

May 16, 2022

City of Columbia
Development Services
700 N. Garden St.
Columbia, TN 38401

RE: Response to Technical Comments
Item no. 22-0101
Preliminary Master Development Plan
Lasea Townhomes
1451 Lasea Road
Columbia, TN

To whom it may concern:

Attached are my responses to the technical comments from May 10, 2022. I have not responded to departments that had "no comment".

Engineering

1. Subject to TIS and Construction Plans. TIS has already been submitted and reviewed. Our agreement with the City is stated on the drawings.
2. Stormwater detention areas appear small for the amount of impervious area. Enlarged the detention area at the entrance. The others have sufficient area to enlarge during CD development.
3. Provide hydrologic determination on pond. We will provide this as well as a determination on the creek.
4. ARAP permit will be required for creek crossing and culvert. We will apply for this permit during the development of CDs
5. Show all aquatic resource buffers. Pumpkin Creek is evaluated as an Exceptional Resource. HUC #06040002. Buffer shown is not measured from top of bank and is not 60 ft. in width. We have widened the buffers and will adjust the entrance location during CDs to avoid the buffer.
6. Show existing sinkhole/depression locations. Provide geotechnical report evaluating the presence of karst features on site, suitability of soils/rock formation for construction, and recommendations. We have provided a note on the plans to provide the geotechnical report investigating these features and will provide a copy to the City with CDs
7. Maximum grade for parking stalls is 8%. We removed three parking spaces that the slope was greater than 8% and replace with planting area.
8. Provide TOW and BOW elevations for retaining wall(s). We provided those elevations.

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9. Cul-de-sacs that are not a roadway terminator should be avoided to reduce motorist confusion. We have put back in the center planters and turned the cul-de-sacs into roundabouts.
10. Label all roadways as private or public. All the roadways are private and a notation has been added to the plans.
11. Note: Many of the slabs as shown will require elevated slabs. So noted.

Atmos Energy

1. High pressure gas main on property in private easement contact Tim Brown 931-384-0397. Easement for this gas main is shown on the plan.

Columbia Power

1. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area. We are aware of this.

Planning

2. This is abutting a very rural area on two sides and overall would recommend spacing and building types to blend into the adjacent properties. The City of Columbia zoned this parcel RM-1 when it was annexed into the City. At that time, there was no transitional zoning to accommodate the adjoining properties. The Lasea Road area is one of the fastest growing areas of Maury County. When my client, Imer Development purchased the property, it had previously been approved for 360+/- apartments. We are proposing approximately half of the previously approved development. We have reduced the density along the north side of this development. We have complied with all the required buffers and setbacks for all sides of this property with no requested variances. At the present time, there are three homes on the north side of this property, in only one case is there a home directly south of the existing home. The others are adjacent to the stream buffer and the other a roadway extension with no homes. On the western side of the property, the closest home is approximately 1000 ft west of our property line and is shielded by an additional stand of trees on their own property.
3. Consider adding some glazing on the first floor of garage units. Glass has been added to the garage doors.
4. What is siding material? The building exteriors will be a combination of Hardy-plank or equivalent, stone, brick, and stucco. Vinyl siding will be limited.
5. Basement level buildings are 3 stories provide height. Basement and total heights added
6. Sides and rear of townhomes does not carry similar architectural details, recommend at least a variation of front facade continue around all sides. Added that each unit is

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- individual and material/color is applied to front and back. Added different siding variety to visual representation on sides.
7. Show floor plan for garage units to illustrate size of garage and provide additional parking for those units as stated in the limited use standards. Floor plan showing regardless of unit type, garage dimensions are 11x18 inside dimensions.
 8. Please provide signed copy of Preliminary PUD Checklist (available on Development Services webpage) Attached
 9. Parking calculation is incorrect. Under Section 10.2.2, parking ratio for SF is 1.5 PU applied to each unit and rounded up, requiring 2 spaces PU. 198 units requires 396 spaces. Plan shows sufficient parking. Please revise note. It has been corrected.
 10. Provide sufficient detail on townhome dimensions (width etc.) to confirm compliance with 8.3.2.H. Additional detail provided.
 11. Greater detail on garage dimensions will be required if garage spaces are to be counted toward requirement, which isn't necessary with the amount of on street parking provided. Garage details added.
 12. Any provisions to mitigate the rear of the units facing the highway. The rear of units 13 through 36 are approximately 127' from the right of way of Bear Creek Pike. I have provided photographs from Google Earth taken in March of 2021 at a time when the spring foliage was not fully developed. The first was at the intersection of Lasea Road and Bear Creek Road. No units will be visible as you look down Lasea Road. The second photo is approximately 500' west on Bear Creek from the intersection of Lasea road. As you can see, the distance of the units from the right of way, the elevation difference, the unit finished floor elevations will be 20' higher than elevation of the roadway and the existing foliage and the proposed buffer would prevent seeing anything but the roofs of the buildings. The third photo is at the intersection of Rock Springs Road. At this location the elevation difference is almost 30', the foliage is more pronounced. With the buffer to be installed, all you would be able to see are the roofs of the proposed structures. The only location that you will be able to see into this development is east of the project traveling west toward town at a location in front of the Tractor Supply. From this location you would be able to see the "**fronts**" of units 7-12 and the **side** of unit 13. Once you pass Lasea Road moving west, it is very doubtful that you would see the rear of these units traveling at 45 to 55 mph.
 13. Please depict the bus stop canopy with sufficient detail to regulate construction at time of permitting. Full architectural construction drawings will be prepared during the CD phase for submittal to the City Codes Department.
 14. Please provide detail on mail kiosk parking and landscape in compliance with subregs (MD-07) as well as Articles 10 and 11 of Zoning Ordinance. See attached. The kiosk will utilize the fourteen parking spaces adjacent to the kiosk area.

Fire

15. Shall obtain fire flow readings from CPWS. Fire Flow attached and sent to Fire Marshall

Wastewater

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16. A significant offsite sewer extension is required for this property to reach public sewer; the city would prefer the use of public ROW's to accomplish this, rather than easements. Upgrades to existing sewer are highly likely to be necessary to accommodate flow from this development in the Bear Creek Pike/Pumpkin Creek sewer shed. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time. We will provide the design during the CD phase.

Columbia Water

– “The project is within Columbia Power and Water’s service area. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.” Fire Marshall is currently working on it.

Should you need further information please advise.

Sincerely,


Joseph Ahler P.E., R.L.S.
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CC: Imer Development, LLC

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