



SUITE 401
2 INTERNATIONAL PLAZA
NASHVILLE, TENNESSEE 37217

TELEPHONE: 615/366-6088
FAX: 615/366-6203

Water Management Services, LLC

ENGINEERING • PLANNING • OPERATIONS • RATE STUDIES

August 16, 2023

Mr. Shane Shamanur, City Engineer
Department of Public Works
City of Mt. Juliet
71 East Hill Street
Mt. Juliet, Tennessee 37122

RE: Sewer Availability for
The Cove at Mt. Juliet
3150 Nonaville Road

Dear Mr. Shamanur:

Pursuant to the attached request, we have reviewed the feasibility of providing sanitary sewer service for the above referenced development as shown on the attached correspondence, which involves the construction of the following:

Cabins Occupancy – 196 persons @ 100 gal/person = 19,600 gpd
Reception Venue – 9,000 sqft @ 0.1 gal/sqft = 900 gpd
Reception Area Seating – 250 seats @ 5 gal/seat = 1,250 gpd
Clubhouse - 6,000 sqft @ 0.1 gal/sqft = 600 gpd
Clubhouse – 100 seats @ 5 gal/seat = 500 gpd
Pool house – 4,000 sqft @ 0.1 gal/sqft = 400 gpd
Chapel - 2,000 sqft @ 0.1 gal/sqft = 200 gpd
Chapel – 100 seats @ 5 gal/seat = 500 gpd
Service Building – 4,050 sqft @ 0.1 gal/sqft = 405 gpd
Office Building – 1,740 sqft @ 0.1 gal/sqft = 174 gpd

Total requested capacity = 24,529 gpd

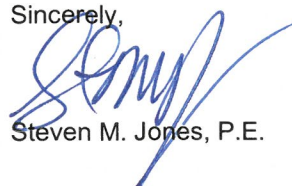
This letter is to confirm that the City of Mt. Juliet's existing sanitary sewer facilities do have sufficient reserve capacity to accommodate this proposed development. This recommendation is subject to the proposed development constructing a pump station and connecting to the existing 6-inch force main as shown on the attached map.

This sanitary sewer availability letter is recommended to be made available for an initial two (2) year period with provisions for a two (2) year extension upon request. If the Developer has not initiated work on this development within this period and has not paid for applicable sewer fees, the Developer would be required to request sewer availability again as if it were a new Development.

This proposed Development appears to be located **outside** the current Mt. Juliet City Limits and **inside** the City's Urban Growth Boundary. This recommendation for sewer availability is subject to review and approval of the City of Mt. Juliet Planning Commission and the Mt. Juliet City Commission.

Please contact us should you have any questions or comments in this regard.

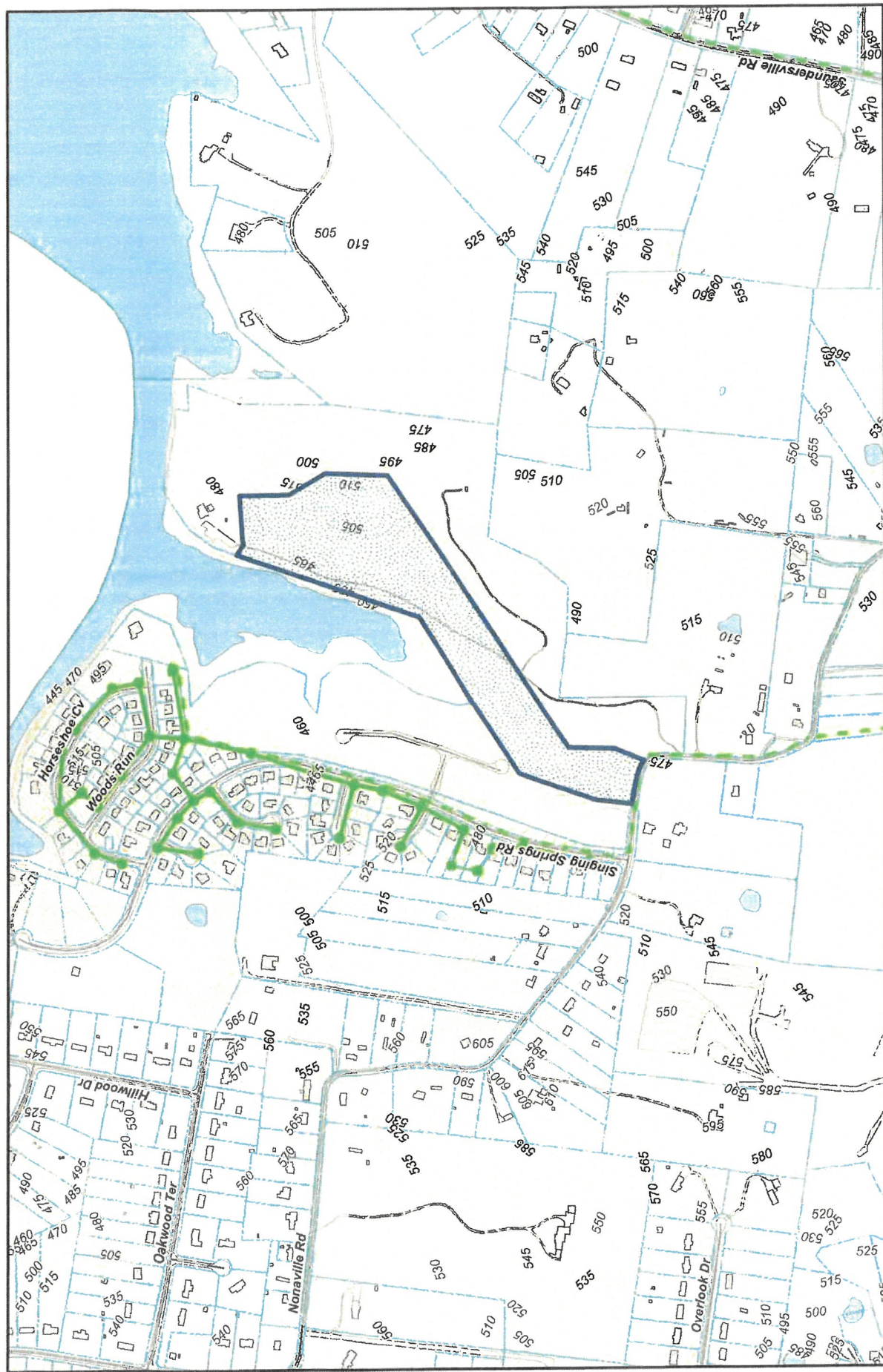
Sincerely,



Steven M. Jones, P.E.

Enclosures

Ccs: Mr. Kenny Martin, City Manager, via email
Ms. Donna Howard, Dept. of Public Works, via email



- Legend**
- Contours
 - Exist. Force Mains
 - City Limits
 - UnderGround Gas Mains
 - Building
 - Parcels
 - TVA- Power Lines



Feet

1 inch = 700 feet



3150 NONAVILLE ROAD Sewer Availability MT. JULIET, TENNESSEE

PREPARED BY:
WATER MANAGEMENT SERVICES, LLC
 PROFESSIONAL ENGINEERS NASHVILLE, TN

3150 NONAVILLE RD

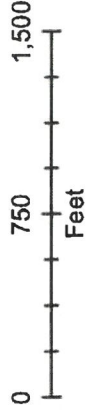


WILSON COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: August 15, 2023

<https://wilsontn.geopowered.com/propertysearch>

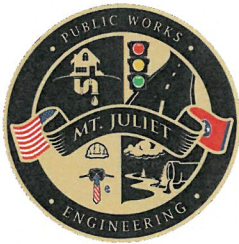


Steven Jones

From: Tim Forkum <tforkum@mtjuliet-tn.gov>
Sent: Friday, August 04, 2023 1:30 PM
To: Steven Jones
Cc: Shane Shamanur
Subject: FW: Structure and Sanctuary DBA (The Cove at Mt Juliet)
Attachments: The Cove at Mt. Juliet - Master Development Plans (7-31-2023).pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please review for sewer availability.



Tim Forkum

Utilities Director

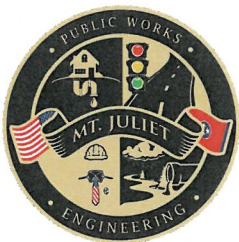
e: tforkum@mtjuliet-tn.gov
p: 615.773.7957
a: 71 E. Hill Street | Mt. Juliet, TN 37122

From: steve billings <stevebillings2015@gmail.com>
Sent: Friday, August 4, 2023 9:10 AM
To: Tim Forkum <tforkum@mtjuliet-tn.gov>
Subject: Re: Structure and Sanctuary DBA (The Cove at Mt Juliet)

Sorry about that not sure what happened to the attachment

On Fri, Aug 4, 2023 at 9:00 AM Tim Forkum <tforkum@mtjuliet-tn.gov> wrote:

I need a PDF of the plans you presented at Public Works in order to review.



Tim Forkum

Utilities Director

e: tforkum@mtjuliet-tn.gov
p: 615.773.7957
a: 71 E. Hill Street | Mt. Juliet, TN 37122

From: steve billings <stevebillings2015@gmail.com>
Sent: Thursday, August 3, 2023 4:03 PM
To: Tim Forkum <tforkum@mtjuliet-tn.gov>
Subject: Structure and Sanctuary DBA (The Cove at Mt Juliet)

Hello Tim here is the info you requested. We are needing a letter of approval for the sewer. Please let me know if you have any questions or need any further documents. Thanks Steve MBL# 615-478-3081