



RaganSmith

April 18, 2022

HAND DELIVERY

Mr. Paul Keltner
City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401

**RE: ROCK SPRINGS ROAD II
COLUMBIA, TENNESSEE
RAGANSMITH #21-0389**

Dear Paul:

Enclosed please find 1 copy of the revised plans and a USB containing digital files for the above-referenced project. In response to the comments dated April 14, 2022, we offer the following:

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide a 12.5' reserve strip along Rock Springs Road for future Right of Way Dedication.
Response: Understood. 12.5' foot strip of Right of Way Dedication has been provided.
2. Relabel as concept plan.
Response: Understood. Please see revised sheet title.
3. TIS required at Preliminary Plat.
Response: Understood.

Public Works

4. Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.
Response: Understood.
5. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.
Response: Understood.
6. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.
Response: Understood.

Atmos Energy

7. Gas available on Highway 412, contact Tim Brown 931 384-0397.
Response: Understood.

Columbia Power

8. Columbia Power System does not have an existing power line near your proposed development and is not the service provider. DREMC will be the service provider for this area.
Response: Understood.

Fire

9. Shall provide a fire flow report from CPWS.
Response: Understood.

NASHVILLE

315 Woodland Street
Nashville, TN 37206
(615) 244-8591

MURFREESBORO

100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050

CHATTANOOGA

1410 Cowart Street, Suite 200
Chattanooga, TN 37408
(423) 490-9400



10. Shall meet with CPWS as soon as possible to discuss fire flow being provided to the parcel.

Response: Understood.

Columbia Water

11. Maury County Water System is the utility provider for those properties.

Response: Understood.

Planning

12. As proposed, the concept is inconsistent with the comprehensive plan. The subject site is located in the Interstate Gateway Special Area. Connect Columbia reserves this area for high intensity non-residential uses (p.48). Residential uses should be paired with other uses in mixed use master plan (p.48) or be located to established uses on immediately adjacent parcels (p.34). To be consistent with the Plan, combine the proposed residential with other uses in a mixed-use PUD; or Request a Comprehensive Plan Amendment to remove this property from the Special Area.

Response: Comprehensive Plan Amendment has been requested.

13. The application is not signed by Gary Connelly (submittal does include annexation request letter in that name), who is the owner of the smaller parcel included in application.

Response: Understood. Gary Connelly signature has been provided on application.

Wastewater

14. The area of Bear Creek Pike, as well as the Pumpkin Creek sewer shed to the east at I-65, are areas of concern for the Wastewater Department of the City of Columbia. We suspect major upgrades to the pump stations of both areas. Currently, our consulting engineers, J.R. Wauford, are examining these areas to determine what upgrades will be necessary to handle the additional flow from all the proposed developments in these areas of concern. No detailed design plans have been proposed at this time.

Response: Understood.

Duck River Electric Membership Corp

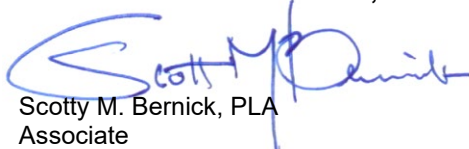
15. DREMC does have a 3PH power line in that area that would be able to serve this property after all requirements have been met.

Response: Understood.

If you have any questions or comments, please contact me.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.


Scotty M. Bernick, PLA
Associate

SMB

Enclosures