

February 14, 2022

CITY OF COLUMBIA TENNESSEE

700 N Garden Street,

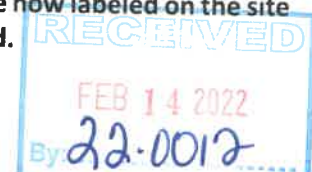
Columbia, TN 38401

Re: Technical Meeting Comments- Item No. 22-012

Good afternoon,

Comments were received following the technical review of the rezoning application. Those comments have been addressed as follows:

1. Comment: Contact Tim Brown for gas.  
**Response: Initial contact has been made with Piedmont to confirm availability. Tim Brown will be contacted to coordinate service.**
2. Comment: Contact Maury 911 to reserve street names.  
**Response: Maury County 911 will be contacted in regards to street name reservation at this property prior to site plan application.**
3. Comment: TIS required at preliminary plat/site development plan.  
**Response: Noted. TIS will be acquired prior to site plan submission.**
4. Comment: Requires subdivision plat for properties.  
**Response: Noted. Subdivision plat will be submitted after rezoning approval.**
5. Comment: Sinkholes and depressions will require geotechnical evaluation.  
**Response: Noted. Geotechnical evaluation is in process and will be submitted as part of subsequent applications.**
6. Comment: CPWS does not serve this property.  
**Response: CPWS was contacted and previously confirmed service is available for this property. A will-serve letter has been attached to this re-submittal for reference.**
7. Columbia Power System has an existing power line near your proposed development to be located near 194 Theta Pike. 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.**
8. Comment: Noting this is just concept, but Townhomes are 22' wide unless rear parked. Depending on timing layout may need adjusting should proposed development code moved forward.  
**Response: Buildings are intended to be multi-family units. Buildings are now labeled on the site plan as "multi-family Units". "Townhome" notation has been removed.**



9. Comment: Advisory re: concept:

- a. Concept describes "townhome-style apartments."
- b. Townhomes are attached single-family units located on separately owned lots (6.1.2)
- c. Multifamily buildings are residential structures containing three or more dwelling units.
- d. Units are less than 22' which conforms for MF but not TH.
- e. Parking calculations are correct for MF; if developed as for sale townhouses will require 2 spaces per unit.

**Response: Buildings are intended to be multi-family units. Buildings are now labeled on the site plan as "multi-family Units". "Townhome" notation has been removed.**

10. Comment: See requirements of 8.3.2E. Concept shows recreation facilities with little detail and does not show "attractive outdoor sitting areas." These will be required at multifamily site plan review.

**Response: Amenity areas with "attractive outdoor seating areas" have been notated on Site Plan. Following rezoning approval, more information will be provided in these areas as part of the site plan application.**

11. Comment: Concept shows dumpsters and enclosures encroaching into required landscape buffers. Not permitted under 11.2.11, 11.2.12.

**Response: Dumpsters and enclosers have been moved as to not encroach required landscape buffers. See Site Schematic.**

12. Comment: At site plan, show open space calculation exclusive of streets, parking lots, and required yard spaces per 12.7.

**Response: Open space calculation is now shown in data table on top right of Site Schematic sheet.**

13. Comment: "End to End" Spacing between some buildings appears to be less than 20'. Concept shows internal "Face to Face" spacing between buildings less than required 50'. AS defined by the ordinance, a multifamily building's "face" includes both exterior horizontal planes of a building exceeding 40'. At site plan, ensure spacing meets requirements of 6.3.8.D.

**Response: "End to End" and "Face to Face" spacing has been dimensioned on all buildings to meet requirements. See Site Schematic.**

If you have any questions or require additional information, please contact me via email ([ross@fulmerlucas.com](mailto:ross@fulmerlucas.com)) or phone (615-335-0392).

Sincerely,



Ross Lucas, PE