



Memo

Date: October 13, 2025
To: Phillip Grooms, City Manager
From: Ricky Oakley, PE
Copy: Dale Brown, PW Director
Ted Howell, Asst. PW Director
Subject: Application for Water Service – 222 Appletree Street

CEC Project No.: 334-922/T005
Chris Brooks, Planning Director
Peter Chimera, PE, CEC Project Manager

Civil & Environmental Consultants, Inc. (CEC) has completed its review for an availability of water service at 222 Appletree Street. This request was made by Derrick Mayberry on Jan. 28, 2025. Mr. Mayberry plans to build four townhomes. The request was for service from two existing taps and two additional taps.

Examination of the City's Water System GIS indicates a 6-inch water line parallels the southern ROW of Appletree Street and is on the same side as the property for future service.

This request is for a multi-family unit. As such, water availability must consider TDEC minimum requirements for fire hydrant installation¹. Data from the City's GIS data indicates fire hydrant 134 at 208 Appletree Street which is 370 feet from the project site was flow tested in 2022 with the following results:

Static Pressure: 90 psi
Flow: 630 gpm
Residual Pressure: 30 psi

These results comply with TDEC requirements; however, the test is now 3 years old. As such, CEC recommends approval of this request for use of two (2) existing service taps and two (2) new residential service taps contingent on receipt of a new flow test from the developer confirming that 500 gpm fire flow is still available. Approval is valid for six months from the date of this correspondence.

Please call if you have any questions.

End of Memorandum

Enclosures: Customer Water Meter/TAP Installation Request
Excerpt of GIS Map with supplemental notes

¹ A water main must be capable of flowing 500 gpm at 20 psi for installation of a fire hydrant.

City of Mount Pleasant, Tennessee

209 Bond Street
Mount Pleasant, TN 38474

OFFICE: (931) 379 - 7177

FAX: (931) 379 - 0366

APPLICATION FOR WATER SERVICE

This application shall be submitted to the City of Mount Pleasant Public Works office for initial hydraulic review. Supplemental information may be requested to aid in the assessment of your request. The information exchanged between the City of Mount Pleasant and the applicant throughout this application process shall not be interpreted or implied as a guarantee of serviceability. All relevant fees will be identified to the Applicant by the City of Mount Pleasant after initial review of the Application for Water Service. This may include, but is not limited to, letter of availability, fire flow test, hydraulic modeling review, and engineering evaluation for off-site improvements.

Relevant Definitions:

1. Residential Service – Water service provided for domestic or irrigation purposes in a residential area and is not considered a commercial service.
2. Commercial Service – Water service provided to a customer for use in the promotion of a business or business product that is a source of revenue or income to the customer or others using the premises.
3. Subdivision – The division of a tract or parcel of land into two (2) or more lots, sites, or other divisions or any division of five (5) acres or less for the purpose, whether immediate or future, of sale or building development, and includes re-subdivision and when appropriate to the context, relates to the process of re-subdividing or to the land or area subdivided.

Provide the following information:

1. Provide a Preliminary Site Layout in .pdf format that, at a minimum reflects site layout including but not limited to roads, lots, buildings, rights-of-way, utilities, key map, etc. Site Layout shall be provide at a Scale not less than 1"= 100'.

2. Select the type of water service you are requesting:

- a. ☒ Residential Service
- b. ☐ Commercial Service

(existing tap on lot, 2 additional taps needed)

3. Are you requesting water service for a residential subdivision (parcel divided into 2 or more lots)?

- a. ☒ Yes —> Record # of Lots to be Served 3, Subd. Phase , Total Phases 1.
- b. ☐ No, my request is for one (1) residential lot with residential water usage.
- c. ☐ No, my request is related to commercial service or a residential multi-unit complex.

NOTE: If you selected "b." for Item No. 3 then skip to Item No. 5 and complete the application from there.

4. If you are requesting commercial service or for residential multi-unit complex then complete the following:

- a. Provide Number of Buildings to be Constructed
- b. Provide Type of Buildings to be Constructed
- c. Provide Use of Buildings to be Constructed
- d. Multi-unit Complex (# of Units) 4 Town houses

5. Total Water Demand Requirements (Provide all that apply):

- a. Commercial gpd.
- b. Fire Sprinkler gpd.

- c. Irrigation _____ gpd.
d. Residential (assume 200 gpd per metered customer) _____ gpd.

6. Site Information for Proposed Water Service Location: ☐ Primary Contact ☐ Yes ☐ No
- a. Site Owner Name Derrick Myberry
b. Site Address 222 Applefork St
c. Site Owner Telephone No. 931-286-1009
d. Site Owner Email Address SIADM1@gmail.com
e. Geographic Coordinates: _____ "N" _____ "W"
f. Residential Subdivision Name (if applicable) _____
g. Commercial Development Name (if applicable) _____

7. Developer Information (If applicable): ☐ Primary Contact ☐ Yes ☐ No
- a. Company Name DTM Enterprise LLC
b. Representative/Contact Name Derrick Myberry
c. Address 2305 Forest Lake Dr Nashville TN
d. Telephone No. _____
e. Email Address _____

8. Developer's Engineer Information (If applicable): ☐ Primary Contact ☐ Yes ☐ No
- a. Company Name _____
b. Representative/Contact Name _____
c. Address _____
d. Telephone No. _____
e. Email Address _____

9. Application is being submitted by:

- a. ☐ Site Owner
b. ☒ Developer
c. ☐ Developer's Engineer
d. ☐ Other

If you selected "Other", provide the following contact information: ☐ Primary Contact ☐ Yes ☐ No

- a. Name _____
b. Relationship to Site Owner/Applicant _____
c. Address _____
d. Telephone No. _____
e. Email Address _____

Upon receipt of completed application and service fee, the initial hydraulic evaluation process will begin. I further understand that there will be no agreement on the part of the City of Mount Pleasant to provide water service or approval of construction of water line extensions or upgrades until a contract has been approved and executed between the City of Mount Pleasant and the Applicant. Said contract will provide the amounts, schedule of payment of fees and consultant costs for design and permitting of all on-site and off-site improvements, if any. The Contract will be a basis for the condition of services including provisions pertaining to easements and general conditions.

Note: Failure to provide complete and accurate information for the questions listed above can result in delay or rejection of the Application for Water Service.

Applicant or Applicant's Representative:

Print Name Derrick Myberry

Signature [Signature]

Date 1-28-25

