

February 14<sup>th</sup>, 2022

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



**RE: Greens Mill Road – Final PUD**

Below are our responses to comments received on February 10<sup>th</sup>, 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:

**TECHNICAL AND DIVISION COMMENTS:**

**Building**

1. No comment.  
**Response: Noted.**

**Police**

2. No comments provided.  
**Response: Noted.**

**Atmos Energy**

3. Contact Tim Brown 931-384-0397 for gas.  
**Response: Gas Utility Coordination will be conducted during Construction Document Review.**

**Engineering**

4. Subject to Construction Plans and TIS  
**Response: Noted.**
5. Provide diagram with all off-site roadway and traffic improvements, timing/warrant, and commitment letter.  
**Response: Sheet C1.8 has been added showing the offsite improvements and schedule.**
6. Construction plans will require evaluation of depressed areas, which may affect grading/layout as previously commented upon on the PUD Master Plan.  
**Response: Noted.**
7. Final grading and lot drainage will be more closely reviewed with construction plans.  
**Response: Noted.**
8. Bridge will require 3rd party review, inspections, and assessment.  
**Response: Noted.**
9. Lots/Driveways were added along and near traffic circle. these lots should be removed or accessed via rear alley.  
**Response: Driveways have been removed from the proposed roundabouts. An access easement has been shown along the back of lots 1040 – 1042 to allow rear access to the lots.**
10. Scale should be between 1:10 and 1:100  
**Response: The scale has been updated to be a minimum of 1" = 100'.**

11. E911 to approve street/subdivision names.  
**Response: Street names and subdivision names are currently being reviewed internally and will be provided to E911 once complete.**
12. Road T & U centerlines should be separated 200' where they intersect road S. Or they could be made one way.  
**Response: The roadway configuration of Road T and Road U has been revised.**
13. Provide apron style connections for amenity area drive aisles.  
**Response: Apron style driveway connections have been proposed for the Amenity Center. The City of Columbia Standard Detail, SD-12.**

### **Maury County E911**

14. Contact Maury 911 to reserve street names.  
**Response: Noted.**

### **Maury County Schools**

15. No comments provided.  
**Response: Noted.**

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

16. No comments provided.  
**Response: Noted.**

### **Fire**

17. Shall provide a fire flow letter from Maury Co Water ASAP  
**Response: A report provided by MCWS has been submitted outlining the proposed hydraulics of the domestic and fire water.**
18. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on site  
**Response: A water availability letter and fire flow report has been provided by Maury County Water System and has been submitted with this submittal.**
19. Dead-end fire apparatus access roads in excess of 150ft in length shall be provided with an approved area for turning around fire apparatus  
**Response: There are no dead-end roadways proposed in excess of 150' in length at this time, therefore no turnarounds are needed for fire apparatus.**
20. A secondary access road shall be provided for all developments with 75 or more dwellings  
**Response: We are not aware that this is a requirement per code. We are providing a secondary access once 175 lots have been built.**

### **Columbia Power**

21. Columbia Power System has an existing power line near your proposed residential development. Upon annexation, we are willing to serve this residential 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.**

### **Columbia Water**

22. CPWS currently has a 4" PVC Main on the north side off Greens Mill Road, the development would require a main extension to provide domestic water and fire protection.

**Response: The public water system will be served by MCWS and a water availability letter has been submitted with this submittal. The current layout of the MCWS watermain extension is still under discussion.**

### **Maury County Water System**

23. Crunk Engineering has a current Letter of Water Availability from MCWS for this development.

**Response: N/A**

### **Wastewater**

24. Wastewater approves this request.

**Response: Noted.**

### **Public Works**

25. No comments.

**Response: Noted.**

### **Planning**

26. Street Names are needed

**Response: Street names and subdivision names are currently being reviewed internally and will be provided once complete.**

27. Lot 1362 is less than 10,000 sq. ft.

**Response: Lot 1362 is now greater than 10,000 sq-ft**

28. Typical lot layouts are not correct and missing large tracts

**Response: Typical lot Layouts have been updated.**

29. Adjust scale to be max. 1 to 100

**Response: Maximum scale for detailed sheets is now 1" = 100'.**

30. New building elevations will require PUD revision request

**Response: Noted**

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,



Adam Crunk, PE  
Crunk Engineering LLC