



A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

August 31, 2021

Brad Kelly – Planning
Community Development Department
City of Columbia
701 E. Broadway
Columbia, MO 65201

RE: Response to comments - Application #SUBD000195-20201, Freedom House I

Dear Mr. Kelly,

The following responses correlate to the staff comments provided:

Planning

1. Please find attached an exhibit that indicates that parking taking access from William Street is not feasible due, in part, to the lack of room for retaining walls on the north side and excessively steep driveway grades.
2. We were asked to provide 2 design adjustments, which we did. We would expect the property to be addressed off of William Street. The front entrance on William Street, although the design is not complete, has a different façade with a porch and columns and can be accented with plantings. This is not a platting item.
3. William Street will be the front of the lot as there is vehicular and pedestrian access onto the lot. This is the purpose of the Design Adjustments.
4. Previously submitted exhibit with the hammerhead turnaround showed that a IFC approved turnaround would fit in this location, however, we herewith submit a vehicle tracking exhibit showing the feasibility of the same with access off of Walnut Street. This is a fire access in a private development, not a public street requiring a 76' diameter turnaround. No apartment complex in town has a 76' diameter turnaround.
5. See Response #1.
6. See Response #4.
7. See Response #4 and #1.
8. Survey label moved to Tract 3 of said survey.
9. Survey Book 529, Page 429 label added to tract to north.
10. Misspelt "adjoining" has been corrected.

Please review and contact me should you have any questions.

Thank You,
A Civil Group
Kevin P. Murphy

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