



January 17, 2022

Mr. Paul Keltner  
City of Columbia  
Development Services

**RE: Staff Comments – Technical Meeting - 2022-01-11 – 626 Baker Road Annexation and Rezoning to RS-10  
Item No. 21-0289**

Please find enclosed 25 copies of the Concept Plan for the above mentioned project. This plan was revised to address comments made on January 11, 2022. Comment responses are below.

**Public Works**

1. Please see the attached Plan of Services.

Response: Noted.

**Columbia Power**

2. Columbia Power System has an existing power line near your proposed development. After annexation, 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: Noted.

**Engineering**

3. No Comment on annexation and rezoning

Response: Noted.

4. Preliminary Plat will be subject to TIS and Construction Plans

Response: Agreed.

5. Additional ROW will be needed along Baker Rd

Response: Agreed, additional ROW shown and will be dedicated accordingly.

6. Concept Plan Comments: All Roadways to meet Access Management/Engineering/Subdivision Regulation Standards; Lot accesses should not be off Baker Road; Request 4' grass strip between curb and sidewalk.

Response: Agreed. Lots along Baker Road will have access to a frontage road that will run the length of the property. Concept Plan has been revised to show a 4' minimum grass strip

**Maury County Schools**

6. Current School Zones: Howell Elem, Cox Middle, Spring Hill High \*\*\* This development combined with other approved and proposed developments will require additional classroom space at all three grade levels. There is currently no funding source or plan for additional classroom spaces identified.

Response: Noted.

**Fire**

7. Dead-end roads cannot exceed 150' without an approved fire apparatus turn-around.

Response: Agreed.

8. Shall provide a fire flow report from CPWS.

Response: Agreed, fire flow report will be provided.

**Wastewater**

9. Sanitary sewer service is currently unavailable to this property. Obtaining the easements required to connect to the existing sanitary sewer infrastructure on the adjacent property is the responsibility of the owners. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New Customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time. The Wastewater Department's treatment facility has available capacity to service this property.

Response: Agreed.

**Planning**

Review RS-10 base zoning standards under ZO Article 6.3.8 Revise typical lot layouts shown.

Response: Typical Lot details have been revised to show 10' side setbacks as discussed at technical meeting. PUDE's and other concerns will be addressed at the preliminary plat stage.

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