



**PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

*\* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD  
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Dabbs Subdivision - 1690 / 1691 Bear Creek Pike		
	TAX MAP: 93 / 72	GROUP:	PARCEL: 03.00 / 65.00
SUMMARY OF NATURE OF REQUEST AND WORK	We are requesting preliminary plat review for a proposed RS-10 Cluster Alternative Subdivision. We are proposing a total of 428 units which include 109 single family lots of 10,000 sqft or larger with 75' frontage and 319 single family lots under 10,000 sqft down to 5,000 sqft. with a min. frontage of 50'. We are proposing 51 acres of open space with approximately 29 acres that will usable with mowed open yards, trails and natural areas.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	5/25 11 am	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan + Checklist <input type="checkbox"/> PUD Final Site Plan + Checklist <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: <hr/> <p><i>*File naming nomenclature examples: Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</i></p>	<p><b><u>Annexations/Rezoning/PUD's:</u></b></p> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards <input type="checkbox"/> Columbia Water System Availability Letter  <p><b><u>Plats/PUDs:</u></b></p> <input type="checkbox"/> Project Name (include Sections & Phases) <hr/> <input type="checkbox"/> Total Number of Lots <hr/> <input type="checkbox"/> Total acreage <hr/>

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

**APPLICANT**

All communications go to the Applicant's email that is provided.

<b>NAME</b>	TKC Architecture and Engineering LLC (Cole Newton)	<b>PHONE</b>	615.617.7477 / 931.797.3323
<b>ADDRESS</b>	2004 Carmack Blvd., Suite C, Columbia TN	<b>EMAIL</b>	cole@tkc-ae.com

<b>PROPERTY OWNER NAME</b>	Daniel Medina	<b>PHONE</b>	561-718-6116
<b>ADDRESS</b>		<b>EMAIL</b>	assetrt@gmail.com

*In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.*

Cole Newton  
 \_\_\_\_\_  
 APPLICANT NAME

*Cole Newton*  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

6/9/2022  
 \_\_\_\_\_  
 DATE

Daniel Medina  
 \_\_\_\_\_  
 PROPERTY OWNER NAME

*Daniel Medina*  
 \_\_\_\_\_  
 PROPERTY OWNER SIGNATURE

6/9/2022  
 \_\_\_\_\_  
 DATE

**STAFF USE ONLY**

<b>DOCKET NO.</b>		<b>FEE PAID</b>	
<b>RECEIPT NO.</b>		<b>REQUESTED AGENDA</b>	
<b>DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS</b>			
<b>DATE OF PUBLIC NOTICES IN DAILY HERALD</b>			
<b>BOARD ACTION</b>			