



RENAISSANCE DEVELOPMENTS, LLC

Canterbury Manor Phase III LPP Sewer System – Simple Overview for Homeowners & Builders

- Canterbury Manor Phase III is served by a **private decentralized sewer system**, not individual septic systems.
- **There are no individual septic tanks in homeowner yards.**
- **There are no grinder pumps or sewer pumps located in homeowner yards.**
- Each lot will have a **standard sewer connection located near the front property line**, similar to a typical municipal gravity sewer connection.
- Homeowners and builders will connect to the sewer system just like they would in a traditional subdivision.
- The main LPP treatment and pumping equipment is located **north of the subdivision and out of sight from homeowners.**
- The sewer system is **owned, operated, and maintained by a regulated utility company**, not the homeowners.
- The **HOA is not responsible** for operating or maintaining the sewer system.
- Homeowners will pay a **monthly sewer utility fee of approximately \$75/month** to the utility company for operation and maintenance of the system.
- The utility company handles:
 - System maintenance
 - Repairs
 - Monitoring
 - Regulatory compliance
 - Long-term operation of the sewer infrastructure
- This setup provides homeowners with the convenience of a centralized sewer system without the maintenance responsibilities associated with traditional septic systems.
- The system is designed and permitted in accordance with applicable Tennessee Department of Environment and Conservation requirements and utility regulations.

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