CITY OF COLUMBIA
TENNESSEE

AGENDA

The Development Review Committee will meet on Tuesday, September 8, 2026 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

1. Request from Amanda Reed for **Final Plat approval with surety** in the amount of $415,000 for Rock Springs Cove Phase 1A located at Tax Map 92 Parcels 11 and 11.01 off Rock Springs Road.

2. Request from Brian Schlader for **Final Plat approval with surety** for Marlon's Creek Phase 2B located off Lasea Road and Shallow Creek Drive at Tax 73 Parcel 15.

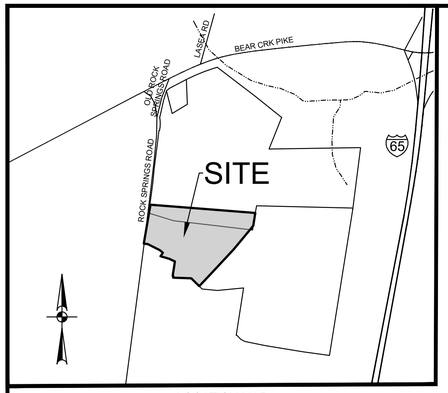
3. Request from Wes Baxter for **Final Plat approval with surety** of Bear Creek Glen Phase 3, located off Harley Davidson Blvd. and Cheltenham Pl., being a portion of Tax Map 72 Parcel 53.

4. Request from Bhadresh Patel for **Preliminary and Final Plat approval** of Tracts 3 and 4 in Bear Creek Plaza at 1530 Bear Creek Pike, being Tax Map 73 Parcel 18.26.

II. Items for Additional Review

1. Request from M2 Group, LLC for **Final Plat approval with surety** of Hampshire Hills Townhomes located at 1316 Hampshire Pike, being Tax Map 89P Group A Parcel 15.

2. Request from Cole Newton for **Final Plat approval with surety** in the amount of $690,000 for Reserve at Hickory Ridge Phase 2, located off Bear Creek Pike and Red Hawk Road.



LOCATION MAP
NOT TO SCALE

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBERS 011.01 AND 011.02 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

MAP 092, PARCEL 011.01
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CASTLEROCK COMMUNITIES TENNESSEE, LLC OF RECORD IN BOOK R3002, PAGE 67, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

MAP 092, PARCEL 011.02
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CASTLEROCK COMMUNITIES TENNESSEE, LLC OF RECORD IN BOOK R3002, PAGE 61, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 31 SINGLE FAMILY LOTS AND 3 OPEN SPACE LOTS, TO CREATE EASEMENTS, AND TO DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
4. THIS PROPERTY IS CURRENTLY ZONED CD-3 NEIGHBORHOOD DISTRICT.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 16, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN. SAID MAP STATES PANEL NOT PRINTED.
6. ALL ROADS TO BE PUBLIC RIGHT OF WAY AND MAINTAINED BY THE CITY.
7. ALL OPEN SPACE AND MONUMENT SIGNS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. ALL OPEN SPACE TO BE DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
9. LIGHTING AT ALL BUILDING SITE LINES WILL NOT EXCEED 1.0 FOOT CANDLE AND ON-SITE OUTDOOR LIGHTING WILL CONFORM TO THE STANDARDS OF 4.3.17B OF THE ZONING ORDINANCE (TO BE CONFIRMED AT BUILDING PERMIT.)
10. THE STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN BOOK R3150, PAGE 1327, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
11. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
12. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.) TEN (10) FEET IN WIDTH ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS OR RIGHTS-OF-WAY, AND FIVE (5) FEET IN WIDTH ON ALL INTERIOR LOT LINES.
13. ALL VEGETATION AND GRASS OUTSIDE OF THE PUMP STATION ENCLOSURE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
14. ALL AMENITIES WITHIN OPEN SPACES (PLAYGROUNDS, ETC.) WILL COMPLY WITH WHAT IS NOTED IN SITE DEVELOPMENT PLAN.

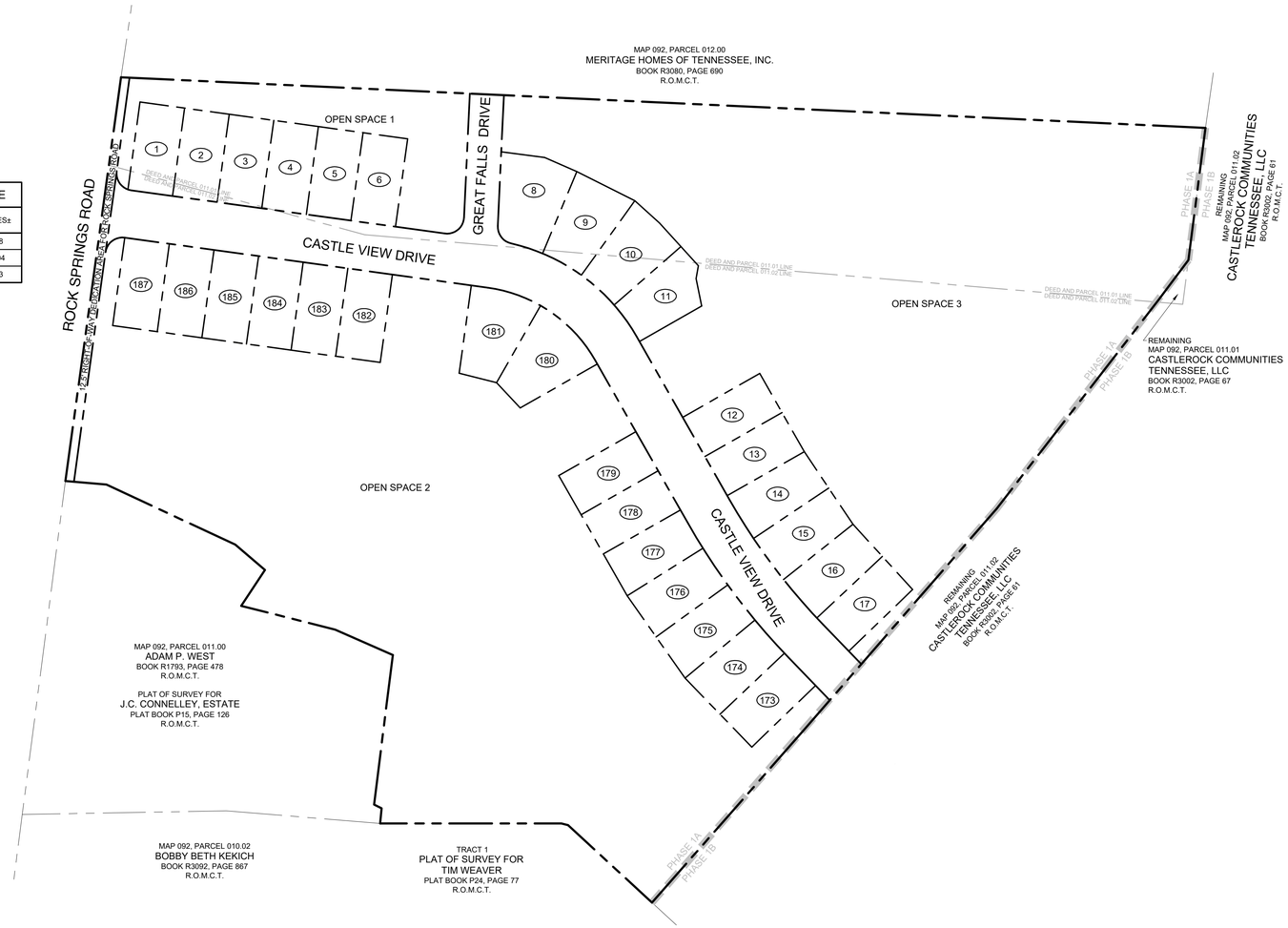
LOT AREA TABLE

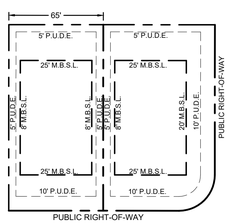
LOT	SQ.FT.±	ACRES±
1	8579	0.20
2	8580	0.20
3	8580	0.20
4	8580	0.20
5	8580	0.20
6	8580	0.20
8	12050	0.28
9	10431	0.24
10	10539	0.24
11	9425	0.22
12	8580	0.20
13	8580	0.20
14	9074	0.21
15	9117	0.21
16	9090	0.21
17	8715	0.20
173	8629	0.20
174	9098	0.21
175	9084	0.21
176	9006	0.21
177	8834	0.20
178	8580	0.20
179	8580	0.20
180	11329	0.26
181	10745	0.25
182	8580	0.20
183	8580	0.20
184	8580	0.20
185	8580	0.20
186	8580	0.20
187	8580	0.20

*LOT 7 INTENTIONALLY OMITTED

OPEN SPACE TABLE

OPEN SPACE	SQ.FT.±	ACRES±
1	42504	0.98
2	437297	10.04
3	402032	9.23





SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

*BUILDING STANDARDS MUST MEET THE CD-3 REQUIREMENTS AS OUTLINED IN THE ZONING ORDINANCE.

LEGEND

R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
(123)	LOT NUMBER

811 Know what's below. Call before you dig.

SURVEYOR
PAPE-DAWSON
BRIAN SCHLADER, RLS #3483
315 WOODLAND ST.
NASHVILLE, TN 37206
(615) 244-8591
BRIAN.SCHLADER@PAPE-DAWSON.COM

OWNER/DEVELOPER
CASTLEROCK COMMUNITIES
381 RIVERSIDE DR., SUITE 300
FRANKLIN, TN 37064
PATRICK CAREY
(615) 580-8680
pcarey@c-rock.com

SITE DATA TABLE

LOT AREA	= 6.48 ACRES±
OPEN SPACE AREA	= 20.25 ACRES±
RIGHT-OF-WAY AREA (FOR ROCK SPRINGS ROAD)	= 0.17 ACRES±
RIGHT-OF-WAY AREA (INTERNAL)	= 2.48 ACRES±
TOTAL SITE AREA	= 29.38 ACRES±

BRIAN SCHLADER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3483
07.20.2026

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK R3002, PAGE 61, & BOOK R3002, PAGE 67, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) _____ DATE _____

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP) _____

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10000.

PAPE-DAWSON

Brian Schlader July 20, 2026

BRIAN SCHLADER, RLS NUMBER 3483 DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

NAME _____ DATE _____

TITLE _____ AUTHORIZING AGENCY _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER _____ DATE _____
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR _____ DATE _____
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911 _____ DATE _____

CERTIFICATE OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTEWATER DEPARTMENT _____ DATE _____
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER _____ DATE _____
COLUMBIA, TENNESSEE

FINAL SUBDIVISION PLAT

ROCK SPRINGS COVE PHASE 1A

LOTS 1-6, 8-17, 173-187 AND OPEN SPACES 1-3

4TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

REVISED: JULY 20, 2026
REVISED: JUNE 29, 2026
REVISED: JUNE 15, 2026
DATE: APRIL 20, 2026
SCALE: 1" = 100'
JOB NUMBER: 21000139-000 (21-0389)

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591

G:\21-0389\-SURVEY\FINAL PLAT PHASE 1A\21-0389 PHASE 1A FINAL PLAT.DWG
XLSTYLES:PAPE-DAWSON_TENNESSEE.STB, LAND XPLORATION, 7/16/2026 2:58 PM

NOTE

SEE SHEET 1 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

SEE GENERAL NOTE 2

SCALE: 1"=60'

0 60 120 180

MAP 092, PARCEL 012.00
MERITAGE HOMES OF TENNESSEE, INC.
BOOK R3080, PAGE 690
R.O.M.C.T.

S87°19'36"E 1591.31'

50' P.U.E. BOOK R2979, PAGE 1 R.O.M.C.T.

50' RIGHT-OF-WAY

WATER UTILITY BUILDING

WATERLINE EASEMENT BOOK R3161, PAGE 455 R.O.M.C.T.

WATER LINE EASEMENT (MAURY COUNTY WATER) BOOK R1964, PAGE 1357 R.O.M.C.T.

5/8" IR(O) DISTURBED

1" IR(O)

ROCK SPRINGS ROAD

TO BEAR CREEK PIKE

CASTLE VIEW DRIVE (MINOR LOCAL)

GREAT FALLS DRIVE (MINOR LOCAL)

OPEN SPACE 1

OPEN SPACE 2

OPEN SPACE 3

PROPOSED FIRE HYDRANT (TYPICAL)

PROPOSED WATER METER (TYPICAL)

STREAM BUFFER

18"W X 4"H BOX CULVERT

10'W X 3'H BOX CULVERT

CBU MAILBOX LOCATION

PUMP STATION

DETENTION AREA

WETLAND AREA

WETLAND BUFFER

EXISTING POND

POND BUFFER

CIVIC SPACE AREA (PAVED CONCRETE TRAIL AND PLAYGROUND)

TEMPORARY TURNAROUND (TO BE ABANDONED UPON EXTENSION OF ROAD(WAY))

EPHEMERAL (WVC)

DEED AND PARCEL 011.01 LINE
DEED AND PARCEL 011.02 LINE

REMAINING
MAP 092, PARCEL 011.02
CASTLEROCK COMMUNITIES TENNESSEE, LLC
BOOK R3002, PAGE 61
R.O.M.C.T.

REMAINING
MAP 092, PARCEL 011.01
CASTLEROCK COMMUNITIES TENNESSEE, LLC
BOOK R3002, PAGE 67
R.O.M.C.T.

S07°21'48"W 195.27'

S36°51'35"W 73.21'

GAS MARKER

TEXAS EASTERN TRANSMISSION CORPORATION (NOW ENBRIDGE PIPELINE COMPANY) GAS TRANSMISSION LINE EASEMENT BOOK R235, PAGE 619, R.O.M.C.T. & BOOK R237, PAGE 607, R.O.M.C.T.

S37°47'50"W 386.90'

S41°03'52"W 427.91'

N07°50'39"E 597.29'

N82°09'21"W 537.22'

N82°09'21"W 396.00'

S82°09'21"E 396.00'

S82°09'21"E 463.73'

N07°50'39"E 129.49'

N07°50'39"E 136.17'

N65°00'37"W 208.24'

N85°08'24"W 60.42'

N 474899.2537
E 1698754.3198
IR(N)

SHARED DRIVEWAY EASEMENT BOOK 1309, PAGE 683 R.O.M.C.T.

GATE

36" HACKBERRY

N49°29'21"W 57.23'

IR(O) CAMPBELL #1486

N33°29'46"E 64.02'

N75°49'08"W 142.17'

IR(O) CAMPBELL #1486

N66°11'46"W 92.23'

IR(O) CAMPBELL #1486

N07°05'41"E 220.88'

N63°51'03"W 12.38'

1/2" IR(O)

N05°44'42"E 22.23'

N89°59'51"W 265.63'

CITY OF COLUMBIA
MAURY COUNTY

N75°33'51"W 10.11'

N47°19'51"W 167.74'

N 474282.6839
E 1699601.6927
IR(N)

N41°21'44"E 339.11'

GAS MARKER

WFP

MAP 092, PARCEL 010.02
BOBBY BETH KEKICH
BOOK R3092, PAGE 867
R.O.M.C.T.

TRACT 1
PLAT OF SURVEY FOR
TIM WEAVER
PLAT BOOK P24, PAGE 77
R.O.M.C.T.

MAP 092, PARCEL 011.00
ADAM P. WEST
BOOK R1793, PAGE 478
R.O.M.C.T.

PLAT OF SURVEY FOR
J.C. CONNELLEY, ESTATE
PLAT BOOK P15, PAGE 126
R.O.M.C.T.

SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

*BUILDING STANDARDS MUST MEET THE CD-3 REQUIREMENTS AS OUTLINED IN THE ZONING ORDINANCE.

LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "PAPE-DAWSON")
- MONUMENT (NEW) (1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked "PAPE-DAWSON")
- IR(O) IRON ROD (OLD)
- RCP REINFORCED CONCRETE PIPE
- CATCH BASIN
- ST STORM MANHOLE
- HEADWALL
- SANITARY SEWER MANHOLE
- WATER VALVE
- GAS MARKER
- S SEWER STUBOUT
- 1234 STREET ADDRESS
- TREE
- STREET LIGHT
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- WFP WOOD FENCE POST
- -x-x- FENCE
- —P&T— OVERHEAD POWER AND TELEPHONE LINES
- —W— WATER LINE
- —SA— SANITARY SEWER LINE
- —G— GAS LINE
- 123 LOT NUMBER
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

NOTE
UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY.

Know what's below. Call before you dig.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	TANGENT
C1	25.00	39.27	090°00'00"	S37°09'21"E	35.36	25.00
C2	25.00	5.03	011°32'13"	N76°23'15"W	5.03	2.53
C3	25.00	34.24	078°27'47"	N31°23'15"W	31.62	20.41
C4	25.00	41.53	095°10'24"	N50°15'27"E	36.91	27.37
C5	25.00	34.83	079°49'32"	S37°14'31"E	32.08	20.91
C6	285.00	236.23	047°29'26"	N53°24'35"W	229.52	125.37
C7	285.00	48.69	009°47'21"	N72°15'37"W	48.63	24.41
C8	285.00	65.14	013°05'45"	N60°49'04"W	65.00	32.71
C9	285.00	65.14	013°05'45"	S47°43'19"E	65.00	32.71
C10	285.00	57.25	011°30'34"	N35°25'09"W	57.15	28.72
C11	915.00	229.44	014°22'02"	S36°50'53"E	228.84	115.33
C12	915.00	67.05	004°11'55"	N31°45'49"W	67.03	33.54
C13	915.00	74.58	004°40'11"	N36°11'52"W	74.56	37.31
C14	915.00	74.58	004°40'11"	N40°52'04"W	74.56	37.31
C15	915.00	13.24	000°49'44"	N43°37'02"W	13.24	6.62
C16	985.00	246.99	014°22'02"	N36°50'53"W	246.35	124.15
C17	985.00	9.25	000°32'18"	S43°45'45"E	9.25	4.63
C18	985.00	65.01	003°46'54"	S41°36'09"E	65.00	32.52
C19	985.00	65.01	003°46'54"	S37°49'16"E	65.00	32.52
C20	985.00	65.01	003°46'54"	S34°02'22"E	65.00	32.52
C21	985.00	42.71	002°29'03"	S30°54'23"E	42.70	21.36
C22	215.00	196.97	052°29'29"	S55°54'37"E	190.16	106.01
C23	215.00	114.82	030°35'52"	S44°57'48"E	113.46	58.81
C24	215.00	82.15	021°53'37"	S71°12'33"E	81.66	41.58
C25	25.00	39.27	090°00'00"	S52°50'39"W	35.36	25.00

BRIAN SCHLADER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3443

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

ROCK SPRINGS COVE PHASE 1A

LOTS 1-6, 8-17, 173-187 AND OPEN SPACES 1-3

4TH CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE

REVISED: JULY 20, 2026
REVISED: JUNE 29, 2026
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SCALE: 1" = 60'
JOB NUMBER: 21000139-000 (21-0389)

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591

SHEET 2 OF 2

G:\21-0389\1-SURVEY\ENGL_PLAT\PHASE 1A\21-0389 PHASE 1A ENGL PLAT.DWG
ENGLISH PLAT by: Brian Schlader, PLS 3443 Date: 4/20/2026 7:55:52 PM

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

16th day of April, 20 26,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Castlerock Communities, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "CMPC") on the

23rd day of June, 20 23,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

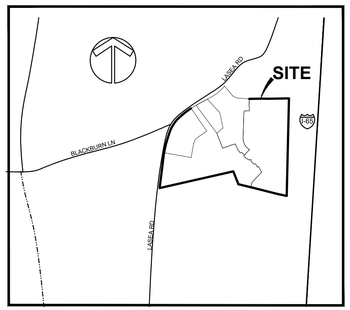
Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

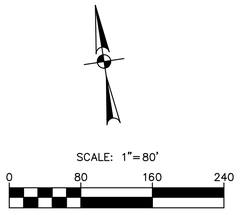
In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

Rock Springs Cove - Phase 1A PROJECT	
Completed by the Developer	*Completed by the City*
Castlerock Communities DEVELOPER NAME	
Patrick Carey AUTHORIZED AGENT NAME	CITY ENGINEER
Patrick Carey SIGNATURE	SIGNATURE
04/16/2026 DATE	DATE
381 Riverside Drive, STE 300 STREET	
Franklin, Tennessee 37064 CITY, STATE, ZIP	
615-580-8680 PHONE	
Pcarey@c-rock.com EMAIL	
Attest	*Attest*
Lakisha Winters ATTEST NAME	ATTEST NAME
Lakisha Winters ATTEST SIGNATURE	ATTEST SIGNATURE
04/16/2026 DATE	DATE



VICINITY MAP
(N.T.S.)



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 77 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND TO DEDICATE RIGHT-OF-WAY.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS PROPERTY IS CURRENTLY ZONED CD3.

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE DATE OF 4/16/2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 471013 PANEL NO. "NOT PRINTED" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

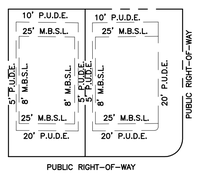
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

6. BEING A PORTION OF PARCEL NUMBER 15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 73.

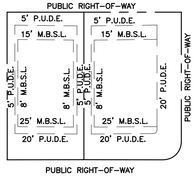
7. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THE MAURY COUNTY HIGHWAY DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE SIDEWALK IN THE LASEA ROAD RIGHT-OF-WAY.

8. THIS PROPERTY IS SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS RECORDED IN BOOK R3044, PAGE 64 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.

9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



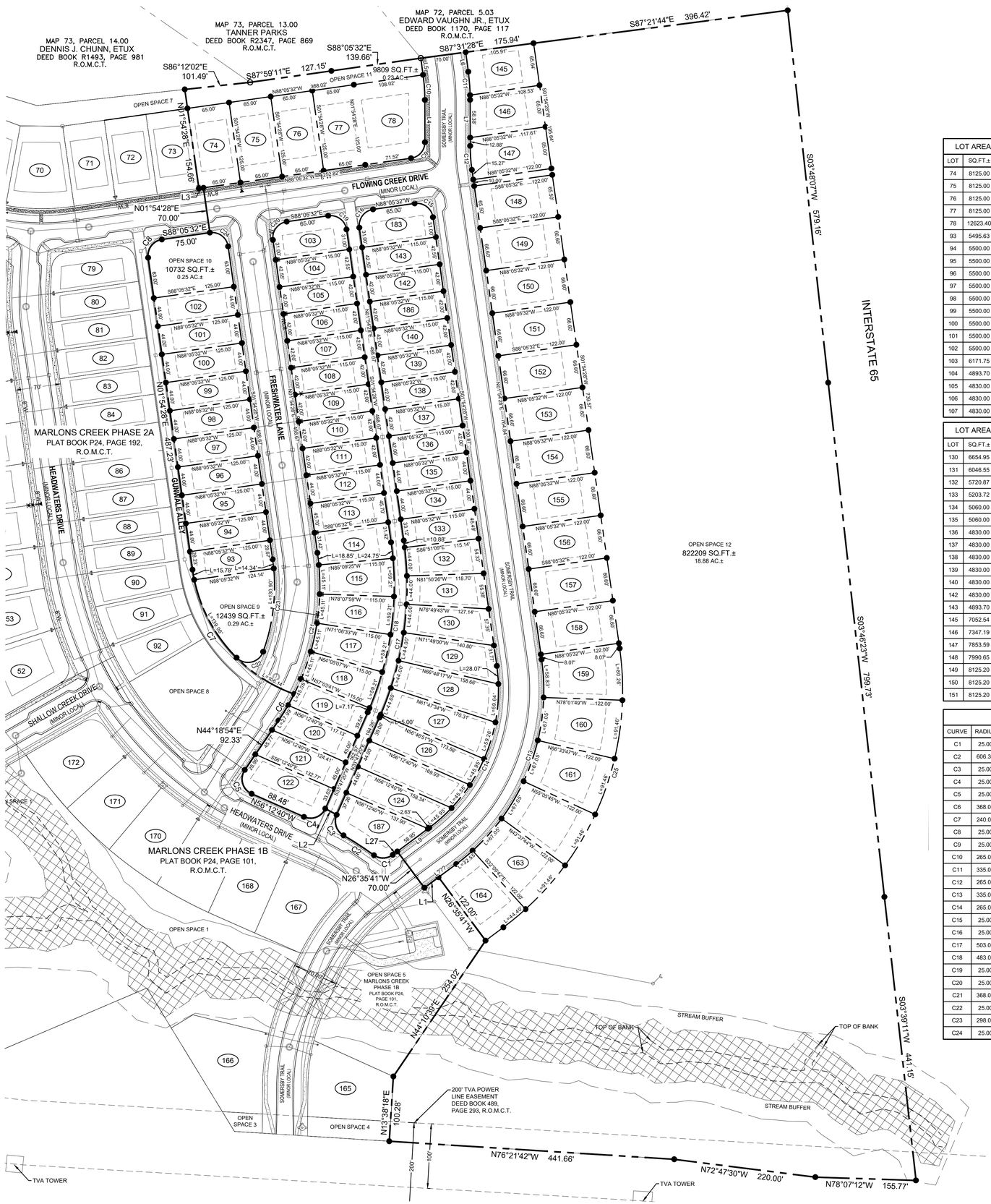
ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

BRIAN SCHLADER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
Brian Schlader
08/17/2026
TENNESSEE NO. 3443

LOTS AREA	510,894 SQ. FT. OR 11.73 ACRES±
OPEN SPACE	855,190 SQ. FT. OR 19.63 ACRES±
RIGHT-OF-WAY DEDICATION	187,701 SQ. FT. OR 4.31 ACRES±
TOTAL AREA	1,553,785 SQ. FT. OR 35.67 ACRES±

LEGEND

- ■ CM(N) — CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- ● IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- SEWER MANHOLE
- SANITARY SEWER SERVICE
- WATER VALVE
- CATCH BASIN/CURB INLET
- —W— WATER LINE
- —6— SANITARY SEWER LINE
- —P— OVERHEAD ELECTRIC POWER LINE
- CONCRETE SIDEWALK
- R.O.W. — RIGHT-OF-WAY
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
- (1) — LOT NUMBER



LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
74	8125.00	0.19
75	8125.00	0.19
76	8125.00	0.19
77	8125.00	0.19
78	12623.40	0.29
93	5495.63	0.13
94	5500.00	0.13
95	5500.00	0.13
96	5500.00	0.13
97	5500.00	0.13
98	5500.00	0.13
99	5500.00	0.13
100	5500.00	0.13
101	5500.00	0.13
102	5500.00	0.13
103	6171.75	0.14
104	4893.70	0.11
105	4830.00	0.11
106	4830.00	0.11
107	4830.00	0.11

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
108	4830.00	0.11
109	4830.00	0.11
110	4830.00	0.11
111	4830.00	0.11
112	5060.00	0.12
113	5255.50	0.12
114	6119.82	0.14
115	5998.61	0.14
116	5998.61	0.14
117	5998.61	0.14
118	5998.61	0.14
119	5301.21	0.12
120	5420.31	0.12
121	5786.55	0.13
122	7679.90	0.18
124	6553.04	0.15
126	7740.02	0.18
127	8906.61	0.20
128	8460.92	0.19
129	7571.99	0.17

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
130	6654.95	0.15
131	6046.55	0.14
132	5720.87	0.13
133	5203.72	0.12
134	5060.00	0.12
135	5060.00	0.12
136	4830.00	0.11
137	4830.00	0.11
138	4830.00	0.11
139	4830.00	0.11
140	4830.00	0.11
142	4830.00	0.11
143	4893.70	0.11
145	7052.54	0.16
146	7347.19	0.17
147	7853.59	0.18
148	7990.65	0.18
149	8125.20	0.19
150	8125.20	0.19
151	8125.20	0.19

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
152	8125.20	0.19
153	8125.20	0.19
154	8125.20	0.19
155	8125.20	0.19
156	8125.20	0.19
157	8125.20	0.19
158	8125.20	0.19
159	8125.20	0.19
160	8125.20	0.19
161	8125.20	0.19
163	9669.14	0.22
164	8874.24	0.20
177	9669.14	0.22
180	7251.71	0.17
183	6171.75	0.14
186	4830.00	0.11
187	7737.01	0.18

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	25.00'	30.98'	71°00'00"	17.83'	29.04'	N81°05'41"W
C2	606.33'	56.20'	5°18'40"	28.12'	56.18'	N46°55'48"W
C3	25.00'	36.85'	84°27'03"	22.69'	33.60'	N08°26'11"W
C4	25.00'	39.27'	90°00'00"	25.00'	35.36'	S78°47'20"W
C5	25.00'	43.86'	100°31'34"	30.07'	38.45'	N05°56'53"W
C6	368.00'	47.59'	7°24'36"	23.83'	47.56'	N40°36'36"E
C7	240.00'	260.98'	62°18'19"	145.08'	248.31'	N29°14'42"W
C8	25.00'	39.27'	90°00'00"	25.00'	35.36'	N46°54'28"E
C9	25.00'	35.77'	81°58'45"	21.72'	32.80'	S50°55'05"W
C10	265.00'	34.47'	7°27'11"	17.26'	34.45'	S06°12'07"W
C11	335.00'	43.58'	7°27'11"	21.82'	43.55'	N06°12'07"E
C12	265.00'	37.10'	8°01'14"	18.58'	37.07'	N05°55'06"E
C13	335.00'	359.57'	61°29'51"	199.29'	342.55'	N32°39'23"E
C14	265.00'	284.43'	61°29'51"	157.65'	270.98'	S32°39'23"W
C15	25.00'	39.27'	90°00'00"	25.00'	35.36'	S43°05'32"E
C16	25.00'	39.27'	90°00'00"	25.00'	35.36'	N46°54'28"E
C17	503.00'	279.89'	31°52'52"	143.67'	276.29'	N17°50'54"E
C18	483.00'	268.76'	31°52'52"	137.96'	265.30'	S17°50'54"W
C19	25.00'	39.27'	90°00'00"	25.00'	35.36'	S43°05'32"E
C20	25.00'	39.27'	90°00'00"	25.00'	35.36'	N46°54'28"E
C21	368.00'	272.37'	42°24'26"	142.76'	266.20'	N23°06'41"E
C22	25.00'	50.23'	115°06'39"	39.33'	42.20'	S87°23'12"W
C23	298.00'	145.23'	27°55'25"	74.09'	143.80'	S15°52'10"W
C24	25.00'	39.27'	90°00'00"	25.00'	35.36'	S43°05'32"E

LINE TABLE		
LINE	BEARING	DISTANCE
L???	N63°24'19"E	61.59'
L1	S63°24'19"W	27.32'
L2	N51°23'21"W	20.07'
L3	N88°05'32"W	7.18'
L4	S09°55'43"W	65.40'
L5	S02°28'32"W	30.46'
L6	N02°28'32"E	30.46'
L7	N09°55'43"E	71.26'
L9	S63°24'19"W	61.59'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK R2896, PAGE 1491, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHWON HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

GARY L. EALEY — DATE

AUTHORIZED MEMBER, MARLON'S CREEK PROP CO, LLC

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

PAPE-DAWSON

Brian Schlader 08/17/2026

BRIAN SCHLADER, RES NUMBER 3286 — DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

NAME — DATE

TITLE — AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER — DATE

COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA UBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR — DATE

COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911 — DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTEWATER DEPARTMENT — DATE

COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER — DATE

COLUMBIA, TENNESSEE

FINAL PLAT

MARLONS CREEK PHASE 2B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: AUGUST 17, 2026
SCALE: 1"= 80'
JOB NO. 21-0282
SHEET 1 of 1

LAND SURVEYOR
BRIAN SCHLADER, TN RLS 3843
PAPE-DAWSON
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: brian.schlader@pape-dawson.com

OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: Zachary Doty
(629) 823-4879
EMAIL: zdoty@freehillventures.net

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

G:\21-0282\1-SURVEY\PLAT\FINAL\PHASE 2B\PHASE 2B FINAL PLAT.DWG

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

11 day of August, 2026,

between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Mallard's Creek Prop Co, LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "CMPC") on the

14 day of October, 2026,

pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

Mallard Creek Phase 2B

PROJECT

Completed by the Developer	*Completed by the City*
Mallard Creek Prop Co, LLC DEVELOPER NAME	
Gary Lynn Ealey AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
8/12/2026 DATE	DATE
2925 Berry Hill Dr STREET	
Nashville TN 37204 CITY, STATE, ZIP	
615-969-9202 PHONE	
Lynn@landsolutionsco.net EMAIL	
Attest	*Attest*
Zachary Doty ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
8/12/26 DATE	DATE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 30 TOWNHOME UNITS, AND TO DEDICATE OPEN SPACE AREAS.

Surveyor's Notes

1. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
2. This property currently identified as a portion of Parcel 53.00 per Tax Map No. 72.
3. Deed reference: Record Book R2704, Page 868, Register's Office of Maury County, Tennessee. Parcel 53.00 = Tract 1 per deed.
4. Bearings based on: Tennessee State Plane, as determined by GPS observation. The horizontal location data shown on this survey was gathered using standard radial surveying techniques with an electronic total station and data collector and global positioning system (GPS) unit and is based upon a positional solution derived from real-time kinematic (GPS) observations processed by Tennessee Dot Network. bearings are expressed in the Tennessee State Plane coordinate system (Horizontal = NAD83-C.O.R.S.; Vertical = NAVD88; Zone TN 4100, Geoid Model MID TN 25012A), using Sokkia GPS Model GRX3 GNSS receiver RTK (11+12. Horizontal accuracy=5mm+.05ppm and Vertical accuracy=10mm+.08ppm. Units shown in U.S. Survey Feet.
5. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
6. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
7. Total area of property surveyed is 3.26 Acres ±.
8. New Right-Of-Way dedication: 0.147 Acres ±.
9. Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0195E dated April 16, 2007.
10. Unless otherwise noted, all lot corners are marked with iron rods with caps stamped "H.H. SURVEY".
11. All townhomes to be constructed to meet the 2018 IRC.

Utility Notes

Public electric and communication utilities serving this development traverse underground and all related fixtures required for this service are encompassed by a 10-foot Public Utility Rights of Way Easement on all property lines parallel and abutting public or private roadways and 5 feet wide easement on all interior lot lines for utility and drainage easements.

Service lines and fixtures will branch from main utility line and extend to an individual multi-unit structure within this easement. The gang meter base will be attached to the exterior wall of the structure. This gang meter base will serve as a branch in which individual service lines will extend to each unit within the structure.

The gang meter base will be encompassed by a blanket utility easement for service and maintenance as needed and required. Gang meter bases, electrical service entrance conductors from transformer to gang meter bases as well as lines leaving the gang meter base to serve individual units will be the responsibility of the Home Owners Association.

Additionally, a 10-foot Public Utility Rights of Way Easement shall continue vertically from the foundation through the roof on the exterior wall at the location of the meter bases of each building.

Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book____, pages_____in the Register's Office of Maury County, Tennessee.

8" water line to be owned and maintained by Columbia Power and Water Systems

8" sanitary sewer line to be owned and maintained by Columbia Wastewater Systems.

Utility easements shown graphically hereon are further described as being 20 feet in width, centered on their utility lines (e.g., sanitary sewer line, storm sewer lines). 10 foot wide easement centered on water lines.

Owner:
CHR LAND, LLC
818 S. MAIN STREET
COLUMBIA TN 38401

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2704, Page 868, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2025 _____
Date

_____
Title (CHR Land, LLC.)

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

9/3, 2025 David Lee Cyphers 2779
Date Registered Land Surveyor Number
DAVID LEE CYPHERS
TENNESSEE RLS NO. 2779

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat – Bear Creek Glen – Phase 3" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2025 _____
Date Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Bear Creek Glen – Phase 3 have been installed in accordance with City specifications, or a performance bond in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

_____, 2025 _____
Date City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

_____ _____
Secretary, Planning Commission Columbia, Tennessee Date

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911,

_____, 2025 _____
Date Maury County E-911

Certificate of Approval for Sewer System

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2025 _____
Date Superintendent, Columbia Wastewater System

Certificate of Compliance

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

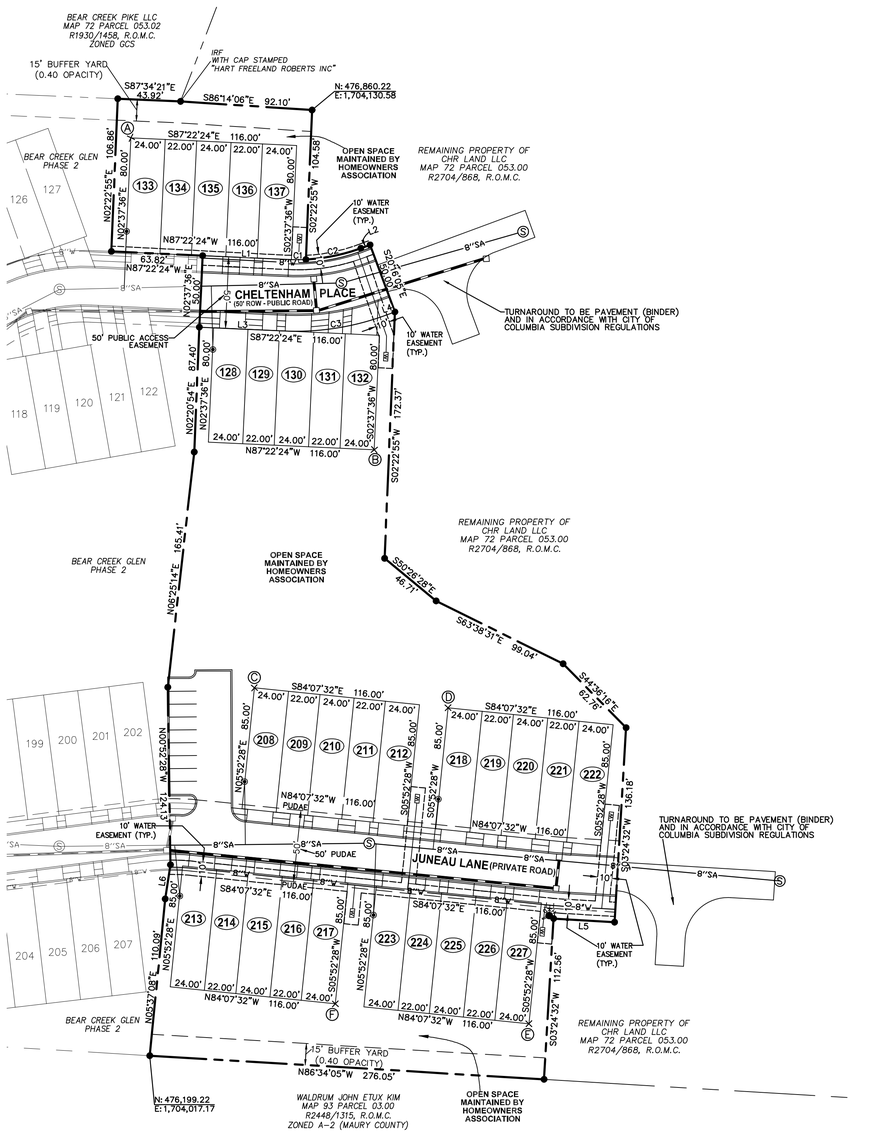
_____ _____
City Engineer Columbia, Tennessee Date

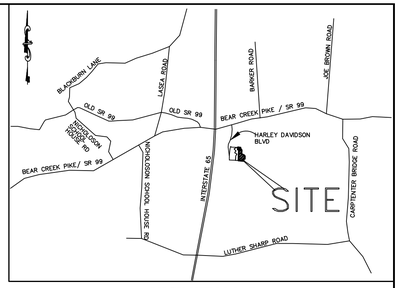
DAVID LEE CYPHERS REGISTERED LAND SURVEYOR TENNESSEE 2779 STATE OF TENNESSEE 9/3/25

BOUNDARY ANNOTATION TABLES

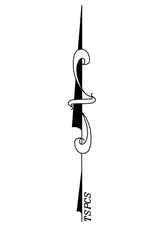
LINE	BEARING	DISTANCE
L1	S87°22'24"E	60.19'
L2	N69°43'55"E	6.86'
L3	S87°22'24"E	60.19'
L4	N69°43'55"E	6.86'
L5	N86°35'28"W	42.65'
L6	N08°44'51"E	24.17'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°18'09"	129.85'	12.02'	N89°43'41"E	12.01'
C2	17°21'13"	130.00'	39.37'	N78°24'31"E	39.22'
C3	22°42'55"	180.02'	71.37'	N81°05'25"E	70.90'





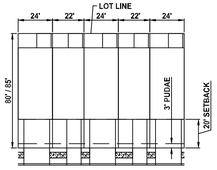
VICINITY MAP
NOT TO SCALE



Scale : 1" = 50'
0' 25' 50' 100'
GRAPHIC SCALE

COORDINATES OF TOWNHOME LOT CORNERS:

Ⓐ = N: 476,840.82	E: 1,704,004.00
Ⓑ = N: 476,622.79	E: 1,704,174.06
Ⓒ = N: 476,456.37	E: 1,704,090.34
Ⓓ = N: 476,442.45	E: 1,704,225.62
Ⓔ = N: 476,221.51	E: 1,704,282.15
Ⓕ = N: 476,235.43	E: 1,704,146.86



TYPICAL
TOWNHOME UNIT LAYOUT

LEGEND

These standard symbols will be found in the drawing.

- STORM LINE
- 8"SA SANITARY SEWER LINE
- Ⓢ SEWER MANHOLE
- SEWER SERVICE
- 8"W WATER LINE
- FIRE HYDRANT COMPLETE ASSEMBLY
- Ⓦ WATER SERVICE (METER VAULT)
- EASEMENT
- PROPERTY LINE
- IRON ROD SET (UNLESS OTHERWISE NOTED)
- IRF IRON ROD FOUND
- PUDAE PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT

UNIT TABLE	
UNIT NO.	AREA (SF)
128	1,920
129	1,760
130	1,920
131	1,760
132	1,920
133	1,920
134	1,760
135	1,920
136	1,760
137	1,920

UNIT TABLE	
UNIT NO.	AREA (SF)
208	2,040
209	1,870
210	2,040
211	1,870
212	2,040
213	2,040
214	1,870
215	2,040
216	1,870
217	2,040

UNIT TABLE	
UNIT NO.	AREA (SF)
218	2,040
219	1,870
220	2,040
221	1,870
222	2,040
223	2,040
224	1,870
225	2,040
226	1,870
227	2,040

H & H LAND SURVEYING, INC.
P.O. BOX 2433
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2022-0617

Final Plat
Bear Creek Glen - Phase 3

3rd CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 72, P/O PARCEL 53.00

ZONED: MRC

SCALE: 1"= 50'

AREA: 3.26 ACRES±

DATE: SEPTEMBER 3, 2025

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20_____ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

_____ **Gary Martin** _____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM and referred to as _____ (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the “CMPC”) on the

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the “IMPROVEMENTS”); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register’s Office of Maury County, Tennessee. No further writing or deed shall be required.

Docusign Envelope ID: C47E3070-45B9-8104-80DA-4E9F2E8DA97B

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

Bear Creek Glen - Phase 3 PROJECT	
Completed by the Developer	*Completed by the City*
Gary Martin DEVELOPER NAME	
Gary Martin AUTHORIZED AGENT NAME	CITY ENGINEER
DocuSigned by: Gary Martin SIGNATURE	SIGNATURE
08-03-2026 | 15:52:41 CDT DATE	DATE
1081 Cranford Hollow Rd STREET	
Columbia, TN 38401 CITY, STATE, ZIP	
615-812-2147 PHONE	
gary@martinengrg.com EMAIL	
Attest	*Attest*
Wesley Baxter ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
8/3/2026 DATE	DATE

DOCUMENT PREPARED BY:
Name: Gary Martin
Company Martin Engineering & Surveying, LLC

Address: 808 S. Main Street
Columbia, TN 38401

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 72 Parcel 53.00
Project Name: Bear Creek Glen Phase 2 and 3

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between _____ hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.
12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Gary Martin

Title _____

Signature _____

Owner CHR Land, LLC

Address 808 S. Main Street

City, State ZIP Columbia, TN 38401

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires:_____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

BEAR CREEK GLEN
PHASE 2 AND 3

SOUTH OF BEAR CREEK PIKE & EAST OF HARLEY DAVIDSON BOULEVARD
COLUMBIA, TENNESSEE

PREPARED FOR:
CHR LAND, LLC
818 S. MAIN STREET
COLUMBIA, TENNESSEE 38401

JUNE 2022

Martin Engineering and Surveying, LLC.
808 S. Main Street, Columbia, TN 38401, 615-812-2147
gary@martinengrg.com

Table of Contents

SECTION 1: INTRODUCTION....1

SECTION 2: SYSTEM DESCRIPTION....1

SECTION 3: MAINTENANCE PROCEDURES....1

3.1 Storm Pipe and Storm Inlets....2

SECTION 1: INTRODUCTION

The project is to construct 50 townhome units for Phase 2 and 3 of the proposed Bear Creek Glen development in Columbia, Maury County, Tennessee. This post construction long term maintenance plans addresses Phase 2 and 3 of the development which consist of 5.53 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Phase 2 and 3 consists primarily of site grading related to the installation of roadway pavements, curbs sidewalks, townhome lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

Phase 2 and 3 construction consists of stormwater conveyance inlets and pipes.

1. 706 lf 18" pipe and 7 storm inlets.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

SECTION 3: MAINTENANCE PROCEDURES

3.1 Storm Pipes and Storm Inlets:

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

Stormwater Pond Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address_____ Phone Number _____

Site Status: _____

Date:_____ Time: _____Site conditions:

Stormwater Pond Type: Wet Pond fl Wet ED Pond fl Micropool Pond fl Multiple Pond System fl
Dry Pond fl

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommende

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Embankment and Emergency Spillway				
Vegetation healthy?	*A/S*			
Erosion on embankment?	*A/S*			
Animal burrows in embankment?	*A/S*			
Cracking, sliding, bulging of dam?	*A/S*			
Drains blocked or not functioning?	*A/S*			
Leaks or seeps on embankment?	*A/S*			
Slope protection failure functional?	*A/S*			
Emergency spillway obstructed?	*A/S*			
Erosion in/around emergency spillway?	*A/S*			
Other (describe)	*A/S*			
Riser and Principal Spillway				(describe type: concrete pipe, slotted weir, channel, etc.)
Low-flow orifice functional?	*A/S*			
Trash rack (Debris removal needed? Corrosion noted?)	*A/S*			
Sediment buildup in riser?	*A*			
Concrete/masonry condition (Cracks or displacement? Spalling?)	*A*			
Metal pipe in good condition?	*A*			
Control valve operation?	*A*			
Pond drain valve operation?	*A*			
Outfall channels function, not eroding?	*A*			
Other (describe)	*A*			
Sediment Forebays				
Sedimentation description				
Sediment cleanout needed (over 50	*A/S*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
percent full)?				
Permanent Pool Areas (if applicable)				
Undesirable vegetation growth?	*A/M*			
Visible pollution?	*A/M*			
Shoreline erosion?	*A/M*			
Erosion at outfalls into pond?	*A/M*			
Headwalls and endwalls in good condition?	*A/M*			
Encroachment into pond or easement area by other activities?	*A/M*			
Evidence of sediment accumulation?	*A*			
Dry Pond Areas (if applicable)				
Vegetation adequate?	*A/M*			
Undesirable vegetation or woody plant growth?	*A/M*			
Excessive sedimentation?	*A*			
Hazards				
Have there been complaints from residents?	*A/M*			
Public hazards noted?	*A/M*			

Inspector Comments: _____

_____

_____

Overall Condition of Facility: □ Acceptable □ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	**Due Date**

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____
Inspected by: (printed) _____

Grass Channel Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____Site conditions:

Inspection Frequency Key: A=annual (required); M=monthly (recommended); S=after major storms (recommended)

Inspection Items	Inspection	Inspected?	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	*A/M*			
Inlets and outlets free of debris?	*A/M*			
Any dumping of yard wastes into facility?	*A/M*			
Litter (branches) removed?	*A/M*			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	*A/M*			
Grass mowed?	*A/M*			
Grass height not less than 3 to 4 inches?	*A/M*			
Fertilized per specifications?	*A/M*			
Grasses planted according to approved plan?	*A/M*			
Unauthorized or inappropriate plantings?	*A*			
Grasses healthy? (no diseased or dying vegetation)	*A/M*			
Evidence of grasses stressed from inadequate watering?	*A/M*			
Filtration Capacity				
Clogging from oil or grease?	*A/M*			
Facility dewaters between storms?	*A/M*			
Check dams and energy dissipaters/sumps				
Any evidence of sedimentation buildup?	*A/S*			
Are sumps greater than 50% full of sediment?	*A/S*			
Any evidence of erosion and downstream	*A/S*			

Inspection Items	Inspection	Inspected?	Maintenance Needed? (Yes/No)	Comments/Description
toe of drop structures?				
Any trash or blockages at weep holes?	*A/S*			
Sediment Deposition				
Swale clean of sediments?	*A*			
Sediment not > 25% of swale design depth?	*A*			
Outlet/Overflow Spillway				
In good condition?	*A*			
Any evidence of erosion?	*A*			
Any evidence of blockages?	*A*			
Has facility been filled or blocked inappropriately?	*A*			
Hazards				
Have there been complaints from residents?	*A/M*			
Public hazards noted?	*A/M*			
Maintenance accesses free of hazards and fully operational?	*A/M*			

Inspector Comments: _____

_____

_____

Overall Condition of Facility: □ Acceptable □ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	**Due Date**

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____
Inspected by: (printed) _____

Storm Sewer Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Indicate Features Present: Catch Basins fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition ensure all are set properly in place over inlets	*A/S*			
Check for sediment, leaf, or debris clogging grates and remove	*A/S*			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	*A/S*			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater.	*A/S*			
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	*A/S*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment	*A/S*			
Check for erosion or scouring around headwall inlets and repair	*A/S*			
Evidence of staining?	*A/S*			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	*A/S*			
Hazards				
Have there been complaints from residents?	*A/S*			

Inspector Comments: _____

_____

_____

_____

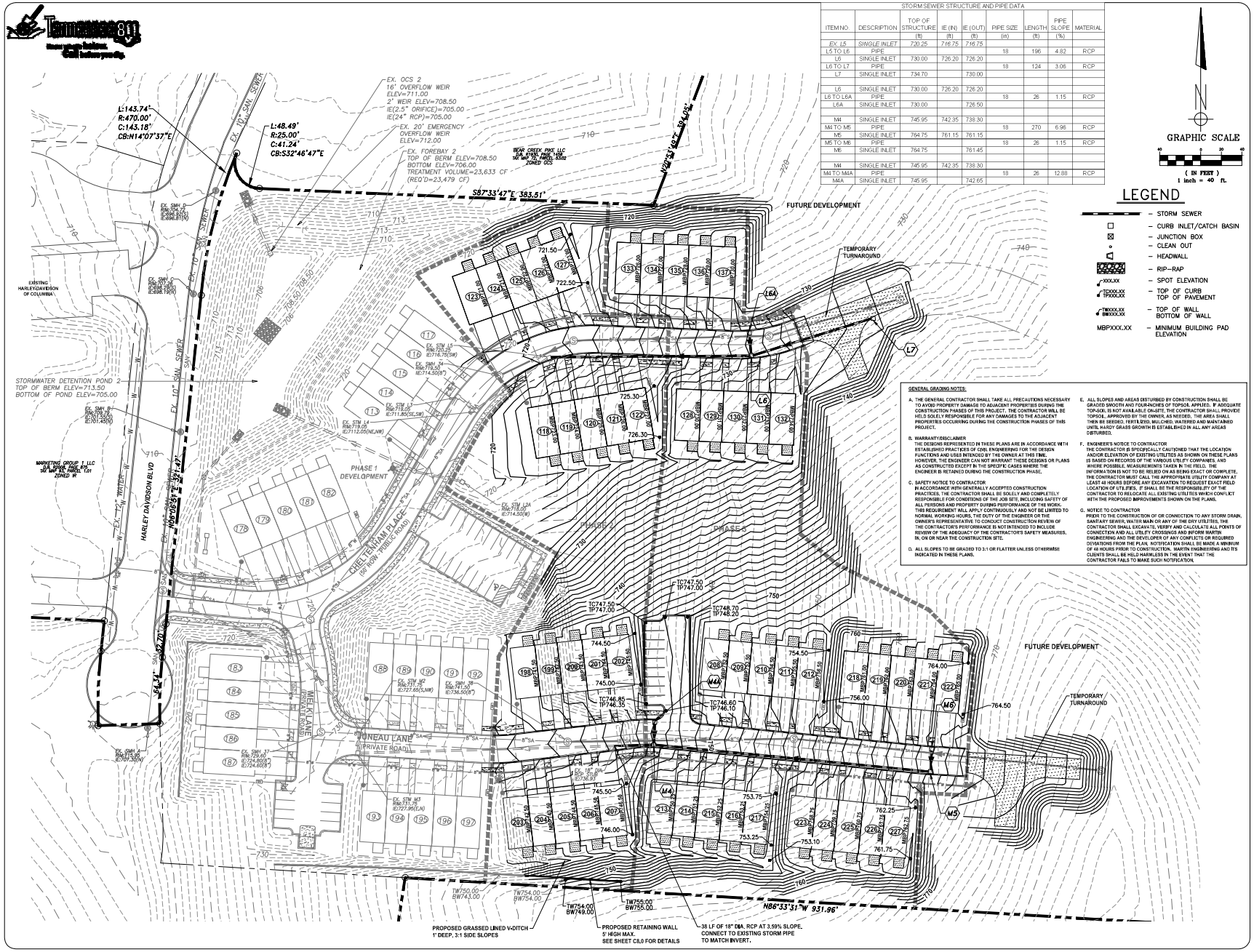
Overall Condition of Facility: fl Acceptable fl Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately:_____
(date)

Inspected by: (signature) _____
Inspected by: (printed) _____



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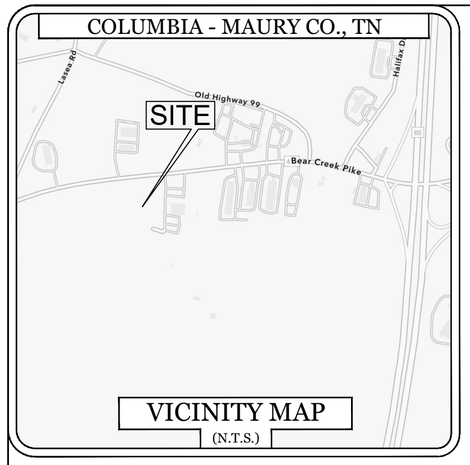
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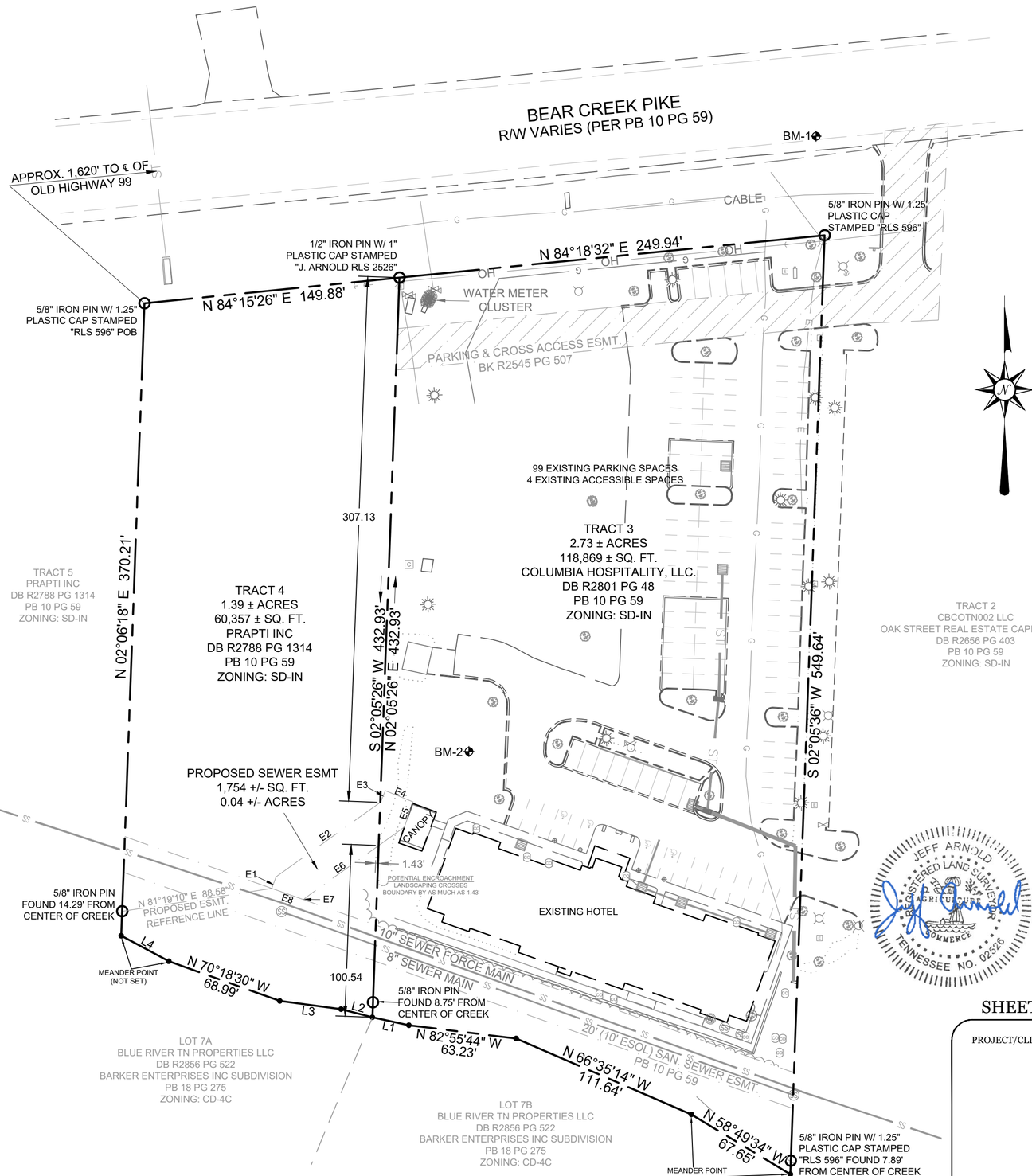


E1	N 19°58'00" E	7.25'
E2	N 54°26'42" E	74.92'
E3	N 21°53'40" E	7.08'
E4	S 68°06'20" E	17.65'
E5	S 19°24'40" W	15.56'
E6	S 54°26'42" W	53.28'
E7	S 19°58'00" W	0.85'
E8	N 70°34'17" W	20.00'

LINE	BEARING	DISTANCE
L1	N 77°37'51" W	21.85'
L2	N 75°30'20" W	18.98'
L3	N 82°24'44" W	36.10'
L4	N 61°47'14" W	31.57'

TOTAL AREA OF SURVEY
179,226 +/- SQ. FT. 4.12 +/- ACRES

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE		
TRACT 3	COLUMBIA HOSPITALITY, LLC. 1555 BEAR CREEK PIKE COLUMBIA, TN 38401	DEED BOOK R2801 PAGE 48 PLAT BOOK 10 PAGE 59
TRACT 4	PRAPTI INC 1547 BEAR CREEK PIKE STE B COLUMBIA, TN 38401	DEED BOOK R2788 PAGE 1314 PLAT BOOK 10 PAGE 59



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SS SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- E ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- W WATER METER
- FIRE HYDRANT
- G GAS METER
- T TELEPHONE PEDESTAL
- SW STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE ABANDONED
- CENTERLINE
- E BURIED ELECTRIC
- G GAS LINE
- OH OVERHEAD UTILITIES
- T BURIED TELEPHONE
- SS SANITARY SEWER LINE
- W WATER LINE
- ST STORM SEWER LINE
- X FENCE LINE
- DRAINAGE ESMT.

JEFF ARNOLD REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE COMMERCE TENNESSEE NO. 02526

Digitally signed by Jeff Arnold
Date: 08/14/26

0' 50' 100' 150'

GRAPHIC SCALE: 1" = 50'

BENCHMARK DATA:

BENCHMARK 1
MAGNAIL FOUND IN THE R/W OF BEAR CREEK PIKE
N: 477912.747
E: 1700812.170
ELEV: 728.931

BENCHMARK 2
MAGHUB FOUND IN SOUTHWEST REGION OF TRACT 3
N: 477552.819
E: 1700608.991
ELEV: 716.262

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT: THE URBAN (CATEGORY I) SURVEY SHOWN HEREON WAS COMPLETED ON MAY 18, 2026 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL AND/OR BY THE METHOD OF RANDOM TRAVERSE; THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-03 - STANDARDS OF PRACTICE. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY TN STATE PLANE COORDINATES (ZONE 4100, GEOID 18), TAKEN FROM STATIC GPS OBSERVATION.

JEFF ARNOLD, RLS #2526 — DATE: 8-14-2026

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY CARLSON RT5 (BRX7) (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS, FROM GPS CONTROL POINTS WHEN NECESSARY. THE ACCURACY OF THE CONTROL POINTS USED TO LOCATE CORNER MONUMENTS BY CONVENTIONAL METHODS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. REDUNDANT MEASUREMENTS WERE TAKEN TO ENSURE THE QUALITY OF THE GPS DATA USED TO ESTABLISH CORNER MONUMENTS.

SHEET 1 OF 2

PROJECT/CLIENT:

SUBDIVISION PLAT OF THE SEWER EASEMENT OF TRACT 3 AND TRACT 4 OF THE FOURTH CIVIL DISTRICT OF MAURY COUNTY SUBDIVISION

COLUMBIA HOSPITALITY, LLC
1555 BEAR CREEK PIKE
COLUMBIA, TENNESSEE 38401
(931) 505-0550
bhadresh999@hotmail.com

DRAWN BY: S. MCFARLAND	DATE: 06-24-2026	SCALE: 1" = 50'
CHECKED BY: J. ARNOLD	PROJECT NUMBER: 23-1175-L	

PREPARED BY:

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445
jarnold@a-ces.com

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R2801, PAGE 48, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

B. I. Reed — 08/11/26

OWNER(S) — DATE

Owner

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "A" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:95.

Jeff Arnold — 2526 — 8-14-2026

REGISTERED LAND SURVEYOR — NUMBER — DATE

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

NAME — DATE

TITLE — AUTHORIZING AGENCY

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER
COLUMBIA, TENNESSEE — DATE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR
COLUMBIA, TENNESSEE — DATE

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911 — DATE

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTEWATER DEPARTMENT
COLUMBIA, TENNESSEE — DATE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER
COLUMBIA, TENNESSEE — DATE



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PROPOSED EASEMENT SHOWN HEREON FOR THE BENEFIT OF (TRACT 3) COLUMBIA HOSPITALITY, LLC. DEED BOOK R2801 PAGE 48.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO: ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON; ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP PARCEL NO. 47119C0195E AS DATED APRIL 16, 2007.
4. THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
5. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD RLS 2526" UNLESS OTHERWISE NOTED.
6. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP, A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
7. A) THE PROPERTY OWNER(S) OR HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR PROPERTY. THIS MAINTENANCE SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS, TO A HEIGHT NO GREATER THAN TEN (10) INCHES, REPAIRING ERODED AREAS AND REMOVING DEBRIS FROM INLET STRUCTURES. THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION IS ALSO RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE INFRASTRUCTURE (NOT ACCEPTED BY LOCAL GOVERNMENT) CONTAINED WITHIN THIS EASEMENT.
   B) MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY, ISLANDS, MEDIANS, ENTRYWAYS, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT.

PROJECT/CLIENT:

SUBDIVISION PLAT OF THE SEWER EASEMENT OF TRACT 3 AND TRACT 4 OF THE FOURTH CIVIL DISTRICT OF MAURY COUNTY SUBDIVISION

COLUMBIA HOSPITALITY, LLC
1555 BEAR CREEK PIKE
COLUMBIA, TENNESSEE 38401
(931) 505-0550
bhadresh999@hotmail.com

DRAWN BY: S. MCFARLAND	DATE: 06-24-2026	SCALE: N/A
CHECKED BY: J. ARNOLD	PROJECT NUMBER: 23-1175-L	

PREPARED BY:

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445
jarnold@a-ces.com

This site is not applicable for a development agreement per City of Columbia engineering.

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

17 February 2026

Jennifer Dodd, Director
Division of Water Resources
ATTN: Engineering Services Unit
William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, TN 37243

RE: Bear Creek Plaza
Columbia, TN 38401

Ms. Dodd,

The City of Columbia Wastewater Department has reviewed and approved the design of the subject project, consisting of 150 linear feet of 8" gravity sewer main. Our Department has conducted an analysis and determined the system has adequate capacity and the project will not create or exacerbate any overflow problems.

Regards,

Donald J. Boshers, Director
Wastewater Department
(931) 560-1001

Columbia Wastewater
Approves the Plans:

2/17/2026

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Sewer Easement of Tract 3 & Tract 4 of the Fourth Civil District of Maury County

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☑ Name of development
- ☑ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☑ Plan sealed by a design professional licensed in the State of Tennessee.
- ☑ North Arrow, legend, and site vicinity map
- ☑ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☑ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☑ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☑ All property boundaries, existing easements, and encumbrances
- ☑ Parcel identification, owner, and deed and plat references of adjoining properties
- ☑ Proposed phasing and timetable for all phases of development
- ☑ Traffic Impact Study, as required.
- ☑ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- ☑ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☑ Location, type, and size of proposed signs
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- ☑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☑ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☑ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- ☑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
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PHONE: (931) 560-1560
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PUD Specific Items

- ☑ List of all deviations from PUD Standards requested
- ☑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☑ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Emma White	Emma White	8-10-2026
Print Name	Signature	Date

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, August 11, 2026

ITEM NO.
26-0260

DESCRIPTION: 1316 Hampshire Pk. - Hampshire Hills TH

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. All signatures are required on application.
4. Add typical lot layout depicting proposed setbacks and easements.
5. Surveyor to sign and stamp.
6. Show locations of sidewalks.
7. Show location of all open spaces and notate size.
8. Show location of retaining walls as indicated on preliminary plat.
9. Fees shall be paid prior to resubmittal.

Engineering

10. Final Plat approval shall be subject to filing and recording the plat with the County Register within sixty (60) calendar days after final action. Failure to file and record the plat within sixty (60) calendar days, shall void any final action on the plat.
11. Provide surety calculation for approval and Letter of Credit prior to resubmittal date.
12. Asphalt binder and curbing shall be installed prior to resubmittal date.
13. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date, including the installation of retaining wall.
14. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date.
15. Install street signage. Stop & St Names prior to resubmittal date.

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

16. Add PUDE note: There is a Public Utility and Drainage Easements (PUDE) ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines.
17. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. Location, size, and type of existing and proposed utility easements and utility features including, but not limited to, potable water, fire hydrant, sanitary sewer, storm sewer, and power and communication facilities.
19. Ensure all plat elements are as constructed in the field.
20. Show easement for water line along Hampshire Pike.
21. Show extents of stormwater management area, provide easements as needed.
22. Plat shall include adjoining property (89P A 16.01) with a portion of it being the stormwater management area for development. Ensure ownership matches most recent (Nickell Contracting).
23. Provide dimensions of building sites (h.p.r units).

Public Works

24. For 14 townhomes, we recommend one 8-yard dumpster with weekly collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet services, may be utilized for townhome residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
25. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
    and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.

3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

26. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

City Attorney

27. No comments provided.

Building

28. No comments.

Police

29. No comments provided.

Maury County Highway Dept.

30. No Comment.

Fire

31. No comments

Columbia Power

32. Columbia Power System has an existing power line near your proposed development. 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. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Maury County E911

33. Street name should be Nightingale Ridge Drive. Lots are correct. Addresses were given by Nelson 3/4/2025.

Duck River Electric Membership Corp

34. No comments.

Columbia Water

35. The following items have yet to be completed prior to plat signing:
    - Coordinate walk-through, Bacteria sampling and pressure testing with CPWS staff.
    - Provide a detailed list of water infrastructure installation cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.
    - Water system must be complete and active at time of plat signing.

Wastewater

36. Services must be shown on the final plat as they were built. IF there was a tap relocated, it must be shown on the plat in the final location. If taps were relocated, the as-built for Hampshire Hills must be resubmitted for approval. Manhole at entrance of subdivision must be

brought to final grade before plat signature. This manhole is also not displayed on the plat properly, or the main which runs through it. The main or manhole need a graphical adjustment. Final walkthrough and inspection is required before plat signature.

Atmos Energy

37. No comments provided.

Maury County Schools

38. No comments provided.

ATT

39. No comments provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

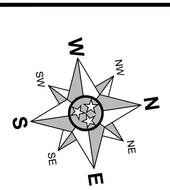
NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

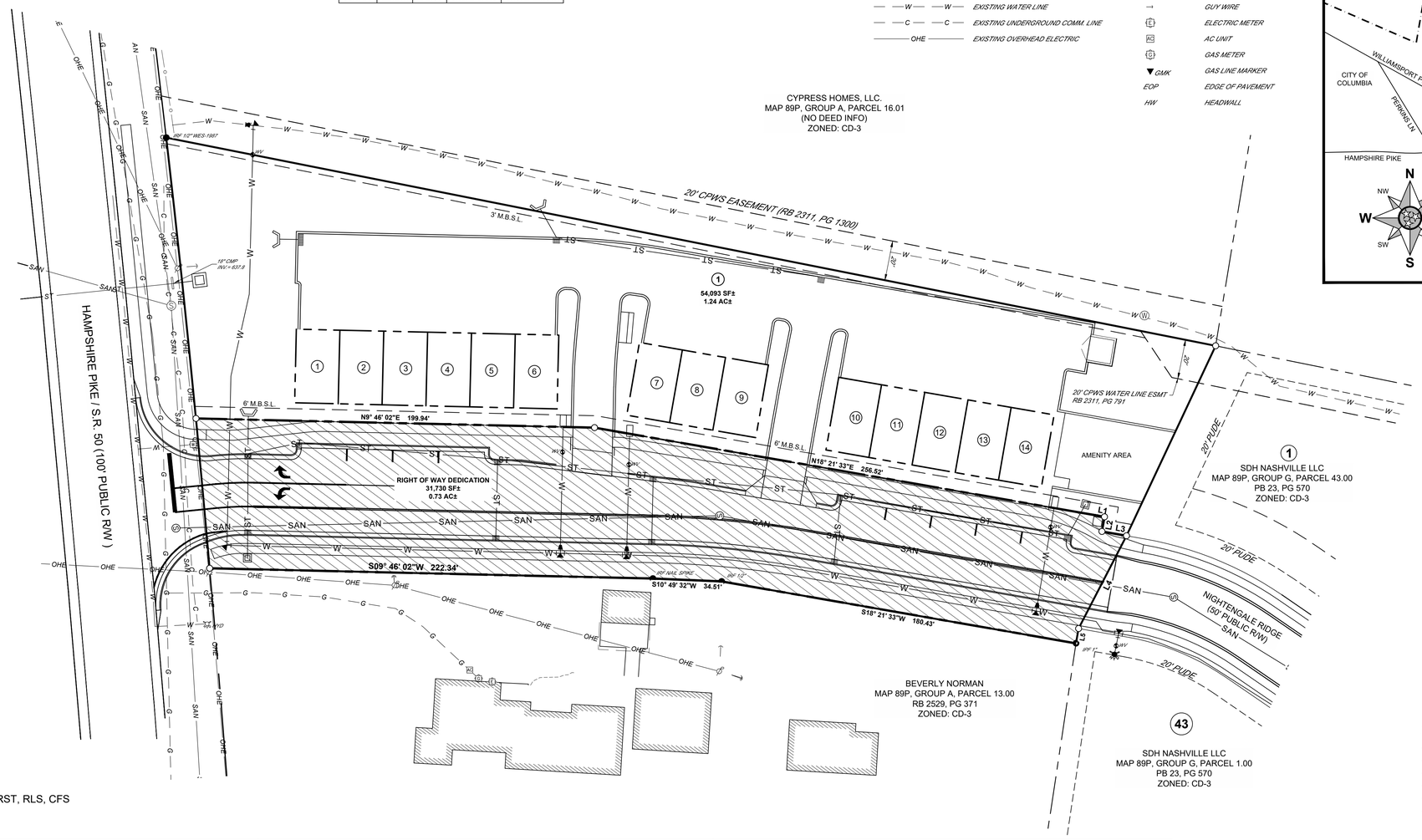
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.13	N18° 21' 33"E
L2	7.46	S71° 38' 27"E
L3	12.52	N18° 21' 33"E
L4	52.39	S54° 16' 01"E
L5	7.54	S71° 38' 27"E

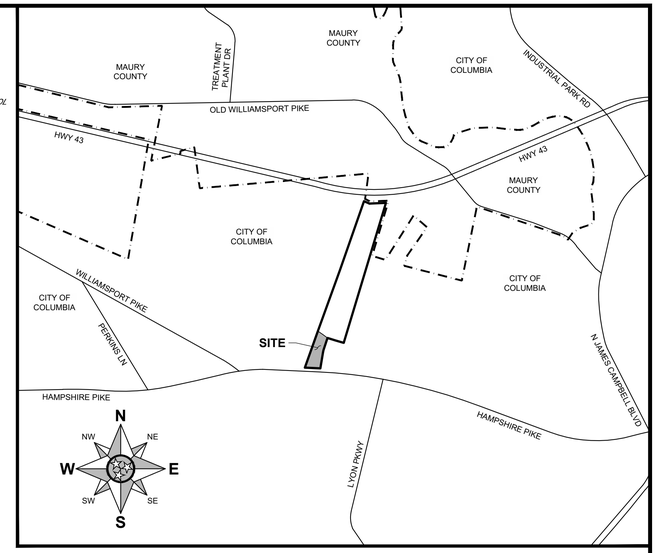
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY LINE
- 650 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING CHAIN-LINK FENCE
- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- C EXISTING UNDERGROUND COMM. LINE
- OHE EXISTING OVERHEAD ELECTRIC
- IRON REBAR FOUND (IRF)
- IRON PIPE FOUND (IPF)
- IRON REBAR SET W/CAP (IRS)
- BENCHMARK / SURVEY CONTROL
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WV WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- ELECTRIC METER
- AC UNIT
- GAS METER
- GMK GAS LINE MARKER
- EOP EDGE OF PAVEMENT
- HW HEADWALL







VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE PUBLIC RIGHT-OF-WAY AND ESTABLISH PERTINENT EASEMENTS FOR A 14-UNIT TOWNHOME WHICH SHALL BE ESTABLISHED BY HORIZONTAL PROPERTY REGIME (HPR)
2. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
3. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
4. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
5. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
6. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
7. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
9. THE SUBJECT PROPERTY IS CURRENTLY ZONED "CD-4C" (GENERAL URBAN - CORRIDOR).

CONTACT LIST

OWNER/DEVELOPER

NICKELL CONTRACTING, LLC
785 ARMSTRONG LN.
COLIMBIA, TN 38401
CONTACT: PAUL NICKELL
PHONE: 931-388-3644
E-MAIL: paul@dnickell.com

SURVEYOR

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: 615-656-0257 (EXT. 2000)
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com

SUBJECT PROPERTY INFORMATION:

- OWNER: NICKELL CONTRACTING, LLC
- PARCEL ID: TAX MAP 89P, GROUP A, PARCEL 15.00
- INSTRUMENT: RB 3111, PG 1283
- TOTAL AREA = 1.24 AC. (54,093 S.F.)±
- ZONING: CD-4C (PER PREVIOUS ZONING ORDINANCE, DATED APRIL, 2025)
- SETBACKS:
  - FRONT: 6' MIN, MAX 40'
  - SIDE: 0'
  - REAR: 3' MIN

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R3111, PAGE 1283, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911 DATE

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

REGISTERED LAND SURVEYOR NUMBER DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

30 0 30 60
GRAPHIC SCALE

REVISION #	DATE	DESCRIPTION

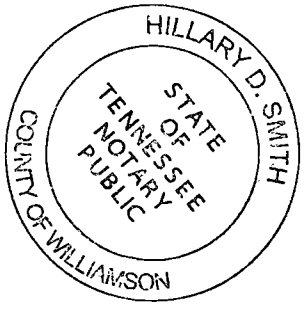
FINAL PLAT
HAMPSHIRE HILLS TOWNHOMES
TAX MAP 89P, PARCEL 15.00
1316 HAMPSHIRE PIKE
CITY OF COLUMIBA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 / M2GROUPLLC.COM

DATE :	JULY 20, 2026	DRAWN BY :	NEL
PROJECT NUMBER :	26-174	CHECKED BY :	SVH
SHEET NUMBER:	SV-01		

26-174 - FP - FINAL PLAT.DWG | Monday, July 20, 2026 2:46:13 PM

Development agreement to be provided on follow-up submittal

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Hundred Thousand and no/100 Dollars ($500,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 19 day of November 2025. Notary Public My commission expires: 1-30-2028

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Map & Parcel:
Nickell Contracting, LLC	SAME AS NEW OWNER	Map 089P, Group A, Pcl 015.00
785 Armstrong Lane		Map 089P, Group A, Pcl 016.01
Columbia, TN 38401		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cypress Homes, LLC, a Tennessee limited liability company**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Nickell Contracting, LLC, a Tennessee limited liability company**, "Grantee", its successors and assigns, the following described real property located in Maury County, Tennessee, being more particularly described as:

[See Exhibit A, attached hereto]

This is unimproved property identified as **1116 Hampshire Pike, Columbia, TN 38401 & 1316 Hampshire Pike, Columbia, TN 38401**.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2025 now due and payable and subsequent years, not yet due and payable. (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the MINOR SUBDIVISION PLAT FOR EAST TENNESSEE NATURAL GAS CO., as recorded in Plat Book P24, Page 51 (as to Tract II). (3) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book P21, Page 437 (as to Tract I). (4) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 10, Page 531 (ss to Tract I). (5) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 2, Page 88 (as to Tract II). (6) Deed Restrictions of record in Deed Book 291, Page 384, as amended in Deed Book 295, Page 401 (as to Tract II). (7) Deed Restrictions of record in Book R2327, Page 1207 and Book R2535, Page 1341 (as to Tract I). (8) Right-of-Way or Easement of record in Book R2311, Page 791 (as to Tract I). (9) Grant of Easement of record in Book R2311, Page 1300 (as to Tract II). (10) Grant of Easement of record in Book R2385, Page 43 (as to Tract II). (11) Waterline Easement of record in Book R3039, Page 1488 (as to Tract I). (12) Access Easement of record in Book R3071, Page 550 (as to Tract II). (13) Notice of Underground Utilities of record in Deed Book 631, Page 209 (as to Tract II). (14) Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book R3017, Page 555 (as to Tract I and Tract II).

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons, claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand on this the 13 day of November, 2025.

Cypress Homes, LLC,
a Tennessee limited liability company

By: _____
Name: Ben Beasley
Its: Member

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ben Beasley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be a Member of Cypress Homes, LLC, a Tennessee limited liability company, and that as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand, this the 13 day of November, 2025.

_____
NOTARY PUBLIC

HILLARY D. SMITH
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Commission Expires: 1-30-2028

Exhibit A

The following described real property located in Maury County, Tennessee:

Tract I:

Beginning at an iron rebar (found), said iron rebar being in the Northerly right-of-way of Hampshire Pike (State Route 50), being the Southeasterly corner of the East Tennessee Natural Gas Co. property, Deed Book 295, Page 405 (ROMCT), and the Southwesterly corner of said Hampshire Hills Development property, of which this description is a part, having a Tennessee State Plane coordinate value of North: 470,063.18 US feet, East: 1,647,179.95 US feet (NAD83, 2011);

Thence, continuing with East Tennessee Natural Gas Co., North 19 deg. 39 min. 55 sec. East 536.54 feet to an iron rebar (found), said iron rebar being the Southeasterly corner of the Wyndham Park Townhouse Corporation property, Record Book 2333, Page 1358 (ROMCT);

Thence, South 56 deg. 25 min. 55 sec. East 105.25 feet to an iron rebar (set);

Thence, South 18 deg. 21 min. 33 sec. West 12.52 feet to a point;

Thence, North 71 deg. 38 min. 27 sec. West 7.46 feet to a point;

Thence, South 18 deg. 21 min. 33 sec. West 187.84 feet to a point;

Thence, South 10 deg. 49 min. 32 sec. West 39.39 feet to a point;

Thence, South 09 deg. 46 min. 02 sec. West 32.41 feet to a point;

Thence, North 80 deg. 13 min. 58 sec. West 10.00 feet to a point;

Thence, South 09 deg. 46 min. 02 sec. West 199.15 feet to a point in the northerly right-of-way of Hampshire Pike (State Route 50);

Thence, continuing with Hampshire Pike right-of-way, along a curve to the left having a radius of 7,690.00 feet, an arc length of 141.66 feet, and a chord bearing North 87 deg. 18 min. 44 sec. West 141.66 feet to the Point of Beginning.

Being part of the same property conveyed to Cypress Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Hampshire Hills Development, LLC, a Tennessee limited liability company, of record in Book R2950, Page 572, in the Register's Office of Maury County, Tennessee, dated September 28, 2023, and recorded on October 3, 2023.

Being part of the same property conveyed to Cypress Homes, LLC, a Tennessee limited liability company, by Deed of Correction from Hampshire Hills Development, LLC, a Tennessee limited liability company, of record in Book R2957, Page 1141, in the Register's Office of Maury County, Tennessee, dated November 3, 2023, and recorded on November 9, 2023.

Being part of the same property conveyed to Cypress Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Hampshire Hills Development, LLC, a Tennessee limited liability company, of record in Book R2957, Page 1146, in the Register's Office of Maury County, Tennessee,

dated November 3, 2023, and recorded on November 9, 2023.

Tract II:

Land in Maury County, Tennessee being Lot 2 on the Minor Subdivision Play for East Tennessee Natural Gas Co. of record in Plat Book P24, Page 51, Register's Office of Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

As further described beginning at an iron rebar in the Northerly right-of-way line of Hampshire Pike, said rebar also being Southwesterly corner of the Cypress Homes, LLC property, Record Book 2957, Page 1146 (ROMCT), having a Tennessee State Plane coordinate value of North: 470,063.18 US feet, East: 1,647,179.95 US feet (NAD83, 2011);

Thence, with Hampshire Pike, North 88° 13' 31" West 148.30 feet;

Thence, severing said East Tennessee Natural Gas Company, the following four (4) calls:

1) North 17° 24' 25" East 250.80 feet;
2) South 71° 27' 37" East 64.63 feet;
3) North 18° 32' 23" East 104.83 feet;
4) North 71° 27' 37" West 131.71 feet, to the Easterly line of the Columbia DG Partnership, Record Book 2371, Page 87 (ROMCT);

Thence, with said Columbia DG, North 17° 24' 25" East 45.03 feet, to the Southeasterly corner of the Wyndham Park Townhouse Corporation, Record Book 2333, Page 1358 (ROMCT);

Thence, with said Wyndham Park, the following two (2) calls:

1) North 17° 22' 16" East 175.98 feet;
2) South 72° 07' 37" East 229.08 feet, to the Westerly line of said Cypress Homes;

Thence, with said Cypress Homes, South 19° 39' 55" West 536.54 feet, to the Point of Beginning, containing in all 2.13 acres, more or less.

The description provided hereon was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an exhibit drawing by M2 Group, LLC entitled "East Tennessee Natural Gas Conveyance Exhibit", dated January 6, 2025, and revised April 21, 2025, which is an integral part of this description and hereby incorporated by reference.

Being the same property conveyed to Cypress Homes, LLC, A Tennessee limited liability company, by Special Warranty Deed from East Tennessee Natural Gas, LLC, a Tennessee limited liability company, of record in Book R3072, Page 569, in the Register's Office of Maury County, Tennessee, dated March 20, 2025, and recorded on June 3, 2025.

BK/PG: R3111/1283-1286
25017061

4 PGS:AL-WARRANTY DEED	
BECKY BATCH: 366324	11/20/2025 - 09:45 AM
VALUE	500000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1850.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1873.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, August 11, 2026

ITEM NO.
26-0239

DESCRIPTION: The Reserve at Hickory Ridge - Phase 2

COMMENTS:

Planning

1. The case planner for this project will be Jeremy Humphrey, Planner II (jhumphrey@columbiatn.gov). All correspondence should be sent to or include the case planner.
2. Please upload written response to comments by re-submittal date.
3. No owner email address and phone number is listed or shown. Larry Anderson is identified as an owner, but only an address is provided. Please add email and telephone number for owner.
4. Note 1 references the "Tennessee Coordinate System of 1983," but does not expressly state "Tennessee State Plane Coordinate System, NAD 83 Datum." Please add required terminology, per subdivision regulation requirement.
5. Boundaries and numerous utility, drainage, sewer, pump-station, and open-space easements are shown. However, there is no comprehensive encumbrance note or schedule confirming all recorded encumbrances affecting the property. Please add a note to clarify.
6. Stormwater facilities are shown, but streams, natural waterbodies, drainage conveyances, and/or wetlands are not clearly identified. If none please add a note stating.
7. No cemeteries, sinkholes, or similar geologic features are identified, and no note confirms their absence.
8. Adjacent ownership is shown, but adjacent structures are not depicted. If no structures are near, please add a note stating or add structures.
9. Note 2 states that the property lies within Zone X and identifies FIRM Panel 47119C0195E with an effective date of April 16, 2007. However, no nearest benchmark or benchmark elevation is provided. No floodplain/floodway boundaries or elevations are shown; if none affect the property, that should be expressly stated.
10. General Note 5 states that critical lots are identified with an asterisk, but no critical lots were readily identifiable on the submitted sheets. Confirm whether there are no critical lots or clearly mark the applicable lots.
11. No aquatic buffers are labeled or dimensioned. If none are required, include a note confirming this.

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Engineering

12. Final Plat approval shall be subject to filing and recording the plat with the County Register within sixty (60) calendar days after final action. Failure to file and record the plat within sixty (60) calendar days, shall void any final action on the plat.
13. LOC provided in the amount of $690,000.
14. Asphalt binder and curbing shall be installed prior to resubmittal date.
15. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
16. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date.
17. Install street signage. Stop & St Names prior to resubmittal date.
18. Provide location, size, and type of existing and proposed utility easements and utility features including, but not limited to, potable water, fire hydrant, sanitary sewer, storm sewer, and power and communication facilities.

Maury County Highway Dept.

19. No comment.

Building

20. No comment.

City Attorney

21. No comment provided.

Police

22. No comment provided.

Fire

23. No comments

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Columbia Power

24. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Maury County E911

25. Red Hawk Rd - Correct, Yellow Hammer Way - Correct, Rooster Way - Correct, Drummond Lane - Correct, Falcon Pass - Correct. Ph 2 addresses were given to Reed on 6/9/26 for review.

Duck River Electric Membership Corp

26. DREMC will be the power provider for Reserve at Hickory Ridge Phase 2 Subdivision. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations.

Columbia Water

27. All items are complete, the water infrastructure agreement has been signed and the final plat is ready to be signed.

Maury County Schools

28. No comments provided.

ATT

29. No comments provided.

Wastewater

30. Columbia Wastewater believes the pump station will not be ready for Planning Commission re-submittal date, 08/17/26. Final plat signature is subject to completion of all items related to the

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pump station, as well as all testing, as-builts. Gravity sewer is subject to testing, final visual inspection, CCTV comments and as-builts.

Public Works

31. No comments.

Atmos Energy

32. No comments provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or msanders@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

RESERVE AT HICKORY RIDGE, PHASE 2

1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00 & 003.02, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE
NOVEMBER 8, 2024

DEVELOPER/OWNER:	D.R. HORTON
Parcel Address:	1690 BEAR CREEK PIKE COLUMBIA, TN 37064
Parcel Acreage:	+/- 155.5 Acres
Zoning:	CD-3 (NEIGHBORHOOD CHARACTER DISTRICT)
Recorded Deed:	Deed Book R2974, Page 443 R.O.M.C. Deed Book R2974, Page 432 R.O.M.C.

SURVEYOR & ENGINEER
THOUVENOT, WADE & MOERCHEN, INC.
390 MALLORY STATION ROAD, SUITE 100
FRANKLIN, TENNESSEE 37067

CONTACT: TKC ENGINEERING
615-617-7477
cole@tkc-ae.com

CONTACT: ROGER HARRAH
615-814-7414
rharrah@twm-inc.com

OWNER / SUBDIVIDER
D.R. HORTON
1210 PREMIER DRIVE, SUITE 100
CHATTANOOGA, TENNESSEE 37421
(423) 497-1380
drhorton.com

OWNER / PARCEL 409
LARRY ANDERSON
1740 BEAR CREEK PIKE
COLUMBIA, TN 38401

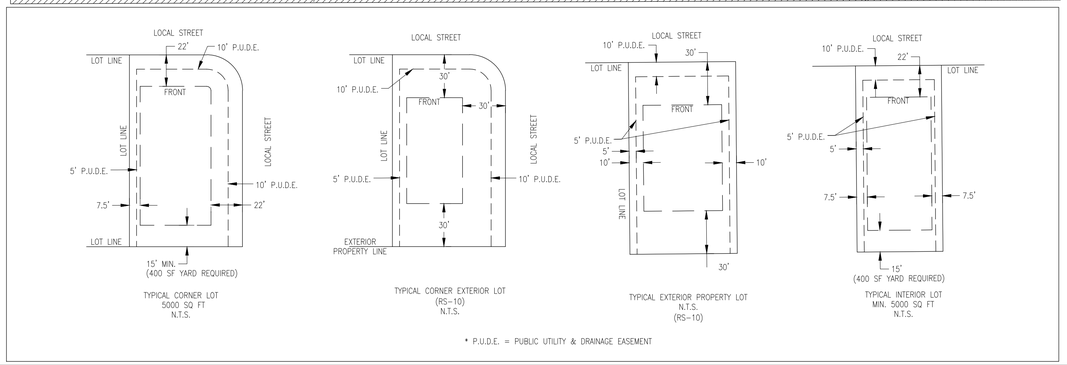
Phase 2
Parcel Area Table

PARCEL	SQ. FT.	ACRES
104	6820.87	0.16
105	5564.00	0.13
106	5500.53	0.13
107	5911.82	0.14
108	5428.66	0.12
109	5350.00	0.12
110	5350.00	0.12
111	5350.00	0.12
112	5350.00	0.12
113	7541.45	0.17
160	11924.94	0.27
161	10050.00	0.23
162	10050.00	0.23
163	9982.52	0.23
164	9838.35	0.23
165	10050.00	0.23
166	10050.00	0.23
167	10045.99	0.23
168	9663.11	0.22
180	7705.54	0.18
181	5520.61	0.13
182	5370.12	0.12
183	5350.00	0.12
184	5350.00	0.12
185	5350.00	0.12
186	5500.00	0.13
187	5500.00	0.13
188	5500.00	0.13
189	6027.94	0.14
190	5510.66	0.13

Phase 2
Parcel Area Table

PARCEL	SQ. FT.	ACRES
191	7411.94	0.17
344	16654.53	0.38
345	14122.47	0.32
346	10519.55	0.24
347	5610.26	0.13
348	6969.56	0.16
349	8180.01	0.19
366	7115.87	0.16
367	6267.98	0.14
368	5779.43	0.13
369	5349.09	0.12
370	5350.00	0.12
371	5328.77	0.12
372	5000.00	0.11
373	5000.00	0.11
374	4999.89	0.11
377	6400.77	0.15
378	6621.38	0.15
379	7588.71	0.17
380	6108.85	0.14
381	5570.21	0.13
382	6048.45	0.14
383	6250.45	0.14
406	5497.28	0.13
407	5480.96	0.13
408	6173.59	0.14





LOT DEVELOPMENT

MINIMUM LOT SIZE = 5000 SQ FT. CLUSTER / 10000 SQ FT RS-10

1. SITE AREA 2= 1,116,872 SF / 25.639 ACRES
2. Base property Zoning is RS-10 Residential/Cluster Design

MINIMUM LOT SIZE	5000 SF (CLUSTER)	10000 SF (RS-10):
SETBACKS:	RS-10	UNDER 10000 SF:
FRONT:	30 FEET	22'
SIDE SETBACKS:	10 FEET	7.5'
REAR SETBACKS :	30 FEET	15'MIN. (400 SQ FT YARD)

Open Space Area Table

PARCEL	SQ. FT.	ACRES
OS:5	32,263	0.741
PART OF OS:8	444,387	10.202
PART OF OS:9	5,631	0.129
PART OF OS:10	23,635	0.543
PART OF OS:11	26,385	0.606

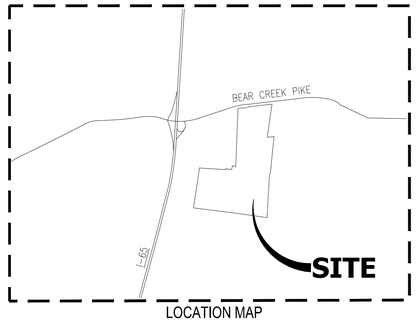
AREA SUMMARY

AREA IN LOTS:	9.010 ACRES
AREA IN R.O.W.:	4.387 ACRES
OPEN SPACE AREA:	12.221 ACRES
TOTAL AREA:	25.618 ACRES

GENERAL NOTES

The purpose of this plat it to create 56 single family lots and 5 open space lots, establish easements, and dedicate right-of-way, as shown for Phase 2 of "RESERVE AT HICKORY RIDGE".

1. *Bearings as shown hereon are reference to the Tennessee Coordinate System of 1983.*
2. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0195E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0195 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
3. *Base property Zoning is RS-10 Residential/Cluster Design*
4. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
5. *Critical Lots are denoted with (*) . Engineered site plans will need to be provided for theses lots, due to the presence of 15-25% slopes.*
6. *All streets designated public and as such are public utility, access and drainage easements.*
7. *All public streets and drainage structures within the rights-of-way will be maintained by the City of Columbia, once accepted for maintenance by City Council.*
8. *Open space areas and all landscaping within roadway medians shall be maintained by the homeowner's association.*
9. *Open space tracts are also public utility, drainage and access easements.*
10. *All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.*
11. *During construction phase each unit shall have pedestrian and vehicular access to all amenities at Planning Final inspection before C.O, is released. Construction will conform to this standard.*
12. *The HOA will be responsible for the monument signs and the mail kiosk area.*
13. *Private Stormwater Management Facilities shown on this Final Plat shall be maintained as directed in the Long Term Maintenance Plan as recorded in Record Book ____, Pages_____ in the Register's of Deed's Office of Maury County, Tennessee.*
14. *Current zoning is CD-3. The development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10.*
15. *The subdivision was previously referred to as Dabbs Subdivision.*
16. *There is a Public Utility and Drainage Easements (PUDE) ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines.*
17. *Trails shown are mulch except in vehicle traffic areas.*
18. *HOA is responsible for care of vegetation and grass outside of pump station fence.*



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system (s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Name _____ Date _____

Title _____ Authorizing Agency _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I hereby certify that the streets, drainage, and utilities outlined or indicated on this final subdivision plat have been installed in accordance with City specifications, or a performance surety in the amount of $____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

City Engineer
Columbia, Tennessee _____ *Date* _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book R2974 , Page 443 (Tract 1) , and Book R2974 , Page 432 (Tract 2) , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner (s) _____ *Date* _____

Title (if action for corporation or partnership) _____

CERTIFICATE OF ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "____" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: __.

Date _____ *Registered Surveyor, R.L.S. 2039* _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

Planning Director
Columbia, Tennessee _____ *Date* _____

CERTIFICATE OF ADDRESSES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Maury County E-911 _____ *Date* _____

CERTIFICATE OF SANITARY SEWER SYSTEM

I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Director of Wastewater Department
Columbia, Tennessee _____ *Date* _____

CERTIFICATE OF COMPLIANCE

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer
Columbia, Tennessee _____ *Date* _____

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
NASHVILLE OFFICE
390 MALLORY STATION RD.
SUITE 100, FRANKLIN, TENNESSEE
37067-8279
(615)-814-7414
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL
ROGER HARRAH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2039

SIGNATURE: Signer ID: 7EURQX9B1E...
DATE SIGNED: 06/15/26

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY:	MDS
DESIGNED BY:	TKC
CHECKED BY:	RH
APPROVED BY:	RH
PROJECT NO:	211205A

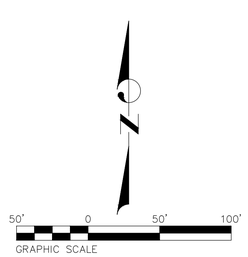
PROJECT:

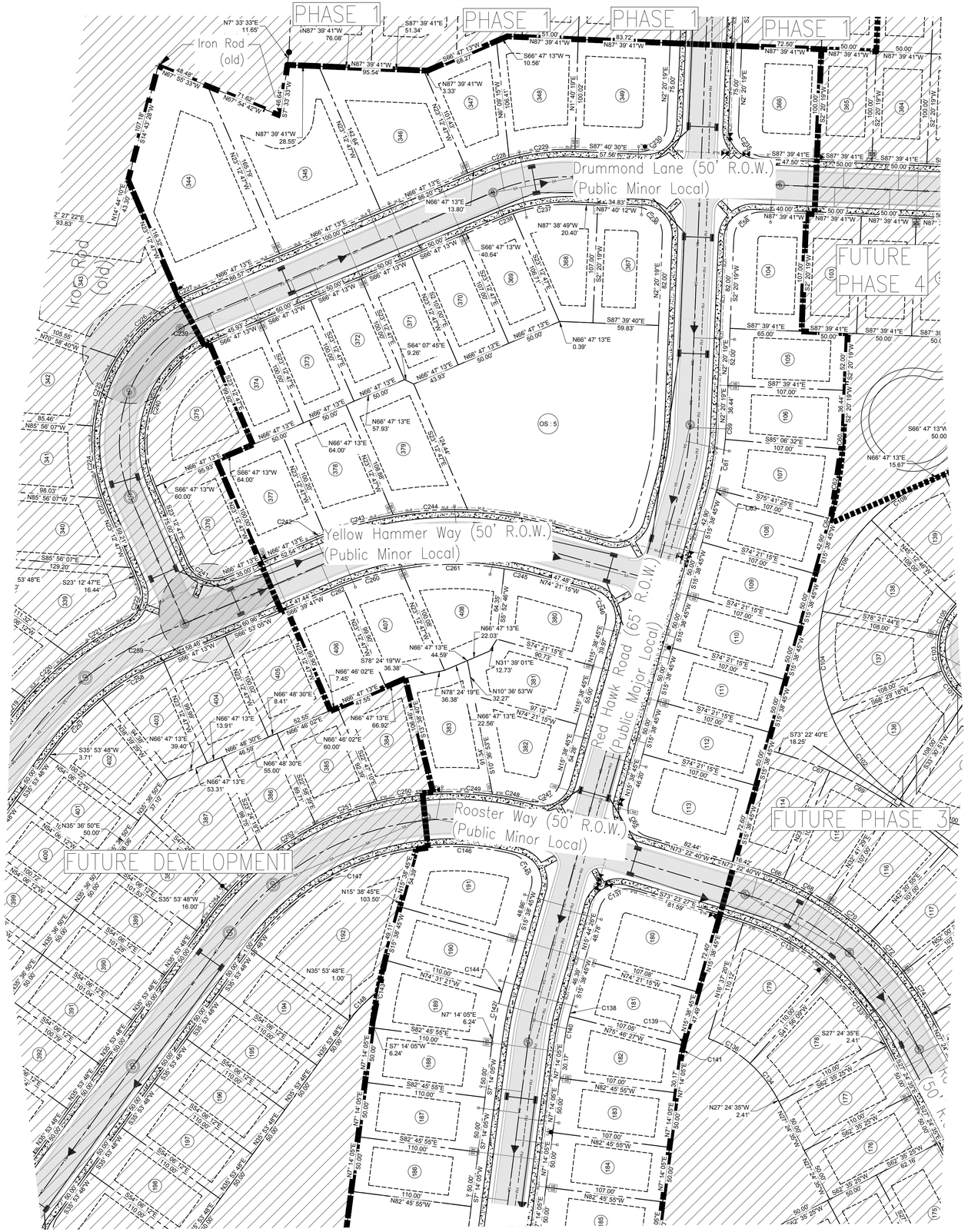
FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

COVER SHEET

1 OF 4





LEGEND

- STORM CATCH BASIN
- SET IRON PIN
- SET CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED SANITARY MANHOLE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- MINIMUM SETBACK LINE
- PROPERTY LINE
- SUBJECT PROPERTY BOUNDARY
- PROPOSED STORM SEWER SYSTEM
- W — PROPOSED WATERMAIN SYSTEM
- SAN — PROPOSED SANITARY SEWER SYSTEM
- PROPOSED 5' SIDEWALK

Phase 2
Parcel Area Table

PARCEL	SQ. FT.	ACRES
104	6820.87	0.16
105	5564.00	0.13
106	5500.53	0.13
107	5911.82	0.14
108	5428.66	0.12
109	5350.00	0.12
110	5350.00	0.12
111	5350.00	0.12
112	5350.00	0.12
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162	10050.00	0.23
163	9982.52	0.23
164	9838.35	0.23
165	10050.00	0.23
166	10050.00	0.23
167	10045.99	0.23
168	9663.11	0.22
180	7705.54	0.18
181	5520.61	0.13
182	5370.12	0.12
183	5350.00	0.12
184	5350.00	0.12
185	5350.00	0.12
186	5500.00	0.13
187	5500.00	0.13
188	5500.00	0.13
189	6027.94	0.14
190	5510.66	0.13

Phase 2
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348	6969.56	0.16
349	8180.01	0.19
366	7115.87	0.16
367	6267.98	0.14
368	5779.43	0.13
369	5349.09	0.12
370	5350.00	0.12
371	5328.77	0.12
372	5000.00	0.11
373	5000.00	0.11
374	4999.89	0.11
377	6400.77	0.15
378	6621.38	0.15
379	7588.71	0.17
380	6108.85	0.14
381	5570.21	0.13
382	6048.45	0.14
383	6250.45	0.14
406	5497.28	0.13
407	5480.96	0.13
408	6173.59	0.14

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C58	39.27	25.00	90.00	S47° 20' 19"W	35.36
C59	12.58	282.50	2.55	N3° 36' 53"E	12.58
C60	17.35	389.50	2.55	S3° 36' 53"W	17.35
C61	46.43	299.88	8.87	N9° 36' 01"E	46.39
C62	64.03	389.50	9.42	S9° 36' 01"W	63.96
C63	6.59	282.50	1.34	S14° 58' 40"W	6.59
C64	9.08	389.50	1.34	N14° 58' 40"E	9.08
C65	38.84	25.00	89.02	N28° 51' 57"W	35.05
C122	6.41	28.47	12.90	S87° 59' 23"W	6.40
C124	4.82	31.06	8.90	S77° 37' 39"W	4.82
C125	6.27	237.50	1.51	N63° 20' 50"E	6.27
C126	16.56	373.62	2.54	S63° 51' 20"W	16.56
C127	107.57	235.67	26.15	S81° 51' 30"W	106.64
C128	38.24	25.00	87.65	S51° 03' 33"W	34.62
C129	8.56	25.00	19.61	S2° 34' 14"E	8.51
C130	41.10	25.00	94.19	N39° 51' 31"W	36.62
C131	91.70	172.50	30.46	S77° 49' 09"W	90.62
C137	39.70	25.00	90.98	N61° 08' 03"E	35.66
C138	6.49	225.00	1.65	S14° 49' 11"W	6.49
C139	2.74	110.50	1.42	N14° 56' 09"E	2.74
C140	26.54	225.00	6.76	N10° 36' 51"E	26.53
C141	13.48	110.50	6.99	S10° 43' 49"W	13.48
C142	40.64	282.50	8.24	N11° 21' 22"E	40.61
C143	56.47	392.50	8.24	N11° 21' 22"E	56.42
C144	0.83	282.50	0.17	S15° 33' 42"W	0.83
C145	40.12	25.00	91.95	S30° 19' 50"E	35.95
C146	86.91	225.00	22.13	S87° 22' 20"E	86.37
C151	39.27	25.00	90.00	S52° 14' 05"W	35.36
C227	13.45	150.00	5.14	N64° 13' 09"E	13.44
C228	26.33	200.00	7.54	N70° 33' 28"E	26.31
C229	60.54	200.00	17.34	N83° 00' 02"E	60.31
C230	39.27	25.00	90.00	N47° 20' 19"E	35.36
C235	39.27	25.00	90.00	S42° 39' 41"E	35.36
C236	39.27	25.00	90.00	N42° 39' 41"W	35.36
C237	57.53	150.00	21.97	S81° 21' 06"W	57.18
C238	9.37	150.00	3.58	S68° 34' 33"W	9.36
C239	4.07	100.00	2.33	S65° 37' 18"W	4.07
C242	11.46	325.00	2.02	N67° 47' 50"E	11.46
C243	64.69	325.00	11.40	S74° 30' 35"W	64.59
C244	67.98	325.00	11.99	S86° 12' 18"W	67.86
C245	29.22	275.00	6.09	N77° 23' 54"W	29.21
C246	39.27	25.00	90.00	N29° 21' 15"W	35.36
C247	38.70	25.00	88.70	N59° 59' 42"E	34.95
C248	32.40	275.00	6.75	S79° 01' 50"E	32.38
C249	54.15	275.00	11.28	N88° 02' 48"W	54.07
C260	55.56	271.98	11.70	N74° 10' 55"E	55.46
C261	94.19	265.80	20.30	S89° 43' 46"W	93.70
C262	7.56	275.00	1.58	S67° 34' 29"W	7.56
C263	13.23	58.50	12.95	S44° 16' 59"W	13.20
C264	17.11	61.50	15.94	S42° 47' 24"W	17.05
C265	17.10	61.51	15.93	S28° 19' 57"E	17.04
C266	0.74	58.50	0.73	S35° 55' 56"E	0.74

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

NASHVILLE OFFICE
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SUITE 100, FRANKLIN, TENNESSEE
37067-8279
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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

ROGER HARRAH — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 2039

SIGNATURE: Signed ID: 7EURQX9B16...
DATE SIGNED: 06/15/26

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
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△		
△		
△		

DRAWN BY: MDS
DESIGNED BY: TKC
CHECKED BY: RH
APPROVED BY: RH
PROJECT NO: 211205A

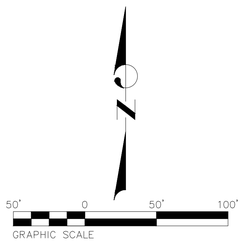
PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

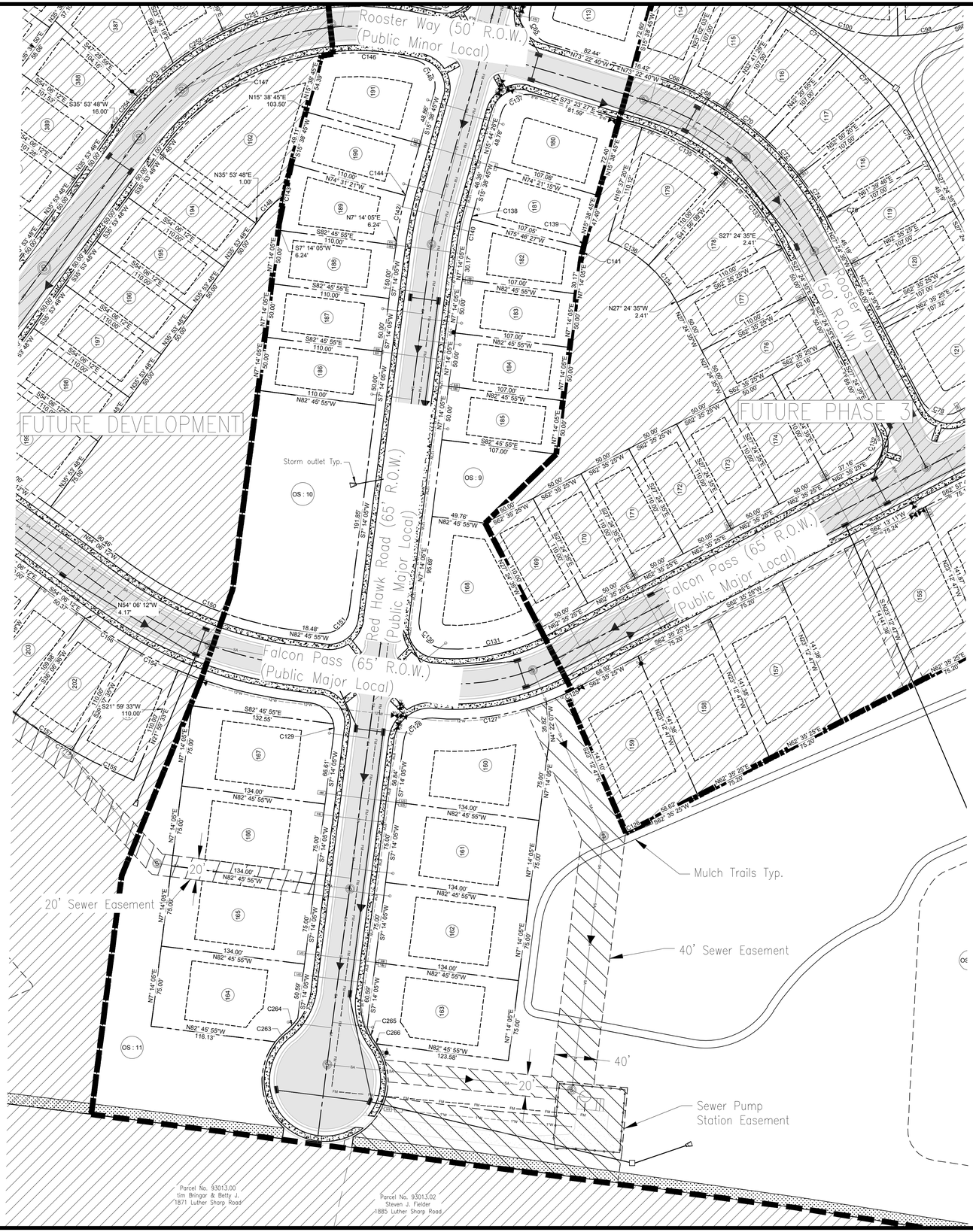
PHASE 2-1

2 OF 4



Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
104	6820.87	0.16
105	5564.00	0.13
106	5500.53	0.13
107	5911.82	0.14
108	5428.66	0.12
109	5350.00	0.12
110	5350.00	0.12
111	5350.00	0.12
112	5350.00	0.12
113	7541.45	0.17
160	11924.94	0.27
161	10050.00	0.23
162	10050.00	0.23
163	9982.52	0.23
164	9838.35	0.23
165	10050.00	0.23
166	10050.00	0.23
167	10045.99	0.23
168	9663.11	0.22
180	7705.54	0.18
181	5520.61	0.13
182	5370.12	0.12
183	5350.00	0.12
184	5350.00	0.12
185	5350.00	0.12
186	5500.00	0.13
187	5500.00	0.13
188	5500.00	0.13
189	6027.94	0.14
190	5510.66	0.13

Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
191	7411.94	0.17
344	16654.53	0.38
345	14122.47	0.32
346	10519.55	0.24
347	5610.26	0.13
348	6969.56	0.16
349	8180.01	0.19
366	7115.87	0.16
367	6267.98	0.14
368	5779.43	0.13
369	5349.09	0.12
370	5350.00	0.12
371	5328.77	0.12
372	5000.00	0.11
373	5000.00	0.11
374	4999.89	0.11
377	6400.77	0.15
378	6621.38	0.15
379	7588.71	0.17
380	6108.85	0.14
381	5570.21	0.13
382	6048.45	0.14
383	6250.45	0.14
406	5497.28	0.13
407	5480.96	0.13
408	6173.59	0.14



LEGEND

- STORM CATCH BASIN
- SET IRON PIN
- SET CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED SANITARY MANHOLE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- MINIMUM SETBACK LINE
- PROPERTY LINE
- SUBJECT PROPERTY BOUNDARY
- PROPOSED STORM SEWER SYSTEM
- PROPOSED WATERMAIN SYSTEM
- PROPOSED SANITARY SEWER SYSTEM
- PROPOSED 5' SIDEWALK

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C58	39.27	25.00	90.00	S47° 20' 19"W	35.36
C59	12.58	282.50	2.55	N3° 36' 53"E	12.58
C60	17.35	389.50	2.55	S3° 36' 53"W	17.35
C61	46.43	299.88	8.87	N9° 36' 01"E	46.39
C62	64.03	389.50	9.42	S9° 36' 01"W	63.96
C63	6.59	282.50	1.34	S14° 58' 40"W	6.59
C64	9.08	389.50	1.34	N14° 58' 40"E	9.08
C65	38.84	25.00	89.02	N28° 51' 57"W	35.05
C122	6.41	28.47	12.90	S87° 59' 23"W	6.40
C124	4.82	31.06	8.90	S77° 37' 39"W	4.82
C125	6.27	237.50	1.51	N63° 20' 50"E	6.27
C126	16.56	373.62	2.54	S63° 51' 20"W	16.56
C127	107.57	235.67	26.15	S81° 51' 30"W	106.64
C128	38.24	25.00	87.65	S51° 03' 33"W	34.62
C129	8.56	25.00	19.61	S2° 34' 14"E	8.51
C130	41.10	25.00	94.19	N39° 51' 31"W	36.62
C131	91.70	172.50	30.46	S77° 49' 09"W	90.62
C137	39.70	25.00	90.98	N61° 08' 03"E	35.66
C138	6.49	225.00	1.65	S14° 49' 11"W	6.49
C139	2.74	110.50	1.42	N14° 56' 09"E	2.74
C140	26.54	225.00	6.76	N10° 36' 51"E	26.53
C141	13.48	110.50	6.99	S10° 43' 49"W	13.48
C142	40.64	282.50	8.24	N11° 21' 22"E	40.61
C143	56.47	392.50	8.24	N11° 21' 22"E	56.42
C144	0.83	282.50	0.17	S15° 33' 42"W	0.83
C145	40.12	25.00	91.95	S30° 19' 50"E	35.95
C146	86.91	225.00	22.13	S87° 22' 20"E	86.37
C151	39.27	25.00	90.00	S52° 14' 05"W	35.36
C227	13.45	150.00	5.14	N64° 13' 09"E	13.44
C228	26.33	200.00	7.54	N70° 33' 28"E	26.31
C229	60.54	200.00	17.34	N83° 00' 02"E	60.31
C230	39.27	25.00	90.00	N47° 20' 19"E	35.36
C235	39.27	25.00	90.00	S42° 39' 41"E	35.36
C236	39.27	25.00	90.00	N42° 39' 41"W	35.36
C237	57.53	150.00	21.97	S81° 21' 06"W	57.18
C238	9.37	150.00	3.58	S68° 34' 33"W	9.36
C239	4.07	100.00	2.33	S65° 37' 18"W	4.07
C242	11.46	325.00	2.02	N67° 47' 50"E	11.46
C243	64.69	325.00	11.40	S74° 30' 35"W	64.59
C244	67.98	325.00	11.99	S86° 12' 18"W	67.86
C245	29.22	275.00	6.09	N77° 23' 54"W	29.21
C246	39.27	25.00	90.00	N29° 21' 15"W	35.36
C247	38.70	25.00	88.70	N59° 59' 42"E	34.95
C248	32.40	275.00	6.75	S79° 01' 50"E	32.38
C249	54.15	275.00	11.28	N88° 02' 48"W	54.07
C260	55.56	271.98	11.70	N74° 10' 55"E	55.46
C261	94.19	265.80	20.30	S89° 43' 46"W	93.70
C262	7.56	275.00	1.58	S67° 34' 29"W	7.56
C263	13.23	58.50	12.95	S44° 16' 59"W	13.20
C264	17.11	61.50	15.94	S42° 47' 24"W	17.05
C265	17.10	61.51	15.93	S28° 19' 57"E	17.04
C266	0.74	58.50	0.73	S35° 55' 56"E	0.74

TWM
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KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL
ROGER HARRAH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2039

SIGNATURE: Roger Harrah
Signer ID: 7EURGX9B16...
DATE SIGNED: 06/15/26

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
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△		
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DRAWN BY:	MDS
DESIGNED BY:	TKC
CHECKED BY:	RH
APPROVED BY:	RH
PROJECT NO:	211205A

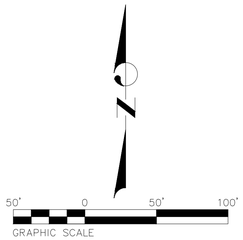
PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

PHASE 2-2

3 OF 4



Phase 2 Parcel Area Table		
PARCEL	SQ. FT.	ACRES
104	6820.87	0.16
105	5564.00	0.13
106	5500.53	0.13
107	5911.82	0.14
108	5428.66	0.12
109	5350.00	0.12
110	5350.00	0.12
111	5350.00	0.12
112	5350.00	0.12
113	7541.45	0.17
160	11924.94	0.27
161	10050.00	0.23
162	10050.00	0.23
163	9982.52	0.23
164	9838.35	0.23
165	10050.00	0.23
166	10050.00	0.23
167	10045.99	0.23
168	9663.11	0.22
180	7705.54	0.18
181	5520.61	0.13
182	5370.12	0.12
183	5350.00	0.12
184	5350.00	0.12
185	5350.00	0.12
186	5500.00	0.13
187	5500.00	0.13
188	5500.00	0.13
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349	8180.01	0.19
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369	5349.09	0.12
370	5350.00	0.12
371	5328.77	0.12
372	5000.00	0.11
373	5000.00	0.11
374	4999.89	0.11
377	6400.77	0.15
378	6621.38	0.15
379	7588.71	0.17
380	6108.85	0.14
381	5570.21	0.13
382	6048.45	0.14
383	6250.45	0.14
406	5497.28	0.13
407	5480.96	0.13
408	6173.59	0.14



LEGEND

- STORM CATCH BASIN
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C65	38.84	25.00	89.02	N28° 51' 57"W	35.05
C122	6.41	28.47	12.90	S87° 59' 23"W	6.40
C124	4.82	31.06	8.90	S77° 37' 39"W	4.82
C125	6.27	237.50	1.51	N63° 20' 50"E	6.27
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C129	8.56	25.00	19.61	S2° 34' 14"E	8.51
C130	41.10	25.00	94.19	N39° 51' 31"W	36.62
C131	91.70	172.50	30.46	S77° 49' 09"W	90.62
C137	39.70	25.00	90.98	N61° 08' 03"E	35.66
C138	6.49	225.00	1.65	S14° 49' 11"W	6.49
C139	2.74	110.50	1.42	N14° 56' 09"E	2.74
C140	26.54	225.00	6.76	N10° 36' 51"E	26.53
C141	13.48	110.50	6.99	S10° 43' 49"W	13.48
C142	40.64	282.50	8.24	N11° 21' 22"E	40.61
C143	56.47	392.50	8.24	N11° 21' 22"E	56.42
C144	0.83	282.50	0.17	S15° 33' 42"W	0.83
C145	40.12	25.00	91.95	S30° 19' 50"E	35.95
C146	86.91	225.00	22.13	S87° 22' 20"E	86.37
C151	39.27	25.00	90.00	S52° 14' 05"W	35.36
C227	13.45	150.00	5.14	N64° 13' 09"E	13.44
C228	26.33	200.00	7.54	N70° 33' 28"E	26.31
C229	60.54	200.00	17.34	N83° 00' 02"E	60.31
C230	39.27	25.00	90.00	N47° 20' 19"E	35.36
C235	39.27	25.00	90.00	S42° 39' 41"E	35.36
C236	39.27	25.00	90.00	N42° 39' 41"W	35.36
C237	57.53	150.00	21.97	S81° 21' 06"W	57.18
C238	9.37	150.00	3.58	S68° 34' 33"W	9.36
C239	4.07	100.00	2.33	S65° 37' 18"W	4.07
C242	11.46	325.00	2.02	N67° 47' 50"E	11.46
C243	64.69	325.00	11.40	S74° 30' 35"W	64.59
C244	67.98	325.00	11.99	S86° 12' 18"W	67.86
C245	29.22	275.00	6.09	N77° 23' 54"W	29.21
C246	39.27	25.00	90.00	N29° 21' 15"W	35.36
C247	38.70	25.00	88.70	N59° 59' 42"E	34.95
C248	32.40	275.00	6.75	S79° 01' 50"E	32.38
C249	54.15	275.00	11.28	N88° 02' 48"W	54.07
C260	55.56	271.98	11.70	N74° 10' 55"E	55.46
C261	94.19	265.80	20.30	S89° 43' 46"W	93.70
C262	7.56	275.00	1.58	S67° 34' 29"W	7.56
C263	13.23	58.50	12.95	S44° 16' 59"W	13.20
C264	17.11	61.50	15.94	S42° 47' 24"W	17.05
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ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
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MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

ROGER HARRAH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2039

SIGNATURE: Signer ID: 7EURQXXB16...
DATE SIGNED: 06/15/26

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY:	MDS
DESIGNED BY:	TKC
CHECKED BY:	RH
APPROVED BY:	RH
PROJECT NO:	211205A

PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

PHASE 2-3

4 OF 4

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20_____ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

D.R. Horton
_____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the “CMPC”) on the

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the “IMPROVEMENTS”); and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register’s Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

PROJECT	
Completed by the Developer	*Completed by the City*
D.R. Horton, Inc. DEVELOPER NAME	
Mathew McKendree AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
04/20/26 DATE	DATE
819 Seven Oaks, Blvd. STREET	
Smyrna, TN 37167 CITY, STATE, ZIP	
615-906-7942 PHONE	
mwmckendree@drhorton.com EMAIL	
Attest	*Attest*
Sammie Brewer ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
4-19-2026 DATE	DATE

DOCUMENT PREPARED BY:
Name: Cole O Newton
Company TKC Architecture and Engineering

Address: 818 S Main Street
Columbia, TN 38401

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 072 Parcel 0.66.00 & Map 093 Parcel 003.00
Project Name: Reserve at Hickory Ridge Phase 2

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between _____ hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name: Mathew McKendree

Title: Assistant Secretary

Signature: Mathew McKendree

Owner: D.R. Horton, Inc

Address: 819 Seven Oaks Blvd.

City, State ZIP: Smyrna, TN 37167

STATE OF Tennessee
COUNTY OF Rutherford

Before me, Mathew McKendree of the state and county mentioned, personally appeared Mathew McKendree, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 20 day of April, 2026.

Magdalena Koehler
Notary Public

MAGDALENA KOEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission Expires: 3-6-2029

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

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POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

Reserve at Hickory Ridge Phase 2
1690 Bear Creek Pike
COLUMBIA, TN 38401

Prepared by:

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC ARCHITECTURE AND ENGINEERING LLC

April 16, 2026

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C**ONTENTS**

SECTION 1 : INTRODUCTION **3**

SECTION 2 : SYSTEM DESCRIPTION **3**

SECTION 3 : MAINTENANCE PROCEDURES **3**

3.1 Stormwater Retention Basin 3
3.2 Stormwater Pipe and Storm Inlets 4

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SECTION 1: INTRODUCTION

The project is to construct 56 housing lots for the Reserve at Hickory Ridge Phase 2 development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 25.64 acres in which utility infrastructures (water, sewer, and storm) will be installed. The proposed construction consists primarily of site grading related to the installation of roadway pavements, curbs, sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

The site consists of a stormwater detention basin, stormwater conveyance inlets and pipes.

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak events, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 2906 LF OF 18” pipe, 325 LF of 24” pipe, 164 LF of 30” pipe, 186 LF of 54” pipe, 54 storm inlets, and 2 headwalls.

Upon completion of the site construction, ‘Record Drawings’ in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

SECTION 3: MAINTENANCE PROCEDURES

3.1 Stormwater Detention Basin:

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lines ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.
2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.
3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.
4. At least quarterly and after each large rain event, the retention basin outfall structure shall be cleaned of sediment, floatables, and debris.
5. Remove sediment within retention basin outfall structure and headwalls when sediment accumulation reaches 6” or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of

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Environment and Conservation (TDEC) special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted, and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931)-380-3371.

6. Some sediment collected may be innocuous (free from pollutants) and can be used as fill material, cover or land spreading. It is important that the material not be placed in a way that may promote or allow re-suspension in storm runoff.

3.2 Storm Drains and storm inlets:

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

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Stormwater Pond Inspection and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Wet Pond fl Wet ED Pond fl Micropool Pond fl Multiple Pond System fl
Dry Pond fl

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Embankment and Emergency Spillway				
Vegetation Healthy?	A/S			
Erosion on embankment?	A/S			
Animal burrows in embankment?	A/S			
Cracking, sliding, bulging of dam?	A/S			
Drains blocked or not functioning?	A/S			
Leaks or seeps on embankment?	A/S			
Slope protection failure functional?	A/S			
Emergency spillway obstructed?	A/S			
Erosion in/around emergency spillway?	A/S			
Other (describe)	A/S			
Riser and Principal Spillway		(described type: concrete pipe, slotted weir, channel etc.)		
Low-flow orifice functional?	A/S			
Trash rack (Debris removal needed? Corrosion noted?)	A/S			

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Sediment buildup in riser?	A			
Concrete/masonry condition (Cracks or displacement? Spalling?)	A			
Metal pipe in good condition?	A			
Control valve operation?	A			
Pond drain valve operation?	A			
Outfall channels function, not eroding?	A			
Other (describe)	A			
Sediment Forebays				
Sedimentation description				
Sediment cleanout needed (over 50 percent full?	A/S			
Permanent Pool Areas (if applicable)				
Undesirable vegetation growth?	A/M			
Visible pollution?	A/M			
Shoreline erosion?	A/M			
Erosion at outfalls into pond?	A/M			
Headwalls and endwalls in good condition?	A/M			
Encroachment into pond or easement area by other activities?	A/M			
Evidence of sediment accumulation?	A			
Dry Pond Area (if applicable)				
Vegetation adequate?	A/M			
Undesirable vegetation or woody plant growth?	A/M			
Excessive sedimentation?	A			
Hazards				
Have there ben complaints from residents?	A/M			
Public hazards noted?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Grass Channel Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	A/M			
Inlets and outlets free of debris?	A/M			
Any dumping of yard wastes into facility?	A/M			
Litter (branches) removed?	A/M			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	A/M			
Grass mowed?	A/M			
Grass height not less than 3 to 4 inches?	A/M			
Fertilized per specifications?	A/M			
Grasses planted according to approved plan?	A/M			
Unauthorized or inappropriate plantings?	A			

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Grasses healthy? (no diseased or dying vegetation)	A/M			
Evidence of grasses stressed from inadequate watering?	A/M			
Filtration Capacity				
Clogging from oil or grease?	A/M			
Facility dewaters between storms?	A/M			
Check dams and energy dissipater/sumps				
Any evidence of sedimentation buildup?	A/S			
Are sumps greater than 50% full of sediment?	A/S			
Any evidence of erosion and downstream toe of drop structures?	A/S			
Any trash or blockages at weep holes?	A/S			
Sediment Deposition				
Swale clean of sediments?	A			
Sediment not > 25% of swale design?	A			
Outlet/Overflow Spillway				
In good condition?	A			
Any evidence of erosion?	A			
Any evidence of blockages?	A			
Has facility been filled or blocked inappropriately?	A			
Hazards				
Have there been complaints from residents?	A/M			
Public hazards noted?	A/M			
Maintenance accesses free of hazards and fully operational?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Storm Sewer Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Catch Basins fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition to ensure all are set properly in place over inlets	A/S			
Check for sediment, leaf, or debris clogging grates and remove	A/S			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	A/S			
Pipes				
Ensure all are structurally sound and in good condition. Note any	A/S			

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deficiencies and repair to proper working condition				
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	A/S			
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	A/S			
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			
Check for erosion or scouring around headwalls inlets and repair	A/S			
Evidence of staining?	A/S			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	A/S			
Hazards				
Have there been complaints from residents?	A/S			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

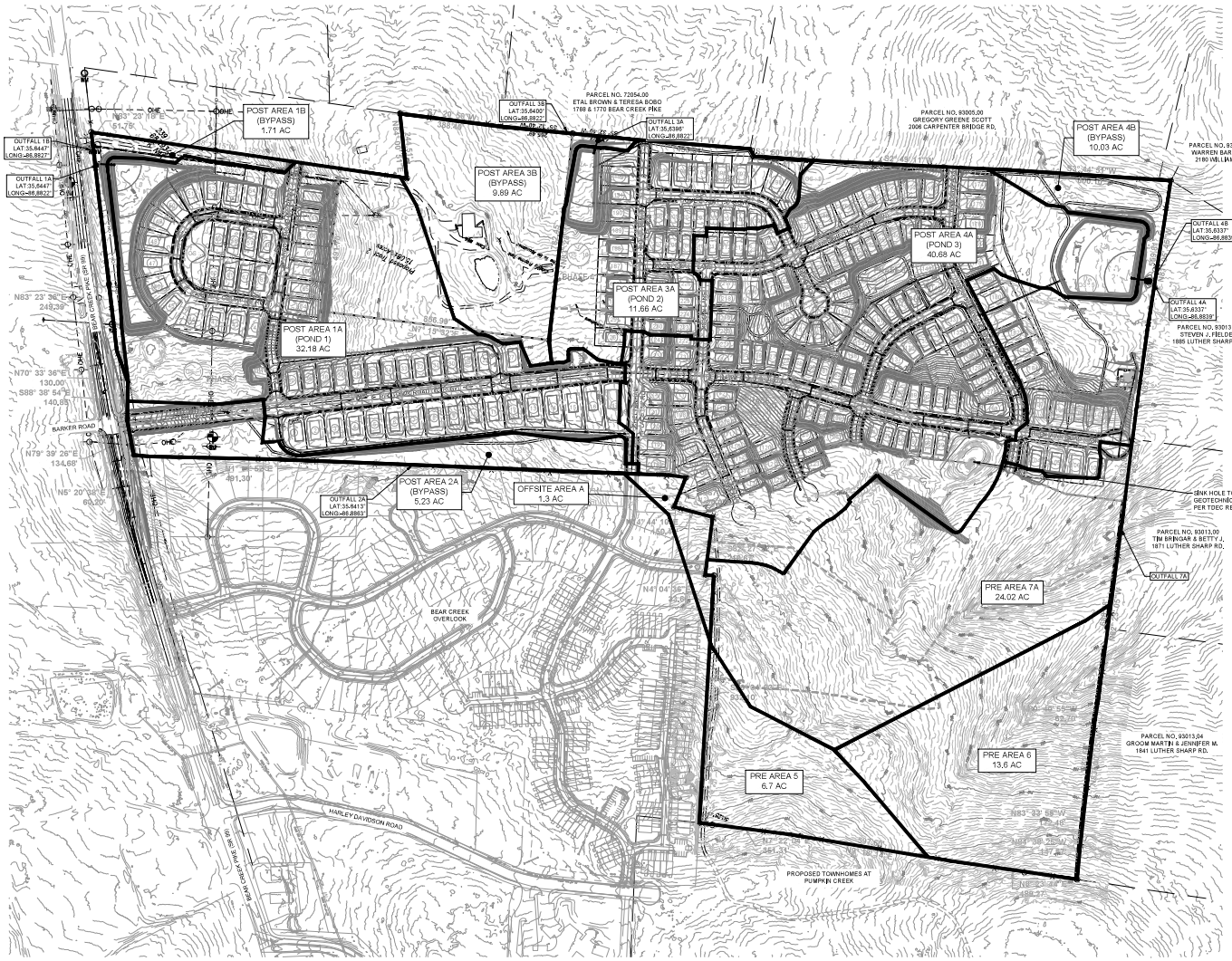
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The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____



GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 200'

LEGEND
PROPERTY LINE
EXISTING CONTOURS

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

DRAINAGE BASIN NOTES:
POST DEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)
- AREA 1A = 32.18 AC
  - ADJUSTED CN = 84
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 1B = 1.71 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 10.6 MIN.
- AREA 2A = 5.23 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3A = 11.66 AC
  - ADJUSTED CN = 85
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 3B = 6.7 AC
  - ADJUSTED CN = 71
  - TIME OF CONCENTRATION = 17.3 MIN.
- AREA 4A = 40.88 AC
  - ADJUSTED CN = 86
  - TIME OF CONCENTRATION = 5.0 MIN.
- AREA 4B = 10.03 AC
  - ADJUSTED CN = 81
  - TIME OF CONCENTRATION = 5.0 MIN.
- OFF SITE AREA A = 1.3 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

DRAINAGE BASIN NOTES:
PREDEVELOPMENT CONDITIONS (SOILS ARE B,C AND D-SOILS)
- AREA 5 = 6.7 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 11.2 MIN.
- AREA 6 = 13.6 AC
  - ADJUSTED CN = 79
  - TIME OF CONCENTRATION = 17.1 MIN.
- AREA 7A = 24.02 AC
  - ADJUSTED CN = 77
  - TIME OF CONCENTRATION = 18.2 MIN.
- CURVE NUMBERS FROM HYDROGRAPH

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
209 N. CHURCH AVE, SUITE C, COLUMBIA, TN 38401 | 615.217.1317 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
PHASES 1 - 4

COLE D. NEWTON
STATE OF TENNESSEE
REGISTERED
11/7/2023
COLE D NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	07-11-23	PER CITY COMMENTS
2	11/7/23	PER CITY/TDOT COMMENTS

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SHEET TITLE:
POST DEVELOPMENT DRAINAGE PLAN

CONSTRUCTION PLANS
DATE: 05/24/2023
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.
C - 4.10

ARCHITECTURE
INTERIORS
CIVIL SITE

818 South Main Street
COLUMBIA, TN 38401
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615.617.7477

April 20, 2026

Planning Staff
City of Columbia
700 N. Garden Street
Columbia TN 38401

Subject: Owner Consent Form –

Address: Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00 & 003.02

As the property owner of the property located at 1690 Bear Creek Pike in Columbia, TN (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00 & 003.02), I hereby give consent for TKC Architecture and Engineering LLC to submit a Final Plat application for approval on our property and represent that Final Plat to the City at Boards and Commissions.

Sincerely,

Owners Signature

Mathew McKendree, D.R. Horton, Inc. Assistant Secretary

Owners Printed Name

ARCHITECTURE
INTERIORS
CIVIL SITE

818 S MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

April 20th, 2026

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: Reserve at Hickory Ridge Phase 1A

Subject: Final Plat at 1690 Bear Creek Pike.

Staff,

We are submitting a Final Plat for the Reserve at Hickory Ridge Phase 2 at 1690 Bear Creek Pike in Columbia, TN 38401 (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00). This submittal follows the City's zoning ordinance and subdivision regulations. The Final Plat proposes 56 single-family residential lots. The total site is +/- 25.639 acres.

With this submittal please find: project letter, final plat, application, long-term maintenance plan, developers agreement, surety calculations and an owners consent form.

If you have any comments or questions, please contact TKC Architecture and Engineering.

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.797.3323 (c)
cole@tkc-ae.com