



October 17, 2022

City of Columbia  
Development Services  
700 North Garden St  
Columbia, TN 38401

**RE: Staff Comments – Technical Meeting – Heritage Green Preliminary Plat  
Item No. 22-0182**

Please find enclosed one (1) half-size revised Preliminary Plat and CD containing digital copies for the above mentioned project. This plan was revised to address comments made on August 9, 2022. Comment responses are below.

**Fire**

1. Need to get a water available letter form CPWS  
Response: A CPWS availability letter is included with this submittal.

**Engineering**

2. Subject to TIS and Construction Plans  
Response: Noted.
3. Provide general proposed contours at vertical intervals of not more than two (2) feet  
Response: Proposed 2' contours have been added to the revised plans.
4. Alley C. Curve into Alley B. 70 ft. horizontal centerline radius. Intersection skew shall be less 20 degrees. The angle of departure of a tangent shall not exceed twenty (20) degrees measured from the intersection of the intersecting street and the intersected street's right-of-way line.  
Response: Noted alley has been removed from plans with layout revision.
5. Alleys shall connect between two streets or alleys and shall avoid having dead-ends. Provide a 70 ft. horizontal centerline radius curve instead (Example: Alley B and Alley E)  
Response: Alleys with dead ends have been eliminated with redesign.

6. Provide typical street sections. See <https://www.columbiatn.com/220/Standard-Details-Drawings>

Response: Typical street section details have been added to sheet PP4.0.

7. Please provide information and typical section of Baker road, ROW dedication, and roadway improvements.

Response: Typical Baker Rd section for the realignment has been added to sheet PP4.0. ROW has been dedicated to allow for 37.5' to centerline. Roadway Intersection Improvements from the Traffic Study are called out on PP4.0.

8. City would request ROW dedication at intersection of Road A and Baker Rd for a future roundabout.

Response: Extra ROW is being dedicated in the noted area to allow for future roundabout.

9. Road A should extend to the eastern property line continuously to align with the ROW stub located in the cottages of Bear Creek.

Response: Noted area has been redesigned so that Road A is aligned with the Cottages of Bear Creek and not the previous road that was aligned with it.

10. Provide figure depicting TIS improvements and commitment letter.

Response: Required Improvements from the Traffic Study is included on sheet PP4.0 and a commitment letter is included with this submittal.

11. Signal supports shall be cantilever, mast-arm style supports constructed of clean steel and powder-coated black. Strain arm and wire signal supports shall be evaluated on a case-by-case basis only where mast arm style supports are impractical or unfeasible. Where new strain arm and wire signal supports are proposed, strain arms shall be constructed of clean steel and powder-coated black.

Response: Note has been added with more detailed traffic study requirements to sheet PP4.0

12. Minimum ROW on Baker road is 75 ft. Minimum ROW on North Ridge Road is 50 ft. When the development is located on only one side of the existing street, half of the required width of the right-of-way, measured from the centerline of the existing roadway shall be provided.

Response: ROW is being dedicated on Baker Rd and North Ridge Rd to meet ROW minimums to the centerline.

13. Provide MOU or similar document from Sands regarding Right of Way.

Response: MOU has been executed between property owners and submitted to City under separate cover.

14. Engineering recommends this item return to Technical Agenda for evaluation of the grading and possible changes to lot/road layout.

Response: Agreed.

## **Planning**

15. Follow Development Plan checklist 8.5.6.H

Response: Agreed.

16. Minimum frontage for alley loaded lots is 40 ft. All lots are measured at the ROW line of the lot some are not correct.

Response: Lots have been redesigned to make sure alley loaded lots are 40' wide as measured from the ROW instead of the setback.

17. Lots that do not enfront a thoroughfare shall enfront a pedestrian path. Please show pedestrian path enfronting lots 87-93; 31-37; 72-77; 78-83;

Response: Although many of these have been eliminated with the redesign, those that remain have been provided a pedestrian path at their front.

18. Provide sidewalk and planter strip along Baker Road.

Response: Sidewalk and planter strip has been added to Baker Rd per the typical section from the Concept Plan.

19. Duplex lots are required to be 50 ft. wide for each unit. The duplexes can only be 3 per block, see limited use standards.

Response: Duplex lots have been eliminated with the new layout of the site.

20. Please show block perimeter calculations per 5.2.2.D

Response: block perimeter lengths have been added to sheet PP2.0.

21. Show pedestrian sheds and associated civic space type identified, at least 5%, then remove any open space areas that do not qualify as civic space and adjust density table. (See sections 5.3.3 and 5.3.1).

Response: Civic Space calculations, noted uses, and 800' playground distances have been added to sheet PP3.0.

22. Show Heritage Trees within the site and show compliance with tree canopy cover retention

Response: A Tree Preservation sheet has been added to the plans on PP5.0.

23. Add a table to identify which lots count toward the  $\leq 20\%$  of lots which do not enfront a vehicular thoroughfare (and do enfront a pedestrian path, walkway or waterbody).

Response: Noted information has been added to the site data table on PP2.0.

24. Lots throughout the plan (not just those shown as alley-loaded) are of insufficient width. See the CD-3 standards in 4.3.1 and the definitions of "Lot Building or Site Width" and "Front Lot or Building Site Line" in Article 9.

Response: Lot sizes have been increased to meet requirements.

25. Cul-de-sac not permitted per 5.2.2.E

Response: Cul-de-sac has been eliminated with the redesign of the site layout.

26. Show playgrounds within 800' of each lot per 8.3.3.B (playground standard in table 3.3.3-B at p.333).

Response: 800' playground areas have been added to sheet PP3.0.

27. Please indicate the number of density units per acre.

Response: Density has been added to the site data table on PP2.0

## **Columbia Water**

28. It is CPWS' position this project falls within their service area, however, the location is the subject of service area discussions between Maury County Water System and CPWS. A water availability letter cannot be provided by CPWS until those discussions are completed.

Response: Water availability letter is included with this submittal.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,



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Lynn Ealey, PE  
Land Solutions Company