bearwood on 78.14 acres; identified on Tax Map 127; Parcel 25.00; and located on Magnolia Dr. and Canaan Rd. for the construction of 95 single family homes. The property is zoned R-3 (High Density Residential). The owner of this property is Noah Burchell. Mr. Newton discussed 350 block length sidewalks that will be constructed for the new homes. A roll call vote was performed and all were in favor except Mr. Bobby Nutt. Motion then carried for approval of the Construction Plan Request for the Cottages of Bearwood and their sidewalks.

#### Landmark Ceramics Sewer Utility Easement Final Plat Approval

Mr. Brooks informed the commission that we were waiting on TDEC for the construction drawing approval.

Mr. Nutt made a motion to approve the Final Plat Request for Landmark Ceramics sewer and utility easement. Mr. Hollis seconded the motion and the vote in favor was unanimous.

#### Landmark Ceramics Maintenance Bond Approval

T. W. Frierson requests the ownership for 1,206 linear feet of sewer improvements at 1427 N. Main Street Landmark Ceramics to a public utility by placing a Maintenance Bond in the amount of \$115,136.00 held by Liberty Mutual Surety.

Mr. Nutt made a motion for a approval for requests and Mr. Hollis seconded the motion with conditional approval upon TDEC drawing construction approval. The vote in favor was unanimous.

#### Dollar General Final Plat Approval

Montgomery G. Turner Sr. has submitted a Final Plat for Dollar General Store for the purpose of development for property located on North Main Street. The property is further identified on Tax Map 111 (a portion); Parcel 31.03 & 31.05 and legally recorded at Maury County Register of Deeds. The property is zoned CH (Highway Commercial).

Mr. Morrissey, developer, spoke to commission briefly about landscaping and signage.

Mr. Hollis made a motion to a conditional approval for Dollar General Store Final Plat Approval, conditions regarding landscaping and signage; and Ms. Graham seconded the motion and the vote in favor was unanimous.

#### Dollar Store Site Plan Approval

Montgomery G. Turner Sr. has submitted a Site Plan and Civil Construction Plans for a Dollar General Store for the purpose of development for property located on North Main Street. The property is further identified on Tax Map 111 (a portion); Parcel 31.03 & 31.05 and legally recorded at Maury County Register of Deeds. The property is zoned CH Commercial Highway.

Mr. Morrissey developer, discussed the septic and gas lines must be shown and also regarding the land back parking.

A roll call vote was performed and all were in favor except Mr. John Hunter. Motion was then carried for the approval of Dollar General Store Site Plan and Civil Construction Plans.

#### Trilogy Hills Subdivision Sketch Plan Approval

Trilogy Land LLC has submitted a Sketch Plan for Trilogy Hills Subdivision on 113.06 acres containing 26 lots for single family homes. The property is further identified on Tax Map 126; Parcels 41.20 & 41.48-54 and legally recorded at Maury County Register of Deeds. The property is zoned R-1 (Low Density Residential).

Cole Guannitz developer explained there may possibly be a septic tank on each lot. Mr. Joe Stafford spoke to Commission and explained that this is a sketch plans and it will have change to it and they hope to have secondary road access. Mr. Hollis made a motion to approve the sketch plan and Mrs. Johnston seconded it and the vote in favor was unanimous.

#### Old Business - pumps intact

#### Other Business training 12/12

#### Board / Staff Comments

#### Citizen Comments

#### Adjournment

There being no further business Mr. Hollis made a motion to adjourn the meetin and Mrs. Johnston seconded the motion and the vote if favor was unanimous.