



TECHNICAL MEETING
Monday, August 9, 2022

ITEM NO.

22-0182

DESCRIPTION: Request from Lynn Ealey for preliminary plat approval of Heritage Green located off Baker Road and consisting of 185 lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Need to get a water available letter form CPWS

Engineering

2. Subject to TIS and Construction Plans
3. Provide general proposed contours at vertical intervals of not more than two (2) feet
4. Alley C. Curve into Alley B. 70 ft. horizontal centerline radius. Intersection skew shall be less 20 degrees. The angle of departure of a tangent shall not exceed twenty (20) degrees measured from the intersection of the intersecting street and the intersected street's right-of-way line.
5. Alleys shall connect between two streets or alleys and shall avoid having dead-ends. Provide a 70 ft. horizontal centerline radius curve instead (Example: Alley B and Alley E)
6. Provide typical street sections. See <https://www.columbiatn.com/220/Standard-Details-Drawings>
7. Please provide information and typical section of Baker road, ROW dedication, and roadway improvements.
8. City would request ROW dedication at intersection of Road A and Baker Rd for a future roundabout.
9. Road A should extend to the eastern property line continuously to align with the ROW stub located in the cottages of Bear Creek.
10. Provide figure depicting TIS improvements and commitment letter.
11. Signal supports shall be cantilever, mast-arm style supports constructed of clean steel and powder-coated black. Strain arm and wire signal supports shall be evaluated on a case-by-case basis only where mast arm style supports are impractical or unfeasible. Where new strain arm and wire signal supports are proposed, strain arms shall be constructed of clean steel and powder-coated black.
12. Minimum ROW on Baker road is 75 ft. Minimum ROW on North Ridge Road is 50 ft. When the development is located on only one side of the existing street, half of the required width of the right-of-way, measured from the centerline of the existing roadway shall be provided.
13. Provide MOU or similar document from Sands regarding Right of Way.

14. Engineering recommends this item return to Technical Agenda for evaluation of the grading and possible changes to lot/road layout.

Planning

15. Follow Development Plan checklist 8.5.6.H
16. Minimum frontage for alley loaded lots is 40 ft. All lots are measured at the ROW line of the lot some are not correct.
17. Lots that do not enfront a thoroughfare shall enfront a pedestrian path. Please show pedestrian path enfronting lots 87-93; 31-37; 72-77; 78-83;
18. Provide sidewalk and planter strip along Baker Road.
19. Duplex lots are required to be 50 ft. wide for each unit. The duplexes can only be 3 per block, see limited use standards.
20. Please show block perimeter calculations per 5.2.2.D
21. Show pedestrian sheds and associated civic space type identified, at least 5%, then remove any open space areas that do not qualify as civic space and adjust density table. (See sections 5.3.3 and 5.3.1).
22. Show Heritage Trees within the site and show compliance with tree canopy cover retention
23. Add a table to identify which lots count toward the $\leq 20\%$ of lots which do not enfront a vehicular thoroughfare (and do enfront a pedestrian path, walkway or waterbody).
24. Lots throughout the plan (not just those shown as alley-loaded) are of insufficient width. See the CD-3 standards in 4.3.1 and the definitions of "Lot Building or Site Width" and "Front Lot or Building Site Line" in Article 9.
25. Cul-de-sac not permitted per 5.2.2.E
26. Show playgrounds within 800' of each lot per 8.3.3.B (playground standard in table 3.3.3-B at p.333).
27. Please indicate the number of density units per acre.

Building

28. No comment.

Police

29. No comment provided.

Public Works

30. No comment.

Atmos Energy

31. High pressure gas main on Bear Creek Pike.

Duck River Electric Membership Corp

32. No comment provided.

Columbia Power

33. 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.

Maury County Schools

34. Current Schools Zoned: Randolph Howell Elem, Cox Middle, Spring Hill High School. Zones are subject to change based on increased student population.

Columbia Water

35. It is CPWS' position this project falls within their service area, however, the location is the subject of service area discussions between Maury County Water System and CPWS. A water availability letter cannot be provided by CPWS until those discussions are completed.

Maury County E911

36. No comments provided.

Wastewater

37. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing.

Maury County Highway Department Highway Superintendent

38. The applicant's Preliminary Plat does not appear to show any specific language or linework outlining the annexation of the existing County-R.O.W. by the City of Columbia. All county roadway connections, impacts, & annexations will be required to be further evaluated with the Maury County Highway Department.

AT&T

39. AT&T to serve.

Maury County Water System

40. The above mentioned development is in Maury County Water System's service area. MCWS intend to provide water service to this development and has issued a Letter of Water Availability for the development outlining a plan of service.

ATTACHMENTS: Preliminary Plat