



June 9th, 2022

Development Services
City of Columbia
700 N. Garden Street
Columbia, TN 38401

Project: Dabbs Subdivision

Subject: Preliminary Plat Submittal

Staff,

We are requesting a preliminary plat review and approval for a proposed RS-10 Cluster Subdivision located on the east side of I-65 at Exit 46 (Map 93 Parcel 03.00 and Map 72 Parcel 65.00) that was annexed and rezoned in December. We are proposing to follow the Cluster Option in the Zoning Ordinance (per section 6.3.9). The property is composed of two parcels with total acreage of 140.4 acres (+/-). The existing use of the land is agriculture with open pastures and woods. We are proposing to develop the site into 428 single family units. We are proposing all exterior units to follow the RS-10 lot requirements and the interior lots to be a minimum lot size of 5,000 sqft. Below is information regarding our proposed project:

- 428 units on 140 acres
 - 3.1 units per acre
 - 109 – 10,000 sqft or larger single family lots
 - 319 – under 10,000 sqft down to 5,000 sqft single family lots
- Total open space of 51 acres
 - Usable open space of near 29 acres
- All houses will be either cementous fiber board, brick, wood or stone or a mixture of these materials
- The development will have an HOA that will manage all open space and stormwater infrastructure

In proposing the development of this property several designs (land plans) were investigated. The final layout proposed in this preliminary plat offers the most variety of lots and road network which will allow a range of house plans with the most usable open space and overall open space. This preliminary plat offers usable open space scattered throughout the development so that all lots are within walking distance (1/4 mile) to at least one the three larger open space areas (OS 4 - 2.92 ac, OS 7 – 10.89 ac & OS 15 – 1.59 ac) and the smaller areas are located throughout with even greater access to the lots. The usable open space proposed in this development will be a mixture of open yards, natural areas with trails and pocket parks with mowed grass and benches. The development is proposing approximately 4.4 miles of trails (not including sidewalks) that will be a mixture of wood chipped and pavement (depending on the open space location).

The development will be served by Duck River Electric Membership Corporation for electric service, Columbia Power and Water System for water service and City of Columbia Wastewater for wastewater services. We have met with each utility provider throughout the rezone and land planning process. The utility layout is shown in schematic form at this stage and will be updated during the construction plan process to include all information and requirements from each utility provider. This plan proposes to move the existing overhead electric line to the property frontage to match what DREMC is currently doing on the properties adjacent to this development. The water line design (location and line sizes) will follow the requirements of CPWS. The development is proposing a wastewater lift station near the southern boundary. The majority of the subdivision will flow to the lift station and then be pumped toward the front of the subdivision. The lift station will be sized for the full basin and follow all City of Columbia Wastewater requirements.



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2004 CARMACK BLVD, SUITE C
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

The project conducted a traffic study per the City's requirements and that study has been submitted to the City for review. The preliminary plat is showing the proposed entrance drive requirements with a deceleration lane coming into the subdivision for a right turn in and left turn lane for traffic coming from the east turning into the subdivision. The entrance intersection will be designed to follow all City of Columbia and TDOT requirements.

The boundary of the property has been surveyed and the contours shown on the plans are from TDOT LIDAR data. There are two areas that show possible sinkholes and we plan to field verify those areas with field run topo and have a geotechnical engineer exam the site.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 615.617.7477.

Thank you,

Cole Newton

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
cole@tkc-ae.com

Daniel Medina
Developer / Owner
561-718-6116
assetrt@gmail.com