



Specific Plan

4057 MAXWELL ROAD RESIDENTIAL

Case No. 2023SP-040-001

Client:



Century Communities
2630 Elm Hill Pike #110
Nashville, TN 37214
Contact: Derek Ventura
Phone: 615.254.2112
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Prepared By:



Catalyst Design Group
5100 Tennessee Avenue
Nashville, TN 37209
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Resubmitted: May 19, 2023
Resubmitted: May 1, 2023
Resubmitted: April 18, 2023
Submitted: March 29, 2023



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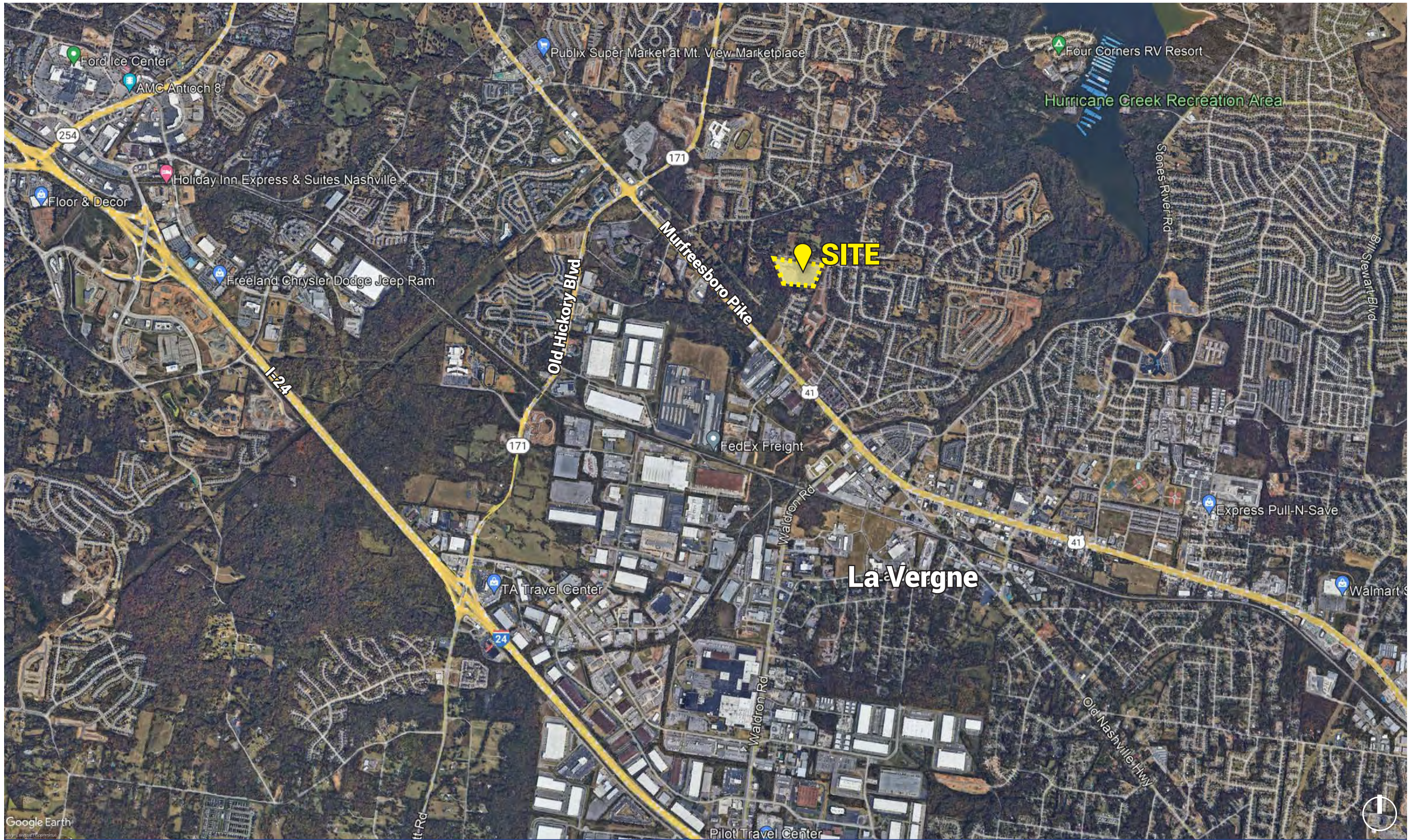
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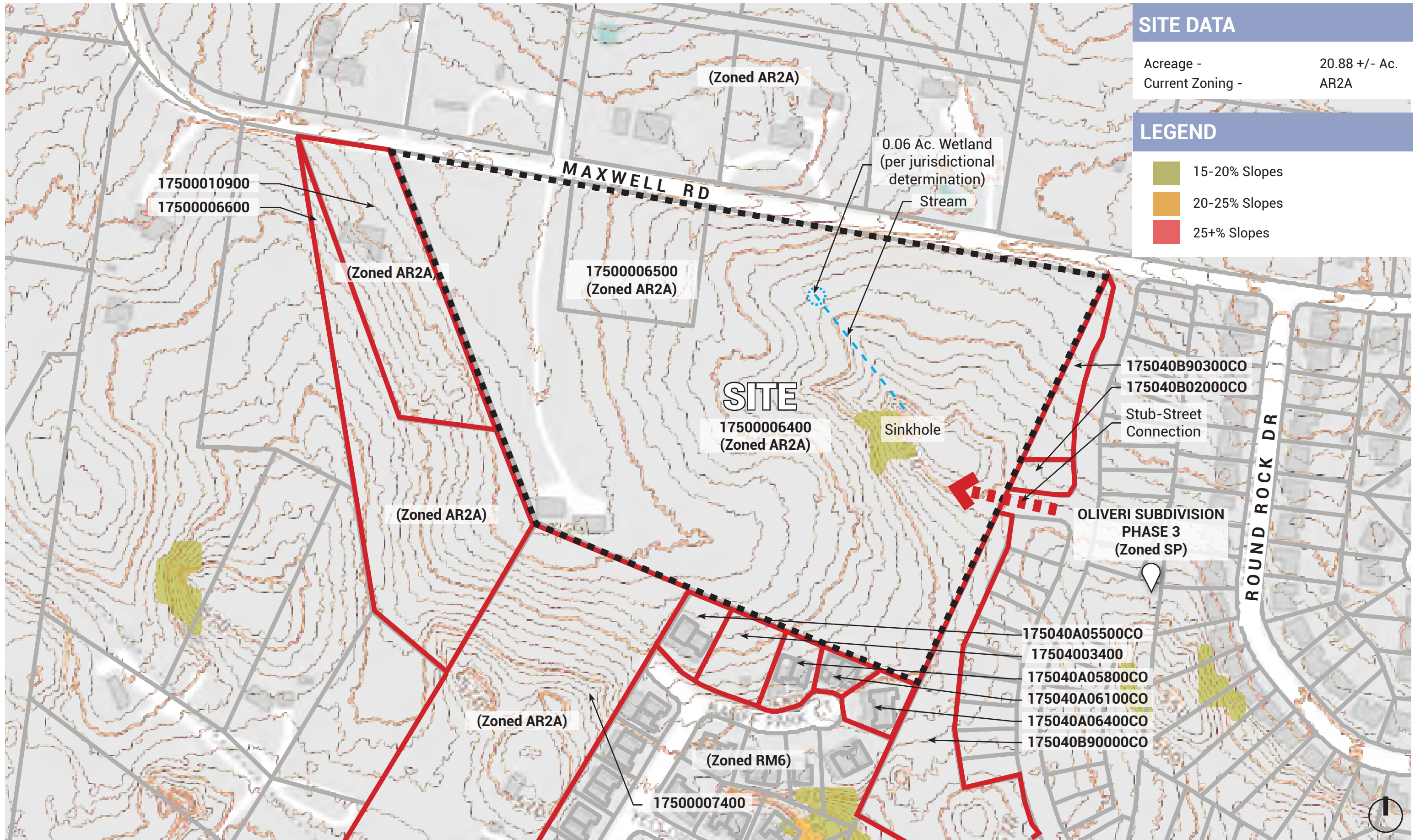
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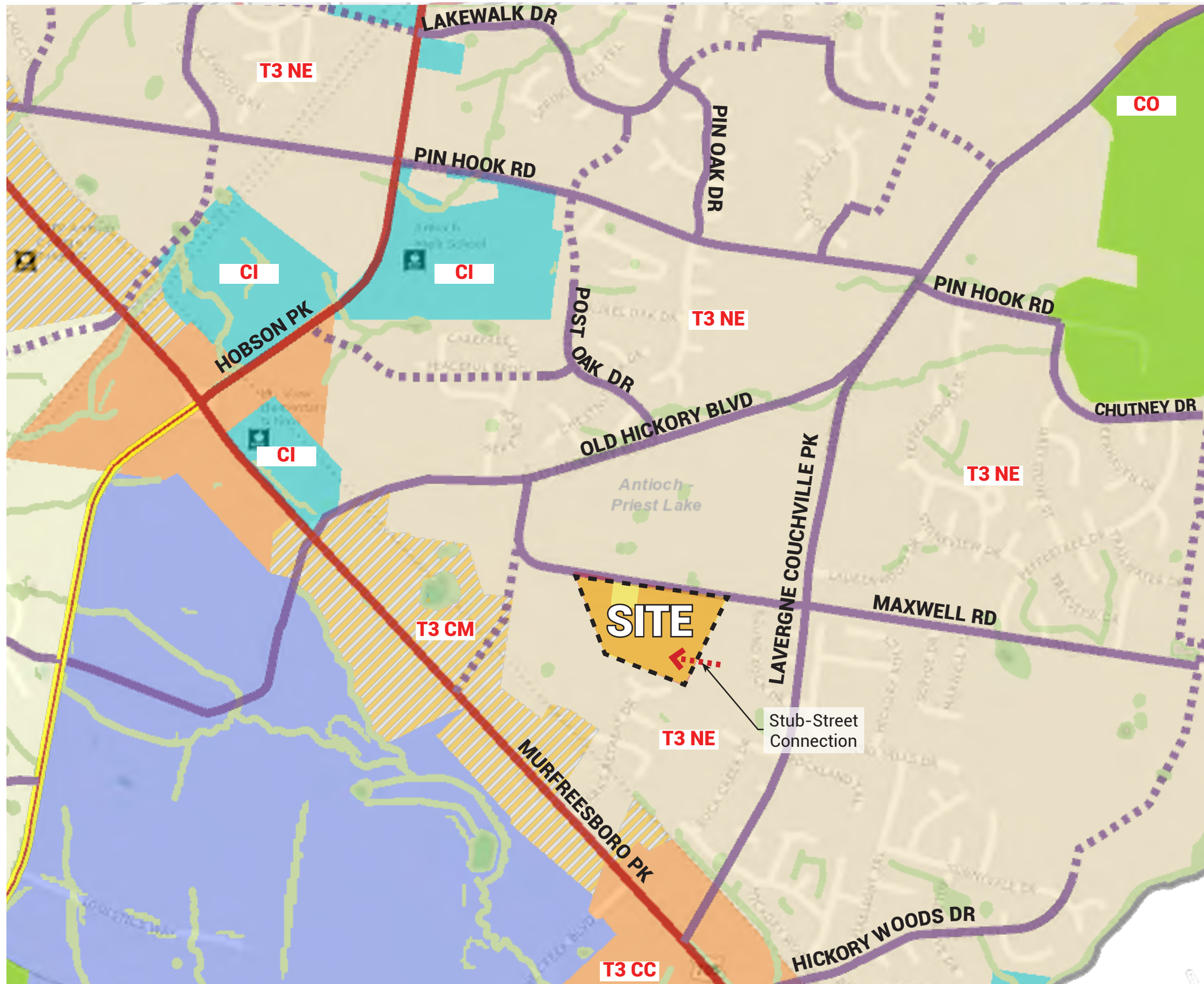


Google Earth

VICINITY MAP



EXISTING CONDITIONS



LEGEND

Major and Collector Street Plan

- Arterial-Boulevard Scenic
- Arterial-Boulevard
- Collector-Avenue
- Planned Collector Avenue

Adopted CCM

- CO Conservation
- CI Civic
- OS Open Space
- T3 NM Suburban Neighborhood Maintenance
- T3 NE Suburban Neighborhood Evolving
- T3 RC Suburban Residential Corridor
- T3 NC Suburban Neighborhood Center
- T3 CM Suburban Mixed Use Corridor
- T3 CC Suburban Community Center
- Water

T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING

T3 Suburban Neighborhood Evolving (T3-NE) policy is intended to “Create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods— greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques”. T3 NE areas are generally undeveloped, underdeveloped, or suitable for substantial infill and redevelopment and are anticipated to be developed in suburban residential patterns, but at higher densities and with greater housing variety than classic suburban neighborhoods. The proposed density for the development is 3.68 dwellings per acre.

This proposed development plan correlates connection points for streets, drives and sidewalks with the surrounding parcels that have been previously developed. In addition, the plan accommodates a larger lot size along Maxwell Rd. and introduces a horse fence along the street frontage to promote the rural character along that edge of the site. The plan incorporates a widened roadway section for Maxwell Rd. (in accordance with the MCSP) along with a private alleyway running behind the frontage lots to minimize curb cuts onto Maxwell Rd. (a Collector St.). These frontage lots will be required to take their access from the private alley.

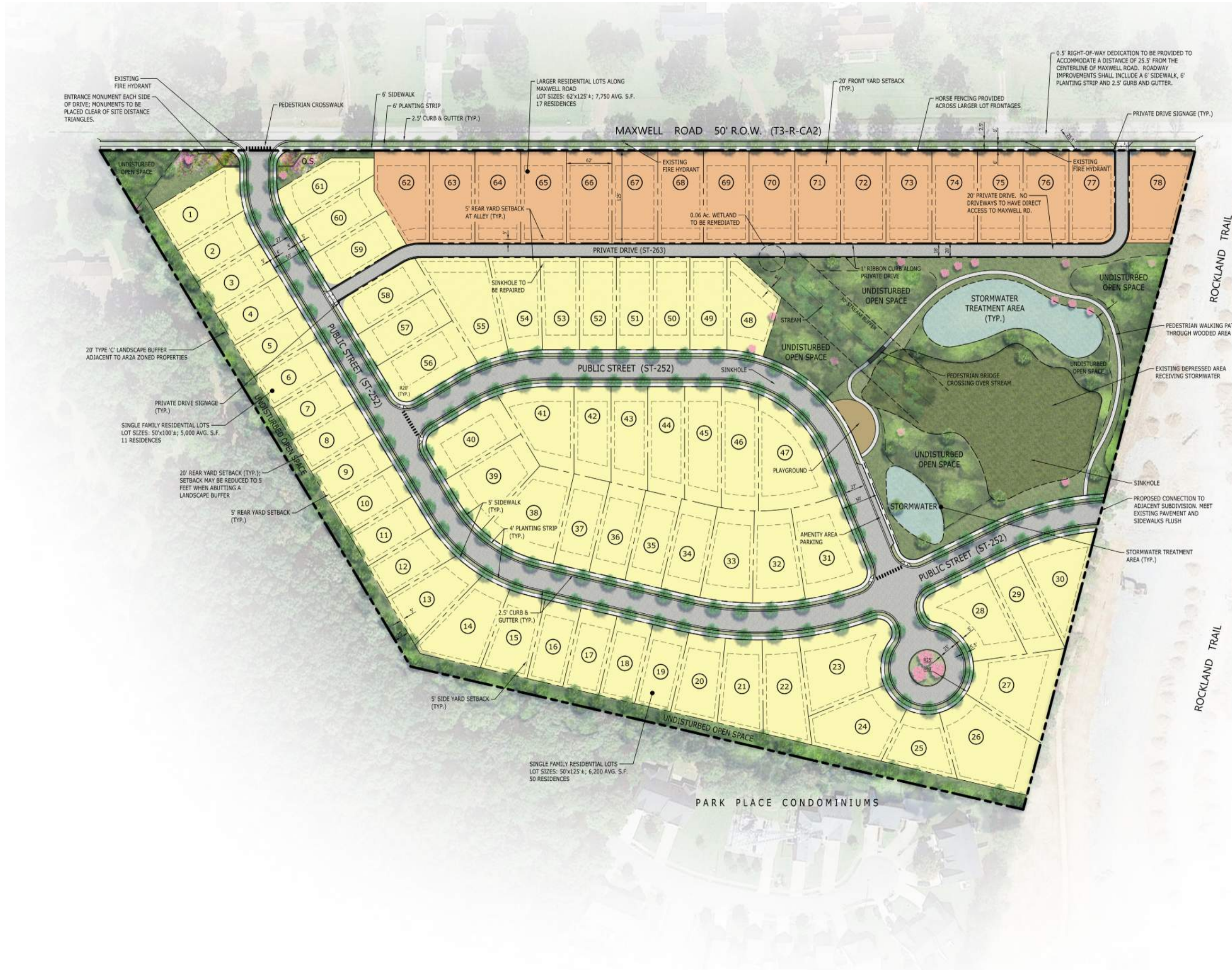
LAND USE CONTEXT

T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING



TREE COVER EXHIBIT





SITE DATA

- SP NAME: 4057 MAXWELL RD. RESIDENTIAL
- SP NUMBER: 2023SP-040-001
- COUNCIL DISTRICT: 33
- COUNCIL MEMBER: ANTOINETTE LEE

OWNER: MICHAEL LEON MARTIN
 ADDRESS: 8703 DIANE STREET, MURFREESBORO, TN 37129
 CONTACT: DEREK VENTURA
 CONTACT EMAIL: Derek.Ventura@centurycommunities.com

CLIENT: CENTURY COMMUNITIES
 ADDRESS: 2630 ELM HILL PK., SUITE 110, NASHVILLE, TN 37214
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PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 ADDRESS: 5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
 PHONE: 615.622.7200
 CONTACT: JEFFREY D. HEINZE
 CONTACT EMAIL: jheinze@catalyst-dg.com

DEVELOPMENT SITE DATA

PARCEL ID.: 17500006400
 17500006500

SITE ADDRESS: 4057 MAXWELL RD., 0 MAXWELL RD., ANTIOCH, TN 37013

SITE ACREAGE (PARCEL 64): 19.28 Ac.
 (PARCEL 65): 1.60 Ac.
 TOTAL SITE ACREAGE: 20.88 Ac.

PORTIONS OF EXISTING SITE LOCATED IN AREAS MEETING CONSERVATION DEFINITION: 3.13 Ac. ± (15% OF SITE)

TOTAL OPEN SPACE: 4.34 Ac. ±

SINGLE FAMILY UNITS: 78 UNITS

EXISTING ZONING: AR2A (AGRICULTURAL / RESIDENTIAL)
 COM POLICY: T3 NE (NEIGHBORHOOD EVOLVING)
 PROPOSED ZONING: SP (SPECIFIC PLAN)

EXISTING LAND USE: VACANT RURAL LAND
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED DENSITY: 3.74 DWELLING UNITS / ACRE

PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.

NOTES:
 THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT UP TO 78 SINGLE FAMILY RESIDENTIAL UNITS.

* Existing tree row along the western and southern property boundary to be preserved in 20' landscape buffer.

SITE PLAN



DISTRICT 1



REFER TO PAGE 7

FALLBACK ZONING: RS7.5

BULK REGULATIONS

Uses	17 Single Family Residential Lots	
FAR/Density	17 Single Family Lots	
Maximum Building Coverage	0.55	
General Maximum Building Height	3 Stories in 45' Height (Measured from the Finished Floor Elevation to the Midpoint of the Eve and Ridge of Roof)	
Front Setback	20' Min. Along Maxwell Road	
Side/Rear Setback	Min. of 20 feet rear setback and 5 feet required minimum side setback; 5 feet Rear Setback Applicable When Adjoining an Alley	
Parking Requirements	Per Metro Code	
Glazing¹	<i>Residential</i>	15% min. glazing on all facades facing a public street
Raised Foundations²	<i>Residential</i>	18 in. Min. to 36 in. Max.
<p>¹ Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.</p> <p>² Screening is required when raised foundations exceed 36" along public streets.</p>		

ARCHITECTURAL STANDARDS

- Residential structures shall be oriented to a public street where possible. When not possible, residential structures may be oriented towards internal open space common areas.
- Buildings shall provide a functional entry onto the street/ sidewalk network or other common area to promote activity at the street level and common amenity areas. Residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
- The following design standards shall apply:
 - Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing on the street facing elevation. Sides of residential units at the ends of blocks and visible from the public right-of-way shall also have a minimum of 15% glazing.
 - Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts, curtain walls and other special conditions.
 - Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - Porches shall provide a minimum of 6 feet of depth.
 - A raised foundation of 18"-36" is required for all residential structures fronting a public or private street.
- Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards. Refuse collection will be contracted through a private hauler.
- Residences shall accommodate a minimum of a two-car internal garage.
- Maximum height allowance is based upon pitched roofs.

ACCESS & PARKING

- All parking regulations to meet Metro Code.

LANDSCAPE STANDARDS

- Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

THE FOLLOWING USES SHALL BE PROHIBITED

Short Term rental property (STRP), as defined by Metro Ordinance. (Both owner-occupied and not owner-occupied)

DISTRICT 2



REFER TO PAGE 7

FALLBACK ZONING: RS5

BULK REGULATIONS

Uses	61 Single Family Residential Lots	
FAR/Density	61 Single Family Lots	
Maximum Building Coverage	0.60	
General Maximum Building Height	3 Stories in 45' Height (Measured from the Finished Floor Elevation to the Midpoint of the Eave and Ridge of Roof)	
Front Setback	20' Min. Along New Public Street (Porches may encroach into the front Setback up to 5')	
Side/Rear Setback	Min. of 20 feet rear setback and 5 feet required minimum side setback; 5 feet Rear Setback Applicable When Abutting a Common Area/ Buffer Yard or Adjoining an Alley	
Parking Requirements	Per Metro Code	
Glazing¹	<i>Residential</i>	15% min. glazing on all facades facing a public street
Raised Foundations²	<i>Residential</i>	18 in. Min. to 36 in. Max.
<p>¹ Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.</p> <p>² Screening is required when raised foundations exceed 36" along public streets.</p>		

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 - Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
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THE FOLLOWING USES SHALL BE PROHIBITED

Short Term rental property (STRP), as defined by Metro Ordinance. (Both owner-occupied and not owner-occupied)

ADDITIONAL REGULATIONS + NOTES

Site Plan Notes:

1. The purpose of this preliminary SP is to permit the development of 17 single-family residences within District 1 and 61 single-family residences with public road infrastructure within District 2, with a total of 78 single family lots.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of the fallback zoning designation referenced herein. STRP uses shall be prohibited.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or Planning Department staff based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Major modifications shall not be permitted, except through an ordinance approved by the Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.
4. If required, notice information is prepared and sent to applicants based on the plan and information submitted with the initial submittal. Should your plans change significantly with the resubmittal, it may be necessary for revised notice information to be prepared and sent. This could cause a delay and may result in deferral.

FEMA Note:

5. No portion of this property lies in a flood zone area as designated in the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0412J, effective April 5, 2017.

NDOT Notes:

6. The final site plan/building permit shall depict the required public sidewalks, any required grass strip or frontage zone, and the location of all existing and

proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of Use and Occupancy Permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.

7. Any required right-of-way within the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP) will be dedicated.
8. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
9. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
10. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
11. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
12. Submit copy of ROW dedications prior to bldg. permit sign off.
13. Development is to have either a dumpster and/or other collection method serviced by a private hauler.

Fire Marshal Notes:

14. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
15. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
16. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
17. A fire hydrant shall be provided within 100 ft. of any fire department connection, if applicable.
18. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

19. Where feasible, this development will be served with underground power and pad-mounted transformers.
20. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

21. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
22. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
23. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
24. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.
25. Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval/ comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

Federal Compliance:

26. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

Development Notes:

27. Overall building height shall be measured per Metro

- Code. An additional "basement" level may be provided internally to the development where topography allows for additional sub-level development. A basement level shall be defined in accordance with the applicable building code. A minimum of 50% of a basement level shall be located below grade in order to not be counted as an additional story.
28. The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone.

VISIONING IMAGERY





SITE DATA

- SP NAME:
- SP NUMBER:
- COUNCIL DISTRICT:
- COUNCIL MEMBER:

OWNER:
 ADDRESS:
 CONTACT:
 CONTACT EMAIL:

CLIENT:
 ADDRESS:
 CONTACT:
 CONTACT EMAIL:

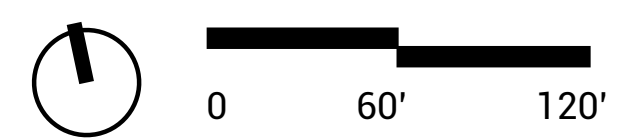
PROJECT REPRESENTATIVE:
 ADDRESS:
 PHONE:
 CONTACT:
 CONTACT EMAIL:

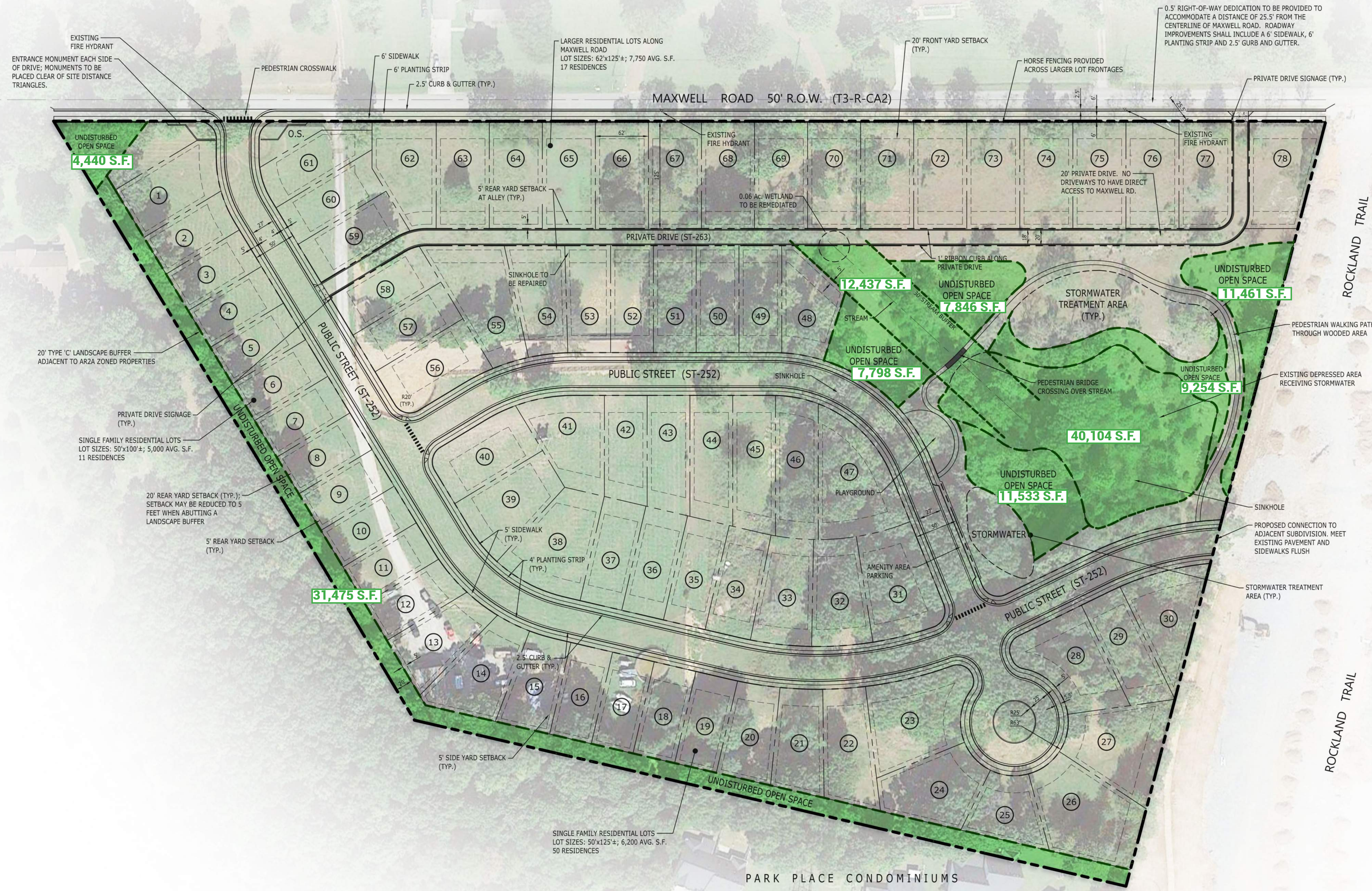
DEVELOPMENT SITE DATA

PARCEL ID.:
 SITE ADDRESS:
 SITE ACREAGE (PARCEL 64):
 (PARCEL 65):
 TOTAL SITE ACREAGE:

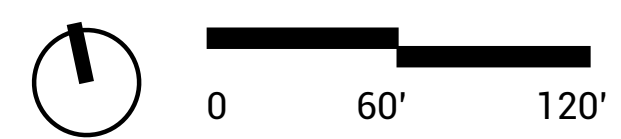
PORTIONS OF EXISTING SITE LOCATED IN AREAS MEETING CONSERVATION DEFINITION:
 TOTAL OPEN SPACE:
 SINGLE FAMILY UNITS:
 EXISTING ZONING:
 CCM POLICY:
 PROPOSED ZONING:
 EXISTING LAND USE:
 PROPOSED LAND USE:
 PROPOSED DENSITY:
 PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.

NOTES:
 THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT UP TO 78 SINGLE FAMILY RESIDENTIAL UNITS.
 * Existing tree row along the western and southern property boundary to be preserved in 20' landscape buffer.

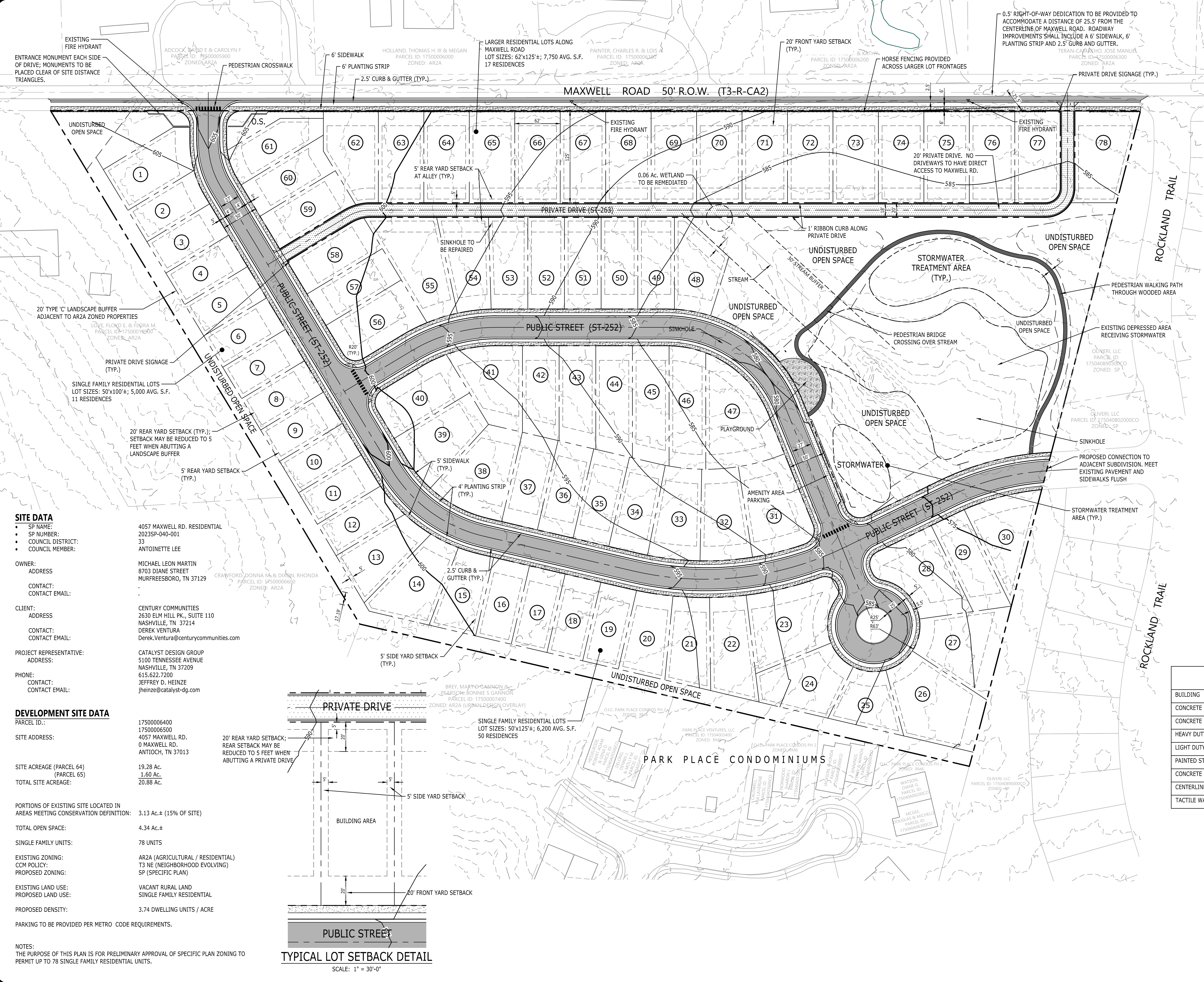




**UNDISTURBED OPEN SPACE TO BE PRESERVED:
136,348 S.F. / 3.13 A.C. +/- (15% OF SITE)**



P:\2022\20220225_Century - 4057 Maxwell Road\dwg\Preliminary Design\20220225_P_C1-0_Site Plan\dwg-C1.0 LAYOUT & LANDSCAPE PLAN May 19, 2023.scd



SITE DATA

- SP NAME: 4057 MAXWELL RD. RESIDENTIAL
- SP NUMBER: 2023SP-040-001
- COUNCIL DISTRICT: 33
- COUNCIL MEMBER: ANTOINETTE LEE

OWNER: MICHAEL LEON MARTIN
 ADDRESS: 8703 DIANE STREET, MURFREESBORO, TN 37129

CLIENT: CENTURY COMMUNITIES
 ADDRESS: 2630 ELM HILL PK., SUITE 110, NASHVILLE, TN 37214
 CONTACT: DEREK VENTURA
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 ADDRESS: 5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
 PHONE: 615.622.7200
 CONTACT: JEFFREY D. HEINZE
 CONTACT EMAIL: jheinze@catalyst-dg.com

DEVELOPMENT SITE DATA

PARCEL ID.: 1750006400
 1750006500

SITE ADDRESS: 4057 MAXWELL RD., 0 MAXWELL RD., ANTIUCH, TN 37013

SITE ACREAGE (PARCEL 64): 19.28 Ac.
 (PARCEL 65): 1.60 Ac.
 TOTAL SITE ACREAGE: 20.88 Ac.

PORTIONS OF EXISTING SITE LOCATED IN AREAS MEETING CONSERVATION DEFINITION: 3.13 Ac.± (15% OF SITE)

TOTAL OPEN SPACE: 4.34 Ac.±

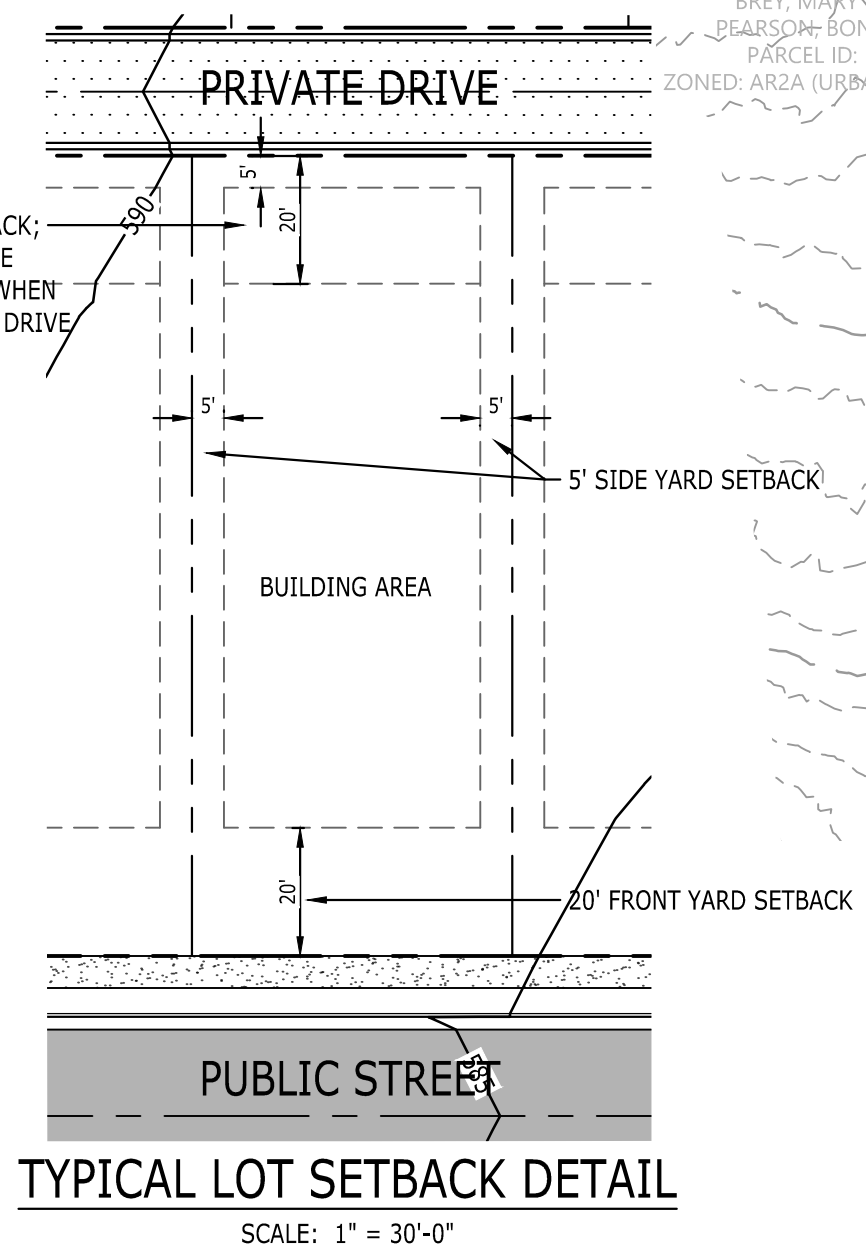
SINGLE FAMILY UNITS: 78 UNITS

EXISTING ZONING: AR2A (AGRICULTURAL / RESIDENTIAL)
 CCM POLICY: T3 NE (NEIGHBORHOOD EVOLVING)
 PROPOSED ZONING: SP (SPECIFIC PLAN)

EXISTING LAND USE: VACANT RURAL LAND
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED DENSITY: 3.74 DWELLING UNITS / ACRE

PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.

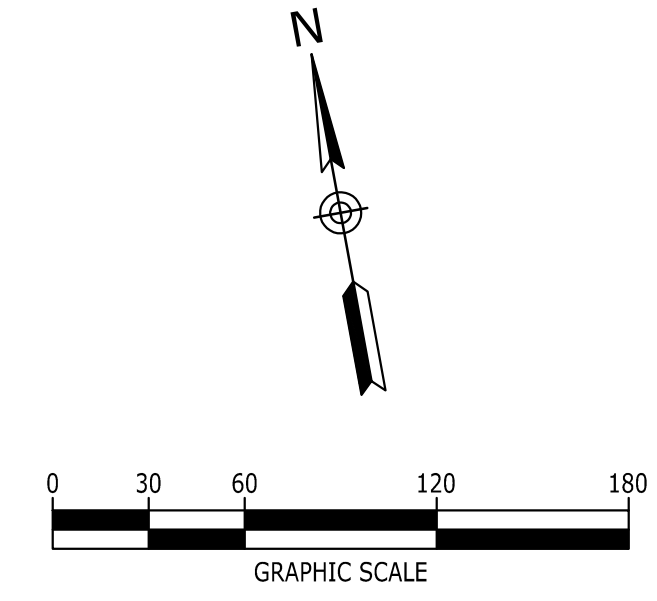


LOT #	ACRES	SQ. FT.
1	0.17	7616.4
2	0.12	5065.4
3	0.11	5000.0
4	0.11	5000.0
5	0.11	5000.0
6	0.11	5000.0
7	0.11	5000.0
8	0.11	5000.0
9	0.11	5000.0
10	0.11	5000.0
11	0.11	5009.6
12	0.12	5199.9
13	0.16	6957.7
14	0.19	8252.6
15	0.15	6361.5
16	0.13	5500.0
17	0.13	5500.0
18	0.13	5500.0
19	0.13	5500.4
20	0.15	6439.2
21	0.16	6805.9
22	0.18	7823.4
23	0.25	11058.7
24	0.19	8438.0
25	0.13	5860.8
26	0.27	11675.0
27	0.23	10139.9
28	0.22	9589.3
29	0.16	6929.0
30	0.19	8156.8
31	0.23	9878.8
32	0.18	7630.4
33	0.18	7630.4
34	0.15	6518.0
35	0.14	6250.0
36	0.14	6250.0
37	0.14	6250.0
38	0.22	9548.5
39	0.18	8023.4
40	0.18	7665.7

LOT #	ACRES	SQ. FT.
41	0.19	8386.3
42	0.14	6198.2
43	0.16	6779.3
44	0.17	7360.3
45	0.18	7939.3
46	0.19	8184.6
47	0.26	11302.8
48	0.16	7124.1
49	0.14	6251.0
50	0.14	6250.0
51	0.14	6250.0
52	0.14	6250.0
53	0.15	6475.7
54	0.17	7478.4
55	0.23	10025.2
56	0.18	7752.9
57	0.14	6000.0
58	0.14	6135.5
59	0.14	6167.4
60	0.14	6103.6
61	0.14	6167.4
62	0.18	7895.5
63	0.18	7750.0
64	0.18	7750.0
65	0.18	7750.0
66	0.18	7750.0
67	0.18	7750.0
68	0.18	7750.0
69	0.18	7750.0
70	0.18	7750.0
71	0.18	7750.0
72	0.18	7750.0
73	0.18	7750.0
74	0.18	7750.0
75	0.18	7750.0
76	0.18	7750.0
77	0.17	7578.3
78	0.21	9084.3

LEGEND

BUILDING	[Symbol]
CONCRETE PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
HEAVY DUTY PAVEMENT	[Symbol]
LIGHT DUTY PAVEMENT	[Symbol]
PAINTED STRIPE	[Symbol]
CONCRETE CURB	[Symbol]
CENTERLINE	[Symbol]
TACTILE WARNING	[Symbol]



Catalyst DESIGN GROUP
 1524 WILLIAMS DRIVE, SUITE 201, MURFREESBORO, TN 37129
 (615) 622-7200 | WWW.CATALYST-DCG.COM

CENTURY COMMUNITIES
 2630 ELM HILL PIKE, SUITE 110
 NASHVILLE, TN 37214

METRO PROJ. NO.: 2023SP-040-001
 PRELIMINARY SP SITE PLAN

4057 MAXWELL ROAD RESIDENTIAL
 4057 MAXWELL ROAD
 ANTIUCH, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION
2023-04-18	PRELIMINARY SP SITE PLAN RESUBMITTAL	
2023-03-29	PRELIMINARY SP SITE PLAN SUBMITTAL	

DRAWING TITLE: **SP SITE PLAN**

PROJECT NUMBER: 20220225

DRAWING NUMBER: **C1.0**



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

Nashville Environmental Field Office
711 R.S. Gass Boulevard
Nashville, TN 37216
Phone 615-687-7000 Statewide 1-888-891-8332 Fax 615-687-7078

June 1, 2023

e-copy: rmiller@rsmillergroupllc.com

Re: Hydrologic Determination (DWR ID No. 32216)
4057 Maxwell Road

Dear Landowner:

On May 4, 2023, the Division of Water Resources (division) received a jurisdictional waters report submitted on your behalf by Brandon Garrett (TN QHP No. 1130-TN15) with RS Miller Group, LLC under the auspices of rule §69-3-108(r). These water features are located on property located at 36.036936, -86.591415 (Lat/Long), in Davidson County, Tennessee. Please note that all geographic coordinates provided in this letter have a limited precision and should be considered approximate.

Please see the attached map and table for a summary of the jurisdictional determinations made by the division for the water features on site. These determinations are based on the information and documentation in the submitted report, the division's observations, and the rules and guidance regarding hydrologic determinations.

It is important to note this correspondence is not intended to represent a comprehensive water resource inventory of an entire site. The determinations made in this letter only concern those water features identified within the submitted report and depicted on the attached map. **It is the property owner's responsibility to consider and report any additional water features within the property boundaries that may be affected by activities associated with development.**

Alterations to streams, wetlands, ponds, or other waters may only be performed under the coverage of, and conformance to, a valid *Aquatic Resource Alteration Permit (ARAP)* issued by the division, except where authorized by Rule. ARAP applications and provisions are available on-line at <http://www.tn.gov/environment/article/permit-water-aquatic-resource-alteration-permit>.

Any alterations to wet weather conveyances must be made in accordance with the requirements of Tenn. Code Ann. § 69-3-108(q).

June 1, 2023

Page 2 of 4

Hydrologic determinations are advised and governed by Tennessee Department of Environment and Conservation (TDEC) rules and regulations, and therefore only apply to the State's permitting process. Because these and other various water features on-site may potentially also be considered jurisdictional Waters of the United States, any alterations to them should only be performed after consultation with the U.S. Army Corps of Engineers.

If the disturbed area of this project is one acre or greater, coverage under the *General NPDES Permit for Stormwater Discharges from Construction Activities (CGP)* will be required from this division before any clearing or earth moving activities are started. Information on the construction stormwater permit is available online at <http://www.tn.gov/environment/article/permit-water-npdes-stormwater-construction-permit>.

Discharges and alterations to sinkholes may require the submittal of an application and written authorization under the provisions of TDEC Rules. Information and applications regarding the Underground Injection Control program may be seen online at <https://www.tn.gov/environment/permit-permits/water-permits/underground-injection-control-permit.html>. Physical alterations or re-routing of surface hydrology to a sinkhole may require coverage under the *Class V Injection Control Permit*.

I appreciate the opportunity to assess the water features on site prior to site plan finalization and initiation of construction activities. Because natural variation and human activities can alter hydrologic conditions, the division reserves the right to reassess the status of the water features in the future.

Thank you for your interest in water quality in Tennessee. If you have any questions or need additional information, please contact me at 615-687-7101 or by email at Brandon.Yates@tn.gov.

Sincerely,

Brandon Yates

Division of Water Resources

cc:

U.S. Army Corp of Engineers, NashvilleRegulatory@usace.army.mil

Features	Classification	Start (Lat/Long)	End (Lat/Long)
STR-1	Stream	36.037353, -86.590936	36.036697, -86.590466
WWC-1	Wet Weather Conveyance	36.036936, -86.591415	36.036760, -86.590546
WWC-2	Wet Weather Conveyance	36.036613, -86.590182	36.036697, -86.590466
WTL-A	Wetland	36.037442, -86.591027	





WATER & SEWER SERVICE PERMIT

Thursday, June 1, 2023 9:07 am

Page 1 of 2

DATE ENTERED	PERMIT TYPE / NUMBER	REFERENCE	PROJECT NUMBER
1-Jun-2023	WATERCAP T2023035881	WSAVAIL 2023024056	77WG010D

PARCEL

ADDRESS: 4057 MAXWELL RD ANTIOCH, TN 37013	APN: 17500006400
PERMIT NAME: 4057 MAXWELL ROAD RESIDENTIAL	DISTRICT: 33
OTHER LOCATION: 4057 MAXWELL RD 37013	

PROPOSED DEVELOPMENT

WSWCAP	WS Water Capacity Fees
EASEMENT NUMBER:	
EXCAVATION NUMBER:	
Proposed: 78 Single Family Units (27,300 GPD) Existing: Single Family Home (350 GPD) Projected Flow: 26,950 GPD	
Commitment: 1 Year (30%): \$33,000.00 (Due 8/30/2023) 2 Year (55%): \$59,125.00 (Due 5/31/2024) Perpetuity (100%): \$105,875.00 (Due 5/31/2025)	
Public Water Extension	
SE - 647 ~~Notes~~	
<ul style="list-style-type: none"> * Thirty percent (30%) is due within 90 days from the permit date. * Three 90 day extensions are all allowed. Extensions do not affect the permit date or the final payment date. * Regardless of utilization of extensions, fifty- five (55%) of the capacity fee is due by the one year anniversary of the permit date. * One hundred (100%) is due two (2) years from the permit date. * Capacity fees paid are non-refundable with the exception of projects that are not approved by other Metro agencies. Refunds may be requested following current Metro Government Code. * All applicable tap fees, service charges, and any remaining capacity fees must be paid at the time of application for physical connection to the public system or final U&O approval. * sewer facilities will be at the expense of the developer. This includes any required offsite public infrastructure improvements unless there is a Developer/Metro Participation Agreement approved by MWS and Metro Council and recorded by Metro Clerk. * Any capacity installment payments outside allowable schedules will result in a relinquishment of remaining capacity. Request of any capacity above that that has been secured by capacity charge payment will require reapplication, system capacity review, and application fee. * Availability of water service is only representative of that for the domestic flow volume(s) requested. Needed volume above that submitted to Metro Water Services, such as fire flows, will require submittal and approval by the Metro Fire Department. 	
~~Special Notes Affecting Water Service~~	
<ul style="list-style-type: none"> * Depending on activity on premise, sewer availability may be conditional to any pre-treatment and/or Industrial Compliance requirement of MWS. * Water service to premise may require the installation of a water service line pressure reducing valve (PRV). Water distribution system pressure at or above 150 psi will require the installation of a PRV in front of the domestic or irrigation meter. This will be installed, owned and operated by MWS. Depending on the elevation of the structure served and regardless of system pressure at the meter, the customer/property owner may need to install a service line PRV to protect internal plumbing fixtures. PRVs under this circumstance would be installed, owned and operated by the customer/property owner. 	
If you have any questions please email MWS.EPlanRev@nashville.gov.	

OWNER OF RECORD

MARTIN, MICHAEL LEON 8703 DIANE ST MURFREESBORO, TN 37129	PHONE:
---	---------------

PROFESSIONAL

PHONE:

APPLICANT

CONTACT/BILLING INFORMATION

Catalyst
Sam Jones
5100 Tennessee Ave
Nashville, TN 37209

CENTURY COMMUNITITES INC
8390 E CRESCENT PARKWAY
STE 650
Englewood, CO 80111

WATER & SEWER INFORMATION

MXU NUMBER:
ECR NUMBER:
METER NUMBER:

METER SIZE:
METER TYPE:
METER LOCATION:

CUSTOMER SIGNATURE: _____

Sam Jones

METRO: _____

Charissa Mishu



WATER & SEWER SERVICE PERMIT

Thursday, June 1, 2023 9:12 am

Page 1 of 2

DATE ENTERED	PERMIT TYPE / NUMBER	REFERENCE	PROJECT NUMBER
1-Jun-2023	SEWERCAP T2023035882	WATERCAP T2023035E	20SL0143

PARCEL

ADDRESS: 4057 MAXWELL RD ANTIOCH, TN 37013	APN: 17500006400
PERMIT NAME: 4057 MAXWELL ROAD RESIDENTIAL	DISTRICT: 33
OTHER LOCATION: 4057 MAXWELL RD 37013	

PROPOSED DEVELOPMENT

WSSCAP	WS Sewer Capacity Fees
EASEMENT NUMBER:	
EXCAVATION NUMBER:	
Proposed: 78 Single Family Units (27,300 GPD) Existing: Single Family Home (350 GPD) Projected Flow: 26,950 GPD	
Commitment: 1 Year (30%): \$55,200.00 (Due 8/30/2023) 2 Year (55%): \$98,900.00 (Due 5/31/2024) Perpetuity (100%): \$177,100.00 (Due 5/31/2025)	
Public Sewer Extension	
~~Notes~~	
<ul style="list-style-type: none"> * Thirty percent (30%) is due within 90 days from the permit date. * Three 90 day extensions are all allowed. Extensions do not affect the permit date or the final payment date. * Regardless of utilization of extensions, fifty- five (55%) of the capacity fee is due by the one year anniversary of the permit date. * One hundred (100%) is due two (2) years from the permit date. * Capacity fees paid are non-refundable with the exception of projects that are not approved by other Metro agencies. Refunds may be requested following current Metro Government Code. * All applicable tap fees, service charges, and any remaining capacity fees must be paid at the time of application for physical connection to the public system or final U&O approval. * sewer facilities will be at the expense of the developer. This includes any required offsite public infrastructure improvements unless there is a Developer/Metro Participation Agreement approved by MWS and Metro Council and recorded by Metro Clerk. * Any capacity installment payments outside allowable schedules will result in a relinquishment of remaining capacity. Request of any capacity above that that has been secured by capacity charge payment will require reapplication, system capacity review, and application fee. * Availability of water service is only representative of that for the domestic flow volume(s) requested. Needed volume above that submitted to Metro Water Services, such as fire flows, will require submittal and approval by the Metro Fire Department. 	
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PROFESSIONAL

PHONE:

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8390 E CRESCENT PARKWAY
STE 650
Englewood, CO 80111

WATER & SEWER INFORMATION

MXU NUMBER:
ECR NUMBER:
METER NUMBER:

METER SIZE:
METER TYPE:
METER LOCATION:

CUSTOMER SIGNATURE: _____

Sam Jones

METRO: _____

Charissa Mishu