



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

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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. The property is composed of two parcels with total acreage of 140.4 acres (+/-). We are proposing 428 units. We are proposing all exterior units to follow the RS-10 lot requirements and the interior lots with a minimum lot size of 5,000 sqft. We are proposing 51 acres (+/-) of open space. We are proposing to make the open space usable in most cases with open lawns for the areas that will be graded out that can be used by all the residents and trails throughout the open space that will remain wooded and undeveloped areas (except in overlay steep areas

This submittal includes one hard copy of the preliminary plat, survey, the water availability letter from CPWS, an email with the Wastewater Superintendent, application, project letter, completed checklist and \$20/lot (\$8,560) submittal fee.

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

Cole Newton

Thank you,
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