

## DEVELOPER REQUIREMENTS PRIOR TO CLOSING WITH WATER AND WASTEWATER AUTHORITY OF WILSON COUNTY

Adenus Operations, L.L.C. (Adenus), provides sewer services in some areas of Wilson County under contract with the Water and Wastewater Authority of Wilson County (WWA). Services are provided in the form of individual residential, or commercial, service taps.

Adenus coordinates the project for the Developer with the WWA and the Tennessee Department of Environment and Conservation (TDEC). The process for a new project will take approximately 6 to 8 months to complete.

The WWA requires a closing on the property prior to a final plat being ready for recording. This closing is scheduled with the WWA's attorney, the Director of the WWA, Adenus, and the Developer. When a final plat closing is requested, the WWA is required to sign a plat as the entity responsible for providing sewer service to the property shown on that plat. The WWA must have certain assurances that they can provide for these services.

In an effort to reduce the confusion for Developers, the following should be considered the minimum requirements necessary to request a closing on their development.

Responsibilities of Developer prior to scheduling closing of property for final plat signing:

1. Project must be presented to the WWA Board, and be accepted as a sewer project. This needs to be done early in the process.
2. Project must have a final State Operating Permit (SOP) issued. If Developer's project is connecting to a larger facility with an existing SOP, sewer capacity must be available in that system and have a letter from Adenus stating that capacity is available.
3. Construction plans for the treatment facility must have the approval of Adenus, the WWA's engineer, and TDEC.
4. Sewer collection system construction plans (Force mains, collection mains, etc.) must have approval of Adenus, the WWA's engineer, and TDEC.
5. Developer must submit 5 copies of the proposed final plat to the WWA at least 10 working days prior to a requested closing.
6. Developer must have any offsite easements acquired and recorded, and must be in a form acceptable to the WWA. A Base plan for all offsite easements must be prepared and submitted to the WWA.
7. Developer must have an executed contract with Adenus and have all fees paid according to the contract terms.
8. Developer must have a letter from the WWA engineer stating the amount of bonding that is required, and have an instrument prepared that is acceptable to the WWA that satisfies the bonding requirement. If Developer has installed components of the system prior to the closing, an inspection approval letter from Adenus is required and must be submitted

to the WWA with adequate supporting information regarding existing facilities.

9. Developer must submit the Final Plat – intended for recording – to the WWA prior to the closing. This is the Final Plat that the WWA will sign for recording once the above minimum requirements have been met.

This list is intended as a guide to assist the Developer in preparing for a Final Plat closing. Other items may be required that will be noted during review by the WWA Engineer, and Adenus.

It is the Developers responsibility to ensure that WWA, WWA's engineer, and Adenus are in agreement that a closing is warranted.

**Developer closing checklist for developments using on-site sewer treatment and disposal systems in Wilson County, TN.**

1. Project presented to WWA Board for acceptance (early in process)
  - accepted
2. State Operating Permit
  - issued
  - or, Adenus letter stating capacity is available at an existing facility
3. Treatment system construction plans approved by:
  - WWA engineer
  - TDEC
  - Adenus
4. Sewer collection system construction plans approved by:
  - WWA engineer
  - TDEC
  - Adenus
5. 5 copies of the proposed final plat to the WWA at least 10 working days prior to a requested closing:
  - submitted
6. Offsite easements (if required)
  - recorded, or acquired in form acceptable to WWA
  - Base plan submitted
7. Contract with Adenus
  - Executed
  - or, ready to execute at closing with all associated fees
8. WWA required system bonding:
  - Letter from WWA stating required bonding amount
  - Instrument securing the required bonding in a form acceptable to the WWA
9. Final plat – intended for recording
  - submitted
  - or, bring to closing for signature

Projects that request a closing that have not met the above minimum requirements will not be scheduled for closing.

**It is the Developers sole responsibility to ensure that all of the above minimum requirements have been met.**

## **Contact information:**

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### **Water and Wastewater Authority Engineer – (615) 449-2951**

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