

PLAN OF SERVICES

FOR ANNEXATION
ROCK SPRINGS ROAD PROPERTY
+/-106 ACRES,
BEING
TAX MAP 92 PARCEL 11.01 AND 11.02

A. Water

1. City-Maury County Water System is the utility provider for those properties.
2. Maury County- No comments provided.

B. Sewer

1. 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.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

Concerns: Our response times to maintain ISO rating based on the location of the development. Additional personnel is needed for an adequate response.

1. **Scope of Services:** The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1

rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. **Infrastructure:** The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

a. **Water:** Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

b. **Roadway and Bridges:** Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

c. **Damage Free Property Access:** Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

d. **Damage Free Home/Facility Access:** Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your

property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

- e. **Emergency Response to Your Location:** The proposed annex will be located on the property at Tax Map 92 Parcels 11.01 and 11.02 Rock Springs Road in Columbia, Tennessee. This location is approximately 4.4 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 8.7 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 11.4 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

- f. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 4.5 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #3 could send an additional unit and arrive on-scene within 4.5 minutes of your 911 call.

- g. **Fire Incident Response:** The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed in future homes. Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 4.5 minutes, the second fire apparatus should be on-scene within 4.5 minutes, and the third/fourth apparatus should be on-scene within 9 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating

an interior fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 4.5 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack. In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hill, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

- 1.The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
- 2.The property shall be zoned RS-10 (Single-Family Low Density Residential) upon the effective date of the annexation.
- 3.The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
- 4.Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

5. 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 nonresidential 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.

F. Streets

1. 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.
2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

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 and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

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.

Upon acceptance by City Council, all approved street signs will be maintained by Public Works. 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.

I. Power

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.

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

J. Schools

No comments provided.