

TECHNICAL MEETING
Tuesday, May 10, 2022

ITEM NO.

22-0100

DESCRIPTION: Request from Pentagon Holdings for preliminary plat approval of Theta Pike Estates being 211 s/f lot subdivision.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Subject to construction plans and TIS
2. Show karst feature locations from the report of geotechnical exploration on the preliminary plat. Structures/infrastructure should not be constructed over these areas.
3. Show location of detention pond outlets.
4. Request 4' grass strip between curb and sidewalk.
5. Geotechnical inspections shall be required during earth moving and grading activities per the geotechnical report.
6. Show preliminary grading
7. The minimum radius of curvature for any new right-of-way line shall be twenty-five (25) feet. All radii of curvature at intersections shall be twenty-five (25) feet.
8. The curb radius shall be fifteen (15) feet for all streets unless otherwise mentioned below.

The minimum curb radius for minor cross streets intersecting collector and arterial roads shall be thirty (30) feet.

9. Provide phasing if applicable.
10. Label roadways as public and provide classification
11. Show required TIS improvements.
12. No house driveways permitted within the roundabout.
13. Curves under deflection angles of ten (10) degrees shall be avoided where possible. See lots 5 and 6.
14. Legs at the intersection of the traffic circle shall have a 50 ft. tangent minimum
15. Are the culdesacs intended to be two way or one way traffic?
16. Provide a minimum of 37.5 ft of Right-of-way from the existing centerline along Theta Pike and Columbia Rock Road.
17. Provide a tangent of 100' where intersecting Theta Pike.
18. Provide 65 feet of right-of-way from the intersection of Theta Pike, measured from the edge of Theta Pike right-of-way-line 200 feet in length.
19. Show aquatic buff for stream along Columbia Rock Rd.
20. As a general note, curb inlets should be placed at least every 300 feet of roadway.
21. W Burt. Drive will be Major Local Classification, which required 65 feet of Right-of-way.

22. Based on the comments, Engineering suggest this item return to Technical Committee before being added to the CMPC agenda.

Maury County E911

23. Upon approval contact Maury County 911 for street name approval.

Maury County Schools

24. No comments provided.

Duck River Electric Membership Corp

25. No comments provided.

Police

26. No comments provided.

Building

27. No comments.

Planning

28. Typical lot layout has incorrect rear setback of 10' should be 30'
29. Add additional lot layout for corner lots showing 30' on all streets
30. Street yard setback off Theta Pike should show 40'
31. Show active open space area vs natural
32. Show landscape buffer areas along boundary
33. Please show planned phasing of Final Plats.
34. Provide plan for maintenance of park and common areas
35. Please add FIRM note

Public Works

36. No comment.

Atmos Energy

37. We have a 2" pe gas main at the end of West Burt Drive.

Columbia Power

38. Columbia Power System has an existing power line near your proposed development. After annexation, 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

39. Shall obtain fire flow readings from CPWS (in progress per Mike/CPWS, also will require system upgrades)

Wastewater

40. There are potential upgrades needed for the Theta Pike Pump Station in this area.

Columbia Water

41. – “The project is within Columbia Power and Water’s service area. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.”

ATTACHMENTS: Preliminary Plat