

Staff Review Comments

Community Development Department

- Planning Commission approval is required. Please notify us by the 15th of the month if you wish to have it added to the next upcoming Planning Commission agenda.

Fire Department

- If infrastructure is available to support it, a fire hydrant will need to be installed. (Note: I have asked AUB if infrastructure is available and am waiting for a response. I will update you as soon as they provide me additional information.)

Public Works

- No additional comments.

AUB

- No additional comments.

TDOT

- This location is not well suited for driveways as site distance is minimal due to a crest vertical curve along Highway 39 where these lots are planned. If approved as is, there is nothing TDOT can do to improve this condition.
- It would be preferable to have a roadway entering the property at a location with better sight lines which all parcels could access from the interior of the property, especially if any further development of this property is planned in the future.

AUB info on fire hydrant

At that location we have:

- 6" water main right in front of these lots.
- No sewer.
- 2" gas line across the street
- VEC's power

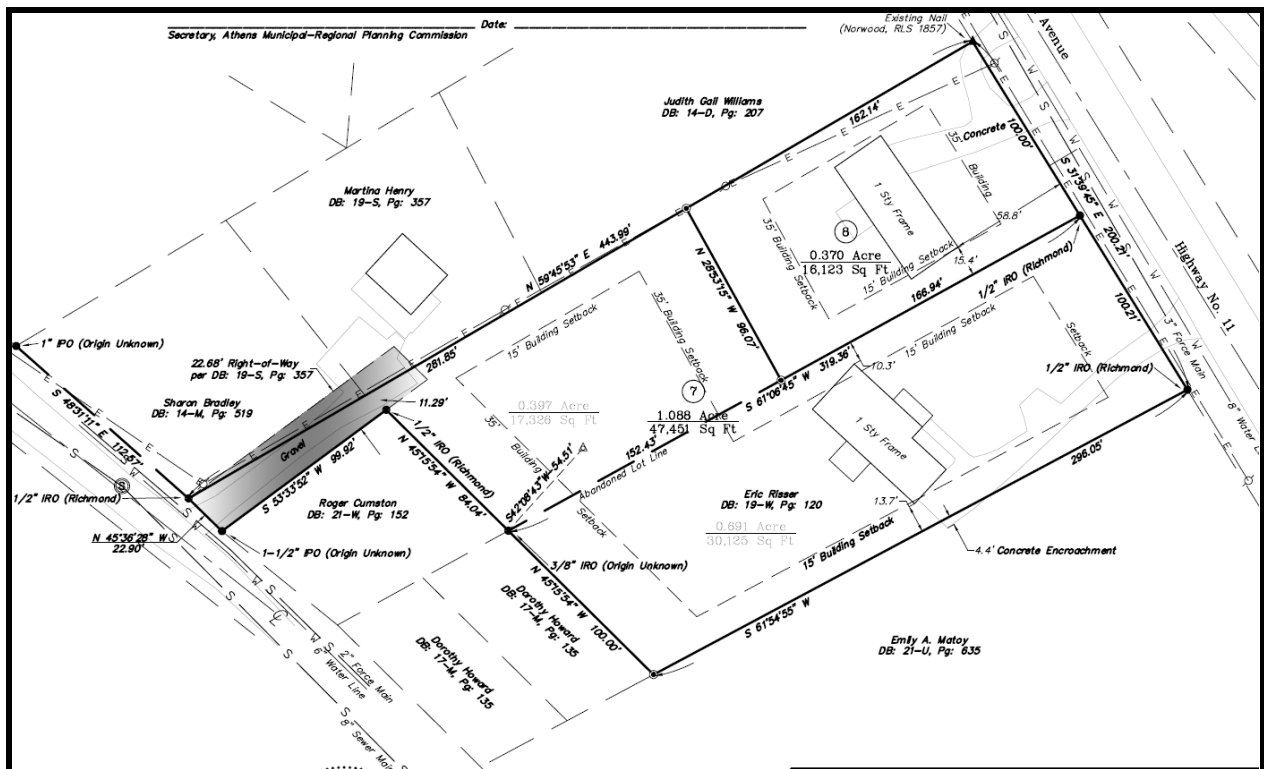
As for the locations of FHs, we let that up to the you. We just determine the specs of what type to use, and if we have the pressure and flow to supply them.

That location is near the end of our line, but we did install a FH last September about 3,000 ft past this location headed south in front of the Faith Baptist Tabernacle Church. It had a static pressure reading of 110 psi and flowed 850 gpm @ 30 psi. I'd figure that a FH in front of these 3 lots that are about 32 ft higher in elevation than the other FH, we would have a static pressure reading of around 95 psi and would flow 838 gpm at 20 psi, or 65 psi at 500 gpm. So we're good to go.

The owner would need to come by our offices and talk to our CSRs about having AUB install a FH at that location. They would need a street address and the ability to pay the \$4,000 FH charge for setting the FH. We of course would want to look at it to make sure we don't have to do anything extra during the installation that would cost them more.

The plat has been reviewed by Staff and AUB. If the fire hydrant installation has been secured by AUB then Staff recommends approval if all signature blocks have been completed.

- 2. Public Comments and Final Plat approval request** for Eric Risser on property shown as Tax Map 048H Group A Parcels 013.00 and 013.01 on the Tennessee Real Estate Property Assessment Data Website. The subdivision is located off Ivory Street and Ingleside Avenue Zoned R-2 Medium Density Residential and contains 1.458 acres and two (2) lots.



The plat has been reviewed by Staff and AUB. Staff recommends approval if all signature blocks have been completed.