



TECHNICAL MEETING
Tuesday, May 10, 2022

ITEM NO.
22-0098

DESCRIPTION: Final Plat 1B approval for 34 single-family homes in the Ridge at Carter's Station.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Sidewalk should be shown on both sides of Stone Creek Pass

Now shown.

Maury County E911

2. Windstone Trail--Approved, Stone Terrace Road--Approved, Stone Creek Pass--Was Denied. Laurel Brook CT--Should be one-word LaurelBrook CT, this was approved. Barrell Oak Pass--Developer was told this name is available but did not request this to be reserved.

Stone Creek Pass removed and replaced Barrel Oak Pass.

Maury County Schools

3. No comments Provided.

Duck River Electric Membership Corp

4. No comments provided.

Building

5. No comment.

Police

6. No comments provided.

Planning

1. Open space numbering different than preliminary plat

Open space numbering revised.

2. Open space park with benches - OS-6 on preliminary plat

Due to intersection/survey changes during construction plan review, the park with benches were moved south of the creek, along with CBUs.

3. Street names have changed, E911 approved??

Yes, street names have changed in discussion with Maury E911.

4. Lot sequence and location of drainage easements have changed from Preliminary Plat.

Lots have been renumbered accordingly due to moving the CBUs

5. This phase does not appear to provide adequate open space per 6.3.9.J and 12.7.2. Please either revise to show adequate open space or provide not explaining how space is provided across other phases of development.

Aggregate lot area provided = 265,550 sq

Lot area required under conventional standards = 340,000 sq"

Open space required (340,000 sq 265,550) = 74,450 ±

Creditable open space from stormwater facilities (158,945 sq".025) = 39,736

OS-9 is 8,403

74,449sq - 39,736sq ± 8,403 = 26,310 ± sf deficit.

An open space exhibit has been provided showing the open space for the development.

6. Please provide a "program for continued maintenance of all open space" per 12.7.5 if not already provided.

A Long Term Maintenance Plan (LTMP) and Developer's agreement has been submitted for this. The LTMP will be recorded alongside the final plat.

Atmos Energy

7. No comment.

Columbia Power

8. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Fire

9. Shall obtain fire flow readings from CPWS

Fire Flow readings from the Phase 1A area included. Phase 1B still pending.

10. Fire protection shall be in place before combustible materials arrive on site

Wastewater

11. No Comment.

Public Works

12. No comments.

Columbia Water

13. Needs B.T. & Deed-Over to be completed once binder is down.

ATTACHMENTS: Final Plat