

May 16, 2022

City of Columbia  
Technical Review Committee  
700 N Garden Street  
Columbia, TN 38401



**RE: Item No 22-0112  
TROTWOOD AND FOSTER SUBDIVISION COLUMBIA TENNESSEE**

Below are our responses to comments received on May 10, 2022. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

### **Engineering**

1. City recommends improving Foster Lane and utilizing it as the main site access.  
**Response:** Our updated concept plan is utilizing Foster Lane as a local access road, with the intention of improving Foster Lane along the entire property line. Access to Trotwood is no longer shown.
2. Foster Lane will be considered a Major Local roadway with the 3 major subdivision developments proposed along it  
**Response:** Understood, we are calling out the improvement of Foster Lane on our updated concept plan.
3. TIS required at preliminary plat.  
**Response:** Understood, a TIS will be prepared at the preliminary plat stage.
4. Provide ROW along Old Sunnyside Ln 32.5 ft. in width from existing centerline of ROW  
**Response:** ROW will be dedicated along Old Sunnyside as requested, 32.5 FT from center line.

### **Planning**

1. Advisory: The subject property is not in an Area of Change (Map 3 of Connect Columbia). Changes to the area should rarely occur. Staff report will note this and PC may have questions about how this development will implement the Comprehensive Plan and provide a transition between the Suburban Neighborhood and Rural Countryside designations  
**Response:** We look forward to discussing this further. In our interpretation, since this property is not in an Area of Change, we would be advised to keep the character of our development similar to surrounding developments – in this case Hunters Glen. Within Suburban Neighborhood, we understand that Low to Medium Residential uses should be in compliance with the Connect Columbia Plan.
2. Legend used on concept plan doesn't match features in the plan. Please revise so that PC members can more easily read and understand the concept.  
**Response:** The legend has been updated eliminating the linework that is not being used.

### **Building**

1. No comment.

### **Police**

2. No comments provided.

### **Public Works**

3. Please see attached Plan of Services.

**Response: Our final design will comply with the standards given in the plan of services.**

### **Maury County Schools**

4. No comments provided.

### **Atmos Energy**

5. Gas main available at Old Sunnyside Drive and Trotwood Ave. Contact Tim Brown 931-384-0397.

**Response: Understood, we will reach out for service.**

### **Maury County E911**

6. No comment on annexation.

### **Duck River Electric Membership Corp**

7. No comments provided.

### **Columbia Power**

8. 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.

**Response: Understood, we will submit plans showing the final design to coordinate power service at the appropriate time.**

### **Fire**

9. Shall provide fire flow readings from CPWS

**Response: This will be provided as soon as it becomes available from CPWS**

### **Columbia Water**

10. "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.”

**Response: Understood, and our request for availability should be pending.**

## **Wastewater**

11. 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.

**Response: Understood, we will be working with the adjacent property owners to improve the area for access to sewer.**

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at [adam@crunkeng.com](mailto:adam@crunkeng.com) or 615-873-1795.

Sincerely,

A handwritten signature in blue ink that reads "Adam Crunk". The signature is fluid and cursive, with the first name "Adam" being larger and more prominent than the last name "Crunk".

Adam Crunk, PE  
Crunk Engineering LLC