

Good afternoon, Commissioners,

As we prepare for BOC Reading 2 for Elliott Reserve, I wanted to reach out with some additional information and documentation that has been requested over the past several weeks. Please see attached for the following items:

1. Elliott Reserve Neighboring Stormwater Exhibit – This exhibit shows the existing stormwater basin and proposed stormwater basin that will drain to the Nichols Vale properties. We are proposing a net reduction of overall basin area to Nichols Vale of 2.76 acres. The 2.91 acre basin that will still be draining to Nichols Vale property will be routed through our proposed stormwater detention pond which will meet and exceed the stormwater requirements in the City’s stormwater code. Said pond will be hard connected to the existing storm pipe in the Nichols Vale easement rather than allowing it to surface flow to the headwall.
2. Elliott Reserve Buffer Exhibit – This exhibit shows the existing Nichols Vale easements and landscape buffers as well as our proposed 20’ landscape buffer which we have added a stipulation of non-disturbance to the first 10’ to preserve the existing trees along the property boundary.
3. Elliott Reserve Fire Marshal Coordination – This pdf is a copy of the email chain with the City’s Fire Marshal confirming that a 20’ building separation will be acceptable for this project.
4. Elliott Reserve School Capacity Study – This exhibit shows the current school district’s capacity to receive new students from the Elliott Reserve proposed 64 townhomes. Each school (Elzie Patton, Mt. Juliet Middle, and Green Hill High) has sufficient capacity to receive the predicted new students generated by this project in addition to the anticipated student counts that would be generated by the already approved projects in the district.
5. BOC Comment removal letter – This pdf is a markup of the current ordinance showing the requested conditions/comments to be removed in red. Each item has an explanation of our request for removal and an exhibit at the end of the pdf showing the location of the comment on the plans.
6. 2024-08-30 Elliott Reserve BOC 2 Resubmittal – This pdf is a complete updated version of the Elliott Reserve PUD document which we have resubmitted for your consideration at the Sept. 9 BOC meeting.

Please let me know if you have any further questions prior to the BOC meeting. Thank you all!
Hope you have a great holiday weekend,

Jake Porter, PE

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