

ALL DEPARTMENTS REVIEW COMMENTS (First Submittal/Design V1)

Community Development Department

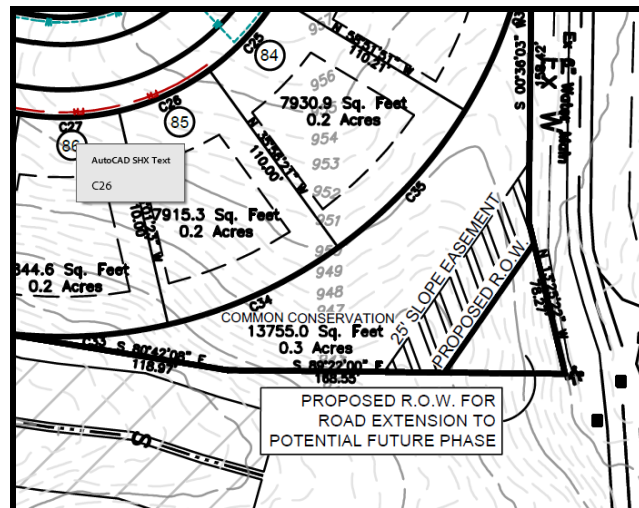
- Need to correct the setbacks between lots 60/61, 68/62, 39/40, 37/38, and any lots which do not alternate 5' with 15' on the side setbacks. Two side setbacks of 5' cannot adjoin one another.
- Lot 1 requires 30' setback off Cedar Springs.
- A minimum of 5' sidewalk is required on one side of all streets and must be shown on the plat.
- The building envelope for Lots 25, 92, and 93 must be removed in their entirety from the stream buffer area.
- Remove the solid line shown in Lots 20, 24, 29, and any others which may have one.
- Keith Lane must be brought up to city standards from the proposed intersection to Cedar Springs. This includes but is not limited to curb and gutter, 5' sidewalk, and 22' of pavement.
- Provide a matrix of all lots which lists lot size and the required conservation acreage for each lot to ensure each lot meets the minimum lot size of 8,000 square feet.
- A preliminary plat base fee of \$50.00, plus \$5 per lot must be paid once lot configuration has been finalized and staff comments addressed.

Fire Department

- While the current proposal appears to provide for the minimum number of hydrants needed to meet requirements based upon footage, access issues dictate the need for a hydrant at the intersection with Cedar Springs.
- The hydrant in front of Lot 10 should be relocated to the intersection identified as Evergreen Way instead of the present location.
- As the design is updated, additional comments regarding the exact location of the proposed hydrants may be provided.

Public Works

- The proposed 25' ROW on the southeast corner of the property must be a minimum of 50' if the intent is to use it as access for a future expansion. Changing this will reduce the square footage of the common conservation area so this will need to be updated as well. See image below.



AUB

PRELIMINARY PLAT COMMENTS

- Comments in the sections below are from the PUD review and are still applicable.
- Double check entrances for any conflicts with existing PP locations.
- Water will need to be connected from Cedar Springs to Keith.
- Show FH.
- Specific utility comments apply that were discussed at the October 17th meeting with AUB.
- No dead-end utilities are allowed.
- Utilities must plan for future growth.
- AUB assumes a more detailed set of Construction Documents for water and wastewater infrastructure (i.e., Plans & Specs) will be submitted directly to AUB for review and a DWG file will be made available for POWER/FIBER and NATURAL GAS to perform their design.
- AUB's Water and Sewer detailed requirements and standards have been sent under separate cover to Southern Consulting.

GENERAL

- Water, Wastewater, Power, and Natural Gas are available at the site.
- AUB will require a utility meeting with the designer/developer upfront to discuss the utility design, our standards, procedures, and fees.
- Aid of Construction (AOC) cost and taps fees will apply.
- Designers may be asked to modify the utility layout as space is a premium. Water/wastewater/Natural Gas/Power services and mains will be competing, and with storm pipes and inlets, not to mention FHs and xfmr locations.
- Water/Wastewater CDs and calculations must be submitted to AUB first and approved, prior to the designer submitting them to TDEC for approval.
- Contractor installed utilities performed by contractor licensed in TN to do so.
- Water/Wastewater approved material submittals required prior to construction.
- Preconstruction conference required prior to installation of contractor installed utilities
- AUB inspection/testing of utilities during construction and prior to acceptance
- Developer/Owner to sign Conveyance Agreement with AUB transferring installed assets to AUB.
- One year warranty period applied on installed assets.
- FH number and locations to be established by the City Fire Chief.

NATURAL GAS

- If desired, AUB requires a letter requesting it.
- AUB will design and install after the service is applied for. Once the roads are to grade AUB will formalize the plan, develop a work order, order the materials, and schedule the installation.
- Some fees may apply

POWER

- AUB will design and inspect all.
- Contractor is responsible for installing conduits w/pull rope to AUB specs.
- Once complete and service applied for, AUB will pull conductors, and set transformers.
- AOC costs will apply along with meter and connection fees.

WATER

- Mains and services installed by contractor using approved material and construction methods, AUB inspected.
- AUB to install tap and valve, contractor to install rest, AUB inspected

- AOC cost applicable if AUB effort above typical (i.e., road xing, etc.)
- All tap fees apply
- Preliminary layout
 - Show line sizes on plans
 - No dead ends except to future phase. Loop mains
 - Main tapped on Cedar Springs Road must connect through to Keith Ln.

WASTEWATER

- 100% of existing and future must be included in the networked pressure sewer system design calculations.
- Design/calculations must account for future phases, AUB has standardized on E-One pumps
- Mains and services installed by contractor using approved material and construction methods, AUB inspected.
- AUB to install E-One pumps and service lines to the contractor installed sewer connection box at road
- Building contractor to bring gravity sewer to the pump along with power once tap fee is paid
- AOC cost applicable if AUB effort above typical (i.e., road xing, etc.)
- All tap fees apply
- Preliminary layout
 - Show line sizes on plans, flushing stations, etc.
 - Show connection to future phase, size all accordingly
 - Contractor

13.32

C33

S 80°42'08" E
118.97'

C34

C35

C36

S 00°36'03" W
158.42'

N 12°53'22" W
78.27'

50.00'

COMMON CONSERVATION
13,756.34 Sq. Feet
0.32 Acres
S 89°22'00" E
168.55'

25' SLOPE EASEMENT

PROPOSED R.O.W.

PROPOSED 50' R.O.W. FOR
ROAD EXTENSION TO
POTENTIAL FUTURE PHASE

34.50'

50.00'

26.00'

110.00'

N 89°24'20" W

(25)

34.50'

N 42°55'25" W

68.13'

STREET TO END WITH HAMMERHEAD FOR THIS PHASE

N 00°35'40" E

78.87'

S 89°24'20" E

50.00'

00°35'40" E

66.66'

15.00'

81.41'

N 82°39'47" E

50.00'

N 02°20'13" W

110.00'

(89)

(88)

S 02°20'13" E

110.00'

(87)

S 82°39'47" W

50.00'

S 82°39'47" E

50.00'

50.00'

LEGEND

STREAM BUFFER

6

engineering that will be completed and implemented between this phase and final plat phase will be the deciding factor if this concept will work as designed.

Staff recommends Patio Home Preliminary Plat approval subject to all concerns and comments listed under the “ALL DEPARTMENTS REVIEW COMMENTS” section of this staff report being addressed and the development meeting all applicable development codes required to gain final plat approval.