



TECHNICAL MEETING
Tuesday, February 8, 2022

ITEM NO.

22-0010

DESCRIPTION: Request from Patrick Carroll for final PUD plan approval of Greens Mill Road for 550 homes at Tax Map 51 Parcel 55 off Greens Mill Rd.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comment.

Police

2. No comments provided.

Atmos Energy

3. Contact Tim Brown 931-384-0397 for gas.

Engineering

4. Subject to Construction Plans and TIS
5. Provide diagram with all off-site roadway and traffic improvements, timing/warrant, and commitment letter.
6. Construction plans will require evaluation of depressed areas, which may affect grading/layout as previously commented upon on the PUD Master Plan.
7. Final grading and lot drainage will be more closely reviewed with construction plans.
8. Bridge will require 3rd party review, inspections, and assessment.
9. Lots/Driveways were added along and near traffic circle. these lots should be removed or accessed via rear alley.
10. Scale should be between 1:10 and 1:100
11. E911 to approve street/subdivision names
12. Road T & U centerlines should be separated 200' where they intersect road S. Or they could be made one way.
13. Provide apron style connections for amenity area drive isles.

Maury County E911

14. Contact Maury 911 to reserve street names.

Maury County Schools

15. No comments provided.

Duck River Electric Membership Corp

16. No comments provided.

Fire

17. Shall provide a fire flow letter from Maury Co Water ASAP
18. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on site
19. Dead-end fire apparatus access roads in excess of 150ft in length shall be provided with an approved area for turning around fire apparatus
20. A secondary access road shall be provided for all developments with 75 or more dwellings

Columbia Power

21. Columbia Power System has an existing power line near your proposed residential development. Upon annexation, we are willing to serve this residential 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.

Columbia Water

22. CPWS currently has a 4" PVC Main on the north side off Greens Mill Road, the development would require a main extension to provide domestic water and fire protection.

Maury County Water System

23. Crunk Engineering has a current Letter of Water Availability from MCWS for this development.

Wastewater

24. Wastewater approves this request.

Public Works

25. No comments.

Planning

26. Street Names are needed
27. Lot 1362 is less than 10,000 sq. ft.
28. Typical lot layouts are not correct and missing large tracts
29. Adjust scale to be max. 1 to 100
30. New building elevations will require PUD revision request

ATTACHMENTS: Final PUD