



October 6, 2022

Mr. Joshua Gibbs

Kolter Land

14025 Riveredge Drive, Suite 175

Tampa, FL 33637

*Sent via email: [jgibbs@kolter.com](mailto:jgibbs@kolter.com)*

**RE: Water Availability Letter**  
**Big Bear Bluffs – 300 Units**  
**400 Bear Creek Pike**  
**Tax Map 90, Parcel 12.01**  
***Columbia, Maury, TN***

Dear Mr. Gibbs:

Columbia Power and 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, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 300 multi-family units. This development is within the CPWS service area, and CPWS is able to meet a fire-flow capacity of 1,500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.



In addition to the cost-shared infrastructure improvements for this development zone, the following project-specific requirements must be constructed by the developer in order for CPWS to provide service to the development:

- Domestic waterline connection will be made to the existing 16-inch water main located on Bear Creek Pike.
- A new minimum size 10-inch water main will be constructed from Bear Creek Pike to the development. To support future single-family developments on the adjacent properties, the 10-inch water main must be increased to a 16-inch main. The overall master plan for the site is for the 16-inch to connect to Iron Bridge Road as part of future phases.
- Dual master meters will be installed off the new main at the development entrance, for redundancy in the event of maintenance. Any sub-metering of individual units will be the responsibility of applicant.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

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

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide construction drawings for all public water infrastructure for the proposed development in both CAD and PDF format for CPWS review.
- When applicant has resolved all comments provided by CPWS for the construction drawings, CPWS will provide an approval letter and flow calculations to support TDEC approval of the construction drawings.
- Applicant then submits drawings to TDEC for approval. Upon approval by TDEC, applicant may schedule a pre-construction meeting with CPWS. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then 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.



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If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 615-934-7499 or [jason.english@inflodesign.com](mailto:jason.english@inflodesign.com). This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Jason English". The signature is written in a cursive, flowing style.

Jason English, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS  
File 22-081