



Water and Sewer Department
332 Home Avenue,
Maryville, TN 37801
(865) 273-3300

March 25, 2026

Richard J. Porter
Gross Residential
14300 Ridge Road
North Royalton, OH 44133

Subject: Conditional Sewer Will-Serve and Capacity Confirmation

Dear Mr. Porter,

This letter serves as formal confirmation that the City of Maryville Water and Sewer Department (WSD) will provide public sanitary sewer service, subject to the conditions outlined herein, to Parcel 090 018 (the Parcel) located at 3652 US Hwy 411 S, Maryville, TN 37801 for the proposed development of approximately 524 multi-family residential units (Development).

Based on WSD's current system information, the sewer basin that will serve the Parcel currently appears to have adequate capacity to handle the proposed Development as of the date of this letter.

Sewer service is contingent upon Gross Residential extending WSD's public gravity sewer system to the Parcel in full compliance with all applicable WSD standards, regulations, and connection requirements. The design, construction, and cost of the extension will be the full responsibility of Gross Residential. This letter does not constitute a development approval, capacity reservation, or vesting of rights.

If you need any additional information, please feel free to contact me at (865) 273-3300 or via email at the email address below.

Sincerely,

Trevor Hendrix, PE
Water and Sewer Engineer
City of Maryville Water & Sewer Department
tahendrix@maryville-tn.gov



Fort Loudoun Electric Cooperative

116 Tellico Port Road
P.O. Box 1030
Vonore, TN 37885-1030

Ph: 1-877-FLEC-ORG
Fax: 423-844-2116

Monday March 9, 2026

Marcus Huntz
GROSS RESIDENTIAL
14300 Ridge Road
North Royalton, OH 44133
(440)237-1681 – Office
(440)821-9522 – Cell
www.grossresidential.com

RE: Willingness to Serve, Electrical Distributor for Area, US-411 near US-129, Maryville, TN (Blount County)

Dear Mr. Huntz:

This letter is in response to your request for information on the availability of electrical service for a development located at 3652 US Hwy 411 S in Maryville, TN. This letter acknowledges that the above referenced development is located in an area served by Fort Loudoun Electric Cooperative and has sufficient capacity to serve the proposed 524 unit apartment community and associated amenities.

As your project design matures, please keep us updated on your project plans. Please plan to provide a site plan in the future in CAD format that is coordinate correct for our insertion into our Geographical Information System for our design and mapping process.

Thank you for reaching out, and we look forward to working with you on this important project.

Sincerely,

Chad Kirkpatrick, P.E.
V.P., Operations & Engineering
Chad.Kirkpatrick@flec.org

South Blount County Utility District
320 Partnership Parkway
Maryville TN 37801
Ph. 865-982-3560 Fax. 865-984-8330
www.southblountutility.org



Date: March 24, 2026

To:

Clayton Barron

Dear Mr. Barron,

South Blount County Utility District (SBCUD) is aware of the proposed 524 apartment complex development (Gross Residential) located at 3652 US HWY 411 in Maryville, TN. Pending review and approval of all utility plans and all contractual obligations by the developer, SBCUD can provide water service and fire hydrant capacity to this proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Quentin Caldwell', is written over a faint, light blue circular watermark that matches the South Blount County Utility District logo.

Assistant District Manager