



TECHNICAL MEETING

Tuesday, January 11, 2022

ITEM NO.

21-0295

DESCRIPTION: Request from Jared Gray for site development plan of 71 units at Tax Map 75 Parcel 51.06 off Porter Circle.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

1. 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.

Maury County E911

2. Any new streets/subdivision names will need approval through Maury County 911.

Engineering

3. Subject to construction plans
4. Roadways shall be private.
5. What is the intent of the subdivision process. Will lots be subdivided and parceled?
6. Horizontal centerline curve radius shall be 125' minimum.
7. Label and number lots.
8. Provide correct zoning for RS-20 area.
9. Show aquatic buffer
10. Label existing and proposed grades. Proposed grades have same linetype as other linework and it is difficult to read.
11. Show sidewalks
12. Preliminary and Final Plats required for ROW/easements and parceling of the site.
13. Show all buffers
14. Roadway outside of MHP will require Preliminary and Final Plat and/or Site Development plan for that portion.
15. What is the function of the two areas off the culdesac on Freedom Lane?
16. Road names to be approved by E911
17. Show wall elevations (top and bottom)
18. Wall above sewer line shall require approval by Wastewater Department
19. Provide dimensions
20. Linework and labelling is particularly difficult to read.

Fire

21. Shall provide a fire flow report from CPWS.

Wastewater

22. Wastewater approves this request.

Building

23. No comments.

Police

24. No comments.

Public Works

25. No comments provided.

Atmos Energy

26. No comments provided.

Maury County Schools

27. No comment provided.

Duck River Electric Membership Corp

28. No comments provided.

Columbia Water

29. No comments provided.

Planning

30. Refer to Sec. 8.3.2.F Manufactured Home Standards. Details not given on 4.a., b., c., d., e., and f.

31. Note streets are to be private.

32. Correct zoning references on southern portion and in site acreage to reflect RS-20.

33. Typical lot layout dimensions shown as 20'

ATTACHMENTS: Site Plan