Planning Commission Meeting Agenda

Tuesday, August 12, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

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1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
   - **A.** John Hunter - *Chair*
     Jennifer Graham - *Vice Chair*
     Pam Johnston - *Secretary / City Commissioner*
     Kris Irvin - *Member*
     Cedric Hollis - *Member*
4. **Approval / Correction of Minutes from Prior Meetings**
   - **A.** July 8, 2025 meeting minutes
5. **Completion / Review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
7. **New Business**

   (Comments from citizens may or may not be included, dependent on the issues.)
   - **A.** Applicant *CBC Properties, LLC* requests approval for the construction of a 12,000 sq. ft. structure to expand the existing development at **301 Canaan Road**. The property is recorded in **Book R2805, Page 1075**, identified as **Parcel 25.0 on Tax Map 127**.
   - **B.** Applicant *Greg Glaser*, representing *Tractor Supply Company (TSC)*, has submitted an application for **final plat approval** for the property located at **207 South Cross Bridges Road**, designated as **Tax Map 133, Parcel 1.00**.
   - **C.** Applicant *Mark D. Spalding*, on behalf of the *Maury County Industrial Development Board*, has submitted an application for **mass grading approval** for **Project Mustang**. The subject property is identified as **Map 126, Parcel 041.01**, recorded in **Book 1335, Page 55**.
   - **D.** Applicant *Allen O'Leary*, representing *Brightland Homes of Tennessee LLC*, seeks **final plat approval** for a residential development comprising **71 lots**. The property is identified as **Map 127, Parcel 025.04**, and recorded in **Book R3010, Page 216**.
   - **E.** Applicant *Allen O'Leary*, on behalf of *Brightland Homes of Tennessee LLC*, requests to establish a **Letter of Credit for Phase 2** of the **Cottages of Bearwood Final Plat**. This phase includes **71 residential lots** and is presented under **Resolution 2025-PC-06**.
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**

Planning Commission Meeting Minutes

Tuesday, July 08, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

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1. **Call to Order**

   Chair John Hunter called the meeting to order.

2. **Pledge of Allegiance / Invocation**

3. **Roll Call**

   All members were present along with City Manager Phillip Grooms, City Attorney Kori Bledsoe Jones, and City Planning Consultant Will Hager.

   A. John Hunter - *Chair*

   Jennifer Graham - *Vice Chair*

   Pam Johnston - *Secretary / City Commissioner*

   Kris Irvin - *Member*

   Cedric Hollis - *Member*

4. **Approval / Correction of Minutes from Prior Meetings**

   Member Kris Irvin made a motion to approve the minutes from last month's meeting and Vice Chair Jennifer Graham seconded and motion carried.

   A. Meeting minutes on 6-10-25

5. **Completion / Review of Unfinished Business from prior meeting**

   None at this time.

6. **Special reports from other City Departments or Committees if applicable**

   None at this time.

7. **New Business**

   (Comments from citizens may or may not be included, dependent on the issues.)

   A. Applicant, John Maher Builders has submitted an application on behalf of owners Spencer M. Armstrong, Adaline A. Pasor and Dana McLendon for annexation for 3 parcels consisting of approximately 106 acres. The applicant requests the property be zoned R-3 High Density Residential for future Single Family Home development. The property is further identified on Tax Map 111 Parcel 29.00 recorded in Book 1983 Page 804-805; Tax Map 111 Parcel 29.05 recorded in Book 1358 Page 833-836 and Tax Map 111 Parcel 29.06 recorded in Book 2734 Page 1072-1074

   Member Kris Irvin made a motion to approve the annexation and Secretary Pam Johnston seconded. City Manager Phillip Grooms performed a roll call.

   Motion to approve the annexation passes.

Vice Chair Jennifer Graham made a motion to approve the plan of services and Kris Irvin seconded. City Manager Phillip Grooms performed a roll call.

Motion to approve plan of services passes.

Vice Chair Jennifer Graham made a motion to approve resolution 2025-PC-04 for the annexation and to adopt a plan of services and member Cedric Hollis seconded. City Manager Phillip Grooms performed a roll call and motion passes.

Vice Chair Jennifer Graham made a motion not to recommend resolution 2025-PC-05, changing of zoning to R3 and member Kris Irvin seconded. City Manager Phillip Grooms performed a roll call and motion failed.

8. General comments from citizens (May be limited in time and/or number of comments.)

Several concerned citizens in the area signed up to speak. Most of the citizens had the same concerns about increased traffic, water supply, history of the property and overcrowding of the schools.

Jeff Brewer, S.Rowland, Tim and Jennifer Moore, James and Lilly Raegan,

Jerry Thornton, Mike Williams, Bobby McIver, Jim Harrison, Tom Price, Lee Bourque (Burke), Christine White, William Cosey, William Buckner, Dawson Gray, Robert Lacey, Gerald Gabriel, Shelia Rogers, and Jason Fulmer.

9. Board / Staff Comments / Adjournment

Vice Chair Jennifer Graham made a motion to adjourn the meeting and Secretary Pam Johnston seconded and motion carried.

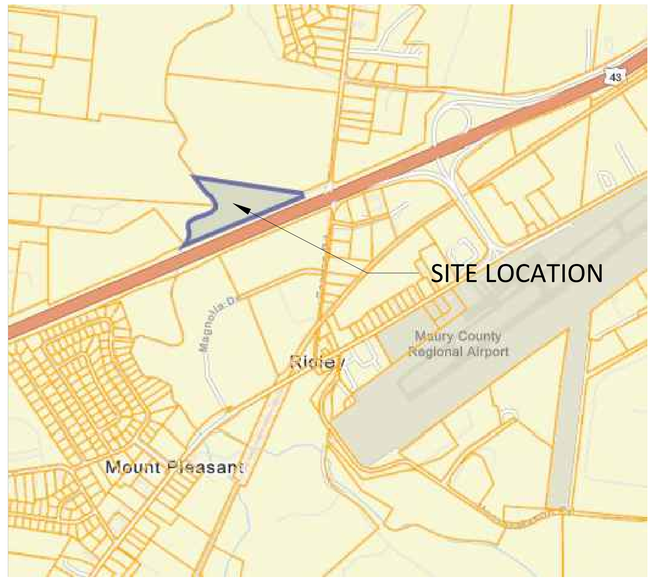
SITE PLAN AMENDMENT

FOR

CBC PROPERTIES, LLC

EXISTING SITE DATA	
PROPERTY ADDRESS :	301 CANAAN ROAD MT. PLEASANT, TN 38474
PROPERTY OWNER :	CBC PROPERTIES, LLC
MAP & PARCEL ID :	TAX MAP 127, PARCEL 25.01
CURRENT ZONING :	IL (LIGHT INDUSTRIAL)
CURRENT LAND USE :	COMMERCIAL BUSINESS
GOVERNING MUNICIPALITY :	CITY OF MT. PLEASANT

SITE DATA TABLE		
AREA	**CURRENT**	**PROPOSED**
TOTAL AREA	±13.76 ACRES	±13.76 ACRES
IMPERVIOUS AREA	±6.77 ACRES	±6.77 ACRES
PERVIOUS AREA	±6.99 ACRES	±6.99 ACRES
ZONING REQUIREMENTS (BUILDING)	**REQUIRED**	**PROPOSED**
HEIGHT	60 FT. (MAX)	26.5 FT.
# OF STORIES	N/A	1
ZONING REQUIREMENTS (SETBACKS)	**REQUIRED**	**PROPOSED**
BUILDING		
FRONT	100 FT. (MIN)	100 FT.
SIDE	100 FT. (MIN)	100 FT.
REAR	100 FT. (MIN)	100 FT.
YARD		
FRONT	N/A	N/A
SIDE	N/A	N/A
REAR	N/A	N/A



VICINITY MAP
(1"=1000')

SHEET LIST TABLE	
SHEET NO.	**SHEET TITLE**
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	SURVEY
C2.0	SITE LAYOUT
C2.1	ELEVATION RENDERINGS
C2.2	SITE LIGHTING
C3.0	GRADING & DRAINAGE
C3.1	EPSC PLAN
DX-1	DRAINAGE EXHIBIT

PROPERTY ADDRESS
301 CANAAN ROAD
MT. PLEASANT, TN 38474
MAURY COUNTY, TN

OWNER
CBC PROPERTIES, LLC
P.O. BOX 369
MT. PLEASANT, TN 38474

STRUCTURAL ENGINEER
RHODES ENGINEERING & ENVIRONMENTAL CONSULTANTS, LLC
807 NASHVILLE HWY SOUTH, SUITE 1
COLUMBIA, TN 38401

SURVEYOR
SEIBER SURVEYING
102 AVALON DR
COLUMBIA, TN 38401

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

*PORTIONS OF THE SUBJECT PARCEL LIES WITHIN "ZONE A" & "ZONE AE" WHICH IS AN AREA DETERMINED TO BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM MAP **47119C0265E**.

CRC CONSULTING
ENGINEERING & DEVELOPMENT
WWW.CONSULTINGCRC.COM
PH:(931)797-5079

REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

CHRISTOPHER R. COLLIER
REGISTERED ENGINEER
No. 119409
STATE OF TENNESSEE
07/23/25

DATE: 07/23/25
DRAWN BY: CRC

COVER SHEET

SHEET NO. **C0.0**

GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT, IF APPLICABLE. IF CONDITIONS ENCOUNTERED DURING SITE VISIT ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY.
2. EXISTING SURVEY WAS PROVIDED BY OTHERS.
3. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF DEMO, CONSTRUCTION OR EARTH-MOVING OPERATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
4. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE 811 AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES IN THE VICINITY OF THIS PROJECT.
5. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF THE PUBLIC, PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
6. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AND PERFORM SAID ACTIVITIES IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL & OSHA REGULATIONS.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
9. ALL WORK PERFORMED IN THE LOCAL RIGHT OF WAYS (R.O.W.) SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS (R.O.W.).
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN NPDES PERMIT.
11. CONTRACTOR TO IMPLEMENT AND MAINTAIN ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY CITY OF MT. PLEASANT AND TDEC.
12. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
13. CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE T.D.O.T. CONSTRUCTION AND MATERIAL SPECIFICATIONS (LATEST EDITION), AND LIKEWISE ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF CITY OF MT. PLEASANT, AS APPROVED BY THESE PLANS. WHEN IN CONFLICT, THE COUNTY/CITY REQUIREMENTS SHALL PREVAIL.
14. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA: STANDARDS FOR ACCESIBLE DESIGN)
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY. ANY CONFLICTS SHALL BE MADE KNOWN TO THE OWNER AND THE ENGINEER. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THEY ARE NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
16. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
17. CONSTRUCTION OF ALL ROADWAYS AND SIDEWALKS ARE TO BE IN COMPLIANCE WITH THE LOCAL REQUIREMENTS CONSTRUCTION CRITERIA AND STANDARD DETAILS.
18. ANY APPLICABLE TEMPORARY TRAFFIC CONTROL MEASURES WILL BE PROVIDED AND MAINTAINED, IN ACCORDANCE WITH STATE & LOCAL REQUIREMENTS, WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. CONTRACTOR TO BE RESPONSIBLE FOR SUPPLYING, COORDINATION AND APPROVAL OF SUCH.

DEMOLITION

1. ANY AREAS OUTSIDE OF THE LIMITS OF CONSTRUCTION ARE TO REMAIN UNDISTURBED UNLESS EXPLICITLY AUTHORIZED BY OWNER OR OWNER'S REP. CONTRACTOR TO BE RESPONSIBLE FOR SEEKING AUTHORIZATION.
2. ANY AND ALL AREAS TO BE DEMOED, CLEARED & GRUBBED TO BE VISIBLY MARKED BY CONTRACTOR ON-SITE.
3. CONTRACTOR TO ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
4. ALL BURNING OF TREES, BRUSH AND DEBRIS SHALL BE DONE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES.
5. THE CONTRACTOR TO BE RESPONSIBLE FOR APPROPRIATE METHODS FOR MITIGATION OF DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
7. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY. ALL REPAIRS TO BE MADE IN COORDINATION WITH LOCAL UTILITY COMPANY.
8. EROSION & SEDIMENT CONTROL MEASURES SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO DEMOLITION ACTIVITIES BEGINNING.
9. HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR IS RESPONSIBLE OF NOTIFYING OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. ANY BUILDINGS TO BE DEMOLISHED DURING CLEARING OPERATIONS SHALL BE DONE SO ACCORDING TO ALL APPLICABLE LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING AN ASBESTOS SURVEY OF THE STRUCTURE, OBTAINING AIR QUALITY PERMITS AND COORDINATING WITH UTILITY OWNERS TO SHUTDOWN SERVICE.
11. CONTRACTOR TO PROTECT ANY AND ALL FEATURES TO REMAIN. ANY DAMAGE TO SUCH FEATURES, STRUCTURES, OR AREAS TO REMAIN WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.

GRADING & DRAINAGE

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING AND FINAL GRADES, DIMENSIONS, ETC., AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY ERRORS OR DISCREPANCIES.
2. PROTECT TREES NOT MARKED FOR REMOVAL OR LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION. IF A TREE TRUNK OR BRANCH IS CUT OR SCARRED THEN THE AFFECTED AREA SHALL BE TREATED WITH A WOUND PAINT TO PREVENT DISEASE.
3. THE AREA WITHIN THE LIMITS OF GRADING SHALL BE GRUBBED TO A MINIMUM DEPTH OF TWELVE (12) INCHES BELOW EXISTING GROUND LINE ELEVATIONS TO REMOVE GRASS, ROOTS, AND OTHER ORGANIC MATERIALS. THE TOP NINE (9) INCHES OF EXPOSED SUBGRADE, AFTER CUTTING TO DESIRED SUBGRADE ELEVATION AND/OR BEFORE PLACEMENT OF FILL, SHOULD BE SCARIFIED AND RECOMPACTED TO THE COMPACTION REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. SEE EROSION PROTECTION AND SEDIMENT CONTROL (EPSC) PLANS FOR ADDITIONAL INFORMATION.
5. IN NO CASE SHALL SLOPE HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE, AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED
6. THE CONTRACTOR SHALL CONSTRUCT THE STORM WATER DETENTION FACILITIES PRIOR TO BEGINNING ANY OTHER GRADING OPERATIONS.
7. FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

   MINIMUM DRY DENSITY = 95 PCF
   LIQUID LIMIT LESS THAN 30
   PLASTICITY LIMIT LESS THAN 15
   UPPER 12" OF FILL: PARTICLE SIZE 9"Ø MAXIMUM
   FILL BELOW UPPER 12": PARTICLE SIZE 12"Ø MAXIMUM
   PROVIDE THE OWNER WITH TEST RESULTS OF OFF-SITE BORROW MATERIAL FOR APPROVAL PRIOR TO BRINGING SUCH MATERIAL ON-SITE.

8. COHESIVE FILL SHALL BE PLACED IN LOOSE LIFTS OF 6" TO 8" AND COMPACTED WITH VIBRATORY SHEEPS FOOT ROLLER. CLAY FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D698. GRANULAR FILL SHALL BE PLACED IN LOOSE LIFTS OF 8" TO 10" AND COMPACTED/CONSOLIDATED TO 98% MAXIMUM STANDARD PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
9. COMPACT ALL FILL TO A MINIMUM OF 95% OF THE MAXIMUM STANDARD PROCTOR (ASTM D-698) DRY DENSITY. COMPACT THE UPPER 12" OF FILL IN NON-LANDSCAPED AREAS TO A MINIMUM OF 100% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL BE WITHIN ±2% OF THE OPTIMUM MOISTURE. THE MOISTURE CONTENT OF GRANULAR SOIL SHALL BE BETWEEN ±3% OF THE OPTIMUM MOISTURE.
10. ALL STORM WATER CONSTRUCTION MATERIALS ARE AS SPECIFIED WITHIN THE CONSTRUCTION PLANS, DETAILS, ETC.,. PIPE MATERIAL, BEDDING & BACKFILL SHALL BE AS SPECIFIED HEREIN AND IN ACCORDANCE WITH TDOT GUIDELINES. ALL PIPE CLASSIFIED & LABELED AS "RCP" SHALL BE REINFORCED CONCRETE PIPE.
11. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. SUBGRADE SOFTENED BY PERCHED WATER IN FOUNDATIONS AND PAVEMENT AREAS MUST BE UNDERCUT AND COMPACTED WITH SUITABLE FILL MATERIAL AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
12. THE SLOPES OF ALL EXCAVATED AREAS, DITCHES, WATERWAYS, CHANNELS, BORROW PITS, AND EMBANKMENTS SHALL BE SO TRIMMED AND SHAPED AS TO BE IN REASONABLY CLOSE CONFORMITY WITH THE LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. THE CONTRACTOR SHALL BE REQUIRED TO EMPLOY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO ENSURE THAT EMBANKMENTS ARE BEING CONSTRUCTED IN ACCORDANCE WITH THE PLANS.
14. ALL PROPOSED GRADES SHOWN ARE TO BE INTERPRETED AS FINISHED GRADE ELEVATIONS, TOP OF GROUND LEVEL, TOP OF PAVEMENT, OR CASTING ELEVATION, UNLESS OTHERWISE NOTED, AND SHALL BE CONSTRUCTED AS INDICATED ON PLANS.
15. THE CONTRACTOR SHALL BE REQUIRED TO PLACE TOPSOIL TO A DEPTH OF SIX (6) INCHES ON ALL DISTURBED AREAS. PERMANENT EROSION CONTROL MEASURES (SEEDED AND MULCHED) SHALL BE INITIATED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING.
16. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEEDING AND MULCH. MULCH MATERIALS CAN CONSIST OF HAY OR STRAW AT THE APPROXIMATE RATE OF 75 POUNDS PER 1000 SQUARE FEET AND HELD IN PLACE BY THE USE OF A MULCH BINDER.
17. DURING PERIODS OF EXTREME DRYNESS, THE CONTRACTOR SHALL KEEP AREAS BEING GRADED DAMPENED BY WATERING TO MINIMIZE THE EFFECTS OF DUST ON ADJOINING PROPERTIES.
18. ALL DITCHES AND BASINS SHALL BE MATTED UNLESS OTHERWISE NOTED. MATTING SHALL BE TYPE S 150 (NORTH AMERICAN GREEN) OR EQUIVALENT AND SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
19. ALL PROPOSED SPOT ELEVATIONS ARE TO FINISH GRADE OF ASPHALT IN PARKING AREAS OR FINISH GRADE OF DIRT IN GRASS AREAS UNLESS NOTED OTHERWISE. SEE SURFACE MATERIALS SHEET.
20. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF NEW PAVEMENT.
21. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.

EROSION & SEDIMENT CONTROL

1. LAYOUT OF ALL EROSION CONTROL MEAURES TO BE CLEARLY MARKED ON-SITE BEFORE INSTALLATION OF SUCH DEVICES ARE COMMENCED.
2. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED. SEEDED AREAS MUST HAVE A MINIMUM 70% COVERAGE PRIOR TO REMOVAL OF THE TEMPORARY EROSION CONTROL DEVICES. FINAL SEEDING AND ESTABLISHMENT OF GROUNDCOVER SHALL BE APPLIED TO ANY AREA DISTURBED AS A RESULT OF THE REMOVAL OF THE EROSION CONTROL MEASURES.
3. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC SEDIMENT AND EROSION CONTROL HANDBOOK, LATEST EDITION.
4. SEE EPSC SHEETS FOR ADDITIONAL SITE-SPECIFIC NOTES.

UTILITY NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND DETAILS FOR THE DEVELOPMENT STANDARDS OF THE CITY OF MT. PLEASANT AND ITS LOCAL UTILITY COMPANIES.
2. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL NECESSARY STANDARDS AND PERMITS FROM ANY FEDERAL, STATE, AND/OR LOCAL AUTHORITY HAVING JURISDICTION OVER ANY PHASE OF CONSTRUCTION ASSOCIATED WITH THE PROJECT.
3. THE TYPES AND LOCATIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PRESERVING EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. REPAIRS OR REPLACEMENTS TO ANY MUNICIPAL UTILITY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL PAYMENT ALLOWED.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF MT. PLEASANT AND DOCUMENT ANY PRE-EXISTING DAMAGE OR CONDITIONS PRIOR TO BEGINNING WORK.
5. MAINTAIN PROPER VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS. FOR MORE INFORMATION SEE TDEC DESIGN CRITERIA FOR SEWAGE WORKS SECTION 2.4.1.2 RELATION TO WATER MAINS & COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA SECTION 9.2 SEPARATION OF WATER MAINS AND SEWERS. WHEN A CONFLICT EXISTS AND PROPER SEPARATION IS NOT ATTAINABLE, THE CONTRACTOR SHALL COORDINATE WITH CITY OF MT. PLEASANT FOR THE NECESSARY MEASURES TO ENSURE SYSTEM INTEGRITY.
6. THE CONTRACTOR SHALL VERIFY THE SIZE AND MATERIAL FOR EACH WATER SERVICE LINE AND RECONNECT ALL LIVE WATER SERVICES, WHETHER INDICATED ON THE DRAWING OR NOT.
7. WATER SERVICE LINES 2-1/2 INCHES IN DIAMETER AND SMALLER SHALL BE REPLACED FROM THE WATER MAIN TO THE METER WITH COPPER.
8. WATER SERVICE LINES GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL BE REPLACED FROM THE WATER MAIN TO THE PROPERTY LINE VALVE OR METER WITH DUCTILE IRON PIPE.
9. WHEN EXISTING METER BOXES REQUIRE ADJUSTING AND/OR RELOCATING, WATER METERS AND SHUTOFFS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 32" BELOW FINISHED GRADE.
10. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE PROPER CITY/UTILITY ENTITY INSPECTION PERSONNEL PRIOR TO ANY WORK OR CONNECTIONS BEING CONDUCTED ON THE MUNICIPAL SYSTEM.
11. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING WATER SYSTEM AND/OR WATER MAINS PLACED IN SERVICE WITHOUT PRIOR APPROVAL AND ONLY UNDER THE SUPERVISION OF THE LOCAL AUTHORITY. OPERATING VALVES SHALL BE SCHEDULED IN WRITING BY THE CONTRACTOR AND MUST BE APPROVED IN ADVANCE BY THE LOCAL AUTHORITY.
12. THE CONTRACTOR SHALL NOT MAKE CONNECTIONS TO THE EXISTING WATER SYSTEM UNTIL APPLICABLE TESTS, INCLUDING: DISINFECTION, HYDROSTATIC, ETC., HAVE BEEN PERFORMED AND REPORTED TO THE LOCAL AUTHORITY AND FOUND TO BE IN COMPLIANCE. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVES WILL BE REQUIRED ON ALL TEST AND FILL LINES NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE LOCAL AUTHORITY.
13. ALL PIPE, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES INCLUDING, BUT NOT LIMITED TO, COATED OR UNCOATED BRASS OR BRONZE MATERIALS THAT COULD COME INTO CONTACT WITH DRINKING WATER SHALL BE IN ACCORDANCE WITH THE 2011 REDUCTION OF LEAD IN DRINKING WATER ACT THAT AMENDS THE SAFE DRINKING WATER ACT, SECTION 1417 EFFECTIVE JANUARY 4, 2014. THE FOLLOWING INTERNET LINK PROVIDES FURTHER CLARIFICATION AND DIRECTION ON THE REQUIREMENT: HTTP://NEPIS.EPA.GOV/ADOBE/PDF/P100GRDZ.PDF.
14. IF A WATER MAIN, OR OTHER MUNICIPAL SYSTEM COMPONENT, REQUIRES RELOCATION OR ADDITION AND IS NOT INDICATED ON THE APPROVED DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY IMMEDIATELY. PRIOR TO RELOCATION, THE DRAWINGS SHALL REQUIRE: MODIFICATION DEPICTING THE RELOCATION, APPROVAL FROM A REGISTERED PROFESSIONAL ENGINEER AND THE APPROPRIATE REGULATORY AGENCIES.
15. IF A WATER SERVICE LINE IS DISCONNECTED, THE PROPER DISINFECTION PROTOCOL SHALL BE IMPLEMENTED PRIOR TO THE SERVICE LINE BEING RECONNECTED TO THE EXISTING WATER SYSTEM.
16. NO DISCHARGE OF WASTEWATER OR DEBRIS SHALL BE RELEASED TO THE ENVIRONMENT. SHOULD THE CONTRACTOR'S ACTIONS CAUSE AN OVERFLOW OR BYPASS OF WASTEWATER TO THE ENVIRONMENT, SITE CLEANUP WILL BE THE RESPONSIBILITY OF THE CONTRACTOR CONSISTENT WITH THE LOCAL AUTHORITY'S SPILL AND OVERFLOW RESPONSE PLAN.
17. PRIOR TO IMPLEMENTING THE PLUGGING OF ANY LINE, BYPASS PUMPING, OR SIMILAR ACTIONS, THE CONTRACTOR SHALL PROVIDE A DETAILED PLAN OF APPROACH TO THE LOCAL AUTHORITY FOR REVIEW AND COMMENT. MUNICIPAL APPROVAL OF ANY SUCH PLAN DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE ADEQUACY OF THE PLAN OF PROPER EXECUTION.
18. THE CONTRACTOR SHALL COMPLETE ALL WORK IN FULL COMPLIANCE WITH THE MUNICIPALITY'S STORMWATER MANAGEMENT REGULATIONS, SO AS TO CREATE NO STORMWATER QUALITY OR QUANTITY COMPLIANCE ISSUES. ILLICIT DISCHARGES OF POLLUTANTS, EITHER DIRECT OR INDIRECT, TO A STORM SEWER, STORMWATER CONVEYANCE, OR STREAM WITHIN THE CITY OF MT. PLEASANT ARE PROHIBITED.

CRC CONSULTING
ENGINEERING & DEVELOPMENT
WWW.CONSULTINGCRC.COM
PH:(931)797-5079

REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

CHRISTOPHER R. COLLIER
REGISTERED ENGINEER
ADDITIONAL
OWNER
NO. 140
STATE OF TENNESSEE
07/23/25

DATE: 07/23/25

DRAWN BY: CRC

GENERAL NOTES

SHEET NO. C0.1

NOTES:
1. THE PURPOSE OF THIS SURVEY & TOPO IS THE ILLUSTRATE TAX MAP 127, PARCEL 25.01, DEED BOOK R2805, PAGE 1075. THIS SURVEY IS PROVIDED TO CBC PROPERTIES LLC. (OWNER).

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY, CONFORMING WITH STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
   A. TYPE OF SURVEY: RTK
   B. POSITIONAL ACCURACY: 0.05'
   C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
   D. GEOID MODEL: GEOID 18
   E. DATUM/EPOCH: NAD83(2011)
   F. DISTANCE: GRID
   G. GPS: CARLSON BRX7 (BASE/ROVER)

3. PORTIONS OF THE SUBJECT IS WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.

4. PROPERTY IS ZONED IH CITY OF MT. PLEASANT ZONING ORDINANCE.
BUILDING SETBACKS:
FRONT 100'
REAR 100'
SIDE 100'

5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. PROPERTY ADDRESS:
301 CANAAN RD
MOUNT PLEASANT, TN 38474

7. PROPERTY OWNER & ADDRESS
CBC PROPERTIES LLC.
P.O. BOX 369
MOUNT PLEASANT, TN 38474

8. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

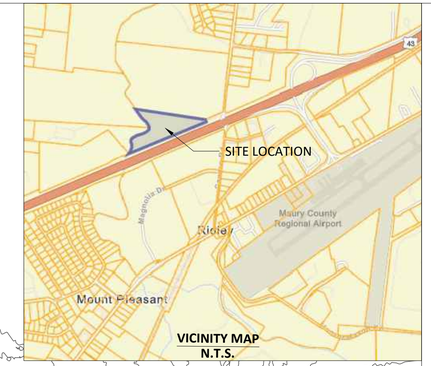
9. WATER AND POWER PROVIDED BY
CITY OF MOUNT PLEASANT UTILITIES
100 PUBLIC SQARE
MOUNT PLEASANT, TN 38474

10. THIS SURVEY IS BASED ON FIELD EVIDENCE AND CURRENT DEEDS OF RECORD. A TITLE SEARCH WAS NOT PROVIDED AT TIME OF SURVEY. THE CERTIFICATION PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON FIELD EVIDENCE, EXPERIENCE, AND DOCUMENTS OF RECORD AT THE COUNTY REGISTER OF DEEDS OFFICE.

11. 1' CONTOURS ARE BASED ON TDOT LIDAR (NAVD88) AND FIELD VERIFIED.

TOPOGRAPHIC SURVEY

CBC PROPERTIES LLC. PROPERTY
7TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 127, PARCEL 25.01
DEED BOOK R2805, PAGE 1075
R.O.M.C.



VICINITY MAP
N.T.S.

S 84°22'24" E 245.49'
N 38°45'52" W 202.96'
S 81°49'03" E 749.90'
S 80°39'46" E 424.23'
S 22°59'01" E 49.33'
S 67°49'46" W 1737.96'
S 67°56'08" W 330.21'
N 21°44'43" W 149.99'
N 53°15'55" E 38.96'
SUGAR FORK
N 62°38'21" E 226.37'
N 65°42'50" E 103.58'
N 19°56'54" E 114.11'
N 07°46'39" E 151.19'
N 24°15'47" E 107.77'

ROBBY & VICKY INGRUM
TAX MAP 127, PARCEL 16.00
DEED BOOK R2086, PAGE 1140
PLAT BOOK P18, PAGE 316

CITY OF MT. PLEASANT
TAX MAP 127, PARCEL 24.01
DEED BOOK 621, PAGE 242

HOLLY WALKER
TAX MAP 127, PARCEL 43.00
DEED BOOK R2615, PAGE 1238
PLAT BOOK P6, PAGE 517A

WC & GERALDINE P. JOHNSON
TAX MAP 127, PARCEL 15.00
DEED BOOK R1881, PAGE 1317

METAL BUILDING
METAL BUILDING
301 CANAAN RD.
MT PLEASANT, TN

CANAAN ROAD (50' R/W)
ASPHALT ACCESS ROAD
US-HWY 43 (ROW VARIES)
30" HACKBERRY
CONC RING
ASPHALT
BURIED SEWER VENT
GRAVEL
GRAVEL PARKING
GRASS
100' B.S.L.
FLOOD ZONE A
FLOOD ZONE AE
PERENNIAL STREAM

LEGEND

- IRON PIN SET
- POINT AS DESCRIBED
- TDOT MONUMENT
- UTILITY POLE
- WATER METER
- BUILDING SETBACK (B.S.L.)
- FENCE
- GAS LINE
- OVERHEAD POWER
- RIGHT-OF-WAY
- SEWER LINE
- WATER LINE
- FLOOD ZONE

N

TN-NAD83

0 80 160 Feet

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class"C" 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.

Date

TRACY SEIBER, RLS #2397

TRACY SEIBER
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2397

TRACY SEIBER
102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6677

DRAWING BY: T. SEIBER DATE: 6/14/2025
SCALE:1"=80' JOB NO.:41-2025
R0

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ENGINEERING & DEVELOPMENT
WWW.CONSULTINGCRC.COM
PH:(931)797-5079

REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

DATE: 07/21/25

DRAWN BY:

SURVEY (BY OTHERS)

SHEET NO. C1.0

LEGEND

- SFB SFB SFB — SILT FENCE W/ BACKING
- FS FS FS — FILTER SOCK/SEDIMENT TUBE
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- P/T P/T — PROPOSED ELECTRIC (OVERHEAD)
- PROPOSED SERVICE LINE (WATER)
- SAN SAN — PROPOSED SERVICE LINE (SEWER)

*NOTE: EXISTING GROUND COVER (GRAVEL) TO REMAIN AS SHOWN. ALL AREAS OF DISTURBANCE, EXCLUDING THE ACCESSORY STRUCTURE SLAB, TO BE RE-ESTABLISHED WITH GRAVEL AS THE SITE EXISTED PRIOR TO CONSTRUCTION.

EXISTING ACCESSORY STRUCTURE (+/-)4,900 SF

EXISTING (+/-)445 SF

EXISTING (+/-)400 SF

EXISTING TRAFFIC PATTERN MOVEMENTS, TYP.

100' BUILDING SETBACK

LIMITS OF EXISTING OUTDOOR MATERIAL STORAGE BINS TO REMAIN

PROPOSED TRAFFIC PATTERN MOVEMENTS

HVAC/MECHANICAL PAD

MID TN BUILDING SUPPLY
301 CANAAN RD
MT. PLEASANT, TN 38474

EXISTING PRINCIPAL STRUCTURE (+/-)19,500 SF

PROPOSED ACCESSORY STRUCTURE (+/-)12,000 SF
FFE:646.5'

120'

100'

108'

SSWR CONNECTION TO BUILDING,PROVIDE CLEANOUTS AS REQUIRED BY LOCAL CODE

PROPOSED CONNECTION TO EX.SANITARY SEWER(PRIVATE), COORDINATE W/ LOCAL UTILITY COMPANY

PROPOSED ELECTRIC (O/H) CONNECTION TO BUILDING, PER LOCAL UTILITY COMPANY

EXISTING ASPHALT PARKING TO REMAIN

EXISTING WATER.

U/G UTILITY CROSSING, MAINTAIN MIN. 1' VERTICAL CLEARANCE

EXISTING O/H ELECTRIC

EXISTING R.O.W.

EXISTING RIP-RAP DRAINAGE FEATURE TO BE REWORKED, SEE GRADING PLAN.

EXISTING GRAVEL DRIVE TO REMAIN

PROPOSED DOMESTIC WATER CONNECTION LOCATION TO EXISTING SERVICE, OWNER TO COORDINATE WITH LOCAL UTILITY

PROPOSED ELECTRIC (O/H) CONNECTION TO EXISTING (O/H) SERVICE, PER LOCAL UTILITY COMPANY

EXISTING UTILITY POLE

EXISTING TRAFFIC PATTERN MOVEMENTS, TYP.

100' BUILDING SETBACK

N W E S

0 20 40 Feet

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REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

CHRISTOPHER R. COLLIER
REGISTERED ENGINEER
STATE OF TENNESSEE
07/23/25

DATE: 07/23/25

DRAWN BY: CRC

SITE PLAN

SHEET NO. C2.0

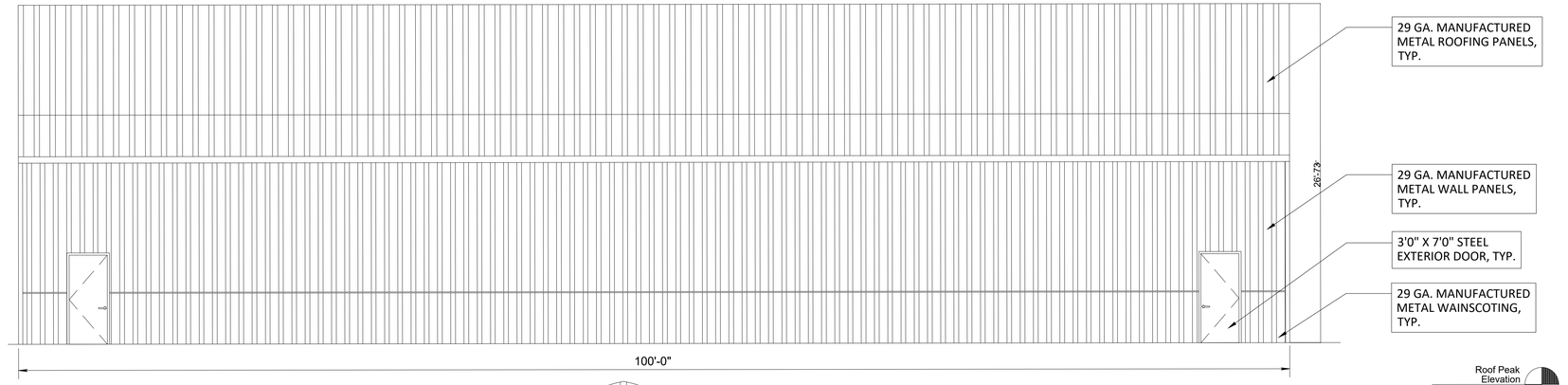


EXISTING PRINCIPAL STRUCTURE
(BUILDING MATERIALS EXHIBIT)

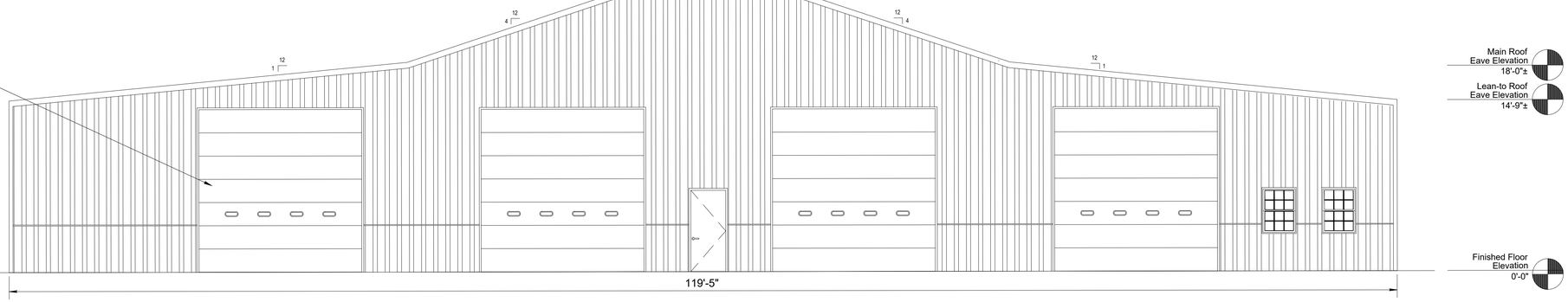
*NOTE: COLOR SELECTION OF EXTERIOR MATERIALS (METAL PANELS, DOORS, & WINDOWS) TO BE COMPLIMENTARY AND/OR MATCH THAT OF EXISTING PRINCIPAL STRUCTURE.

*NOTE: ELEVATION RENDERINGS (BY OTHERS) SHOWN FOR ILLUSTRATIVE AND PLANNING APPROVAL PURPOSES ONLY. THIS PAGE IS NOT TO BE REPRESENTATIVE OF FINAL **STRUCTURAL** BUILDING PLANS.

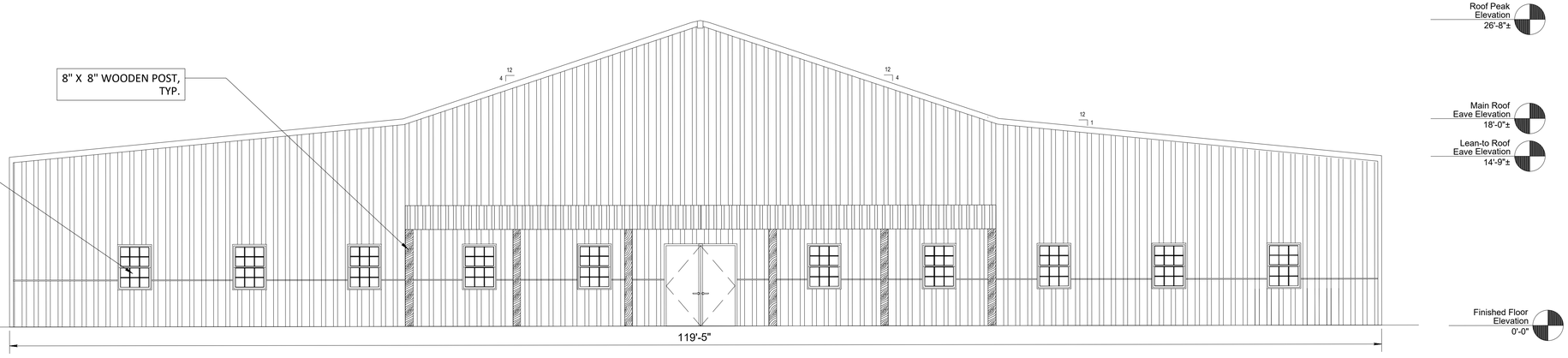
3 EAST & WEST WALL ELEVATION
N.T.S.



2 REAR ELEVATION
N.T.S.



1 FRONT ELEVATION
N.T.S



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REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

DATE: 07/21/25
DRAWN BY: CRC

ELEVATION RENDERINGS

SHEET NO. C2.1

LEGEND

SFB SFB SFB	SILT FENCE W/ BACKING
FS FS FS	FILTER SOCK/SEDIMENT TUBE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR (MINOR)
	EXISTING CONTOUR (MAJOR)
	PROPOSED CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)
P/T P/T	PROPOSED ELECTRIC (OVERHEAD)
	PROPOSED SERVICE LINE (WATER)
SAN SAN	PROPOSED SERVICE LINE (SEWER)

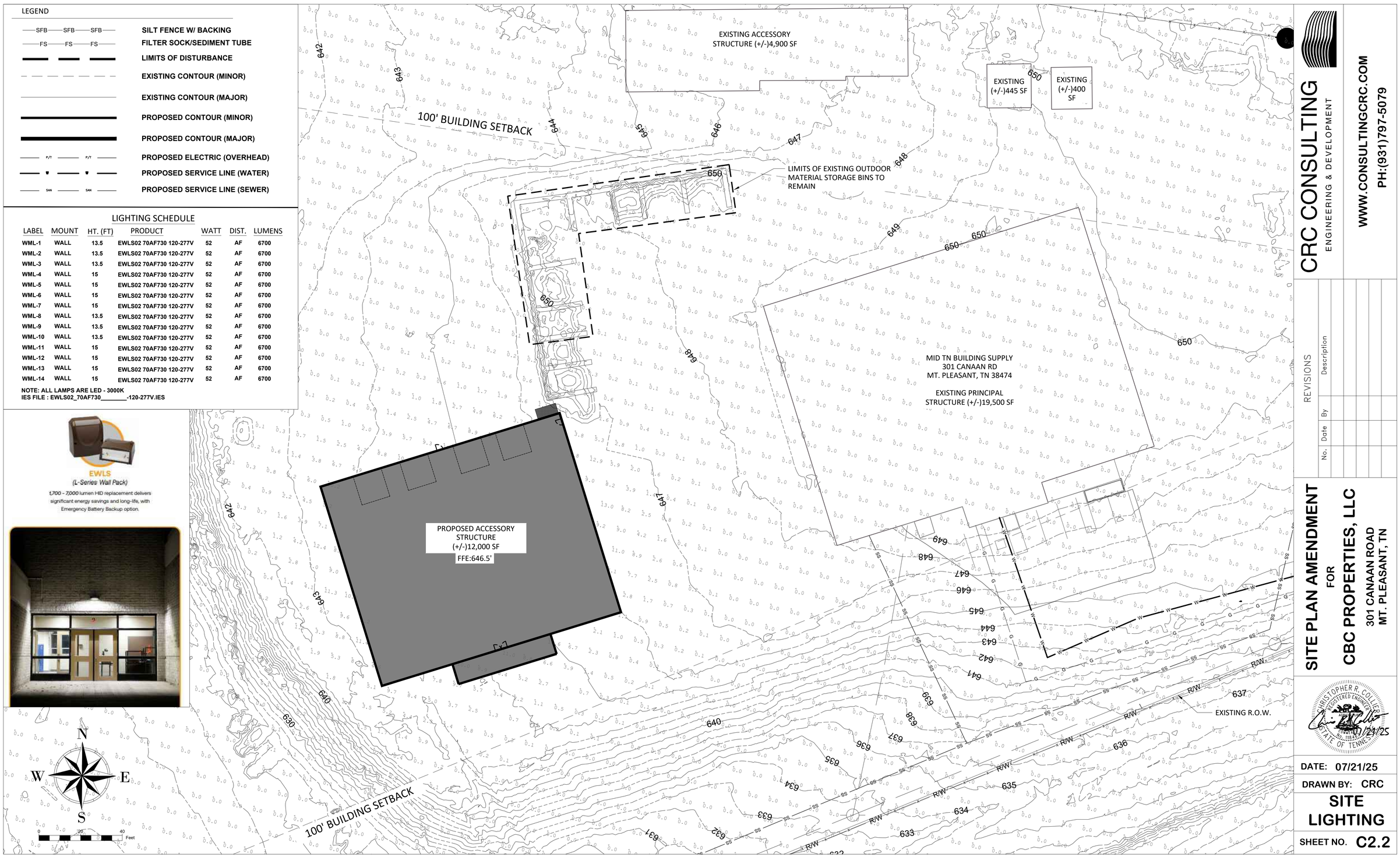
LIGHTING SCHEDULE

LABEL	MOUNT	HT. (FT)	PRODUCT	WATT	DIST.	LUMENS
WML-1	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-2	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-3	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-4	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-5	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-6	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-7	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-8	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-9	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-10	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-11	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-12	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-13	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-14	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700

NOTE: ALL LAMPS ARE LED - 3000K
IES FILE : EWLS02_70AF730_____-120-277V.IES

EWLS
(L-Series Wall Pack)

1,700 - 7,000 lumen HID replacement delivers significant energy savings and long-life, with Emergency Battery Backup option.



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REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

CHRISTOPHER R. COLLIER
REGISTERED ENGINEER
No. 118435
STATE OF TENNESSEE
07/21/25

DATE: 07/21/25
DRAWN BY: CRC

SITE LIGHTING

SHEET NO. C2.2

LEGEND

- SFB SFB SFB — SILT FENCE W/ BACKING
- FS FS FS — FILTER SOCK/SEDIMENT TUBE
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)

EXISTING ACCESSORY STRUCTURE (+/-)4,900 SF

EXISTING (+/-)445 SF

EXISTING (+/-)400 SF

100' BUILDING SETBACK

LIMITS OF EXISTING OUTDOOR MATERIAL STORAGE BINS TO REMAIN

MID TN BUILDING SUPPLY
301 CANAAN RD
MT. PLEASANT, TN 38474

EXISTING PRINCIPAL STRUCTURE (+/-)19,500 SF

PROPOSED ACCESSORY STRUCTURE (+/-)12,000 SF

120'

100'

108'

MODIFY EXISTING RIP-RAP LINED DITCH TO LIMITS SHOWN, MATCH EXISTING FLOW LINE AND DITCH GEOMETRY

100' BUILDING SETBACK

N W E S

0 20 40 Feet

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REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

CHRISTOPHER R. COLLIER
REGISTERED ENGINEER
STATE OF TENNESSEE
07/23/25

DATE: 07/23/25

DRAWN BY: CRC

GRADING PLAN

SHEET NO. C3.0

LEGEND

- SFB SFB SFB — SILT FENCE W/ BACKING
- FS FS FS — FILTER SOCK/SEDIMENT TUBE
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)

EXISTING ACCESSORY STRUCTURE (+/-)4,900 SF

EXISTING (+/-)445 SF

EXISTING (+/-)400 SF

LIMITS OF EXISTING OUTDOOR MATERIAL STORAGE BINS TO REMAIN

TDEC CONSTRUCTION EXIT

MID TN BUILDING SUPPLY
301 CANAAN RD
MT. PLEASANT, TN 38474

EXISTING PRINCIPAL STRUCTURE (+/-)19,500 SF

TEMPORARY FILTER SOCK/SEDIMENT TUBE

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

PROPOSED ACCESSORY STRUCTURE
(+/-)12,000 SF
FFE:646.5'

TOTAL DISTURBED AREA: 31,500 SF

SILT FENCE W/ BACKING

MODIFY EXISTING RIP-RAP LINED DITCH TO LIMITS SHOWN, MATCH EXISTING FLOW LINE AND DITCH GEOMETRY

N W E S

0 20 40 Feet

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WWW.CONSULTINGCRC.COM
PH:(931)797-5079

REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

CHRISTOPHER R. COLLEY — REGISTERED ENGINEER — No. 118435 — STATE OF TENNESSEE — 07/21/25

DATE: 07/21/25

DRAWN BY: CRC

EPSC PLAN

SHEET NO. C3.1

LEGEND

- SFB SFB SFB / FS FS FS — SILT FENCE W/ BACKING FILTER SOCK/SEDIMENT TUBE
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)

WC & GERALDINE P. JOHNSON
TAX MAP 127, PARCEL 15.00
DEED BOOK R1881, PAGE 1317

S 81°49'03" E 749.90'

S 67°49'46" W 1737.96'

" W
.99'

METAL BUILDING

METAL BUILDING

METAL BUILDING

METAL BUILDING
301 CANAAN RD,
MT PLEASANT, TN

SITE OUTFALL

100' B.S.L.

CONC BINS

IMPERVIOUS (3,830 S.F.)

BASIN Tc PATH

BASIN LIMITS

GRAVEL

GRAVEL PARKING

GRASS

ASPHALT

IMPERVIOUS (4,602 S.F.)

TOTAL DISTURBED AREA: (+/-) 31,500 S.F.

LIMITS OF PROPOSED IMPROVEMENTS

FLOOD ZONE A
FLOOD ZONE AE

BURIED SEWER VENT

(S)

HWY 43 (ROW VARIES)

N W E S

0 30 60 Feet

Present Conditions				
Basin Characteristics				
Description	Sq. Ft.	Acres	Soil Symbol	CN Value
Impervious	33,739	0.77		98
Gravel	138,761	3.19		96
Pervious Grass	38,604	0.89		69
Sum	211,104	4.85	Weighted CN Value	91.4

*Impervious Areas are inclusive of Building Roofs, Asphalt & Outdoor Concrete Storage Bins

Proposed Conditions				
Basin Characteristics				
Description	Sq. Ft.	Acres	Soil Symbol	CN Value
Impervious	45,057	1.03		98
Gravel	127,443	2.93		96
Pervious Grass	38,604	0.89		69
Sum	211,104	4.85	Weighted CN Value	91.5

*Impervious Areas are inclusive of Building Roofs, Asphalt & Outdoor Concrete Storage Bins

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ENGINEERING & DEVELOPMENT
WWW.CONSULTINGCRC.COM
PH:(931)797-5079

REVISIONS

No.	Date	By	Description

SITE PLAN AMENDMENT
FOR
CBC PROPERTIES, LLC
301 CANAAN ROAD
MT. PLEASANT, TN

CHRISTOPHER R. COLLIER
REGISTERED ENGINEER
No. 118481
STATE OF TENNESSEE
07/21/25

DATE: 07/21/25

DRAWN BY: CRC

DRAINAGE EXHIBIT

SHEET NO. DX-1

CRC CONSULTING
ENGINEERING & DEVELOPMENT

July 23, 2025

City of Mt. Pleasant
ATTN: Mr. Chris Brooks
209 Bond Road
Mt. Pleasant, TN 38474
(931) 379-7717

RE: Site Plan Amendment for CBC Properties, LLC – 301 Canaan Rd, Mt. Pleasant, TN
Zoning Ordinance Variance/Design Review Waiver Request
For ***Section 11 – Development Standards***

Dear Mr. Brooks:

On behalf of CBC Properties, Property Owner and Developer of the proposed project, we are requesting the Planning Department and Commission to allow a variance from the standard landscaping requirements, Surfacing Requirements, and Utility Standards published within Section 11 of the Zoning Ordinance. The items listed below include the certain sections/aspects for which we are requesting a waiver from, pursuant to the Zoning Ordinance and Design Review Guidelines.

Zoning Text - Section 11.2 – Offstreet Loading & Parking (Pavement)
The applicant is asking the City of Mt. Pleasant & its Governing Body to respectfully consider a waiver from the surfacing requirement listed in the above section of the Zoning Text & Design Review Guidelines. This additional structure will be constructed to serve as a complimentary building to the principal structure on the parcel and the applicant has no intention of servicing this building with any parking features. The existing principal structure has its own existing paved parking features that serve the business in its capacity. For the sake of minimal disturbance, the applicant intends to only disturb the area shown within the Limits of Disturbance and intends to return the disturbed area (outside of the building footprint) to the gravel surface consistent with the rest of the site for the sake of continuity.

Zoning Text - Section 11.4 – Landscaping, Screening, & Tree Preservation
The applicant is asking the City of Mt. Pleasant & its Governing Body to respectfully consider a waiver from the landscaping requirement listed in the above section of the Zoning Text & Design Review Guidelines. The applicant has intentions of constructing a building adjacent to an existing principal structure that does not include any of the landscaping elements listed within the current Zoning Text. While the applicant understands why the Zoning Text & Design Guidelines outline certain aesthetic elements to bring unity to Mt. Pleasant's new development, implementing these landscaping elements around the adjacent structure would simply be out of character for the site as it exists now. Additionally the element of grade-change associated with the public eye's viewing perspective and the elevation associated with the existing principal structure and the proposed additional structure; any type of screening/landscaping elements would prove ineffective. The Design Review Guidelines text states that one of its missions is to protect established community character of certain sites, and how projects will FIT and BENEFIT its surroundings. The applicant feels that the plan shown for the additional structure will provide a harmonious blend with the existing principal structure on the site.

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ENGINEERING & DEVELOPMENT

Design Review Guideline – Section II.A.5.d – Exterior Building Materials

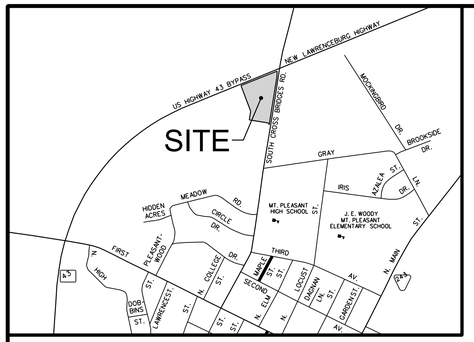
The applicant is respectfully requesting a Design Review Waiver specifically for the Exterior Building Materials. The existing principal structure is industrial in nature, constructed with exterior metal siding & roof and the applicant has intentions of matching it with like-material that will provide compatibility of the two structures existing side-by-side. The Design Review Guidelines state that the committee may allow discretionary permitting of metal facades on the side and rear, and in this case the applicant is also requesting that the committee permit the front as well. The existing primary structure, with a metal façade on its presentation-face, is very visible from public R.O.W. and likewise the additional structure will be also. It should also be noted that the parcel, surrounded by mature hardwoods on three of the four sides is shielded from any residential surroundings, which seems to be one the main factors that facilitate the committee to permit metal facades on the side and rear.

Design Review Guideline – Section III.B – Landscape Plan

The applicant is respectfully requesting a Design Review Waiver for the Landscaping Elements associated with the Design Review Guidelines. The character of the existing site is industrial in nature, and is surrounded with mature hardwoods on essentially 3 of the 4 property boundaries. The “front” presentation-face is adjacent to TDOT R.O.W. (US-43) and is approximately 1,740 L.F. and in its entirety consists of mowed R.O.W. (grass and stabilization vegetation) and restrictive TDOT access fence. At its core this project’s purpose is to construct an adjacent building that is complimentary to the principal structure that exists on site. Respectfully, implementing the multitude of landscaping aspects required by the Design Review Guidelines, would seem to disregard the original mission of the Guidelines in its quest to provide compatible, harmonious development that fits with its surroundings.

Respectfully,

Christopher R. Collier, P.E.



VICINITY MAP
(N.T.S.)

DEED REFERENCE

BEING A PORTION OF PROPERTY CONVEYED TO JOHN GARY KING AND WIFE, NEELLEY PARKES KING BY DEED OF RECORD IN BOOK R2653, PAGE 582, R.O.M.C.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 1.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NO. 133.

GNSS POSITIONING METADATA

TYPE OF GPS FIELD PROCEDURE: NETWORK RTK
DUAL FREQUENCY TRIMBLE R10 RECEIVERS
POSITIONAL ACCURACY: HZ PREC. 0.05 VT PREC. 0.07 ON AVERAGE.
95% CONFIDENCE LEVEL
DATE OF SURVEY: FEBRUARY 10, 2025
DATUM/EPOCH: NAD 1983 (2007) EPOCH (2010) NAVD 1988
PUBLISHED/FIXED-CONTROL USE: TDOT CORS NETWORK
GEOID MODEL: GEOID03 (ELLIP GRS80)
COMBINED GRID FACTOR(S): NO SCALE FACTOR
UNITS: US SURVEY FT (US PLANE 1983 TN4100)

NOTES

1. *THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 AND TO DEDICATE EASEMENTS AS SHOWN HEREON.*

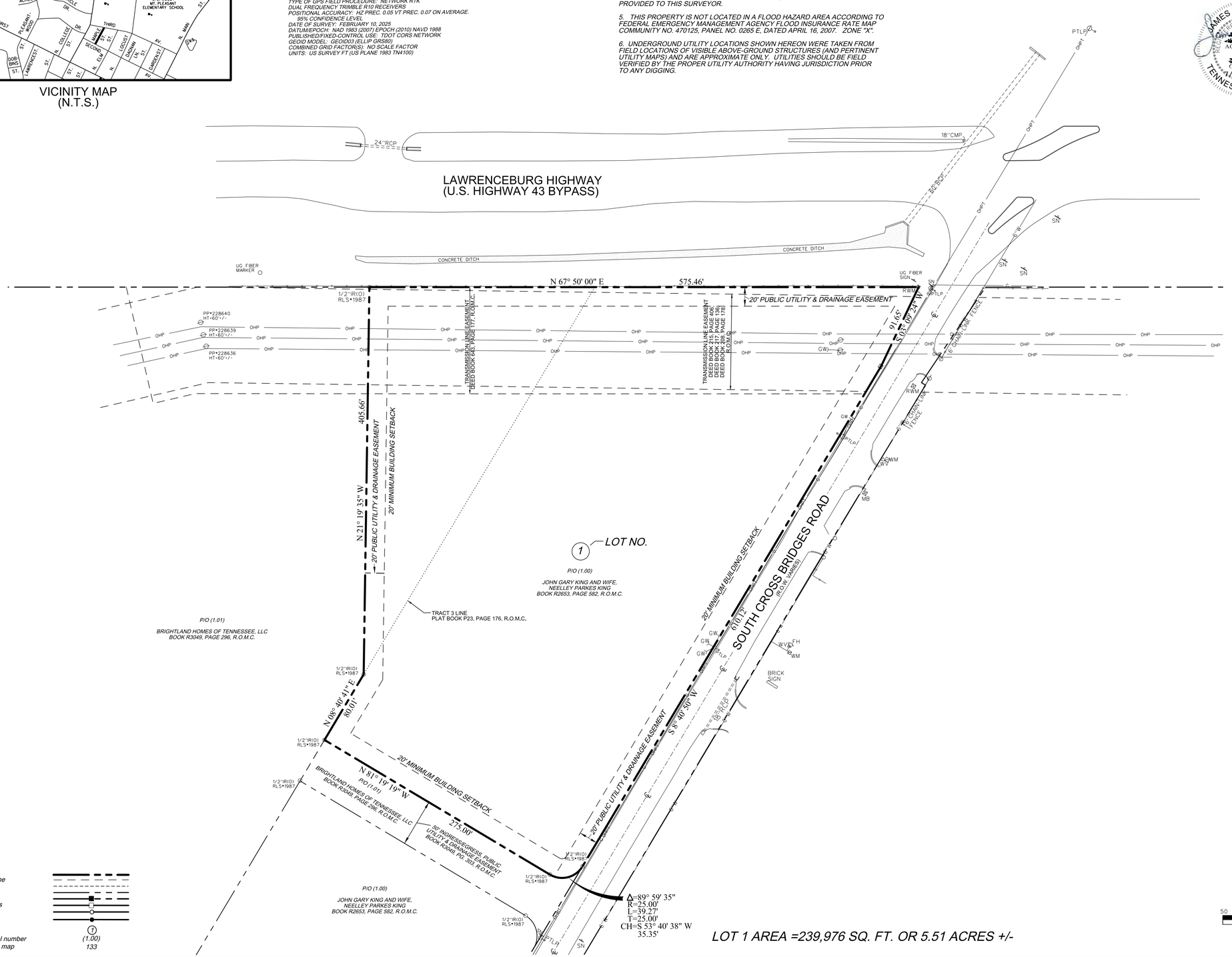
2. *THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.*

3. *BEARING SHOWN BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983)*

4. *PROPERTY IS ZONED CN (COMMERCIAL NEIGHBORHOOD) ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM ZONING ORDINANCE 2022-1102. PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.*

5. *THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470125, PANEL NO. 0265 E, DATED APRIL 16, 2007. ZONE "X".*

6. *UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.*


24"RCP
18"CMP
LAWRENCEBURG HIGHWAY
(U.S. HIGHWAY 43 BYPASS)
CONCRETE DITCH
CONCRETE DITCH
UG. FIBER MARKER
N 67° 50' 00" E
575.46'
1/2"IR(O) RLS•1987
PP•228640 HT•60'+/-
PP•228639 HT•60'+/-
PP•228636 HT•60'+/-
OHP
TRANSMISSION LINE EASEMENT DEED BOOK 643, PAGE 177, R.O.M.C.
TRANSMISSION LINE EASEMENT DEED BOOK 217, PAGE 136 DEED BOOK 217, PAGE 178 R.O.M.C.
20' PUBLIC UTILITY & DRAINAGE EASEMENT
UG. FIBER SIGN
RWM
PTLP
OHP1
91.65'
S 10° 10' 24" W
6' CHAIN LINK FENCE
405.66'
N 21° 19' 35" W
20' PUBLIC UTILITY & DRAINAGE EASEMENT
20' MINIMUM BUILDING SETBACK
1 LOT NO.
P/O (1.00)
JOHN GARY KING AND WIFE, NEELLEY PARKES KING BOOK R2653, PAGE 582, R.O.M.C.
TRACT 3 LINE PLAT BOOK P23, PAGE 176, R.O.M.C.
P/O (1.01)
BRIGHTLAND HOMES OF TENNESSEE, LLC BOOK R3049, PAGE 296, R.O.M.C.
20' MINIMUM BUILDING SETBACK
610.12'
SOUTH CROSS BRIDGES ROAD
(R.O.W. VARIES)
S 8° 40' 30" W
20' PUBLIC UTILITY & DRAINAGE EASEMENT
GW
GW1
PTLP
WV
FH
WM
BRICK SIGN
18"RCP
N 08° 40' 41" E
80.01'
N 81° 19' 19" W
275.00'
50' INGRESS/EGRESS, PUBLIC UTILITY & DRAINAGE EASEMENT BOOK R3049, PG. 303, R.O.M.C.
Δ=89° 59' 35"
R=25.00'
L=39.27'
T=25.00'
CH=S 53° 40' 38" W
35.35'
SN
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SN3
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MASS GRADING PLANS FOR

PROJECT MUSTANG

JOE FRANK PORTER ROAD
MAURY COUNTY
MT. PLEASANT, TN

GRESHAM SMITH PROJECT NO. 50114.00

OWNER / DEVELOPER

Design Constructors, Inc.

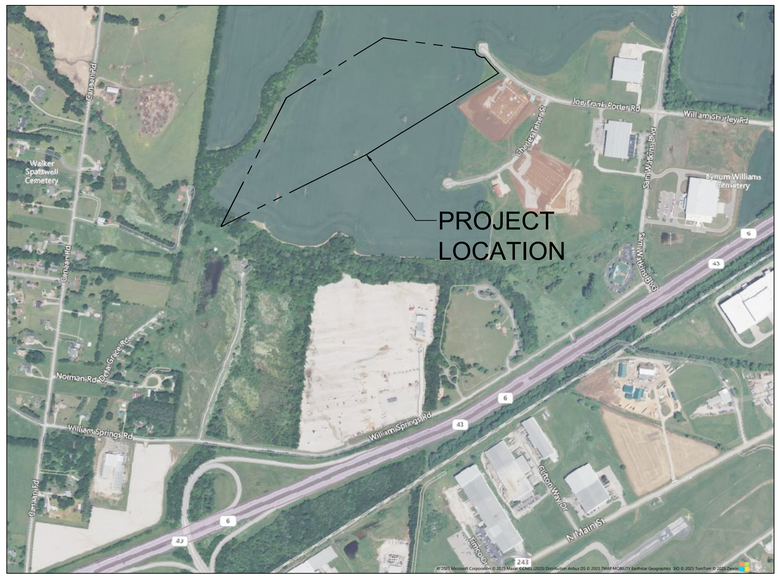
2971 Kraft Drive
Nashville, TN 37204
Owner Contact: Craig Polancich
Phone: (615) 367-9878

CIVIL ENGINEER

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201

Civil Contact: Valerie Rockhill
Phone: (859) 519 - 9124
Email: valerie.rockhill@greshamsmith.com



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS SURVEY
C200	OVERALL SITE LAYOUT PLAN
C201	DETAILED SITE LAYOUT PLAN
C202	DETAILED SITE LAYOUT PLAN
C203	DETAILED SITE LAYOUT PLAN
C300	OVERALL GRADING AND DRAINAGE PLAN
C301	DETAILED GRADING AND DRAINAGE PLAN
C302	DETAILED GRADING AND DRAINAGE PLAN
C303	DETAILED GRADING AND DRAINAGE PLAN
C401	OVERALL INITIAL EPSC PLAN
C402	OVERALL INTERMEDIATE EPSC PLAN
C403	OVERALL FINAL EPSC PLAN
C901	SITE DETAILS
C902	SITE DETAILS
C903	SITE DETAILS
C904	SITE DETAILS

Know what's below. Call before you dig.

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG
7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01
Developer: DCi

MICHAEL DUANE HUNTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120556
STATE OF TENNESSEE
7/24/2025

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

COVER SHEET

C000

50114.00
07/23/2025

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\nrna_nf07\50114000\01Work\01CAD\06LP\Sheets\25-0708_ERP Mass Grading\50114.00_C000.dwg - Valerie Rockhill - 7/23/2025 5:47:54 PM

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL PAVEMENT, FENCES, TREES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW FOR TIMELY INSPECTION CERTIFICATION OF CONSTRUCTION AND REPORTS TO AGENCIES, AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATE OF OCCUPANCY.

DEMOLITION AND PROTECTION NOTES:

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT PLAN PRIOR TO THE COMMENCEMENT OF WORK. AT A MINIMUM THE PLAN SHALL INCLUDE:
   - 2.1. THE PROPER PROCEDURES FOR DISPOSAL OR RECLAIMING FOR REUSE / RECYCLING.
   - 2.2. DESIGNATED AREAS FOR WASTE MANAGEMENT CONTAINERS. CONTAINERS SHALL BE PROPERLY MARKED FOR ALLOWABLE AND PROHIBITED ITEMS AND MATERIALS.
   - 2.3. DESIGNATED CHEMICAL STORAGE AREAS, APPROPRIATE CHEMICAL STORAGE CONTAINERS, AND PROCEDURES FOR SPILL CONTROL. CHEMICALS SHALL NOT BE PERMITTED TO INFILTRATE TO GROUNDWATER OR BE PUMPED UNTREATED FROM PIT DEWATERING FACILITIES.
   - 2.4. A CONCRETE WASHOUT AREAS LOCATED AWAY FROM DESIGNATED CONSTRUCTION EXIT.
3. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
4. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER. PROLONGED STORAGE OR THE SALE OF DEMOLISHED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED WITHOUT PRIOR NOTIFICATION AND CONSENT OF OWNER.
5. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL EXISTING FEATURES REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. BEFORE PROCEEDING WITH DEMOLITION WORK, NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS.
8. HAZARDOUS MATERIALS ARE NOT ANTICIPATED TO BE ENCOUNTERED. IF SUSPECTED HAZARDOUS MATERIALS ARE DISCOVERED, IMMEDIATELY NOTIFY THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698 - STANDARD PROCTOR.
10. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.
11. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ENGINEER.

LAYOUT AND PAVING NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
2. PROVIDE A SMOOTH AND FLUSH TRANSITION BETWEEN EXISTING TO REMAIN AND NEW PAVEMENT, SIDEWALKS, AND CURBS . FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
3. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH CONSTRUCTED PERPENDICULAR TO THE TRAVEL PATH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS FROM THE AUTHORITY HAVING JURISDICTION PRIOR TO PLACEMENT OF CONCRETE.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
5. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT, UNLESS OTHERWISE NOTED. LANE STRIPES SHALL BE 4 INCH PAVEMENT PAINT, COLOR AS INDICATED ON PLAN. STOP BARS AND CROSSWALK MARKINGS SHALL BE 24-INCH WHITE PAVEMENT PAINT.
6. CONCRETE CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10-FOOT DIMENSIONS. CONCRETE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM 60-FOOT SPACING AND AT ALL ABUTTING RIGID OBJECTS.
7. MAINTAIN ONE SET OF RECORD DRAWINGS MARKUPS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
8. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY CONSISTING OF THE FOLLOWING:
   - 8.1. THE SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE IN WHICH THIS PROJECT RESIDES AND SUBMITTED TO THE ENGINEER IN ELECTRONIC FORMAT PRIOR TO COMPLETION OF THE PROJECT. THE SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.
   - 8.2. SHOWING ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT, SIDEWALKS, AND PARKING STRIPING.
   - 8.3. LOCATING ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT INCLUDING: GREASE TRAP, OIL/WATER SEPARATOR, DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, METERS, PIV'S, AND HYDRANTS.
   - 8.4. INCLUDING ALL ACCESSIBLE PATHS, PEDESTRIAN RAMPS AND LANDINGS, AND ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS. DIMENSION FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL ACCESSIBLE AREAS.

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

GRADING AND DRAINAGE NOTES:

1. NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811 OR SUBMIT ON-LINE) OF INTENDED DEMOLITION / GRADING / EXCAVATION / UTILITY TRENCHING CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
3. CONSTRUCT INITIAL TEMPORARY EROSION CONTROL PRIOR TO BEGINNING GRADING OPERATIONS.
4. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES SHALL BE PROTECTED IF THEY FALL OUTSIDE THE PROPOSED LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE PLANS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN THE DRIPLINES OF TREES TO BE PROTECTED.
5. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
   - 5.1. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
   - 5.2. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30-INCHES AT THE DRIP LINE OR THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
   - 5.3. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
   - 5.4. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
   - 5.5. INSTALL A MINIMUM 4-FOOT HIGH CONSTRUCTION FENCE TO THE LIMITS SHOWN.
   - 5.6. BEGIN CLEARING AND GRADING OPERATIONS.
6. EXISTING CONDITIONS ARE FROM A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GRESHAM SMITH, DATED 06.11.2025.
7. THE CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. INSTALL STORM SEWERS BEGINNING AT THE DISCHARGE TIE POINT ELEVATION AND THEN PROCEEDING UPSTREAM.
8. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6-INCHES. CONSTRUCT TEMPORARY STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENT CONTROLS AROUND AREA.
9. SATISFACTORY TOPSOIL IS DEFINED AS MATERIAL FREE OF SUBSOIL, CLAY LUMPS, STONES, OBJECTS OVER 1-INCH IN DIAMETER, OR CONTAMINANTS.
10. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING HOOD TO FALL ALONG THE CURB LINE.
11. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
12. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
13. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
14. ALL PERMANENT CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL:1 VERTICAL. TEMPORARY CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL:1 VERTICAL UNLESS TEMPORARY SHORING IS PROVIDED, OR UNLESS AUTHORIZED BY A LICENSED GEOTECHNICAL ENGINEER.
15. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL OFF THE OWNER'S PROPERTY IN A LEGAL MANNER AT NO ADDITIONAL COST.
16. EXISTING MANHOLE, VALVE AND CATCH BASIN CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE. BUILDING ADDITION FINISH FLOOR ELEVATIONS SHALL MATCH EXISTING.
17. ALL CURBS, PAVEMENT AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, SEEDED AND MULCHED.
18. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
19. ALL HEADWALLS SHALL HAVE A MINIMUM 10' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MINIMUM DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
20. FINAL FINISH GRADE TOLERANCES SHALL BE MAXIMUM 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS WITHIN PAVED AREAS, AND MAXIMUM 0.25 FOOT ABOVE OR BELOW DESIGN FINISH ELEVATIONS IN OTHER AREAS. NO TOLERANCE IS ALLOWED WHEN MAXIMUM OR MINIMUM SLOPES ARE SPECIFIED.
21. ADA PARKING AND LOADING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ADA ACCESS ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE, EXCEPT WHERE ADA RAMPS ARE SPECIFIED. ADA RAMPS SHALL NOT EXCEED 2.0% CROSS SLOPE AND 8.33% LONGITUDINAL SLOPE.
22. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
23. EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED. A GEOTECHNICAL EXPLORATIONS REPORT COMPLETED BY GALLET & ASSOCIATES, INC., DATED APRIL 7, 1997 HAS BEEN PREPARED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE REPORT FOR ANTICIPATED EXCAVATION REQUIREMENTS. ADDITIONAL PAYMENT WILL NOT BE MADE FOR UNANTICIPATED ROCK EXCAVATION, UNLESS OTHERWISE AGREED UPON WITH OWNER PRIOR TO COMMENCEMENT OF ROCK EXCAVATION.
24. PROVIDE AN AS-BUILT SURVEY BY A LICENSED SURVEYOR TO INCLUDE ALL STORMWATER MANAGEMENT FEATURES, UNDERGROUND BASINS, PONDS, BIOSWALES, RAIN GARDENS, WATER QUALITY UNITS, AND OUTLET STRUCTURES.
25. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE TWO-DIMENSIONAL LENGTHS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
26. IF BLASTING IS REQUIRED, CONTRACTOR SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN NFPA 495, "EXPLOSIVE MATERIALS CODE," AND PREPARE A BLASTING PLAN CONTAINING THE FOLLOWING:
   - 26.1. TYPES OF EXPLOSIVES AND SIZES OF CHARGE TO BE USED IN EACH AREA OF ROCK REMOVAL, TYPES OF BLASTING MATS, SEQUENCE OF BLASTING OPERATIONS, AND PROCEDURES THAT WILL PREVENT DAMAGE TO SITE IMPROVEMENTS AND STRUCTURES ON THE PROJECT SITE AND ADJACENT PROPERTIES.
   - 26.2. SEISMOGRAPHIC MONITORING DURING BLASTING OPERATIONS.
   - 26.3. A BLASTING PLAN KEPT AT THE CONSTRUCTION SITE, ALONG WITH OTHER BLASTING RECORDS REQUIRED. RECORDS SHALL BE AVAILABLE FOR REVIEW BY THE OWNER UPON REQUEST. OBTAIN PERMITS FROM AUTHORITIES HAVING JURISDICTION BEFORE BRINGING EXPLOSIVES TO THE PROJECT SITE. PERFORM BLASTING WITHOUT WEAKENING THE BEARING CAPACITY OF ROCK SUBGRADE AND WITH THE LEAST-PRACTICAL DISTURBANCE OF ROCK TO REMAIN.
   - 26.4. ENGAGEMENT OF A QUALIFIED, INDEPENDENT AGENCY TO PERFORM A PRE-BLAST AND POST-BLAST SURVEY OF ALL STRUCTURES SUBJECT TO BLAST VIBRATIONS. CONTRACTOR SHALL COORDINATE ALL BLASTING ACTIVITIES WITH THIS AGENT, INCLUDING BLASTING PLANS, SCHEDULES, ETC. CONTRACTOR MAY, AT HIS EXPENSE, HIRE A VIBRATION CONSULTANT TO REVIEW THE BLASTING PLAN AND MAKE RECOMMENDATIONS. REVIEW OF THE BLASTING DESIGN, SURVEY, MONITORING, AND TECHNIQUES BY THE ENGINEER OR VIBRATION CONSULTANT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ACCURACY, ADEQUACY, AND SAFETY OF THE BLASTING. NOTHING CONTAINED HEREIN SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR CLAIMS ARISING FROM HIS CONSTRUCTION OPERATIONS. IN THE EVENT THAT A PROPERTY OWNER DENIES ACCESS FOR THE PRE-CONSTRUCTION SURVEY OF STRUCTURES AND FACILITIES; THE CONTRACTOR SHALL NOTIFY SUCH PROPERTY OWNER BY CERTIFIED MAIL STATING THAT THIS IS FINAL NOTIFICATION. A COPY OF THE BLASTING RECORDS SHALL BE SUBMITTED TO THE ENGINEER.
   - 26.5. AT LEAST 24 HOURS IN ADVANCE, THE CONTRACTOR SHALL NOTIFY ADJACENT RESIDENCES AND BUSINESSES SUBJECT TO BLASTING VIBRATIONS OF THE INTENT TO BLAST. CONTRACTOR SHALL DISCLOSE THE ANTICIPATED TIME OF DAY AND SCHEDULE FOR BLASTING. SUBMIT NOTICE OF BLASTING COMPLAINTS TO OWNER WITHIN 24 HOURS OF RECEIPT THEREOF. THE NOTICE SHALL IDENTIFY THE ORIGIN OF COMPLAINT AND SHALL CONTAIN A BRIEF DESCRIPTION OF ALLEGED DAMAGES OR OTHER CIRCUMSTANCES UPON WHICH THE COMPLAINT IS PREDICATED. CONTRACTOR SHALL ASSIGN EACH COMPLAINT A SEPARATE NUMBER, IN ASCENDING ORDER, AND SHOW IN EACH NOTICE ALL PREVIOUS COMPLAINT NUMBERS REGISTERED BY THE SAME COMPLAINANT.
27. PER APRIL 17, 1997 PRELIMINARY GEOTECHNICAL INVESTIGATION, GALLET & ASSOCIATES, INC. PROJECT NO. 97GNEL01A01, A 2'-3' DEEP PLOW ZONE EXISTS THAT MUST BE REMOVED OR RECOMPACTED PRIOR TO FILL. AN UPDATED GEOTECHNICAL REPORT IS FORTHCOMING AND WILL ADDRESS WHETHER THIS CONDITION EXISTS ON THE PROPOSED SITE.
28. RIPRAP CHANNEL LINING TO RECEIVE TYPE A 6 IN ANGULAR STONE WITH FILTER FABRIC UNDERLAY.

SITE UTILITIES NOTES:

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN IS BASED ON LIMITED TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
3. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT SURFACE CONSTRUCTION.
5. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
6. ADJUST ALL NEW AND EXISTING-TO-REMAIN UTILITY SURFACE FEATURES, INCLUDING BUT NOT LIMITED TO CASTINGS, FIRE HYDRANTS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISH GRADE.
7. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
8. PROVIDE COMBINATION AIR/VACUUM VALVE AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VALVE DURING TESTING AND SERVICE. LEAVE COMBINATION AIR/VACUUM VALVE COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
9. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. INSTALL GRAVITY SEWER BEGINNING AT THE TIE POINT ELEVATION AND THEN PROCEEDING UPSTREAM.
10. ALL MANHOLES SHALL HAVE MINIMUM CLEAR OPENING OF 24". ADJUST CASTINGS TO SLOPE LONGITUDINALLY WITH ROAD GRADES AS REQUIRED.
11. CONTRACTOR SHALL MAINTAIN A MARKED-UP SET OF AS-BUILT PLANS SHOWING ALL NEW UTILITIES AND EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION EITHER BY FIELD SURVEY ON THE APPROPRIATE STATE PLANE COORDINATE SYSTEM, OR BY FIELD MEASUREMENTS INCLUDING AT LEAST TWO DIMENSIONS FROM KNOWN SITE FEATURES/MONUMENTS TO EACH MANHOLE, CATCH BASIN, AND PIPING APPURTENANCES.
12. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
13. ALL WATER MAINS SHALL BE AWWA C151, PRESSURE CLASS 350 DIP UNLESS NOTED OTHERWISE.
14. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
15. ALL FIRE HYDRANTS SHALL MEET CURRENT AWWA STANDARD C502.
16. NON-METALLIC PIPE SHALL BE INSTALLED WITH DETECTION TAPE OR OTHER ACCEPTABLE MEANS OF DETECTION.

EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) NOTES:

1. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BOUND NARRATIVE FOR ADDITIONAL REQUIREMENTS.
2. CONSTRUCT TEMPORARY EPSC MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
3. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND IMMEDIATELY DOWNSTREAM OF THE SITE, AND STORMWATER FACILITIES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
4. SILT BARRIERS AND SEDIMENT BASINS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. ALL GRADED AREAS NOT RECEIVING STONE OR PAVEMENT STABILIZATION SHALL RECEIVE TEMPORARY SEEDING WITHIN 10 DAYS OF REACHING FINAL SUBGRADE ELEVATION.
6. ALL LOCATIONS OF TEMPORARY EPSC DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER.
7. WHEN THE EPSC DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE OPINION OF THE ENGINEER), THEY SHALL BE REMOVED.
8. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER.
9. PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN SC 150 OR EQUAL) TO SLOPES 3:1 OR STEEPER. EROSION CONTROL MATTING SHALL BE PHOTODEGRADABLE OR BIODEGRADABLE.
10. DEWATERING OF EXCAVATION AREA SHALL BE COMPLETED ONLY WITH PRE-APPROVED PUMPING AND FILTERING EQUIPMENT. PUMPING RATE SHALL NOT EXCEED 80% OF THE RECOMMENDED MAXIMUM RATE BY SEDIMENT TANK / FILTER BAG MANUFACTURER.
11. THE ENGINEER, WHOSE SEAL IS AFFIXED TO THIS DOCUMENT, CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED BY UNDER HIS/HER DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO DISTURB MORE THAN ONE ACRE, IT THEREFORE FALLS UNDER THE STATE'S GENERAL NPDES PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. THE ENGINEER WILL ASSIST THE CONTRACTOR IN SUBMITTING THE 'NOTICE OF INTENT (NOI) TO CONSTRUCT' TO THE STATE AT LEAST 30 DAYS PRIOR TO BEGINNING LAND DISTURBANCE.

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DCi

PROJECT MUSTANG
7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01
Developer: DCi

MICHAEL DUANE HINKLER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 2005 — STATE OF TENNESSEE
7/24/2025

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

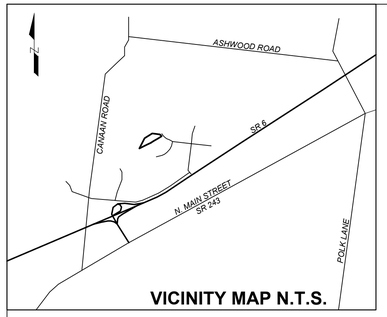
GENERAL NOTES

C001

50114.00
07/23/2025

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PROPERTY DESCRIPTION FROM SURVEY

LAND SITUATED IN THE 7TH DISTRICT OF MAURY COUNTY, MOUNT PLEASANT, TENNESSEE, BEING A PORTION OF THE LAND PREVIOUSLY CONVEYED TO MAURY COUNTY, TENNESSEE, OF RECORD IN BOOK 1335, PAGE 55, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE (R.O.M.C.,TN), SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF JOE FRANK PORTER ROAD AND CHARLES TISHER WAY, THENCE NORTH 61 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 496 FEET TO A ½" REBAR FOUND ALONG THE SOUTHWESTERLY MARGIN OF JOE FRANK PORTER ROAD, SAID REBAR BEING THE NORTHERNMOST CORNER OF LOT NO. 1 ON THE PLAT OF PROPOSED 8.06 ACRE OUTPARCEL, OF RECORD IN PLAT BOOK P21, PAGE 576 (R.O.M.C.,TN) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND;

THENCE LEAVING SAID MARGIN AND ALONG SAID PLAT, SOUTH 58 DEGREES 21 MINUTES 53 SECONDS WEST, A DISTANCE OF 515.00 FEET TO A ½" REBAR FOUND;

THENCE ALONG THE LINE OF LAND CONVEYED TO MHB PROPERTY HOLDINGS, LLC, OF RECORD IN BOOK R2862, PAGE 611 (R.O.M.C.,TN), SOUTH 58 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 485.14 FEET TO A ½" REBAR FOUND;

THENCE ALONG A NEW PARTITION FOR THE FOLLOWING 6 CALLS-SOUTH 58 DEGREES 23 MINUTES 51 SECONDS WEST, A DISTANCE OF 352.55 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE SOUTH 58 DEGREES 04 MINUTES 49 SECONDS WEST, A DISTANCE OF 34.84 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE SOUTH 63 DEGREES 35 MINUTES 04 SECONDS WEST, A DISTANCE OF 548.98 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE SOUTH 63 DEGREES 47 MINUTES 43 SECONDS WEST, A DISTANCE OF 836.67 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE SOUTH 59 DEGREES 13 MINUTES 57 SECONDS WEST, A DISTANCE OF 32.72 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE SOUTH 64 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 26.01 FEET TO A POINT ALONG THE LINE OF FRED GILLIAM, JR., OF RECORD IN BOOK R2599, PAGE 645 (R.O.M.C.,TN);

THENCE ALONG SAID LINE, NORTH 70 DEGREES 50 MINUTES 15 SECONDS WEST, A DISTANCE OF 6.69 FEET TO A POINT;

THENCE LEAVING SAID LINE AND ALONG A NEW PARTITION FOR THE REMAINING CALLS-NORTH 26 DEGREES 57 MINUTES 50 SECONDS EAST, PASSING A ½" WITNESS REBAR SET WITH A GRESHAM CAP AT 50 FEET, FOR A TOTAL DISTANCE OF 1288.70 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE NORTH 58 DEGREES 19 MINUTES 24 SECONDS EAST, A DISTANCE OF 1019.02 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE SOUTH 82 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 825.21 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE ALONG A NON-TANGENTIAL CURVE TURNING TO THE LEFT, WITH A RADIUS OF 70.12 FEET, A CHORD BEARING OF SOUTH 52 DEGREES 17 MINUTES 09 SECONDS EAST, A CHORD DISTANCE OF 104.91 FEET, FOR AN ARC DISTANCE OF 118.52 FEET TO A ½" REBAR SET WITH A GRESHAM CAP;

THENCE ALONG A NON-TANGENTIAL CURVE TURNING TO THE LEFT, WITH A RADIUS OF 1193.87 FEET, A CHORD BEARING OF SOUTH 42 DEGREES 10 MINUTES 53 SECONDS EAST, A CHORD DISTANCE OF 192.12 FEET, FOR AN ARC DISTANCE OF 192.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND, CONTAINING 1,608,698.17 SQUARE FEET OR 36.93 ACRES OF LAND.

THIS DESCRIPTION WAS PREPARED BY CHRISTOPHER LYLE GOETZ, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2660 ON JUNE 11, 2025 UNDER GRESHAM SMITH PROJECT NUMBER 50114.00.

GPS NOTE

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS WORK WERE DERIVED FROM NETWORK ADJUSTED REAL TIME KINEMATIC GPS MEASUREMENTS
2. TRIMBLE R12 / R12i DUAL FREQUENCY RECEIVERS WERE USED ON THIS PROJECT.
3. RELATIVE POSITIONAL PRECISION= <0.07 FEET BETWEEN TESTED PAIRS
4. DATES OF SURVEY-04/28/25 THRU 05/21/25
4. HORIZONTAL DATUM-NAD-83 (2011), EPOCH-2010
   VERTICAL DATUM-NAVD 88 (GEOID COMPUTED)
5. FIXED CONTROL STATIONS- DM3531 TN30 TDOT DISTRICT 30 CORS ARP
   DJ9562 TN37 TDOT COLUMBIA CORS ARP
   DM4145 TN39 TDOT DISTRICT 39 CORS ARP
6. GEOID MODEL-GEOID 18
7. COMBINED GRID FACTOR- 0.99993271 (PER OPUS). ALL MEASUREMENTS SCALED BY THE INVERSE FACTOR TO ACHIEVE GROUND DISTANCES.

LEGEND			
Benchmark		Sewer Manhole	
(Set) 1/2" Diameter Rebar with GS Cap		Double Catch Basin	
(Found) Property Corner		Triple Catch Basin	
Tree Line		Power Pole	
Property Line	—x—	Fence	
Adjacent Property Line		Electric Pull Box / Telephone Pedestal	
Easement Line		Electric Meter	
Floodplain		Water Meter	
OHE		Water Valve	
W		Fire Hydrant	
SAN		Gas Line Marker	
ST		Single Light Pole	
G		Register Office of Maury County Tennessee	R.O.M.C.,TN
Double Post Sign		Single Post Sign	

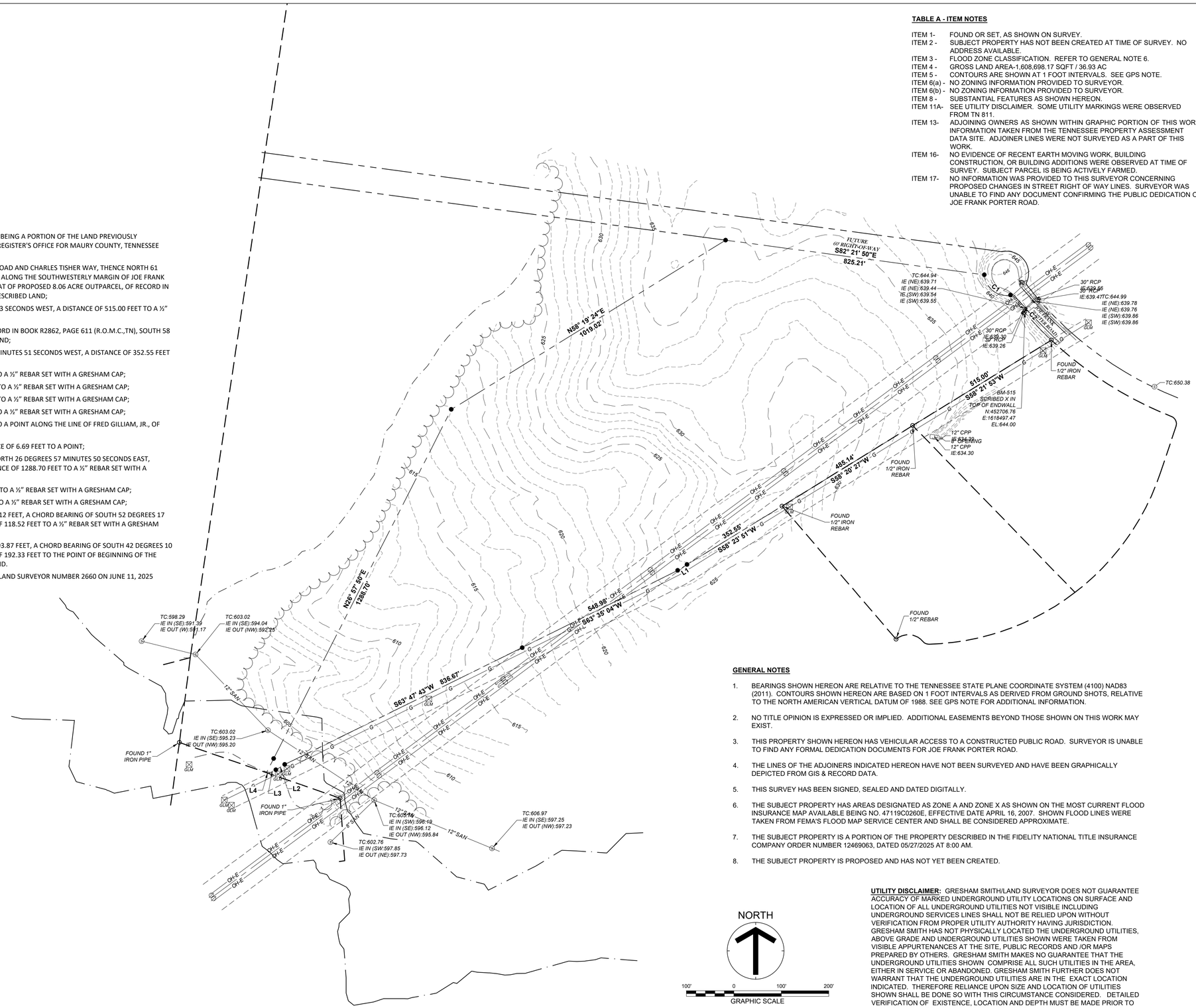


TABLE A - ITEM NOTES

ITEM 1-	FOUND OR SET, AS SHOWN ON SURVEY.
ITEM 2 -	SUBJECT PROPERTY HAS NOT BEEN CREATED AT TIME OF SURVEY. NO ADDRESS AVAILABLE.
ITEM 3 -	FLOOD ZONE CLASSIFICATION. REFER TO GENERAL NOTE 6.
ITEM 4 -	GROSS LAND AREA-1,608,698.17 SQFT / 36.93 AC
ITEM 5 -	CONTOURS ARE SHOWN AT 1 FOOT INTERVALS. SEE GPS NOTE.
ITEM 6(a) -	NO ZONING INFORMATION PROVIDED TO SURVEYOR.
ITEM 6(b) -	NO ZONING INFORMATION PROVIDED TO SURVEYOR.
ITEM 8 -	SUBSTANTIAL FEATURES AS SHOWN HEREON.
ITEM 11A-	SEE UTILITY DISCLAIMER. SOME UTILITY MARKINGS WERE OBSERVED FROM TN 811.
ITEM 13-	ADJOINING OWNERS AS SHOWN WITHIN GRAPHIC PORTION OF THIS WORK. INFORMATION TAKEN FROM THE TENNESSEE PROPERTY ASSESSMENT DATA SITE. ADJOINER LINES WERE NOT SURVEYED AS A PART OF THIS WORK.
ITEM 16-	NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT TIME OF SURVEY. SUBJECT PARCEL IS BEING ACTIVELY FARMED.
ITEM 17-	NO INFORMATION WAS PROVIDED TO THIS SURVEYOR CONCERNING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. SURVEYOR WAS UNABLE TO FIND ANY DOCUMENT CONFIRMING THE PUBLIC DEDICATION OF JOE FRANK PORTER ROAD.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (4100) NAD83 (2011). CONTOURS SHOWN HEREON ARE BASED ON 1 FOOT INTERVALS AS DERIVED FROM GROUND SHOTS, RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. SEE GPS NOTE FOR ADDITIONAL INFORMATION.
2. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
3. THIS PROPERTY SHOWN HEREON HAS VEHICULAR ACCESS TO A CONSTRUCTED PUBLIC ROAD. SURVEYOR IS UNABLE TO FIND ANY FORMAL DEDICATION DOCUMENTS FOR JOE FRANK PORTER ROAD.
4. THE LINES OF THE ADJOINERS INDICATED HEREON HAVE NOT BEEN SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM GIS & RECORD DATA.
5. THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED DIGITALLY.
6. THE SUBJECT PROPERTY HAS AREAS DESIGNATED AS ZONE A AND ZONE X AS SHOWN ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE BEING NO. 47119C0260E, EFFECTIVE DATE APRIL 16, 2007. SHOWN FLOOD LINES WERE TAKEN FROM FEMA'S FLOOD MAP SERVICE CENTER AND SHALL BE CONSIDERED APPROXIMATE.
7. THE SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 12469063, DATED 05/27/2025 AT 8:00 AM.
8. THE SUBJECT PROPERTY IS PROPOSED AND HAS NOT YET BEEN CREATED.

NORTH

100' 0 100' 200'

GRAPHIC SCALE

Source of North
TNSPCS ZONE 4100
NAD83 (2011)
NAVD 88 (GEOID 18)

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH 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. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. 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 OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

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DCi

PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

EXISTING CONDITIONS SURVEY

C100

50114.00
07/23/2025

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NOTES:

OUTSIDE STORAGE:
ALL RAW MATERIALS AND EQUIPMENT SHALL BE STORED IN COMPLETELY ENCLOSED BUILDINGS OR SHALL OTHERWISE BE SCREENED BY SUCH WALLS, FENCES AND LANDSCAPING TO ATTRACTIVELY CONCEAL AREAS VISIBILE FROM OUTSIDE OF THE LOT BOUNDARIES.

LANDSCAPING:
- ALL AREAS BETWEEN THE BUILDING WALLS AND PROPERTY LINES, EXCEPT PARKING AREAS AND STORAGE AREAS, SHALL BE LANDSCAPED IN AN ATTRACTIVE MANNER WITH LAWN, TREES AND SHRUBS.
- ALL PARKING AREAS SHALL BE BUFFERED FROM ANY STREET OR NEIGHBORING STRUCTURES WITH PLANTINGS AND/OR LANDSCAPED BERMS.
- IF PAVING OCCURS ADJACENT TO ANY PROPERTY LINE, A MINIMUM OF 10 FT. OF LANDSCAPING SHALL BE PROVIDED BETWEEN SAID PROPERTY LINE AND CURB OF PAVEMENT, UNLESS WRITTEN APPROVAL TO THE CONTRARY IS GRANTED.
- LANDSCAPED PARKING AND STORAGE AREAS SHALL BE PROPERLY MAINTAINED IN A SIGHTLY AND WELL-KEPT CONDITION.
- ALL LANDSCAPING REQUIRED SHALL BE COMPLETED WITHIN 90 DAYS AFTER THE SUBSTANTIAL COMPLETION OF CONSTRUCTION OF ANY BUILDING.
- ALL UNUSED AND NON-LANDSCAPED AREA THAT IS PLANNED FOR FUTURE DEVELOPMENT SHALL BE SEEDED, IF NECESSARY, AND KEPT FREE OF WEEDS, OTHER UNSIGHTLY PLANT GROWTH, STORED MATERIAL, RUBBISH AND DEBRIS.
- ALL DUMPSTER AREAS SHALL BE APPROPRIATELY SCREENED AND LANDSCAPED.

LIGHTING:
LIGHTING SHALL BE DESIGNED FOR CONSIDERATION OF ADJACENT STREETS AND RESIDENTIAL AREAS.

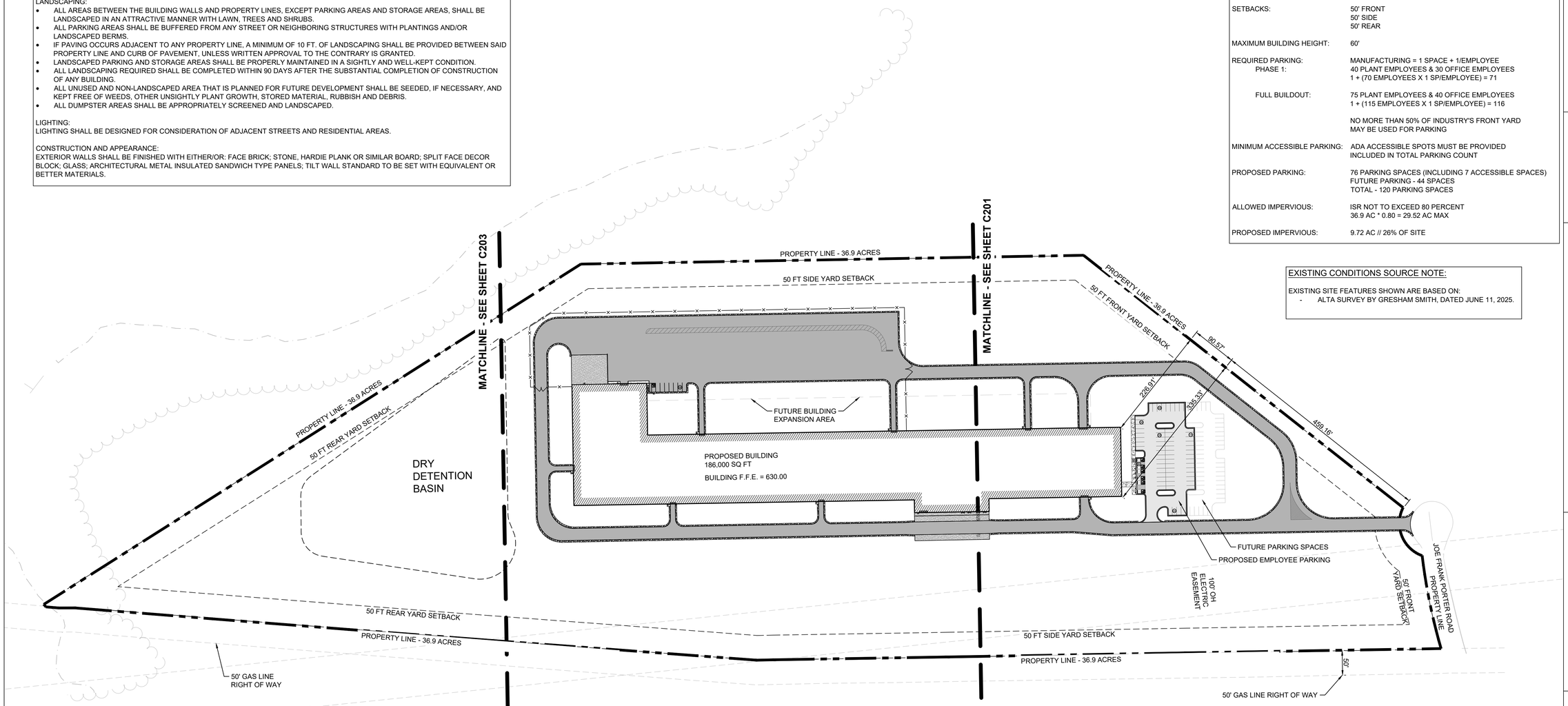
CONSTRUCTION AND APPEARANCE:
EXTERIOR WALLS SHALL BE FINISHED WITH EITHER/OR: FACE BRICK; STONE, HARDIE PLANK OR SIMILAR BOARD; SPLIT FACE DECOR BLOCK; GLASS; ARCHITECTURAL METAL INSULATED SANDWICH TYPE PANELS; TILT WALL STANDARD TO BE SET WITH EQUIVALENT OR BETTER MATERIALS.

SITE DATA TABLE:

PROPERTY AREA:	36.9 AC
PARCEL ID:	145 6153 001
ZONING DISTRICT:	IL INDUSTRIAL (LIGHT INDUSTRIAL)
SETBACKS:	50' FRONT 50' SIDE 50' REAR
MAXIMUM BUILDING HEIGHT:	60'
REQUIRED PARKING: PHASE 1:	MANUFACTURING = 1 SPACE + 1/EMPLOYEE 40 PLANT EMPLOYEES & 30 OFFICE EMPLOYEES 1 + (70 EMPLOYEES X 1 SP/EMPLOYEE) = 71
FULL BUILDOUT:	75 PLANT EMPLOYEES & 40 OFFICE EMPLOYEES 1 + (115 EMPLOYEES X 1 SP/EMPLOYEE) = 116 NO MORE THAN 50% OF INDUSTRY'S FRONT YARD MAY BE USED FOR PARKING
MINIMUM ACCESSIBLE PARKING:	ADA ACCESSIBLE SPOTS MUST BE PROVIDED INCLUDED IN TOTAL PARKING COUNT
PROPOSED PARKING:	76 PARKING SPACES (INCLUDING 7 ACCESSIBLE SPACES) FUTURE PARKING - 44 SPACES TOTAL - 120 PARKING SPACES
ALLOWED IMPERVIOUS:	ISR NOT TO EXCEED 80 PERCENT 36.9 AC * 0.80 = 29.52 AC MAX
PROPOSED IMPERVIOUS:	9.72 AC // 26% OF SITE

EXISTING CONDITIONS SOURCE NOTE:

EXISTING SITE FEATURES SHOWN ARE BASED ON:
- ALTA SURVEY BY GRESHAM SMITH, DATED JUNE 11, 2025.





100' 0 100' 200'
GRAPHIC SCALE

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DCi

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7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi



7/24/2025

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Revision

No.	Date	Description

OVERALL SITE LAYOUT PLAN

C200

50114.00
07/23/2025

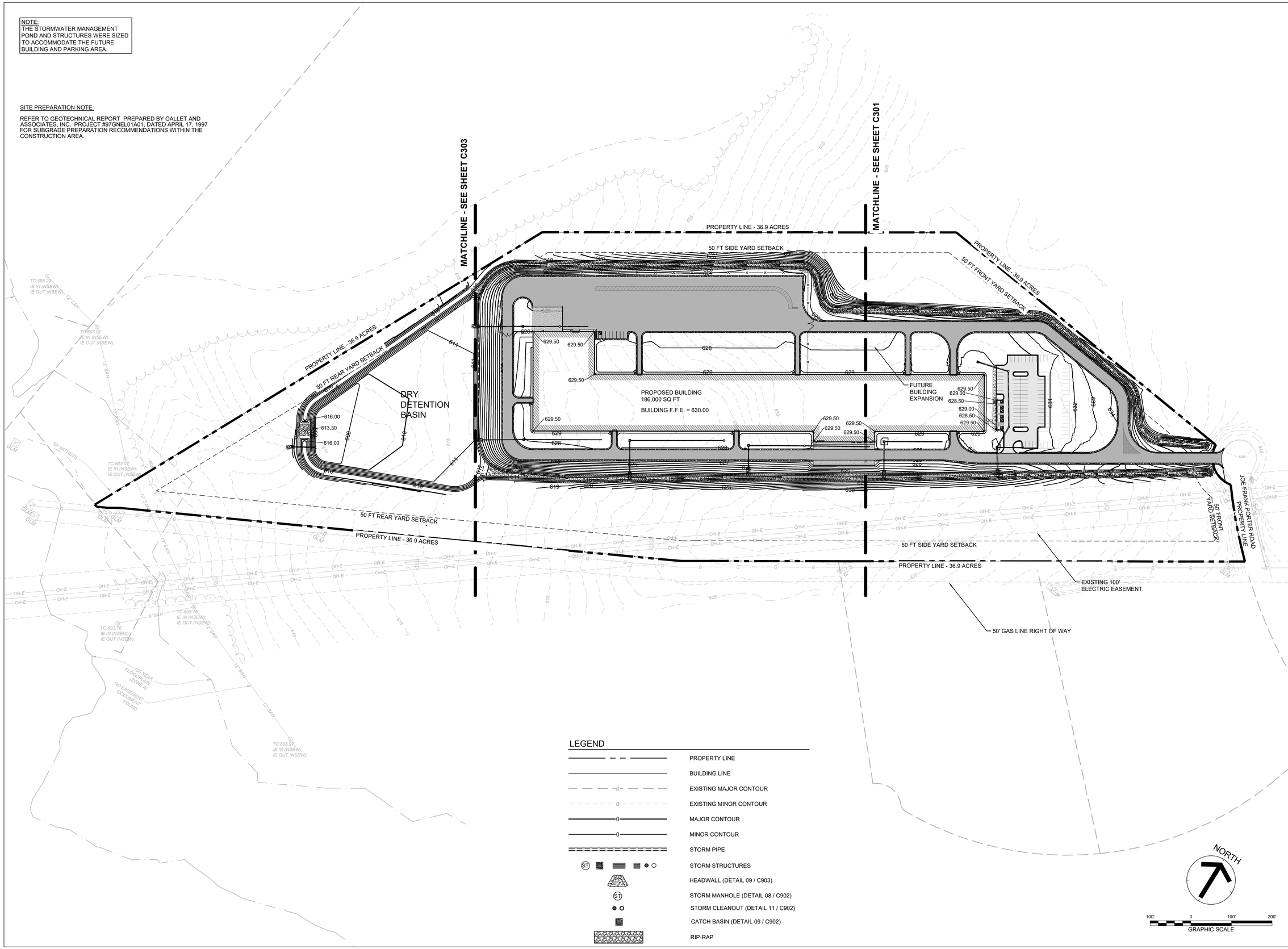
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NOTE:
THE STORMWATER MANAGEMENT POND AND STRUCTURES WERE SIZED TO ACCOMMODATE THE FUTURE BUILDING AND PARKING AREA.

SITE PREPARATION NOTE:

REFER TO GEOTECHNICAL REPORT PREPARED BY GALLET AND ASSOCIATES, INC. PROJECT #97GNEL01A01, DATED APRIL 17, 1997 FOR SUBGRADE PREPARATION RECOMMENDATIONS WITHIN THE CONSTRUCTION AREA.



LEGEND

- PROPERTY LINE
- BUILDING LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM PIPE
- STORM STRUCTURES
- HEADWALL (DETAIL 09 / C903)
- STORM MANHOLE (DETAIL 08 / C902)
- STORM CLEANOUT (DETAIL 11 / C902)
- CATCH BASIN (DETAIL 09 / C902)
- RIP-RAP

NORTH

100' 0 100' 200'
GRAPHIC SCALE

Gresham Smith
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PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

MICHAEL DUANE HINKLER
REGISTERED ENGINEER
XXI
AGRICULTURE
COMMERCE
No. 2005
STATE OF TENNESSEE

7/24/2025

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

OVERALL GRADING AND DRAINAGE PLAN

C300

50114.00
07/23/2025

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MATCHLINE - SEE SHEET C302

PROPERTY LINE - 36.9 ACRES

50 FT FRONT YARD SETBACK

CB F1
RIM:628.50
INV IN:625.60 15" RCP (W)
INV OUT:625.60 18" RCP (SE)

137 L.F. - 18" RCP @ 0.44%

CB F2
RIM:628.20
INV IN:625.00 18" RCP (NW)
INV OUT:625.00 18" RCP (S)

CBI F1
RIM:630.18
INV OUT:625.50 15" RCP (SW)

58 L.F. - 18" RCP @ 0.87%

63 L.F. - 15" RCP @ 1.26%

YI E1
RIM:628.00
INV IN:625.00 15" PVC (NE)
INV OUT:625.00 15" PVC (SE)

72 L.F. - 15" PVC @ 1.39%

CO E1
RIM:628.94
INV OUT:626.00 15" PVC (SW)

143 L.F. - 15" PVC @ 0.70%

YI F2
RIM:628.00
INV IN:624.50 18" RCP (N)
INV IN:624.70 15" RCP (NE)
INV OUT:624.50 24" RCP (SE)

55 L.F. - 24" RCP @ 0.90%

WHW E1
INV IN:624.00 15" PVC (NW)

WHW F1
INV:624.00 24" RCP (NW)

CO D1
RIM:628.18
INV OUT:624.00 15" PVC (SW)

50 FT SIDE YARD SETBACK

PROPERTY LINE - 36.9 ACRES

50' FRONT YARD SETBACK

JOE FRANK PORTER ROAD

PROPERTY LINE

NORTH

40' 0 40' 80'
GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- BUILDING LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM PIPE
- STORM STRUCTURES
- HEADWALL (DETAIL 09 / C903)
- STORM MANHOLE (DETAIL 08 / C902)
- STORM CLEANOUT (DETAIL 11 / C902)
- CATCH BASIN (DETAIL 09 / C902)
- RIP-RAP

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PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

MICHAEL DUANE HUNKER
REGISTERED ENGINEER
AGRICULTURE
No. 20052
STATE OF TENNESSEE

7/24/2025

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Revision

No.	Date	Description

DETAILED GRADING AND DRAINAGE PLAN

C301

50114.00
07/23/2025

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MATCHLINE - SEE SHEET C303

MATCHLINE - - SEE SHEET C301

PROPERTY LINE - 36.9 ACRES

50 FT SIDE YARD SETBACK

LEGEND

- PROPERTY LINE
- BUILDING LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM PIPE
- STORM STRUCTURES
- HEADWALL (DETAIL 09 / C903)
- STORM MANHOLE (DETAIL 08 / C902)
- STORM CLEANOUT (DETAIL 11 / C902)
- CATCH BASIN (DETAIL 09 / C902)
- RIP-RAP

MH A1
RIM:627.28
INV IN:622.83 12" RCP (NE)
INV OUT:622.83 12" RCP (SW)

WHW A1
INV IN:612.74 15" RCP (NE)

70 L.F. - 12" RCP @ 1.68%

CO A1
RIM:629.00
INV OUT:624.00 12" RCP (SW)

90 L.F. - 12" RCP @ 2.02%

YI A1
RIM:625.00
INV IN:621.00 12" RCP (NE)
INV OUT:621.00 15" RCP (SW)

107 L.F. - 15" RCP @ 7.75%

PROPOSED BUILDING
186,000 SQ FT

BUILDING F.F.E. = 630.00

MH C1
RIM:628.35
INV OUT:624.00 15" PVC (SW)

YI D2
RIM:628.00
INV IN:622.00 15" PVC (NE)
INV OUT:622.00 15" PVC (SE)

58 L.F. - 15" PVC @ 1.72%

232 L.F. - 15" PVC @ 1.29%

WHW D1
INV IN:621.00 15" PVC (NW)

137 L.F. - 15" PVC @ 0.73%

MH D1
RIM:629.34
INV IN:623.00 15" PVC (NE)
INV OUT:623.00 15" PVC (SW)

160 L.F. - 15" PVC @ 0.63%

YI E1
RIM:628.00
INV IN:625.00 15" PVC (NE)
INV OUT:625.00 15" PVC (SE)

72 L.F. - 15" PVC @ 1.39%

WHW E1
INV IN:624.00 15" PVC (NW)

CO D1
RIM:628.18
INV OUT:624.00 15" PVC (SW)

WHW B1
RIM:618.52
INV IN:617.00 12" PVC (NE)

192 L.F. - 12" PVC @ 2.09%

YI B1
RIM:627.00
INV IN:621.00 12" PVC (NE)
INV OUT:621.00 12" PVC (SW)

101 L.F. - 12" PVC @ 3.97%

WHW C1
INV IN:619.00 15" PVC (NW)

CO B1
RIM:628.40
INV OUT:625.00 12" PVC (SW)

79 L.F. - 15" PVC @ 2.53%

YI C1
RIM:627.00
INV IN:621.00 15" PVC (NE)
INV OUT:621.00 15" PVC (SE)

NORTH

GRAPHIC SCALE 0 40' 80'

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PROJECT MUSTANG

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MICHAEL DUANE HUNTER
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AGRICULTURE
COMMERCE
No. 29052
STATE OF TENNESSEE

7/24/2025

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DETAILED GRADING AND DRAINAGE PLAN

C302

50114.00
07/23/2025

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LEGEND

- PROPERTY LINE
- BUILDING LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM PIPE
- STORM STRUCTURES
- HEADWALL (DETAIL 09 / C903)
- STORM MANHOLE (DETAIL 08 / C902)
- STORM CLEANOUT (DETAIL 11 / C902)
- CATCH BASIN (DETAIL 09 / C902)
- RIP-RAP

MATCHLINE - SEE SHEET C302

PROPERTY LINE - 36.9 ACRES

50 FT REAR YARD SETBACK

POND AND STORM SEWERS ARE DESIGNED FOR ALL PROPOSED AND FUTURE EXPANSIONS SHOWN ON THIS PLAN

DRY DETENTION BASIN

100-YR W.S.E. = 613.47

04 / C904 PERMANENT RIP-RAP AT ENDWALL

616.00

613.30

616.00

STRUCTURE - (31)
INV IN:608.20 18" RCP (NE)

58 L.F. - 18" RCP @ 0.51%

STRUCTURE - (30)
INV OUT:608.50 18" RCP (SW)

WHW A1
INV IN:612.74 15" RCP (NE)

MH A1
RIM:627.
INV IN:62
INV OUT

70 L

90 L.F. - 12" RCP @ 2.02%

629.50

YI A1
RIM:625.00
INV IN:621.00 12" RCP (NE)
INV OUT:621.00 15" RCP (SW)

107 L.F. - 15" RCP @ 7.75%

WHW B1
RIM:618.52
INV IN:617.00 12" PVC (NE)

192 L.F. - 12" PVC @ 2.09%

YI B1
RIM:627.00
INV IN:621.00 12" PVC (NE)
INV OUT:621.00 12" PVC (SW)

101 L.F. - 12" PVC @ 3.97%

50 FT REAR YARD SETBACK

PROPERTY LINE - 36.9 ACRES

NORTH

40' 0 40' 80'
GRAPHIC SCALE

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PROJECT MUSTANG

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Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

MICHAEL DUANE HUNTLEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
2005
STATE OF TENNESSEE

7/24/2025

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Revision

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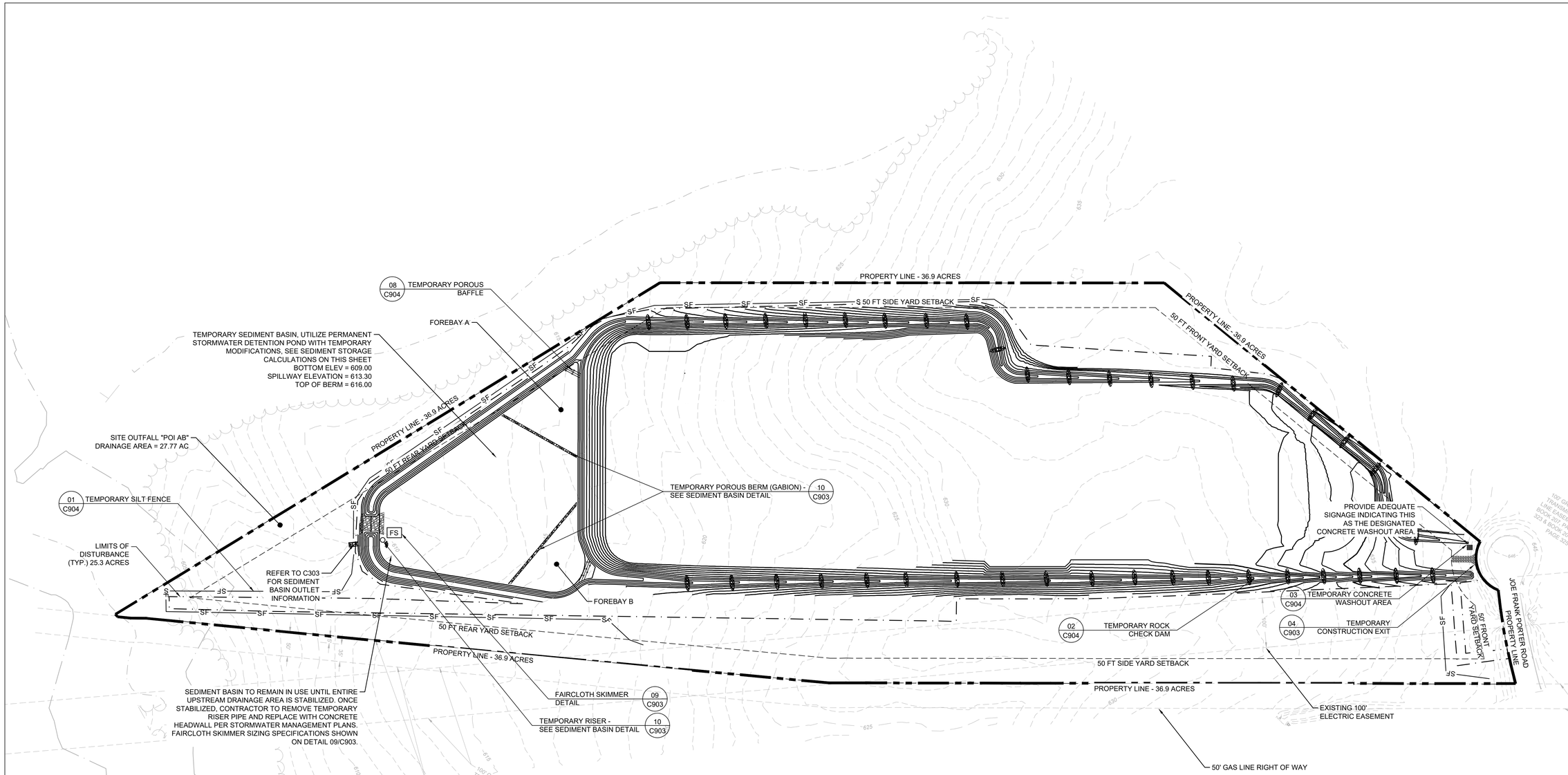
DETAILED GRADING AND DRAINAGE PLAN

C303

50114.00
07/23/2025

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SEE SHEET C001 FOR EROSION PREVENTION AND SEDIMENT CONTROL NOTES.
SEE THIS SHEET AND C402 FOR SEDIMENT BASIN DESIGN CALCULATIONS.

SEQUENCE OF EPSC BMP INSTALLATION

1. INSTALL GRAVEL CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT AREAS AS NEEDED
2. INSTALL SEDIMENT BARRIERS (SILT FENCE, ROCK CHECK DAMS, POROUS BAFFLE, RIP-RAP)
3. CONSTRUCT TEMPORARY SEDIMENT BASIN WITH SKIMMER AND INSTALL OUTLET PIPES AND STRUCTURES
4. INSTALL DIVERSION DITCHES WITH ROCK CHECK DAMS PRIOR TO UPSTREAM EARTH DISTURBANCE

LEGEND

662	EXISTING MINOR CONTOUR
660	EXISTING MAJOR CONTOUR
662	PROPOSED MINOR CONTOUR
660	PROPOSED MAJOR CONTOUR
SF	TEMPORARY SILT FENCE
	LIMITS OF DISTURBANCE
	TEMPORARY POROUS BAFFLE
	TEMPORARY CONSTRUCTION EXIT (GRAVEL)
	CONCRETE WASHOUT AREA
	TEMPORARY ROCK CHECK DAM
	TEMPORARY RISER
FS	FAIRCLOTH SKIMMER

ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
STEEP SLOPES (33% GRADE OR STEEPER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

ALL CHEMICALS AND SOLUBLE MATERIALS STORED ONSITE MUST EITHER BE STORED IN AN ENCLOSED, WATERPROOF STORAGE FACILITY OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.

PORT-A-POTTIES TO BE LOCATED NEAR LAYDOWN AREA ON PAVED, NORTHERN SIDE OF SITE

TEMPORARY SEDIMENT BASIN CALCULATIONS:

DRAINAGE AREA =	36.62 AC
REQUIRED WET VOLUME (67 CY/ AC) =	2,454 CY
REQUIRED DRY VOLUME (67 CY/ AC) =	2,454 CY
PROVIDED WET VOL. (BELOW STONE SPILLWAY) =	3804 CY
PROVIDED DRY VOL. (1' BELOW BERM) =	9007 CY
TOTAL PROVIDED VOL. (DRY + WET) =	12,811 CY

NOTE: TEMPORARILY INSTALL POROUS BERM/BAFFLE SEDIMENT CONTROL AND MODIFY PERMANENT DETENTION POND OUTLET STRUCTURE AND BERM SPILLWAY FOR TEMPORARY SEDIMENT BASIN.

NORTH

100' 0 100' 200'
GRAPHIC SCALE

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

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Developer: DCi

MICHAEL DUANE HUNTER
REGISTERED ENGINEER
No. 28052
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
7/24/2025

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No.	Date	Description

OVERALL INITIAL EPSC PLAN

C401

50114.00
07/23/2025

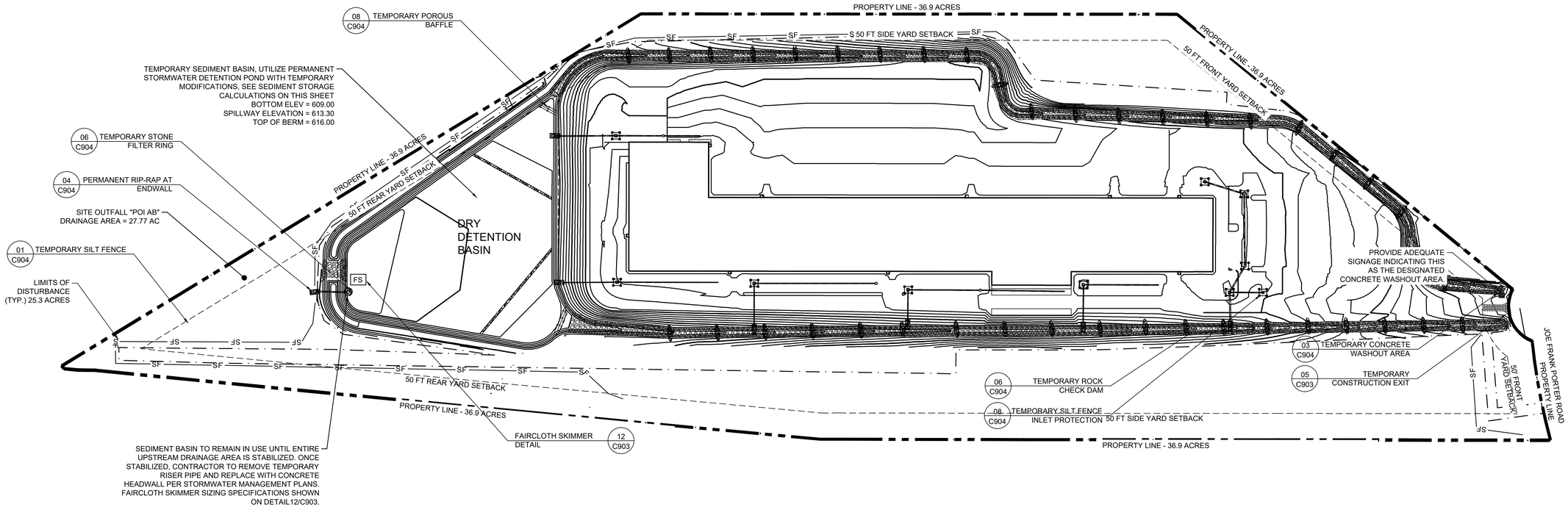
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EPSC Intermediate Plan - Sediment Basin Design Data

Sediment Basin #	Design Storm Event	Drainage Area		Volume Required (Cubic Feet)				Volume Provided (Cubic Feet)				Design Elevations							Outlet Structure Design							
		Sq. Ft.	Acres	Wet Storage (1809 cf/ac.)	Dry Storage (1809 cf/ac.)	Forebay Volume (cf)	Total Volume (cf)	Wet Storage	Dry Storage	Forebay Volume (cf)	Total Volume (cf)	Top of Berm Elev.	Pond Bottom Elev.	Wet Storage Elev.	Top of Riser/ Dry Storage	Emergency Spillway Elev.	5 Year WSE	25 Year WSE	Riser Diameter (in)	[1]Outlet Structure Name	[2]Outlet Pipe Dia. (in)	Outlet Invert Elevation	[3]Riser Height (ft)	Skimmer Invert	[4]Skimmer Arm Dia. (in.)	Skimmer Orifice Dia. (in.)	Drawdown Time (days)
SED-B1	5-Year	1,595,167	36.62	66,246	66,246	16,561	132,491	102,720	243,183	58,509	345,903	616.00	609.00	611.00	612.30	613.30	612.62	613.32	36	ST-SED 1A	18	609.00	3.30	610.50	8.00	7.20	3.00

[1]Refer to the applicable permanent outlet structure detail within plan sheets
[2]Install temporary outlet pipe per EPSC plan and tie to temporary riser
[3]solid height includes 6" for embedment in concrete footing
[4]Faircloth Skimmer or approved equal



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SEE SHEET C001 FOR EROSION PREVENTION AND SEDIMENT CONTROL NOTES.
SEE THIS SHEET FOR SEDIMENT BASIN DESIGN CALCULATIONS.

SEQUENCE OF EPSC BMP INSTALLATION

1. INSTALL GRAVEL CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT AREAS AS NEEDED
2. INSTALL SEDIMENT BARRIERS (SILT FENCE, SILT FENCE INLET PROTECTION, STONE FILTER RING, RIP-RAP, POROUS BAFFLE)
3. CONSTRUCT TEMPORARY SEDIMENT BASIN WITH SKIMMER AND INSTALL OUTLET PIPES AND STRUCTURES
4. INSTALL DIVERSION DITCHES PRIOR TO UPSTREAM EARTH DISTURBANCE
5. INSTALL CHECK DAMS IN DIVERSION DITCHES WHERE SHOWN IMMEDIATELY AFTER GRADING

ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
STEEP SLOPES (33% GRADE OR STEEPER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

ALL CHEMICALS AND SOLUBLE MATERIALS STORED ONSITE MUST EITHER BE STORED IN AN ENCLOSED, WATERPROOF STORAGE FACILITY OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.

PORT-A-POTTIES TO BE LOCATED NEAR LAYDOWN AREA ON PAVED, NORTHERN SIDE OF SITE

LEGEND

- 662 — EXISTING MINOR CONTOUR
- 660 — EXISTING MAJOR CONTOUR
- 662 — PROPOSED MINOR CONTOUR
- 660 — PROPOSED MAJOR CONTOUR
- TEMPORARY ROCK CHECK DAM
- SF — TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- TEMPORARY CONSTRUCTION EXIT (GRAVEL)
- CONCRETE WASHOUT AREA

TEMPORARY SEDIMENT BASIN CALCULATIONS:

DRAINAGE AREA =	36.62 AC
REQUIRED WET VOLUME (67 CY/ AC) =	2454 CY
REQUIRED DRY VOLUME (67 CY/ AC) =	2454 CY
PROVIDED WET VOL. (BELOW STONE SPILLWAY) =	3804 CY
PROVIDED DRY VOL. (1' BELOW BERM) =	9007 CY
TOTAL PROVIDED VOL. (DRY + WET) =	12,811 CY

NOTE: TEMPORARILY MODIFY PERMANENT BIORETENTION POND OUTLET STRUCTURE, DETENTION POND OUTLET STRUCTURE, AND BERM SPILLWAY FOR TEMPORARY SEDIMENT BASIN.

NORTH

100' 0 100' 200'
GRAPHIC SCALE

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Developer: DCi

MICHAEL DUANE HINKLER
REGISTERED ENGINEER
No. 2005
COMMERCE
AGRICULTURE
STATE OF TENNESSEE
7/24/2025

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OVERALL INTERMEDIATE EPSC PLAN

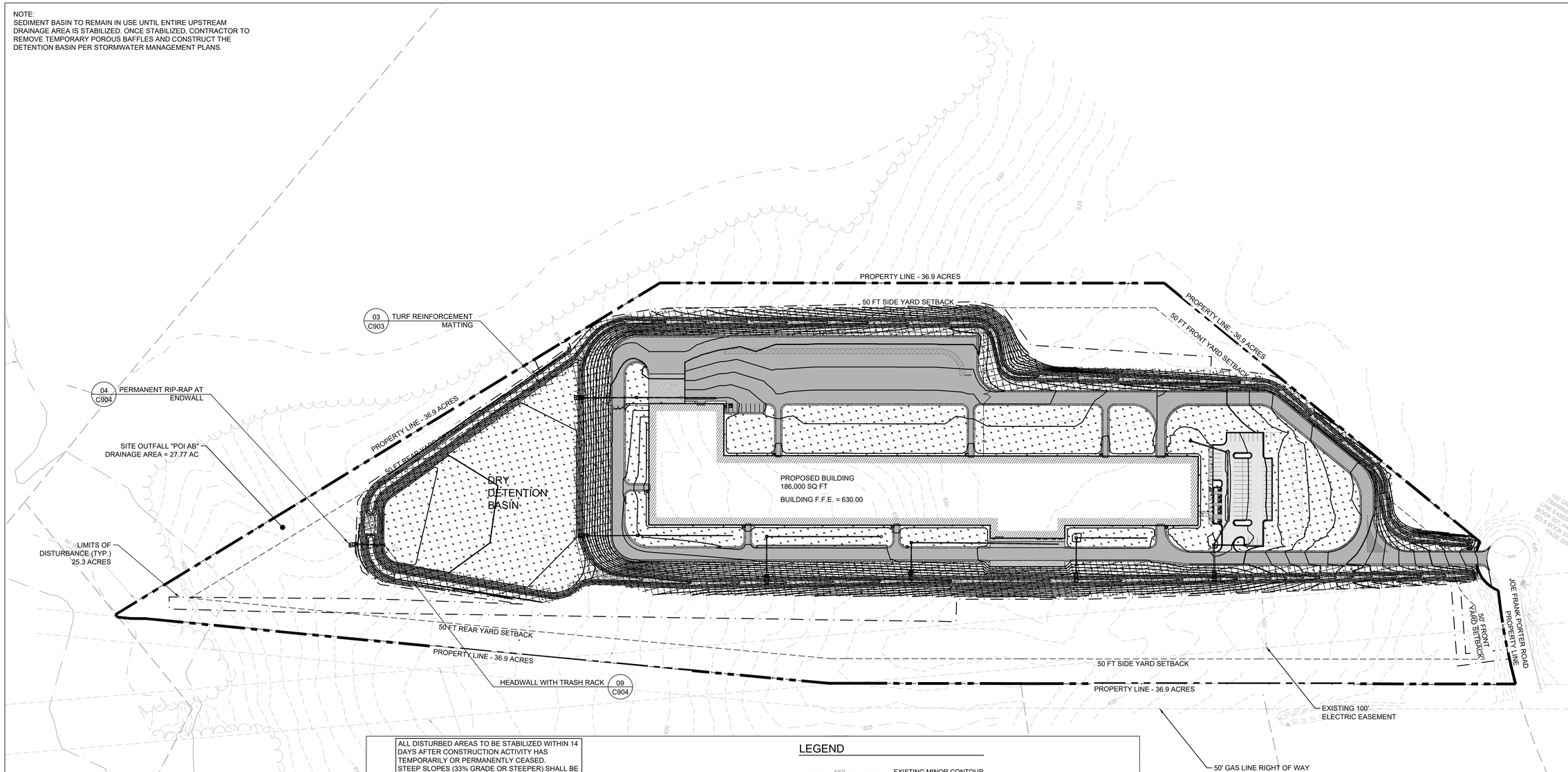
C402

50114.00
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NOTE:
SEDIMENT BASIN TO REMAIN IN USE UNTIL ENTIRE UPSTREAM DRAINAGE AREA IS STABILIZED. ONCE STABILIZED, CONTRACTOR TO REMOVE TEMPORARY POROUS BAFFLES AND CONSTRUCT THE DETENTION BASIN PER STORMWATER MANAGEMENT PLANS.



ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
STEEP SLOPES (33% GRADE OR STEEPER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

EPSC NOTES:

1. RECEIVING WATERS: UNNAMED TRIBUTARY TO BIG BIGBY CREEK.
2. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT AREA AND EQUIPMENT FUELING IN ACCORDANCE WITH TDEC. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
3. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN 7 DAYS WITH MULCH OR TEMPORARY SEEDING.
4. PERIMETER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.
5. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED ACCORDINGLY WITH THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, CHAPTER 7. THE MAXIMUM EXCAVATION DEPTH OF THE TEMPORARY SEDIMENT BASINS MUST BE AT LEAST 1 FOOT ABOVE THE POST-CONSTRUCTION INSTALLATION OF DETENTION PONDS TO REMAIN FUNCTIONING AS SEDIMENT BASINS UNTIL FINAL STABILIZATION.

SEQUENCE OF EPSC BMP INSTALLATION

1. INSTALL GRAVEL CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT AREA AS NEEDED
2. INSTALL SEDIMENT BARRIERS (EROSION CONTROL MATTING, SEEDING, RIP-RAP)
3. CONSTRUCT DETENTION POND AND STABILIZE PERMANENT OUTLET PIPES AND STRUCTURES
4. INSTALL INLET PROTECTION

LEGEND

- 662 — EXISTING MINOR CONTOUR
- 660 — EXISTING MAJOR CONTOUR
- 662 — PROPOSED MINOR CONTOUR
- 660 — PROPOSED MAJOR CONTOUR
- AREA OF PERMANENT STABILIZATION. SEED WITH KY-31 FESCUE AT 5 LBS PER 1,000 SF STRAW MULCH AT 1.5 BALES PER 1,000 SF.
- AREA TO RECEIVE TURF REINFORCEMENT MATTING
- AREA TO BE STABILIZED WITH LANDSCAPE PLANTINGS AND MULCH
- AREA TO RECEIVE PERMANENT RIP-RAP STABILIZATION. HAND PLACED NATIVE STONE, 2" TO 1'-3" IN DIAMETER, WITH NO MORE THAN 20% BY WEIGHT BEING LESS THAN 4" IN DIAMETER, MINIMUM 1'-6" DEPTH.
  CHANNEL LINING: AREA TO RECEIVE TYPE A 6" STONE WITH SYNTHETIC FILTER FABRIC UNDERLAY.

WHEN ALL DISTURBED AREAS REACH FINAL GRADE PROVIDE PERMANENT STABILIZATION AS FOLLOWS:
-SEED WITH KY-31 FESCUE AT 5 LBS PER 1,000 SF
-STRAW MULCH AT 1.5 BALES PER 1,000 SF
ALL PLANTINGS AND IRRIGATION PER L201 AND L202

ALL CHEMICALS AND SOLUBLE MATERIALS STORED ONSITE MUST EITHER BE STORED IN AN ENCLOSED, WATERPROOF STORAGE FACILITY OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.

PORT-A-POTTIES TO BE LOCATED NEAR LAYDOWN AREA ON PAVED, NORTHERN SIDE OF SITE

SEE SHEET C001 FOR EROSION PREVENTION AND SEDIMENT CONTROL NOTES.

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TENNESSEE ONE CALL

NORTH

100' 0 100' 200'
GRAPHIC SCALE

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Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

MICHAEL DUANE HINKLER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 20851
STATE OF TENNESSEE

7/24/2025

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Revision

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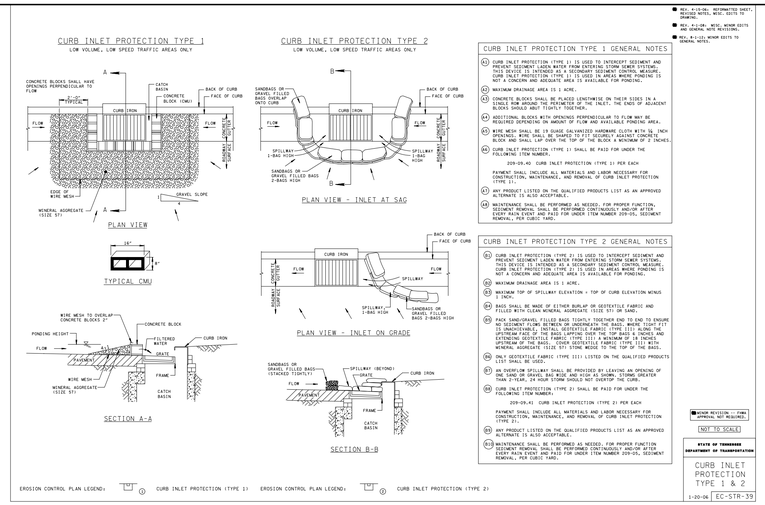
OVERALL FINAL EPSC PLAN

C403

50114.00
07/23/2025

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\vnfna_nf07\50114000\1Work\01CAD\06LP\Sheets\25-0708_ERP Mass Grading\50114.00_C403.dwg - Valerie Rockhill - 7/23/2025 5:56:25 PM



CURB INLET PROTECTION TYPE 1 GENERAL NOTES

A1. CURB INLET PROTECTION (TYPE 1) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT LADEN WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTENDED AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 1) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.

A2. MAXIMUM DRAINAGE AREA IS 1 ACRE.

A3. CONCRETE BLOCKS SHALL BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF ADJACENT BLOCKS SHOULD ABUT TIGHTLY TOGETHER.

A4. ADDITIONAL BLOCKS WITH OPENINGS PERPENDICULAR TO FLOW MAY BE REQUIRED DEPENDING ON AMOUNT OF FLOW AND AVAILABLE PONDING AREA.

A5. WIRE MESH SHALL BE 1/4 GUAGE GALVANIZED HARDWARE CLOTH WITH SQ. INCH OPENINGS. WIRE SHALL BE SHAPED TO FIT SECURELY AGAINST CONCRETE BLOCK AND OVERLAP OVER THE TOP OF THE BLOCK A MINIMUM OF 2 INCHES.

A6. CURB INLET PROTECTION (TYPE 1) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-09.40 CURB INLET PROTECTION (TYPE 1) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 1).

A7. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

A8. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION. SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

CURB INLET PROTECTION TYPE 2 GENERAL NOTES

B1. CURB INLET PROTECTION (TYPE 2) IS USED TO INTERCEPT SEDIMENT AND PREVENT SEDIMENT LADEN WATER FROM ENTERING STORM SEWER SYSTEMS. THIS DEVICE IS INTENDED AS A SECONDARY SEDIMENT CONTROL MEASURE. CURB INLET PROTECTION (TYPE 2) IS USED IN AREAS WHERE PONDING IS NOT A CONCERN AND ADEQUATE AREA IS AVAILABLE FOR PONDING.

B2. MAXIMUM DRAINAGE AREA IS 1 ACRE.

B3. MAXIMUM TOP OF SPILLWAY ELEVATION = TOP OF CURB ELEVATION MINUS 3 INCH.

B4. BAGS SHALL BE MADE OF EITHER BURLAP OR GEOTEXTILE FABRIC AND FILLED WITH CLEAN MINERAL AGGREGATE (SIZE 57) OR SAND.

B5. PACK SAND/GRAVEL FILLED BAGS TIGHTLY TOGETHER END TO END TO ENSURE THAT NO GAPS EXIST BETWEEN ADJACENT BAGS. IF GAPS BETWEEN BAGS EXIST, IT IS UNACCEPTABLE. INSTALL GEOTEXTILE FABRIC (TYPE III) ALONG THE UPSTREAM FACE OF THE BAGS LAPPING OVER THE TOP BAGS 6 INCHES AND EXTENDING 2 FEET ALONG THE TOP OF THE GRADE AND 2 FEET ALONG UPSTREAM OF THE BAGS. COVER GEOTEXTILE FABRIC (TYPE III) WITH MINERAL AGGREGATE (SIZE 57) STONE WEDGE TO THE TOP OF THE BAGS.

B6. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

B7. AN OVERFLOW SPILLWAY SHALL BE PROVIDED BY LEAVING AN OPENING OF ONE SAND OR GRAVEL BAG WIDE AND HIGH AS SHOWN. STORMS GREATER THAN 2-YEAR, 24 HOUR STORM SHOULD NOT OVERTOP THE CURB.

B8. CURB INLET PROTECTION (TYPE 2) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-09.41 CURB INLET PROTECTION (TYPE 2) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 2).

B9. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

B10. MAINTENANCE SHALL BE PERFORMED AS NEEDED, FOR PROPER FUNCTION OF THE DEVICE. SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

- REV. 4-15-05, INCORPORATED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-09, MISC. MINOR EDITS AND GENERAL NOTE REVISIONS.
- REV. 8-15-22, MINOR EDITS TO GENERAL NOTES.

MINOR REVISION - ITEMS APPROVAL NOT REQUIRED

NOT TO SCALE

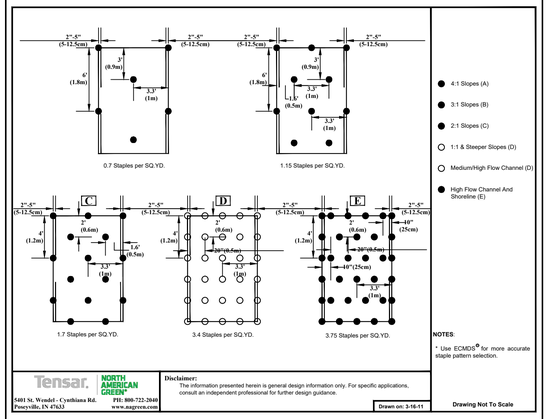
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

CURB INLET PROTECTION TYPE 1 & 2

1-20-06 | EC-STR-39

01 C903

CURB INLET PROTECTION
NOT TO SCALE



- 4:1 Slopes (A)
- 3:1 Slopes (B)
- 2:1 Slopes (C)
- 1:1 & Steeper Slopes (D)
- Medium/High Flow Channel (D)
- High Flow Channel And Shoreline (E)

NOTES:

* Use ECMDS® for more accurate staple pattern selection.

Drawing Not To Scale

Tensar. NORTH AMERICAN GREEN®
5401 St. Wendel - Cynthiana Rd. Poseyville, IN 47633
PH: 800-722-2040 www.nagreen.com

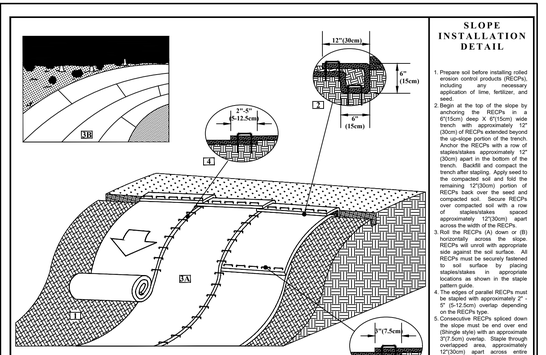
Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 3-16-11

METRO TCP-10

02 C903

TRM STAPLE PATTERN
NOT TO SCALE



SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3'(1.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECPs.

Drawing Not To Scale

Tensar. NORTH AMERICAN GREEN®
5401 St. Wendel - Cynthiana Rd. Poseyville, IN 47633
PH: 800-722-2040 www.nagreen.com

Disclaimer:
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Drawn on: 3-16-11

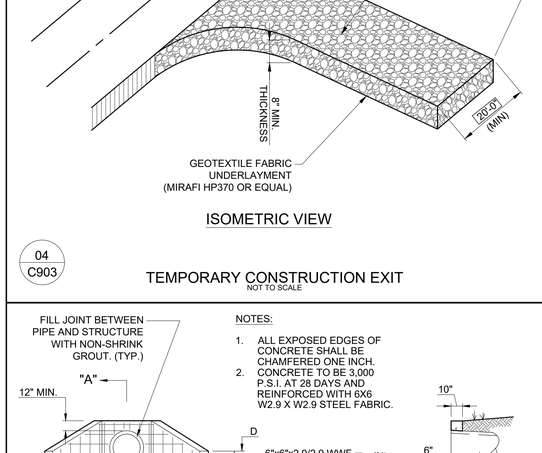
NOTES:
PROVIDE STAPLE PATTERNS PER MANUFACTURER'S SPECIFICATIONS

FOR ALL APPLICATIONS, CONTRACTOR TO INSTALL TENSAR NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL

METRO TCP-10

03 C903

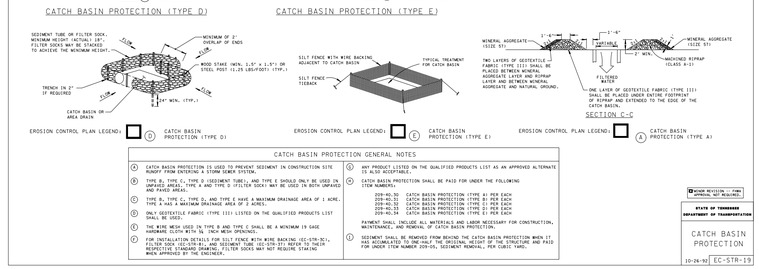
TRM SLOPE INSTALLATION
NOT TO SCALE



ISOMETRIC VIEW

04 C903

TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE



- REV. 12-18-01, CHANGED DRAWING NO. FROM 507-04.19 TO SC-STR-19.
- REV. 9-27-01, CHANGED ITEM NO. 209-15.01 TO 209-09.01.
- REV. 12-18-02, IN CATCH BASIN SILT FENCE SILT TRAP CHANGED TYPE OF SILT FENCE FROM SILT FENCE (WITH BACKING) TO SILT FENCE (WITH BACKING) AND PAY ITEM FROM 209-08 TO 209-08.02.
- REV. 3-15-04, CHANGED LEGENDS FOR TEMPORARY MULCH AND SOIL STABILIZATION BLANKET (CLASS 1).
- REV. 4-15-05, INCORPORATED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-09, REPLACED HAY BALE SILT FENCE, REVISED GENERAL NOTES, AND MISC. EDITS TO DRAWING.

CATCH BASIN PROTECTION GENERAL NOTES

A. CATCH BASIN PROTECTION IS USED TO PREVENT SEDIMENT IN CONSTRUCTION SITE RUNOFF FROM ENTERING A STORM SEWER SYSTEM.
B. TYPE B, TYPE C, TYPE D SEDIMENT TUBES, AND TYPE E SHOULD ONLY BE USED IN UNPAVED AREAS. TYPE A AND TYPE D FILTER SOCK MAY BE USED IN BOTH UNPAVED AND PAVED AREAS.
C. TYPE B, TYPE C, TYPE D, AND TYPE E HAVE A MAXIMUM DRAINAGE AREA OF 1 ACRE. TYPE A HAS A MAXIMUM DRAINAGE AREA OF 2 ACRES.
D. ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.
E. THE WIRE MESH USED IN TYPE B AND TYPE C SHALL BE A MINIMUM 19 GAGE HARDWARE CLOTH WITH 1/2 INCH MESH OPENINGS.
F. FOR INSTALLATION DETAILS FOR SILT FENCE WITH WIRE BACKING (EC-STR-3C), TYPE A FILTER SOCK (EC-STR-3D), AND TYPE B FILTER SOCK (EC-STR-3E) REFER TO RESPECTIVE STANDARD DRAWING. FILTER SOCKS MAY NOT REQUIRE STAKING WHEN APPROVED BY THE ENGINEER.
G. ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.
H. CATCH BASIN PROTECTION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:
209-40.50 CATCH BASIN PROTECTION (TYPE A) PER EACH
209-40.51 CATCH BASIN PROTECTION (TYPE B) PER EACH
209-40.52 CATCH BASIN PROTECTION (TYPE C) PER EACH
209-40.53 CATCH BASIN PROTECTION (TYPE D) PER EACH
209-40.54 CATCH BASIN PROTECTION (TYPE E) PER EACH
PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CATCH BASIN PROTECTION.
I. SEDIMENT SHALL BE REMOVED FROM BEHIND THE CATCH BASIN PROTECTION WHEN IT REACHES A DEPTH OF 1/2 THE HEIGHT OF THE PROTECTION DEVICE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

MINOR REVISION - ITEMS APPROVAL NOT REQUIRED

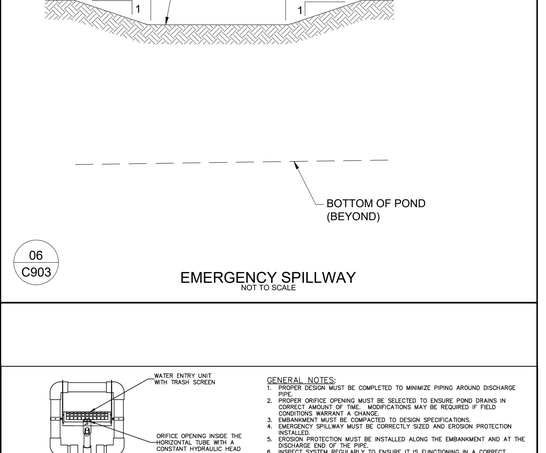
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

CATCH BASIN PROTECTION

10-26-92 | EC-STR-19

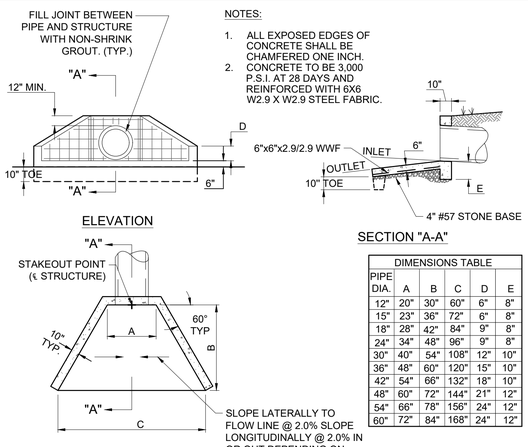
05 C903

CATCH BASIN PROTECTION
NOT TO SCALE



06 C903

EMERGENCY SPILLWAY
NOT TO SCALE



NOTES:

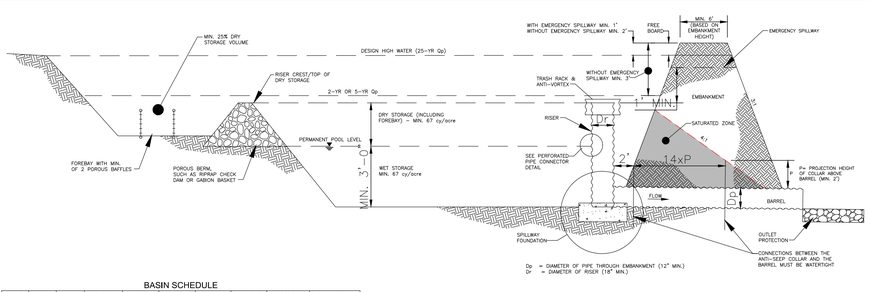
1. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED ONE INCH.
2. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH 6X6 W2.9 X W2.9 STEEL FABRIC.

SECTION "A-A"

DIMENSIONS TABLE						
PIPE DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

07 C903

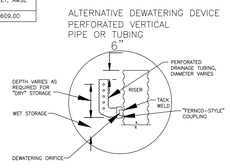
PRECAST CONCRETE WINGED HEADWALL
NOT TO SCALE



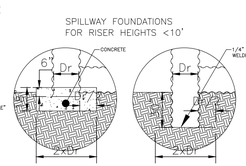
BASIN SCHEDULE

FACILITY	RISER PIPE DIA. (FT.)	BARREL PIPE DIA. (FT.)	PERMANENT POOL ELEVATION	PRINCIPAL SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY WIDTH	EMERGENCY SPILLWAY SIDESLOPE	TOP OF EMBANKMENT ELEVATION FEET, AMSL	BOTTOM OF BASIN ELEVATION FEET, AMSL
BASIN 1	3	1.5	611.00	612.30	613.30	38'	3H:1V	616.00	609.00

ALTERNATIVE DEWATERING DEVICE
PERFORATED VERTICAL PIPE OR TUBING



SPILLWAY FOUNDATIONS FOR RISER HEIGHTS <10'

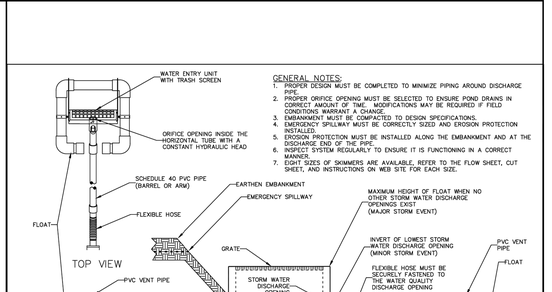


SKIMMER DEWATERING DEVICE SPECIFICATIONS

FACILITY	SKIMMER NO.	ARM DIAMETER	ORIFICE DIAMETER
BASIN 1	1	8.0"	7.2"

08 C903

SEDIMENT BASIN
NOT TO SCALE



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. AN EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

A. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 733-1244
FAX: (919) 732-1266
EMAIL: MARKHAM@FAIRCLOTHSKIMMER.COM

09 C903

FAIRCLOTH SKIMMER DETAIL
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Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG
7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01
Developer: DCi

MICHAEL DUANE HUNTER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 20052 — STATE OF TENNESSEE
7/24/2025

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

SITE DETAILS

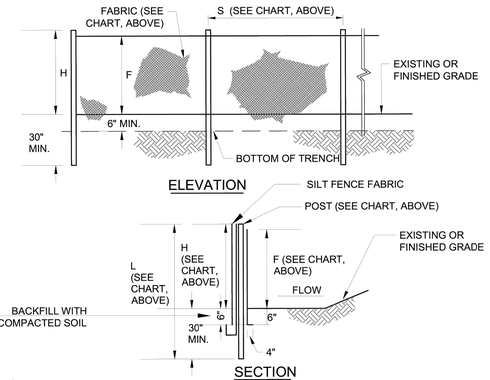
C903

50114.00
07/23/2025

This Line Is 3 Inches When Printed Full Size

POST SIZE, MATERIAL AND SPACING CHART		
	WITHOUT BACKING	WITH BACKING
MIN. LENGTH = L	58"	58"
MIN. HEIGHT = H	18"	30"
MAX. SPACING = S	6'-0"	6'-0"
MATERIAL	2.25"x2.25" PINE OR 1.25 LB./FT. STEEL	1.25 LB./FT. STEEL
	WITHOUT BACKING	WITH BACKING
TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)	WARP - 120 FILL - 100	WARP - 310 FILL - 200
ELONGATION (% MAX.) (ASTM D-4632)	20	---
AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	#30	#70
FLOW RATE (GAL./MIN./SQ. FT.) (GDT-87) (MAX.)	4	18
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	70	90
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	250	400
MINIMUM FABRIC WIDTH (INCHES) = F+6"	26"	38"

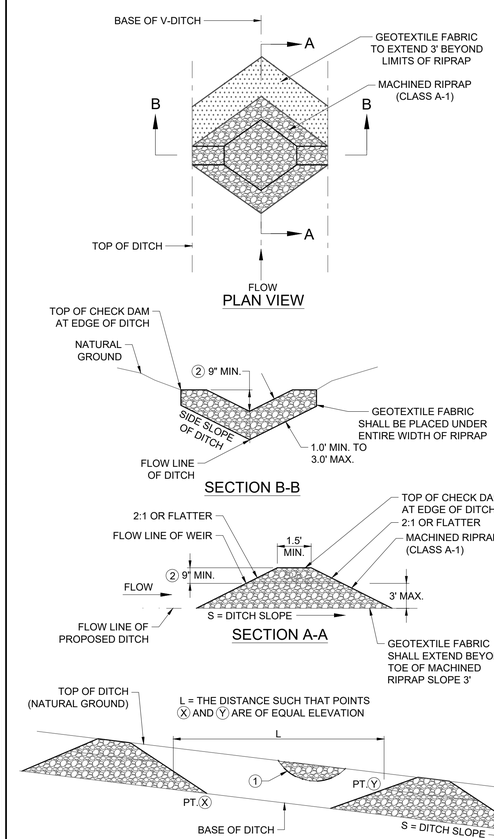
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH.
(3) PROVIDE WIRE FABRIC BACKING FOR TYPE C.



NOTES:
1. USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
2. SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
3. FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND, PER FOOT, MIN.
4. FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS WITH A MINIMUM OF FIVE, 17 GAUGE (¾" WIDE X 1½" LONG) WIRE STAPLES.
5. FILTER FABRIC SHALL BE FASTENED TO STEEL POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS TENSILE STRENGTH.
6. CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

01 C904

TEMPORARY SILT FENCE
NOT TO SCALE

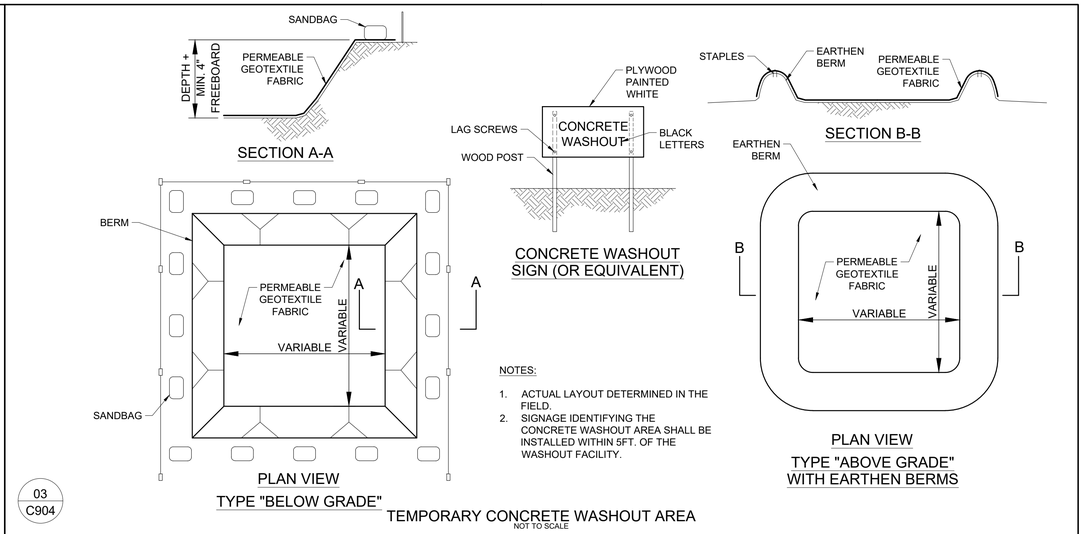


DETAIL FOR SPACING BETWEEN CHECK DAMS

NOTES:
1. FILL LOW AREAS ALONG TOP OF BANK TO PREVENT BACKWATER FROM EXITING DITCH.
2. WEIR FLOW DEPTH BASED UPON 2YR/24HR STORM EVENT OR 5YR/24HR STORM EVENT.

02 C904

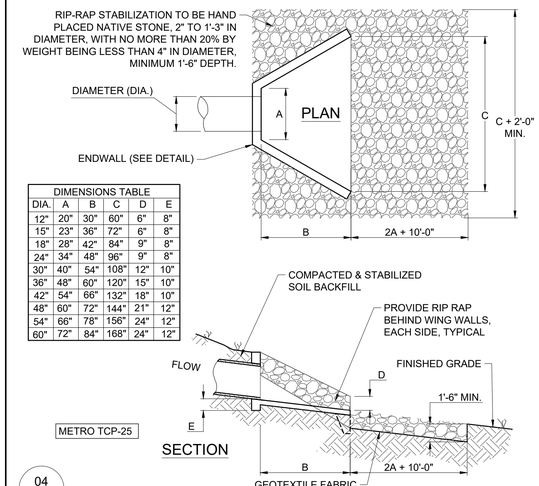
TEMPORARY ROCK CHECK DAM
NOT TO SCALE



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.

03 C904

TEMPORARY CONCRETE WASHOUT AREA
NOT TO SCALE



DIMENSIONS TABLE					
DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
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54"	66"	78"	156"	24"	12"
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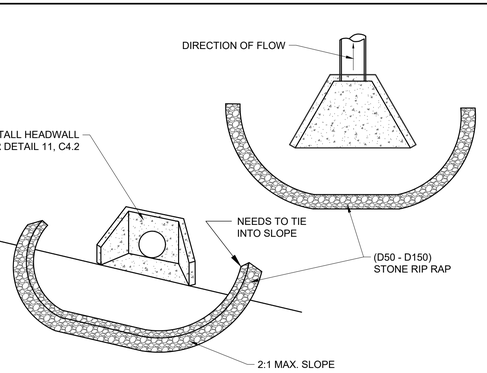
METRO TCP-25

04 C904

PERMANENT RIP-RAP AT ENDWALL
NOT TO SCALE

05 C904

NOT USED
NOT TO SCALE



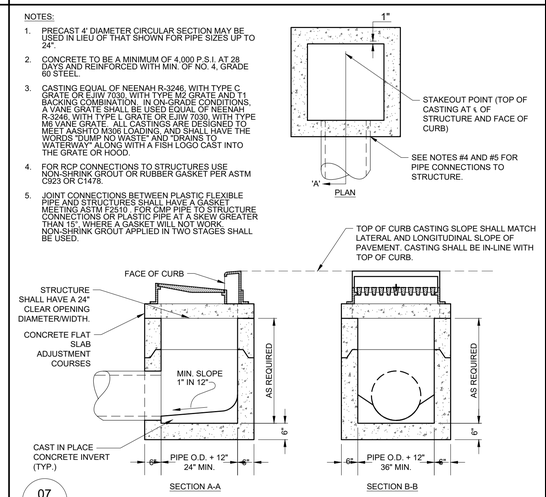
NOTES:
1. INSPECT STONE FILTER RING ONCE FINAL STABILIZATION HAS OCCURRED AND REPAIR AS NECESSARY.

METRO TCP-16

06 C904

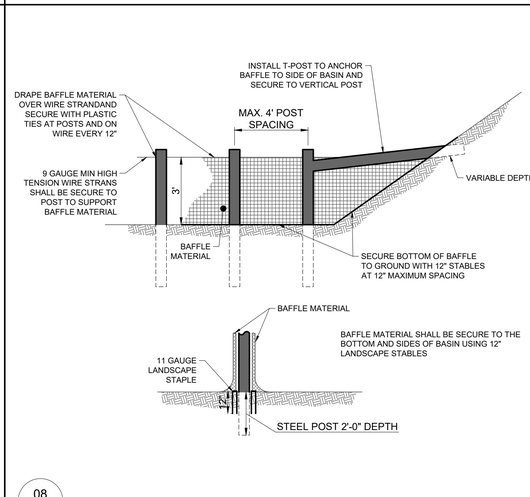
TEMPORARY STONE FILTER RING
NOT TO SCALE

NOTES:
1. PRECAST 4' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24".
2. CONCRETE TO BE A MINIMUM OF 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 STEEL.
3. CASTING EQUAL OF NEENAH R-3246, WITH TYPE C GRATE OR EJIW 7030, WITH TYPE M2 GRATE AND T1 BACKING COMBINATION. IN ON-GRADE CONDITIONS, A VANE GRATE SHALL BE USED EQUAL OF NEENAH R-3246, WITH TYPE L GRATE OR EJIW 7030, WITH TYPE M6 VANE GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINT CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510 . FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.



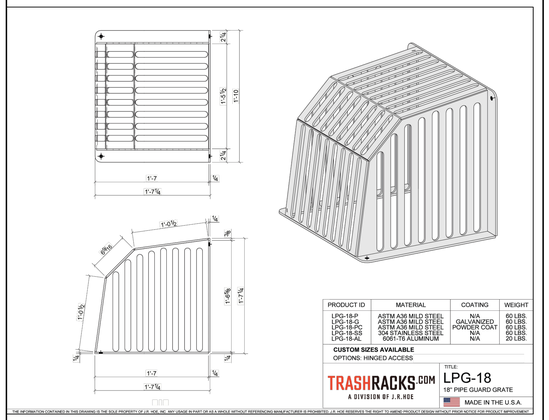
07 C904

CURB INLET
NOT TO SCALE



08 C904

TEMPORARY POROUS BAFFLE
NOT TO SCALE



09 C904

TRASH RACK
NOT TO SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG
7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01
Developer: DCi

MICHAEL DUANE HUNIKER — REGISTERED ENGINEER — AGRICULTURE — No. 20052 — STATE OF TENNESSEE
7/24/2025

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

SITE DETAILS

C904

50114.00
07/23/2025

This Line Is 3 Inches When Printed Full Size

\\global.gspldata\nfna_n\07\50114\001\Work\01CAD\06LP\Sheets\25-0708_ERP Mass Grading\50114.00_C900.dwg - Valerie Rockhill - 7/23/2025 6:19:07 PM

STORMWATER CALCULATIONS FOR

Project Mustang

Joe Frank Porter Road

Mt. Pleasant,
TN Maury
County

GRESHAM SMITH PROJECT # 50114.00

July 23, 2025



7/24/2025

Gresham Smith

SUITE 1400

222 SECOND AVE. SOUTH NASHVILLE, TN 37201

PHONE: 615-770-8100

CONTACT:
Valerie Rockhill
PHONE: 859-519-9124
EMAIL: Valerie.Rockhill@greshamsmith.com

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PROJECT NARRATIVE

Project Description

The 36.9 acre proposed site is located west of Joe Frank Porter Road, just north of State Route 43 Lawrenceburg Highway in northeast Mt. Pleasant, Tennessee.

Property improvements include parking, stormwater infrastructure, and one driveway connecting to the existing Joe Frank Porter Road cul-de-sac.

Soil Conditions

The USDA Web Soil Survey data for this property shows:

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ae	Armour silt loam, eroded gently sloping phase	B	0.3	0.7%
Bk	Braxton silty clay loam, eroded sloping phase	C	0.0	0.1%
Bm	Burgin silt loam, phosphatic phase (Eagleville)	D	1.8	5.0%
Df	Donerail silt loam, gently sloping phase	C	2.1	5.7%
Dg	Dunning silty clay loam, phosphatic phase	C/D	0.2	0.5%
Ga	Godwin silt loam	C/D	16.3	44.0%
Hr	Huntington silt loam, local alluvium phosphatic phase	B	0.1	0.2%
Mb	Maury silt loam, eroded gently sloping phase	A	16.2	43.8%
Totals for Area of Interest			**36.9**	**100.0%**

Refer to Appendix B for existing soils information

Existing Stormwater Conditions

The site is currently undeveloped and consists of open land used for agriculture. Runoff drains across the parcel from northeast to southwest, across the site into an unnamed tributary of

Big Bigby Creek, TN06040003019, which is designated as impaired by nutrients. Two natural outfalls occur on the site and these will be analyzed in both the pre- and post- conditions.

Proposed Stormwater Conditions

All stormwater runoff will drain in a similar pattern as the existing site, from northeast to southwest. The two natural locations of stormwater discharge in the existing condition will be analyzed in the proposed condition. These discharge locations will be the Point of Interests (POI) AB and C.

POI AB:
On the developed portion of the site, POI AB, the stormwater will be collected via a combination of overland flow and underground pipe networks to either one of two riprap-lined ditches and/or a dry detention pond. A small portion of impervious area (0.74 acres) will directly flow into the detention pond without pre-treatment via a riprap-lined ditch. Stormwater that does not enter the storm network will bypass the detention pond and flow overland to the POI AB site outfall.

POI C:
For the undeveloped area at the south of the site, no changes will be made to the existing overland flow path to the POI C outfall. The area of drainage to this point of interest has been reduced from the pre- to the post- condition.

Refer to Appendix B for Existing and Proposed Hydrologic Plan Exhibits.

Stormwater Quantity

Storm Sewer System
The majority of all onsite water will be conveyed via a combination of surface runoff and the proposed storm network throughout the site. All disturbed areas of increased impervious runoff will be diverted to a dry detention pond before slow-release to the POI AB outfall.

The drainage area for each inlet and storm sewer calculations are provided in Appendix D.

Stormwater Detention
Stormwater detention for the proposed development has been provided through the use of the TR-55 method to meet the pre vs. post water quantity requirements, per the City of Mt. Pleasant. The calculations provided herein take into account all future parking and building expansion impervious areas shown on Site Plan. Stormwater over the disturbed portion of the site will be retained for a minimum of 24 hours in a dry detention basin before slow-releasing to the site outfall. The dry detention basin will also improve water quality by the provision for sediment and other pollutants to settle out over time, see Water Quality design.

The Detention Calculations are provided in Appendix D.

POI AB *Pre vs. Post Discharge Flow Rates (cfs)*						
	2-YR	**5-YR**	**10-YR**	**25-YR**	**50-YR**	**100-YR**
PRE	34.07	46.13	55.81	69.25	79.96	91.13
POST	18.07	22.05	24.87	28.70	31.69	34.74

POI C *Pre vs. Post Discharge Flow Rates (cfs)*						
	2-YR	**5-YR**	**10-YR**	**25-YR**	**50-YR**	**100-YR**
PRE	46.91	64.61	78.98	99.24	115.50	132.53
POST	17.20	22.75	27.16	33.24	38.06	43.08

Stormwater Quality

The City of Mt. Pleasant does not currently have water quality requirements for permitting but an effort was made to ensure that sediment transport to receiving waters would be minimal.

POI AB

The majority of surface drainage will be diverted through one of two riprap-lined ditches before being collected and detained in a dry detention basin. Stormwater routed through the pond will travel slowly over an elongated basin route before it discharges to POI AB. A trash rack will be located at the headwall of the basin outlet pipe to further deter negative impacts to receiving streams. There is a small area of impervious paving (0.74 acres) that will go directly to the dry detention basin without pre-treatment via a ditch.

POI C

The pre-construction drainage pattern for Watershed C (WS C) will continue undisturbed to POI C.

Erosion and Sediment Control

Ditches A & B:

Both ditches will be lined with riprap to diminish shear stress along the channel bottom and discourage sediment transport. The US Department of Transportation FHWA Hydraulic Toolbox 5.4 was used for the analysis of the channel lining and the Known Q was entered via watershed analysis using the Hydraflow Hydrograph Extension for Autodesk Civil 3D.

Ditch A

In order to analyze the channel lining for Ditch A, the Hydraflow Hydrograph Extension for Autodesk Civil 3D was utilized for Watershed 4 – POST WS A and the 10-year storm event. Ditch A conveys three (3) watersheds that enter at different points along the ditch, however, a conservative approach was taken to analyze the ditch as though all flows entered at the same point and were conveyed simultaneously. This ensures that Ditch A will not overflow and that flows entering the ditch will not produce any deleterious erosive effects along the length of the conveyance.

Ditch B

In order to analyze the channel lining for Ditch B, the Hydraflow Hydrograph Extension for Autodesk Civil 3D was utilized for watershed 10 – POST WS B and the 10-year storm event. Ditch B conveys two (2) watersheds that enter at different points along the ditch, however, a conservative approach was taken to analyze the ditch as though all flows entered at the same point and were conveyed simultaneously. This ensures that Ditch B will not overflow and that flows entering the ditch will not produce any deleterious erosive effects along the length of the conveyance.

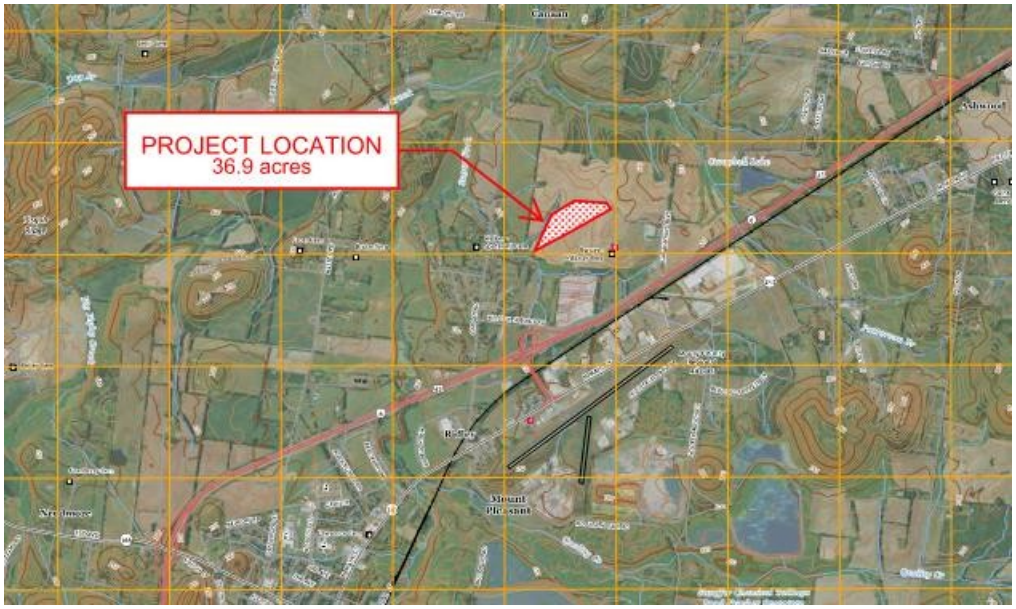
The Channel Lining Analysis Reports are provided in Appendix D.

For temporary and permanent construction measures, as well as sediment basin calculations, refer to the Stormwater Prevention Plan (SWPPP) for erosion control plan and details in Appendix D.

Offsite Drainage

The proposed site is downhill of agricultural land to the north that will contribute 12.21 acres of stormwater run-on. Due to the shape of the site, as well as the layout requirements of the building and vehicular circulation, it was difficult to bypass the entirety of the offsite drainage to the natural outfall of the site. Instead, approximately 12.05 acres of undeveloped offsite drainage will be diverted through the SCMs and treated within the detention pond before ultimately reaching the site outfall(s).

APPENDIX A: VICINITY MAP



VICINITY MAP
NOT TO SCALE

Mt. Pleasant, Tennessee

APPENDIX B: DRAINAGE MAP EXHIBITS

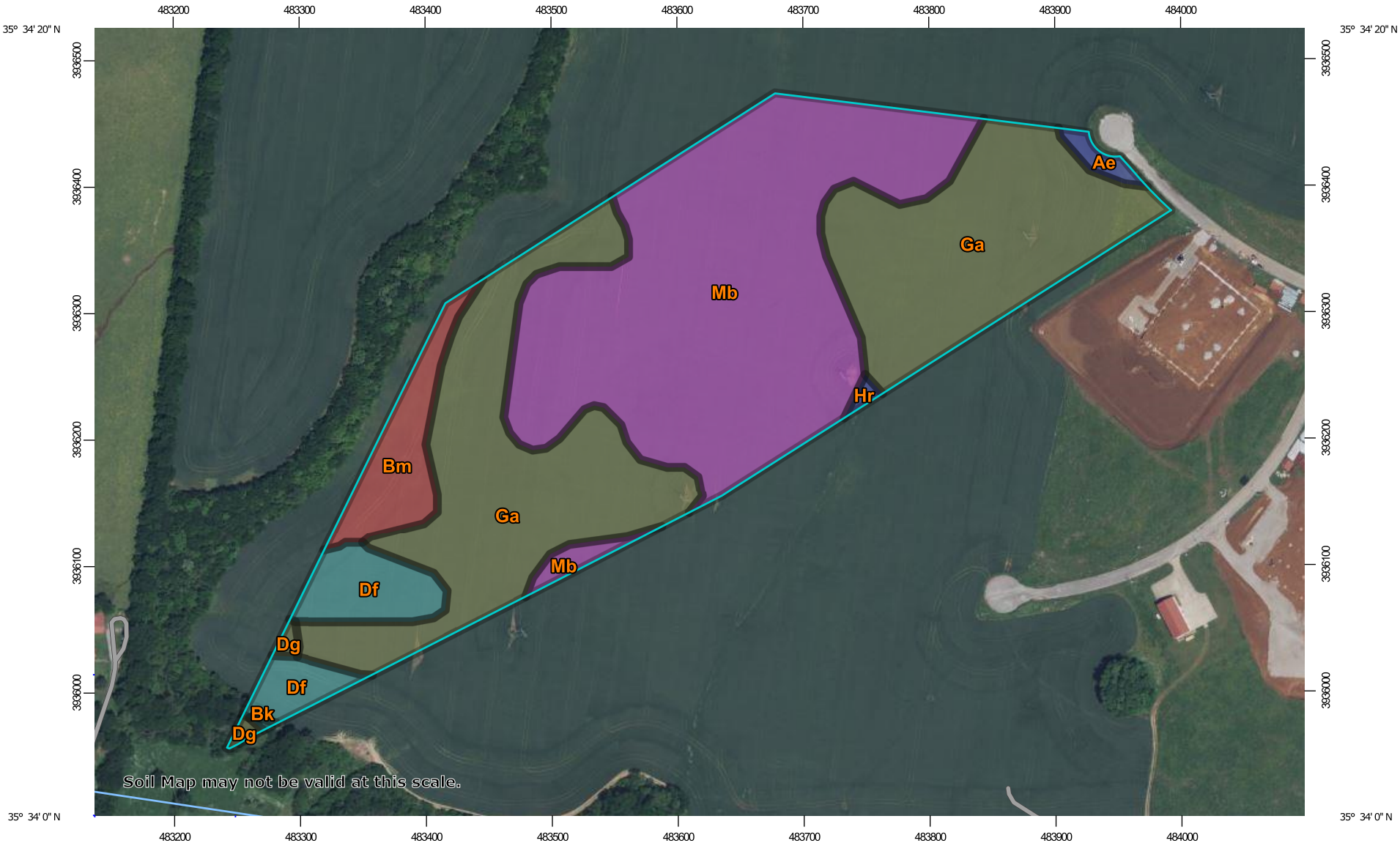
Soils Report

Existing Conditions Drainage Exhibit

Proposed Development Drainage Exhibit

NOAA Rainfall Data

Hydrologic Soil Group—Maury County, Tennessee
(BOUNDARY)



Map Scale: 1:4,390 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Maury County, Tennessee
Survey Area Data: Version 19, Sep 12, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 20, 2021—Jun 14, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ae	Armour silt loam, eroded gently sloping phase	B	0.3	0.7%
Bk	Braxton silty clay loam, eroded sloping phase	C	0.0	0.1%
Bm	Burgin silt loam, phosphatic phase (Eagleville)	D	1.8	5.0%
Df	Donerail silt loam, gently sloping phase	C	2.1	5.7%
Dg	Dunning silty clay loam, phosphatic phase	C/D	0.2	0.5%
Ga	Godwin silt loam	C/D	16.3	44.0%
Hr	Huntington silt loam, local alluvium phosphatic phase	B	0.1	0.2%
Mb	Maury silt loam, eroded gently sloping phase	A	16.2	43.8%
Totals for Area of Interest			**36.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

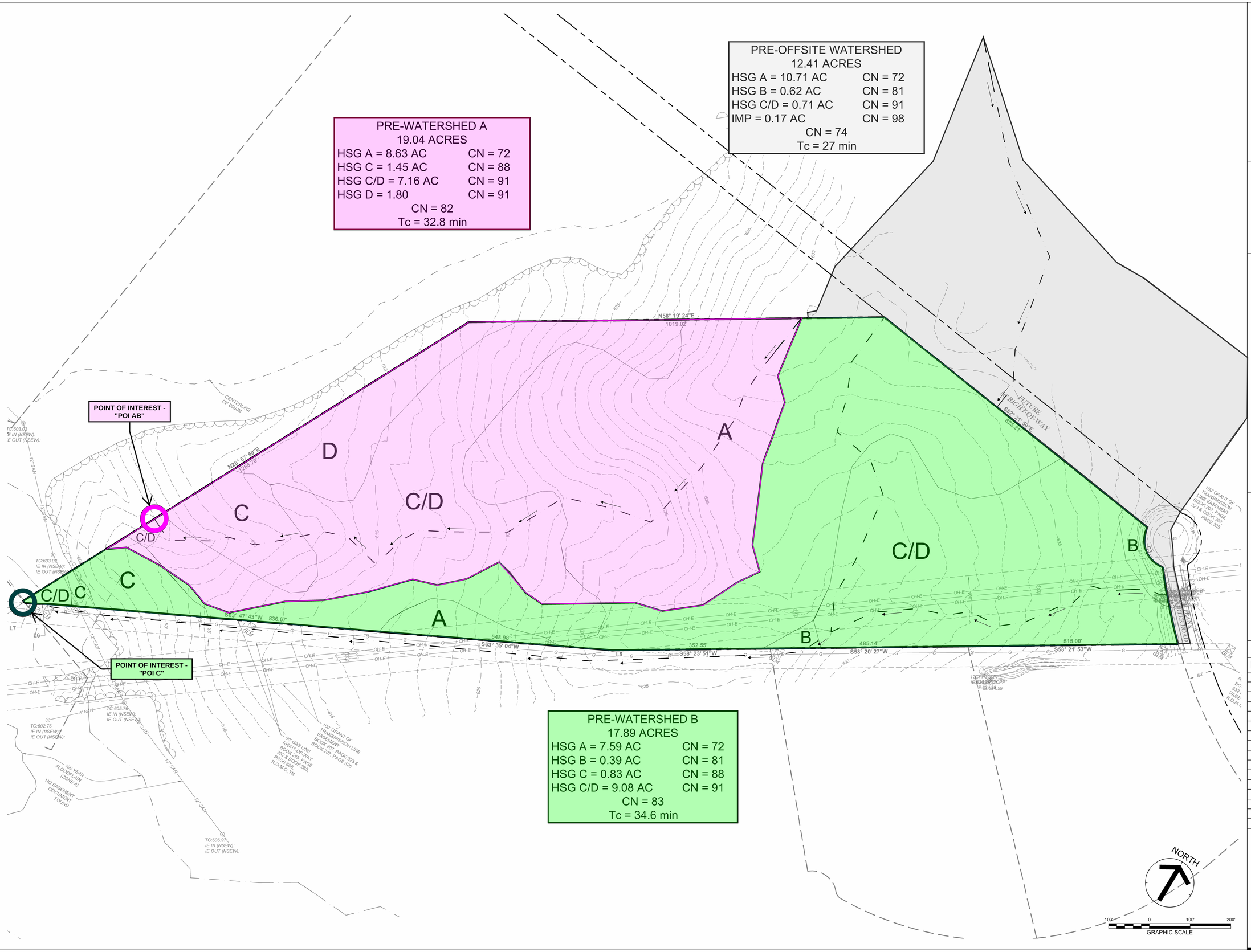
PRE-WATERSHED A
19.04 ACRES
HSG A = 8.63 AC CN = 72
HSG C = 1.45 AC CN = 88
HSG C/D = 7.16 AC CN = 91
HSG D = 1.80 CN = 91
CN = 82
Tc = 32.8 min

PRE-OFFSITE WATERSHED
12.41 ACRES
HSG A = 10.71 AC CN = 72
HSG B = 0.62 AC CN = 81
HSG C/D = 0.71 AC CN = 91
IMP = 0.17 AC CN = 98
CN = 74
Tc = 27 min

PRE-WATERSHED B
17.89 ACRES
HSG A = 7.59 AC CN = 72
HSG B = 0.39 AC CN = 81
HSG C = 0.83 AC CN = 88
HSG C/D = 9.08 AC CN = 91
CN = 83
Tc = 34.6 min

POINT OF INTEREST - "POI AB"

POINT OF INTEREST - "POI C"



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GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

MICHAEL DUANE HUNKLER
REGISTERED ENGINEER
No. 2005
COMMERCE
AGRICULTURE
STATE OF TENNESSEE

Revision

No.	Date	Description

EXISTING HYDROLOGIC PLAN

50114.00
06/10/2025

This Line Is 3 Inches When Printed Full Size

C:\Users\rockhiv\DCIACCDocs\Gresham Smith\50114.00 Project Mustang R25\Project Files\C3D\Sheets\Archive\50114.00_EXISTING DRAINAGE.dwg - Valerie Rockhill - 6/24/2025 12:58:20 PM

POST-Offsite A
11.97 ACRES
HSG A = 10.71 AC CN = 72
HSG B = 0.56 AC CN = 81
HSG D = 0.69 AC CN = 91
Impervious = 0.01 AC CN = 98
CN = 74
Tc = 27 min

POST-WS A1
2.99 ACRES
HSG A = 1.77 AC CN = 72
HSG D = 1.22 AC CN = 91
CN = 80
Tc = 17 min

POST-WS A2
5.57 ACRES
HSG D = 2.94 AC CN = 91
Impervious = 2.63 AC CN = 98
CN = 94
Tc = 12.9 min

POST-WS A3
5.33 ACRES
HSG D = 4.59 AC CN = 91
Impervious = 0.74 AC CN = 98
CN = 92
Tc = 16.6 min

Undisturbed Area
3.20 ACRES
HSG A = 0.21 AC CN = 72
HSG C = 0.56 AC CN = 88
HSG D = 2.43 AC CN = 91
CN = 89
Tc = 23.2 min

POINT OF INTEREST - "POI AB"

POINT OF INTEREST - "POI C"

POST-WS C
9.15 ACRES
HSG A = 2.60 AC CN = 72
HSG B = 0.26 AC CN = 81
HSG C = 0.83 AC CN = 88
HSG D = 5.46 AC CN = 91
CN = 85
Tc = 34.1 min

POST-WS B
10.68 ACRES
HSG D = 4.38 AC CN = 91
Impervious = 6.30 AC CN = 98
CN = 95
Tc = 11.5 min

POST-Offsite C
0.16 ACRES
HSG B = 0.03 AC CN = 81
HSG D = 0.02 AC CN = 91
Impervious = 0.11 AC CN = 98
CN = 94
Tc = 5 min

POST-Offsite B
0.08 ACRES
HSG D = 0.03 AC CN = 81
Impervious = 0.05 AC CN = 98
CN = 92
Tc = 5 min

NORTH

100' 0 100' 200'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

PROPOSED HYDROLOGIC PLAN

50114.00
07/08/2025

This Line Is 3 Inches When Printed Full Size

\\global.gspdata\rnfna_nf07\50114000\Work\01CAD\06LPISheets\25-0708_ERP Mass Grading\50114000_PROPOSED DRAINAGE.dwg - Valerie Rochhill - 7/22/2025 5:53:18 PM

NOAA Atlas 14, Volume 2, Version 3
Location name: Mount Pleasant, Tennessee, USA*
Latitude: 35.5717°, Longitude: -87.1786°
Elevation: 635 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.409** (0.377-0.448)	**0.483** (0.445-0.528)	**0.564** (0.519-0.618)	**0.632** (0.580-0.690)	**0.724** (0.659-0.790)	**0.795** (0.719-0.866)	**0.869** (0.781-0.948)	**0.946** (0.843-1.03)	**1.05** (0.923-1.15)	**1.14** (0.986-1.24)
10-min	**0.653** (0.602-0.715)	**0.772** (0.711-0.845)	**0.904** (0.831-0.990)	**1.01** (0.927-1.10)	**1.15** (1.05-1.26)	**1.27** (1.15-1.38)	**1.38** (1.24-1.51)	**1.50** (1.34-1.64)	**1.66** (1.46-1.82)	**1.79** (1.55-1.96)
15-min	**0.817** (0.752-0.894)	**0.971** (0.894-1.06)	**1.14** (1.05-1.25)	**1.28** (1.17-1.40)	**1.46** (1.33-1.60)	**1.60** (1.45-1.75)	**1.75** (1.57-1.90)	**1.89** (1.68-2.06)	**2.09** (1.84-2.29)	**2.25** (1.95-2.46)
30-min	**1.12** (1.03-1.22)	**1.34** (1.24-1.47)	**1.62** (1.49-1.78)	**1.85** (1.70-2.02)	**2.16** (1.97-2.36)	**2.42** (2.18-2.63)	**2.68** (2.40-2.92)	**2.95** (2.62-3.21)	**3.33** (2.92-3.64)	**3.64** (3.16-3.98)
60-min	**1.40** (1.29-1.53)	**1.68** (1.55-1.84)	**2.08** (1.92-2.28)	**2.41** (2.21-2.64)	**2.88** (2.62-3.15)	**3.27** (2.96-3.56)	**3.68** (3.31-4.02)	**4.13** (3.68-4.50)	**4.78** (4.19-5.22)	**5.31** (4.61-5.81)
2-hr	**1.61** (1.48-1.78)	**1.94** (1.77-2.13)	**2.40** (2.19-2.63)	**2.78** (2.53-3.05)	**3.33** (3.00-3.64)	**3.79** (3.40-4.15)	**4.28** (3.81-4.69)	**4.82** (4.25-5.28)	**5.60** (4.86-6.14)	**6.25** (5.37-6.87)
3-hr	**1.75** (1.61-1.92)	**2.10** (1.93-2.31)	**2.58** (2.37-2.83)	**2.99** (2.73-3.28)	**3.57** (3.24-3.91)	**4.06** (3.66-4.45)	**4.59** (4.10-5.02)	**5.15** (4.56-5.64)	**5.97** (5.22-6.54)	**6.65** (5.74-7.29)
6-hr	**2.18** (2.00-2.39)	**2.59** (2.38-2.85)	**3.16** (2.91-3.47)	**3.65** (3.34-4.00)	**4.34** (3.94-4.74)	**4.92** (4.44-5.37)	**5.53** (4.95-6.03)	**6.19** (5.50-6.76)	**7.14** (6.27-7.81)	**7.92** (6.88-8.68)
12-hr	**2.64** (2.43-2.90)	**3.15** (2.90-3.46)	**3.84** (3.53-4.21)	**4.42** (4.04-4.83)	**5.22** (4.75-5.71)	**5.90** (5.34-6.44)	**6.61** (5.93-7.21)	**7.36** (6.57-8.05)	**8.43** (7.44-9.23)	**9.31** (8.13-10.2)
24-hr	**3.26** (3.02-3.52)	**3.89** (3.61-4.21)	**4.74** (4.40-5.14)	**5.41** (5.01-5.85)	**6.33** (5.84-6.84)	**7.06** (6.50-7.62)	**7.82** (7.17-8.42)	**8.58** (7.85-9.25)	**9.63** (8.75-10.4)	**10.5** (9.46-11.3)
2-day	**3.85** (3.56-4.18)	**4.61** (4.26-5.01)	**5.62** (5.19-6.10)	**6.42** (5.92-6.96)	**7.50** (6.91-8.14)	**8.37** (7.68-9.06)	**9.26** (8.46-10.0)	**10.2** (9.26-11.0)	**11.4** (10.3-12.3)	**12.4** (11.1-13.4)
3-day	**4.12** (3.82-4.44)	**4.92** (4.57-5.32)	**5.98** (5.55-6.46)	**6.80** (6.30-7.34)	**7.90** (7.31-8.52)	**8.77** (8.09-9.45)	**9.64** (8.87-10.4)	**10.5** (9.65-11.3)	**11.7** (10.7-12.6)	**12.6** (11.5-13.6)
4-day	**4.38** (4.08-4.70)	**5.23** (4.88-5.62)	**6.34** (5.90-6.81)	**7.18** (6.69-7.72)	**8.30** (7.71-8.90)	**9.17** (8.50-9.84)	**10.0** (9.27-10.8)	**10.9** (10.0-11.7)	**12.0** (11.0-12.9)	**12.9** (11.8-13.9)
7-day	**5.16** (4.84-5.49)	**6.15** (5.78-6.55)	**7.38** (6.93-7.86)	**8.32** (7.81-8.86)	**9.56** (8.96-10.2)	**10.5** (9.82-11.2)	**11.4** (10.7-12.2)	**12.3** (11.5-13.1)	**13.5** (12.5-14.4)	**14.4** (13.3-15.4)
10-day	**5.87** (5.52-6.23)	**6.97** (6.56-7.40)	**8.30** (7.80-8.80)	**9.32** (8.76-9.88)	**10.6** (10.0-11.3)	**11.7** (10.9-12.4)	**12.7** (11.9-13.4)	**13.7** (12.8-14.5)	**15.0** (13.9-15.9)	**16.0** (14.8-16.9)
20-day	**8.06** (7.62-8.51)	**9.51** (9.00-10.0)	**11.1** (10.5-11.7)	**12.2** (11.5-12.9)	**13.6** (12.9-14.4)	**14.7** (13.8-15.5)	**15.7** (14.8-16.5)	**16.6** (15.6-17.5)	**17.7** (16.6-18.7)	**18.5** (17.3-19.6)
30-day	**9.92** (9.41-10.4)	**11.7** (11.1-12.3)	**13.4** (12.7-14.1)	**14.6** (13.9-15.4)	**16.2** (15.3-17.0)	**17.3** (16.3-18.1)	**18.3** (17.3-19.2)	**19.2** (18.1-20.2)	**20.3** (19.2-21.4)	**21.1** (19.9-22.3)
45-day	**12.5** (11.9-13.1)	**14.6** (13.9-15.3)	**16.6** (15.8-17.4)	**18.0** (17.1-18.9)	**19.8** (18.8-20.8)	**21.1** (20.0-22.1)	**22.2** (21.1-23.3)	**23.3** (22.0-24.4)	**24.5** (23.2-25.8)	**25.4** (24.0-26.7)
60-day	**14.9** (14.2-15.7)	**17.5** (16.6-18.4)	**19.8** (18.8-20.8)	**21.4** (20.4-22.6)	**23.4** (22.2-24.7)	**24.8** (23.6-26.1)	**26.1** (24.7-27.5)	**27.3** (25.8-28.7)	**28.6** (27.0-30.1)	**29.5** (27.8-31.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

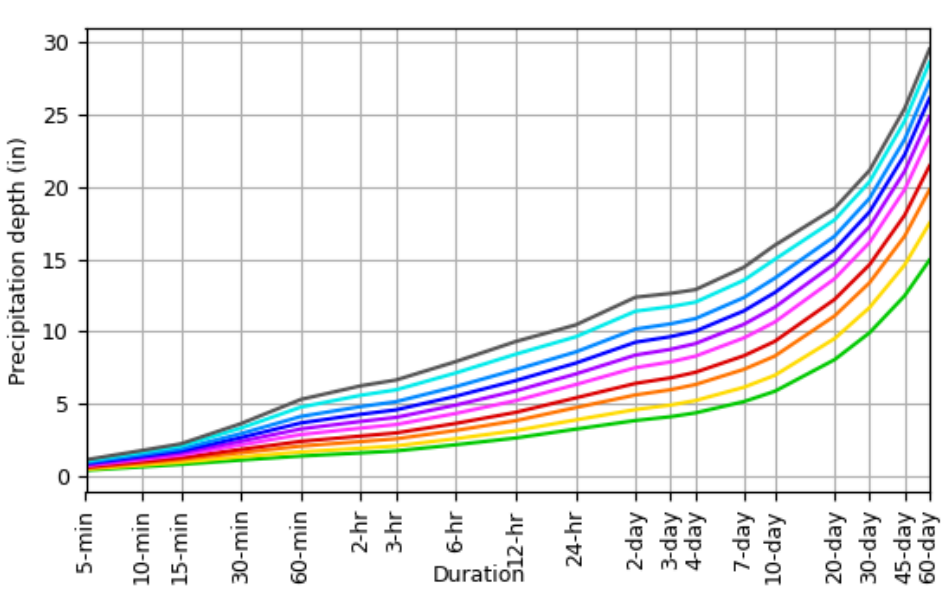
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

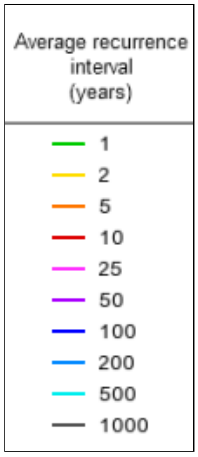
Please refer to NOAA Atlas 14 document for more information.

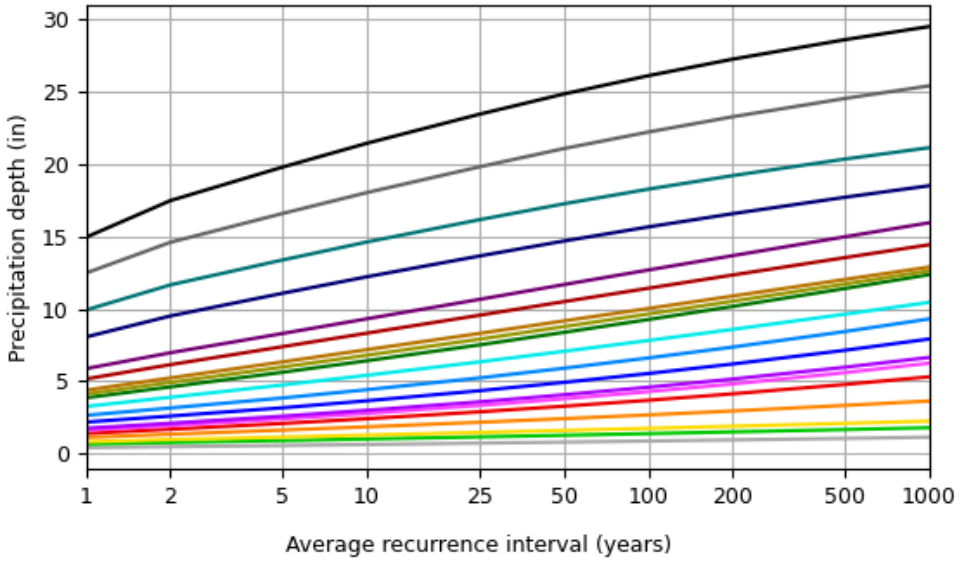
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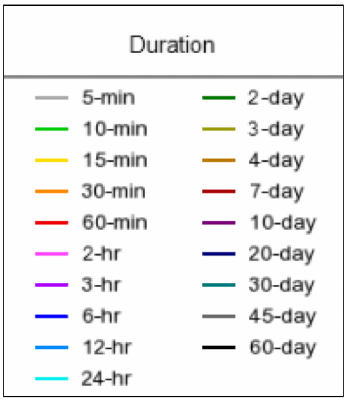
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 35.5717°, Longitude: -87.1786°









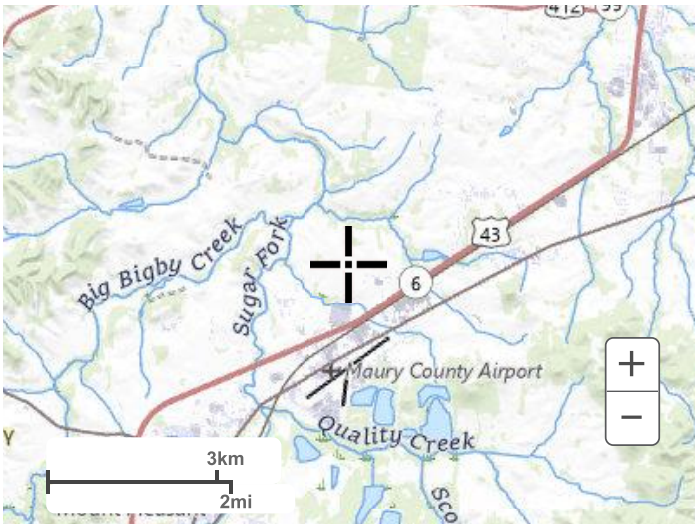
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Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



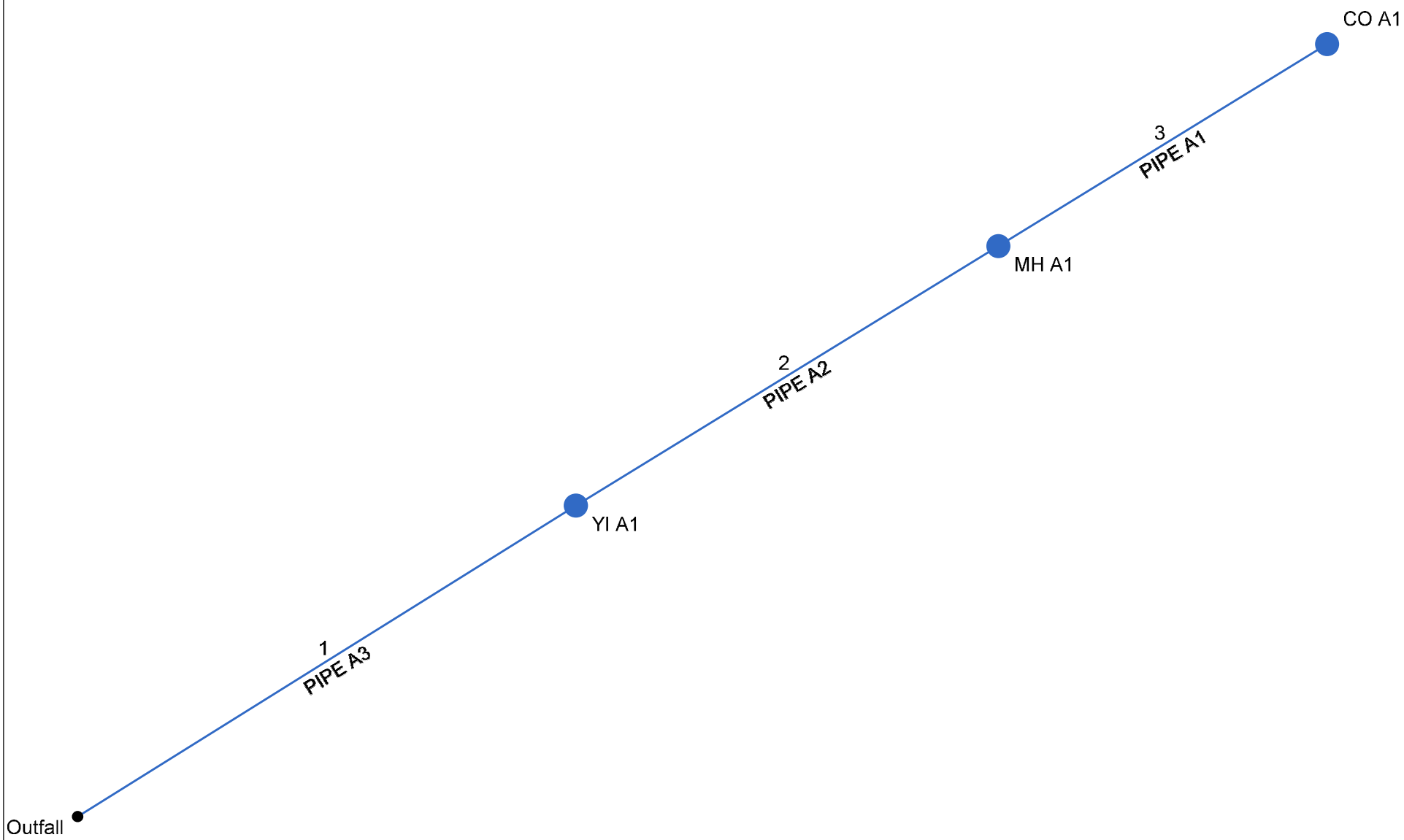
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National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX C: STORM SEWERS

STORM SEWER ANALYSIS REPORT – 10 YEAR


CO A1
3
PIPE A1
MH A1
2
PIPE A2
YI A1
1
PIPE A3
Outfall

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	106.666	-32.084	DrGrt	0.00	0.30	0.39	5.0	612.74	7.74	621.00	15	Cir	0.012	0.50	625.70	PIPE A3
2	1	90.000	0.431	MH	0.00	0.18	0.95	5.0	621.00	2.03	622.83	12	Cir	0.012	0.15	625.38	PIPE A2
3	2	70.057	-0.017	MH	0.00	0.19	0.95	5.0	622.83	1.67	624.00	12	Cir	0.012	1.00	628.93	PIPE A1

MUSTANG2 | Number of lines: 3 | Date: 7/8/2025

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Type
1	PIPE A3	3.37	15	Cir	106.666	612.74	621.00	7.744	613.42	621.74	n/a	621.74	End	DropGrate
2	PIPE A2	2.58	12	Cir	90.000	621.00	622.83	2.033	621.74	623.52	n/a	623.52 j	1	Manhole
3	PIPE A1	1.37	12	Cir	70.057	622.83	624.00	1.670	623.52	624.49	n/a	624.49	2	Manhole

MUSTANG2 | Number of lines: 3 | Run Date: 7/8/2025

NOTES: Return period = 10 Yrs. ; j - Line contains hyd. jump.

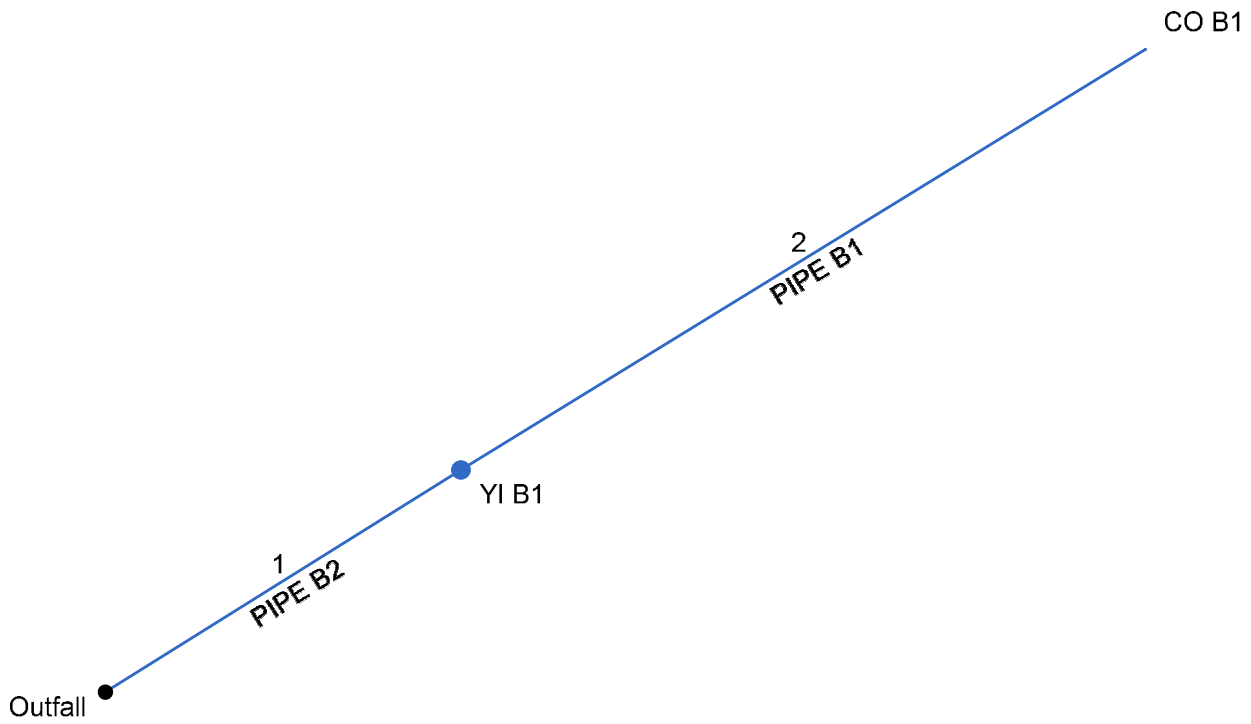
Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	YI A1	0.89	2.66	3.55	0.00	DrGrt	0.0	0.00	5.06	2.53	2.00	Sag	2.00	0.020	0.020	0.013	0.26	27.72	0.26	27.72	0.0	Off
2	MH A1	1.30	1.37	0.00	2.66	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.0	1
3	CO A1	1.37	0.00	0.00	1.37	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.0	2

MUSTANG2 | Number of lines: 3 | Run Date: 7/8/2025

NOTES: Inlet N-Values = 0.016; Intensity = 73.40 / (Inlet time + 12.20) ^ 0.80; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Pipe B.stm	Number of lines: 2	Date: 7/8/2025

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	100.213	-32.119	DrGrt	0.00	0.37	0.41	5.0	617.00	3.99	621.00	12	Cir	0.012	0.50	627.83	PIPE B2
2	1	192.000	0.434	None	0.00	0.77	0.95	5.0	621.00	2.08	625.00	12	Cir	0.012	1.00	628.36	PIPE B1

Project File: Pipe B.stm

Number of lines: 2

Date: 7/8/2025

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	YI B1	DropGrate	627.83	Cir	4.00	4.00	12	Cir	621.00	12	Cir	621.00
2	CO B1	None	628.36	n/a	n/a	n/a	12	Cir	625.00			

Project File: Pipe B.stm | Number of Structures: 2 | Run Date: 7/8/2025

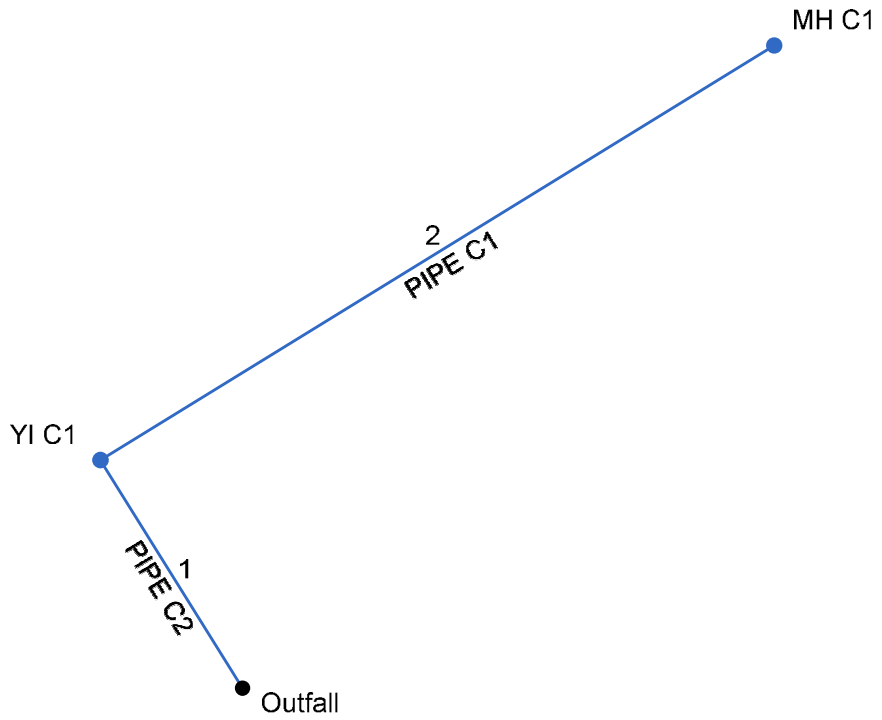
Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	YI B1	1.15	5.54	6.69	0.00	DrGrt	0.0	0.00	5.06	2.53	2.00	Sag	2.00	0.050	0.020	0.013	0.39	41.27	0.39	41.27	0.0	Off
2	CO B1	5.54	0.00	0.00	5.54	None	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.0	1

Project File: Pipe B.stm | Number of lines: 2 | Run Date: 7/8/2025

NOTES: Inlet N-Values = 0.016; Intensity = 73.40 / (Inlet time + 12.20) ^ 0.80; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: PIPE C.stm	Number of lines: 2	Date: 7/8/2025

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	78.957	-121.816	DrGrt	0.00	0.32	0.42	5.0	619.00	2.53	621.00	15	Cir	0.012	1.50	628.29	PIPE C2
2	1	232.000	90.102	MH	0.00	0.93	0.95	5.0	621.00	1.29	624.00	15	Cir	0.012	1.00	628.29	PIPE C1

Project File: PIPE C.stm | Number of lines: 2 | Date: 7/8/2025

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	YI C1	DropGrate	628.29	Cir	4.00	4.00	15	Cir	621.00	15	Cir	621.00
2	MH C1	Manhole	628.29	Cir	4.00	4.00	15	Cir	624.00			

Project File: PIPE C.stm | Number of Structures: 2 | Run Date: 7/8/2025

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	YI C1	1.02	6.69	7.71	0.00	DrGrt	0.0	0.00	5.06	2.53	2.00	Sag	2.00	0.050	0.020	0.013	0.43	45.17	0.43	45.17	0.0	Off
2	MH C1	6.69	0.00	0.00	6.69	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.0	1

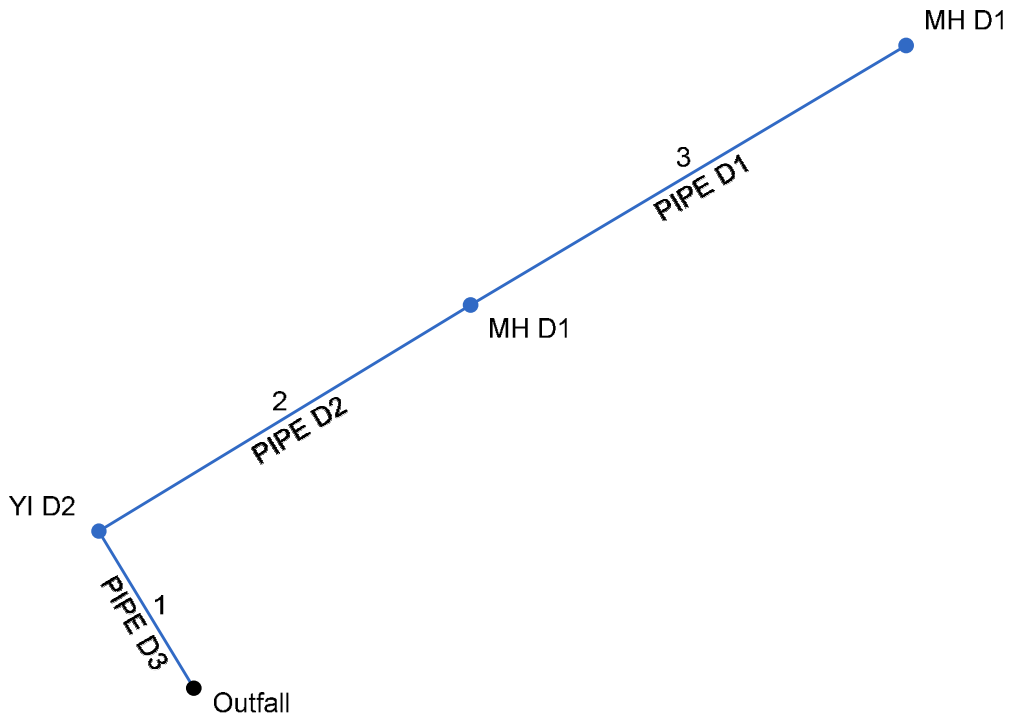
Project File: PIPE C.stm

Number of lines: 2

Run Date: 7/8/2025

NOTES: Inlet N-Values = 0.016; Intensity = 73.40 / (Inlet time + 12.20) ^ 0.80; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Pipe D.stm	Number of lines: 3	Date: 7/8/2025

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	57.977	-121.017	DrGrt	0.00	0.25	0.52	5.0	621.00	1.72	622.00	15	Cir	0.012	1.50	628.14	PIPE D3
2	1	137.257	89.592	MH	0.00	0.51	0.35	5.0	622.00	0.73	623.00	15	Cir	0.012	0.15	628.73	PIPE D2
3	2	159.944	0.530	MH	0.00	0.67	0.95	5.0	623.00	0.63	624.00	15	Cir	0.012	1.00	629.42	PIPE D1

Project File: Pipe D.stm | Number of lines: 3 | Date: 7/8/2025

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	YI D2	DropGrate	628.14	Cir	4.00	4.00	15	Cir	622.00	15	Cir	622.00
2	MH D1	Manhole	628.73	Cir	4.00	4.00	15	Cir	623.00	15	Cir	623.00
3	MH D1	Manhole	629.42	Cir	4.00	4.00	15	Cir	624.00			

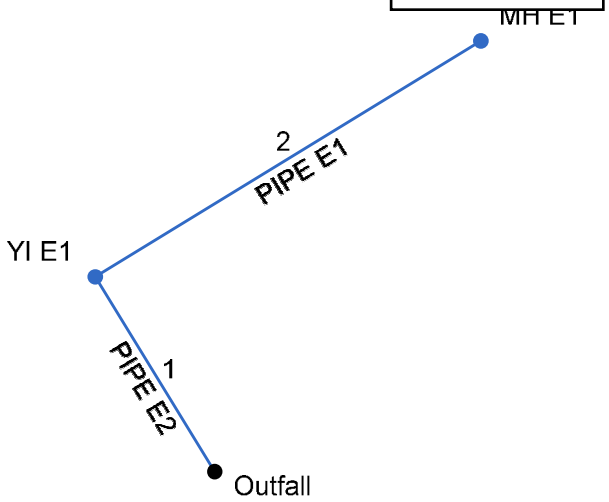
Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	YI D2	0.98	6.17	7.16	0.00	DrGrt	0.0	0.00	5.06	2.53	2.00	Sag	2.00	0.020	0.020	0.013	0.41	43.07	0.41	43.07	0.0	Off
2	MH D1	1.35	4.82	0.00	6.17	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.0	1
3	MH D1	4.82	0.00	0.00	4.82	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.0	2

Project File: Pipe D.stm | Number of lines: 3 | Run Date: 7/8/2025

NOTES: Inlet N-Values = 0.016; Intensity = 73.40 / (Inlet time + 12.20) ^ 0.80; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Pipe E.stm	Number of lines: 2	Date: 7/8/2025

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	72.177	-121.419	DrGrt	0.00	0.25	0.52	5.0	624.00	1.39	625.00	15	Cir	0.012	1.50	628.67	PIPE E2
2	1	142.604	89.850	MH	0.00	0.65	0.95	5.0	625.00	0.70	626.00	15	Cir	0.012	1.00	628.71	PIPE E1

Project File: Pipe E.stm

Number of lines: 2

Date: 7/8/2025

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	YI E1	DropGrate	628.67	Cir	4.00	4.00	15	Cir	625.00	15	Cir	625.00
2	MH E1	Manhole	628.71	Cir	4.00	4.00	15	Cir	626.00			

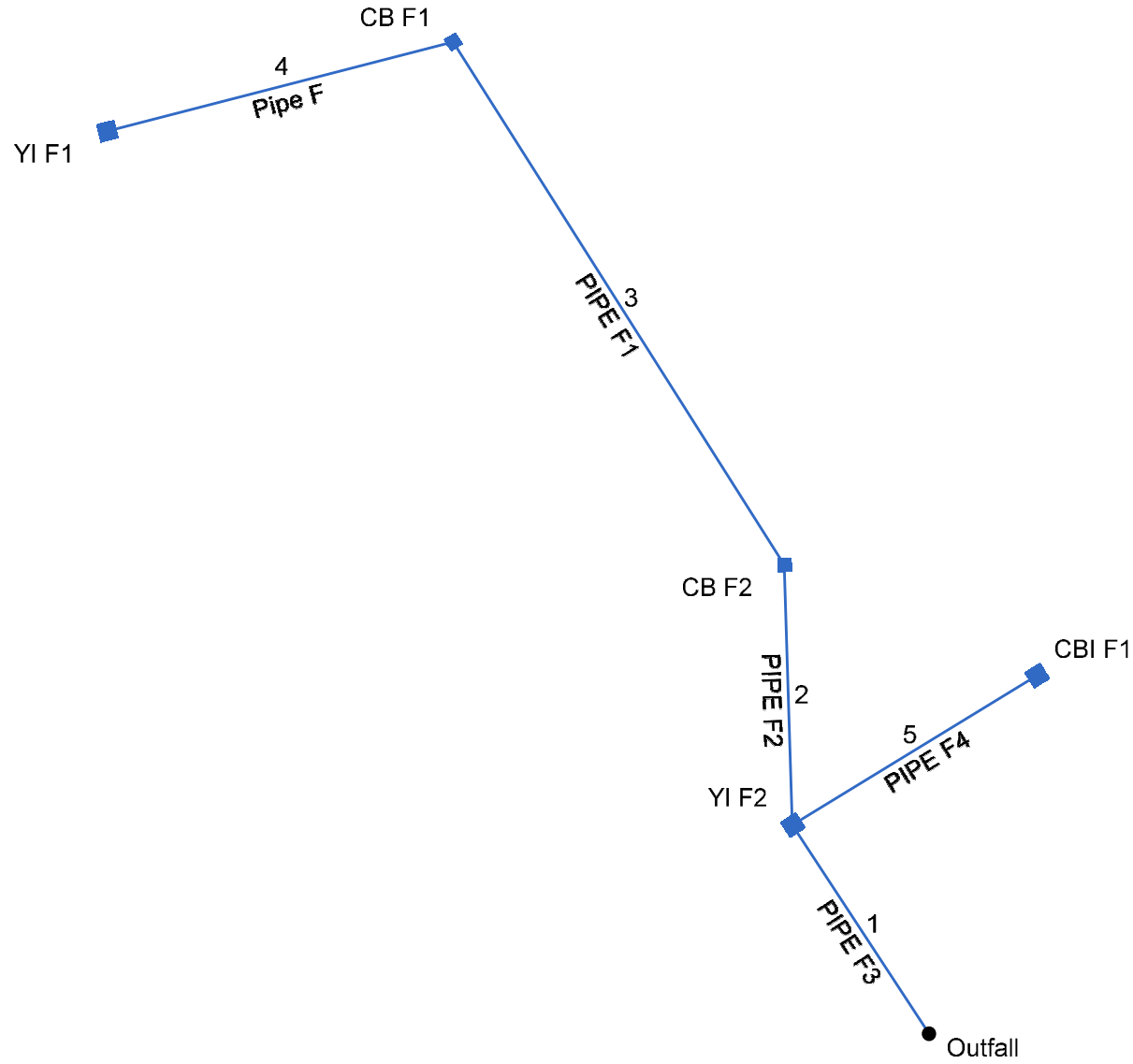
Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	YI E1	0.98	4.68	5.66	0.00	DrGrt	0.0	0.00	5.06	2.53	2.00	Sag	2.00	0.050	0.020	0.013	0.35	37.13	0.35	37.13	0.0	Off
2	MH E1	4.68	0.00	0.00	4.68	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.0	1

Project File: Pipe E.stm | Number of lines: 2 | Run Date: 7/8/2025

NOTES: Inlet N-Values = 0.016; Intensity = 73.40 / (Inlet time + 12.20) ^ 0.80; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Pipe F.stm	Number of lines: 5	Date: 7/8/2025

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	55.317	-123.151	DrGrt	0.00	0.19	0.57	5.0	624.00	0.90	624.50	24	Cir	0.012	1.50	627.50	PIPE F3
2	1	57.777	31.416	DrCrb	0.00	0.67	0.69	5.0	624.50	0.87	625.00	18	Cir	0.012	0.84	627.89	PIPE F2
3	2	137.271	-30.514	DrCrb	0.00	0.74	0.95	5.0	625.00	0.44	625.60	18	Cir	0.012	1.44	627.92	PIPE F1
4	3	79.000	-72.295	DrGrt	0.00	0.57	0.35	5.0	625.60	0.51	626.00	18	Cir	0.012	1.00	628.72	Pipe F
5	1	63.350	91.625	Curb	0.00	0.70	0.71	5.0	624.70	1.26	625.50	15	Cir	0.012	1.00	629.02	PIPE F4

Project File: Pipe F.stm | Number of lines: 5 | Date: 7/8/2025

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	YI F2	DropGrate	627.50	Rect	4.00	4.00	24	Cir	624.50	18 15	Cir Cir	624.50 624.70
2	CB F2	DropCurb	627.89	Rect	3.00	3.00	18	Cir	625.00	18	Cir	625.00
3	CB F1	DropCurb	627.92	Rect	3.00	3.00	18	Cir	625.60	18	Cir	625.60
4	YI F1	DropGrate	628.72	Rect	4.00	4.00	18	Cir	626.00			
5	CBI F1	Curb-Horiz	629.02	Rect	4.00	4.00	15	Cir	625.50			

Project File: Pipe F.stm | Number of Structures: 5 | Run Date: 7/8/2025

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	YI F2	0.82	0.00	0.82	0.00	DrGrt	0.0	0.00	5.06	2.53	2.00	Sag	2.00	0.050	0.020	0.013	0.10	11.69	0.10	11.69	0.0	Off
2	CB F2	3.50	0.00	3.50	0.00	DrCrb	4.0	6.07	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.33	inf.00	0.33	inf.00	0.0	1
3	CB F1	5.33	0.00	5.33	0.00	DrCrb	4.0	9.22	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.33	inf.00	0.33	inf.00	0.0	2
4	YI F1	1.51	0.00	1.51	0.00	DrGrt	0.0	0.00	5.06	2.53	2.00	Sag	2.00	0.020	0.020	0.013	0.15	16.55	0.15	16.55	0.0	3
5	CBI F1	3.76	0.00	3.76	0.00	Curb	4.0	6.52	0.00	0.00	0.00	Sag	2.00	0.050	0.020	0.013	0.36	14.83	0.36	14.83	0.0	1

Project File: Pipe F.stm | Number of lines: 5 | Run Date: 7/8/2025

NOTES: Inlet N-Values = 0.016; Intensity = 73.40 / (Inlet time + 12.20) ^ 0.80; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

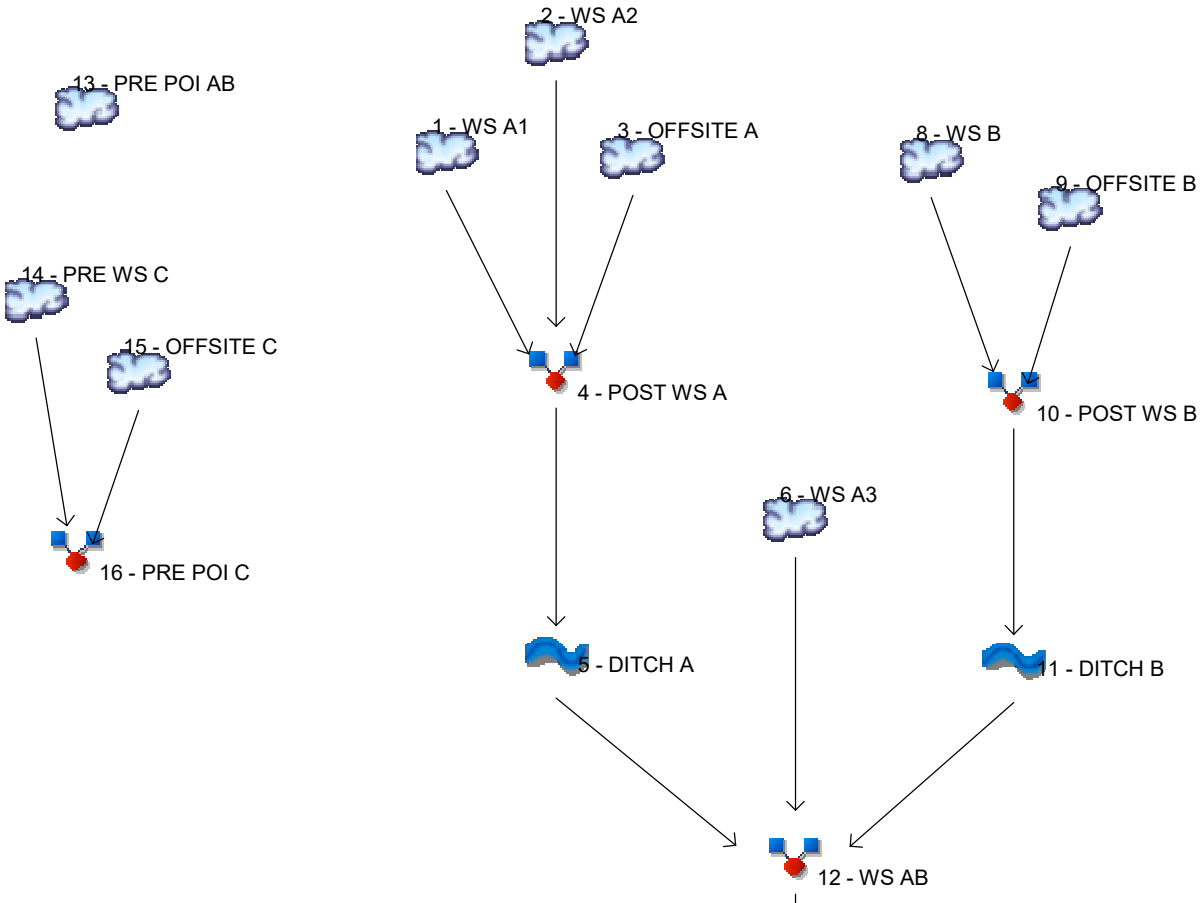
APPENDIX D: HYDROLOGIC CALCULATIONS

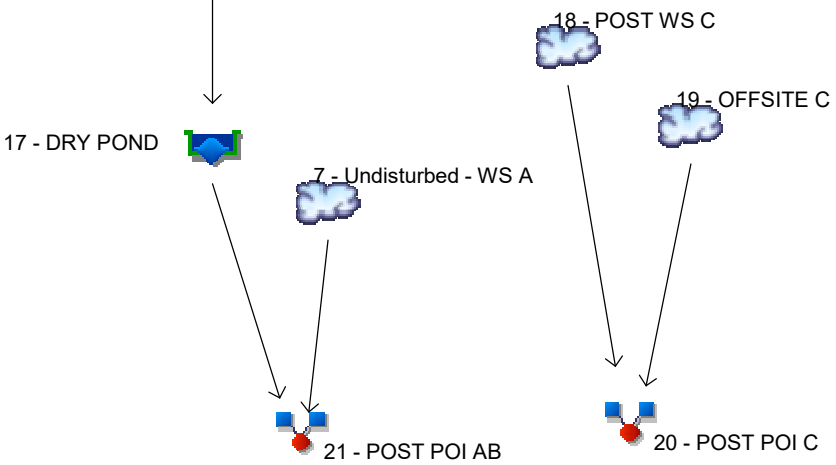
Hydraflow Watershed Analysis Report

Channel and Channel Lining Reports – 10 Year

Sediment Basin Calculations

Watershed Model Schematic





Legend

Hyd.	Origin	Description
1	SCS Runoff	WS A1
2	SCS Runoff	WS A2
3	SCS Runoff	OFFSITE A
4	Combine	POST WS A
5	Reach	DITCH A
6	SCS Runoff	WS A3
7	SCS Runoff	Undisturbed - WS A
8	SCS Runoff	WS B
9	SCS Runoff	OFFSITE B
10	Combine	POST WS B
11	Reach	DITCH B
12	Combine	WS AB
13	SCS Runoff	PRE POI AB
14	SCS Runoff	PRE WS C
15	SCS Runoff	OFFSITE C
16	Combine	PRE POI C
17	Reservoir	DRY POND
18	SCS Runoff	POST WS C
19	SCS Runoff	OFFSITE C
20	Combine	POST POI C
21	Combine	POST POI AB

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	6.753	-------	9.260	11.28	14.10	16.35	18.70	WS A1
2	SCS Runoff	------	-------	24.31	-------	30.21	34.84	41.15	46.15	51.33	WS A2
3	SCS Runoff	------	-------	15.96	-------	23.14	29.09	37.61	44.52	51.81	OFFSITE A
4	Combine	1, 2, 3	-------	41.61	-------	55.49	66.74	82.47	95.13	108.40	POST WS A
5	Reach	4	-------	35.35	-------	47.99	58.32	72.86	84.60	96.97	DITCH A
6	SCS Runoff	------	-------	19.50	-------	24.51	28.44	33.80	38.04	42.43	WS A3
7	SCS Runoff	------	-------	9.222	-------	11.84	13.90	16.71	18.94	21.25	Undisturbed - WS A
8	SCS Runoff	------	-------	47.52	-------	58.76	67.57	79.62	89.15	99.05	WS B
9	SCS Runoff	------	-------	0.382	-------	0.479	0.556	0.659	0.742	0.827	OFFSITE B
10	Combine	8, 9	-------	47.81	-------	59.12	67.99	80.11	89.70	99.66	POST WS B
11	Reach	10	-------	41.17	-------	51.45	59.55	70.67	79.50	88.70	DITCH B
12	Combine	5, 6, 11	-------	92.41	-------	119.07	140.42	170.09	193.82	218.68	WS AB
13	SCS Runoff	------	-------	34.07	-------	46.13	55.81	69.25	79.96	91.13	PRE POI AB
14	SCS Runoff	------	-------	31.02	-------	41.67	50.20	61.99	71.39	81.17	PRE WS C
15	SCS Runoff	------	-------	16.28	-------	23.60	29.68	38.36	45.41	52.85	OFFSITE C
16	Combine	14, 15	-------	46.91	-------	64.61	78.98	99.24	115.50	132.53	PRE POI C
17	Reservoir	12	-------	11.38	-------	12.90	14.02	15.44	16.49	29.23	DRY POND
18	SCS Runoff	------	-------	17.11	-------	22.64	27.03	33.09	37.89	42.89	POST WS C
19	SCS Runoff	------	-------	0.797	-------	0.989	1.140	1.345	1.508	1.677	OFFSITE C
20	Combine	18, 19	-------	17.20	-------	22.75	27.16	33.24	38.06	43.08	POST POI C
21	Combine	7, 17,	-------	18.07	-------	22.05	24.87	28.70	31.69	34.74	POST POI AB

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.753	2	724	21,177	------	------	------	WS A1
2	SCS Runoff	24.31	2	720	67,070	------	------	------	WS A2
3	SCS Runoff	15.96	2	732	65,875	------	------	------	OFFSITE A
4	Combine	41.61	2	722	154,121	1, 2, 3	------	------	POST WS A
5	Reach	35.35	2	730	154,118	4	------	------	DITCH A
6	SCS Runoff	19.50	2	722	56,808	------	------	------	WS A3
7	SCS Runoff	9.222	2	726	32,159	------	------	------	Undisturbed - WS A
8	SCS Runoff	47.52	2	720	132,840	------	------	------	WS B
9	SCS Runoff	0.382	2	716	820	------	------	------	OFFSITE B
10	Combine	47.81	2	720	133,660	8, 9	------	------	POST WS B
11	Reach	41.17	2	724	133,657	10	------	------	DITCH B
12	Combine	92.41	2	726	344,583	5, 6, 11	------	------	WS AB
13	SCS Runoff	34.07	2	732	147,606	------	------	------	PRE POI AB
14	SCS Runoff	31.02	2	734	140,667	------	------	------	PRE WS C
15	SCS Runoff	16.28	2	732	67,195	------	------	------	OFFSITE C
16	Combine	46.91	2	734	207,862	14, 15	------	------	PRE POI C
17	Reservoir	11.38	2	774	344,581	12	611.35	157,199	DRY POND
18	SCS Runoff	17.11	2	734	77,487	------	------	------	POST WS C
19	SCS Runoff	0.797	2	716	1,751	------	------	------	OFFSITE C
20	Combine	17.20	2	734	79,238	18, 19	------	------	POST POI C
21	Combine	18.07	2	728	376,740	7, 17,	------	------	POST POI AB

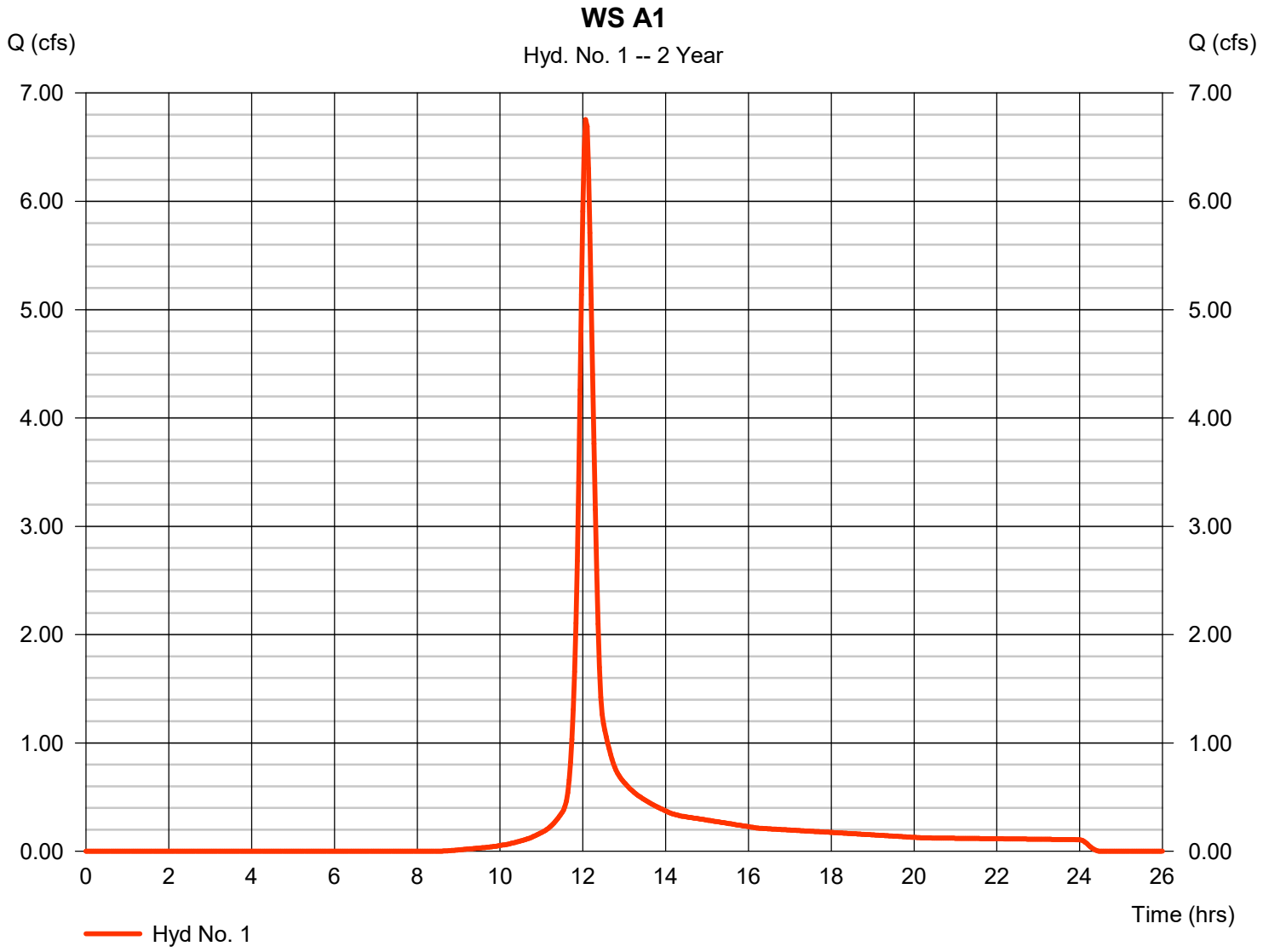
Hydrograph Report

Hyd. No. 1

WS A1

Hydrograph type	= SCS Runoff	Peak discharge	= 6.753 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 21,177 cuft
Drainage area	= 2.990 ac	Curve number	= 80*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 17.00 min
Total precip.	= 3.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.770 x 72) + (1.220 x 91)] / 2.990



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No. 1

WS A1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.89		0.00		0.00		
Land slope (%)	= 0.62		0.00		0.00		
Travel Time (min)	**= 15.69**	**+**	**0.00**	**+**	**0.00**	**=**	**15.69**
Shallow Concentrated Flow							
Flow length (ft)	= 101.00		0.00		0.00		
Watercourse slope (%)	= 0.62		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.27		0.00		0.00		
Travel Time (min)	**= 1.33**	**+**	**0.00**	**+**	**0.00**	**=**	**1.33**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 17.00 min

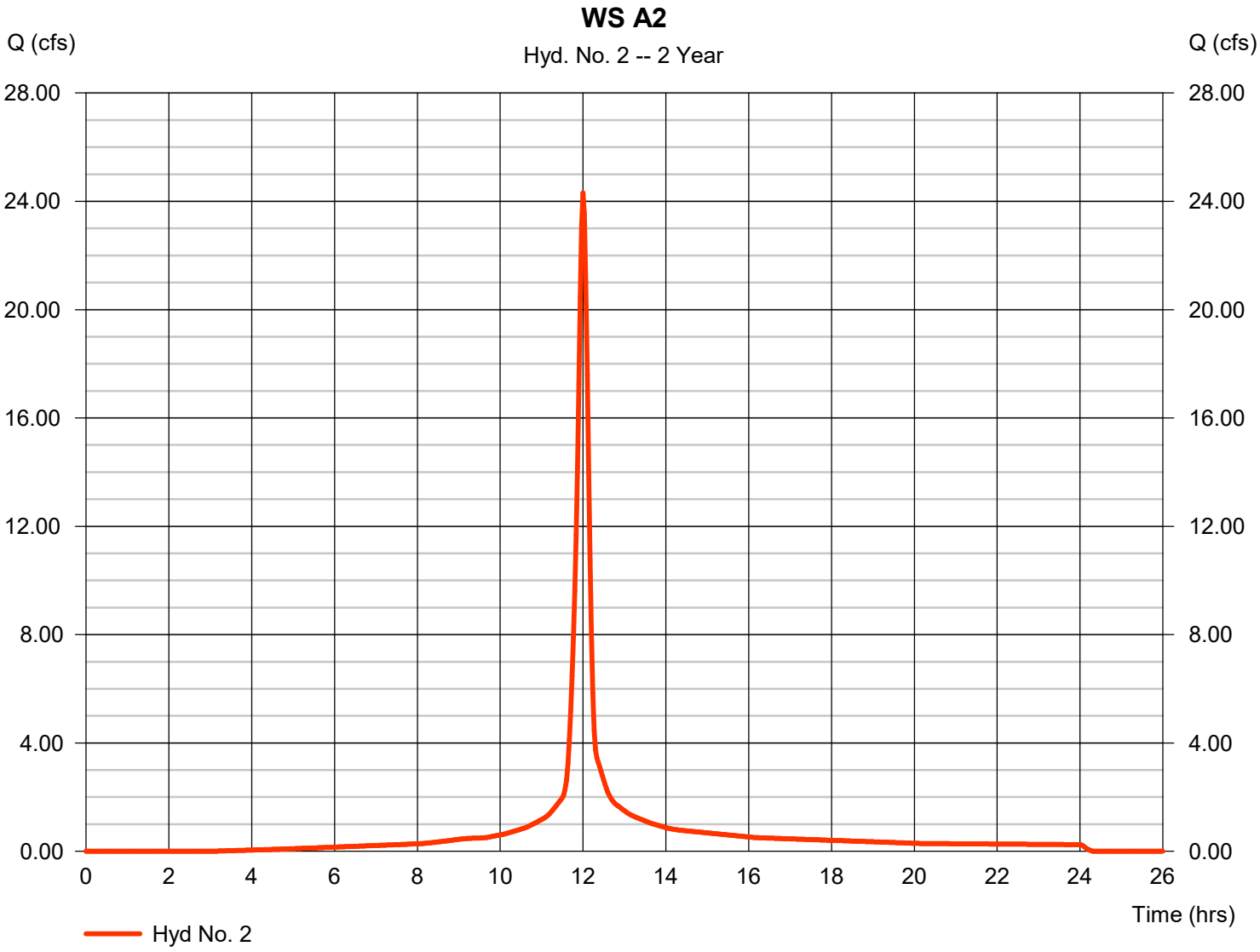
Hydrograph Report

Hyd. No. 2

WS A2

Hydrograph type	= SCS Runoff	Peak discharge	= 24.31 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 67,070 cuft
Drainage area	= 5.570 ac	Curve number	= 94*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.90 min
Total precip.	= 3.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.940 x 91) + (2.630 x 98)] / 5.570



TR55 Tc Worksheet

Hyd. No. 2

WS A2

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		100.0		0.0		
Two-year 24-hr precip. (in)	= 3.89		3.89		0.00		
Land slope (%)	= 1.50		2.55		0.00		
Travel Time (min)	**= 11.02**	**+**	**1.00**	**+**	**0.00**	**=**	**12.02**
Shallow Concentrated Flow							
Flow length (ft)	= 47.00		57.00		0.00		
Watercourse slope (%)	= 0.75		2.55		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.40		3.25		0.00		
Travel Time (min)	**= 0.56**	**+**	**0.29**	**+**	**0.00**	**=**	**0.85**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 12.90 min

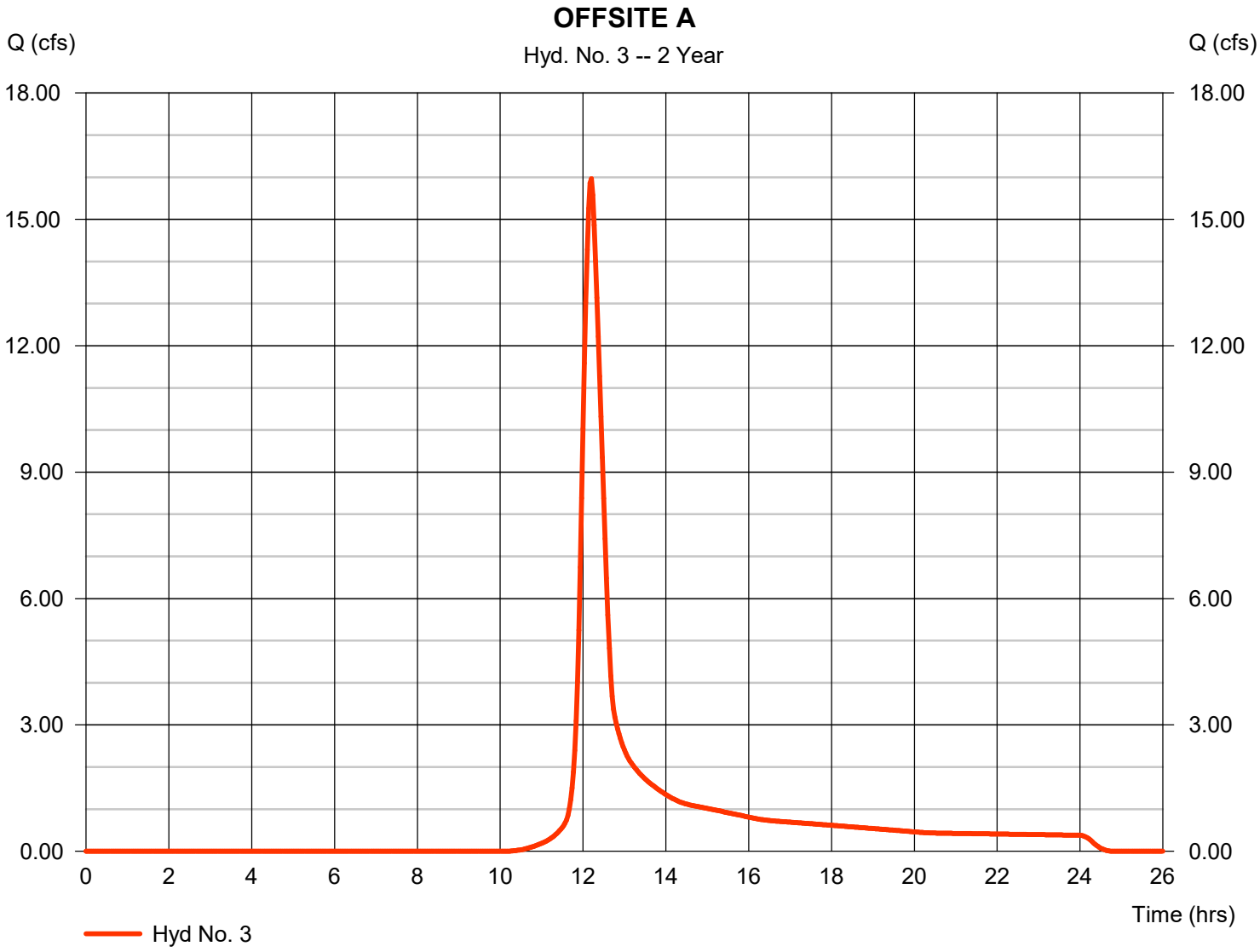
Hydrograph Report

Hyd. No. 3

OFFSITE A

Hydrograph type	= SCS Runoff	Peak discharge	= 15.96 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.20 hrs
Time interval	= 2 min	Hyd. volume	= 65,875 cuft
Drainage area	= 11.970 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 27.00 min
Total precip.	= 3.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(10.710 x 72) + (0.560 x 81) + (0.690 x 91) + (0.010 x 98)] / 11.970



TR55 Tc Worksheet

Hyd. No. 3

OFFSITE A

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.89		0.00		0.00		
Land slope (%)	= 0.62		0.00		0.00		
Travel Time (min)	**= 15.69**	**+**	**0.00**	**+**	**0.00**	**=**	**15.69**
Shallow Concentrated Flow							
Flow length (ft)	= 864.00		0.00		0.00		
Watercourse slope (%)	= 0.62		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.27		0.00		0.00		
Travel Time (min)	**= 11.33**	**+**	**0.00**	**+**	**0.00**	**=**	**11.33**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

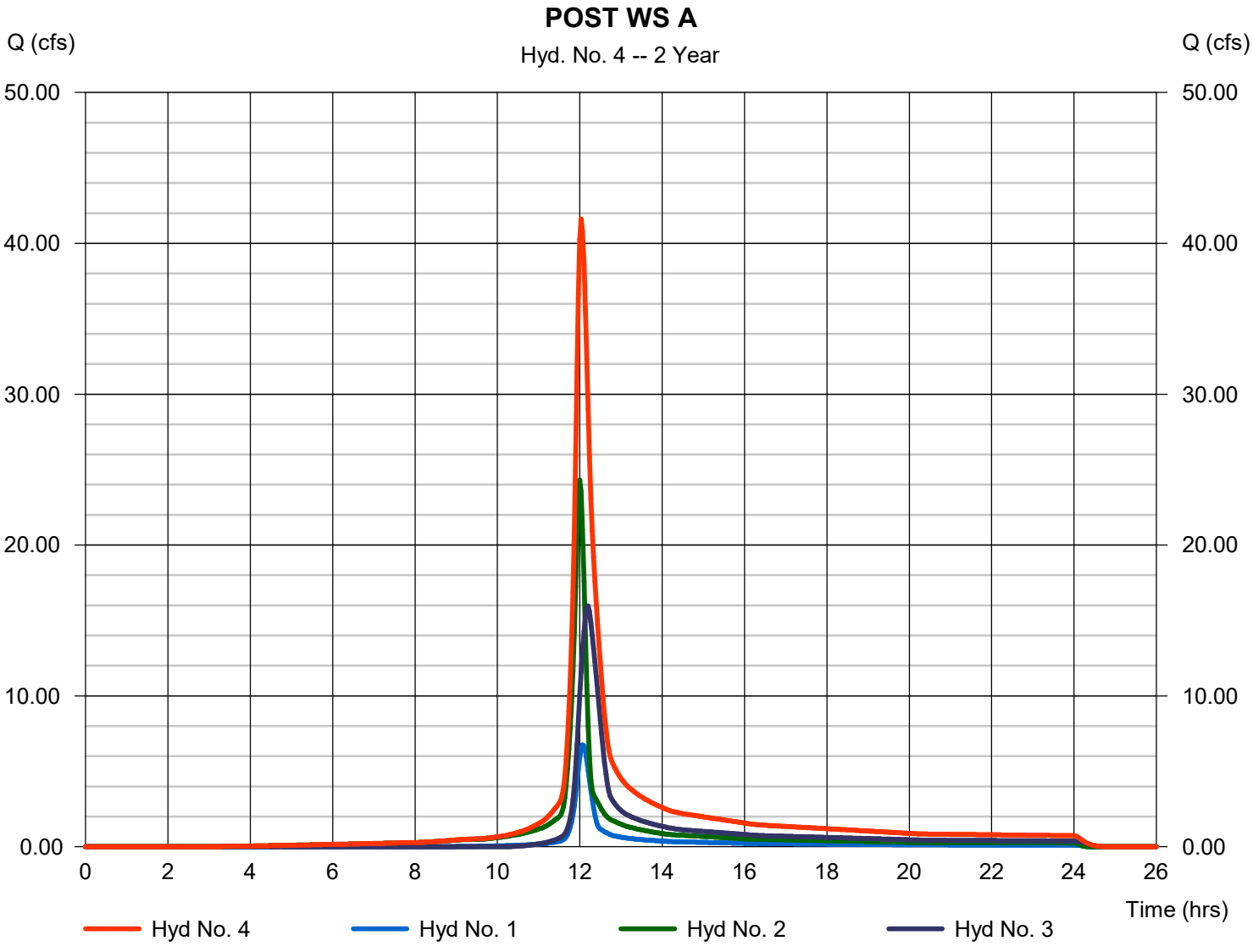
Total Travel Time, Tc ..... 27.00 min

Hydrograph Report

Hyd. No. 4

POST WS A

Hydrograph type	= Combine	Peak discharge	= 41.61 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 154,121 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 20.530 ac



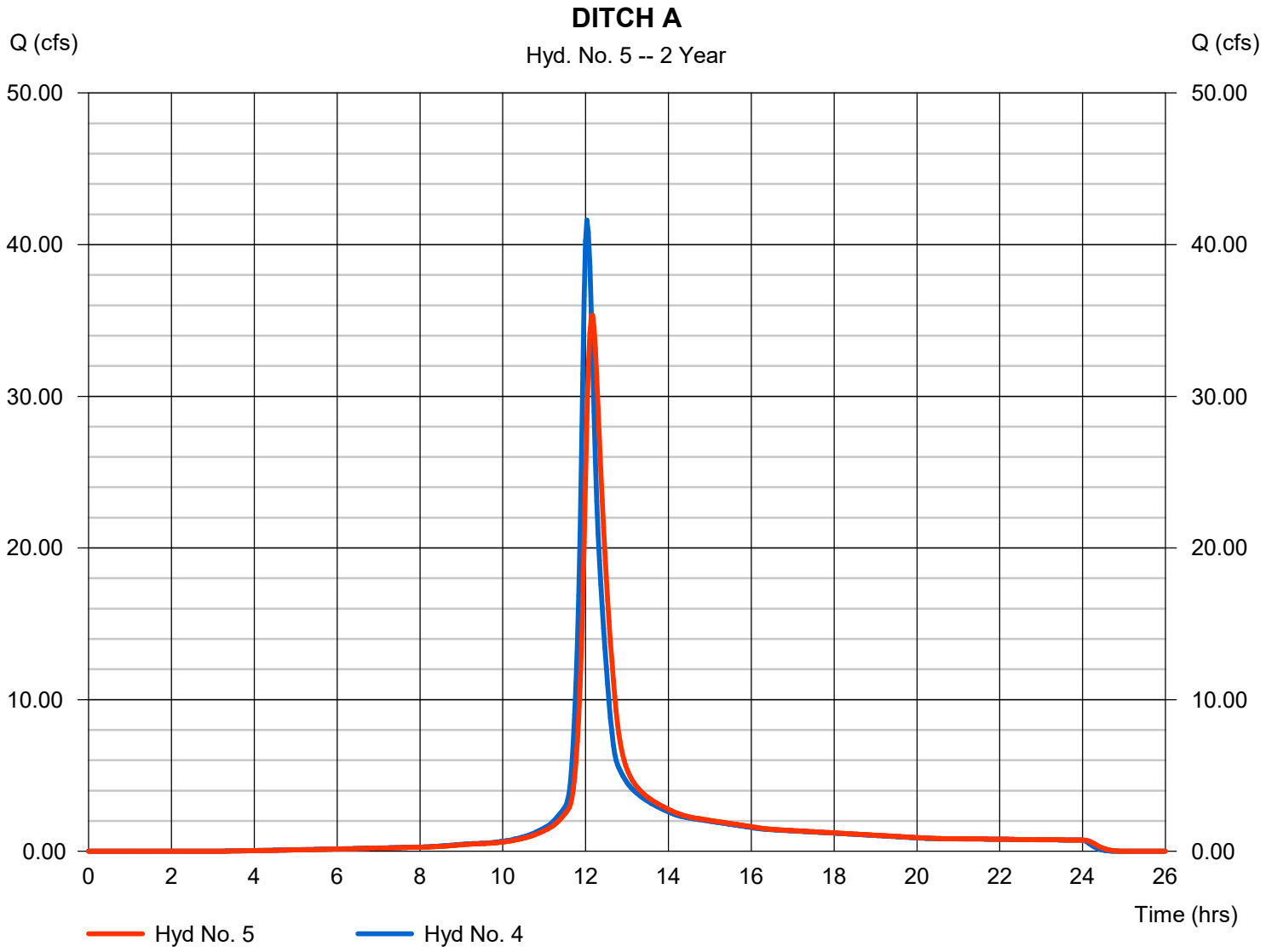
Hydrograph Report

Hyd. No. 5

DITCH A

Hydrograph type	= Reach	Peak discharge	= 35.35 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.17 hrs
Time interval	= 2 min	Hyd. volume	= 154,118 cuft
Inflow hyd. No.	= 4 - POST WS A	Section type	= Trapezoidal
Reach length	= 2104.0 ft	Channel slope	= 1.3 %
Manning's n	= 0.035	Bottom width	= 3.0 ft
Side slope	= 3.0:1	Max. depth	= 3.0 ft
Rating curve x	= 2.306	Rating curve m	= 1.248
Ave. velocity	= 4.10 ft/s	Routing coeff.	= 0.2546

Modified Att-Kin routing method used.



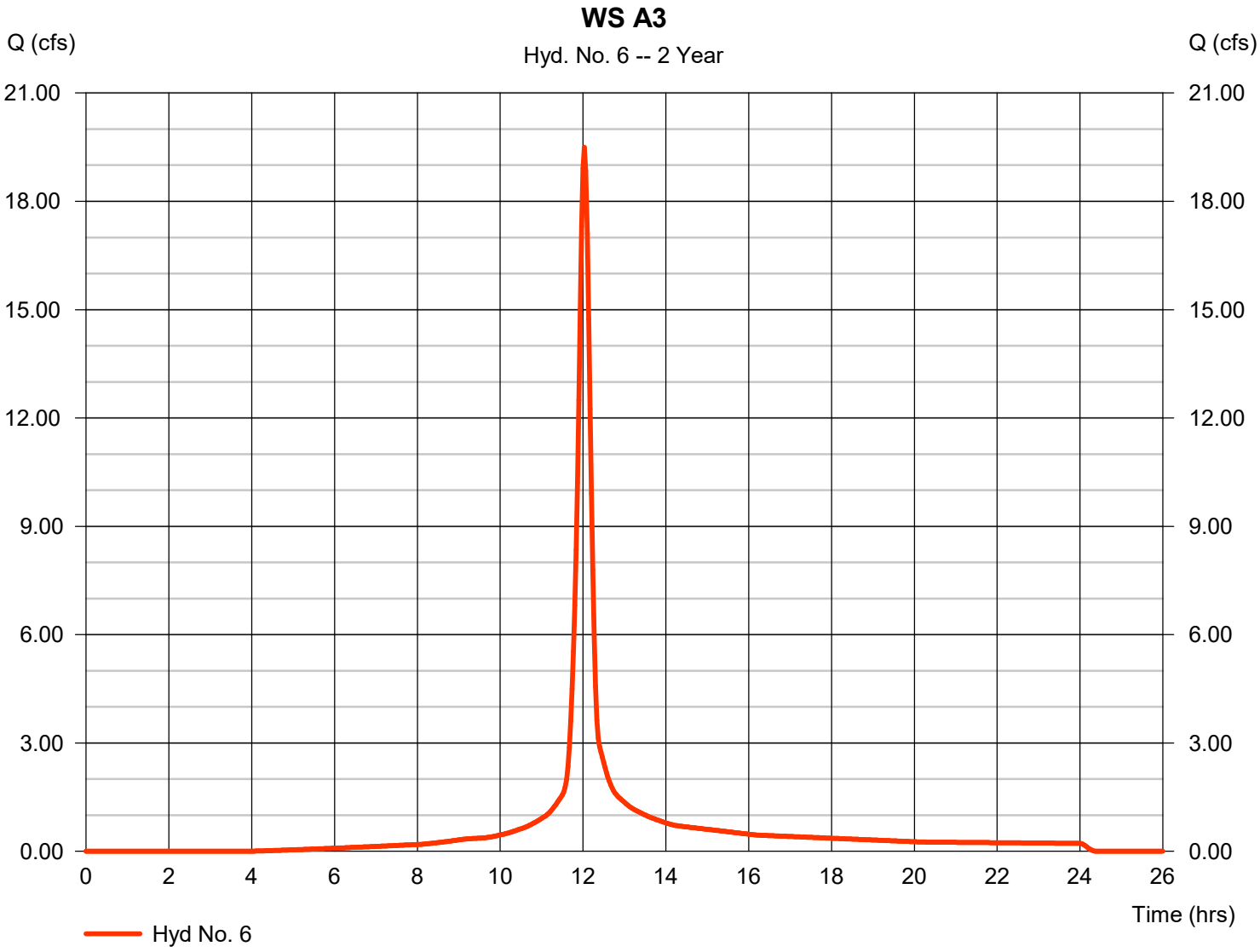
Hydrograph Report

Hyd. No. 6

WS A3

Hydrograph type	=	SCS Runoff	Peak discharge	=	19.50 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	56,808 cuft
Drainage area	=	5.330 ac	Curve number	=	92*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	16.60 min
Total precip.	=	3.89 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(4.590 x 91) + (0.740 x 98)] / 5.330



TR55 Tc Worksheet

Hyd. No. 6

WS A3

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.011		0.011		0.011		
Flow length (ft)	= 100.0		22.0		100.0		
Two-year 24-hr precip. (in)	= 3.89		3.89		3.89		
Land slope (%)	= 0.50		27.27		0.50		
Travel Time (min)	**= 1.91**	**+**	**0.12**	**+**	**1.91**	**=**	**3.94**
Shallow Concentrated Flow							
Flow length (ft)	= 496.00		39.00		290.00		
Watercourse slope (%)	= 0.50		0.50		0.50		
Surface description	= Unpaved		Paved		Unpaved		
Average velocity (ft/s)	=1.14		1.44		1.14		
Travel Time (min)	**= 7.25**	**+**	**0.45**	**+**	**4.24**	**=**	**11.93**
Channel Flow							
X sectional flow area (sqft)	= 0.79		0.79		0.00		
Wetted perimeter (ft)	= 3.14		3.14		0.00		
Channel slope (%)	= 2.08		3.99		0.00		
Manning's n-value	= 0.013		0.013		0.015		
Velocity (ft/s)	=6.53						
			9.04				
					0.00		
Flow length (ft)	({0})192.0		100.0		0.0		
Travel Time (min)	**= 0.49**	**+**	**0.18**	**+**	**0.00**	**=**	**0.67**

Total Travel Time, Tc ..... 16.60 min

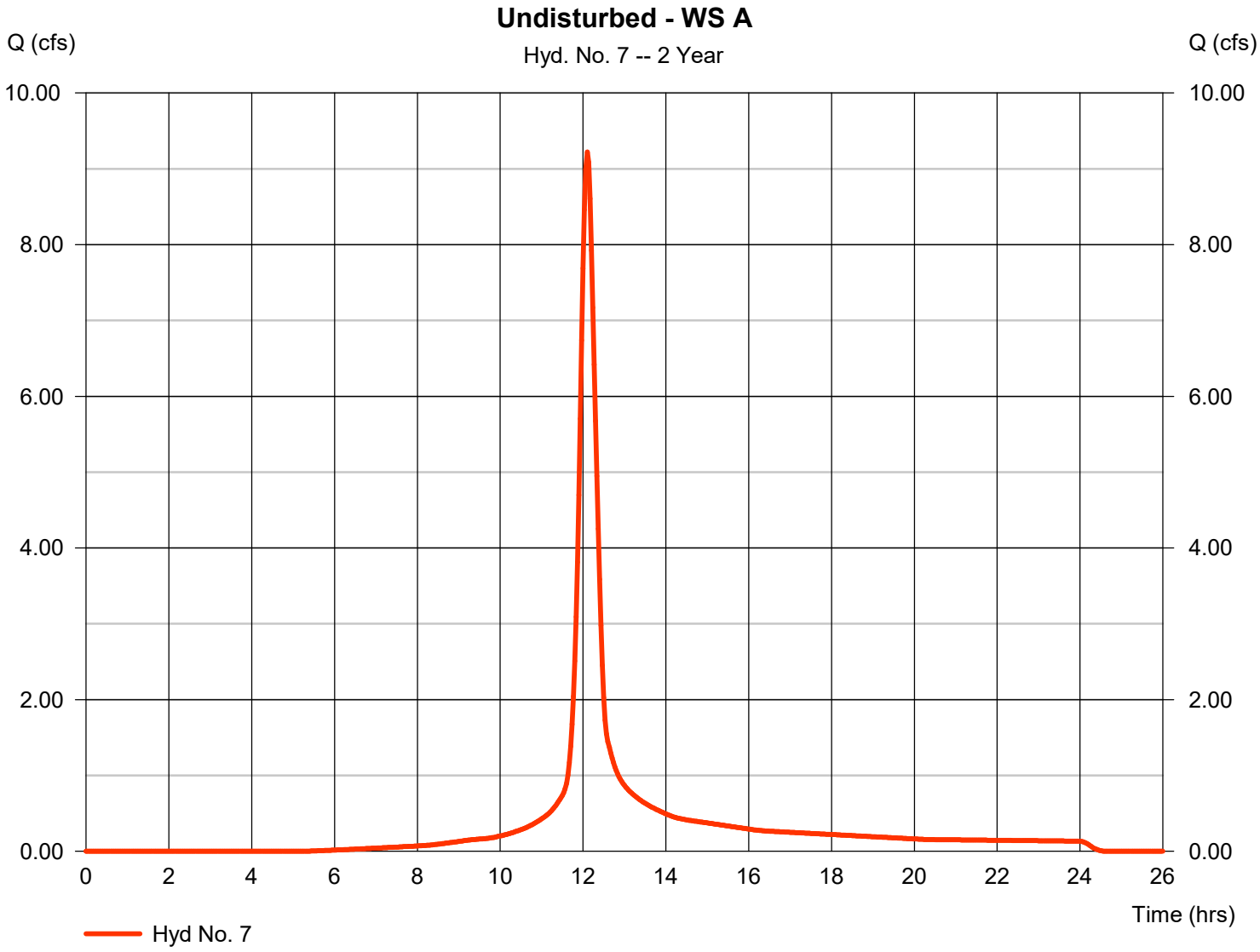
Hydrograph Report

Hyd. No. 7

Undisturbed - WS A

Hydrograph type	= SCS Runoff	Peak discharge	= 9.222 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 32,159 cuft
Drainage area	= 3.200 ac	Curve number	= 89*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 23.20 min
Total precip.	= 3.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.210 x 72) + (0.560 x 88) + (2.430 x 91)] / 3.200



TR55 Tc Worksheet

Hyd. No. 7

Undisturbed - WS A

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.89		0.00		0.00		
Land slope (%)	= 1.73		0.00		0.00		
Travel Time (min)	**= 10.41**	**+**	**0.00**	**+**	**0.00**	**=**	**10.41**
Shallow Concentrated Flow							
Flow length (ft)	= 1630.00		0.00		0.00		
Watercourse slope (%)	= 1.73		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=2.12		0.00		0.00		
Travel Time (min)	**= 12.80**	**+**	**0.00**	**+**	**0.00**	**=**	**12.80**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 23.20 min

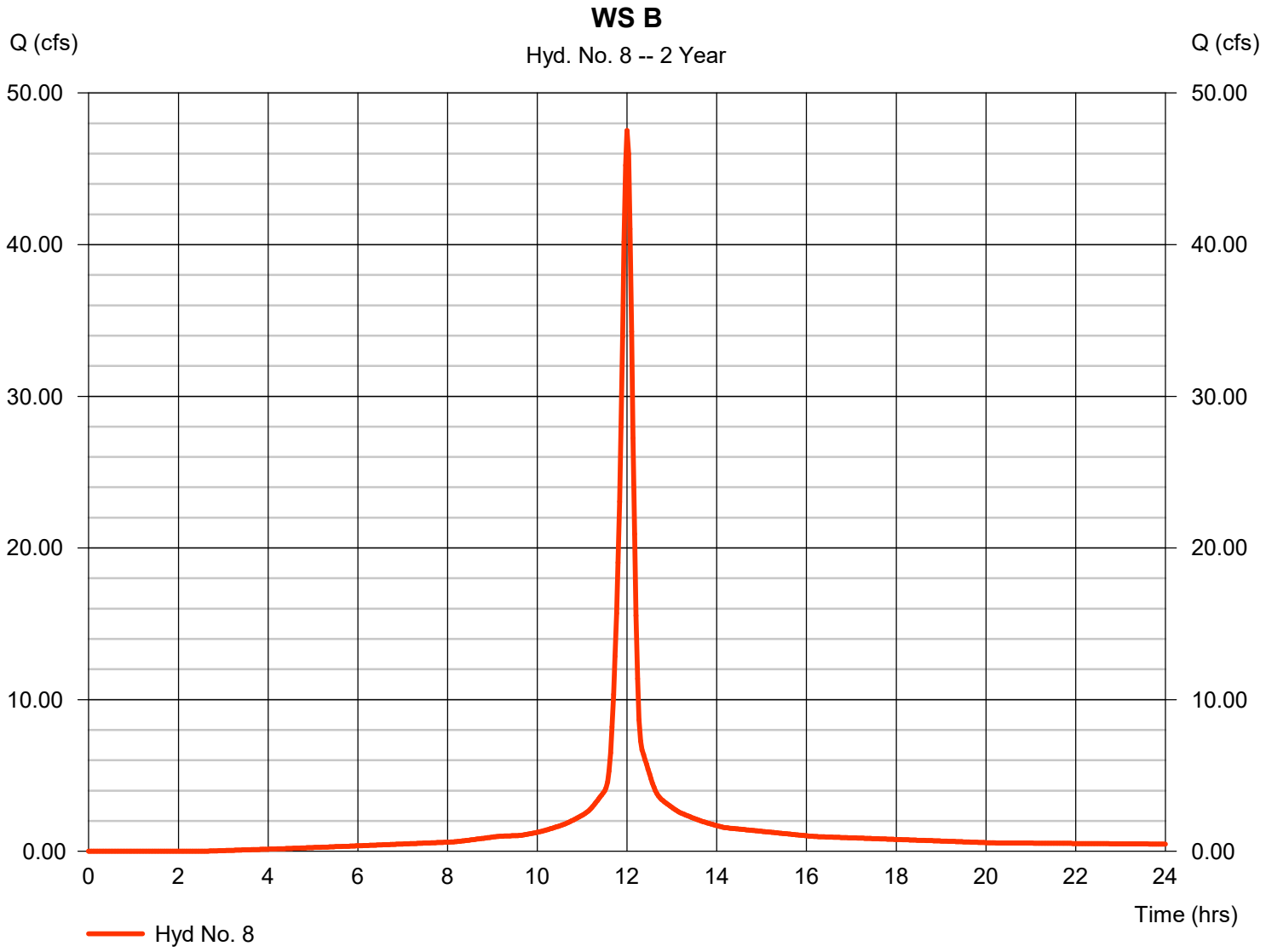
Hydrograph Report

Hyd. No. 8

WS B

Hydrograph type	= SCS Runoff	Peak discharge	= 47.52 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 132,840 cuft
Drainage area	= 10.680 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 11.50 min
Total precip.	= 3.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(4.380 x 91) + (6.300 x 98)] / 10.680



TR55 Tc Worksheet

Hyd. No. 8

WS B

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.011	0.011	0.011	
Flow length (ft)	= 18.0	41.0	100.0	
Two-year 24-hr precip. (in)	= 3.89	3.89	3.89	
Land slope (%)	= 33.33	7.32	0.50	
Travel Time (min)	**= 0.09 +**	**0.32 +**	**1.91 =**	**2.32**
Shallow Concentrated Flow				
Flow length (ft)	= 311.00	0.00	0.00	
Watercourse slope (%)	= 0.50	0.00	0.00	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	=1.14	0.00	0.00	
Travel Time (min)	**= 4.54 +**	**0.00 +**	**0.00 =**	**4.54**
Channel Flow				
X sectional flow area (sqft)	= 26.25	0.00	0.00	
Wetted perimeter (ft)	= 18.81	0.00	0.00	
Channel slope (%)	= 1.40	0.00	0.00	
Manning's n-value	= 0.035	0.015	0.015	
Velocity (ft/s)	=6.30			
		0.00		
			0.00	
Flow length (ft)	({0})1752.0	0.0	0.0	
Travel Time (min)	**= 4.64 +**	**0.00 +**	**0.00 =**	**4.64**

Total Travel Time, Tc ..... 11.50 min

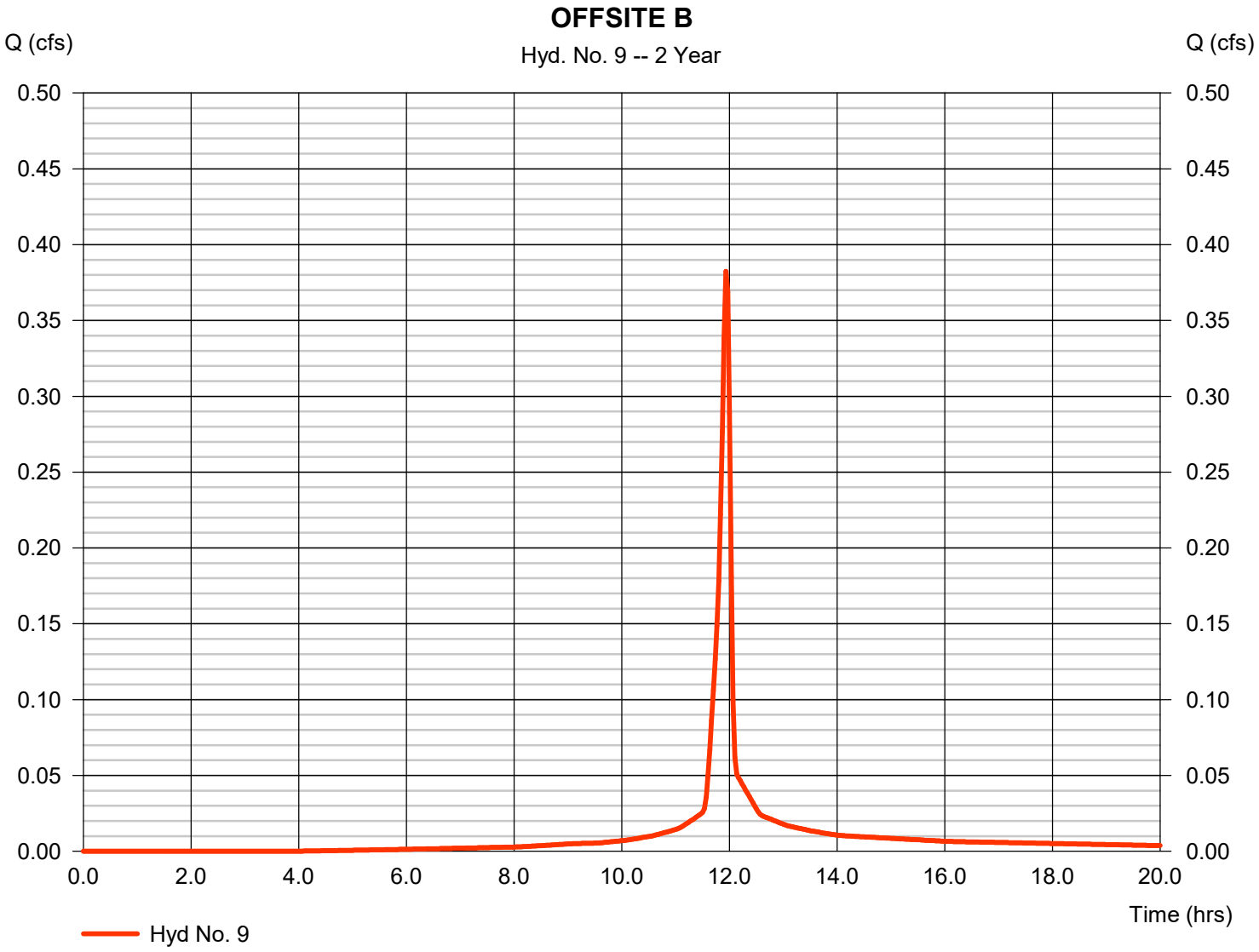
Hydrograph Report

Hyd. No. 9

OFFSITE B

Hydrograph type	= SCS Runoff	Peak discharge	= 0.382 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 820 cuft
Drainage area	= 0.080 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.030 x 81) + (0.050 x 98)] / 0.080

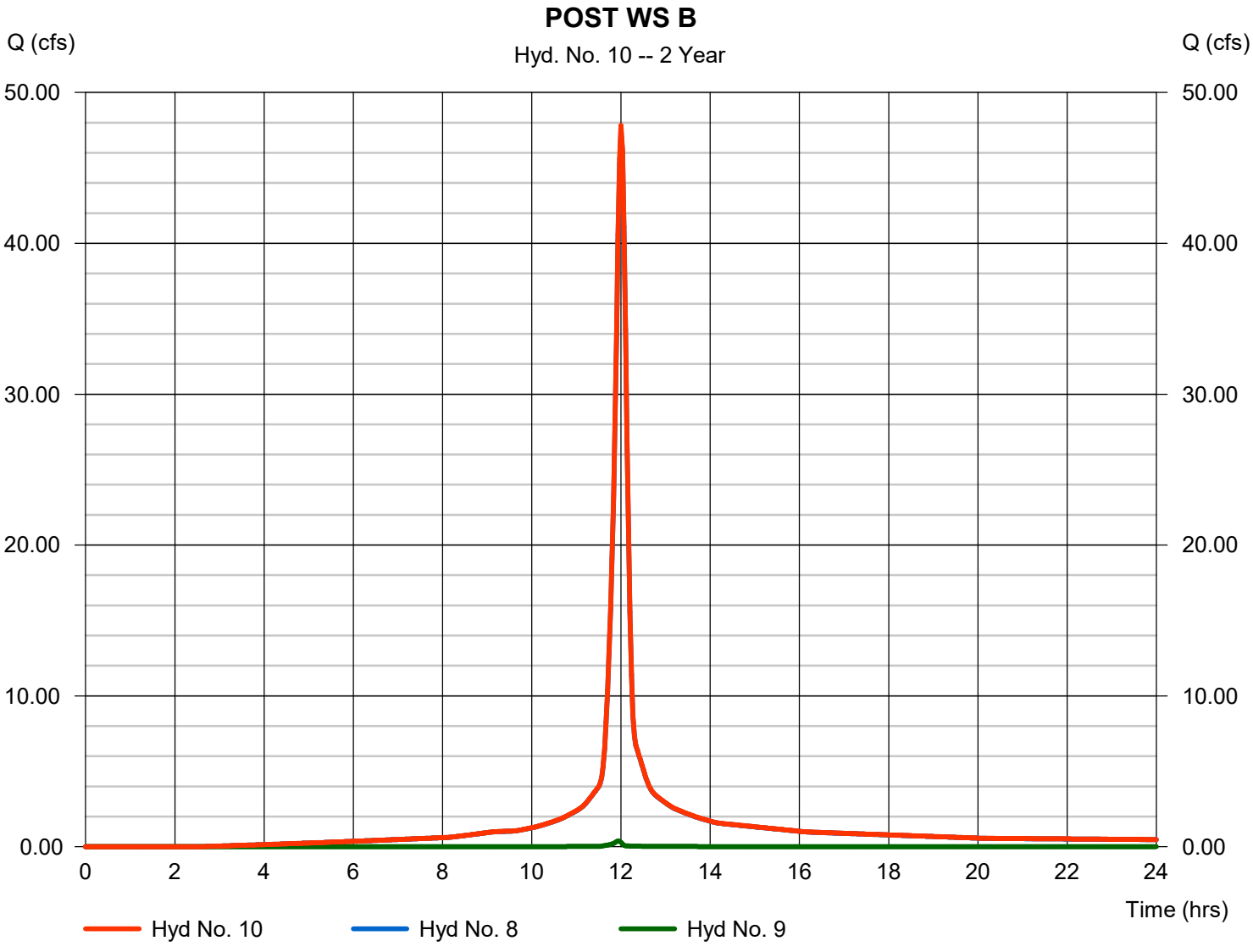


Hydrograph Report

Hyd. No. 10

POST WS B

Hydrograph type	=	Combine	Peak discharge	=	47.81 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	133,660 cuft
Inflow hyds.	=	8, 9	Contrib. drain. area	=	10.760 ac



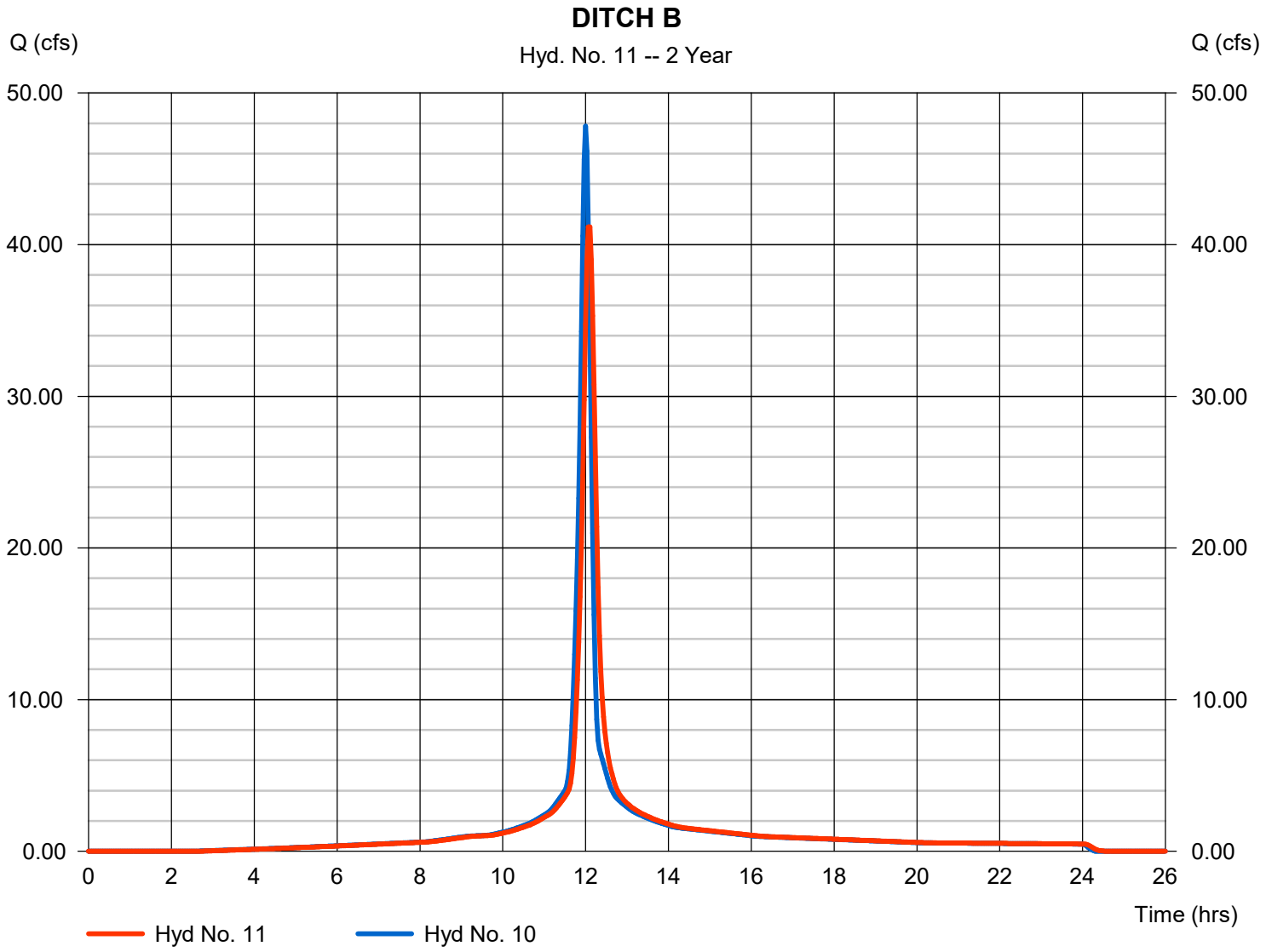
Hydrograph Report

Hyd. No. 11

DITCH B

Hydrograph type	= Reach	Peak discharge	= 41.17 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 133,657 cuft
Inflow hyd. No.	= 10 - POST WS B	Section type	= Trapezoidal
Reach length	= 1752.0 ft	Channel slope	= 1.4 %
Manning's n	= 0.035	Bottom width	= 3.0 ft
Side slope	= 3.0:1	Max. depth	= 3.0 ft
Rating curve x	= 2.421	Rating curve m	= 1.248
Ave. velocity	= 4.38 ft/s	Routing coeff.	= 0.3155

Modified Att-Kin routing method used.

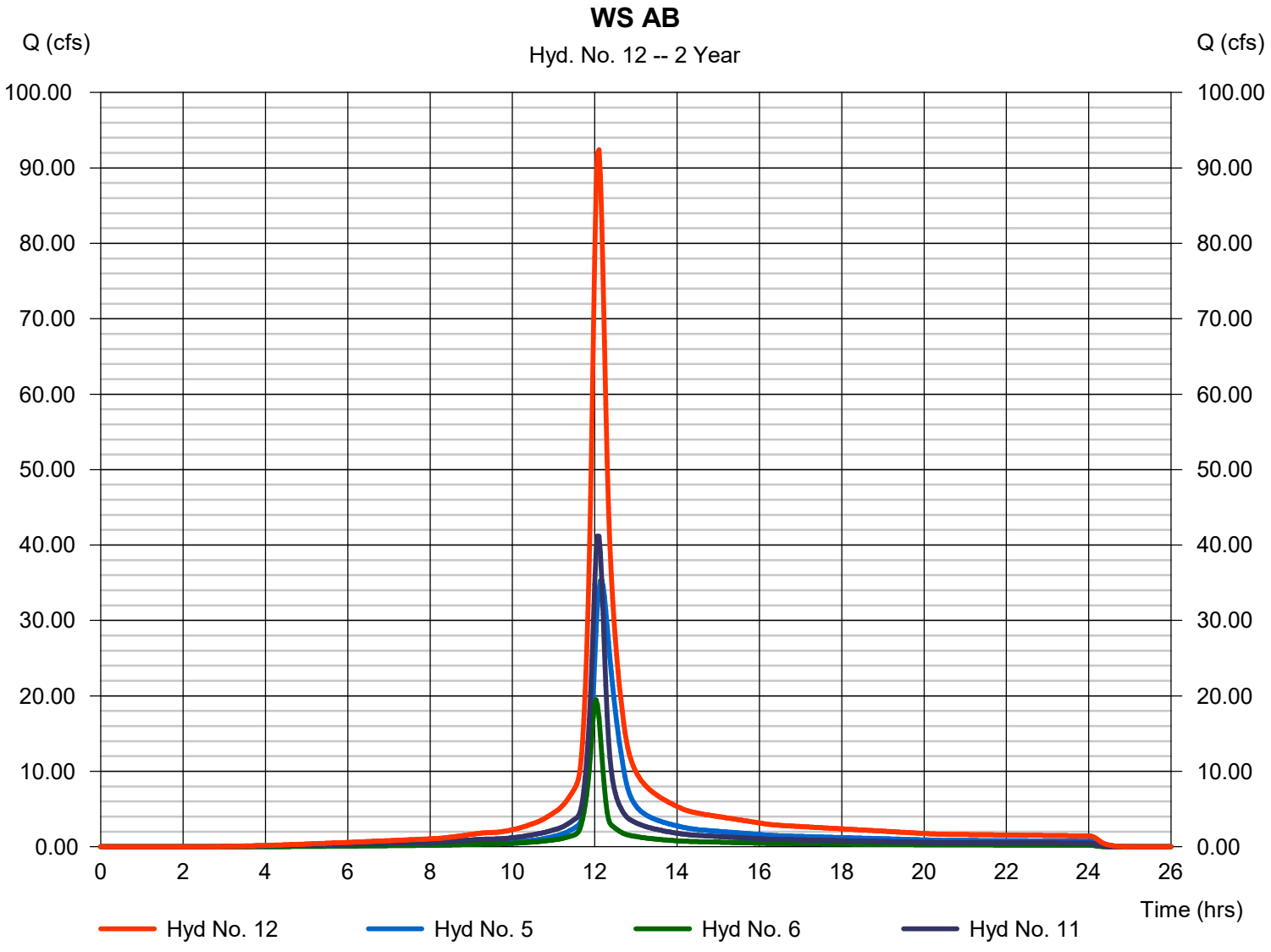


Hydrograph Report

Hyd. No. 12

WS AB

Hydrograph type	= Combine	Peak discharge	= 92.41 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 344,583 cuft
Inflow hyds.	= 5, 6, 11	Contrib. drain. area	= 5.330 ac



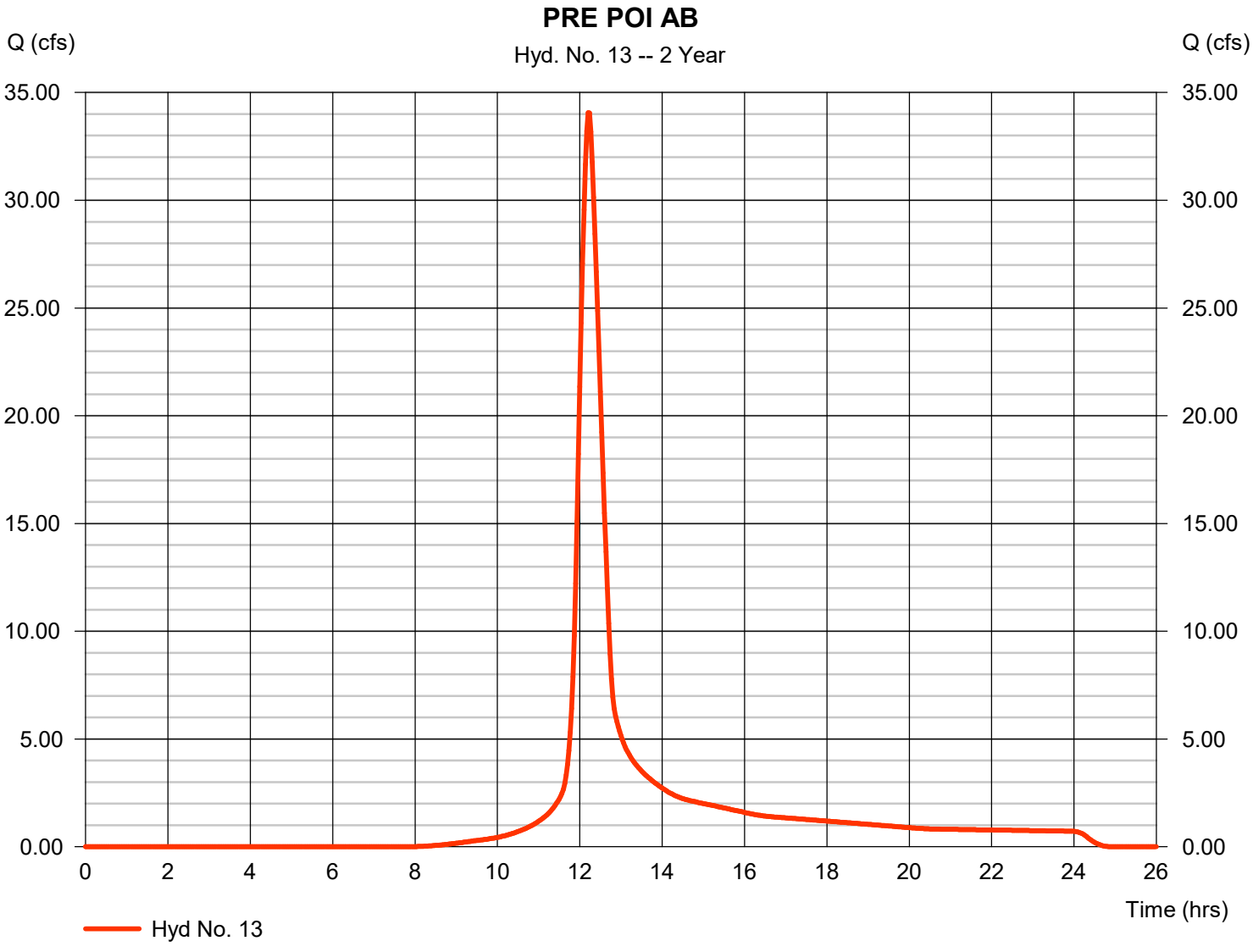
Hydrograph Report

Hyd. No. 13

PRE POI AB

Hydrograph type	=	SCS Runoff	Peak discharge	=	34.07 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.20 hrs
Time interval	=	2 min	Hyd. volume	=	147,606 cuft
Drainage area	=	19.040 ac	Curve number	=	82*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	32.80 min
Total precip.	=	3.89 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(8.630 x 72) + (1.450 x 88) + (7.160 x 91) + (1.800 x 91)] / 19.040



TR55 Tc Worksheet

Hyd. No. 13

PRE POI AB

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.89		0.00		0.00		
Land slope (%)	= 0.50		0.00		0.00		
Travel Time (min)	**= 17.10**	**+**	**0.00**	**+**	**0.00**	**=**	**17.10**
Shallow Concentrated Flow							
Flow length (ft)	= 1872.00		0.00		0.00		
Watercourse slope (%)	= 1.52		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.99		0.00		0.00		
Travel Time (min)	**= 15.68**	**+**	**0.00**	**+**	**0.00**	**=**	**15.68**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 32.80 min

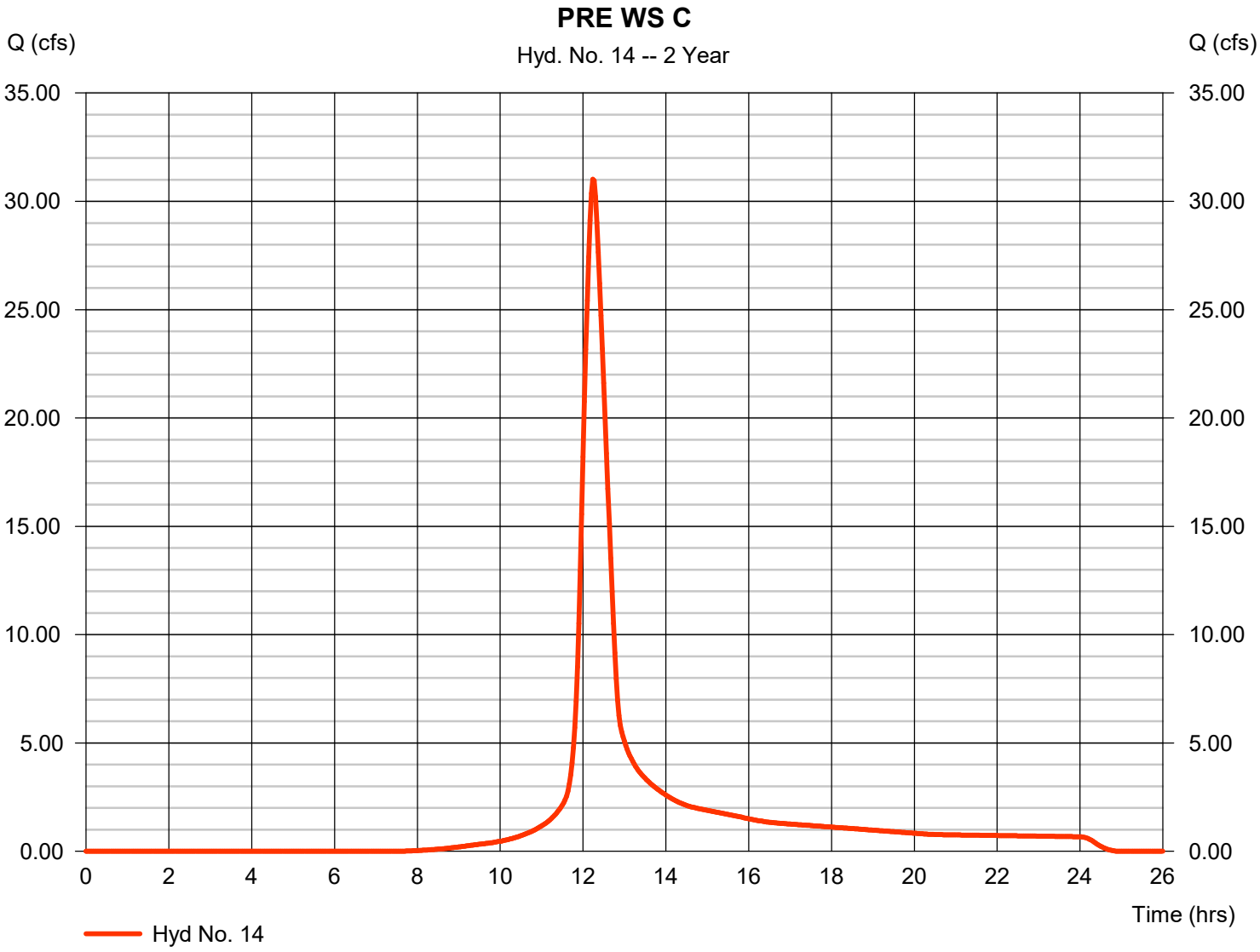
Hydrograph Report

Hyd. No. 14

PRE WS C

Hydrograph type	= SCS Runoff	Peak discharge	= 31.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.23 hrs
Time interval	= 2 min	Hyd. volume	= 140,667 cuft
Drainage area	= 17.890 ac	Curve number	= 83*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 34.60 min
Total precip.	= 3.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(7.590 x 72) + (0.390 x 81) + (0.830 x 88) + (9.080 x 91)] / 17.890



TR55 Tc Worksheet

Hyd. No. 14

PRE WS C

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.89		0.00		0.00		
Land slope (%)	= 1.34		0.00		0.00		
Travel Time (min)	**= 11.53**	**+**	**0.00**	**+**	**0.00**	**=**	**11.53**
Shallow Concentrated Flow							
Flow length (ft)	= 2584.00		0.00		0.00		
Watercourse slope (%)	= 1.34		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.87		0.00		0.00		
Travel Time (min)	**= 23.06**	**+**	**0.00**	**+**	**0.00**	**=**	**23.06**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 34.60 min

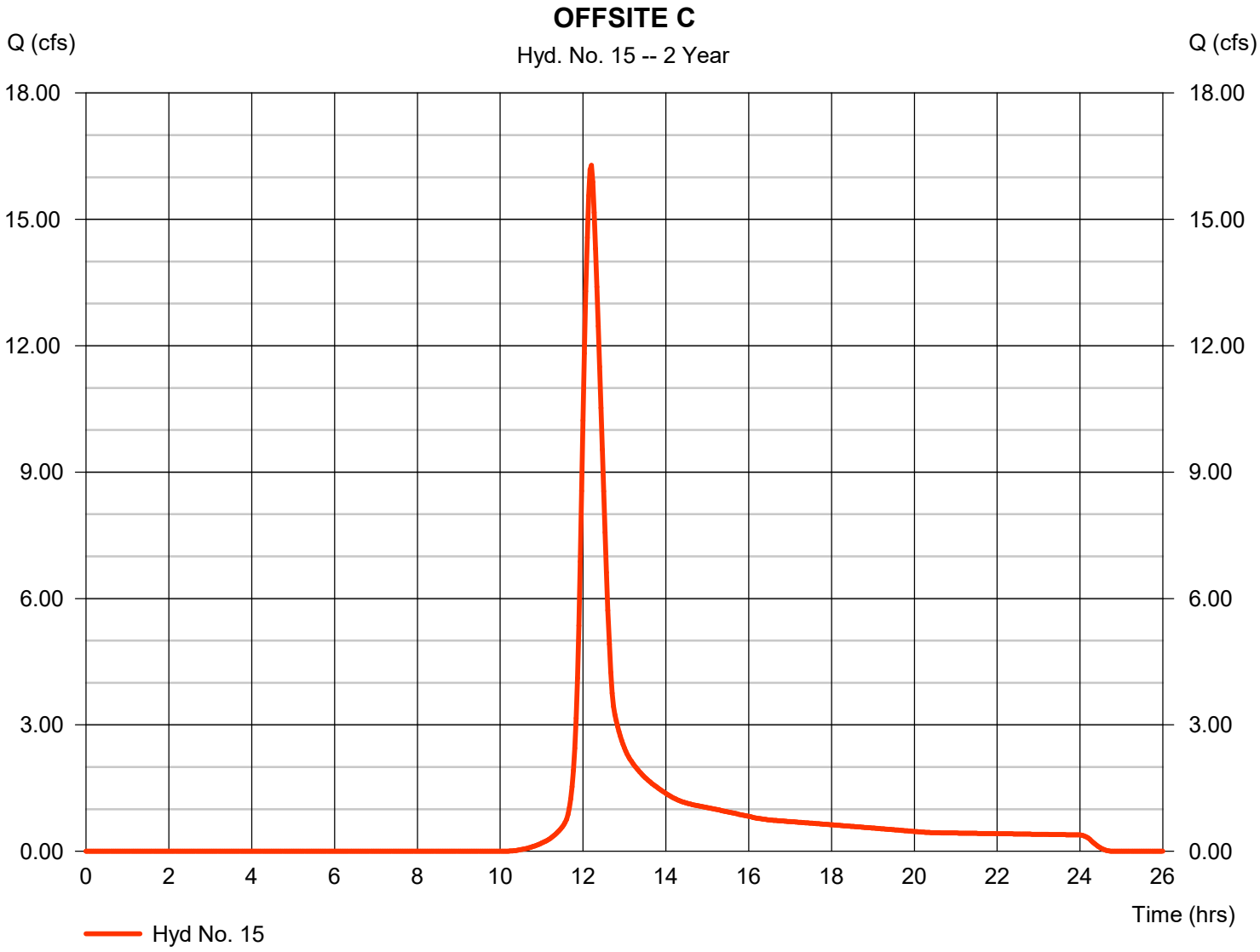
Hydrograph Report

Hyd. No. 15

OFFSITE C

Hydrograph type	=	SCS Runoff	Peak discharge	=	16.28 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.20 hrs
Time interval	=	2 min	Hyd. volume	=	67,195 cuft
Drainage area	=	12.210 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	27.00 min
Total precip.	=	3.89 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(10.710 x 72) + (0.620 x 81) + (0.710 x 91) + (0.170 x 98)] / 12.210



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No. 15

OFFSITE C

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.89		0.00		0.00		
Land slope (%)	= 0.62		0.00		0.00		
Travel Time (min)	**= 15.69**	**+**	**0.00**	**+**	**0.00**	**=**	**15.69**
Shallow Concentrated Flow							
Flow length (ft)	= 864.00		0.00		0.00		
Watercourse slope (%)	= 0.62		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.27		0.00		0.00		
Travel Time (min)	**= 11.33**	**+**	**0.00**	**+**	**0.00**	**=**	**11.33**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

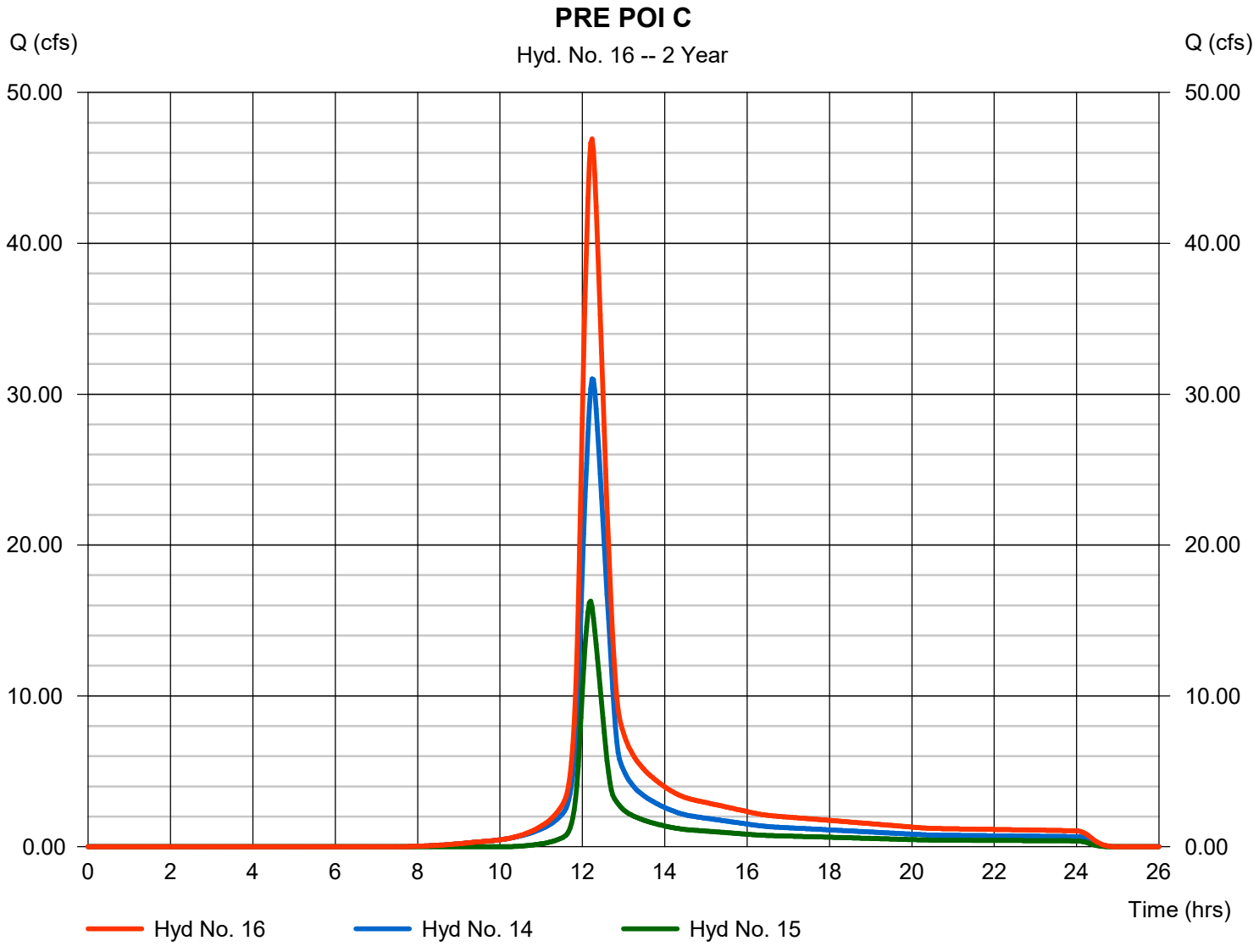
Total Travel Time, Tc ..... 27.00 min

Hydrograph Report

Hyd. No. 16

PRE POI C

Hydrograph type	= Combine	Peak discharge	= 46.91 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.23 hrs
Time interval	= 2 min	Hyd. volume	= 207,862 cuft
Inflow hyds.	= 14, 15	Contrib. drain. area	= 30.100 ac



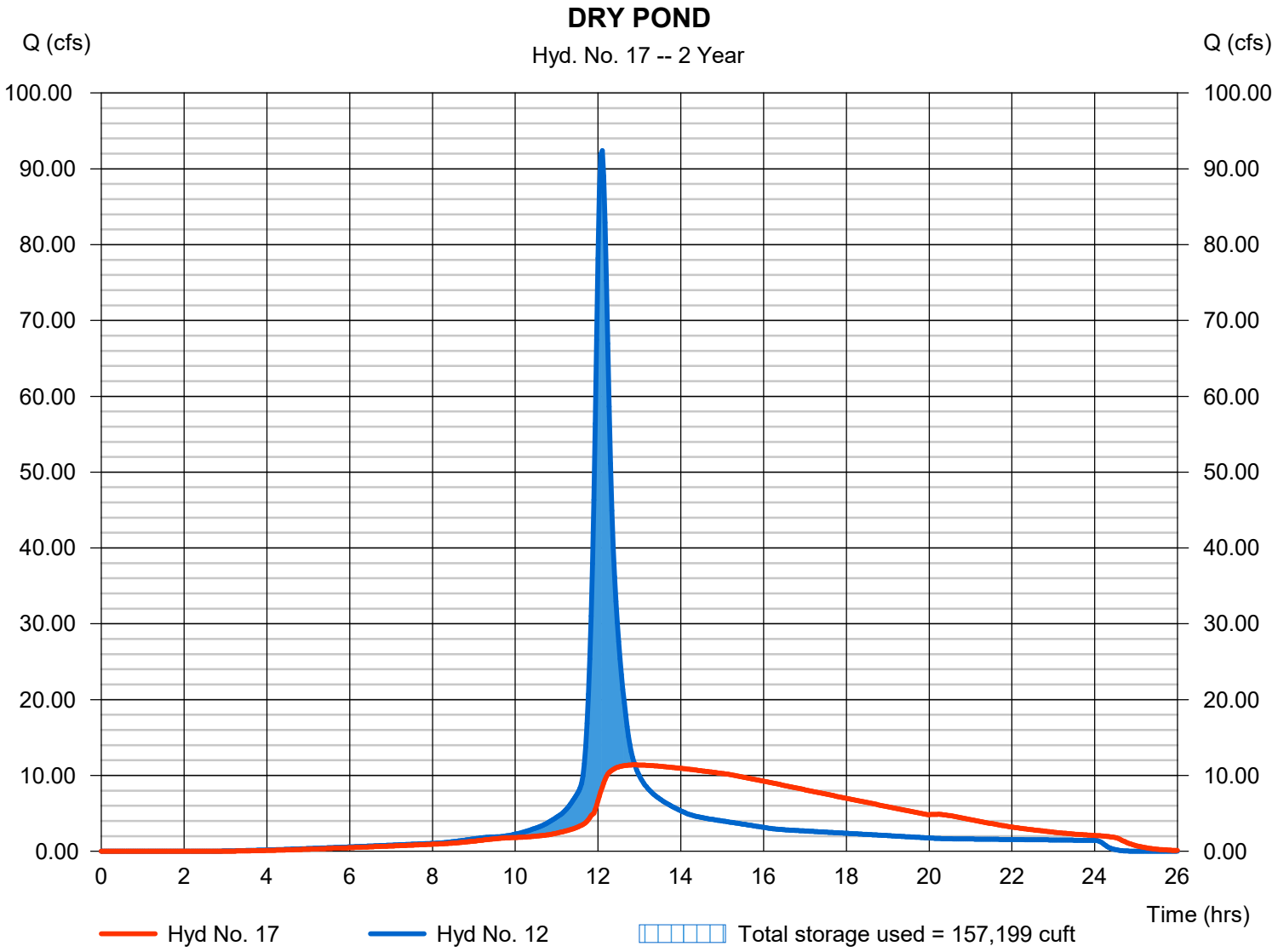
Hydrograph Report

Hyd. No. 17

DRY POND

Hydrograph type	=	Reservoir	Peak discharge	=	11.38 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.90 hrs
Time interval	=	2 min	Hyd. volume	=	344,581 cuft
Inflow hyd. No.	=	12 - WS AB	Max. Elevation	=	611.35 ft
Reservoir name	=	DRY POND	Max. Storage	=	157,199 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - DRY POND

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 609.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	609.00	13,063	0	0
1.00	610.00	50,447	31,755	31,755
2.00	611.00	117,425	83,936	115,691
3.00	612.00	121,802	119,614	235,305
4.00	613.00	127,271	124,537	359,841
5.00	614.00	133,397	130,334	490,175
6.00	615.00	140,392	136,895	627,070
7.00	616.00	148,314	144,353	771,423

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 608.50	0.00	0.00	0.00
Length (ft)	= 58.00	0.00	0.00	0.00
Slope (%)	= 0.51	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 50.00	0.00	0.00	0.00
Crest El. (ft)	= 613.30	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Ciplti	---	---	---
Multi-Stage	= No	No	No	Yes

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	609.00	0.00	---	---	---	0.00	---	---	---	---	---	0.000
1.00	31,755	610.00	4.83 oc	---	---	---	0.00	---	---	---	---	---	4.831
2.00	115,691	611.00	10.11 oc	---	---	---	0.00	---	---	---	---	---	10.11
3.00	235,305	612.00	13.46 oc	---	---	---	0.00	---	---	---	---	---	13.46
4.00	359,841	613.00	16.13 oc	---	---	---	0.00	---	---	---	---	---	16.13
5.00	490,175	614.00	18.41 oc	---	---	---	97.52	---	---	---	---	---	115.93
6.00	627,070	615.00	20.40 ic	---	---	---	369.06	---	---	---	---	---	389.46
7.00	771,423	616.00	22.10 ic	---	---	---	738.69	---	---	---	---	---	760.79

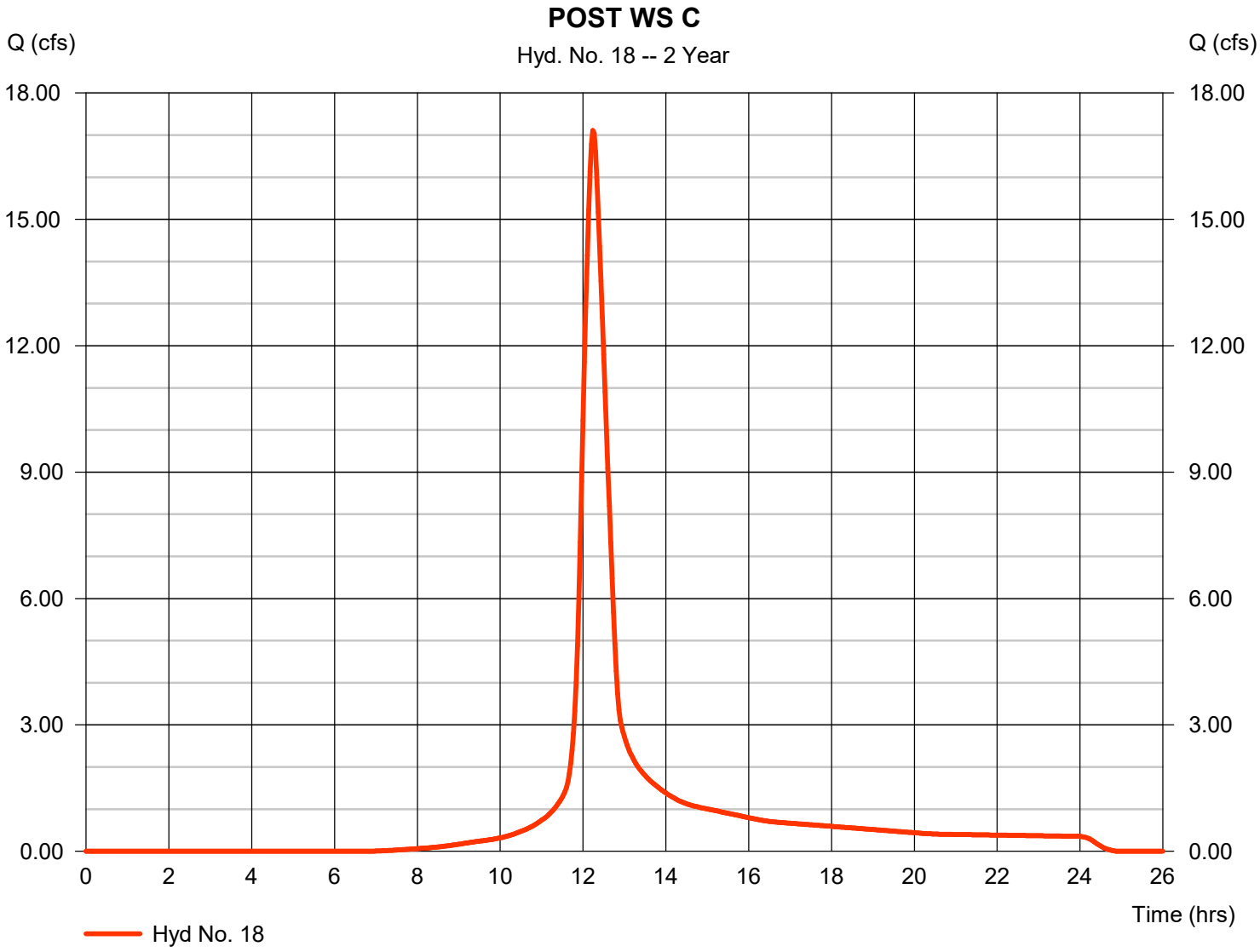
Hydrograph Report

Hyd. No. 18

POST WS C

Hydrograph type	=	SCS Runoff	Peak discharge	=	17.11 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.23 hrs
Time interval	=	2 min	Hyd. volume	=	77,487 cuft
Drainage area	=	9.150 ac	Curve number	=	85*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	34.10 min
Total precip.	=	3.89 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(2.600 x 72) + (0.260 x 81) + (0.830 x 88) + (5.460 x 91)] / 9.150



TR55 Tc Worksheet

Hyd. No. 18

POST WS C

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.89		0.00		0.00		
Land slope (%)	= 1.50		0.00		0.00		
Travel Time (min)	**= 11.02**	**+**	**0.00**	**+**	**0.00**	**=**	**11.02**
Shallow Concentrated Flow							
Flow length (ft)	= 2584.00		0.00		0.00		
Watercourse slope (%)	= 1.34		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.87		0.00		0.00		
Travel Time (min)	**= 23.06**	**+**	**0.00**	**+**	**0.00**	**=**	**23.06**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 34.10 min

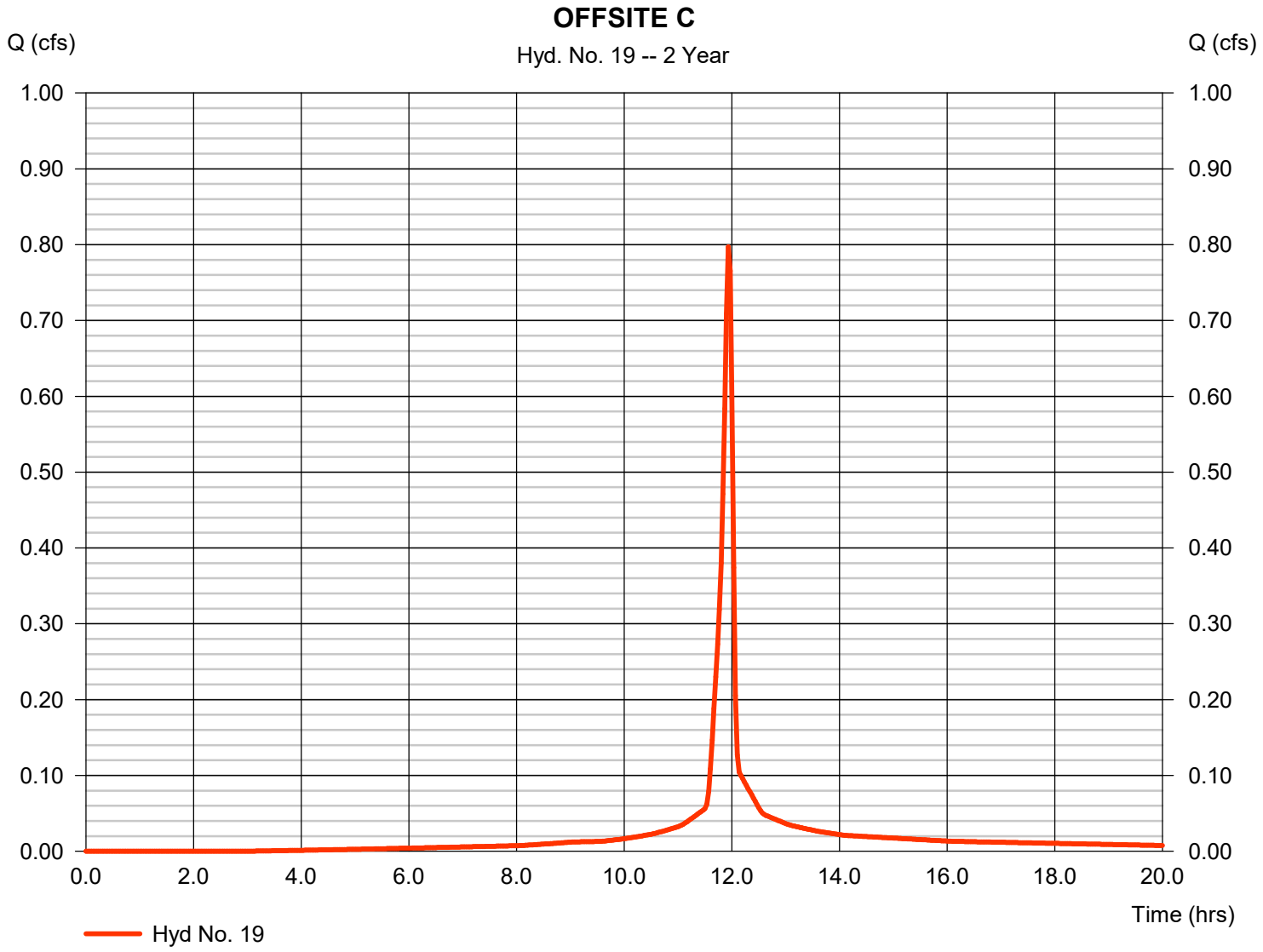
Hydrograph Report

Hyd. No. 19

OFFSITE C

Hydrograph type	= SCS Runoff	Peak discharge	= 0.797 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,751 cuft
Drainage area	= 0.160 ac	Curve number	= 94*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.030 x 81) + (0.020 x 91) + (0.110 x 98)] / 0.160

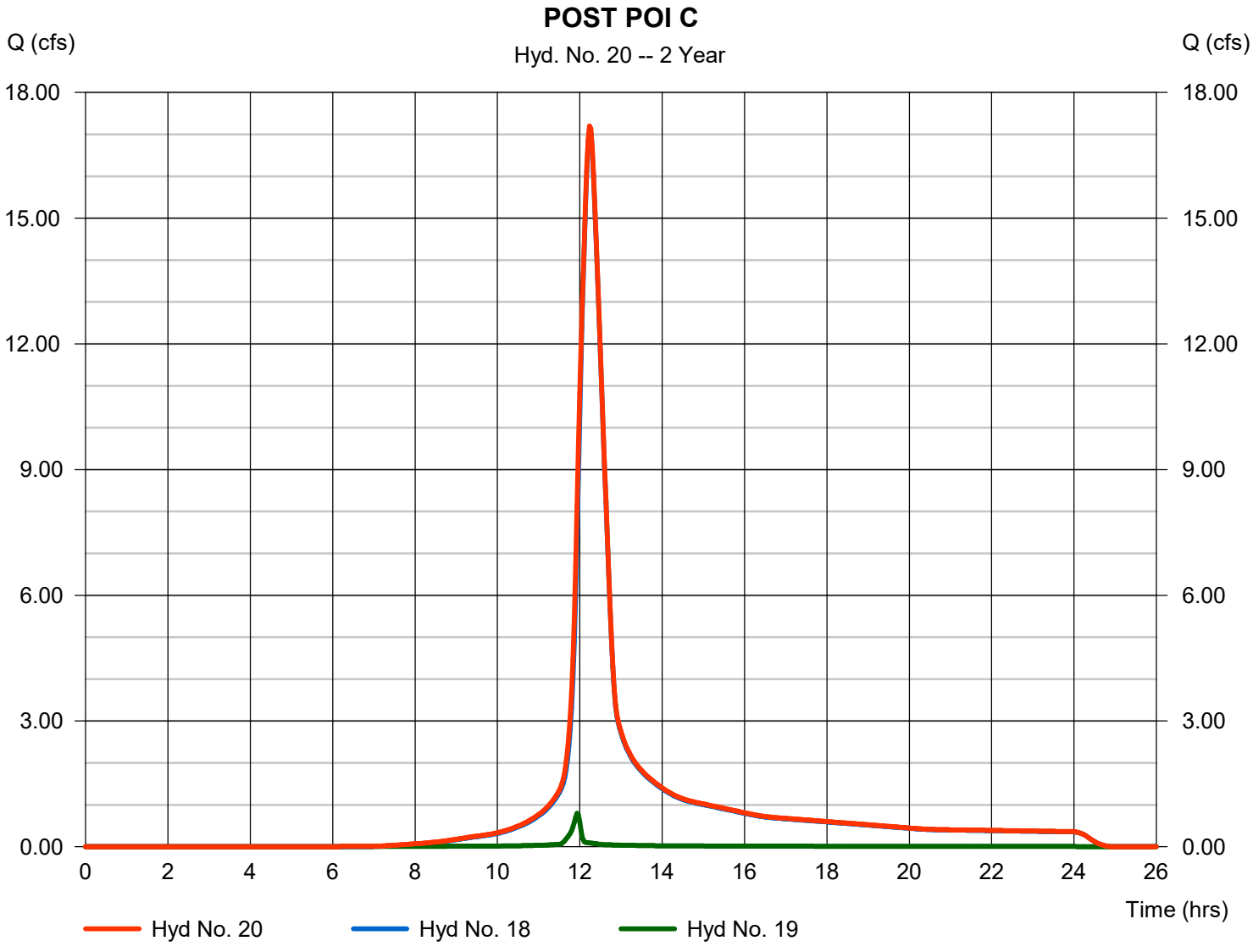


Hydrograph Report

Hyd. No. 20

POST POI C

Hydrograph type	= Combine	Peak discharge	= 17.20 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.23 hrs
Time interval	= 2 min	Hyd. volume	= 79,238 cuft
Inflow hyds.	= 18, 19	Contrib. drain. area	= 9.310 ac

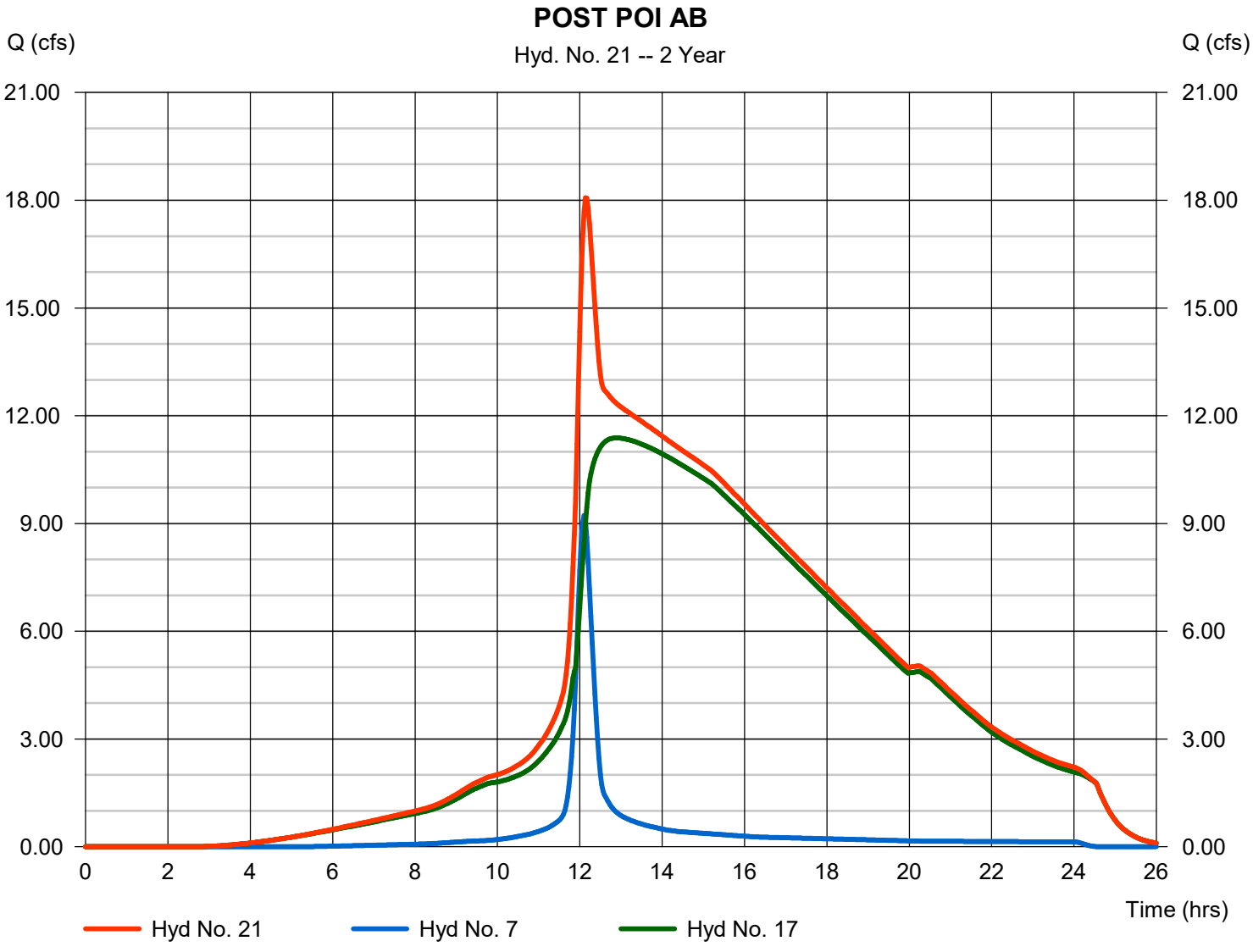


Hydrograph Report

Hyd. No. 21

POST POI AB

Hydrograph type	=	Combine	Peak discharge	=	18.07 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.13 hrs
Time interval	=	2 min	Hyd. volume	=	376,740 cuft
Inflow hyds.	=	7, 17	Contrib. drain. area	=	3.200 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	18.70	2	724	59,223	------	------	------	WS A1
2	SCS Runoff	51.33	2	720	148,103	------	------	------	WS A2
3	SCS Runoff	51.81	2	730	207,045	------	------	------	OFFSITE A
4	Combine	108.40	2	722	414,371	1, 2, 3	------	------	POST WS A
5	Reach	96.97	2	728	414,368	4	------	------	DITCH A
6	SCS Runoff	42.43	2	722	129,509	------	------	------	WS A3
7	SCS Runoff	21.25	2	726	76,974	------	------	------	Undisturbed - WS A
8	SCS Runoff	99.05	2	720	288,736	------	------	------	WS B
9	SCS Runoff	0.827	2	716	1,869	------	------	------	OFFSITE B
10	Combine	99.66	2	720	290,605	8, 9	------	------	POST WS B
11	Reach	88.70	2	724	290,603	10	------	------	DITCH B
12	Combine	218.68	2	726	834,479	5, 6, 11	------	------	WS AB
13	SCS Runoff	91.13	2	732	398,114	------	------	------	PRE POI AB
14	SCS Runoff	81.17	2	734	372,741	------	------	------	PRE WS C
15	SCS Runoff	52.85	2	730	211,196	------	------	------	OFFSITE C
16	Combine	132.53	2	732	583,938	14, 15	------	------	PRE POI C
17	Reservoir	29.23	2	768	834,479	12	613.47	421,093	DRY POND
18	SCS Runoff	42.89	2	734	198,326	------	------	------	POST WS C
19	SCS Runoff	1.677	2	716	3,868	------	------	------	OFFSITE C
20	Combine	43.08	2	734	202,193	18, 19	------	------	POST POI C
21	Combine	34.74	2	728	911,452	7, 17,	------	------	POST POI AB

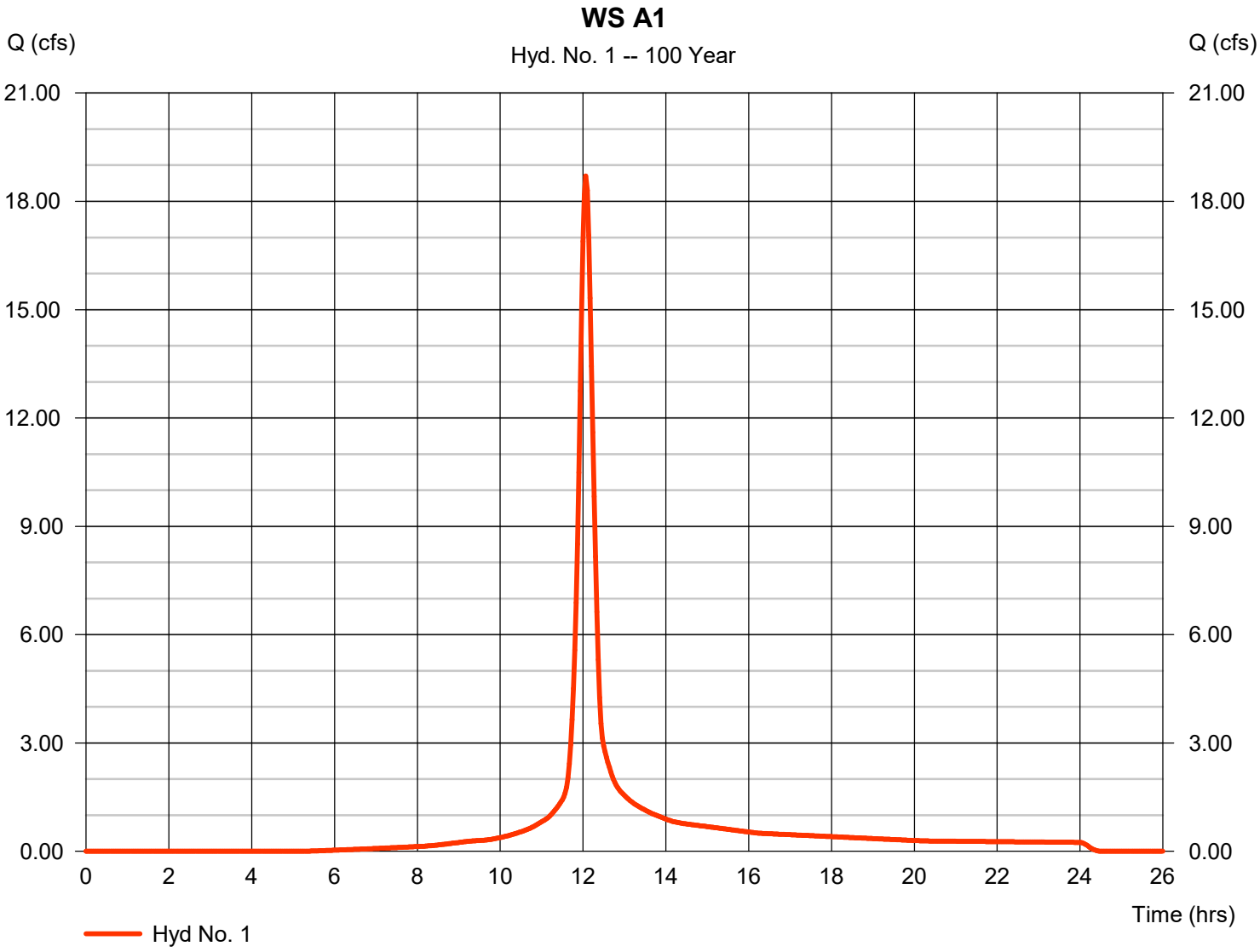
Hydrograph Report

Hyd. No. 1

WS A1

Hydrograph type	=	SCS Runoff	Peak discharge	=	18.70 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.07 hrs
Time interval	=	2 min	Hyd. volume	=	59,223 cuft
Drainage area	=	2.990 ac	Curve number	=	80*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	17.00 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.770 x 72) + (1.220 x 91)] / 2.990



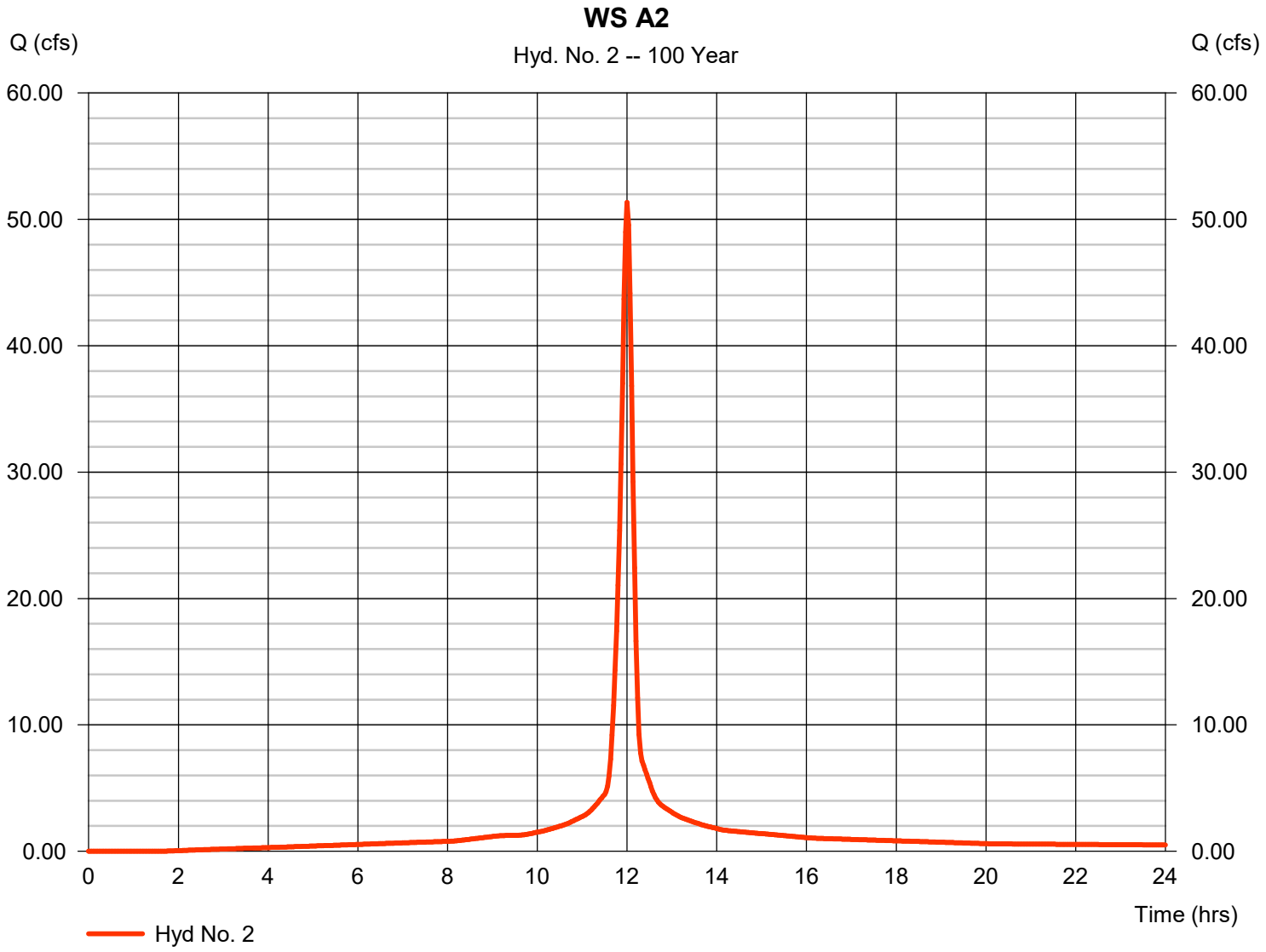
Hydrograph Report

Hyd. No. 2

WS A2

Hydrograph type	=	SCS Runoff	Peak discharge	=	51.33 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	148,103 cuft
Drainage area	=	5.570 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	12.90 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(2.940 x 91) + (2.630 x 98)] / 5.570



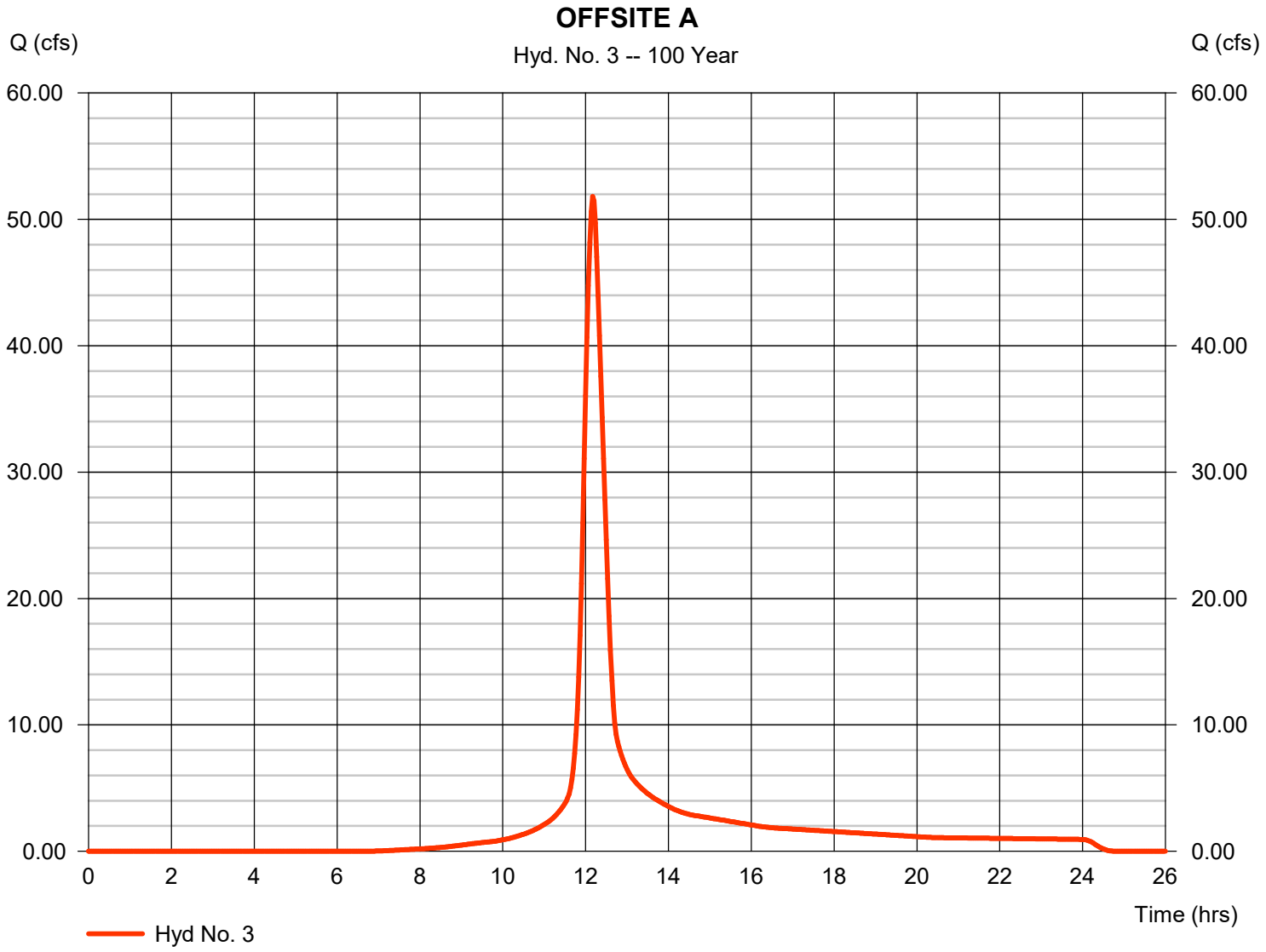
Hydrograph Report

Hyd. No. 3

OFFSITE A

Hydrograph type	=	SCS Runoff	Peak discharge	=	51.81 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.17 hrs
Time interval	=	2 min	Hyd. volume	=	207,045 cuft
Drainage area	=	11.970 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	27.00 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(10.710 x 72) + (0.560 x 81) + (0.690 x 91) + (0.010 x 98)] / 11.970

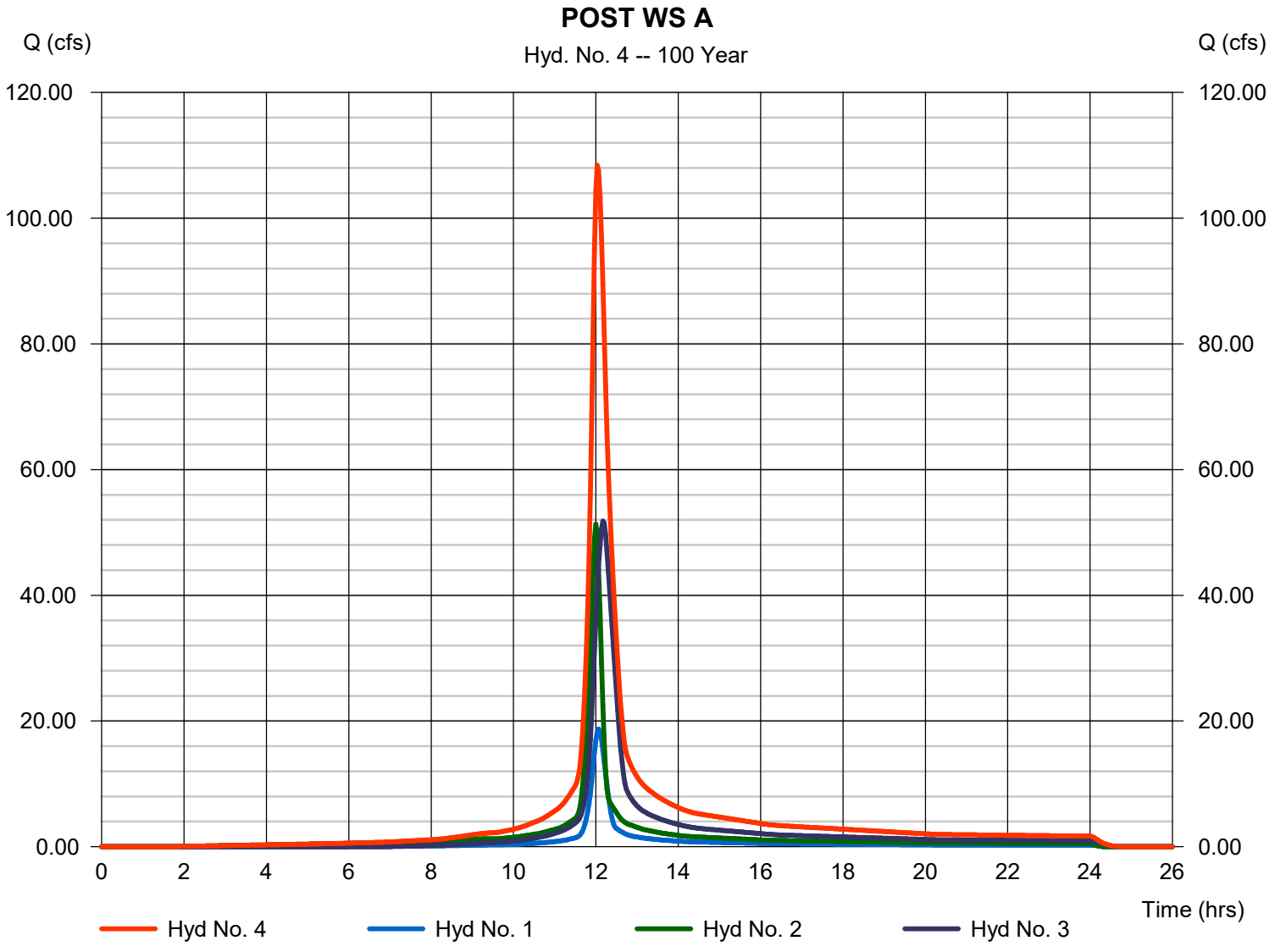


Hydrograph Report

Hyd. No. 4

POST WS A

Hydrograph type	= Combine	Peak discharge	= 108.40 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 414,371 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 20.530 ac



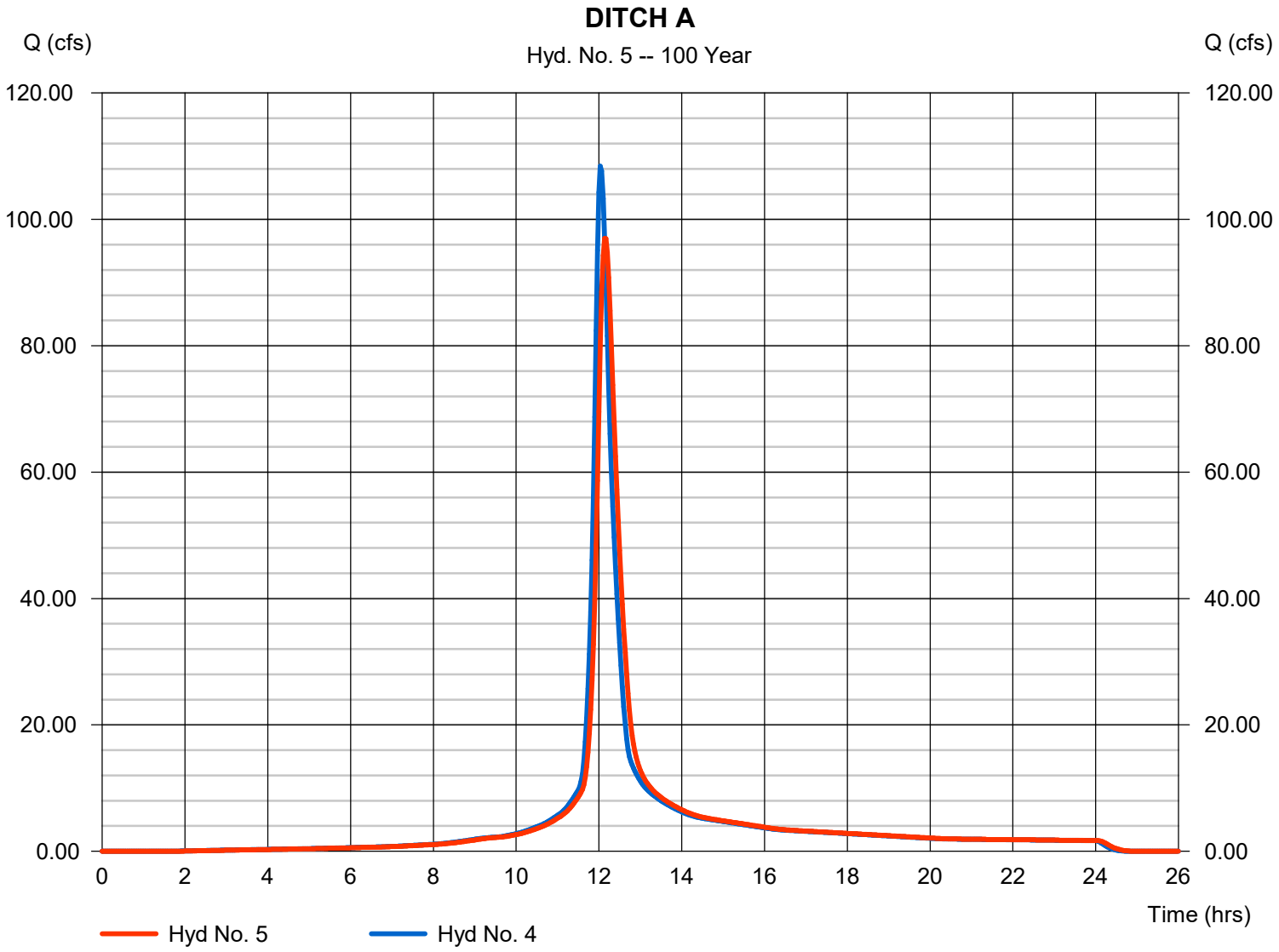
Hydrograph Report

Hyd. No. 5

DITCH A

Hydrograph type	= Reach	Peak discharge	= 96.97 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.13 hrs
Time interval	= 2 min	Hyd. volume	= 414,368 cuft
Inflow hyd. No.	= 4 - POST WS A	Section type	= Trapezoidal
Reach length	= 2104.0 ft	Channel slope	= 1.3 %
Manning's n	= 0.035	Bottom width	= 3.0 ft
Side slope	= 3.0:1	Max. depth	= 3.0 ft
Rating curve x	= 2.306	Rating curve m	= 1.248
Ave. velocity	= 4.96 ft/s	Routing coeff.	= 0.3000

Modified Att-Kin routing method used.



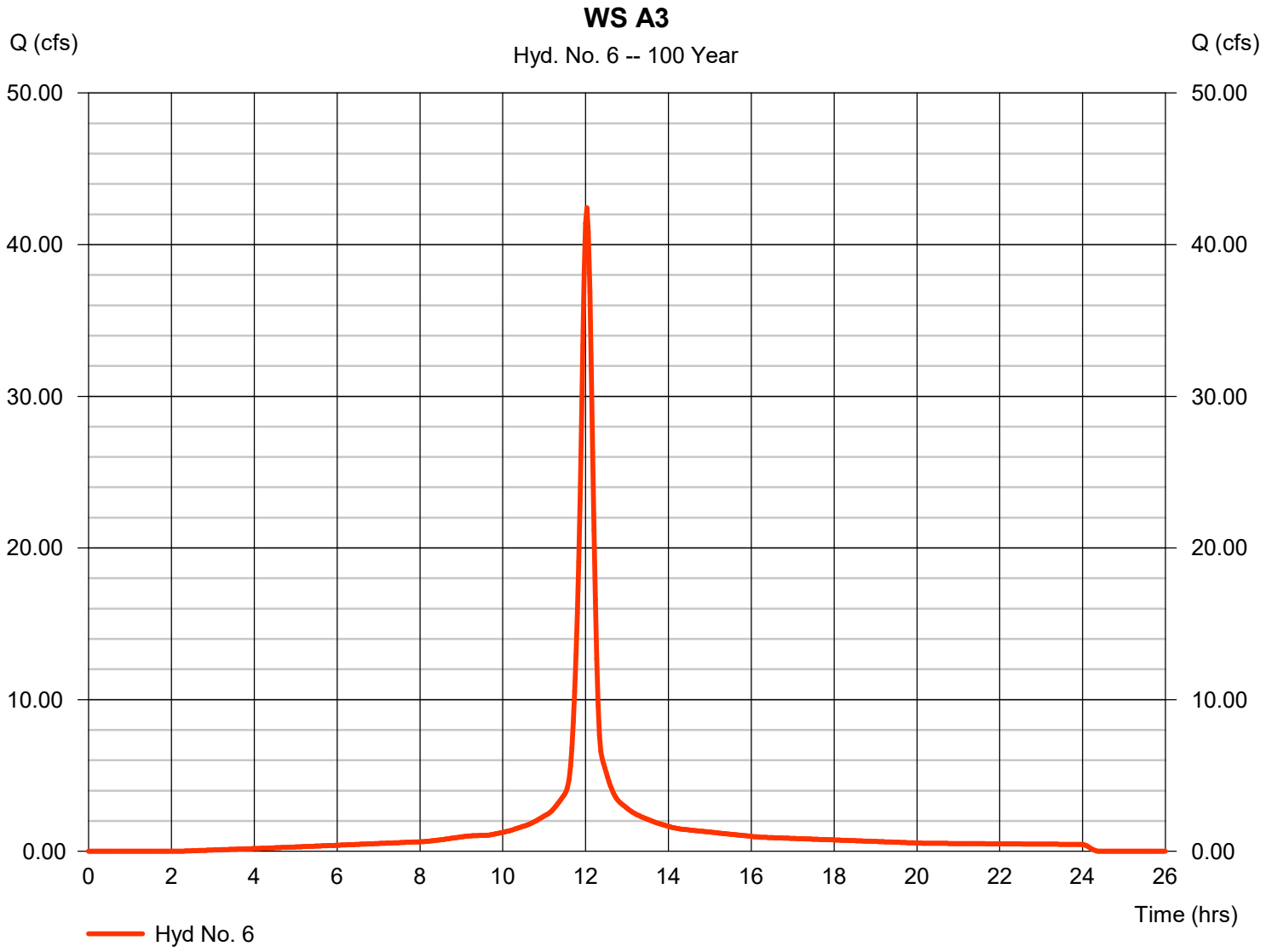
Hydrograph Report

Hyd. No. 6

WS A3

Hydrograph type	=	SCS Runoff	Peak discharge	=	42.43 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	129,509 cuft
Drainage area	=	5.330 ac	Curve number	=	92*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	16.60 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(4.590 x 91) + (0.740 x 98)] / 5.330



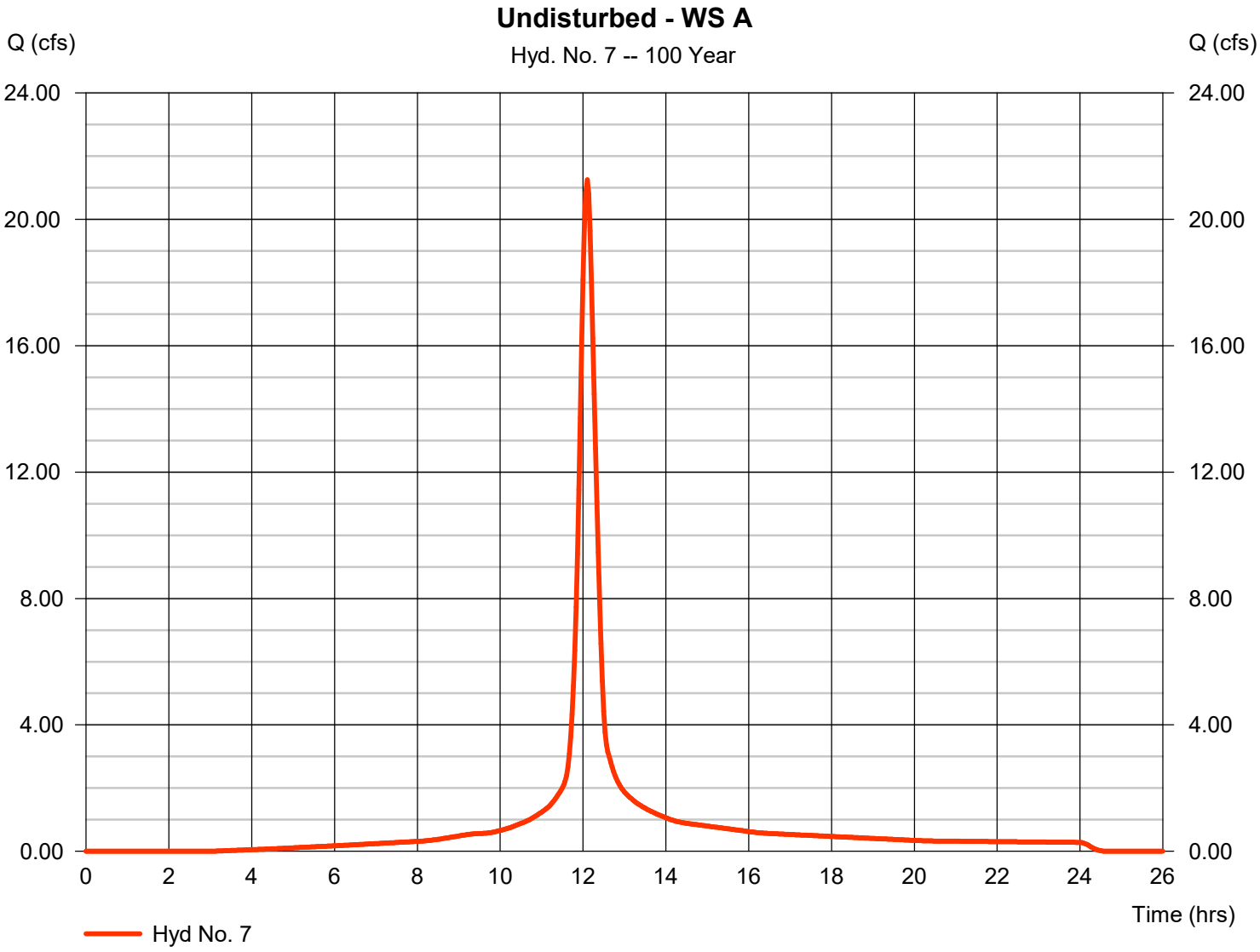
Hydrograph Report

Hyd. No. 7

Undisturbed - WS A

Hydrograph type	=	SCS Runoff	Peak discharge	=	21.25 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.10 hrs
Time interval	=	2 min	Hyd. volume	=	76,974 cuft
Drainage area	=	3.200 ac	Curve number	=	89*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	23.20 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.210 x 72) + (0.560 x 88) + (2.430 x 91)] / 3.200



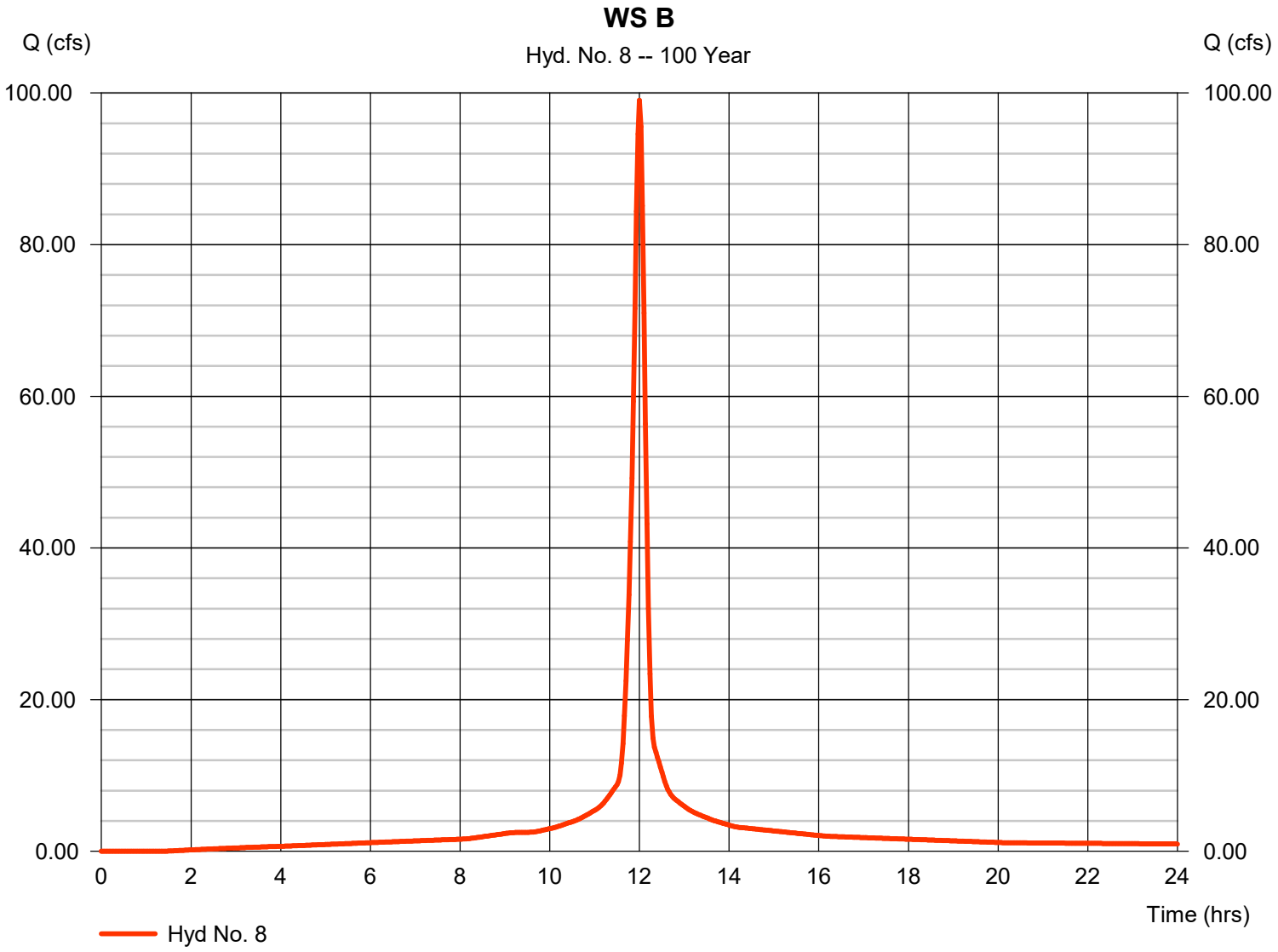
Hydrograph Report

Hyd. No. 8

WS B

Hydrograph type	= SCS Runoff	Peak discharge	= 99.05 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 288,736 cuft
Drainage area	= 10.680 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 11.50 min
Total precip.	= 7.82 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(4.380 x 91) + (6.300 x 98)] / 10.680



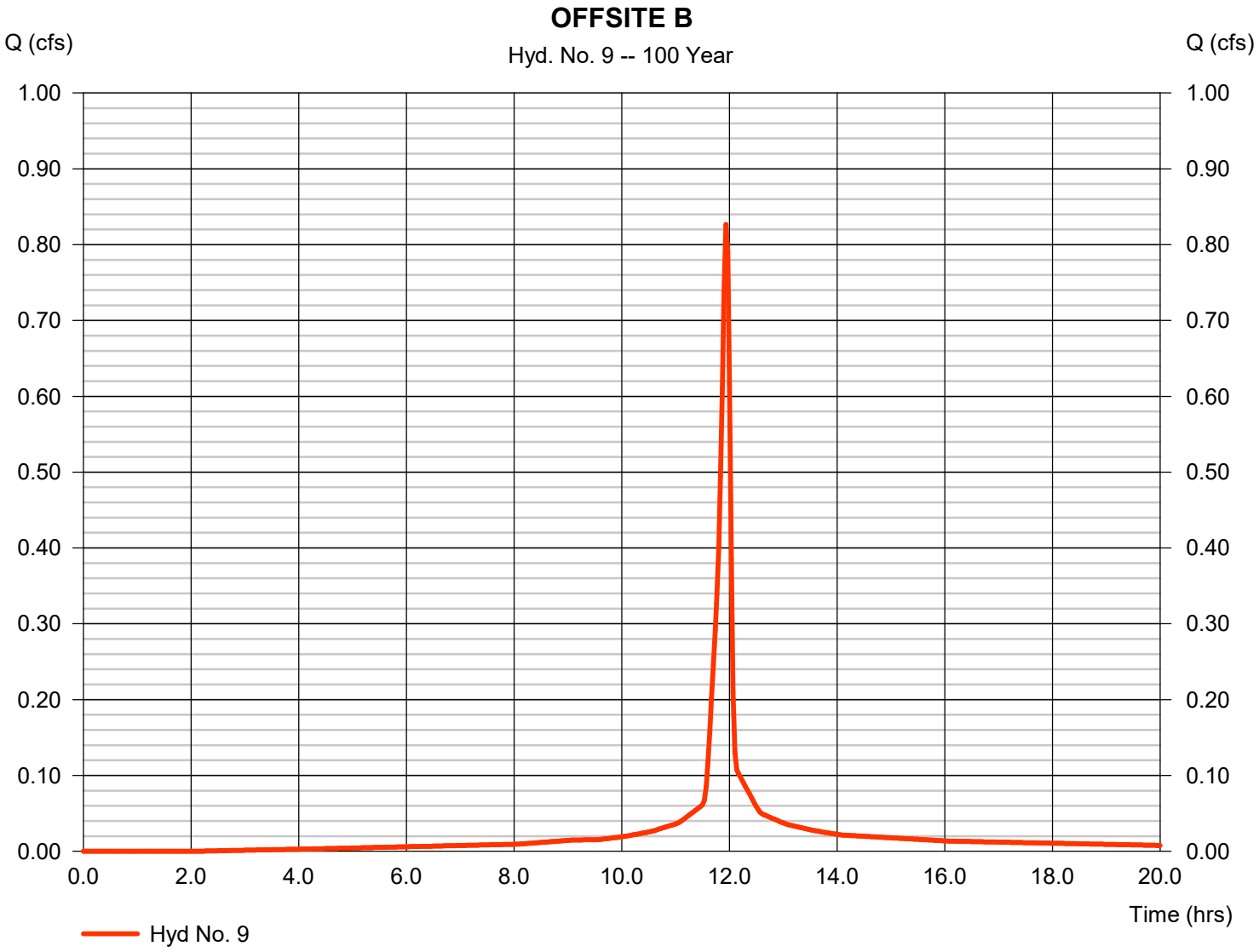
Hydrograph Report

Hyd. No. 9

OFFSITE B

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.827 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	1,869 cuft
Drainage area	=	0.080 ac	Curve number	=	92*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.030 x 81) + (0.050 x 98)] / 0.080

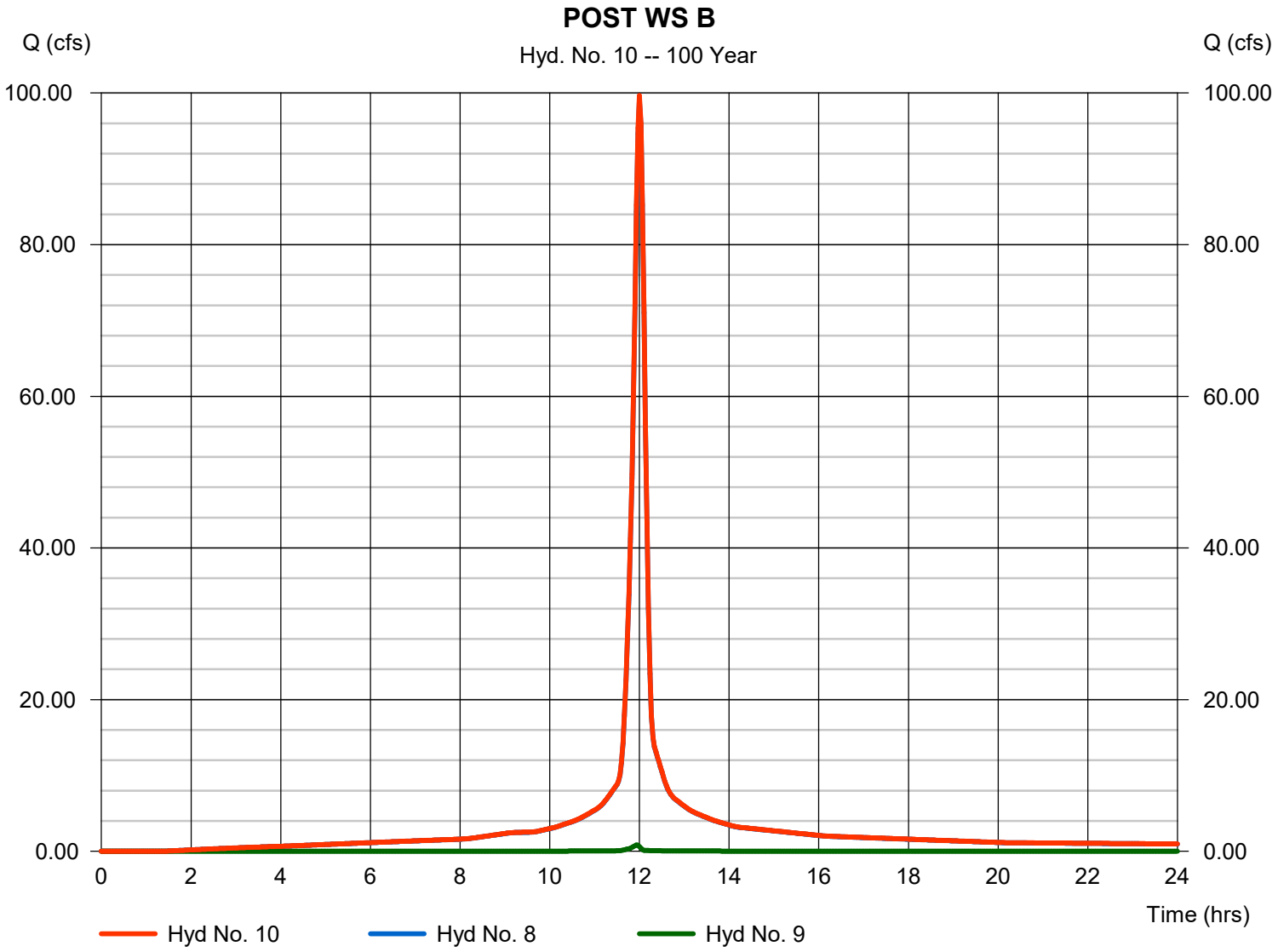


Hydrograph Report

Hyd. No. 10

POST WS B

Hydrograph type	= Combine	Peak discharge	= 99.66 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 290,605 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 10.760 ac



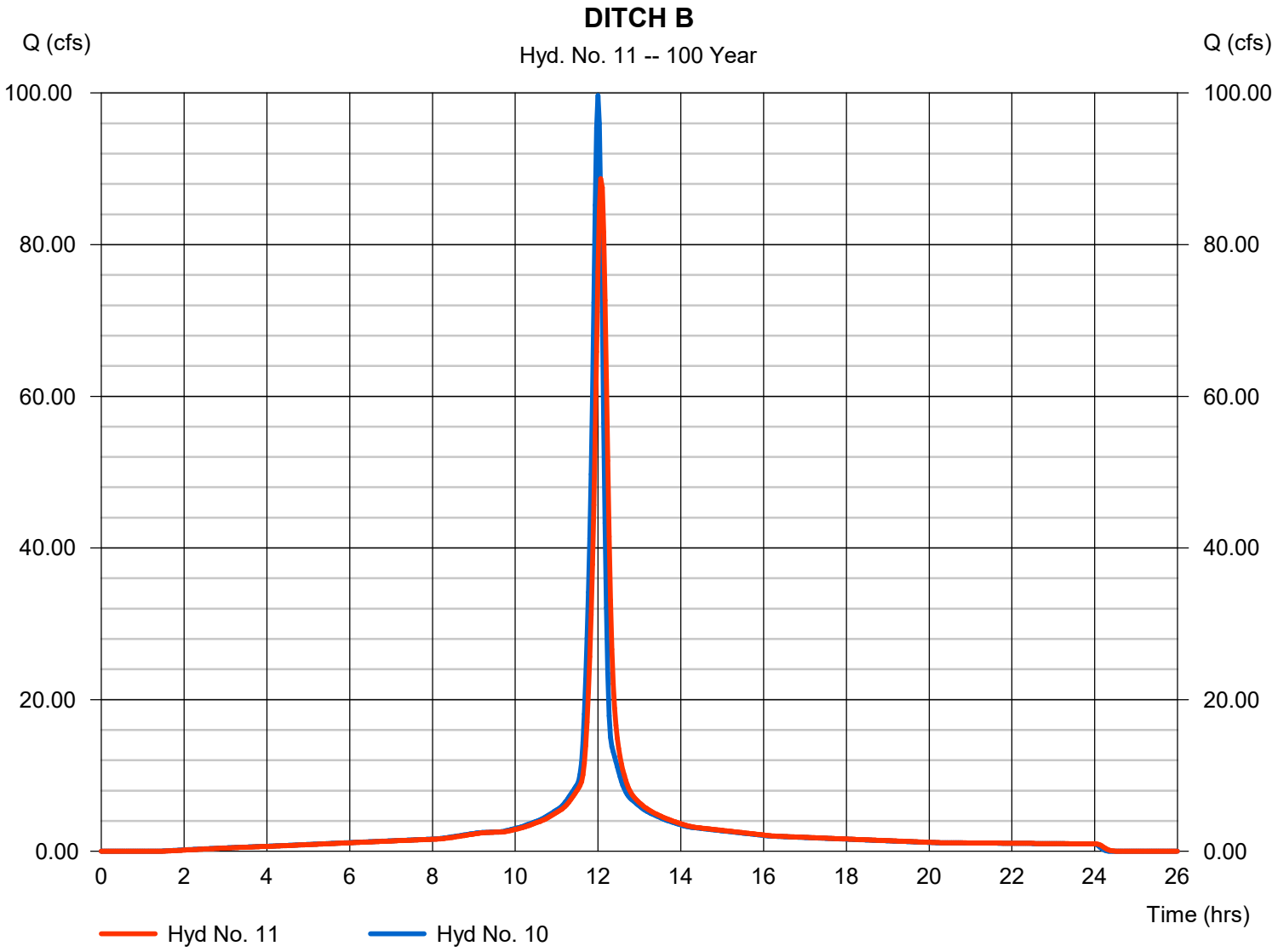
Hydrograph Report

Hyd. No. 11

DITCH B

Hydrograph type	=	Reach	Peak discharge	=	88.70 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.07 hrs
Time interval	=	2 min	Hyd. volume	=	290,603 cuft
Inflow hyd. No.	=	10 - POST WS B	Section type	=	Trapezoidal
Reach length	=	1752.0 ft	Channel slope	=	1.4 %
Manning's n	=	0.035	Bottom width	=	3.0 ft
Side slope	=	3.0:1	Max. depth	=	3.0 ft
Rating curve x	=	2.421	Rating curve m	=	1.248
Ave. velocity	=	5.07 ft/s	Routing coeff.	=	0.3563

Modified Att-Kin routing method used.

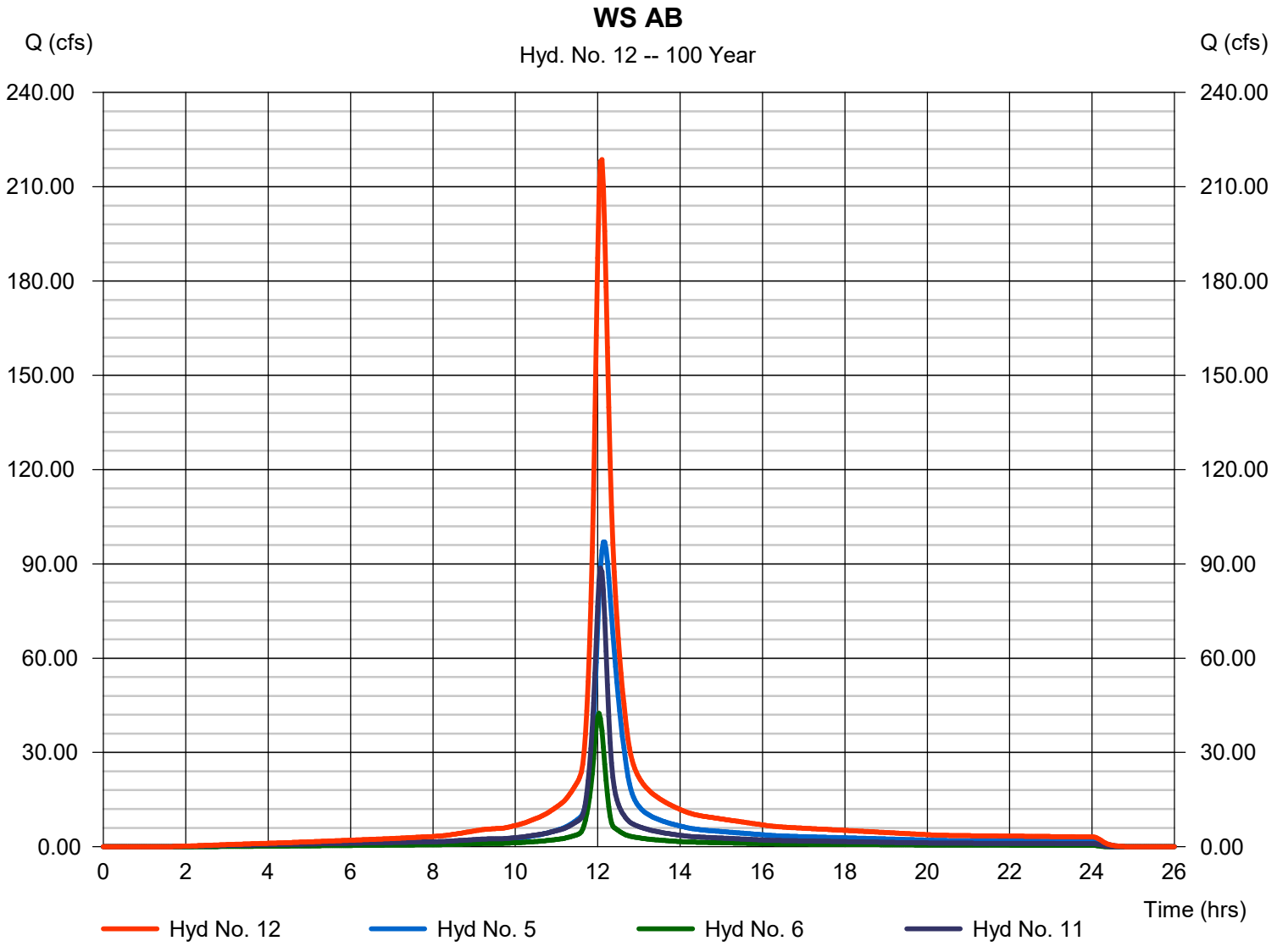


Hydrograph Report

Hyd. No. 12

WS AB

Hydrograph type	= Combine	Peak discharge	= 218.68 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 834,479 cuft
Inflow hyds.	= 5, 6, 11	Contrib. drain. area	= 5.330 ac



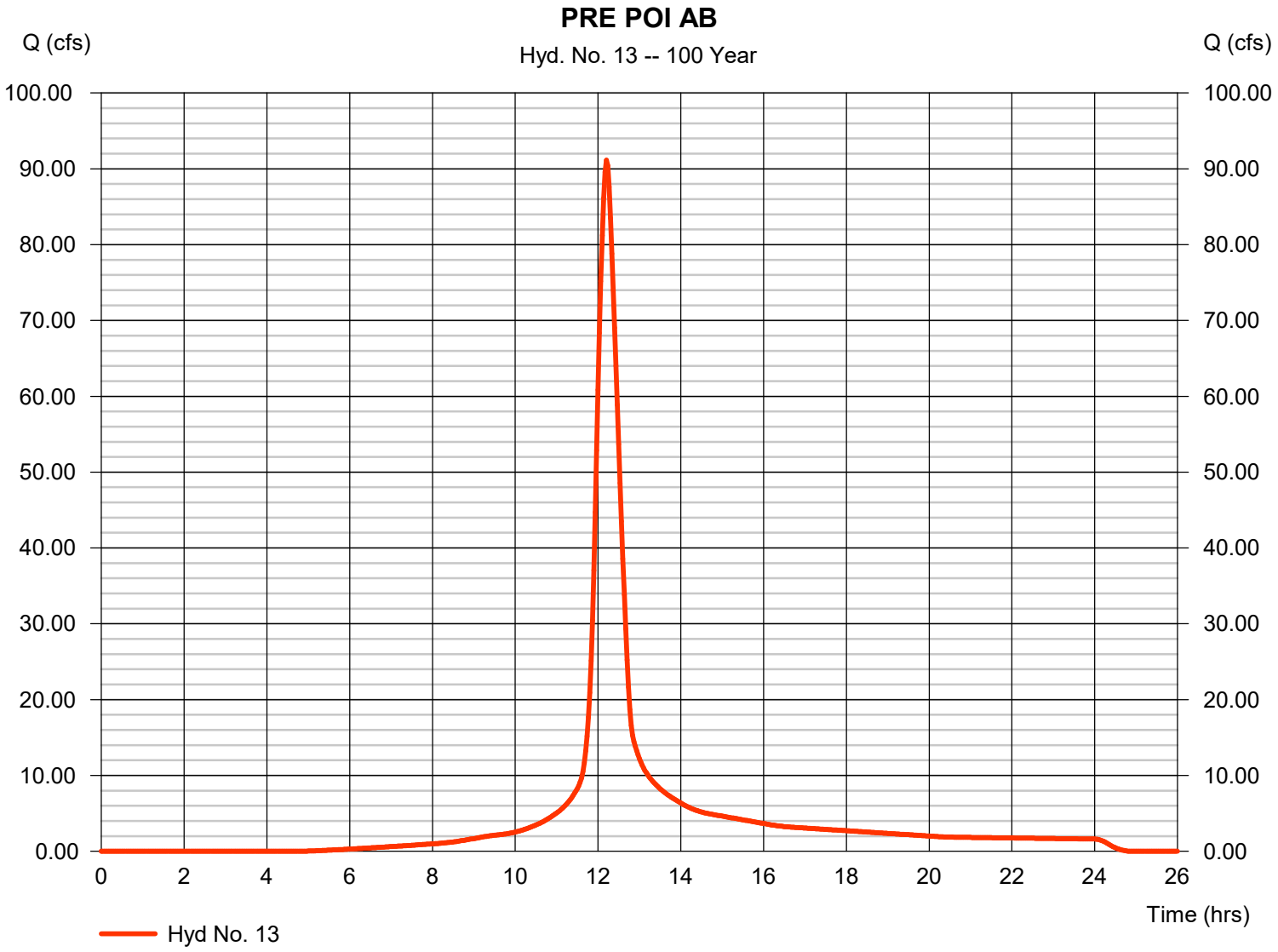
Hydrograph Report

Hyd. No. 13

PRE POI AB

Hydrograph type	= SCS Runoff	Peak discharge	= 91.13 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.20 hrs
Time interval	= 2 min	Hyd. volume	= 398,114 cuft
Drainage area	= 19.040 ac	Curve number	= 82*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 32.80 min
Total precip.	= 7.82 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(8.630 x 72) + (1.450 x 88) + (7.160 x 91) + (1.800 x 91)] / 19.040



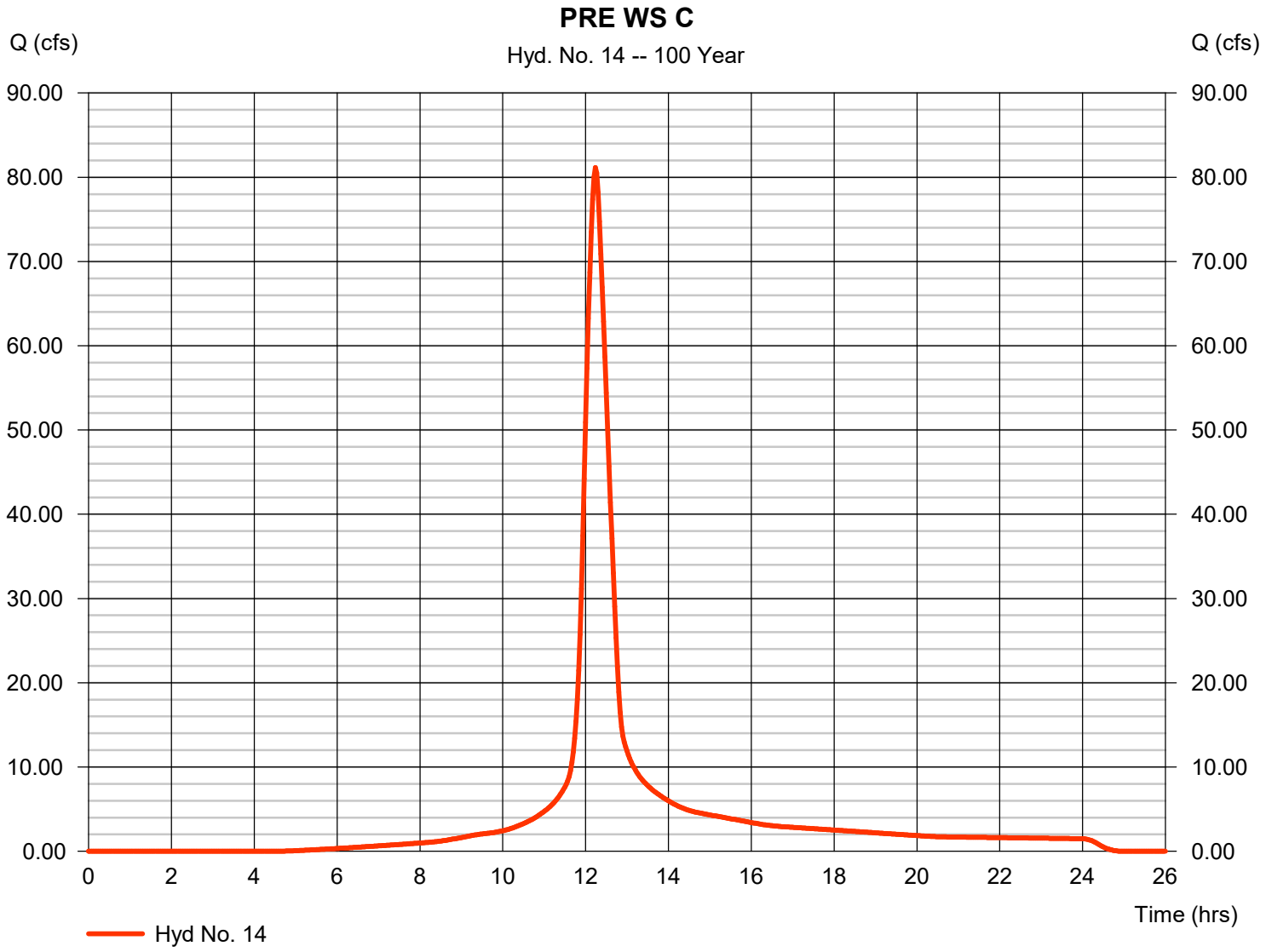
Hydrograph Report

Hyd. No. 14

PRE WS C

Hydrograph type	=	SCS Runoff	Peak discharge	=	81.17 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.23 hrs
Time interval	=	2 min	Hyd. volume	=	372,741 cuft
Drainage area	=	17.890 ac	Curve number	=	83*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	34.60 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(7.590 x 72) + (0.390 x 81) + (0.830 x 88) + (9.080 x 91)] / 17.890



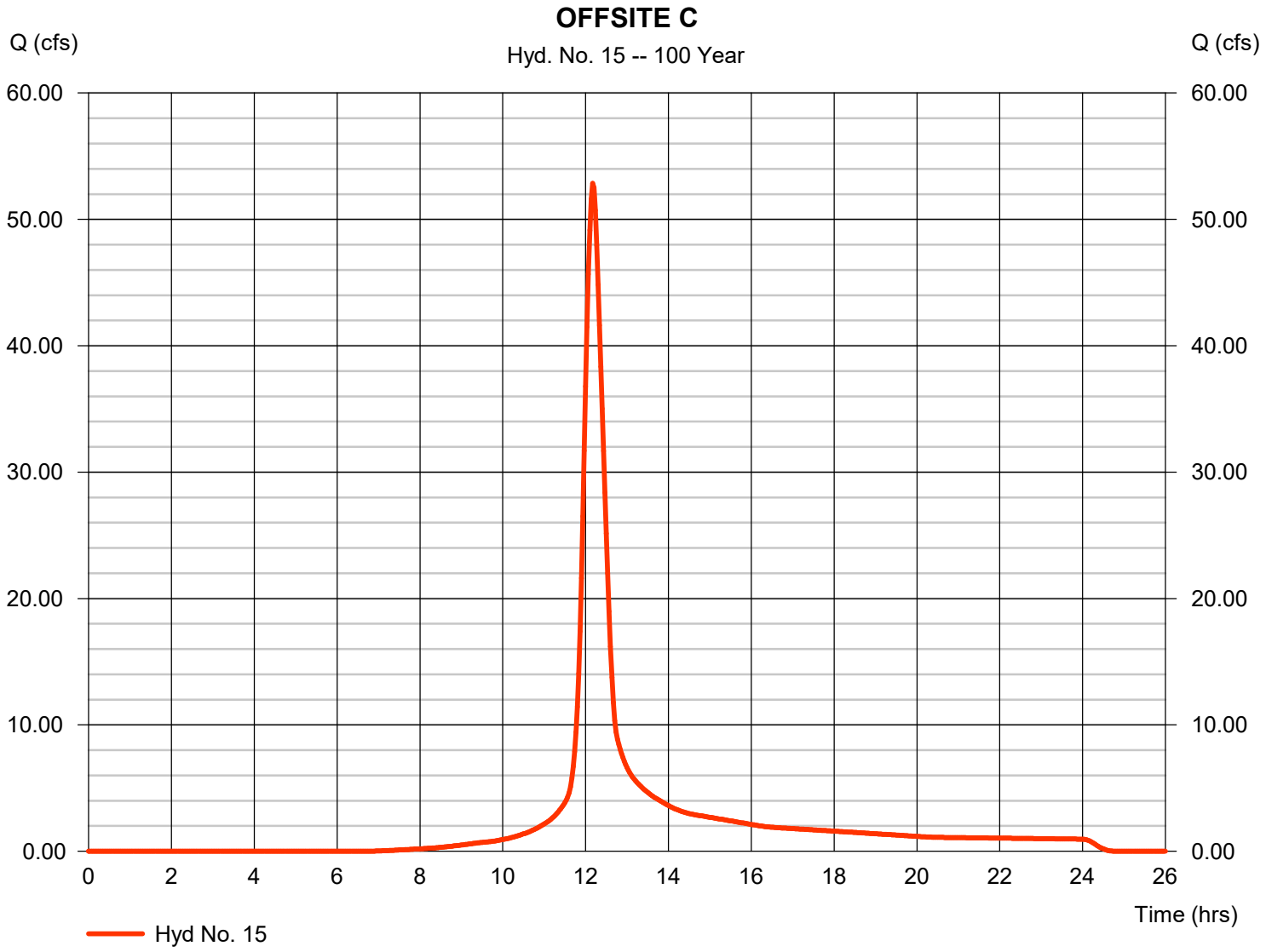
Hydrograph Report

Hyd. No. 15

OFFSITE C

Hydrograph type	=	SCS Runoff	Peak discharge	=	52.85 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.17 hrs
Time interval	=	2 min	Hyd. volume	=	211,196 cuft
Drainage area	=	12.210 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	27.00 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(10.710 x 72) + (0.620 x 81) + (0.710 x 91) + (0.170 x 98)] / 12.210

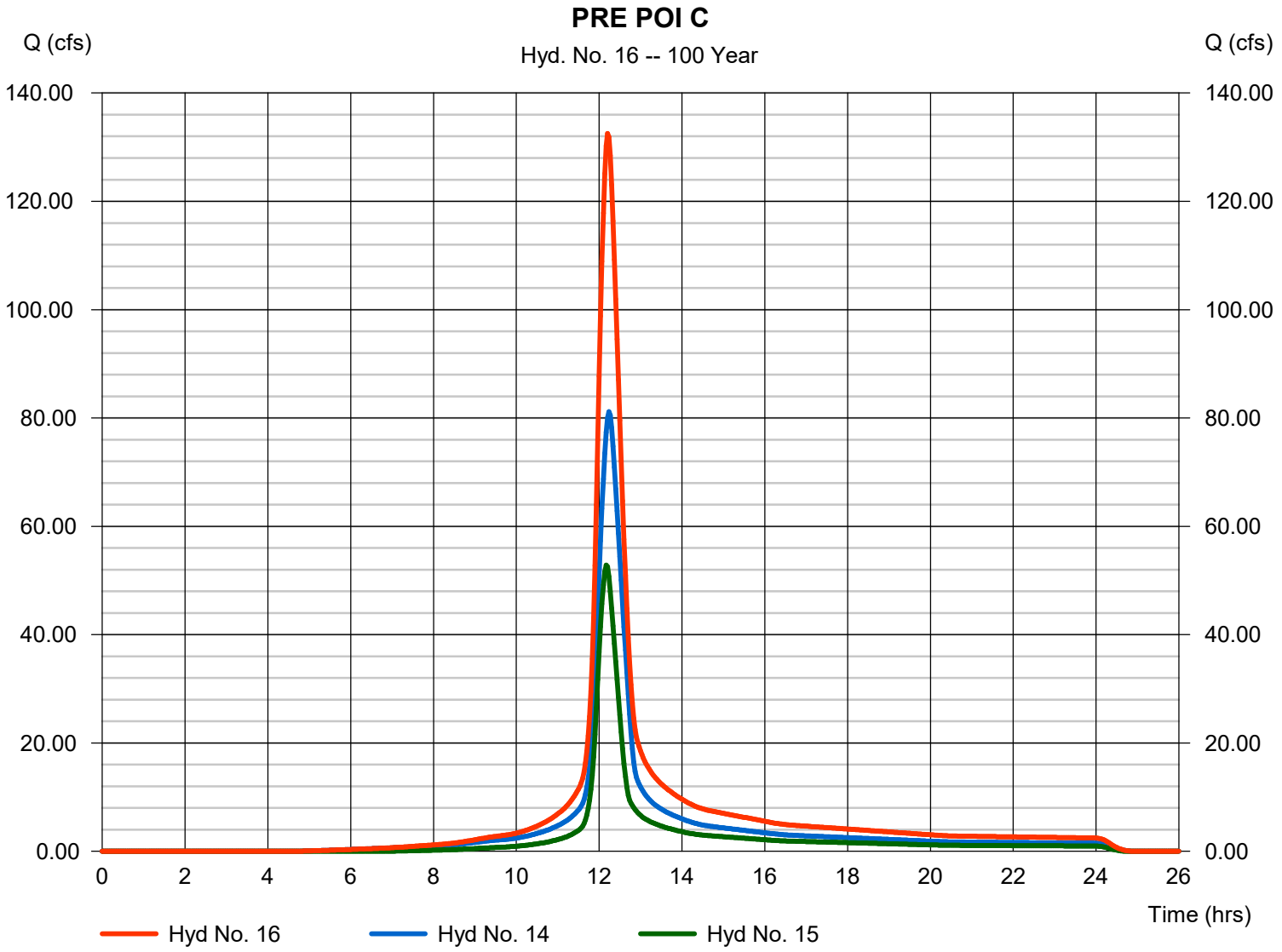


Hydrograph Report

Hyd. No. 16

PRE POI C

Hydrograph type	= Combine	Peak discharge	= 132.53 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.20 hrs
Time interval	= 2 min	Hyd. volume	= 583,938 cuft
Inflow hyds.	= 14, 15	Contrib. drain. area	= 30.100 ac



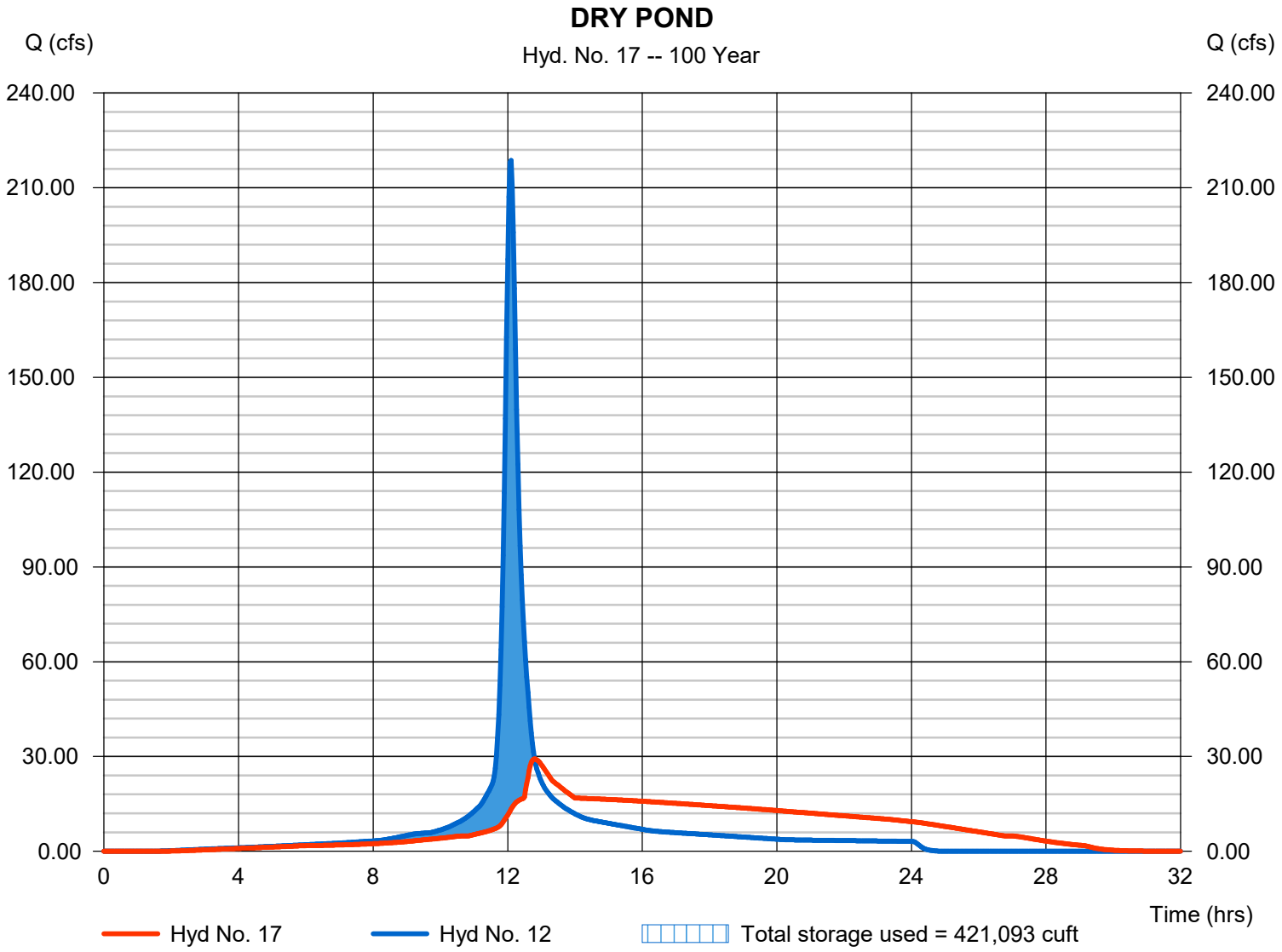
Hydrograph Report

Hyd. No. 17

DRY POND

Hydrograph type	=	Reservoir	Peak discharge	=	29.23 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.80 hrs
Time interval	=	2 min	Hyd. volume	=	834,479 cuft
Inflow hyd. No.	=	12 - WS AB	Max. Elevation	=	613.47 ft
Reservoir name	=	DRY POND	Max. Storage	=	421,093 cuft

Storage Indication method used.



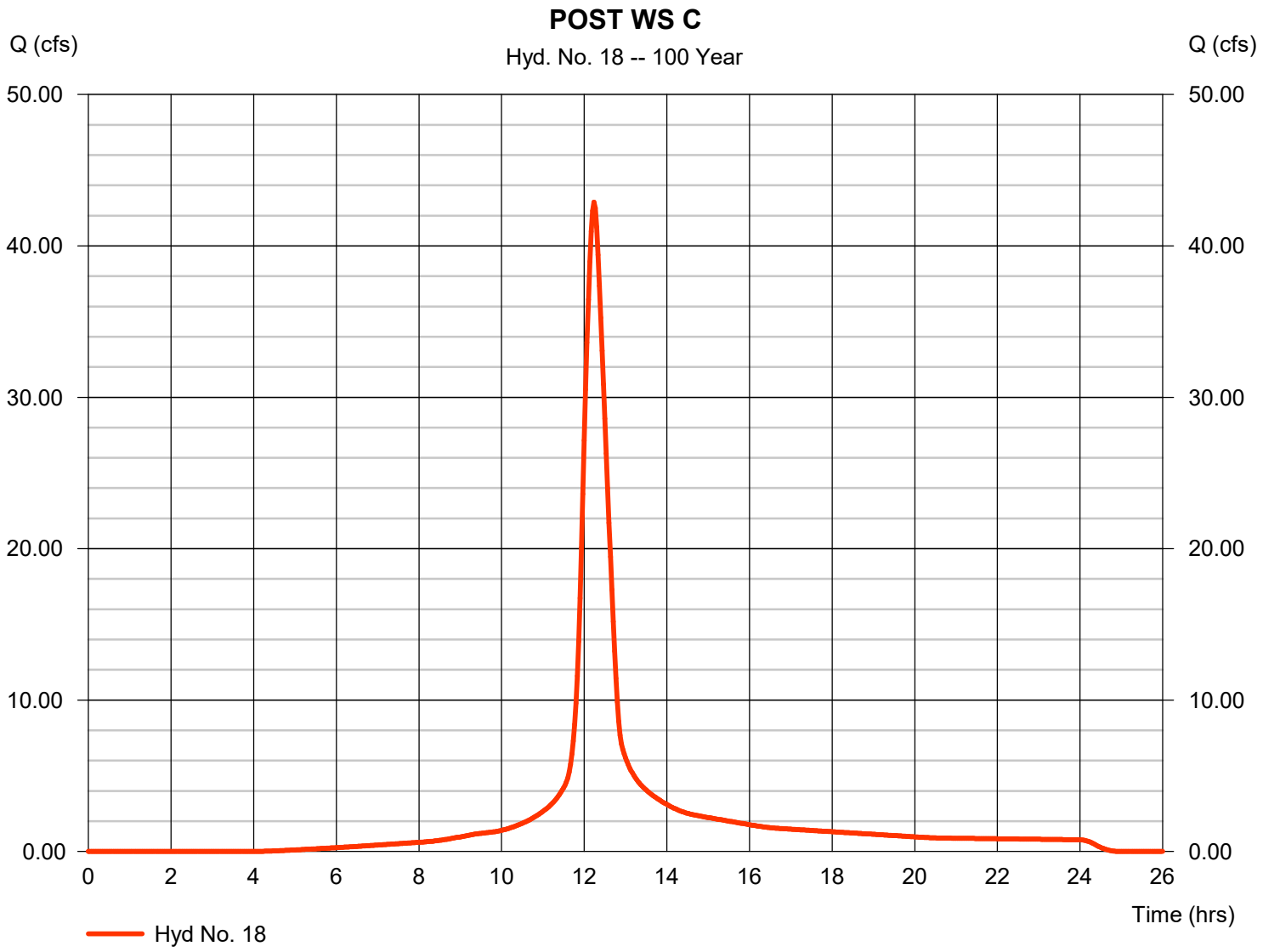
Hydrograph Report

Hyd. No. 18

POST WS C

Hydrograph type	=	SCS Runoff	Peak discharge	=	42.89 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.23 hrs
Time interval	=	2 min	Hyd. volume	=	198,326 cuft
Drainage area	=	9.150 ac	Curve number	=	85*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	34.10 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(2.600 x 72) + (0.260 x 81) + (0.830 x 88) + (5.460 x 91)] / 9.150



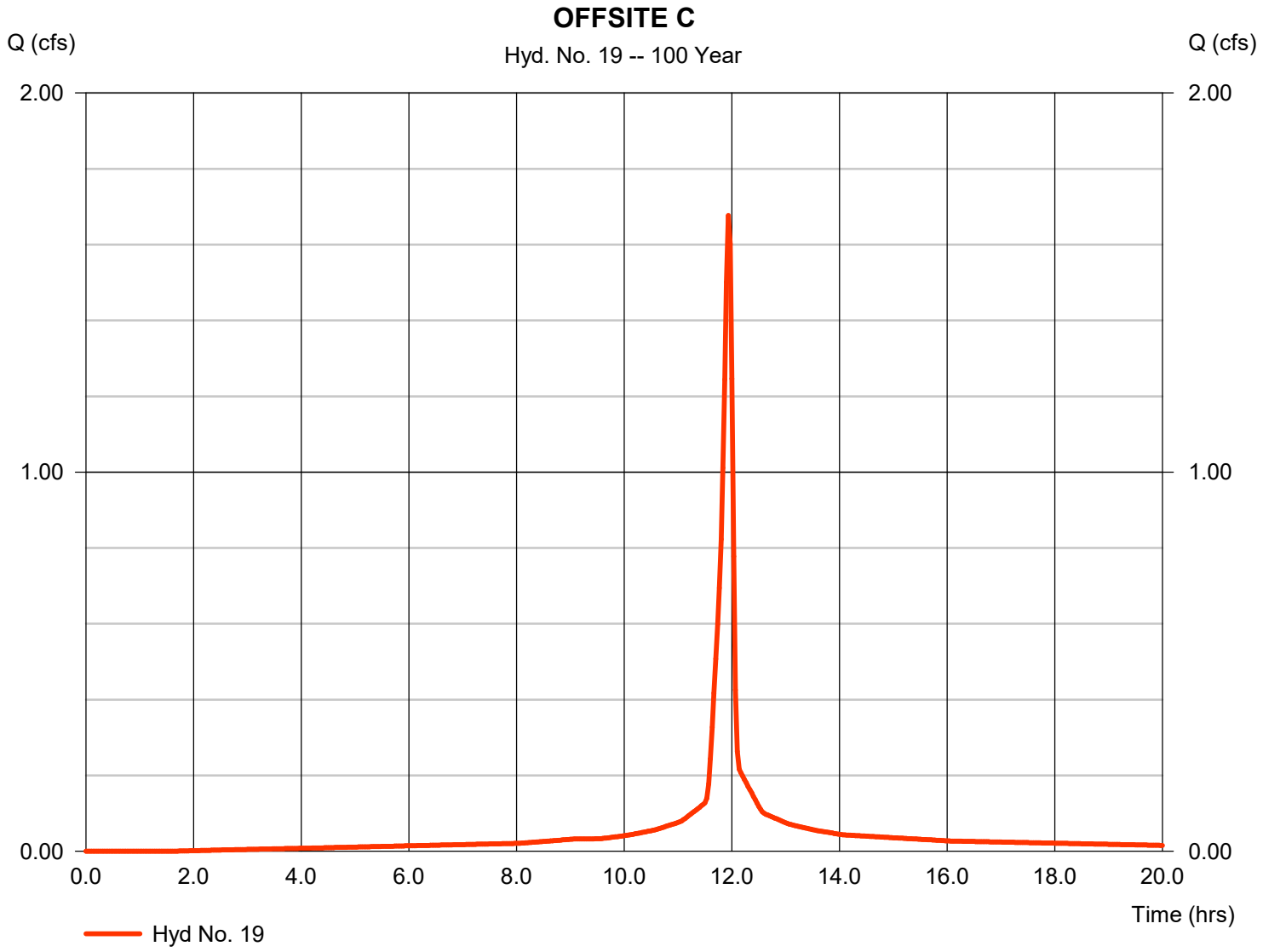
Hydrograph Report

Hyd. No. 19

OFFSITE C

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.677 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	3,868 cuft
Drainage area	=	0.160 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.82 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.030 x 81) + (0.020 x 91) + (0.110 x 98)] / 0.160

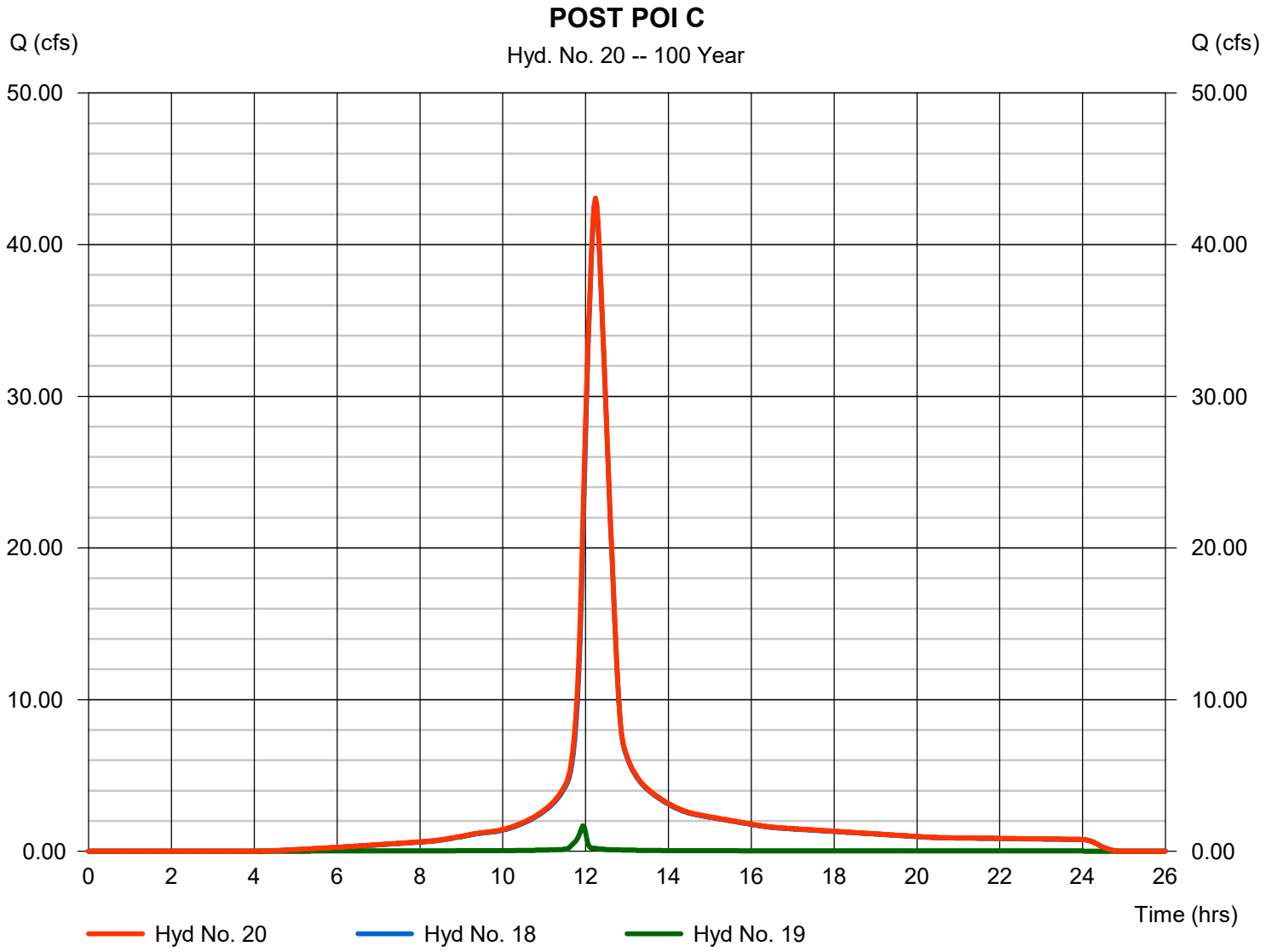


Hydrograph Report

Hyd. No. 20

POST POI C

Hydrograph type	= Combine	Peak discharge	= 43.08 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.23 hrs
Time interval	= 2 min	Hyd. volume	= 202,193 cuft
Inflow hyds.	= 18, 19	Contrib. drain. area	= 9.310 ac

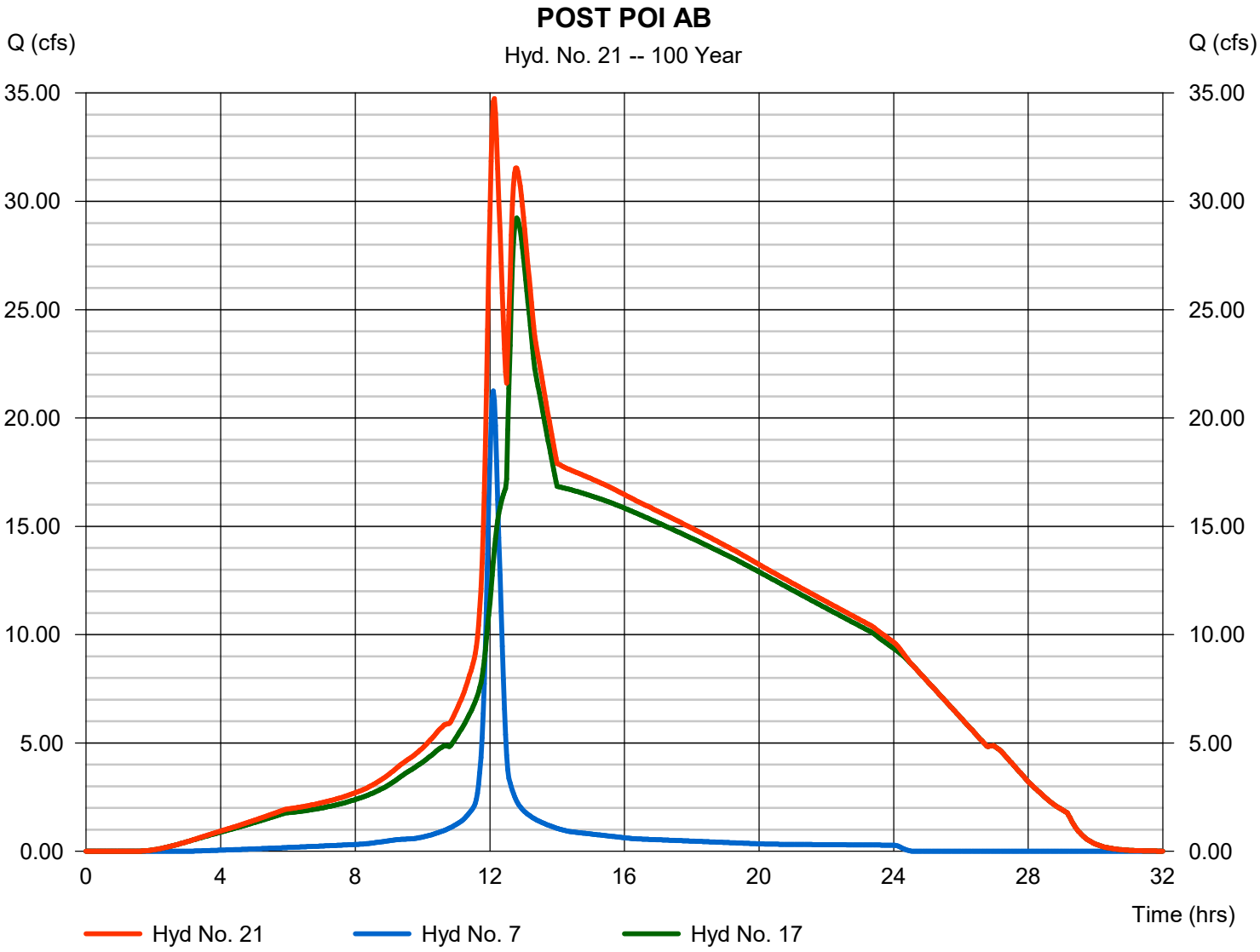


Hydrograph Report

Hyd. No. 21

POST POI AB

Hydrograph type	= Combine	Peak discharge	= 34.74 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.13 hrs
Time interval	= 2 min	Hyd. volume	= 911,452 cuft
Inflow hyds.	= 7, 17	Contrib. drain. area	= 3.200 ac



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	59.7370	12.3000	0.8768	--------
2	72.8679	12.8000	0.8792	--------
3	0.0000	0.0000	0.0000	--------
5	78.0930	13.1000	0.8448	--------
10	73.4003	12.2000	0.7983	--------
25	69.2214	11.2000	0.7454	--------
50	64.0304	10.2000	0.6997	--------
100	61.0502	9.5000	0.6622	--------

File name: Mt. Pleasant.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	4.91	3.93	3.29	2.84	2.50	2.24	2.03	1.86	1.72	1.60	1.49	1.40
2	5.80	4.66	3.92	3.39	2.99	2.68	2.43	2.23	2.06	1.91	1.79	1.68
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.76	5.50	4.66	4.06	3.61	3.25	2.96	2.72	2.53	2.36	2.21	2.08
10	7.57	6.18	5.25	4.59	4.09	3.70	3.38	3.12	2.90	2.71	2.55	2.41
25	8.68	7.11	6.07	5.33	4.77	4.33	3.98	3.68	3.44	3.22	3.04	2.88
50	9.54	7.82	6.70	5.90	5.30	4.83	4.45	4.13	3.87	3.64	3.44	3.27
100	10.39	8.54	7.34	6.49	5.85	5.35	4.94	4.61	4.32	4.08	3.87	3.68

Tc = time in minutes. Values may exceed 60.

Precip. file name: \\global.gsp\data\nf\na_nf07\5011400\03ProjInfo\00DueDilg\NOAA\Mt. Pleasant.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	3.89	0.00	4.74	5.41	6.33	7.06	7.82
SCS 6-Hr	0.00	2.59	0.00	3.16	3.65	4.34	4.92	5.53
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Sunday, Jul 20 2025

DITCH A

Trapezoidal

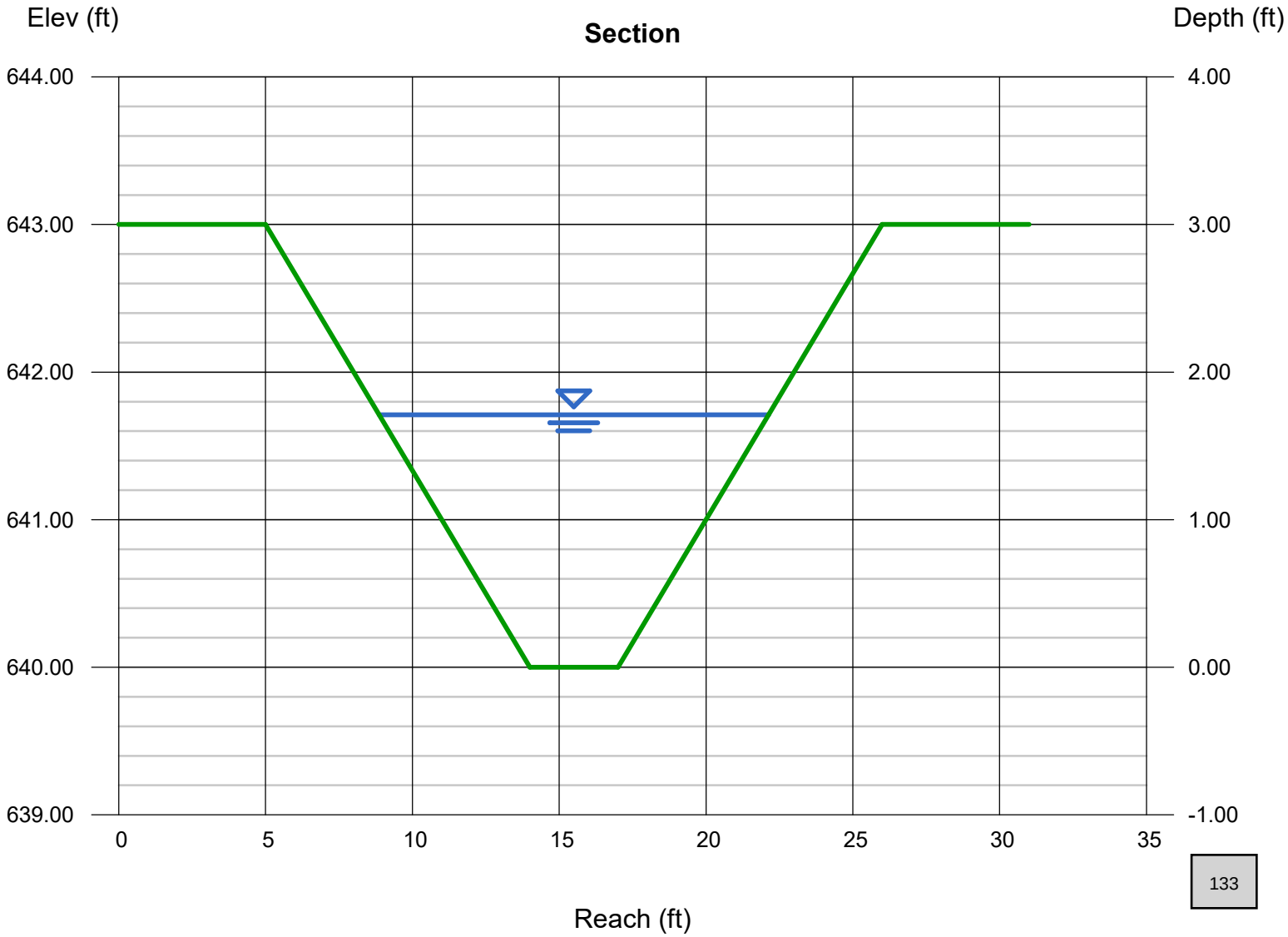
Bottom Width (ft)	= 3.00
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 3.00
Invert Elev (ft)	= 640.00
Slope (%)	= 1.27
N-Value	= 0.035

Calculations

Compute by:	Known Q
Known Q (cfs)	= 66.74

Highlighted

Depth (ft)	= 1.71
Q (cfs)	= 66.74
Area (sqft)	= 13.90
Velocity (ft/s)	= 4.80
Wetted Perim (ft)	= 13.81
Crit Depth, Yc (ft)	= 1.56
Top Width (ft)	= 13.26
EGL (ft)	= 2.07



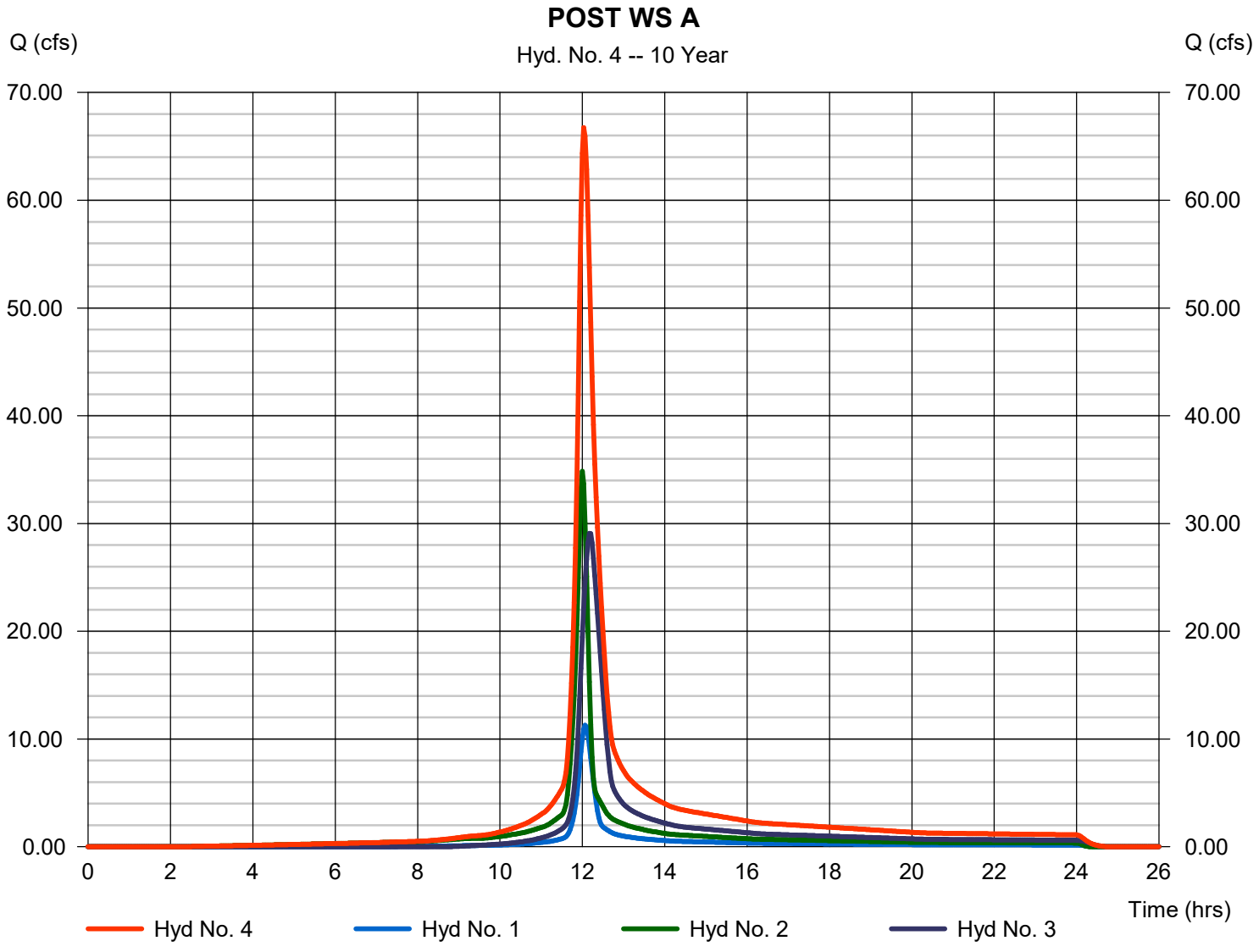
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Sunday, 07 / 20 / 2025

Hyd. No. 4

POST WS A

Hydrograph type	= Combine	Peak discharge	= 66.74 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 250,699 cuft
Inflow hyds.	= 1, 2, 3	Contrib. drain. area	= 20.530 ac



Hydraulic Analysis Report

Project Data

Project Title: Ditch A

Designer:

Project Date: Sunday, June 22, 2025

Project Units: U.S. Customary Units

Notes:

Channel Analysis: 10 yr

Notes:

Input Parameters

Channel Type: Trapezoidal

Side Slope 1 (Z1): 3.0000 ft/ft

Side Slope 2 (Z2): 3.0000 ft/ft

Channel Width 3.00 ft

Longitudinal Slope: 0.0127 ft/ft

Manning's n: 0.0618

Flow 66.7400 cfs

Result Parameters

Depth 2.2058 ft

Area of Flow 21.2135 ft^2

Wetted Perimeter 16.9505 ft

Hydraulic Radius 1.2515 ft

Average Velocity 3.1461 ft/s

Top Width 16.2346 ft

Froude Number: 0.4850

Maximum Applied Shear Stress in open-channel flow:

$$\tau_d = \gamma d S_0 \qquad \textit{(HEC 15, Eqn. 3.1)}$$

τ_d = shear stress in channel at maximum depth, lb/ft2
γ = specific weight of water, lb/ft3
d = depth of flow in channel, ft
So = channel bottom slope, ft/ft

Critical Depth 1.5578 ft

Critical Velocity 5.5834 ft/s

Critical Slope: 0.0594 ft/ft

Critical Top Width 12.35 ft

Calculated Max Shear Stress 1.7480 lb/ft^2 = (62.4*2.2058*0.0127) = 1.748 lb/ft2

Calculated Avg Shear Stress 0.9918 lb/ft^2

Channel Lining Analysis: Riprap-10 yr

Notes:

Lining Input Parameters

Channel Lining Type: Riprap, Cobble, or Gravel

D50: 152.40 mm = 0.5 ft

Riprap Specific Weight: 165 lb/ft^3

Water Specific Weight: 62.4 lb/ft^3

Riprap Shape is Angular

Safety Factor: 1

Calculated Safety Factor: 1.00016

Lining Results

Angle of Repose: 41.15 degrees

Relative Flow Depth: 2.61337 ft

Manning's n method: Blodgett

Manning's n: 0.0618112

Channel Bottom Shear Results

V*: 0.94975

Reynold's Number: 39020.1

Shield's Parameter: 0.047

Shear stress on channel bottom: 1.74802 lb/ft^2

Permissible shear stress for channel bottom: 2.4111 lb/ft^2 = 2.4111 lb/ft2

Permissible Shear Stress of a loose rock lining:

$$\tau p = F*(\gamma s - \gamma)D50 \qquad \text{(FHWA HEC 15, Eqn. 6.7)}$$

τp = permissible shear strength

F* = Shield's parameter

Reynolds number	F* (Shields' parameter)	SF
$\leq 4x10^4$	0.047	1.0
$4x10^4<R_e<2x10^5$	Linear interpolation	Linear Interpolation
$\geq 2x10^5$	0.15	1.5

γs = specific weight of rock, lb/ft3

γ = specific weight of water, lb/ft3

D50 = size-fraction of proposed rock, ft

$$\tau p = F*(\gamma s - \gamma)D50$$

$$= 0.047(165–62.4)*0.5$$

Channel bottom is stable Permissible Shear Stress > Max Shear Stress

Stable D50: 110.506 mm

Channel Side Shear Results

K1: 0.868

K2: 0.876959

Kb: 0

Shear stress on side of channel: 1.74802 lb/ft^2

Permissible shear stress for side of channel: 2.11444 lb/ft^2

Stable Side D50: 0.358848 lb/ft^2

Side of channel is stable

Channel Lining Stability Results 2

The channel is stable

Channel Summary

Name of Selected Channel: 10 yr

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Sunday, Jul 20 2025

DITCH B

Trapezoidal

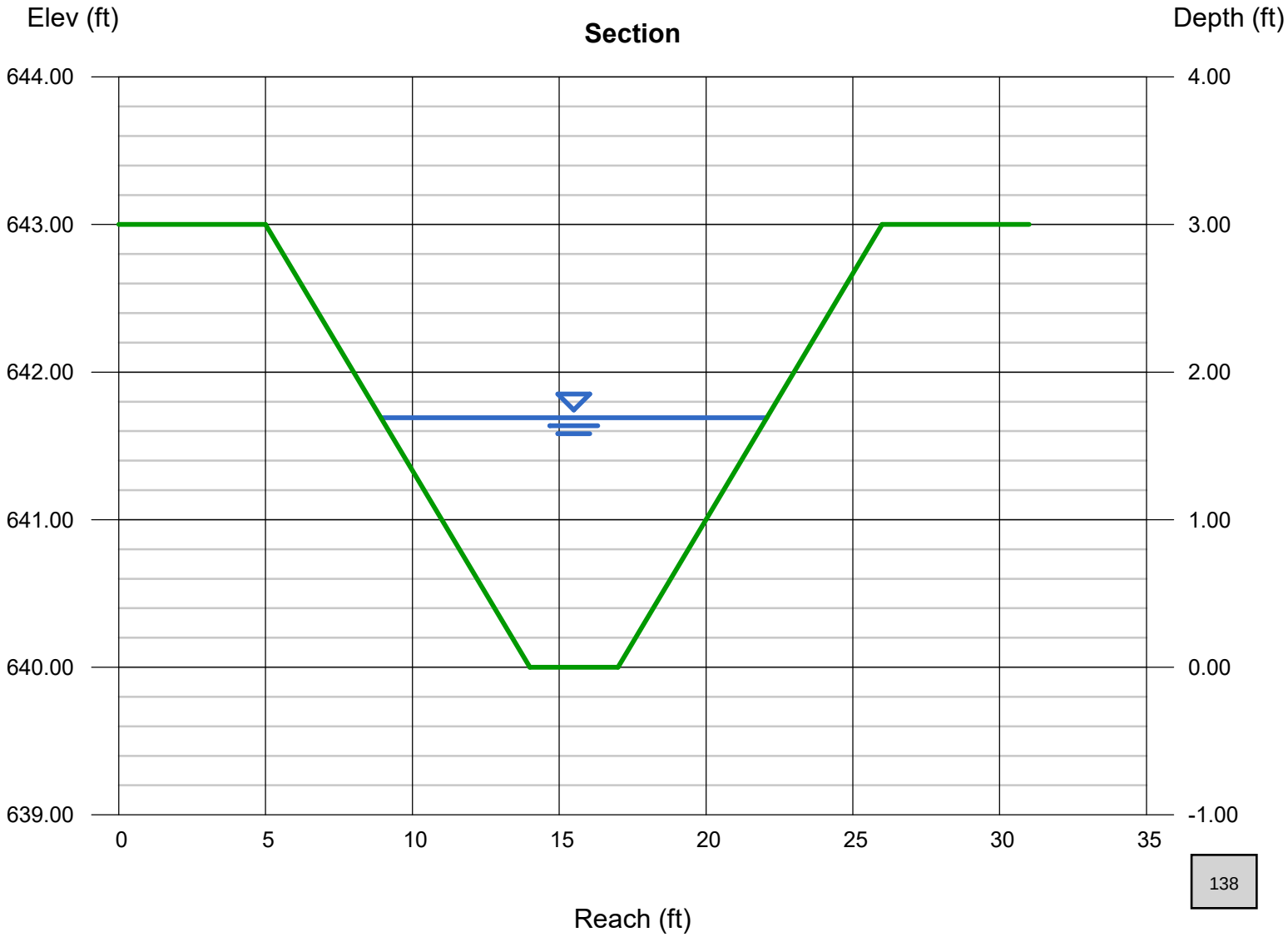
Bottom Width (ft)	= 3.00
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 3.00
Invert Elev (ft)	= 640.00
Slope (%)	= 1.40
N-Value	= 0.035

Calculations

Compute by:	Known Q
Known Q (cfs)	= 67.99

Highlighted

Depth (ft)	= 1.69
Q (cfs)	= 67.99
Area (sqft)	= 13.64
Velocity (ft/s)	= 4.99
Wetted Perim (ft)	= 13.69
Crit Depth, Yc (ft)	= 1.58
Top Width (ft)	= 13.14
EGL (ft)	= 2.08



Hydrograph Report

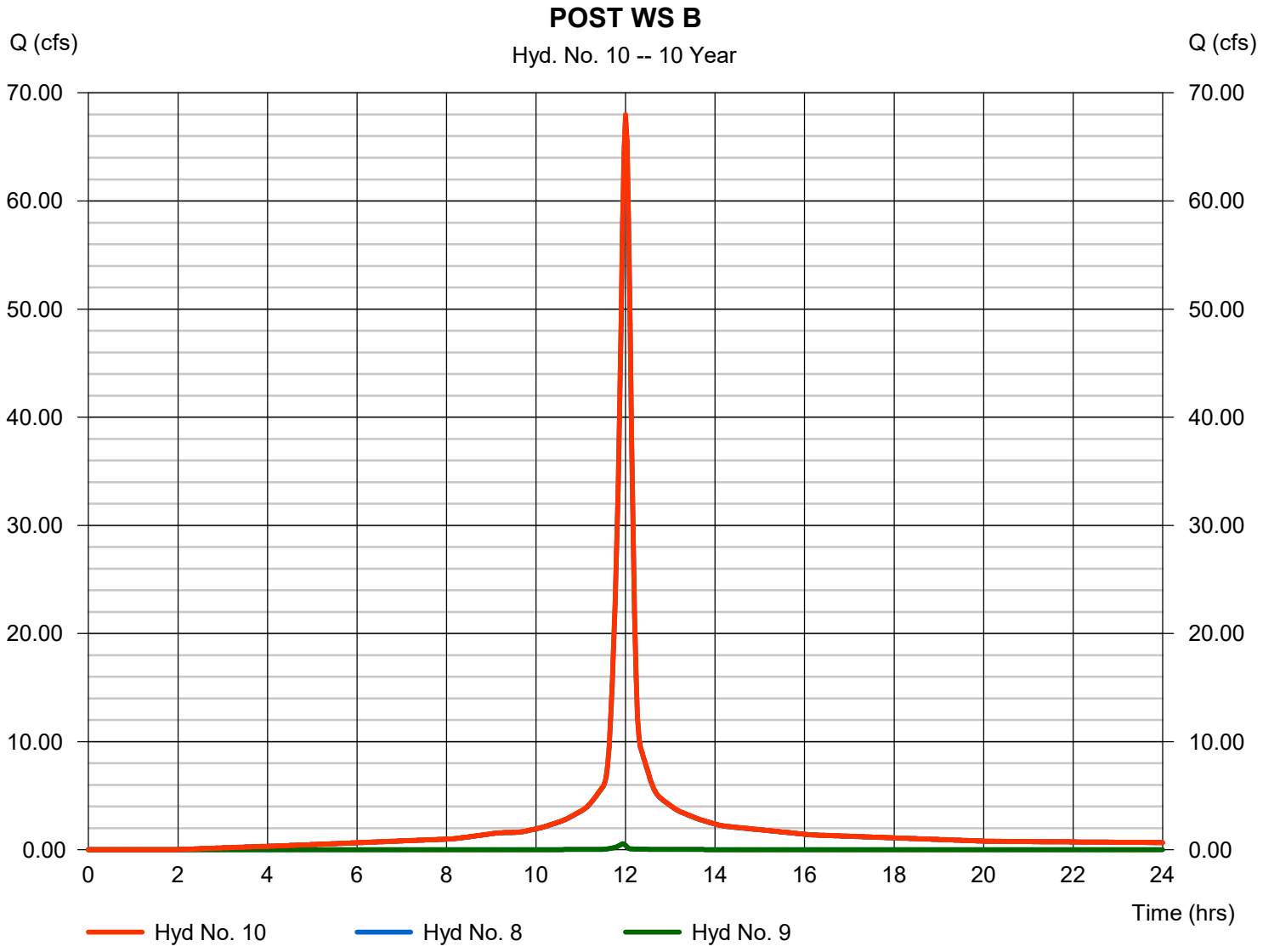
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Sunday, 07 / 20 / 2025

Hyd. No. 10

POST WS B

Hydrograph type	= Combine	Peak discharge	= 67.99 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 194,163 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 10.760 ac



Hydraulic Analysis Report

Project Data

Project Title: DITCH B

Designer:

Project Date: Sunday, June 22, 2025

Project Units: U.S. Customary Units

Notes:

Channel Analysis: 10 yr

Notes: FHWA Hydraulic Toolbox 5.4

Input Parameters

Channel Type: Trapezoidal

Side Slope 1 (Z1): 3.0000 ft/ft

Side Slope 2 (Z2): 3.0000 ft/ft

Channel Width 3.00 ft

Longitudinal Slope: 0.0140 ft/ft

Manning's n: 0.0624

Flow 64.9500 cfs

Result Parameters

Depth 2.1414 ft

Area of Flow 20.1817 ft^2

Wetted Perimeter 16.5437 ft

Hydraulic Radius 1.2199 ft

Average Velocity 3.2183 ft/s

Top Width 15.8487 ft

Froude Number: 0.5026

Maximum Applied Shear Stress in open-channel flow:

$$\tau_d = \gamma d S_0 \qquad \textit{(HEC 15, Eqn. 3.1)}$$

τ_d = shear stress in channel at maximum depth, lb/ft2
γ = specific weight of water, lb/ft3
d = depth of flow in channel, ft
So = channel bottom slope, ft/ft

Critical Depth 1.5371 ft

Critical Velocity 5.5517 ft/s

Critical Slope: 0.0607 ft/ft

Critical Top Width 12.22 ft

Calculated Max Shear Stress 1.8708 lb/ft^2 = (62.4*2.1414*0.014) = 1.871 lb/ft2

Calculated Avg Shear Stress 1.0657 lb/ft^2

Channel Lining Analysis: Riprap-10 yr

Notes: FHWA Hydraulic Toolbox 5.4

Lining Input Parameters

Channel Lining Type: Riprap, Cobble, or Gravel

D50: 152.40 mm = 0.5 ft

Riprap Specific Weight: 165 lb/ft^3

Water Specific Weight: 62.4 lb/ft^3

Riprap Shape is Angular

Safety Factor: 1

Calculated Safety Factor: 1.0013

Lining Results

Angle of Repose: 41.15 degrees

Relative Flow Depth: 2.5468 ft

Manning's n method: Blodgett

Manning's n: 0.0623708

Channel Bottom Shear Results

V*: 0.982528

Reynold's Number: 40366.8

Shield's Parameter: 0.0472361

Shear stress on channel bottom: 1.87076 lb/ft^2

Permissible shear stress for channel bottom: 2.42321 lb/ft^2 = 2.4232 lb/ft2

Permissible Shear Stress of a loose rock lining:

$$\tau p = F*(\gamma s - \gamma)D50 \qquad \text{(FHWA HEC 15, Eqn. 6.7)}$$

τp = permissible shear strength

F* = Shield's parameter

Reynolds number	F* (Shields' parameter)	SF
$\leq 4x10^4$	0.047	1.0
$4x10^4<R_e<2x10^5$	Linear interpolation	Linear Interpolation
$\geq 2x10^5$	0.15	1.5

γs = specific weight of rock, lb/ft3

γ = specific weight of water, lb/ft3

D50 = size-fraction of proposed rock, ft

$$\tau p = F*(\gamma s - \gamma)D50$$

$$= 0.0472361(165–62.4)*0.5$$

Channel bottom is stable	Permissible Shear Stress > Max Shear Stress

Stable D50: 117.809 mm

Channel Side Shear Results

K1: 0.868

K2: 0.876959

Kb: 0

Shear stress on side of channel: 1.87076 lb/ft^2

Permissible shear stress for side of channel: 2.12506 lb/ft^2

Stable Side D50: 0.382563 lb/ft^2

Side of channel is stable

Channel Lining Stability Results 2

The channel is stable

Channel Summary

Name of Selected Channel: 10 yr

Sediment Basin Calculations:

Total Drainage Area: 36.62 acres

Required Storage:

Total Storage Volume: 3618 cf/ac * 36.62 ac = 132,491.16 cf

Wet Storage: 1809 cf/ac * 36.62 ac = 66,245.58 cf

Dry Storage: 1809 cf/ac * 36.62 ac = 66,245.58 cf

- Forebay: 453.6 cf/ac * 36.62 = 16,610.83 cf
- Main Basin: 66,245.58 cf – 16,610.83 cf = 49,634.75 cf

Provided Storage:

Wet Storage:

- Bottom Dimensions (609.00 ft): 13,063.44 sf
- Permanent Pool Dimensions (611.00 ft): 89,656.47 sf

$$V = \frac{(13{,}063.44 + 89{,}656.47) * 2}{2} = 102{,}719.91\ cf$$

Total Wet Storage (Bottom of Pond to Permanent Pool): 102,719.91 cf > 66,245.58 cf

Dry Storage:

Forebay A:

- Bottom of Forebay A Dimensions (611.00 ft): 13,854.73 sf
- Top of Forebay A Dimensions (613.00 ft): 16,704.68 sf

$$V = \frac{(13{,}854.73 + 16{,}704.68) * 2}{2} = 30{,}559.41\ cf$$

Forebay B:

- Bottom of Forebay B Dimensions (611.00 ft): 12,378.46 sf
- Top of Forebay B Dimensions (613.00 ft): 15,570.87 sf

$$V = \frac{(12{,}378.46 + 15{,}570.87) * 2}{2} = 27{,}949.33\ cf$$

Total Forebay Storage: 58,508.74 cf > 16,610.83 cf

Main Basin:

- Dimensions at Permanent Pool (611.00 ft): 89,656.47 sf
- Dimensions at Top (613.00 ft): 95,017.49 sf

$$V = \frac{(89{,}656.47 + 95{,}017.49) * 2}{2} = 184{,}673.96\ cf$$

Main Basin Storage: 184,673.96 > 49,634.75 cf

Total Dry Storage, including Forebay:

58,508.74 cf + 184,673.96 = 243,182.70 cf > 66,245.58 cf

Total Provided Storage:

102,720 cf + 243,183 cf = 345,903 cf > 132,491 cf

Principal Spillway:

Elevation: 612.30 ft

$Qp_{5yr,24hr}$= 119.07 cfs

Emergency Spillway:

Elevation: 613.30 ft

$Qp_{25yr,24hr}$= 170.09 cfs*

*TR-55 generated via Hydraflow Hydrographs Extension for Autodesk Civil 3D

Weir Length = 38 ft

Design Flow:

170.09 cfs – 31.39 cfs* = 138.70 cfs

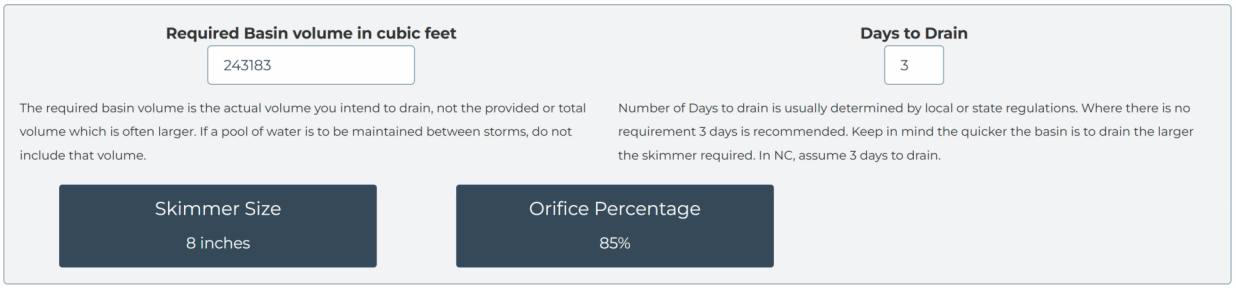
*Interpolated flow credited to 3 ft diameter principal spillway at 1 ft head over crest given by Hydraflow Express Extension for Autodesk Civil 3D

Top of Berm: 616.00 ft

613.00 ft (E-spillway Elev) + 1.02 ft* (depth of 25 yr storm) + 1 ft (min. freeboard) = 615.02 ft

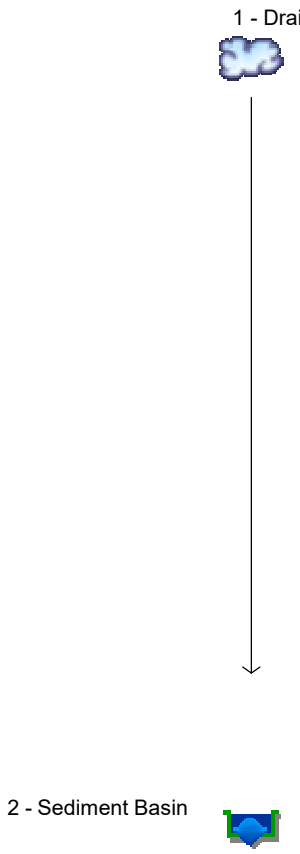
*Flow control depth given by Hydraflow Express Extension for Autodesk Civil 3D at the design flow Q

Skimmer:



Using the Simple Faircloth Skimmer Sizing Calculator at https://fairclothskimmer.com/sediment-skimmer-calculator/

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	SCS Runoff	Drainage Area
2	Reservoir	Sediment Basin

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	-------	-------	167.98	-------	241.97	-------	-------	Drainage Area
2	Reservoir	1	-------	-------	-------	5.706	-------	16.45	-------	-------	Sediment Basin

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	167.98	2	720	442,111	------	------	------	Drainage Area
2	Reservoir	5.706	2	866	169,428	1	612.62	312,516	Sediment Basin

Hydrograph Report

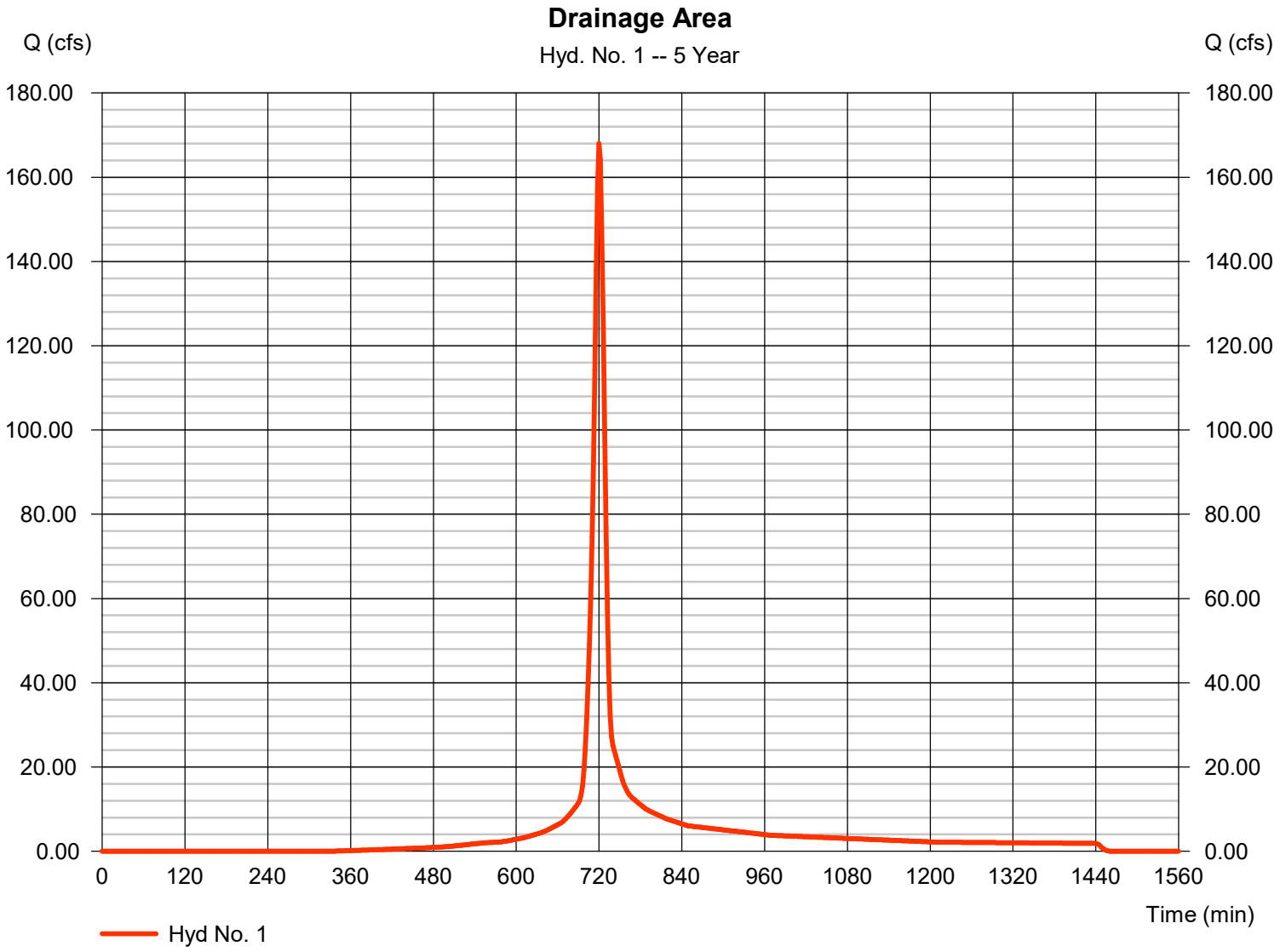
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Tuesday, 07 / 22 / 2025

Hyd. No. 1

Drainage Area

Hydrograph type	= SCS Runoff	Peak discharge	= 167.98 cfs
Storm frequency	= 5 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 442,111 cuft
Drainage area	= 36.620 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.50 min
Total precip.	= 4.74 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



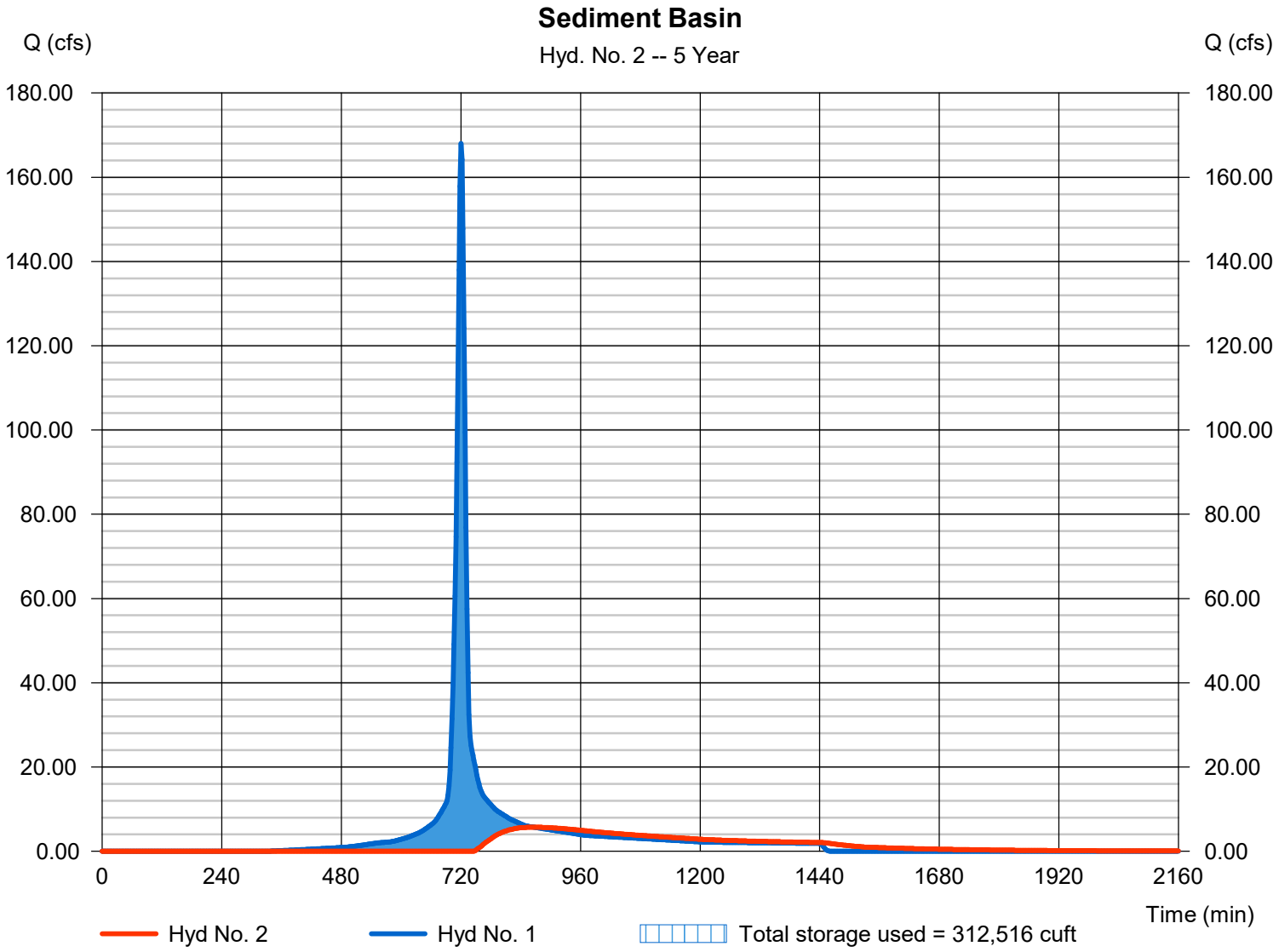
Hydrograph Report

Hyd. No. 2

Sediment Basin

Hydrograph type	=	Reservoir	Peak discharge	=	5.706 cfs
Storm frequency	=	5 yrs	Time to peak	=	866 min
Time interval	=	2 min	Hyd. volume	=	169,428 cuft
Inflow hyd. No.	=	1 - Drainage Area	Max. Elevation	=	612.62 ft
Reservoir name	=	Reservoir	Max. Storage	=	312,516 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - Reservoir

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 609.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	609.00	13,063	0	0
1.00	610.00	50,447	31,755	31,755
2.00	611.00	117,425	83,936	115,691
3.00	612.00	121,802	119,614	235,305
4.00	613.00	127,302	124,552	359,857
5.00	614.00	133,450	130,376	490,233
6.00	615.00	140,445	136,947	627,180
7.00	616.00	148,356	144,401	771,581

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	Inactive
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 608.90	0.00	0.00	0.00
Length (ft)	= 58.80	0.00	0.00	0.00
Slope (%)	= 0.51	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.42	38.00	0.00	0.00
Crest El. (ft)	= 612.30	613.30	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Ciplti	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	609.00	0.00	---	---	---	0.00	0.00	---	---	---	---	0.000
1.00	31,755	610.00	0.06 ic	---	---	---	0.00	0.00	---	---	---	---	0.000
2.00	115,691	611.00	0.06 ic	---	---	---	0.00	0.00	---	---	---	---	0.000
3.00	235,305	612.00	0.06 ic	---	---	---	0.00	0.00	---	---	---	---	0.000
4.00	359,857	613.00	14.35 oc	---	---	---	14.35 s	0.00	---	---	---	---	14.35
5.00	490,233	614.00	17.42 oc	---	---	---	17.42 s	74.11	---	---	---	---	91.53
6.00	627,180	615.00	19.59 oc	---	---	---	19.55 s	280.48	---	---	---	---	300.04
7.00	771,581	616.00	21.43 ic	---	---	---	21.42 s	561.41	---	---	---	---	582.82

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

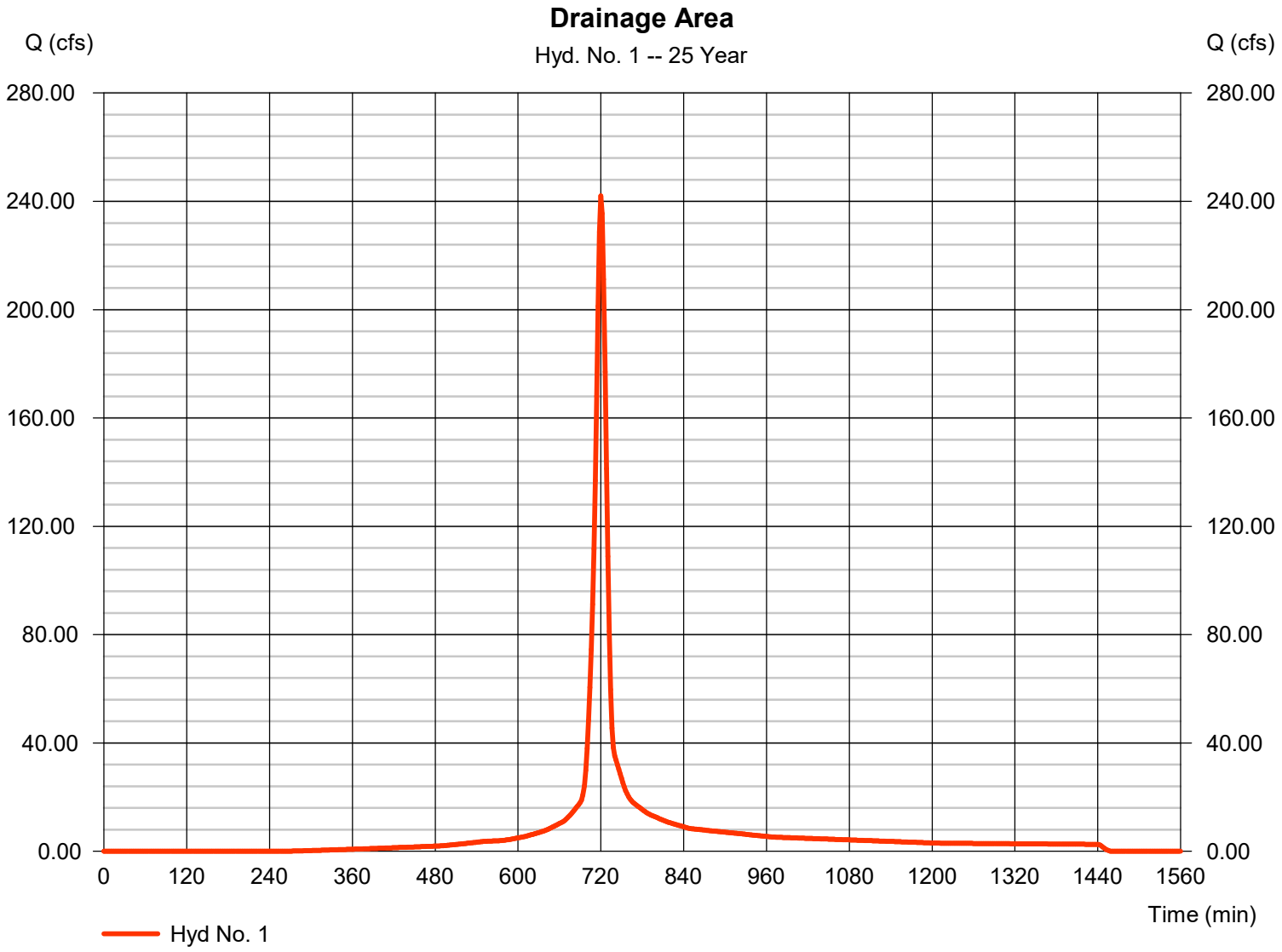
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	241.97	2	720	647,551	------	------	------	Drainage Area
2	Reservoir	16.45	2	774	374,868	1	613.32	401,655	Sediment Basin

Hydrograph Report

Hyd. No. 1

Drainage Area

Hydrograph type	= SCS Runoff	Peak discharge	= 241.97 cfs
Storm frequency	= 25 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 647,551 cuft
Drainage area	= 36.620 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 12.50 min
Total precip.	= 6.33 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



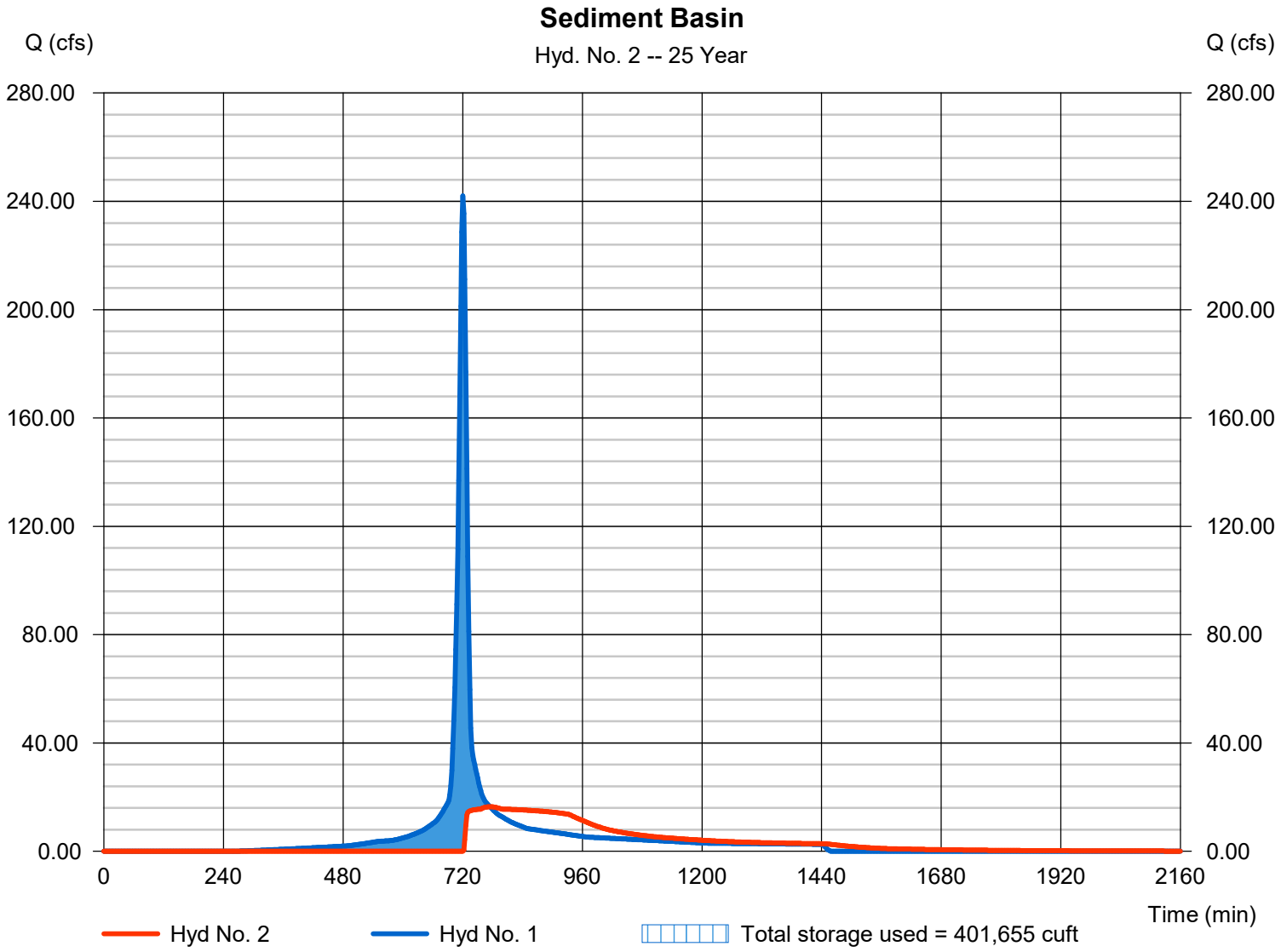
Hydrograph Report

Hyd. No. 2

Sediment Basin

Hydrograph type	=	Reservoir	Peak discharge	=	16.45 cfs
Storm frequency	=	25 yrs	Time to peak	=	774 min
Time interval	=	2 min	Hyd. volume	=	374,868 cuft
Inflow hyd. No.	=	1 - Drainage Area	Max. Elevation	=	613.32 ft
Reservoir name	=	Reservoir	Max. Storage	=	401,655 cuft

Storage Indication method used.



Weir Report

Flow Control Depth at Design Q

Rectangular Weir

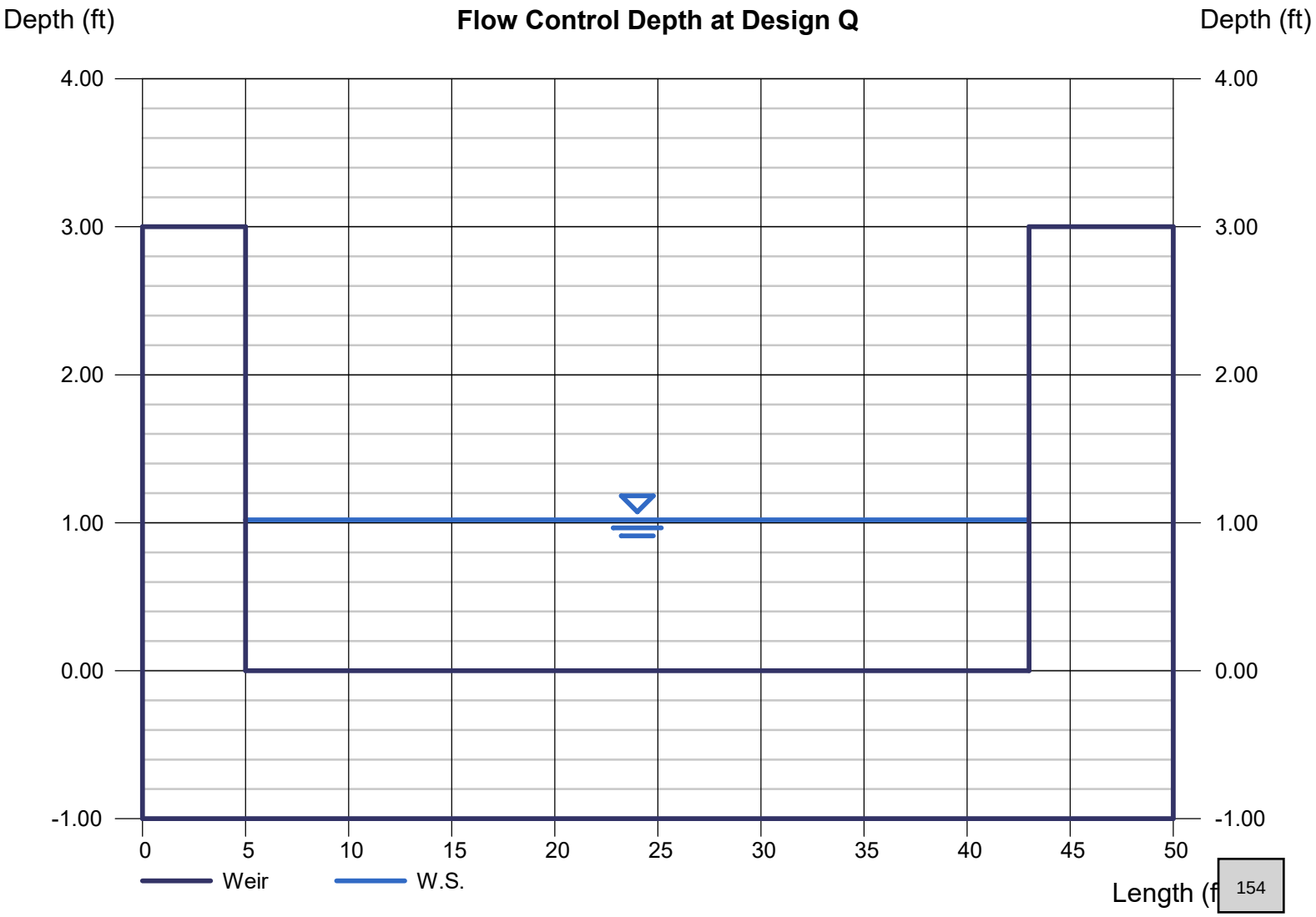
Crest	= Sharp
Bottom Length (ft)	= 38.00
Total Depth (ft)	= 3.00

Calculations

Weir Coeff. Cw	= 3.33
Compute by:	Q vs Depth
No. Increments	= 50

Highlighted

Depth (ft)	= 1.02
Q (cfs)	= 130.36
Area (sqft)	= 38.76
Velocity (ft/s)	= 3.36
Top Width (ft)	= 38.00



STORMWATER POLLUTION PREVENTION PLAN

FOR

Project Mustang

Joe Frank Porter Road
Mt. Pleasant, Maury County, TN
Gresham Smith Project #50114.00

Tax Map 126, Parcel 041.01

July 22, 2025

Gresham Smith

222 SECOND AVENUE SOUTH
SUITE 1400
NASHVILLE, TN 37201
PHONE: 615-770-8100



7/24/2025

PREPARED BY

Rylee Horne
Phone: 615-770-8548
Email: rylee.horne@greshamsmith.com

OWNER

Design Constructors, Inc.
Contact: Craig Polancich
Phone: 615.367.9878

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APPENDICES

Appendix A – Vicinity / USGS Quadrangle Map
Appendix B – Certification Forms
Appendix C – Inspection Reports (Sample TDEC Forms)
Appendix D – Erosion Prevention and Sediment Control Plans
Appendix E –Tennessee General NPDES Permit
Appendix F – Soil Map
Appendix G – NOI (Notice of Intent)
Appendix H – NOT (Notice of Termination)

I. EXECUTIVE SUMMARY

The general contractor and all subcontractor(s) involved with a construction activity that disturbs site soil or who implement a pollutant control measure identified in the Stormwater Pollution Prevention Plan (SWPPP) must comply with the following requirements of the National Pollution Discharge Elimination Systems (NPDES) General Permit for discharges of stormwater associated with Construction Activities and any local governing agency having jurisdiction concerning NPDES, stormwater, erosion and sedimentation control:

A. NPDES Permit Information

This SWPPP will be covered by the state of Tennessee General NPDES Permit No. TNR100000, effective October 1, 2021.

The applicable Tennessee NPDES expires September 30, 2026. A link to the Permit is in Appendix E.

A project vicinity map is in Appendix A.

For purposes of this SWPPP and associated stormwater permit, 'permitted project area' is defined as all areas within the project limits of disturbance, as shown on the SWPPP plans. The General Contractor shall sign off on the Owner's existing Notice of Intent (NOI) before any construction activities begin. ALL ground-disturbing and construction-related activities (material storage, dumpsters, parking areas, project office trailer, etc.) and offsite construction must be included within the permitted project area (limits of disturbance).

B. Public Posting

The following information shall be posted near the main entrance of the construction site accessible to the public:

1. A copy of the Notice of Coverage (NOC) with the NPDES permit tracking number or the construction project;

2. Name, company name, E-mail address (if available), telephone number and address of the project site owner or a local contact person;

3. A brief description of the project; and

4. The location of the SWPPP if the site is inactive or does not have an on-site location to store the plan.

The notice must be maintained in a legible condition. If posting this information near a main entrance is infeasible due to safety concerns, or not accessible to the public, the notice shall be posted in a local public building. If the construction project is a linear construction project (e.g., pipeline, highway, etc.), the notice must be placed in a publicly accessible location near where construction is actively underway and moved as necessary. This permit does not provide the public with any right to trespass on a construction site for any reason, including inspection of a site. This permit does not require that permittees allow members of the public access to a construction site.

The permittee shall also retain the following items/information in an appropriate location on-site:

a) A copy of twice weekly inspection reports;

b) A copy of the site inspector's Fundamentals of Erosion Prevention and Sediment Control Level 1 certification.

C. Retention of Records

Complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be always retained at the project site during the duration of the project until a Notice of Termination (NOT) is filed and kept in the permanent project records of the General Contractor for at least three years following submission of the NOT. If the Operator/Inspector is requested to provide inspection reports by TDEC or other governing agency, the Operator/Inspector has ten (10) days to gather and produce inspection reports for requesting agency.

D. Contractor/Subcontractor List

The General Contractor must provide names and addresses of all subcontractors working on this project who will be involved with the major construction activities that disturb site soil or otherwise affect BMP implementation. That information must be kept with this SWPPP.

E. Contractor/Subcontractor Certification Form

The General Contractor and all contractors and/or subcontractors that will implement, maintain and/or impact the pollution control measures in the SWPPP and/or are involved in ground-disturbing activities on the site must sign the certification statement on the SWPPP because they meet the definition of an operator but are not primarily responsible for preparing the SWPPP copy of the Contractor certification included in Appendix B. An authorized representative from each company on the construction project must sign this form certifying that company representatives understand the General Permit authorizing stormwater discharges during construction.

F. Inspections and Site Assessment

a. Quality Assurance Site Assessment

Site assessment shall be performed in accordance with Section 3.1.2 of the TN General Permit. The site assessment shall be conducted at each outfall draining 10 or more acres or 5 or more acres if draining to waters with unavailable parameters or Exceptional Tennessee Waters. Assessments shall cover the entire disturbed area and occur within 30 days of construction commencing. Assessments shall be performed by persons with the following qualifications:

a) A licensed professional engineer or landscape architect.
b) A Certified Professional in Erosion and Sediment Control (CPESC).
c) A person who has successfully completed the "Level II Design Principles for Erosion Prevention and Sediment Control for Construction Sites" course.

Assessments shall verify the installation, functionality, and performance of the EPSC measures herein described. Assessment shall be conducted with the inspector and shall result in a review and update (if applicable) to the approved SWPPP. Modifications of plans and/or specifications shall be prepared by a licensed engineer or landscape architect and stamped and certified in accordance with the Tennessee Code Annotated. The site assessment findings shall be documented and kept onsite with the approved SWPPP. This documentation shall include the information and certification included in the inspection form provided in Appendix C. The site assessment may take the place of one of the twice weekly inspections required below if the entire site is inspected during the assessment.

b. Regular Inspections

Regular inspections must be made to ensure the effectiveness of the SWPPP. The inspections will be conducted twice a week at least seventy-two hours apart. Inspectors are qualified personnel, as defined in the NPDES permit. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site. Modifications to BMPs that change a hydrologic design component (diversions, basins, etc.) must first be approved by the engineer.

The inspector must be a person who has an active certification obtained by completing the “Fundamentals of Erosion Prevention and Sediment Control Level 1” course. A blank inspection form is included as Appendix C.

G. SWPPP Updates and Amendments

The General Contractor must update the SWPPP and plans every 2 weeks to reflect the progress of construction activities and general changes to the project site. SWPPP contact and contractor information and the record of site stabilization activities log must be maintained by the General Contractor throughout the project.

The General Contractor must submit a Request for Information (RFI) to the engineer and obtain written engineer approval before modifying or adding erosion or sediment control BMPs. BMPs that may impact hydraulic design are of particular concern and typically include stormwater basins, sediment traps, diversions, check dams, inlet protection or any product, process or system that changes the stormwater flow path or stormwater storage capacity of the site or is in an area of concentrated flow.

Substitution of any erosion or sediment control BMPs beyond those specified in the SWPPP must first be approved in writing by the engineer. Substitutions are typically only approved if specified materials are not available or there is a valid reason the specified BMP will not work. NOTE: waiting for an RFI response will not comply with language in the permit to correct all deficiencies within 7 days.

Amending the SWPPP does not mean that it must be reprinted. It is acceptable to add addenda, sketches, new sections, details, and/or revised drawings that are initialed and dated.

H. Discharge of Petroleum Products or Hazardous Substances

The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility shall be prevented or minimized in accordance with the applicable stormwater pollution prevention plans for the facility. The NPDES Permit does not fulfil the permittee of reporting requirements of 40 CFR 117 and 40 CFR 302.

I. Stabilization

Stabilization measures shall be initiated as soon as possible in portions of where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site (or a phase of the project) must be completed no later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. All slopes greater than 35% shall be stabilized within 7 days after construction activity in that portion of the site has temporarily or permanently ceased. All slopes greater than 3:1 will be stabilized using sod or straw matting.

J. Notice of Termination

Once the site reaches final stabilization with all permanent erosion and sedimentation controls installed, all temporary erosion and sedimentation controls removed, and construction complete, the General Contractor must complete and submit a Notice of Termination (NOT). A blank form is included as Appendix H.

K. General Contractor's Responsibility

This SWPPP intends to control water-borne, air-borne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The General Contractor and subcontractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP to accomplish the intended goals. The General Contractor is ultimately responsible for all site conditions and permit compliance.

L. Log of Construction Activity

A record of dates must be maintained when:

- major ground-disturbing activities including earthwork or grubbing occur;
- construction activities temporarily or permanently cease on a portion of the site;
- stabilization measures are initiated or completed; and
- BMPs are installed or permanently removed.

This log must be maintained until the NOT is filed.

Controls must be in place down gradient of any ground-disturbing activities prior to the commencement of upgradient construction activities and noted on the plans and the log. Plan and log comments and entries must complement one another with greater detail provided in the log as needed.

II. INTRODUCTION

This SWPPP, including the General Permit, includes the elements necessary to comply with the NPDES Permit for construction activities administered by the U.S. Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program and all local governing agency requirements. The construction will be covered by the State of Tennessee General NPDES Permit No. TNR100000. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals and coatings associated with site or building construction and pavement installation, construction-generated litter and debris, and building materials. Without adequate control there is the potential for each type of pollutant to be transported by stormwater.

The project will include clear, grubbing, grading, underground utility line construction, and roadway construction necessary for the development of a residential subdivision.

A. Purpose

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

B. Scope

This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. Applicability of this SWPPP will terminate when disturbed areas are stabilized up to 95%, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased.

Forms which are necessary for implementing the SWPPP are included herein.

The General Permit for Stormwater Discharges Associated with Construction Activities prohibits most non-stormwater discharges during the construction phase. Allowable non-stormwater discharges that may occur during construction on this project include:

a) Dewatering of work areas of collected stormwater and ground water (filtering or chemical treatment may be necessary prior to discharge);

b) Water used to wash vehicles (of dust and soil, not process materials such as oils, asphalt or concrete) where detergents are not used and detention and/or filtering is provided before the water leaves the site;

c) Water used to control dust in accordance with section 3.5.5.;

d) Potable water sources including waterline flushing from which chlorine has been removed to the maximum extent practicable;

e) Routine external building washdown that does not use detergents or other chemicals;

f) Uncontaminated groundwater or spring water; and

g) Foundation or footing drains where flows are not contaminated with pollutants (process materials such as solvents, heavy metals, etc.).

Best Management Practices (BMPs) must be implemented for the above allowable discharges for the duration of the permit. Each non-stormwater discharge should be noted in the SWPPP and have proper erosion and sedimentation controls in place.

The techniques described in this SWPPP focus on providing control of pollutant discharges with practical approaches that utilize readily available expertise, materials, and equipment.

The Owner and primary permit holder referred to in this SWPPP is Craig Polancich. The General Contractors shall construct the site development improvements while working under contract with the Owner.

III. PROJECT DESCRIPTION

Described below are the major construction activities that are the subject of this SWPPP. Also included in the sequence are BMP installation activities that must take place prior to construction activities. **NOTE: Down slope protective measures must always be in place before the soil is disturbed.** Activities are presented in order (sequence) they are expected to be completed, but each activity will not necessarily be completed before the next begins. Also, these activities could occur in a different order, if necessary, to maintain adequate erosion and sedimentation controls. The sequence of construction is as follows:

NOTE: Upon implementation and installation of the following areas: trailer, parking, lay down, temporary sanitary facilities, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the plans and note any changes in location as they occur throughout the construction process. In addition, note all areas where fill is imported from or soil is exported to on the plans.

Construction Sequence

Initial Phase

- Notify Tennessee One-Call at least 3 days prior to any construction activity
- Install silt fence and other downslope erosion control measures

- Install temporary construction exit and concrete washout area. Provide adequate signage indicating the designated concrete washout area.
- Clear and grub only the areas noted. Do not disturb Stream Buffers or Wetlands as shown in the construction drawings.

Intermediate Phase

- Strip and stockpile any available topsoil in designated areas – Stabilize
- Confirm locations and depths of utilities to be removed or relocated
- Demolish existing structures, pavement, and utilities as indicated on plans. Coordinate with Owner.
- Cut and fill to initial rough grading elevations
- Stabilize soil within a week of reaching finished surface grades or if earth-disturbing activities have ceased and will not resume within 15 days
- Maintain control structures by removing sediment when it reaches 50% capacity
- Stabilize soil within a week of reaching finished phase 2 surface grades or if earth-disturbing activities have ceased and will not resume within 15 days
- Construct building
- Maintain control structures by removing sediment when it reaches 50% capacity
- Redistribute topsoil in landscaped areas
- Install landscaping

Final Phase

- Stabilize all denuded disturbed areas and embankments with permanent seed and mulch
- Install erosion control fabric in specified locations
- Remove all temporary BMPs and immediately stabilize any areas disturbed by their removal

NOTE: The General Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed. BMP-related steps in the above sequence are italicized for clarity.

The actual schedule for implementing pollutant control measures will be determined by project construction progress. Down slope protective measures must always be in place before soil is disturbed.

IV. SITE DESCRIPTION

The site property has 36.9 acres, with roughly 25.3 acres being directly disturbed through on-site grading, utility installation, road paving, and building construction. Prior to any land disturbance, the existing site is pervious area consisting of grass and wooded area with some human interference through existing utilities and existing pavement. The proposed site will include a parking lot, building area, utilities, an on-site detention pond, with proposed grading that preserves existing drainage patterns and limits any off-site runoff. The three-phase EPSC drawings are included as part of this SWPPP narrative for reference only. Refer to the Approved Construction Drawings for detailed site construction information.

A. Site Location

- Address: Joe Frank Porter Road
- Latitude: 35.5707
- Longitude: -87.1782
- Adjacent surrounding properties:
- A vicinity map is included in Appendix A.

B. Site Topography

- Elevations on site range from approximately 605 – 655 feet.
- Percent slope variation: Existing slopes in the project area vary from approximately 0% to 12%.
- Topography changes: To preserve existing drainage patterns, an on-site detention pond, area inlets, and drainage swales will be utilized to prevent excess runoff. The cut and fill of the site will be balanced, with slightly more cut than fill. See Appendix D for the proposed drainage area map.
- Vegetation: The existing site is pervious area consisting of grass and partially wooded area. The proposed site will include pervious and impervious area with an on-site detention pond and grassy areas beside the roadway, parking lot, and building area.

C. Rainfall Information

- The average annual precipitation for the project area is approximately 57 inches.
- The design rain event for all temporary erosion control BMPs draining to Outfall 01 shall be the 5-year storm event over a 24-hour period due to the unknown conditions of the unnamed tributary to Big Bigby Creek TN06040003019_2000. All other BMPs have been designed for the 2-year, 24-hour storm event. See Sediment Control Drainage Area Map in Appendix D.

D. Site Soils

- Soil type and texture: The USDA soils report indicates that the soils onsite are primarily comprised of Group A, B, C, C/D, and D materials. Maury silt loam is considered a hydric soil which makes up 43.8% of the site. Godwin silt loam is also hydric and makes up 44% of the site. The presence of silt loam makes this an ideal site for construction since water is absorbed and dried quickly. For more information, refer to Appendix F.

- Average depth to groundwater: A geotechnical exploration has been performed. Subsurface water was encountered in boring at approximately 8.5 feet below the ground surface at the time of drilling. Groundwater levels can fluctuate with weather conditions, construction activity and site-specific hydrologic features. Refer to geotechnical explorations report for additional information.

This information is an estimate and shall not be used for construction costs or estimating.

E. Total Site Area, Area to be Disturbed, and Runoff Coefficient

- The total project site contains: Approximately 36.9 acres. See USGS Quad map provided in Appendix A. Note: Per the TNCGP, projects greater than 50 acres are to be phased.

- The approximate area to be disturbed on the project site is: 36.9 acres

- Pre-construction: 75% open space, 25% forested area

- Post-construction: 75% constructed area, 25% open space

- Area(s) to be disturbed as part of this project that are located beyond the permitted project area: Areas outside of this project will be permitted by General Contractor.

- Pre-Construction Curve Number: CN = 74.0

- Post-Construction Curve Number: CN = 92.0

F. Receiving Surface Waters

- Receiving waters: unnamed tributary to Big Bigby Creek

  (State Waterbody ID: TN06040003019_0200)

- Distance to named receiving waters: 0.35 miles.

- Off-site runoff: There is no significant runoff to consider for this project.

- 100-year floodplain: The project site is currently located outside the 100-yr floodplain per the Federal Emergency Management Agency's (FEMA) FIRM Panels 47119C0260E.

V. STORMWATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of stormwater pollutant controls are recommended for this project. Some controls are intended to function temporarily and will be used as needed for pollution control during the construction period. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. Erosion and Sediment Controls

- **Minimization of Disturbed Areas**
  Contractor to minimize disturbed areas.

- **Soil Stabilization**
  The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass.

  a. **Temporary Seeding or Stabilization -** All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast-germinating annual grass/grain varieties appropriate for site soil and climate conditions, straw/hay mulch, wood cellulose fibers, tacktifiers, netting and/or blankets. Stockpiles and diversion ditches/berms must be stabilized to prevent erosion and dust issues.

     Note to General Contractor: Temporary stabilization is not achieved simply through seeding. For an area or stockpile to be sufficiently stabilized via temporary vegetation, seed must germinate, grow and provide adequate vegetative density.

  b. **Permanent Seeding, Sod, or Mulching** - All areas at final grade must be seeded or covered with sod within 14 days after completion of work in that area. Seed immediately after final grade is achieved and soils are prepared to take advantage of soil moisture and seed germination. At the completion of ground-disturbing activities the entire site must have permanent vegetative cover, meeting vegetative density requirements, or mulch per landscape plan, in all areas not covered by hardscape (pavement, buildings, etc.).

     Seeded areas shall be protected with straw mulch, hydraulic mulch or a rolled erosion control product. Straw mulch must be tactified or crimped by disc or other machinery and rolled erosion control products must be installed per manufacturer's recommendations.

     Consideration is given to climate conditions, soil type and native vegetation when designing the final landscaping plan. Note: Crushed/decomposed granite or other non-vegetative cover may be an acceptable final cover in arid climates.

To minimize the potential for erosion and maximize seed germination & growth, the General Contractor must evaluate the short and long-term local forecast prior to applying permanent seed or sod.

Final site stabilization is achieved when all soil disturbing activities at the site have been completed, and one of the three following criteria is met:

a) A uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a uniform density of at least 70 percent of the (preferable native) vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, and all slopes and channels have been permanently stabilized against erosion, or

b) Equivalent permanent stabilization measures (such as the use of riprap; permanent geotextiles, hardened surface materials including concrete, asphalt, gabion baskets, or Reno mattresses) have been employed, or

c) For construction projects on land used for agricultural or silvicultural purposes, final stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural or silvicultural use.

- **Structure Controls**

a) Construction Exit

Access into the construction site shall include a construction exit composed of course stone to the dimensions shown on the Construction Drawings detail sheet. The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicle tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site. All coarse stone will be underlain with non-woven filter fabric.

All site access must be confined to the construction exit(s). Barricade to prevent the use of any locations other than the construction exit(s) where vehicles or equipment may access the site. Use jersey barriers, construction fencing/drums, etc. near construction exit(s) to prevent traffic bypasses or short circuiting.

b) Diversions

Graded ditches will be utilized to direct onsite sediment-laden stormwater runoff into the appropriate catch basin for conveyance to the onsite detention ponds. Diversion ditches (swales) and berms (dikes) are constructed as shown on the plans at locations within the construction site to intercept overland flow and direct or divert flow to

inlets (protected from sediment during construction) where discharge can be controlled. Ditches are excavated in the surface soils with the spoils from the excavation typically placed along the downstream edge of the ditch to provide additional capacity. Berms are built up on the surface soils and compacted to create a stable diversion. Clean water diversions will also be employed to direct flow from undisturbed upstream areas around the construction site.

c) Check Dams

Temporary check dams will be used within the diversion ditches to minimize erosion by reducing the velocity of stormwater traveling to the sediment traps and to capture larger soil particles.

d) Silt Fence

Silt fence is a temporary sediment barrier made of woven, synthetic filtration fabric supported by steel or wooden posts. Silt fence prevents sediment carried by sheet flow from leaving the construction site and entering natural drainage ways or storm systems. The fence slows runoff and catches the sediment at the structure. Silt fencing reduces the potential for the development of rills and gullies by promoting sheet flow.

Silt fence should be installed along contours, where sheet flow runoff can be stored behind the barrier without damaging the barrier or the submerged area behind the fence.

B. Other Pollutant Controls

This section includes the controls of pollutants other than sediment and additional requirements of the NPDES Permit.

1. Dust Control

Construction traffic must enter and exit the site at the stabilized construction entrance/exit. The purpose is to trap dust and mud that would otherwise be carried beyond the permitted project area by construction traffic. Large areas of soil that are denuded from vegetation and have no protection from particles being picked up and carried by wind should be protected with a temporary cover or kept under control with water or other soil adhering products to limit wind transported particles exiting the site perimeter.

Water trucks or other dust control agents will be used as needed during construction to minimize dust generated on the site. Tackifiers may be used to hold soil in place and prevent dust. Manufacturer recommendations for application locations and rates must be used for dust control applications. Dust control must be provided by the General Contractor to a degree that is acceptable to the engineer, and in compliance with applicable local and state dust control regulations.

2. Dewatering

Verify discharges from dewatering activities are allowed non-stormwater

discharges under the General Permit. Discharges from dewatering operations must be directed through an appropriate pollution prevention/treatment measure, such as a pump discharge filter bag, sediment trap or sediment basin prior to being discharged from the site or into a water body of the State. Under no circumstances are discharges from dewatering operations to be discharged directly into streams, rivers, lakes or other areas beyond the permitted project area. Likewise, discharges into storm sewer systems that do not drain to a suitable on-site treatment facility, such as a basin, are also prohibited. Discharges from dewatering operations must also be conducted in a manner sufficient to prevent erosion from the discharge runoff.

Use best management practices when dewatering. Place intake hose on a flotation or similar device and do not pump directly from the bottom of the basin, trench, etc. Always pump through a sediment control BMP and dewater within the permitted limits of disturbance to ensure discharge criteria are achieved. Do not discharge on a slope greater than three percent or within 30' of a surface water body. Dewatering should not occur during or immediately after precipitation events, but exceptions will be evaluated on a case-by-case basis.

3. **Solid Waste Disposal**
   No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied when 95% full, or as necessary, by a certified trash disposal service and hauled away from the site.

   Substances that have the potential for polluting the surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

4. **Sanitary Facilities**
   All personnel involved with construction activities must comply with state and local sanitary or septic system regulations. Temporary sanitary facilities shall be provided at the site throughout the construction phase. They must be utilized by all construction personnel and should be serviced by a commercial operator. Portable toilets must be securely anchored and are not allowed within 30' of inlets or permitted limit of disturbance or within 50' of the water of the State.

5. **Non-Stormwater Discharges**
   Non-stormwater components of site discharges must be clean water. Water used for construction, which discharges from the site, must originate from a public water supply or private well approved by the State Health Department. Water used for construction that does not originate from an approved public supply must not be discharged from the site. It can be retained in the ponds until it infiltrates and evaporates. Other non-stormwater discharges would

include ground water. Only uncontaminated ground water can be discharged from the site, as allowed by and in accordance with applicable local ground water dewatering permits/regulations. When non-stormwater is discharged from the site, it must be done in a manner that it does not cause erosion of the soil during discharge.

Process water such as power washing and concrete cutting must be collected for treatment and disposal. It is not to be flushed into the site storm drain system.

6. **Concrete Waste from Concrete Ready-Mix Trucks**
   Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in approved above ground portable concrete washout containers (preferred) or in specifically designated lined and diked areas prepared to prevent contact between the concrete and/or wash water and stormwater that will be discharged from the site. The General Contractor shall eliminate or minimize the number of seams in the liner.

   Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable state and federal regulations. This job-site superintendent is responsible for assuring that these procedures are followed. The location of concrete washout areas shall be shown on the plans. Follow all applicable environmental regulations for concrete washout pits.

7. **Masons' Area**
   The contractor shall identify the masons' area on the site and indicate location on the plan. To the extent practical, all masonry tools, material, including sand and sacked cement or mortar materials, and equipment shall be located within the area identified. Runoff control, such as berms or diversion ditches, silt fence, straw wattles, or other means of containment shall be provided to prevent the migration of stormwater pollutants in runoff from the masons' area. Receptacles for debris and trash disposal shall also be provided.

8. **Fuel Tanks**
   Temporary on-site fuel tanks for construction vehicles shall meet all state and federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. From NFPA 30: All tanks shall be provided with secondary containment (i.e. containment external to and separate from primary containment). Secondary containment shall be constructed of materials of sufficient thickness, density, and composition so as not to be structurally weakened because of contact with the fuel stored and capable of containing discharged fuel for a period equal to or longer than the maximum anticipated time sufficient to allow recovery of discharged fuel. It shall be capable of containing 110% of the volume of the primary tank if a single tank is used, or in the case of multiple tanks, 150% of the largest tank or 10% of the aggregate, whichever is larger.

   The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and

other regulatory requirements for signage, fire extinguisher, etc. Hoses, valves, fittings, caps, filler nozzles, and associated hardware shall be always maintained in proper working conditions. The location of fuel tanks shall be shown on the plans and shall be located to minimize exposure to weather and surface water drainage features.

A Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage *capacity* at the construction site exceeds 1,320-gallons or as specified by state. Containers with a storage capacity of 55-gallons or less are not included when calculating site storage capacity. The General Contractor shall work with the engineer to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112, (40 CFR 112).

9. Hazardous Material Management and Spill Reporting Plan

Any hazardous or potentially hazardous material that is brought onto the construction site will be handled properly to reduce the potential for stormwater pollution. All materials used on this construction site will be properly stored, handled, dispensed and disposed of following all applicable label directions. Flammable and combustible liquids will be stored and handled according to 29 CFR 1926.152. Only approved containers and portable tanks shall be used for storage and handling flammable and combustible liquids.

All chemicals and soluble materials stored onsite must either be stored in an enclosed, waterproof storage facility or provided with secondary containment capable of storing the contents of the total amount of chemicals stored. Spill cleanup materials must be located within the immediate proximity of the materials as well.

Material Safety Data Sheets (MSDS) information will be kept on site for all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the General Contractor to contain and remove the spilled material. All hazardous materials, including contaminated soil and liquid concrete waste, will be disposed of by the Contractor in the manner specified by federal, state and local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The General Contractor will prepare a written record of any spill and associated clean-up activities of petroleum products or hazardous materials more than 1 gallon or reportable quantities, whichever is less. The General Contractor will provide notice to the Owner immediately upon identification of a reportable spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA or the state or local agency regulations, shall be immediately reported to the EPA National Response Center (NRC) (1-800-424-8802) and in accordance with the requirements of 40 CFR Part 110, 40 CFR Part 117 and 40 CFR Part 302 as soon as Site staff have knowledge of the discharge.

The reportable quantity for hazardous materials can be found in 40 CFR 302.

To minimize the potential for a spill of petroleum or hazardous materials to encounter stormwater, the following steps will be implemented:

a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover and in appropriate, tightly sealed containers when not in use.

b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.

c) A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided on the construction site and location(s) shown on plans.

d) All the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with stormwater discharges.

e) All products will be stored in and used from the original container with the original product label.

f) All products will be used in strict compliance with instructions on the product label.

g) The disposal of excess or used products will be in strict compliance with instructions on the products label.

10. Long-Term Pollutant Controls

Stormwater pollutant control measures installed during construction, that will also provide stormwater management benefits after construction, include ponds, grass-lined channels, rip-rapped outfalls, and vegetation and are subject to the long-term maintenance plan associated with this project.

C. "Best Management Practices" (BMPs)

The owner has authority to limit surface area of erodible earth material exposed by clearing and grubbing, excavation, borrow and embankment operations and to direct the General Contractor to provide immediate permanent or temporary pollution control measures.

During the construction phase, the General Contractor shall implement the following measures:

1. Materials resulting from clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Materials removed to sites beyond the permitted project area shall be protected with appropriate controls and properly permitted and otherwise comply with applicable laws, all in accordance with this SWPPP.

2. The General Contractor shall designate areas on the plans for equipment cleaning, maintenance, and repair. The General Contractor and subcontractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm sewer inlets.

3. Use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.)

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers and the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste or chemical disposal facility.

VI. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by local regulatory agencies having authority.

VII. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented, and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected twice weekly, at least 72 hours apart. The purpose of site inspections is to assess the performance of pollutant controls. The inspections will be conducted by qualified personnel that are provided by the permittee or cooperatively by the owner/operator and the General Contractor, whom have an active certification obtained by completing the “Fundamentals of Erosion Prevention and Sediment Control Level 1” course. The inspector shall be properly authorized in accordance with the General NPDES Permit to conduct the certified site stormwater inspections. Based on these inspections, the General Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices to prevent pollutants from leaving the site via stormwater runoff. The General Contractor has the responsibility to maintain pollutant control measures as they need to be repaired, modified, supplemented, or take additional steps as necessary to achieve effective pollutant control.

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as details of individual system components. Additional factors should be considered as appropriate to the circumstances.

A. Construction Exit and Track Out

Locations where vehicles enter and exit the site must be inspected for evidence

of sediment tracking beyond the permitted project area. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented with additional rock as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of every day and disposed of in an appropriate manner. Sediment shall **NOT** be washed into storm sewer systems.

B. Erosion Control Devices

Rolled erosion control products (nets, blankets, turf reinforcement mats) and marginally vegetated areas (areas not meeting required vegetative densities for final stabilization) must be inspected daily. Rilling, rutting and other signs of erosion indicate the erosion control device is not functioning properly and additional erosion control devices are warranted.

C. Sediment Control Devices

Sediment barriers, traps and basins must be inspected, and they must be cleaned out at such times as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on-site soils or spread out on an upland portion of the site and stabilized. To minimize the potential for sediment releases from the project site perimeter control devices shall be inspected with consideration given to changing up-gradient conditions.

D. Material Storage Areas

Material storage areas should be located to minimize exposure to weather. Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered, or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, to contain runoff from material storage areas. All state and local regulations pertaining to material storage areas will be adhered to.

E. Vegetation

Consideration must be given to anticipated climate and seasonal conditions when specifying and planting seed. Seed shall be free of weedy species and appropriate for site soils and regional climate. Seed and mulch per the construction drawings immediately after topsoil is applied and final grade is reached. Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement or have a stand of grass of natural background cover over the entire vegetated area in accordance with the NPDES Permit requirements. Vegetated areas must be watered, fertilized, and reseeded as needed to achieve this requirement. Areas protected by erosion control blankets are not permanently stabilized until the applicable NPDES Permit requirement for final vegetation is achieved.

Rip-rap, mulch, gravel, decomposed granite or other equivalent permanent stabilization measures may be employed in lieu of vegetation based on site-specific conditions and governing authority approval.

F. Outfalls

All outfalls must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made before the next rainfall event, if possible, but in no case more than seven calendar days after the inspection. The inspection reports must be complete, and additional information should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

Inspection reports must be retained by the General Contractor as an integral part of this SWPPP for at least three years from the date of submission of the Notice of Termination of permit coverage. Upon request, inspection reports shall be submitted to the local Environmental Field Office within 10 days of request.

Ultimately, it is the responsibility of the General Contractor to ensure the adequacy of site pollutant discharge controls. Actual physical site conditions or contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices that may alter the hydraulic design of the site or are located in areas of potential high flow (basins, traps, check dams, diversions, etc.) must be approved by the engineer

VIII. Post Construction Stormwater Management

Post construction stormwater will be managed in accordance with the City of Mt. Pleasant regulations to ensure there are no adverse impacts downstream.

APPENDICES

Appendix A – Vicinity / USGS Quadrangle Map

Appendix B – Certification Forms

Appendix C – Inspection Reports (Sample and TDEC Forms)

Appendix D – Erosion Prevention and Sediment Control Plans

Appendix E –Tennessee General NPDES Permit

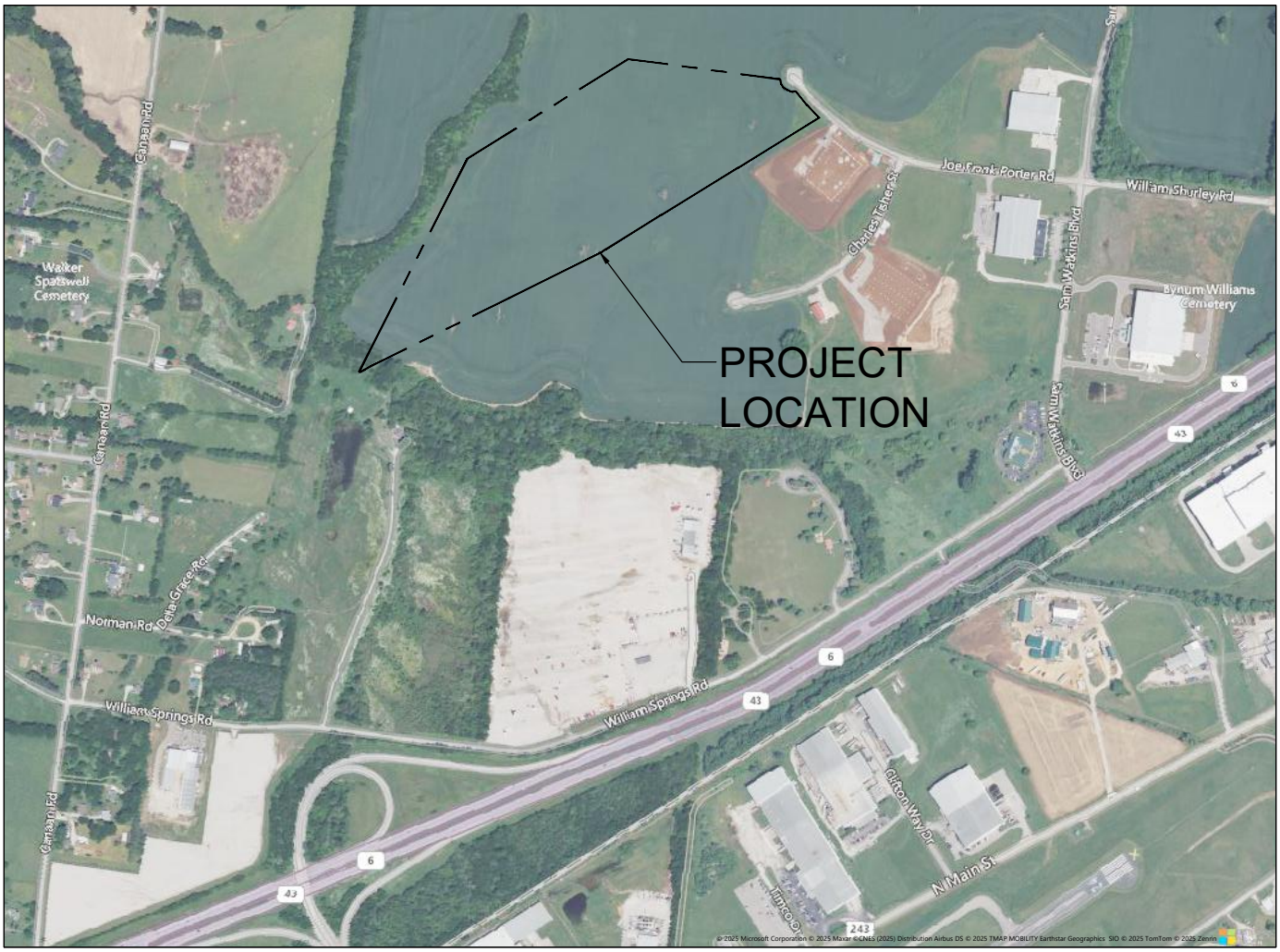
Appendix F – Soil Map

Appendix G – NOI (Notice of Intent)

Appendix H – NOT (Notice of Termination)

APPENDIX A

VICINITY / U.S.G.S. QUADRANGLE MAP



VICINITY MAP

NOT TO SCALE

USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

MOUNT PLEASANT QUADRANGLE
TENNESSEE - MAURY COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 16S
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, June 2016 - October 2016
Roads.....U.S. Census Bureau, 2016 - 2019
Names.....GNIS, 1980 - 2022
Hydrography.....National Hydrography Dataset, 2005 - 2021
Contours.....National Elevation Dataset, 2019 - 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory 1981

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ADJOINING QUADRANGLES
1 Greenfield Bend
2 Williamsport
3 Godwin
4 Mount Joy
5 Columbia
6 Summertown
7 Sandy Hook
8 Lynnville

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

MOUNT PLEASANT, TN
2022

NSN 7643-01-463-0349
MGA REF NO. USGS X24307169

APPENDIX B

CERTIFICATION FORMS

PRIMARY PERMITTEE
CERTIFICATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SITE OWNER/DEVELOPER

"I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury."

Company Name	Phone Number
Street Address	City, State Zip
Printed Name	Title
Signature	Date

Primary permittees - This person has operational or design control over construction plans and specifications, including the ability to make modifications to those plans and specifications. This person is typically the owner or developer of the project or a portion of the project, and as follows:

1) Corporation – Responsible Corporate Officer
   a) A president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation, or
   b) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated site including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manger in accordance with corporate procedures.
2) General Partnership – Each general partner in the general partnership
3) Sole Proprietorship – Sole Proprietor
4) Local, State, Federal Municipality or other Public Agency – Principal Executive officer or Ranking Elected Official. Principal Executive officer of a Federal agency includes:
   a) Chief executive office of the agency, or
   b) a senior executive officer having responsibility for the overall operations of a principle geographic unit of the agency (e.g., Regional Administrators of EPA).

CONTRACTOR/SUBCONTRACTOR CERTIFICATION

The General Contractor and all contractors and/or subcontractors that will implement and maintain the pollution control measures in the SWPPP and/or are involved in ground-disturbing activities on the site must be identified below. An authorized representative from each company on the construction project must sign this form certifying that company representatives understand the Tennessee General NPDES Permit No. TN100000 authorizing stormwater discharges during construction. These certifications must be maintained in the SWPPP file.

Contractor/Subcontractor Employee Name _____ Trade _____

Company Name _____ Business Phone Number _____

Business Address _____ City, State Zip _____

CERTIFICATION:

"I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TN100000, and that certain of my activities onsite are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16-702 (a) (4), this declaration is made under penalty of perjury."

Signature _____ Date _____

Printed Name _____

Title (Must be an Officer of company) _____

✓ (check all that apply)

✓	**Best Management Practice**	✓	**Best Management Practice**	✓	**Best Management Practice**
✓	Construction Exit	✓	Diversions	✓	Solid Waste
✓	Silt Fence	✓	Sediment Traps	✓	Sanitary Waste
✓	Check Dams	✓	Sediment Basins		Hazardous Waste Management
✓	Inlet Protection	✓	Dust Control	✓	Record Keeping
✓	Erosion Control	✓	Concrete Wash-out	✓	SWPPP modifications
✓	Vegetation	✓	Fuel Storage/Containment		

APPENDIX C

INSPECTION REPORTS

SWPPP Package Revision Log

REV. #	PAGE OR SHEET #	DESCRIPTION OF REVISION	REASON FOR REVISION	DATE	SIGNATURE

SWPPP Package Revision Log

SWPPP Package Revision Log

MONTHLY RAINFALL DATA LOG

MONTH _____ YEAR _____

DATE	DAY OF WEEK[1]	PREDICTED PRECIPITATION (%)[2]	RAINFALL GAUGE 1 (IN)	RAINFALL GAUGE 2 (IN)	RAINFALL GAUGE 3 (IN)	RAINFALL GAUGE 4 (IN)	RAINFALL GAUGE 5 (IN)	DURATION (HR)
1								
2								
3								
4								
5								
6								
7								
8								
9								
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11								
12								
13								
14								
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27								
28								
29								
30								
31								

[1] DAY OF WEEK= SU,M,TU,W,TH,F,SA

[2] PREDICTED PRECIPITATION SOURCE: _____

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC)
DIVISION OF WATER RESOURCES
William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243
1-888-891-8332 (TDEC)

General NPDES Permit for Stormwater Discharges from Construction Activities (CGP)
Construction Stormwater Inspection Certification (Inspection Form)

Site or Project Name:		**NPDES Tracking Number: TNR**
Primary Permittee Name:		Date of Inspection:
Current approximate <u>disturbed</u> acreage:	Has rainfall been checked/documented daily? ☐ Yes ☐ No	Name of Inspector:
Current weather/ground conditions:	Rainfall total since last inspection:	Inspector's TNEPSC Certification Number:
Site Assessment ☐ Yes ☐ No	Assessor's TN PE registration number:	Assessor's TNEPSC Level II/CPESC number:

Check the box if the following items are on-site:	
☐	Notice of Coverage (NOC)
☐	Stormwater Pollution Prevention Plan (SWPPP)
☐	Weekly inspection documentation
☐	Site contact information
☐	Rain Gage
Off-site Reference Rain Gage Location	

Best Management Practices (BMPs):

Are the Erosion Prevention and Sediment Controls (EPSCs) functioning correctly? If "No," describe below in Comment Section				
1.	Are all applicable EPSCs installed and maintained per the SWPPP per the current phase?		☐ Yes	☐ No
2.	Are EPSCs functioning correctly at all disturbed areas/material storage areas? (permit section 5.5.3)		☐ Yes	☐ No
3.	Are EPSCs functioning correctly at outfall/discharge points such that there is no objectionable color contrast in the receiving stream, and no other water quality impacts? (permit section 5.5.3.5 and 6.3.2)		☐ Yes	☐ No
4.	Are EPSCs functioning correctly at ingress/egress points such that there is no evidence of track-out? (permit section 5.5.3.1)		☐ Yes	☐ No
5.	If applicable, have discharges from dewatering activities been managed by appropriate controls? (permit section 4.1.3) If "No," describe below the measure to be implemented to address deficiencies.	☐ N/A	☐ Yes	☐ No
6.	If construction activity at any location on-site has temporarily/permanently ceased, was the area stabilized within 14 days? (permit section 5.5.3.4) If "No," describe below each location and measures taken to stabilize the area(s).	☐ N/A	☐ Yes	☐ No
7.	Have pollution prevention measures been installed, implemented, and maintained to minimize the discharge of pollutants from wash waters, exposure of materials and discharges from spills and leaks per section 4.1.4? If "No," describe below the measure to be implemented to address deficiencies.	☐ N/A	☐ Yes	☐ No

Site or Project Name:	NPDES Tracking Number: TNR
Primary Permittee Name:	Date of Inspection:

8.	If a concrete washout facility is located on site, is it clearly identified on the project and maintained? If "No," describe below the measures to be implemented to address deficiencies. (permit section 1.2.2)	☐ N/A	☐ Yes	☐ No
9.	Have all previous deficiencies been addressed? If "No," describe the remaining deficiencies in the Comments section. ☐ Check if deficiencies/corrective measures have been reported on a previous form.	☐ N/A	☐ Yes	☐ No

Comment Section. If the answer is "No" for any of the above, describe the problem and summarize corrective actions to be taken. Otherwise, describe any pertinent observations:

Certification and Signature (must be signed by the certified inspector and the permittee per Sections 5.5.3.11 (g) and 8.7.2 of the CGP)

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Inspector Name and Title :	Signature:	Date:
Primary Permittee Name and Title:	Signature:	Date:

Construction Stormwater Inspection Certification Form (Inspection Form)

Purpose of this form / Instructions

An inspection, as described in subsection 5.5.3.9. of the General Permit for Stormwater Discharges from Construction Activities ("Permit"), shall be performed at the specified frequency and documented on this form. Inspections shall be performed at least 72 hours apart. Where sites or portion(s) of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions (e.g., site covered with snow or ice), such inspection only has to be conducted once per month until thawing results in runoff or construction activity resumes.

Inspections can be performed by:

a) a person with a valid certification from the "Fundamentals of Erosion Prevention and Sediment Control Level I" course,
b) a licensed professional engineer or landscape architect,
c) a Certified Professional in Erosion and Sediment Control (CPESC), or
d) a person who has successfully completed the "Level II Design Principles for Erosion Prevention and Sediment Control for Construction Sites" course.

Qualified personnel, as defined in subsection 5.5.3.10 of the Permit (provided by the permittee or cooperatively by multiple permittees) shall inspect disturbed areas of the construction site that have not been permanently stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, locations where vehicles enter or exit the site, and each outfall.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the site's drainage system. Erosion prevention and sediment control measures shall be observed to ensure that they are operating correctly.

Outfall points (where discharges leave the site and/or enter waters of the state) shall be inspected to determine whether erosion prevention and sediment control measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event if possible, but in no case more than 7 days after the need is identified.

Based on the results of the inspection, the site description identified in the SWPPP in accordance with section 5.5.1 of the Permit and pollution prevention measures identified in the SWPPP in accordance with section 5.5.2 of the Permit, shall be revised as appropriate, but in no case later than 7 days following the inspection. Such modifications shall provide for timely implementation of any changes to the SWPPP, but in no case later than 14 days following the inspection.

All inspections shall be documented on this Construction Stormwater Inspection Certification form. Alternative inspection forms may be used as long as the form contents and the inspection certification language are, at a minimum, equivalent to the Division's form and the permittee has obtained a written approval from the Division to use the alternative form. Inspection documentation will be maintained on site and made available to the Division upon request. Inspection reports must be submitted to the Division within 10 days of the request.

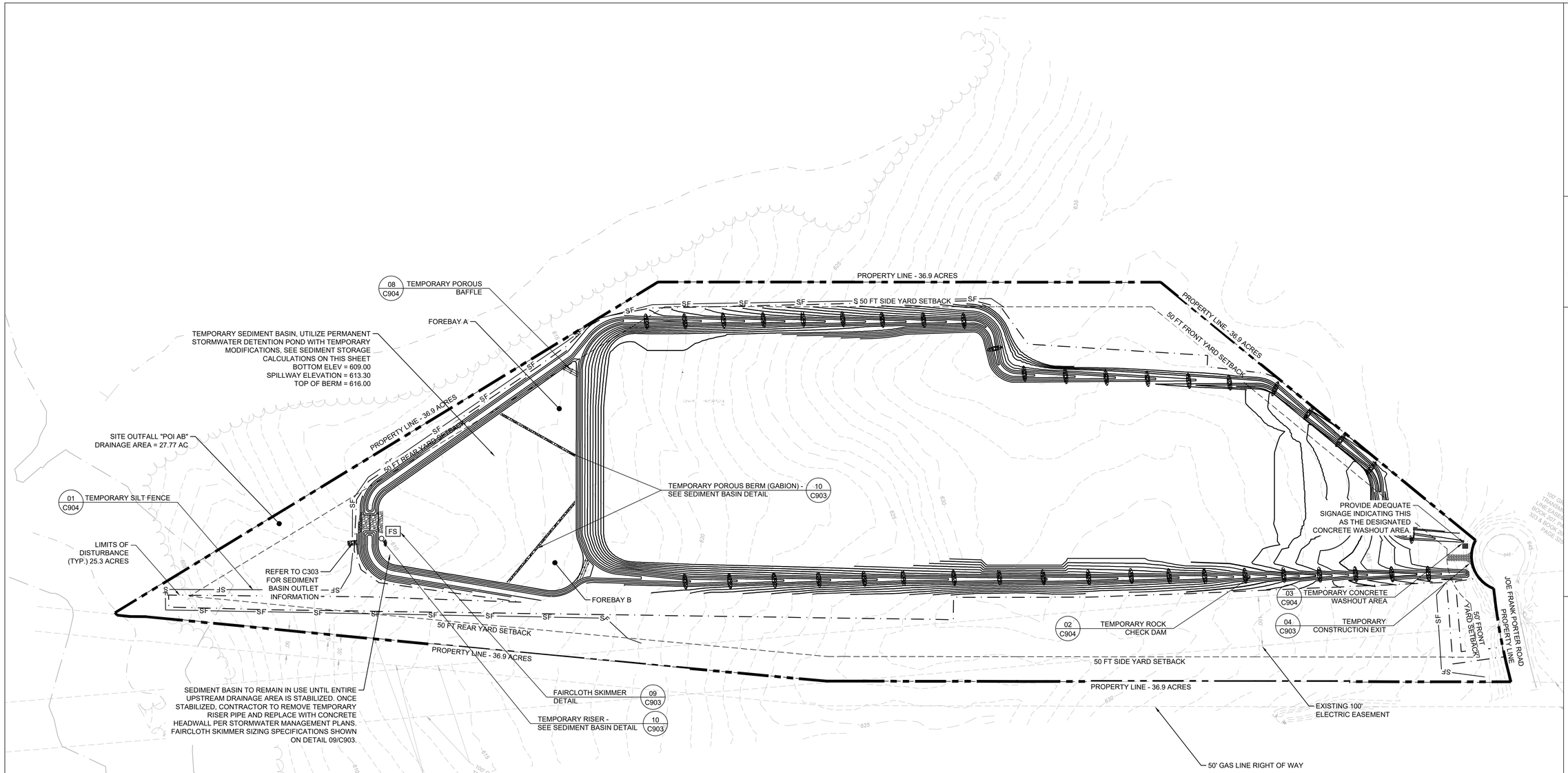
Trained certified inspectors shall complete inspection documentation to the best of their ability. Falsifying inspection records or other documentation or failure to complete inspection documentation shall result in a violation of this permit and any other applicable acts or rules.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
William R. Snodgrass Tennessee Tower,
312 Rosa L. Parks Avenue, 11th Floor, Nashville, Tennessee 37243
1-888-891-8332 (TDEC)

Tennessee Municipal Construction Stormwater Project Review Checklist			
QLP/Municipality:		Reviewer:	Review Date:
Site Name:		Date Received:	TNQ/TNR:
Site Location:		Disturbed acreage:	
Owner/Developer Name:		Secretary of State Control Number:	
Stream and/or Wetland determination report included: YES■ NO☐ NA☐		Exceptional Tennessee Waters: YES☐ NO☐ NA☐	
TDEC DWR HD/Wetland concurrence letter provided: YES☐ NO■ NA☐		Siltation impaired drainage or water body (https://tdeconline.tn.gov/dwrcgp/): YES☐ NO☐ NA☐	
ARAP required: YES☐ NO■ NA☐		T&E species present: YES☐ NO☐ NA☐	
COMPONENTS OF THE SWPPP			
Permit Section		Comments	Acceptable
5.5.2.	SWPPP and EPSC plans		☐
5.5.3.	Erosion Prevention and Sediment Controls		☐
5.5.3.1.	General criteria and requirements		☐
5.5.3.2.	Construction phasing		☐
5.5.3.3.	Projects Exceeding 50 acres of Disturbance		☐
5.5.3.4.	Stabilization practices (14 or 7 days)		☐
5.5.3.5.	Structural practices (2yr 24hr design storm, basin for 10 ac drainage area)		☐
5.5.3.6.	Stormwater management		☐
5.5.3.7.	Other items needing control		☐
5.5.3.8.	Site Assessments		☐
5.5.3.9.	Inspections (2/week)		☐
5.5.3.10.	Inspector qualifications		☐
5.5.3.11.	Schedule of inspections		☐
5.5.3.12.	Pollution prevention measures for non-stormwater discharges		☐
4.1.2.	Water Quality Riparian Buffers 30ft		☐
4.1.3.	Dewatering		☐
Discharges into Waters with Unavailable Parameters or Exceptional Tennessee Waters			
6.4.1.	SWPPP/BMP Requirements (5yr-24hr design storm, basins for 5 ac drainage area)		☐
6.4.2.	Water Quality Riparian Buffers 60ft		☐

APPENDIX D

EROSION PREVENTION AND SEDIMENT CONTROL PLANS



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL

SEE SHEET C001 FOR EROSION PREVENTION AND SEDIMENT CONTROL NOTES.
SEE THIS SHEET AND C402 FOR SEDIMENT BASIN DESIGN CALCULATIONS.

SEQUENCE OF EPSC BMP INSTALLATION

1. INSTALL GRAVEL CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT AREAS AS NEEDED
2. INSTALL SEDIMENT BARRIERS (SILT FENCE, ROCK CHECK DAMS, POROUS BAFFLE, RIP-RAP)
3. CONSTRUCT TEMPORARY SEDIMENT BASIN WITH SKIMMER AND INSTALL OUTLET PIPES AND STRUCTURES
4. INSTALL DIVERSION DITCHES WITH ROCK CHECK DAMS PRIOR TO UPSTREAM EARTH DISTURBANCE

LEGEND

- 662 — EXISTING MINOR CONTOUR
- 660 — EXISTING MAJOR CONTOUR
- 662 — PROPOSED MINOR CONTOUR
- 660 — PROPOSED MAJOR CONTOUR
- SF — TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- TEMPORARY POROUS BAFFLE
- TEMPORARY CONSTRUCTION EXIT (GRAVEL)
- CONCRETE WASHOUT AREA
- TEMPORARY ROCK CHECK DAM
- TEMPORARY RISER
- FS — FAIRCLOTH SKIMMER

TEMPORARY SEDIMENT BASIN CALCULATIONS:

DRAINAGE AREA =	36.62 AC
REQUIRED WET VOLUME (67 CY/ AC) =	2,454 CY
REQUIRED DRY VOLUME (67 CY/ AC) =	2,454 CY
PROVIDED WET VOL. (BELOW STONE SPILLWAY) =	3804 CY
PROVIDED DRY VOL. (1' BELOW BERM) =	9007 CY
TOTAL PROVIDED VOL. (DRY + WET) =	12,811 CY

NOTE: TEMPORARILY INSTALL POROUS BERM/BAFFLE SEDIMENT CONTROL AND MODIFY PERMANENT DETENTION POND OUTLET STRUCTURE AND BERM SPILLWAY FOR TEMPORARY SEDIMENT BASIN.

ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
STEEP SLOPES (33% GRADE OR STEEPER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

ALL CHEMICALS AND SOLUBLE MATERIALS STORED ONSITE MUST EITHER BE STORED IN AN ENCLOSED, WATERPROOF STORAGE FACILITY OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.

PORT-A-POTTIES TO BE LOCATED NEAR LAYDOWN AREA ON PAVED, NORTHERN SIDE OF SITE

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

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH

100' 0 100' 200'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

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Revision

No.	Date	Description

OVERALL INITIAL EPSC PLAN

C401

50114.00
07/08/2025

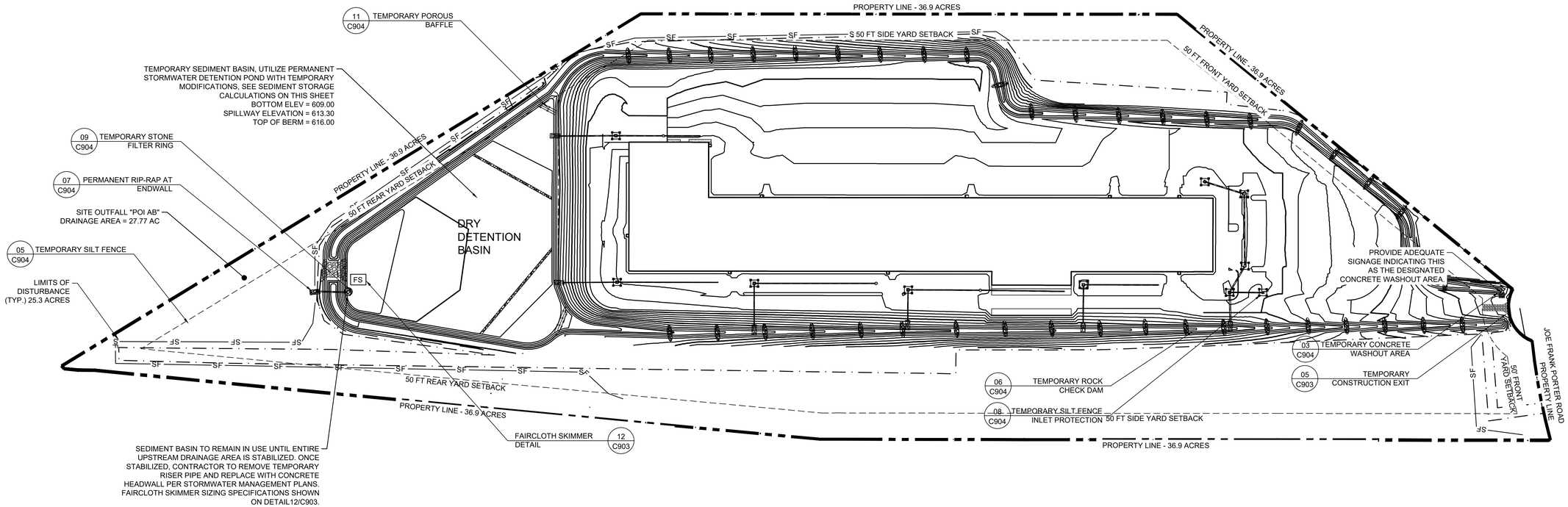
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EPSC Intermediate Plan - Sediment Basin Design Data

Sediment Basin #	Design Storm Event	Drainage Area		Volume Required (Cubic Feet)				Volume Provided (Cubic Feet)				Design Elevations							Outlet Structure Design								
		Sq. Ft.	Acres	Wet Storage (1809 cf/ac.)	Dry Storage (1809 cf/ac.)	Forebay Volume (cf)	Total Volume (cf)	Wet Storage	Dry Storage	Forebay Volume (cf)	Total Volume (cf)	Top of Berm Elev.	Pond Bottom Elev.	Wet Storage Elev.	Top of Riser/ Dry Storage	Emergency Spillway Elev.	5 Year WSE	25 Year WSE	Riser Diameter (in)	[1]Outlet Structure Name	[2]Outlet Pipe Dia. (in)	Outlet Invert Elevation	[3]Riser Height (ft)	Skimmer Invert	[4]Skimmer Arm Dia. (in.)	Skimmer Orifice Dia. (in.)	Drawdown Time (days)
SED-B1	5-Year	1,595,167	36.62	66,246	66,246	16,561	132,491	102,720	243,183	58,509	345,903	616.00	609.00	611.00	612.30	613.30	612.62	613.32	36	ST-SED 1A	18	609.00	3.30	610.50	8.00	7.20	3.00

[1]Refer to the applicable permanent outlet structure detail within plan sheets
[2]Install temporary outlet pipe per EPSC plan and tie to temporary riser
[3]solid height includes 6" for embedment in concrete footing
[4]Faircloth Skimmer or approved equal



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TENNESSEE ONE CALL

SEE SHEET C001 FOR EROSION PREVENTION AND SEDIMENT CONTROL NOTES.
SEE THIS SHEET FOR SEDIMENT BASIN DESIGN CALCULATIONS.

SEQUENCE OF EPSC BMP INSTALLATION

1. INSTALL GRAVEL CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT AREAS AS NEEDED
2. INSTALL SEDIMENT BARRIERS (SILT FENCE, SILT FENCE INLET PROTECTION, STONE FILTER RING, RIP-RAP, POROUS BAFFLE)
3. CONSTRUCT TEMPORARY SEDIMENT BASIN WITH SKIMMER AND INSTALL OUTLET PIPES AND STRUCTURES
4. INSTALL DIVERSION DITCHES PRIOR TO UPSTREAM EARTH DISTURBANCE
5. INSTALL CHECK DAMS IN DIVERSION DITCHES WHERE SHOWN IMMEDIATELY AFTER GRADING

ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
STEEP SLOPES (33% GRADE OR STEEPER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

ALL CHEMICALS AND SOLUBLE MATERIALS STORED ONSITE MUST EITHER BE STORED IN AN ENCLOSED, WATERPROOF STORAGE FACILITY OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.

PORT-A-POTTIES TO BE LOCATED NEAR LAYDOWN AREA ON PAVED, NORTHERN SIDE OF SITE

LEGEND

- 662 — EXISTING MINOR CONTOUR
- 660 — EXISTING MAJOR CONTOUR
- 662 — PROPOSED MINOR CONTOUR
- 660 — PROPOSED MAJOR CONTOUR
- TEMPORARY ROCK CHECK DAM
- SF — TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- TEMPORARY CONSTRUCTION EXIT (GRAVEL)
- CONCRETE WASHOUT AREA

TEMPORARY SEDIMENT BASIN CALCULATIONS:

DRAINAGE AREA =	36.62 AC
REQUIRED WET VOLUME (67 CY/ AC) =	2454 CY
REQUIRED DRY VOLUME (67 CY/ AC) =	2454 CY
PROVIDED WET VOL. (BELOW STONE SPILLWAY) =	3804 CY
PROVIDED DRY VOL. (1' BELOW BERM) =	9007 CY
TOTAL PROVIDED VOL. (DRY + WET) =	12,811 CY

NOTE: TEMPORARILY MODIFY PERMANENT BIORETENTION POND OUTLET STRUCTURE, DETENTION POND OUTLET STRUCTURE, AND BERM SPILLWAY FOR TEMPORARY SEDIMENT BASIN.

NORTH

100' 0 100' 200'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG
7th District of Maury County, Mount Pleasant, Tennessee
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Developer: DCi

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Revision

No.	Date	Description

OVERALL INTERMEDIATE EPSC PLAN

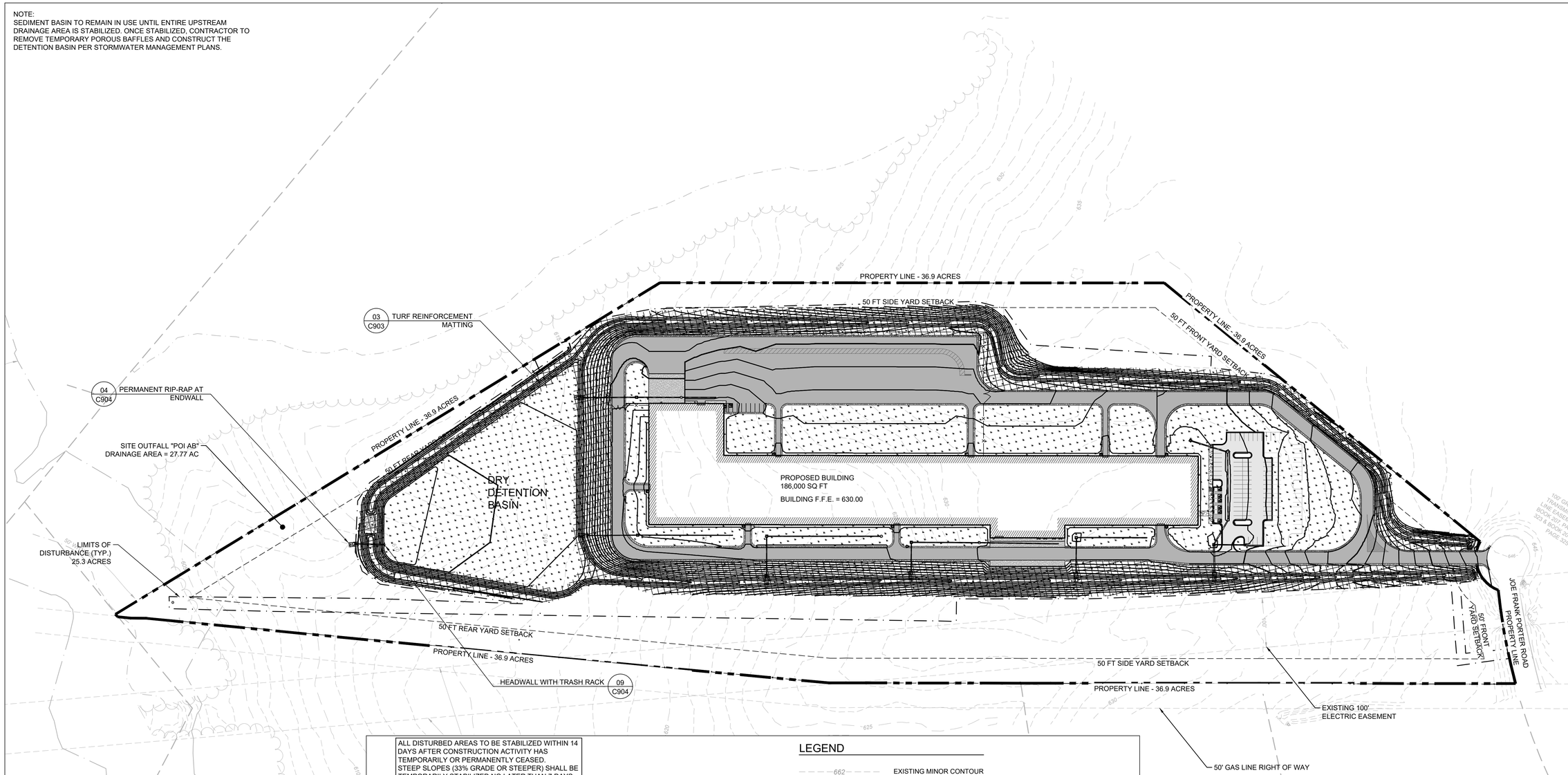
C402

50114.00
07/08/2025

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NOTE:
SEDIMENT BASIN TO REMAIN IN USE UNTIL ENTIRE UPSTREAM DRAINAGE AREA IS STABILIZED. ONCE STABILIZED, CONTRACTOR TO REMOVE TEMPORARY POROUS BAFFLES AND CONSTRUCT THE DETENTION BASIN PER STORMWATER MANAGEMENT PLANS.



ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
STEEP SLOPES (33% GRADE OR STEEPER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

EPSC NOTES:

1. RECEIVING WATERS: UNNAMED TRIBUTARY TO BIG BIGBY CREEK.
2. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT AREA AND EQUIPMENT FUELING IN ACCORDANCE WITH TDEC. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
3. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITHIN 7 DAYS WITH MULCH OR TEMPORARY SEEDING.
4. PERIMETER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.
5. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED ACCORDINGLY WITH THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, CHAPTER 7. THE MAXIMUM EXCAVATION DEPTH OF THE TEMPORARY SEDIMENT BASINS MUST BE AT LEAST 1 FOOT ABOVE THE POST-CONSTRUCTION INSTALLATION OF DETENTION PONDS TO REMAIN FUNCTIONING AS SEDIMENT BASINS UNTIL FINAL STABILIZATION.

SEQUENCE OF EPSC BMP INSTALLATION

1. INSTALL GRAVEL CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT AREA AS NEEDED
2. INSTALL SEDIMENT BARRIERS (EROSION CONTROL MATTING, SEEDING, RIP-RAP)
3. CONSTRUCT DETENTION POND AND STABILIZE PERMANENT OUTLET PIPES AND STRUCTURES
4. INSTALL INLET PROTECTION

LEGEND

- 662 — EXISTING MINOR CONTOUR
- 660 — EXISTING MAJOR CONTOUR
- 662 — PROPOSED MINOR CONTOUR
- 660 — PROPOSED MAJOR CONTOUR
- AREA OF PERMANENT STABILIZATION. SEED WITH KY-31 FESCUE AT 5 LBS PER 1,000 SF STRAW MULCH AT 1.5 BALES PER 1,000 SF.
- AREA TO RECEIVE TURF REINFORCEMENT MATTING
- AREA TO BE STABILIZED WITH LANDSCAPE PLANTINGS AND MULCH
- AREA TO RECEIVE PERMANENT RIP-RAP STABILIZATION. HAND PLACED NATIVE STONE, 2" TO 1'-3" IN DIAMETER, WITH NO MORE THAN 20% BY WEIGHT BEING LESS THAN 4" IN DIAMETER, MINIMUM 1'-6" DEPTH.

WHEN ALL DISTURBED AREAS REACH FINAL GRADE PROVIDE PERMANENT STABILIZATION AS FOLLOWS:
-SEED WITH KY-31 FESCUE AT 5 LBS PER 1,000 SF
-STRAW MULCH AT 1.5 BALES PER 1,000 SF
ALL PLANTINGS AND IRRIGATION PER L201 AND L202

ALL CHEMICALS AND SOLUBLE MATERIALS STORED ONSITE MUST EITHER BE STORED IN AN ENCLOSED, WATERPROOF STORAGE FACILITY OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.

PORT-A-POTTIES TO BE LOCATED NEAR LAYDOWN AREA ON PAVED, NORTHERN SIDE OF SITE

SEE SHEET C001 FOR EROSION PREVENTION AND SEDIMENT CONTROL NOTES.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL

NORTH

100' 0 100' 200'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

DCi

PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

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No.	Date	Description

OVERALL FINAL EPSC PLAN

C403

50114.00
07/08/2025

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PRE-WATERSHED A
19.04 ACRES
HSG A = 8.63 AC CN = 72
HSG C = 1.45 AC CN = 88
HSG C/D = 7.16 AC CN = 91
HSG D = 1.80 CN = 91
CN = 82
Tc = 32.8 min

PRE-OFFSITE WATERSHED
12.41 ACRES
HSG A = 10.71 AC CN = 72
HSG B = 0.62 AC CN = 81
HSG C/D = 0.71 AC CN = 91
IMP = 0.17 AC CN = 98
CN = 74
Tc = 27 min

PRE-WATERSHED B
17.89 ACRES
HSG A = 7.59 AC CN = 72
HSG B = 0.39 AC CN = 81
HSG C = 0.83 AC CN = 88
HSG C/D = 9.08 AC CN = 91
CN = 83
Tc = 34.6 min

POINT OF INTEREST - "POI AB"

POINT OF INTEREST - "POI C"

FUTURE RIGHT-OF-WAY

100' GRANT OF TRANSMISSION LINE EASEMENT BOOK 207, PAGE 323 & BOOK 207, PAGE 325

50' GAS LINE RIGHT-OF-WAY BOOK 285, PAGE 285 & BOOK 609 R.O.M.C., TN

100 YEAR FLOODPLAIN ZONE AI

NO EASEMENT DOCUMENT FOUND

NORTH

GRAPHIC SCALE 100' 0 100' 200'

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

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PROJECT MUSTANG

7th District of Maury County, Mount Pleasant, Tennessee
Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

MICHAEL DUANE HUNKLER
REGISTERED ENGINEER
No. 2005
COMMERCE
AGRICULTURE
STATE OF TENNESSEE

Revision

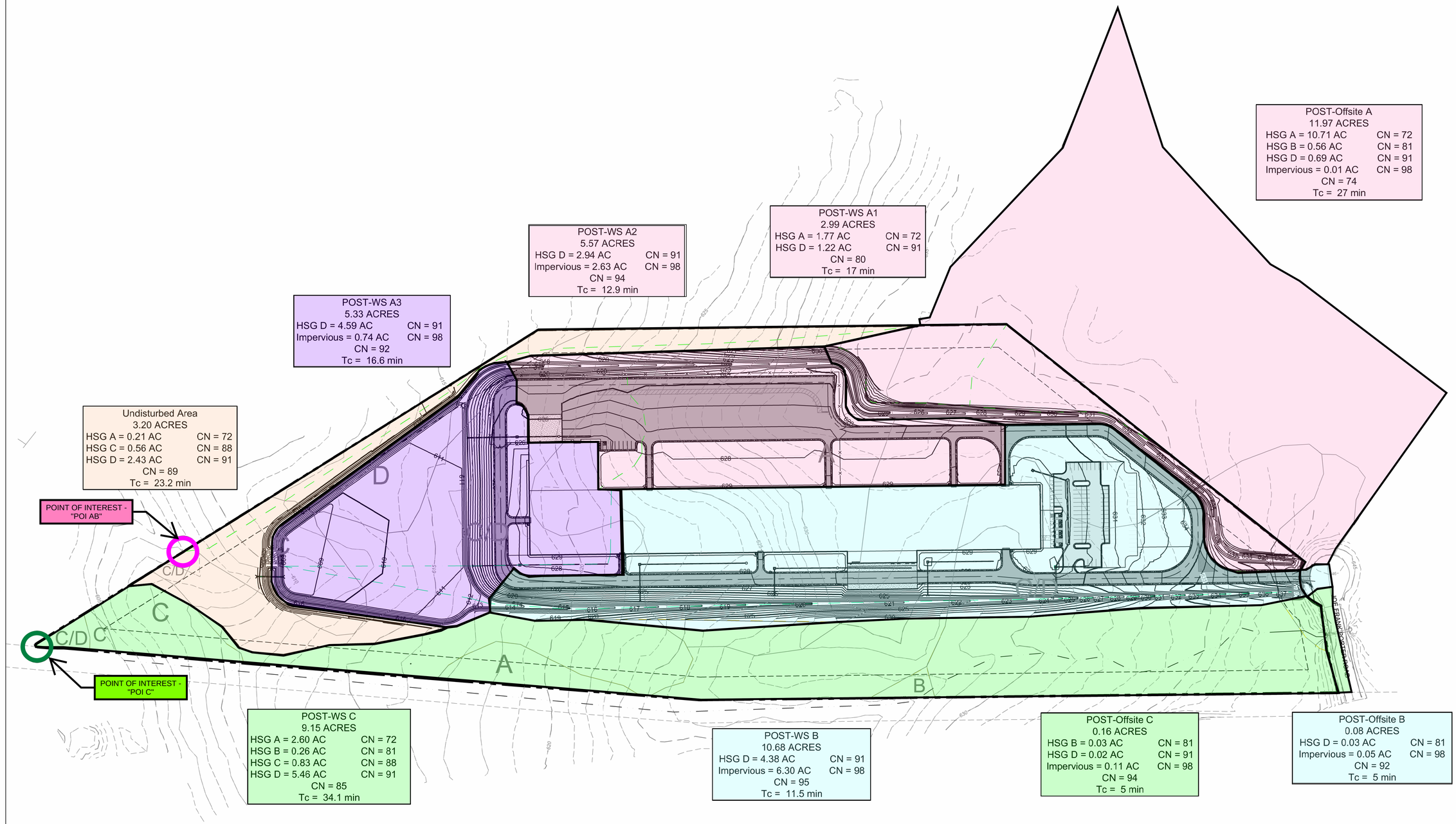
No.	Date	Description

EXISTING HYDROLOGIC PLAN

50114.00
06/10/2025

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Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

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PROJECT MUSTANG

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Being a portion of Tax Map 126 Parcel 041.01

Developer: DCi

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Revision

No.	Date	Description

PROPOSED HYDROLOGIC PLAN

50114.00
07/08/2025

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APPENDIX E

TENNESSEE GENERAL NPDES PERMIT

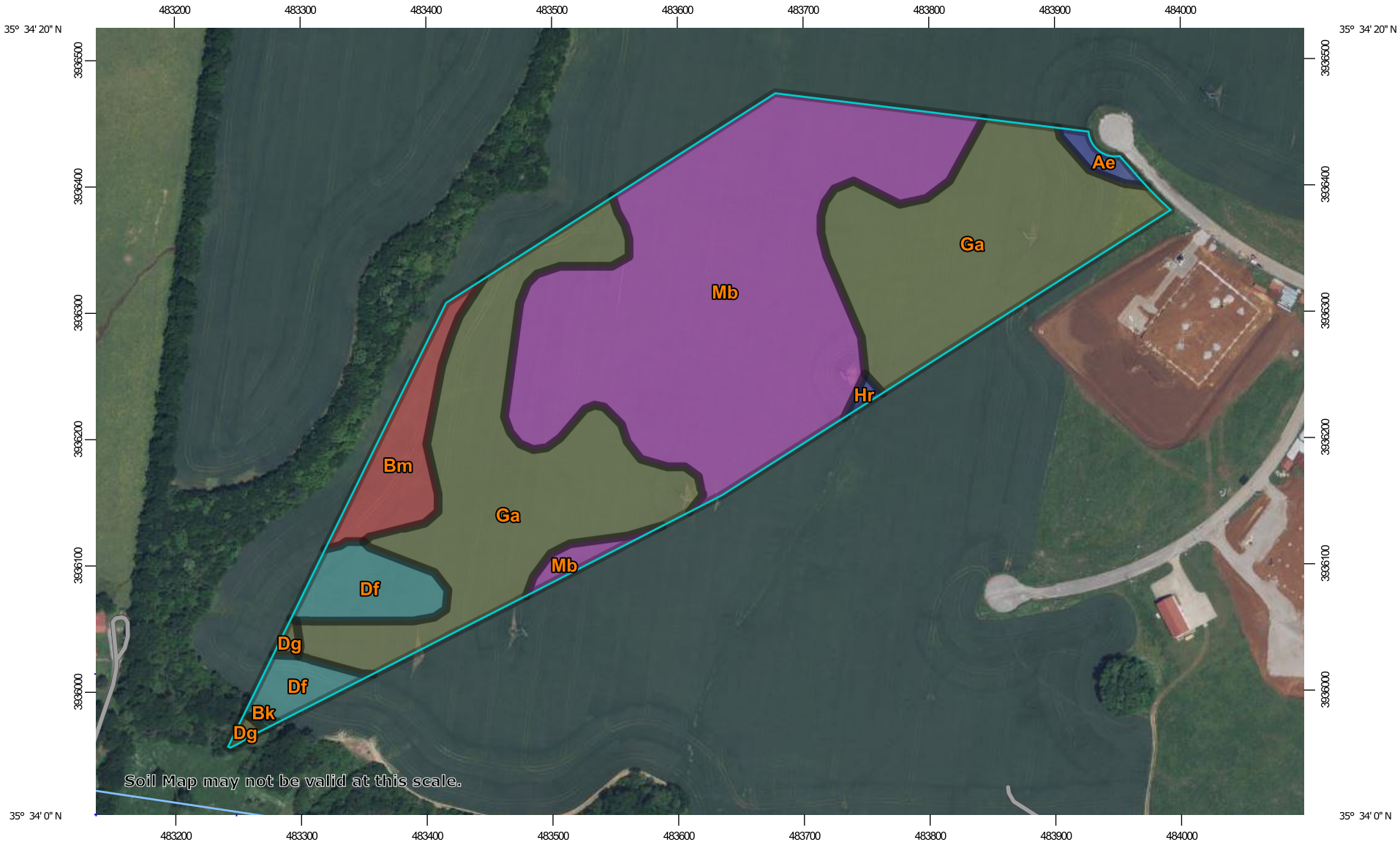
The Tennessee General NPDES Permit for Discharges of Stormwater Associated with Construction Activities can be found online at:
https://dataviewers.tdec.tn.gov/dataviewers/apex_util.count_click?p_url=BGWPC.GET_WPC_DOCUMENTS?p_file=540656813282722325&p_cat=DOCS&p_id=540656813282722325&p_user=GUEST&p_workspace=19833722515258996

The National Pollutant Discharge Elimination System General Permit for Discharges from Construction Activities can be found online at:
https://www.epa.gov/system/files/documents/2022-01/2022-cgp-final-permit.pdf

APPENDIX F

SOIL MAP

Hydrologic Soil Group—Maury County, Tennessee
(BOUNDARY)



Map Scale: 1:4,390 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Maury County, Tennessee
Survey Area Data: Version 19, Sep 12, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 20, 2021—Jun 14, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ae	Armour silt loam, eroded gently sloping phase	B	0.3	0.7%
Bk	Braxton silty clay loam, eroded sloping phase	C	0.0	0.1%
Bm	Burgin silt loam, phosphatic phase (Eagleville)	D	1.8	5.0%
Df	Donerail silt loam, gently sloping phase	C	2.1	5.7%
Dg	Dunning silty clay loam, phosphatic phase	C/D	0.2	0.5%
Ga	Godwin silt loam	C/D	16.3	44.0%
Hr	Huntington silt loam, local alluvium phosphatic phase	B	0.1	0.2%
Mb	Maury silt loam, eroded gently sloping phase	A	16.2	43.8%
Totals for Area of Interest			**36.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX G

NOTICE OF INTENT (NOI)

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Davy Crockett Tower, 500 James Robertson Parkway 9th Floor Nashville, TN 37243
Toll Free Number: 1-888-891-8332 (TDEC)

NOTICE OF INTENT (NOI) FOR GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (TNR100000)

Site or Project Name:		**NPDES Tracking Number: TNR**
Street Address including city or zip code or Location:		Construction Start Date:
		Estimated End Date:
Site Description:		Latitude (dd.dddd):
		Longitude (-dd.dddd):
County(ies):	MS4 Jurisdiction (if applicable):	Acres Disturbed:
		Total Acres:
Are there any streams ☐ and/or wetlands ☐ on or adjacent to the construction site? If wetlands are located on-site and may be impacted, attach wetlands delineation report. If an Aquatic Resource Alteration Permit has been obtained for this site, what is the permit number?		ARAP Number:
Receiving waters:		
Include the SWPPP with the NOI ■ SWPPP Included		Include a site location map ■ Map Included

Name of Site Owner or Developer (Site-Wide Permittee): (correct legal name of person, company, or entity that has operational or design control over construction plans and specifications)			
For corporate entities only, provide the Tennessee Secretary of State (SOS) Control Number:			
Site Owner or Developer Contact Name: (individual responsible for site)	Title or Position: (the party who signs the certification below):		
Mailing Address:	City:	State:	Zip:
Phone:	E-mail:		

Optional Contact Name:	Title or Position:		
Mailing Address:	City:	State:	Zip:
Phone:	E-mail:		

Owner or Developer Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Primary Permittee)		
I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.		
Owner or Developer Name: (print or type):	Signature:	Date:

Contractor(s) Certification: (must be signed by president, vice-president or equivalent, or ranking elected official) (Secondary Permittee)		
I certify under penalty of law that I have reviewed this document, any attachments, and the SWPPP referenced above. Based on my inquiry of the construction site owner/developer identified above and/or my inquiry of the person directly responsible for assembling this NOI and SWPPP, I believe the information submitted is accurate. I am aware that this NOI, if approved, makes the above-described construction activity subject to NPDES permit number TNR100000, and that certain of my activities on-site are thereby regulated. I am aware that there are significant penalties, including the possibility of fine and imprisonment for knowing violations, and for failure to comply with these permit requirements. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.		
Primary contractor name, address, and SOS control number (if applicable): (print or type)	Signature:	Date:
Primary contractor name, address, and SOS control number (if applicable): (print or type)	Signature:	Date:
Primary contractor name, address, and SOS control number (if applicable): (print or type)	Signature:	Date:

CN-0940 (Rev. 04-24) (Instructions on reverse) RDA 2366

NOTICE OF INTENT (NOI) FOR GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (TNR100000)

Purpose of this form - A completed notice of intent (NOI) must be submitted to obtain coverage under the Tennessee General NPDES Permit for Discharges of Stormwater Associated with Construction Activity (permit). **Requesting coverage under this permit means that an applicant has obtained and examined a copy of this permit, and thereby acknowledges applicant's claim of ability to be in compliance with permit terms and conditions.** This permit is required for stormwater discharge(s) from construction activities including clearing, grading, filling, and excavating (including borrow pits) of one or more acres of land. This form should be submitted at least 30 days prior to the commencement of land disturbing activities, or no later than 48 hours prior to when a new operator assumes operational control over site specifications or commences work at the site.

The appropriate permit application fee must accompany the NOI and is based on total acreage to be disturbed by an entire project, including any associated construction support activities (e.g., equipment staging yards, material storage areas, excavated material disposal areas, borrow or waste sites):

(i) Projects equal to or greater than 150 acres	$10,000
(ii) Projects equal to or greater than 50 acres and less than 150 acres	$6,000
(iii) Projects equal to or greater than 20 acres and less than 50 acres	$3,000
(iv) Projects equal to or greater than 5 acres and less than 20 acres	$1,000
(v) Projects equal to or greater than 1 acre and less than 5 acres	$250
(vi) Projects seeking subsequent coverage under an actively covered larger common plan of development or sale	$100

There is no fee for sites less than 1 acre. A separate annual maintenance fee is also required for construction activities that exceed 1 year under general permit coverage. Tennessee Rules, Chapter 0400-40-11-.02(b)(12)).

Who must submit the NOI form? Per Section 2 of the permit, all site operators must submit an NOI form. "Operator" for the purpose of this permit and in the context of stormwater associated with construction activity means any person associated with a construction project who meets either or both of the following two criteria: (1) The person has operational or design control over construction plans and specifications, including the ability to make modifications to those plans and specifications. This person is typically the owner or developer of the project or a portion of the project (e.g. subsequent builder), or the person that is the current landowner of the construction site. This person is considered the primary permittee; or (2) The person has day-to-day operational control of those activities at a project which are necessary to ensure compliance with a SWPPP for the site or other permit conditions. This person is typically a contractor or a commercial builder who is hired by the primary permittee and is considered a secondary permittee.

Owners, developers, and all contractors that meet the definition of the operator in subsection 2.2 of the permit shall apply for permit coverage on the same NOI, insofar as possible. After permit coverage has been granted to the primary permittee, any separate or subsequent NOI submittals must include the site's previously assigned permit tracking number and the project name. The site-wide site-specific SWPPP shall be prepared in accordance with the requirements of part 5 of the permit and must be submitted with the NOI unless the NOI being submitted is to only add a contractor (secondary permittee) to an existing coverage. Artificial entities (e.g., corporations or partnerships excluding entities not required to register) must submit the TN Secretary of State, Division of Business Services, control number. The Division reserves the right to deny coverage to artificial entities that are not properly registered and in good standing with the TN Secretary of State.

Notice of Coverage - The division will review the NOI for completeness and accuracy and prepare a notice of coverage (NOC). Stormwater discharge from the construction site is authorized as of the effective date of the NOC.

Complete the form - Type or print clearly, using ink and not markers or pencil. Answer each item or enter "NA," for not applicable, if a particular item does not fit the circumstances or characteristics of your construction site or activity. If you need additional space, attach a separate piece of paper to the NOI form. **The NOI will be considered incomplete without a permit fee, a map, and the SWPPP.**

Describe and locate the project - Use the legal or official name of the construction site. If a construction site lacks street name or route number, give the most accurate geographic information available to describe the location (reference to adjacent highways, roads, and structures, e.g., intersection of state highways 70 and 100). Latitude and longitude (expressed in decimal degrees) of the center of the site can be located on USGS quadrangle maps. The maps can be obtained at the USGS World Wide Web site: http://www.usgs.gov/; latitude and longitude information can be found at numerous other web sites. Attach a copy of a portion of a 7.5-minute topographic map, a city map, or a county map showing location of site, with boundaries at least one mile outside the site boundaries. Provide estimated starting date of clearing activities and completion date of the project, and an estimate of the number of acres of the site on which soil will be disturbed, including borrow areas, fill areas, stockpiles and the total acres. For linear projects, give location at each end of the construction area.

Give name of the receiving waters - Trace the route of stormwater runoff from the construction site and determine the name of the river(s), stream(s), creek(s), wetland(s), lake(s) or any other water course(s) into which the stormwater runoff drains. Note that the receiving water course may or may not be located on the construction site. If the first water body receiving construction site runoff is unnamed ("unnamed tributary"), determine the name of the water body that the unnamed tributary enters.

An ARAP may be required - If your work will disturb or cause alterations of a stream or wetland, you must obtain an appropriate Aquatic Resource Alteration Permit (ARAP). If you have a question about the ARAP program, contact your local Environmental Field Office (EFO).

Submitting the form and obtaining more information - Note that this form must be signed by the company President, Vice-President, or a ranking elected official in the case of a municipality, for details see subpart 2.5. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC). Submit the completed NOI form (keep a copy for your records) to the appropriate EFO for the county(ies) where the construction activity is located, addressed to **Attention: Stormwater NOI Processing** or use MyTDEC Forms for electronic submittal.

EFO	Street Address	Zip Code	EFO	Street Address	Zip Code
Memphis	8383 Wolf Lake Drive, Bartlett	38133-4119	Cookeville	1221 South Willow Ave.	38506
Jackson	1625 Hollywood Drive	38305-4316	Chattanooga	1301 Riverfront Parkway, Suite 206	37402-2013
Nashville	711 R S Gass Boulevard	37243	Knoxville	3711 Middlebrook Pike	37921
Columbia	1421 Hampshire Pike	38401	Johnson City	2305 Silverdale Road	37601

APPENDIX H

NOTICE OF TERMINATION (NOT)

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC)
DIVISION OF WATER RESOURCES (DWR)
William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243
1-888-891-TDEC (8332)

NOTICE OF TERMINATION (NOT) FOR GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (CGP)

This form is required to be submitted when requesting termination of coverage from the CGP. The purpose of this form is to notify the TDEC that either all stormwater discharges associated with construction activity from the portion of the identified facility where you, as an operator, have ceased or have been eliminated; or you are no longer an operator at the construction site. Specifically, this means that all disturbed soils at the portion of the construction site where the operator had control have been permanently stabilized, the temporary erosion and sediment control measures have been removed, and/or subsequent operators have obtained permit coverage for the site or portions of the site where the operator had control. Submission of this form shall in no way relieve the permittee of permit obligations required prior to submission of this form.

Submit this form to the local DWR Environmental Field Office (EFO) address (see table below) or using MyTDEC Forms electronic submittal process. For more information, contact your local EFO at the toll-free number 1-888-891-8332 (TDEC).

Site or Project Name:	**NPDES Tracking Number: TNR**
Street Address or Location:	County(ies):

Name of Permittee Requesting Termination of Coverage:			
Permittee Contact Name:	Title or Position:		
Mailing Address:	City:	State:	Zip:
Phone:	E-mail:		

Check the reason(s) for termination of permit coverage: (check only one)

☐	Primary permittee termination: all requirements for termination under Permit Part 9.1.1. a) through c) have been met. This includes, but is not limited to, for areas the primary permittee has control all earth-disturbing activities at the site are complete and permanent stabilization as defined in Part 10 of the CGP has been achieved. (attach photo documentation)
	When applicable, and you are a primary permittee seeking termination, list who is responsible for ongoing maintenance of stormwater controls left on the site subject for long-term use following termination of coverage:
☐	Secondary permittee termination: all requirements for termination under Permit Part 9.2.1. have been met (no longer an operator at the construction site).

Certification and Signature:

(must be signed by president, vice-president or equivalent ranking elected official)

I certify under penalty of law that either: (a) all stormwater discharges associated with construction activity from the portion of the identified facility where I was an operator have ceased or have been eliminated or (b) I am no longer an operator at the construction site. I understand that by submitting this notice of termination, I am no longer authorized to discharge stormwater associated with construction activity under this general permit, and that discharging pollutants in stormwater associated with construction activity to waters of the state is unlawful under the Tennessee Water Quality Control Act where the discharge is not authorized by a NPDES permit. I also understand that the submittal of this notice of termination does not release an operator from liability for any violations of this permit or the Tennessee Water Quality Control Act. I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.

Permittee name (print or type):	Signature:	Date:

EFO	Address	EFO	Street Address
Memphis	8383 Wolf Lake Drive, Bartlett, TN 38133	Cookeville	1221 South Willow Ave., TN 38506
Jackson	1625 Hollywood Drive, TN 38305	Chattanooga	1301 Riverfront Parkway, Ste. 206, TN 37402
Nashville	711 R S Gass Boulevard, TN 37243	Knoxville	3711 Middlebrook Pike, TN 37921
Columbia	1421 Hampshire Pike, TN 38401	Johnson City	2305 Silverdale Road, TN 37601

AREA TABLE		
LOT	SQ. FT.	ACRES
1	12,511.6	0.29
2	5,230.1	0.12
3	5,228.5	0.12
4	5,228.5	0.12
5	5,228.4	0.12
6	5,228.3	0.12
7	5,228.2	0.12
8	5,228.1	0.12
9	5,228.0	0.12
10	5,227.9	0.12
11	5,227.8	0.12
12	5,227.7	0.12
13	5,227.6	0.12
14	5,227.5	0.12
15	5,227.4	0.12
16	5,227.3	0.12
17	5,227.2	0.12
18	5,227.1	0.12
19	5,227.0	0.12
20	5,226.9	0.12
21	5,226.8	0.12
22	5,226.7	0.12
23	5,226.6	0.12
24	5,235.0	0.12
25	8,421.2	0.19
26	5,512.9	0.13
27	5,504.4	0.13
28	5,504.4	0.13
29	7,177.0	0.16
50	6,947.2	0.16

AREA TABLE		
LOT	SQ. FT.	ACRES
51	7,072.8	0.16
52	7,777.9	0.18
53	13,337.2	0.31
54	6,462.2	0.15
55	6,054.5	0.14
56	8,104.2	0.19
61	6,353.7	0.15
62	6,278.2	0.14
63	6,983.9	0.16
64	7,001.4	0.16
65	5,014.1	0.12
66	6,456.4	0.15
67	6,600.0	0.15
68	6,600.0	0.15
69	6,600.0	0.15
70	6,402.1	0.15
71	6,402.1	0.15
72	6,600.0	0.15
73	6,600.0	0.15
74	6,600.0	0.15
75	6,481.3	0.15
76	6,457.0	0.15
77	6,600.0	0.15
78	6,600.0	0.15
79	6,600.0	0.15
80	6,465.9	0.15
81	6,465.9	0.15
82	6,600.0	0.15
83	6,600.0	0.15
84	6,600.0	0.15

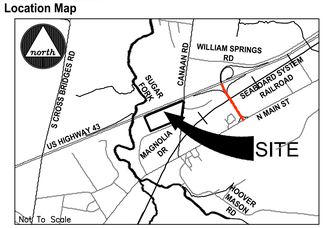
AREA TABLE		
LOT	SQ. FT.	ACRES
85	6,481.9	0.15
86	8,171.4	0.19
87	5,500.0	0.13
88	5,500.0	0.13
89	5,500.0	0.13
90	8,115.9	0.19
91	6,633.7	0.15
92	5,258.1	0.12
93	5,317.9	0.12
94	5,377.6	0.12
95	6,977.2	0.16
OS1A	11,565.7	0.27
OS1B	2,639.6	0.06
OS2	3,892.1	0.09
OS3	35,865.6	0.82
OS4	27,833.0	0.64

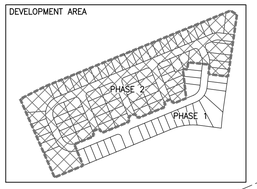
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	38.30'	37.89'	N 82°25'07" E	29°15'40"
C2	25.00'	39.27'	35.36'	N 22°47'17" E	90°00'00"
C3	125.00'	33.71'	33.61'	S 14°29'09" E	15°27'09"
C4	125.00'	27.92'	27.86'	S 00°21'39" E	12°47'50"
C5	25.00'	39.27'	35.36'	S 67°20'10" E	90°00'00"
C6	25.00'	39.32'	35.39'	N 22°43'33" E	90°07'27"
C7	25.00'	39.27'	35.36'	S 67°12'43" E	90°00'00"
C8	75.00'	36.98'	36.61'	S 08°05'14" E	28°14'59"
C9	25.00'	39.27'	35.36'	N 22°39'50" E	90°00'00"
C10	25.00'	39.27'	35.36'	S 67°20'10" E	90°00'00"
C11	25.00'	39.32'	35.39'	S 22°43'33" W	90°07'27"
C12	25.00'	39.22'	35.32'	N 67°16'27" W	89°52'33"
C13	25.00'	39.27'	35.36'	N 22°39'50" E	90°00'00"
C14	25.00'	39.27'	35.36'	S 67°20'10" E	90°00'00"
C15	25.00'	39.32'	35.39'	S 22°43'33" W	90°07'27"
C16	25.00'	39.22'	35.32'	N 67°16'27" W	89°52'33"
C17	25.00'	39.27'	35.36'	N 22°39'50" E	90°00'00"
C18	75.00'	13.81'	13.79'	N 72°56'21" E	10°33'04"
C19	75.00'	102.21'	94.48'	S 62°44'43" E	78°04'47"
C20	75.00'	1.10'	1.10'	N 23°17'04" W	0°50'32"
C21	75.00'	118.66'	106.67'	N 22°27'45" E	90°39'05"
C22	25.00'	39.22'	35.32'	N 67°16'27" W	89°52'33"
C23	125.00'	134.29'	127.93'	N 75°15'03" W	61°33'21"
C24	125.00'	45.31'	45.06'	N 34°05'21" W	20°46'03"
C25	125.00'	18.59'	18.57'	N 19°26'45" W	8°31'08"
C26	125.00'	52.13'	51.76'	N 03°14'19" W	23°53'44"
C27	125.00'	110.36'	106.81'	N 34°00'09" E	50°35'12"
C28	125.00'	18.53'	18.51'	N 63°32'31" E	8°29'32"
C29	125.00'	10.34'	10.34'	S 70°09'28" W	4°44'23"
C30	125.00'	53.50'	53.09'	S 84°47'18" W	24°31'17"

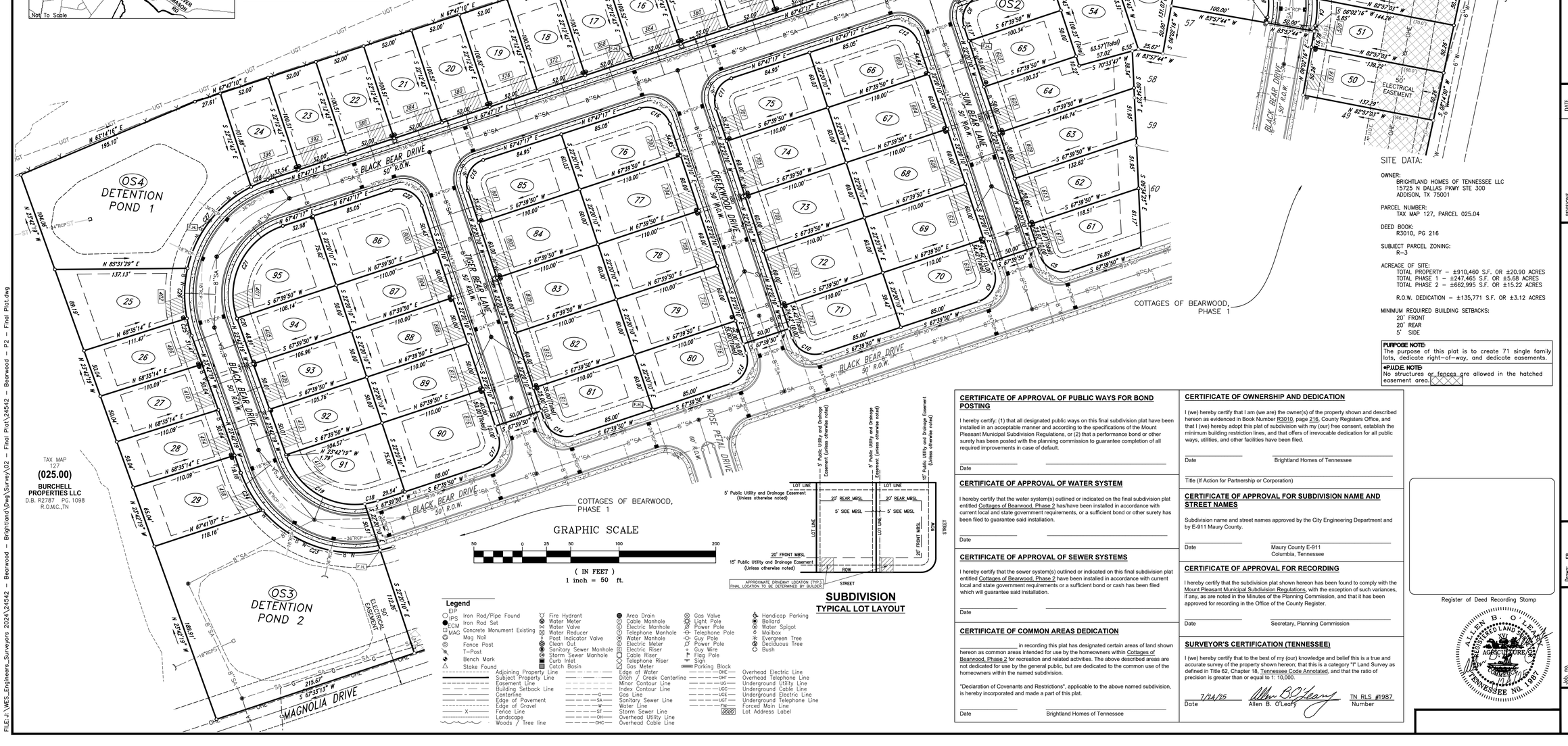
Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within Mount Pleasant, 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 Mount Pleasant's Zoning Ordinance as interpreted and regulated by the Department of Building and Planning.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 127 Parcel No. 025.04, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R3010 Page 216
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. 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.
12. 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.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0265E, dated April 16, 2007 (Panel Not Printed).
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.

Location Map







TAX MAP 127
(025.00)
BURCHELL PROPERTIES LLC
D.B. R2787 PG. 1098
R.O.M.C., TN

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SUBDIVISION
TYPICAL LOT LAYOUT

Legend

EIP / IPS / ECM / MAG	Iron Rod/Pipe Found / Iron Rod Set / Concrete Monument Existing / Mag Nail	Fire Hydrant / Water Meter / Water Valve / Water Reducer / Post Indicator Valve	Area Drain / Cable Manhole / Electric Manhole / Telephone Manhole / Water Manhole
Fence Post / T-Post / Bench Mark / Stake Found	Clean Out / Sanitary Sewer Manhole / Storm Sewer Manhole / Curb Inlet / Catch Basin	Electric Meter / Electric Riser / Cable Riser / Telephone Riser / Gas Meter	Gas Valve / Light Pole / Power Pole / Telephone Pole / Guy Pole
		Edge of Water / Ditch / Creek Centerline / Minor Contour Line / Index Contour Line	Power Pole / Guy Wire / Flag Pole / Sign / Parking Block
Adjoining Property Line / Subject Property Line / Easement Line / Building Setback Line / Centerline / Edge of Pavement / Edge of Gravel / Fence Line / Landscape / Woods / Tree line		Gas Line / Sanitary Sewer Line / Water Line / Storm Sewer Line / Overhead Utility Line / Overhead Cable Line	Overhead Electric Line / Overhead Telephone Line / Underground Utility Line / Underground Cable Line / Underground Electric Line / Underground Telephone Line / Forced Main Line / Lot Address Label

Handicap Parking / Bollard / Water Spigot / Mailbox / Evergreen Tree / Deciduous Tree / Bush		

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Mount Pleasant Municipal Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Cottages of Bearwood, Phase 2 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.

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer system(s) outlined or indicated on this final subdivision plat entitled Cottages of Bearwood, Phase 2 have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Date

CERTIFICATE OF COMMON AREAS DEDICATION

_____ in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Cottages of Bearwood, Phase 2 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date Brightland Homes of Tennessee

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 R3010, page 216, County Registers Office, and that I (we) hereby adopt this plat 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.

Date Brightland Homes of Tennessee

Title (If Action for Partnership or Corporation)

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date Secretary, Planning Commission

SURVEYOR'S CERTIFICATION (TENNESSEE)

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.

7/24/25 Allen B. O'Leary TN RLS #1987
Date Allen B. O'Leary Number

Register of Deed Recording Stamp

ALLEN B. O'LEARY
TENNESSEE
AGRICULTURE
REGISTERED LAND SURVEYOR
No. 1987
COMMERCIAL
TENNESSEE NO. 1987

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com
ENGINEERS & SURVEYORS

Client
BRIGHTLAND HOMES OF TN
3815 S. Capital of Texas Hwy, Suite 275
Austin, TX 78704
512-330-9366

REVISIONS	DATE
PLAT REVIEW COMMENTS ADRESSED	07-24-2025

Drawn: EB
Checked: EB
Approved: AO
Date: 07-08-2025

Job. no. 24542
Scale: Vertical: 1"=50' Horizontal:

FINAL PLAT
COTTAGES OF BEARWOOD, PHASE 2
MOUNT PLEASANT, TN 38474

1 of 1

FILE: J:\ WES_Engineers_Surveyors 2024\24542 - Bearwood - Brightland\Dwg\Survey\02 - Final Plat\24542 - Bearwood - P2 - Final Plat.dwg

This instrument prepared by and upon recording return to:

Bradley Arant Boult Cummings LLP
1221 Broadway, Suite 2400
Nashville, TN 37203

DECLARATION OF

COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR COTTAGES OF BEARWOOD

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COTTAGES OF BEARWOOD

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COTTAGES OF BEARWOOD ("**Declaration**") is made this [____] day of [_____], 2025, by Brightland Homes of Tennessee, LLC, a Tennessee limited liability company ("**Declarant**").

RECITALS:

A. WHEREAS, Declarant is the owner of that certain real property located in the City of Mount Pleasant, Maury County, Tennessee, and more particularly described in **Exhibit "A"** attached hereto and incorporated herein (the "**Property**"); and

B. WHEREAS, the Declarant desires for the Property to be held, transferred, sold, conveyed, and occupied subject to certain covenants, conditions, restrictions, easements, equitable servitudes, charges, liens, and other provisions.

NOW, THEREFORE, IN CONSIDERATION of the covenants, conditions, and restrictions contained herein, the Declarant hereby grants, establishes, declares, and prescribes herein that the Property, including all Lots and Common Area thereon, shall hereafter be owned, held, transferred, and conveyed subject to the covenants, conditions, and restrictions hereinafter set forth which shall apply and be covenants running with the land and with title to the Property and shall be binding upon the owners of the Property or any portion thereof, their respective heirs, personal representatives, successors, and assigns, and which shall inure for the benefit of the owners of the Property and the Lots, the Association, and, where specified, but not otherwise, the Declarant, its successors and assigns. Every Owner of a Lot or future owner of any Lot (including their respective heirs, personal representatives, successors, and assigns) by acceptance of a deed therefore, whether or not it shall be so expressed in such deed of conveyance shall hereinafter be deemed to covenant to and to comply with, abide by, and be bound by all terms of this Declaration.

ARTICLE I. DEFINITIONS

The following words, when used in this Declaration (unless the context shall prohibit), shall have the following meanings:

(a) "Association" shall mean and refer to Cottages of Bearwood Residential Community, Inc., a Tennessee nonprofit corporation, which has been established to own and/or otherwise be responsible for the Property, the Common Area, and certain other rights and duties as outlined in this Declaration, and its By-Laws and Articles of Incorporation.

(b) "Common Area" shall mean and refer to all real and/or personal property which the Association and/or the Declarant owns, leases, and/or maintains for the common use and enjoyment of the members of the Association, and all real and/or personal property within or in

the vicinity of the Property which the Association and/or the Declarant have an interest in for the common use and enjoyment of the members of the Association. The use of the Common Area shall be restricted to landscaping, entry features, directional graphic systems, drainage/surface water management, landscape medians, security, safety, bicycle paths, parking (to the extent not owned or conveyed as part of a Lot or designated for the exclusive use of a particular Lot Owner to the exclusion of other Owners), project lighting and recreational purposes, or for any other use to which a majority of the membership of the Association may agree in accordance with this Declaration.

(c) "Declarant" shall mean and refer to Brightland Homes of Tennessee, LLC, and its successors and/or assigns if any such successor or assign acquires any undeveloped portion of the Property from the Declarant for the purpose of development and is designated as such by Declarant in an instrument recorded in the Register's Office for Maury County, Tennessee.

(d) "Declaration" shall mean and refer to this Declaration of Covenants, Conditions, and Restrictions for Cottages of Bearwood as recorded in the Register's Office for Maury County, Tennessee, as the same may be amended from time to time.

(e) "Lot" shall mean and refer to any parcel of the Property, together with any and all improvements thereon and appurtenances thereto, whether or not platted in the Register's Office for Maury County, Tennessee, that consists of or is intended for the construction of a dwelling designed for use and occupancy by a single household, or any other use expressly provided for in this Declaration.

(f) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot subject to this Declaration, including contract sellers (but not contract purchasers), but excluding those having an interest merely as security for the performance of an obligation; provided, however, that the holder of a security interest in all or any portion of a Lot shall be an Owner to the extent that such holder acquires title to such Lot as a result of a foreclosure proceeding or by a deed in lieu of foreclosure.

(g) "Property" shall mean and refer to that certain real property as described in Exhibit "A" attached hereto and such additions thereto as may be made in accordance with the provisions of Article II of this Declaration.

(h) "Sub-Association" shall mean and refer to any nonprofit corporation, which has been established as an affiliate and/or subsidiary of the Declarant and/or Association to own and/or otherwise be responsible for any portion of the Property, any portion of the Common Area, and certain other rights and duties as outlined in and subject to this Declaration, and any other covenants, restrictions, and conditions set forth in any declaration of covenants, conditions, and restrictions, by-laws, and articles of incorporation for such Sub-Association.

ARTICLE II. PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed, and occupied subject to this Declaration is located in the City of Mount Pleasant, Maury County, Tennessee, and more particularly described on Exhibit "A" attached hereto and incorporated herein, all of which real property shall be referred to as the "Property."

Section 2. Platting and Subdivision Restrictions. The Declarant and its successors and assigns shall be entitled at any time and from time to time to plat and/or replat all or any part of the Property and to file subdivision restrictions and/or amendments thereto with respect to any undeveloped portion or portions of the Property.

Section 3. Additions or Withdrawal of Property. The Declarant may, but shall have no obligation to, add at any time or from time to time to the scheme of this Declaration as additional property any part or parcel of the real property located contiguous to the Property. Real property separated by public or private rights-of-way, water bodies, or open landscaped areas shall be deemed contiguous. Upon addition of any additional property to the scheme of this Declaration, the owners of such additional property shall be and become subject to this Declaration in all material respects, and the addition or withdrawal of property shall not, without the joinder or consent of a majority of the Members of the Association, materially increase the pro-rata share of the Association expenses payable by the Owners of the Property subject to this Declaration prior to such addition or remaining subject to this Declaration after such withdrawal. The addition or withdrawal of any property as aforesaid shall be made and evidenced by filing in the Register's Office for Maury County, Tennessee, supplementary declarations with respect to the property to be added or withdrawn.

ARTICLE III. PROPERTY RIGHTS

Section 1. Easement of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to the Lot owned by such Owner, subject to the following:

(a) the right of the Declarant or the Association, or any Sub-Association, whichever holds title to or is otherwise responsible for or has an interest in the Common Area at the time, to borrow money for the purpose of improving the Common Area and in aid thereof to mortgage said Common Area and take such steps as are reasonably necessary to protect the Common Area against foreclosure;

(b) the right of the Association, with the consent of the Declarant, or any Sub-Association, to dedicate or transfer all or any part of the Common Area owned by the Association or Sub-Association to any public agency, authority, or utility;

(c) all provisions of this Declaration, any zoning ordinance for the Property, any plat of all or any part of the Property, restrictions contained on any and all plats of all or any part of the Common Area or filed separately, any declarations of covenants, conditions, and restrictions for any Sub-Association, the Articles of Incorporation and By-Laws of the Association, and the by-laws and articles of incorporation of any Sub-Association;

(d) rules and regulations governing use and enjoyment of the Common Area adopted by the Association and any Sub-Association; and

(e) easements, restrictions, and other matters referenced in this Declaration.

ARTICLE IV. DELEGATION OF SERVICES/MANAGEMENT AND SUB-ASSOCIATIONS

Section 1. Delegation of Services/Management. The Association, Declarant, and the Board shall be authorized to delegate any of the services to be provided by the Association under the terms of this Declaration to a third-party, private company, public agency, or publicly regulated authority or agency which, in the opinion of the Board, shall make such services available to the Association in a reasonable manner. Any such delegate shall be entitled to a reasonable management fee for the provision of such services, which fee shall constitute part of the expenses of the Association to be funded by the General Assessments set forth herein.

Section 2. Delegation to Sub-Associations. The Association, Declarant, and the Board shall be authorized to delegate any of the Association's duties and obligations under this Declaration to a Sub-Association or Sub-Associations which shall assume and be responsible for all such duties and obligations.

ARTICLE V. MEMBERSHIP AND VOTING

Section 1. Membership. Every person or entity who is a record fee simple Owner of a Lot, including the Declarant as long as it owns any part of the Property, shall be a member of the Association, provided that any person or entity who holds such interest merely as security for the performance of an obligation shall not be a member. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot which is subject to this Declaration.

Section 2. Voting. The Association shall have two classes of voting membership:

(a) Class A Members shall be all Owners of Lots, with the exception of the Declarant as long as the Class B Membership shall exist, and thereafter, the Declarant shall be a Class A Member to the extent it would otherwise qualify, except that it may not cast its votes for the purpose of reacquiring control of the Association. Each Class A Member shall have one vote for each Lot owned by such member. For the purposes of this Article V, builders, contractors, or others who purchase a Lot for the purpose of constructing improvements thereon for resale shall not be deemed to be Class A Members.

(b) Class B Member. The Class B Member shall be the Declarant, who shall be entitled to ten (10) votes for each Lot owned by the Declarant. The Class B Membership shall cease and be converted to Class A Membership on the happening of the earliest of any of the following events (each a "**Turnover**"):

(1) Three months after ninety percent (90%) of the Lots have been conveyed to Owners other than the Declarant;

(2) In accordance with the turnover rules or requirements of the laws of the State of Tennessee; or

(3) Such earlier date as the Declarant may choose to terminate the Class B Membership upon notice to the Association.

Section 3. Board of Directors. Once more than fifty percent (50%) of the Lots have been conveyed to persons or entities other than the Declarant, the Class A Members shall be entitled to elect at least one member of the Association's board of directors (the "Board"). All votes shall be exercised or cast in the manner provided by the Declaration and By-Laws. After Turnover, the Class A Members may vote to elect the members of the Board, provided, however, that for so long as the Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property, the Declarant shall be entitled to elect one Director.

ARTICLE VI. COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. Personal Obligation for Assessments; Lien for Assessments. The Declarant and each Owner of any Lot hereby covenant and agree to pay to the Association: (1) annual general assessments set by the Association ("General Assessments") and (2) any special assessments for capital improvements, major repairs, or otherwise levied by the Association or against the Property ("Special Assessments" and together with the General Assessments referred to herein collectively as the "Assessments" or an "Assessment"); such Assessments to be fixed, established, and collected from time to time as hereinafter provided. All such Assessments, together with interest thereon, and all costs of collection thereof (including attorneys' fees), shall be a charge on each Lot and shall be a continuing lien upon the Lot(s) against which each such Assessment is made and shall also be the personal obligation of the Owner(s) of such Lot(s). No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or by abandonment or otherwise. All General Assessments and Special Assessments shall be assessed at a uniform rate for each Lot.

Section 2. Purpose of Assessments. All General Assessments and Special Assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety, and welfare of the Owners, improving and maintaining the Common Area and the Property at large, and providing common services for the benefit of the Owners, including, but not limited to, costs associated with detention or retention areas, lakes, ponds, surface water or stormwater management system maintenance and repairs, recreational facilities, security, street lighting, signage, reserves for future capital improvements, taxes, insurance, labor, equipment, materials, management, maintenance and supervision thereof, as well as for such other purposes as are permissible activities of the Association.

Section 3. Determining Amount of Assessments. The total anticipated General Assessments and Special Assessments for each calendar year shall be set forth in the budget prepared by the Association's Board as required under the Articles and By-Laws of the Association (the "**Budget**"). Each Lot shall be assessed its pro rata portion of the General Assessments and Special Assessments set forth in the Budget.

Section 4. Due and Payable Date of Assessments. The Board shall fix the due and payable date (which shall be the first day of a month) for the Assessments for each year at least thirty (30) days in advance of such date and shall, at that time, prepare a roster of the Property and Assessments applicable thereto, which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the Assessments shall be sent to every Owner subject thereto not later than ten (10) days after fixing of the amount of Assessments and the due and payable date thereof. The Board may cooperate with any commercial or residential property

owners' association or any Sub-Association in any area of the Property in the collection of Assessments. The Assessments provided for herein may be collected for and remitted to the Association by any such other association or Sub-Association as the Board of Directors may, in its discretion, deem expedient and appropriate. The General Assessments may be paid in advance or, only if so determined by the Board in writing, in periodic installments.

Section 5. Special Assessments. In addition to the General Assessments authorized by Article VI, the Association, upon consent of a majority of the Board, may levy in any year a Special Assessment applicable to that year only, for the following purposes:

(a) Construction, reconstruction, repair, and/or or replacement of capital improvements upon the Common Area, including necessary fixtures, landscaping, signage, and personal property related thereto;

(b) Additions to the Common Area, including, but not limited to, installation of capital improvements;

(c) To provide for necessary services, facilities, and equipment to offer the services authorized herein;

(d) To repay any loan made to the Association to enable it to perform the duties and functions authorized herein, whether such loan shall be made in the year of such Assessment or any prior year; and

(e) Any other purpose contemplated by this Declaration to the extent not covered as a General Assessment.

Section 6. Effect of Non-Payment of Assessments; Remedies of Association. The Association shall have a lien upon any Lot for the non-payment of any Assessments or other charges which shall be effective from and after recording in the Register's Office for Maury County, Tennessee, a claim of lien stating the description of the Lot, or legally definable portion thereof encumbered thereby, the name of the Owner, the amount due, and the date when due and payable. Such lien shall include only Assessments which are due and payable when the claim of lien is recorded, plus interest, costs, attorneys' fees, advances to pay taxes, and prior encumbrances and interest thereon. Such lien shall be signed and verified by an officer or agent of the Association. Upon full payment of all sums secured by such lien, the same shall be satisfied of record.

If any Assessment is not paid within thirty (30) days after the date set by the Board, such Assessment shall bear interest from the date due at the maximum rate permissible by law and the Association may at any time thereafter bring an action to foreclose the lien against the Lot(s) or legally definable portion thereof, in like manner as a foreclosure of a mortgage on real property, and/or a suit on the personal obligation against the Owner(s), and there shall be added to the amount of such Assessment the cost of preparing and filing the complaint in such action, including all reasonable attorneys' fees, and, in the event a judgment is obtained, such judgment shall include interest on the Assessment as above provided and reasonable attorneys' fees together with the costs of action.

Section 7. Subordination of the Lien to Mortgages. Any lien for the Assessments provided for herein or in any other provisions of this Declaration shall be subordinate to the lien of any first mortgage on the Property. Such subordination shall apply only to the Assessments which have become due and payable prior to a sale or transfer of such portion of the Property, pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. No sale or transfer shall relieve any portion of the Property from liability for any Assessments thereafter becoming due, nor from the lien of any such subsequent Assessment. The written opinion of either the Declarant or the Association that the lien is subordinate to a mortgage shall be dispositive of any question of subordination.

Section 8. Exempt Property. The Board shall have the right to exempt any Lot subject to this Declaration from the Assessments and lien created herein provided that such part of the Property exempted is used (and as long as it is used) for any of the following purposes:

(a) As an easement or other interest therein dedicated and accepted by the local public authority and devoted to public use;

(b) As Common Area; and/or

(c) As property exempted from ad valorem taxation by the laws of the State of Tennessee.

Section 9. Allocation and Apportionment. The Board shall not be required to allocate or apportion the funds collected by it or the expenditures therefrom between or among the Owners, nor shall the Board be required to allocate or apportion the funds collected pursuant to this Declaration or expenditures therefrom between the various purposes specified in this Declaration. The judgment of the Board as to the expenditure of said funds shall be final.

ARTICLE VII. ARCHITECTURAL CONTROL

Section 1. Review and Approval. Other than the improvements constructed upon the Property by the Declarant, no structure or improvement, nor any addition to or change or alteration thereof, shall be made until the plans, specifications, and locations of the same shall have been submitted to and approved in writing as to harmony of external design, location in relation to surrounding structures and topography, and conformance with architectural planning criteria, as established by the Board from time to time. The approval or disapproval of the Association of any such plans, specifications, and locations of the same shall be dispositive and shall take precedence over the approval, if any, of any property owner's association for the area in which any such portion of the Property is located. All Owners shall be required to obtain ARB (as defined below) or Board approval, if applicable, for the aforementioned structures or improvements prior to submitting plans for such structures or improvements to the City of Mount Pleasant or any other applicable governmental agency.

Section 2. Architectural Review Board. The architectural review and control functions of the Association shall be administered and performed by an architectural review board ("**ARB**"), which shall consist of three (3) persons who need not be members of the Association. The Declarant shall have the right to appoint all of the members of the ARB, or such lesser number as it may choose, as long as it owns at least one Lot. Members of the ARB not appointed by Declarant

shall be appointed by and serve at the pleasure of the Board. A majority of the ARB shall constitute a quorum to transact business at any meeting of the ARB, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the ARB. Any vacancy occurring on the ARB because of death, resignation, or other termination of service of any member thereof shall be filled by the Board; provided, however, that the Declarant, to the exclusion of the Board, shall fill any vacancy created by the death, resignation, removal, or other termination of services of any member of the ARB appointed by the Declarant.

Section 3. Powers and Duties of the ARB. The ARB shall have the following powers and duties:

(a) To recommend to the Board modifications and/or amendments to the architectural planning criteria. Any modification or amendment to the architectural planning criteria shall be consistent with the provisions of this Declaration, including, without limitation, Section 5 of this Article VII, and shall not be effective until adopted by a majority of the members of the Board at a meeting duly called and noticed at which a quorum is present and voting.

(b) To require submission to the ARB of at least one complete set of all plans and specifications for any improvement or structure of any kind, signed by the Owner thereof and contract vendee, if any. The ARB shall also require submission of samples of building materials proposed for use on the Property and may require such additional information as may reasonably be necessary for the ARB to completely evaluate the proposed structure or improvement in accordance with this Declaration and the architectural planning criteria.

(c) To approve or disapprove any improvement or structure of any kind, and to approve or disapprove any exterior additions, changes, modifications, or alterations therein or thereon. The ARB shall have forty-five (45) days from receipt of a complete set of plans and specifications, as set forth more fully in subsection (b) above, to either approve, deny, or require changes to the plans and specifications before granting approval thereof. If the ARB does not provide written notice of approval, denial, or requirement for changes to the plans and specifications within said 45-day period, the plans and specifications shall automatically be deemed denied. All decisions of the ARB shall be submitted in writing to the Board, and evidence thereof may, but need not, be made by a certificate, in recordable form, executed under seal by the President or any Vice President of the Association. Any party aggrieved by a decision of the ARB shall have the right to make a written request to the Board within forty-five (45) days of such decision for a review thereof. The determination of the Board upon reviewing any such decision shall be dispositive as to Association approval or denial.

(d) To approve or disapprove any change, modification, or alteration to any improvement or structure as hereinabove described, and the plans and specifications, if any, upon which such change, modification, or alteration is based, prior to commencement of construction of such change, modification, or alteration. If any improvement or structure as aforesaid shall be changed, modified, or altered without prior approval of the ARB of such change, modification, or alteration, and the plans and specifications therefore, if any, then the Owner shall, upon demand, cause the improvements or structure to be restored to comply with the plans and specifications originally approved by the ARB and shall bear all costs and expenses of such restoration, including costs and expenses of such restoration, and all costs and reasonable attorneys' fees of the ARB.

Section 4. Limited Liability. In connection with all reviews, inspections, permissions, consents, denials, or approvals by or from the Association or the ARB contemplated under this Article VII, neither the Association nor the ARB shall be liable to an Owner or to any other person on account of any claim, liability, damage, or expense suffered or incurred by or threatened against an Owner or such other person and arising out of or in any way related to the subject matter of any such reviews, inspections, permissions, consents, denials, or approvals, whether given, granted or withheld by the Association or the ARB.

Section 5. Exterior Materials. The front façade surface of any dwelling unit constructed on the Property, excluding doors and windows, shall be constructed of 100% brick, stone/faux stone, approved fiber cement board, approved concrete masonry board or drivet. Vinyl and aluminum are acceptable for use in trim, soffits, fascia, gutter board, vents, shutters, and architectural accents. The use of aluminum or vinyl as the primary exterior material is expressly prohibited by this Declaration. Architectural shingles on any dwelling unit constructed on the Property shall have a minimum twenty-five (25) year useful life. The exterior of all structural additions or exterior remodeling to any dwelling unit constructed on the Property shall be constructed of materials matching as closely as possible to the materials used in the initial construction of such dwelling unit. No dwelling unit to be constructed on the Property shall be constructed on a Lot next to a Lot where an existing dwelling unit has identical exterior materials and/or color appearance. Any additions or modifications to the external materials of a dwelling unit must be approved by the Association or ARB, as applicable, pursuant to this Article VII and the other covenants, conditions, and restrictions of this Declaration.

ARTICLE VIII. USE RESTRICTIONS

Section 1. Enforcement. Failure of an Owner to comply with any limitations or restrictions in this Declaration, specifically this Article VIII, or with any rules and regulations promulgated by the Association, shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. Without limiting the generality of the foregoing, an Owner shall also be responsible for the payment of any and all legal fees incurred by the Association in connection with the enforcement of this Declaration or with any rules or regulations promulgated by the Association, whether or not an action is actually begun. Any such legal fees shall be paid not later than thirty (30) days after written notice thereof and if not paid within such thirty (30) day period, shall constitute a lien upon the applicable Lot with the same force and effect as a lien for Assessments as provided for herein.

In addition to all other remedies, the Association may suspend, for a reasonable period of time, any or all of the rights of an Owner or an Owner's tenants, guests, or invitees to use the Common Area; may suspend the voting rights of an Owner if such Owner is delinquent in payment of Assessments for more than sixty (60) days; and may levy reasonable fines against any Owner or any Owner's tenants, guests, or invitees for failure of such Owner, and/or such Owner's family, guests, invitees, tenants or employees to comply with this Declaration or any rules and regulations promulgated by the Association, provided the following procedures are adhered to:

(a) Notice. The Association shall notify the Owner in writing of the noncompliance and set forth the corrective action to be taken. A fine or suspension of use rights may not be imposed without notice of at least ten (10) days to the Owner sought to be fined or

suspended and an opportunity for a hearing before a committee of at least three (3) members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother or sister of an officer, and/or director or employee of the Association. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. At the Association's option, any fine may be levied on a daily basis in the event of a continuing violation without the necessity of a new hearing and without any limitation on the amount of such fine.

(b) Hearing. Should the Owner still be in noncompliance, the noncompliance shall be presented to the Board after which the Board shall hear reasons why a fine should or should not be imposed. A written decision of the Board shall be submitted to the Owner, as applicable, not later than ten (10) days after said meeting.

(c) Payment. A fine shall be paid not later than thirty (30) days after notice of the imposition of the fine.

(d) Fines. A fine shall be treated as an Assessment subject to the provisions of the collection of Assessments as otherwise set forth herein. All monies received from fines shall be allocated as directed by the Board, subject always to the provisions of this Declaration.

(e) Access. Suspension of use rights to Property of the Association shall not impair the right of an Owner or tenant of a Lot to have vehicular and pedestrian ingress to and egress from such Lot, including, but not limited to, the right to park.

Section 2. Residential Use. It is the intention that the Lots be occupied for residential use only. In the event an entity owns a Lot, the entity shall notify the Association in writing with the names of the persons who shall occupy the Lot. No commercial occupation or activity may be carried on at the Property except as such occupation or activity is permitted to be carried on under this Declaration or after written approval by the Board.

Section 3. Nuisances. No obnoxious or offensive activity, nor any loud noises or noxious odors, shall be permitted or carried on or about the Lots or in or about any portion of the Common Area or the Property, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any other Owner. No use or practice shall be allowed in or around the Property which is a source of annoyance to Owners or occupants of the Lots or which interferes with the peaceful possession or proper use of the Lots, or the surrounding areas.

Section 4. Parking and Vehicular Restrictions. Parking upon the Property shall be restricted to the driveway and garage located upon each Lot. Parking in community roadways shall be subject to regulations of the Association and the City of Mount Pleasant, Tennessee. No Owner shall keep any vehicle on any Lot which is deemed to be a nuisance by the Board. No Owner shall conduct repairs taking more than twenty-four (24) hours (except in an emergency or except within the garage of the Lot) or restorations of any motor vehicle, boat, trailer, or other vehicle upon any Lot. No commercial vehicle (excluding all police, fire, and other public safety vehicles), trailer, recreational vehicle, boat, or boat trailer may be parked or stored on the Property except in the garage located upon a Lot. No bus or tractor-trailer or any other truck larger than a full-size pickup truck may be parked on the Property, except temporarily as in the case of a moving

van or other such vehicle necessary to provide service to an Owner and with the exception of any vehicles necessary for any construction activity being performed by or on behalf of Declarant.

All powered vehicles capable of exceeding five (5) miles per hour are prohibited from use on the Property unless they are licensed, registered and insured. Specifically, any motorcycle, moped, or motorized scooter used in the Property may only be driven by a licensed driver and must be registered and insured in accordance with Tennessee law. Specifically exempted from this regulation are electric personal assistive mobility devices as defined under Tennessee Code Annotated Section 55-53-101, provided that such equipment may not be operated in a manner that creates a traffic hazard or which poses a threat of harm to the user of such equipment.

Section 5. No Improper Use. No improper, offensive, hazardous, or unlawful use shall be made of any Lot nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the Property. All valid laws, zoning ordinances, orders, rules, regulations, codes, and other requirements of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, ordinances, orders, rules, regulations, codes, or other requirements of any governmental agency having jurisdiction thereover relating to any Lot shall be corrected by, and at the sole expense of, the Owner of said Lot.

Section 6. Leases. No portion of a Lot (other than the entirety of the Lot) may be rented. All leases must be in writing and shall have a term of no less than one year. No Owner may lease his or her Lot more than one time in any 12-month period, even if a tenant defaults on a lease or abandons the Lot before expiration of the lease term. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than said one year, except in the event of a default by the tenant. Any lease terminated as a result of a default or otherwise shall nevertheless still count towards the foregoing rental limitations. The restrictions on lease terms set forth in this paragraph shall not apply to Lots owned or leased by Declarant. All leases shall provide, and if they do not so provide then the leases shall be deemed to provide, that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, applicable rules and regulations, or of any other agreement, document, or instrument governing the Lots, Common Area, and Property. The Owner of a leased Lot shall be jointly and severally liable with such tenant for compliance with this Declaration and for payment of any claim for injury or damage to property caused by the negligence of the tenant. Every lease shall be subordinate to any lien filed by the Association whether before or after such lease was entered into.

In the event that an Owner is delinquent in the payment of his or her Assessments or other sums due and owing to the Association or the Lot, the Lot shall not be leased until such amounts are paid in full or unless the Association consents, in writing, to any such lease. If the Lot is leased in violation of this provision, the Association may terminate the lease and evict the tenants in addition to imposing all other available remedies. In the event an Owner is in default in the payment of Assessments or other sums due and owing to the Association and the Owner's Lot is leased, the Association shall have the right and authority to collect the rent to be paid by the tenant to the Owner directly from the tenant. In the event such tenant fails to remit said rent directly to the Association within ten (10) days (but no later than the day the next rental payment is due) from the day the Association notified such tenant in writing that the rents must be remitted directly to

the Association, the Association shall have the right to terminate the lease and evict the tenant. All sums received from the tenant shall be applied to the Owner's account for the leased Lot according to the priority established under Tennessee law, until the Owner's account is current. All leases entered into by an Owner shall be deemed to automatically incorporate this provision and all the Owners hereby appoint the Association its agent for such purpose.

No Owner may assign or otherwise transfer the Owner's obligations under this Declaration to any tenant. The Association shall have the right to enforce the covenants, conditions, and restrictions set forth in this Declaration against the Owner, the tenant, or any member of the tenant's household, individually or collectively. The Association shall not be bound by any provision in the lease or other agreement between Owner and his or her tenant requiring prior notice or imposing other conditions on the rights of the Association.

Notwithstanding anything to the contrary in this Article VIII, Section 6, the provisions of Article VIII, Section 6 shall not apply to any leases involving a Sub-Association as the lessee.

Section 7. Animals and Pets. Each Lot is permitted to have two (2) domestic household pets (i.e., dogs and/or cats) without obtaining the prior written approval of the Board. No other animals, livestock, horses, reptiles, or poultry of any kind shall be kept, raised, bred, or maintained on any portion of the Property. Permitted pets shall only be kept subject to and in accordance with such rules and regulations as may be promulgated from time to time by the Board. Any pet must be carried or kept on a leash when outside of a Lot or fenced-in area. No pet shall be kept tied up outside of a Lot or in any screened porch or patio, unless someone is present at the Lot. An Owner shall immediately pick up and remove any solid animal waste deposited by such Owner's pet on the Property. An Owner is responsible for the cost of repair or replacement of any Association property damaged by such Owner's pet. Each Owner who determines to keep a pet hereby agrees to indemnify the Association and Declarant and hold each of the Association and Declarant harmless against any loss or liability of any kind or character whatsoever arising from or growing out of such Owner having any animal on the Property.

Section 8. Additions and Alterations. No structure on any Lot shall be enlarged by any addition thereto or to any part thereof, and no Owner shall make any addition or alteration to the exterior of such structure, including, without limitation, the painting, staining or varnishing of the exterior of such structure, including doors, garage doors, driveways and walkways, unless being painted, stained, or varnished using the same color as originally installed, or if replacing the roof, garage door, or entry doors using the same color and type as originally installed, without the prior written approval of: (i) the ARB as set forth in Article VII of this Declaration, which approval may be withheld for purely aesthetic reasons, and (ii) all applicable governmental entities.

Section 9. Increase in Insurance Rates. No Owner may engage in any action which may reasonably be expected to result in an increase in the rate of any insurance policy or policies covering or with respect to any portion of the Property not owned by such Owner.

Section 10. Slopes and Trees. No Owner may engage in any activity which will change the slope or drainage of a Lot, including, without limitation, retention area slopes. No additional trees are permitted to be planted on the Property and no trees are permitted to be removed from the Property (other than dead or dying trees which are being replaced with trees of the same species) without the prior written consent of Declarant for as long as Declarant owns a Lot, and thereafter, without the prior written consent of the ARB. No Owner may alter the slopes, contours, or cross-sections of the retention areas or littoral zones, or chemically, mechanically, or manually remove, damage, or destroy any plants in any littoral zones.

Section 11. Signs. No signs, flags (other than one portable, removable United States flag displayed in a respectful manner, and one portable, removable official flag displayed in a respectful manner, not larger than 4½ feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard), banners, advertisements, billboards, logos, contact information, solicitation or advertising structures, or materials of any kind shall be displayed and/or placed upon any Lot. Notwithstanding the foregoing, one sign used solely in connection with the marketing of the Lot for sale or lease shall be permitted to be displayed on that Lot, but only after Declarant is no longer selling any Lot within the Property in the ordinary course of business and only after such sign has first been approved by the ARB. The ARB shall have the authority to adopt rules and regulations regarding the appearance, size, display, and any other details regarding for sale signs and/or for rent signs. No signs, flags, banners, advertisements, billboards, logos, contact information, solicitation, or advertising structures or materials of any kind shall be displayed and/or placed on any vehicle on the Property, other than those permitted under other sections of this Declaration. No signs, flags, banners, advertisements, billboards, logos, contact information, solicitation, or advertising structures or materials of any kind (other than the one sign used in connection with the marketing of the Lot for sale or lease after Declarant is no longer selling any Unit within the Property in the ordinary course of business) shall be displayed and/or placed in the interior of any structure on any Lot so that it is visible from the exterior of that structure. Declarant and/or the Association may enter upon any Lot and remove and destroy any object which violates this Article VIII, Section 11. This Article VIII, Section 11 shall not apply to Declarant or to any builder doing business in the Property provided that any such builder first obtains Declarant's written approval of any such structures and/or materials prior to installing any structures and/or materials, such approval to be granted or denied by Declarant in Declarant's sole discretion.

Section 12. Trash and Other Materials. No rubbish, trash, garbage, refuse, or other waste material shall be kept or permitted on the Lots, or other portions of the Property, except in sanitary, self-locking containers located in appropriate areas (i.e., areas not visible from the street or any other Lot other than at times of scheduled trash pick-up), and no odor shall be permitted to arise therefrom so as to render the Lot or Property or any portion thereof unsanitary, offensive, detrimental, or a nuisance to Owners or to any other property in the vicinity thereof or to its occupants. No stripped vehicles, lumber, or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse, or trash shall be stored or allowed to accumulate on any portion of the Property (except when accumulated during construction by Declarant, during construction approved by the ARB, or when accumulated by the Association for imminent pick-up and discard).

Section 13. Solar Heating Equipment Solar heating equipment of any type may not be installed, placed, built, constructed, and/or mounted without the prior written consent of the ARB. In addition, no solar heating equipment will be permitted on the ground, and no solar heating equipment will be permitted on any roof areas that constitute part of the front elevation of a Lot and/or a side elevation of a Lot that is readily visible from any adjacent street or any other Lot.

Section 14. Temporary Structures. No tent, shack, shed or other temporary building or Improvement, other than separate construction, service and sales trailers, and port-o-lets to be used by Declarant, Declarant's affiliates, and/or their respective agents and contractors, for the construction, service, and sale of the Property or any portion thereof, shall be placed upon any portion of the Property, either temporarily or permanently. Except as provided above, no trailer, motor home, or recreational vehicle shall be: (a) used as a residence, either temporarily or permanently, or (b) parked upon the Property.

Section 15. Sewage Disposal. No individual sewage disposal system shall be permitted on any of the Property when a central sewage disposal system is being operated in accordance with the requirements of the governmental regulatory body having jurisdiction thereof.

Section 16. Water Supply; Irrigation. No individual water supply system shall be permitted on any of the Property, provided that one or more central water supply systems are being operated in accordance with requirements of the governmental body having jurisdiction over said central system. Each Owner shall maintain and repair all portions of the irrigation water lines which are located within, or which serve, the Lot(s) owned by such Owner(s), as connected to the master irrigation system as part of the Common Area. No well for irrigation purposes shall be permitted on any Lot without the prior written consent of the Association. Owners shall abide by all irrigation restrictions and requirements of all governmental bodies having jurisdiction thereover and in accordance with such rules and regulations as may be promulgated from time to time by the Board.

Section 17. Lake Maintenance and Use. The right to pump or otherwise remove any water from the lakes and ponds now existing or which may hereafter be constructed either within the Property or adjacent or near thereto, whether for the purpose of irrigation or other use, or the placement of any matter or object in such lakes shall require the written consent of the Declarant. The Declarant shall have the sole and absolute right to control the water level of all lakes and to control the growth and eradication of plants, fowl, reptiles, animals, fish, and fungi in and on such lakes. After the Declarant turns over control of the Association, the Association shall have the rights set forth in the preceding two sentences. Community lakes and ponds shall be part of the Common Area and shall be owned and maintained by the Association.

Section 18. Restrictions, Covenants Running with the Land. The agreements, covenants, conditions, and restrictions set forth in this Article VIII shall constitute a servitude in and upon the Property and every part thereof and shall run with the Property and shall inure to the benefit of and be enforceable by the Declarant and/or the Association and/or the Owners. Failure to enforce any restrictions, covenants, conditions, restrictions, obligations, reservations, rights, powers, or charges hereinbefore or hereinafter contained, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to such breach or violation occurring prior or subsequent thereto. Failure to enforce such violation shall not, however, give

rise to any liability on the part of the Declarant and/or the Association with respect to parties aggrieved by such failure.

Section 19. Remedies for Violation. Violation or breach of any covenant, condition, and/or restriction contained in this Article VIII shall give the Declarant and/or the Association and/or Owners in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of said covenants, conditions, and/or restrictions and to prevent the violation or breach of any of them. The expense of such litigation shall be borne by the then violating Owner or Owners, provided such proceeding results in a finding that such Owner was in violation of this Declaration. Expenses of litigation shall include reasonable attorneys' fees incurred by the Declarant and/or the Association in seeking such enforcement and all costs of such enforcement action shall constitute part of the fees. Assessments against such Owner shall be enforceable as a lien upon the Lot of such Owner in accordance with the provisions of Article VI of this Declaration. The invalidation by any court of any of the covenants, conditions, or restrictions contained in this Article VIII shall in no way affect any of the other covenants, conditions, and restrictions, which shall remain in full force and effect.

Section 20. Fences. Any fence placed upon any Lot must be approved by the ARB, as provided in Article VII hereof, prior to installation. The Owner assumes complete responsibility to maintain the fence, including, but not limited to, trimming any grass, ivy, or other plants from the fence. In the event the ARB approves the installation of a fence, it shall also have the right to require installation of landscaping, also subject to the ARB's approval, at the time the fence is installed.

In addition, the installation of any fence placed upon any Lot is subject to easements which run with the land. In the event that any fence is approved by the ARB and is permitted to cross any such easements, such ARB's approval is still subject to Owner first receiving written approval from the grantee of such easements and all other applicable governmental authorities. In the event the grantee of any such easement which runs with the land (e.g., a utility provider or any governmental authority or entity), its successors and/or assigns, requires the removal of any fence upon the Lot, then the Owner of said Lot shall, at the Owner's sole cost and expense, immediately remove the fence. The Owner of a Lot, when installing any fence upon the Lot, shall comply with all valid laws, zoning ordinances, codes, rules and regulations of all applicable governmental bodies, as applicable, in addition to the ARB approval required by Article VI hereof.

Section 21. Antennae. No outside television, radio or other electronic towers, aerials, antennae, satellite dishes, or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on any portion of the Property or upon any improvements thereon, unless expressly approved in writing by the Association, except that this prohibition shall not apply to those satellite dishes that are one (1) meter (39.37 inches) in diameter or less, and specifically covered by 47 C.F.R. Part 1, Subpart S, Section 1.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time. The Association is empowered to adopt, and amend from time to time, rules governing the types of antennae which may be permitted and restrictions relating to safety, location, and maintenance of antennae. The Association may also adopt (and amend from time to time) and enforce reasonable rules limiting installation of permissible satellite dishes or antennae to certain specified locations, not visible

from the street or neighboring properties, and integrated with the Property and surrounding landscape, to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules and provided the cost of complying with such rules would not unreasonably increase the cost of installation of permissible satellite dishes or antennae. Any permissible satellite dishes or antennae shall be installed in compliance with all federal, state and local laws and regulations, including zoning, land-use and building regulations. Further, any Owner desiring to install permissible satellite dishes or antennae may, but is not obligated to, submit plans and specifications for same to the ARB to ensure compliance with the Association's rules governing the types of permissible satellite dishes and antennae and restrictions relating to safety, location and maintenance of satellite dishes and antennae.

Section 22. Improvements. No improvements of any kind including, without limitation, any building, walkways, recreation areas and facilities, parking areas, berms, fountains, sprinkler systems, gatehouses, streets, drives, roads, roadways, driveways, fences, retaining walls, underground footers and other foundation supports, stairs, landscaping, trees, hedges, plantings, poles, play structure, tennis court, basketball courts, backboards and hoops, soccer goals, jogging, bicycling and walking paths, swing sets, gym sets, athletic/play equipment, site and perimeter walls, gazebos, benches, mailboxes, topographical feature, landscaping, lawn sculpture, fence, swimming pool, covered patios, screened enclosure, street lights, and signs, shall be erected, placed or maintained, and no addition, alteration, modification or change to any such improvement shall be made without the prior written approval of the ARB, including, but not limited to, painting any structure on a Lot in a color other than the color originally placed by Declarant on the painted surface, replacing the roof using a different type or color than the roof originally installed, or replacing a garage door or entry doors using a different color and type than originally installed.

Section 23. Garages. No garage, storage sheds, or other accessory structures shall be erected which is separate from residential structure. No garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space and no garage opening shall have a screen covering without the consent of the Association. All garage doors shall remain closed when vehicles are not entering or leaving the garage.

Section 24. Declarant Exemption. Declarant plans to undertake the work of marketing, selling, and constructing structures and improvements upon the Property and may undertake the work of marketing, selling, and constructing other buildings upon adjacent land or other property being developed or marketed by Declarant or its affiliates. The completion of the aforementioned work and the sale, rental, and other transfer of Lots by Declarant and Declarant's affiliates are essential to the establishment and welfare of the Property as a residential community. In order that such work may be completed and a fully occupied community established as rapidly as possible, neither the Owners, the Association, nor the ARB shall do anything whatsoever to interfere with any of Declarant's or Declarant's affiliates' activities relating to the marketing, selling, or constructing of structures and improvements upon the Property, the selling or constructing of other buildings upon adjacent land or any other property being developed or marketed by Declarant or any of Declarant's affiliates, or the sale, rental, and/or other transfer of Lots by Declarant or any of Declarant's affiliates. In this respect, Declarant hereby reserves the right for itself and its employees, agents, licensees, and invitees to come upon any and all portions of the Property (including, without limitation, the Association Property as well as anu Lot even after the same has

been conveyed to an Owner) as may be necessary or convenient to enable Declarant to carry on its work and other activities including, without limitation, Declarant's marketing, sale, development, and construction of the Property.

ARTICLE IX. PLANNED DEVELOPMENT

Section 1. No Re-subdividing or Rezoning. No Owner shall be permitted to plat, re-plat, subdivide, seek a modification to any local government development order, or apply for a rezoning of any portion of the Property without the prior written consent of the Declarant (if prior to Turnover) or the Association (if after Turnover).

Section 2. Declarant Rights. The Declarant shall have the right to request or apply for the modification of any local government development order, zoning, and future land use designation of any portion of the Property still under its ownership.

ARTICLE X. RIGHTS AND EASEMENTS RESERVED BY DECLARANT

Section 1. Utilities. Declarant reserves for itself, its successors, assigns, and designees, a right-of-way and easement to erect, maintain, and use utilities, electric and telephone poles, wires, cables, conduits, storm sewers, sanitary sewers, water mains, gas, sewer, water lines, or other public conveniences or utilities on, in, and over any area constituting a private street or right-of-way within the Property.

Section 2. Drainage. Drainage flow shall not be obstructed or diverted from drainage easements. The Declarant or the Association may, but shall not be required to, cut drainways for surface water wherever and whenever such action may appear to either of them to be necessary to maintain reasonable standards of health, safety, and appearance of the Property and surrounding properties. These easements include the right to cut any trees, bushes, or shrubbery, to make any grading of the soil, or to take any other reasonable action necessary to install utilities and to maintain reasonable standards of health and appearance but shall not include the right to disturb any improvements erected upon a Lot which are not located within the specific easement area designated on the plat, in this Declaration, or in a separate recorded document. Except as provided herein, existing drainage shall not be altered so as to divert the flow of water onto an adjacent Lot or into sanitary sewer lines.

Section 3. Future Easements. The Declarant reserves the right to impose further restrictions and to grant or dedicate additional easements and rights-of-way on any Property owned by the Declarant. In addition, the Declarant hereby expressly reserves the right to grant easements and rights-of-way over, under and through the Common Area. The easements granted by Declarant shall not materially or adversely affect any improvements or unreasonably interfere with the enjoyment of the Common Area.

Section 4. Easements for Maintenance Purposes. The Declarant reserves for itself, its agents, employees, successors, and assigns an easement, in, on, over, and upon the Property, each Lot, and the Common Area as may be reasonably necessary for the purpose of preserving, maintaining, or improving such areas, the maintenance of which is to be performed by the Declarant or the Association.

Section 5. Community Systems and Services**.** Declarant reserves for itself, its successors, and assignees, and the Association (after Declarant has turned over control to the Association), the exclusive and perpetual right to provide and operate, and/or to permit others to provide and operate, within the Property, such telecommunication systems (including, without limitation, cable television, satellite television, community intranet, internet, telephone, and other systems for receiving, distributing, and transmitting electronic data, signals, and audio or visual communications), systems and services, utilities, and similar systems and services, including, without limitation, conduits, wires, amplifiers, towers, antennae, and other apparatus and equipment for the operation and/or provision thereof (collectively, the "**Community Systems and Services**") on a reasonably competitive basis, as Declarant (and/or the Association, if applicable), in its discretion, deems appropriate. Such right shall include, without limitation, the right to select and contract with companies licensed to provide such services in the area where the Property is located, and to charge individual users a reasonable fee not to exceed the maximum allowable charge for such service, as from time to time is defined by the laws, rules, and regulations of the relevant government authority, if applicable. Declarant may receive, and shall be entitled to retain, any rebate, credit, fee, and/or incentive relating to the installation, operation, and/or provision of any Community Systems and Services. Declarant may require that the Board enter into agreements for the provision of Community Systems and Services to all Lots as a General Assessment. If particular services or benefits are provided to particular Owners, service areas, and/or Lots at their request, the benefited Owner(s) shall pay the service provider directly for such services, or the Association may assess the costs as an individual Assessment. No Owner may avoid liability for the charges associated with the Community Systems and Services by electing not to utilize the Community Systems and Services.

Section 6. Model Homes. Declarant hereby reserves the right to construct and/or operate a "model row(s)" at the Property. The "model row(s)" may contain model homes for the Property, as Declarant and/or any of Declarant's affiliates may so determine, in their sole discretion. The "model row(s)" may also contain parking, landscaping, and fencing across the roads within the Property as Declarant may determine, in its sole discretion.

Section 7. Irrigation Services. All irrigation systems shall be connected with the master irrigation system which comprises a portion of the Common Area.

Section 8. Reservation. In each instance where a structure has been erected, or the construction thereof is substantially advanced in such a manner that the same violates the restrictions contained in this Declaration or in such a manner that the same encroaches upon any property line or easement area, the Declarant reserves for itself the right to release the Lot from the restriction from which it violated and to grant an exception to permit the encroachment by the structure over the property line, or in the easement area, so long as the Declarant agrees and determines that the release or exception will not materially and adversely affect the health and safety of Owners, the value of adjacent Lots, and the overall appearance of the Property.

ARTICLE XI. GENERAL PROVISIONS

Section 1. Duration. This Declaration and the covenants, conditions, and restrictions herein shall run with and bind the Property and shall inure to the benefit of and be enforceable by the Association, the Declarant, or the Owner of any portion of the Property, their respective legal

representatives, heirs, successors, and assigns, through [_____], 2074. The term hereof shall be automatically extended for consecutive terms of ten (10) years unless seventy-five percent (75%) of the then-Owners of Lots within the Property (and the Declarant to the extent of provisions benefitting such party) shall consent to termination of this Declaration. Termination shall be evidenced by an instrument executed by not less than seventy-five percent (75%) of the then-Owners of Lots within the Property and shall be recorded in the Register's Office for Maury County, Tennessee.

Section 2. Notices. Any notice required to be sent to any member or owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postage paid, to the last known address of the person who appears as member or Owner on the records of the Association at the time of such mailing.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants. Failure by the Association, the Declarant or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. Dispute Resolution. ANY AND ALL CLAIMS, CONTROVERSIES, BREACHES, OR DISPUTES BY OR BETWEEN ANY OWNER AND THE ASSOCIATION AND/OR DECLARANT (COLLECTIVELY REFERRED TO AS THE "BOUND PARTIES" AND INDIVIDUALLY AS A "**BOUND PARTY**"), ARISING OUT OF OR RELATED TO THE PROPERTY, THE SUBDIVISION, OR COMMUNITY OF WHICH THE PROPERTY IS A PART, THE SALE OF THE PROPERTY BY DECLARANT, OR ANY TRANSACTION RELATED THERETO, WHETHER SUCH DISPUTE IS BASED ON CONTRACT, TORT, STATUTE, OR EQUITY (EACH A "**DISPUTE**"), SHALL BE ARBITRATED PURSUANT OT THE FEDERAL ARBITRATION ACT AND SUBJECT TO THE PROCEDURES SET FORTH AS FOLLOWS:

a. THIS AGREEMENT TO ARBITRATION SHALL BE DEEMED TO BE A SELF-EXECUTING ARBITRATION AGREEMENT. ANY DISPUTE CONCRNING THE INTERPRETATION OR THE ENFORCEABILITY OF THIS ARBITRATION AGREEMENT INCLUDING, WITHOUT LIMITATION, ITS REVOCABILITY OR VOIDABILITY FOR ANY CAUSE, ANY CHALLENGES TO THE ENFORCEMENT OF THIS ARBITRATION AGREEMENT, OR THE SCOPE OF ARBITRABLE ISSUES UNDER THIS ARITRATION AGREEMENT, AND ANY DEFENSE RELATING TO THE ENFORCEMENT OF THIS ARBITRATION AGREEMENT INCLUDING, WITHOUT LIMITATION, WAIVER, ESTOPPEL OR LACHES, SHALL BE DECIDED BY AN ARBITRATOR IN ACCORDANCE WITH THIS ARBITRATION AGREEMENT AND NOT BY A COURT OF LAW.

b. IN THE EVENT THAT A DISPUTE ARISES BETWEEN THE BOUND PARTIES, SUCH DISPUTE SHALL BE RESOLVED BY AND PURSUANT TO THE ARBITRATION RULES AND PROCEDURES OF JUDICIAL ARBITRATION AND MEDIATION SERVICES ("**JAMS**") IN EFFECT AT THE TIME THE REQUIREST FOR ARBITRATION IS SUBMITTED. IN THE EVENT JAMS IS FOR ANY REASON

UNWILLING OR UNABLE TO SERVE AS THE ARBITRATION SERVICE, THE BOUND PARTIES SHALL SELECT ANOTHER REPUTABLE ARBITRATION SERVICE. IF THE BOUND PARTIES ARE UNABLE TO AGREE ON AN ALTERNATIVE SERVICE, THEN EITHER BOUND PARTY MAY PETITION ANY COURT OF COMPETENT JURISDICTION IN THE COUNTY IN WHICH THE PROPERTY IS LOCATED TO APPOINT SUCH AN ALTERNATIVE SERVICE, WHICH SHALL BE BINDING ON THE BOUND PARTIES. THE RULES AND PROCEDURES OF SUCH ALTERNATIVE SERVICE IN EFFECT AT THE TIME THE REQUEST FOR ARBITRATION IS SUBMITTED SHALL BE FOLLOWED.

c. This arbitration agreement shall inure to the benefit of, and be enforceable by, each Owner, Declarant, and Declarant's affiliates and related entities, the Association, and each of their respective employees, officers, directors, agents, representatives, contractors, subcontractors, agents, vendors, suppliers, design professionals, insurers, and any other person whom any Owner or the Association contends is responsible for any alleged defect in or to the Property or any improvement or appurtenance thereto. The Bound Parties contemplate the inclusion of such parties as Bound Parties in any arbitration of a Dispute and agree that the inclusion of such Bound Parties will not affect the enforceability of this arbitration agreement.

d. In the event any Dispute arises under the terms of this Declaration or in the event of the bringing of any arbitration action by a Bound Party hereto against another Bound Party hereunder by reason of any breach of any of the covenants, conditions, or restrictions on the Bound Party of the other Bound Party arising out of this Declaration, then in that event the prevailing party shall be awarded from the other party all costs and expenses in any way related to the Dispute, including actual attorneys' fees, accounting and engineering fees, and any other professional fees resulting therefrom as awarded by court or arbitrator.

e. The decision of the arbitrator shall be final and binding. The Bound Parties expressly agree that an application to confirm, vacate, modify, or correct an award rendered by the arbitrator shall be filed in any court of competent jurisdiction in Maury County, Tennessee.

f. To the extent that any state or local law, ordinance, regulation, or judicial rule is inconsistent with any provision of the rules of the arbitration service under which the arbitration proceeding shall be conducted, the latter rules shall govern the conduct of the proceeding.

g. The participation by any part in any judicial proceeding concerning this arbitration agreement or any matter arbitrable hereunder shall not be asserted or accepted as a reason to delay, to refuse to participate in arbitration, or to refuse to compel arbitration, including instances in which the judicial proceeding involves parties not subject to this arbitration agreement and/or who cannot otherwise be compelled to arbitrate.

h. Fees and costs of the arbitration and/or the arbitrator shall be borne equally by the Bound Parties to the arbitration; provided, however, that the fees and costs of the arbitration and/or the arbitrator ultimately shall be allocated and borne as determined by the arbitrator. Notwithstanding the foregoing, the Bound Parties shall each be solely responsible for their own attorneys' fees and expert witness costs, if any.

i. The arbitrator appointed to serve shall be a neutral and impartial individual.

j. The venue of the arbitration shall be in Maury County, Tennessee unless the parties agree in writing to another location.

k. If any provision of this arbitration agreement shall be determined to be unenforceable or to have been waived, the remaining provisions shall be deemed to be severable therefrom and enforceable according to their terms.

l. The parties to the arbitration shall have the right to conduct a reasonable amount of discovery, including written discovery, depositions and inspections and testing, all as approved and coordinated by the arbitrator.

m. Any and all Disputes between Declarant and the Association arising from or related to the Property, this Declaration or any other agreements between Declarant and the Association shall be resolved in accordance with this Declaration.

n. For all Disputes, the Bound Parties agree to follow the pre-arbitration procedures set forth below. The Dispute resolution provisions of this Declaration are intended to grant certain rights to Declarant and/or the Association which are in addition to those rights expressly provided under Tennessee Code Annotated 66-36-103 ("Chapter 66-36 Notice of Claim") as it exists at the time this Declaration is recorded. If a court of law should determine that any of the terms of this Declaration conflict with any of the terms Chapter 66-36 Notice of Claim or related provisions under the laws of the State of Tennessee, then Chapter 66-36 Notice of Claim shall supersede and control to the extent of such conflict.

o. The Association and all Owners agree to provide Declarant, with written notice of any matters relating to a Dispute as soon as is reasonably possible after the Association or any Owner becomes aware, or should have become aware, of such matters and Dispute. Additionally, in accordance with the requirements of Chapter 66-36 Notice of Claim, the Association and all Owners must comply with and are hereby advised of the following:

ANY CLAIMS OF CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF TCA SECTION 66-36-103.

p. The Association and each Owner agree to provide Declarant and its representatives, contractors, and others as Declarant may request, with prompt, reasonable cooperation, which may, for example, include access to all portions of the Property, in order to facilitate Declarant's investigation regarding a Dispute including, without limitation, for purposes of inspecting, testing, repairing, replacing, correcting, or otherwise addressing matters related to the Dispute. If the Dispute arises out of or relates to the planning, surveying, design, engineering, grading, specifications, construction, or other development of the Property, Declarant is hereby granted the irrevocable right, but is under no obligation, to inspect, repair, and/or replace any and all affected parts of the Property.

NOTICE: THE BOUND PARTIES AGREE TO HAVE ANY DISPUTE ARISING OT OF THE MATTERS INCLUDED IN THIS ARBITRATION AGREEMENT DECIDED BY NEUTRAL ARBITRATION IN ACCORDANCE WITH THE FEDERAL ARBITRATION ACT, AND THE BOUND PARTIES ARE GIVING UP ANY RIGHTS THE BOUND PARTIES MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL.

THE BOUND PARTIES ARE GIVING UP THEIR RESPECTIVE JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THIS ARBITRATION AGREEMENT. IF ANY OWNER OR DECLARANT AND/OR THE ASSOCIATION REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, THE OWNER, DECLARANT AND/OR THE ASSOCIATION MAY BE COMPELLED TO ARBITRATE UNDER THE FEDERAL ARBITRATION ACT. THE BOUND PARTIES' AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

THIS DECLARATION PROVIDES THAT ALL DISPUTES BETWEEN THE BOUND PARTIES WILL BE RESOLVED BY ARBITRATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH ABOVE. THIS MEANS THAT THE BOUND PARTIES EACH GIVE UP THE RIGHT TO GO TO COURT OR TO A JURY TO ASSERT OR DEFEND RIGHTS UNDER THIS DECLARATION. THE BOUND PARTIES RIGHTS WILL BE DETERMINED BY A NEUTRAL ARBITRATOR AND NOT BY A JUDGE OR JURY. THE BOUND PARTIES ARE ENTITLED TO A FAIR HEARING, BUT THE ARBITRATION PROCEDURES ARE SIMPLER AND MORE LIMITED THAN THE RULES FOLLOWED IN A COURT. ARBITRATOR DECISIONS ARE AS ENFORCEABLE AS ANY COURT ORDER AND ARE SUBJECT TO VERY LIMITED REVIEW BY A COURT.

THE BOUND PARTIES UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT ALL DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THIS ARTICLE ENTITLED "DISPUTE RESOLUTION – ARBITRATION" TO NEUTRAL, BINDING ARBITRATION.

Section 5. No Liability for Acts of Others**.** Owners, their family members, tenants, guests, agents, invitees, employees, contractors, subcontractors, visitors, licensees, and any occupants of Lots, are responsible for their own personal safety and for their property in and/or on the Property. The Association may, but is not obligated to, maintain or support certain activities within the Property which are intended to promote or enhance safety or security within the Property; provided, however, the Association, the Board, and Declarant shall not in any way be considered insurers and/or guarantors of safety or security within the Property, nor shall they be held liable for any loss, damage, personal injury, and/or death by reason of failure to provide adequate security or ineffectiveness of any security measures that may be undertaken.

Section 6. Security. No representation or warranty is made that any systems or measures cannot be compromised or circumvented, nor that any such systems or measures undertaken will prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands, agrees, and shall be responsible for informing such Owner's family members, tenants, guests, invitees, agents, employees, contractors, subcontractors, and all occupants of that Owner's Lot that the Association, the Board, and its committees and Declarant are not insurers and/or guarantors of security or safety and that each person within the Property has voluntarily assumed all risks of personal injury, death, and loss or damage to property, including Lots and the contents of Lots resulting from acts of others. Any gate, barrier, video camera, and/or other mechanism or system for limiting access to the Property, if any, are solely intended to regulate vehicle access, and are not intended and/or designed to be a security feature, a safety feature, provide protection to persons and/or property, a warranty of

personal safety, a guarantee of personal safety, a warranty of the safety of personal property, and/or a guarantee of the safety of personal property.

Section 7. View Impairment**.** Neither Declarant nor the Association guarantee or represent that any view over, through, and/or across the Lots, any open space or any other portion of the Property within the Property will be preserved without impairment. Neither Declarant nor the Association shall be obligated to relocate, prune, or thin trees or other landscaping. The Association (with respect to the Common Area) and Declarant (with respect to the portions of the Property other than Lots owned by an Owner other than Declarant) have the right to relocate, prune, thin, or add trees and other landscaping from time to time subject to applicable law. Any express or implied easements for view purposes and/or for the passage of light and air are hereby expressly disclaimed.

Section 8. Construction Activities**.** All Owners, occupants, tenants, and users of Lots are hereby placed on notice that Declarant, builders, and/or their respective agents, contractors, subcontractors, licensees, and other designees, successors, or assigns, shall continue, from time to time, to conduct construction activities within the Property. By the acceptance of a deed or other conveyance or mortgage, leasehold, license, or other interest in a Lot, and/or by using any portion of a Lot or the Property generally, Owners, occupants, tenants, and users of Lots or the Property generally acknowledge, stipulate, and agree: (a) such activities shall not be deemed nuisances, nor noxious or offensive activities, under any applicable covenants or at law generally; (b) not to enter upon, or allow their children or other persons under their control or direction to enter upon (regardless of whether such entry is a trespass or otherwise), any property within or in proximity to the Lot or any other portion of the Property where such activities are being conducted (even if not being actively conducted at the time of entry); (c) that Declarant, builders, and all of their respective agents, contractors, subcontractors, licensees, and other designees, successors, and assigns, shall not be liable for any losses, damages (compensatory, consequential, punitive, or otherwise), injuries, or deaths arising from and/or relating to any breach of this covenant; (d) that any purchase or use of any portion of a Lot has been and will be made with full knowledge of the foregoing; and (e) this acknowledgment and agreement is a material inducement to Declarant to sell, convey, lease, and/or allow the use of Lots within the Property.

Section 9. Natural Conditions. The Property may contain a number of manmade, natural, and environmentally sensitive areas that may serve as habitats for a variety of native plants and wildlife, some of which may pose hazards to persons and/or pets coming in contact with them. Each Owner and occupant of any Lot, and every person entering the Property: (a) acknowledges and agrees that such plants and wildlife are indigenous to the area and are not restrained or restricted in their movements within and/or through the Property; and (b) knowingly and voluntarily assumes all risk of property damage, personal injury, and/or death arising from the presence of such plants and wildlife within the Property. Neither the Association, Declarant, nor the members, partners, affiliates, officers, directors, shareholders, attorneys, agents, and/or employees of any of the foregoing, shall have any duty to take action to control, remove, or eradicate any plant or wildlife within the Property, nor shall they have any liability for any property damage, personal injury, and/or death resulting from the presence, movement, and/or propagation of any plant or wildlife within or through the Property. The areas described in this Section 9 may also contain ponds, lakes, retention ponds, dry detention areas, detention ponds, intermittent pools of water, muddy areas, and/or buffer areas, among other things, all of which are important to the

ecological balance and maintenance of the area as a wildlife habitat. No Owner or occupant of a Lot shall enter upon, or permit their guests, family members, invitees, agents, tenants, employees, contractors, subcontractors, visitors, or any other person acting on that Owner's behalf to enter upon and/or disturb any such areas in any way without the prior written approval of the Association.

Section 10. Severability. Invalidation of any portion of this Declaration by judgment or court order shall in no way affect any other provision hereof, which shall remain in full force and effect.

Section 11. Effective Date. This Declaration shall become effective upon its recordation in the Register's Office for Maury County, Tennessee.

Section 12. Amendment. This Declaration may be amended at any time and from to time upon the execution and recordation of an instrument executed by the Board, provided that so long as Declarant is the owner of any Lot or any Property affected by this Declaration, or amendment hereto, no amendment will be effective without Declarant's express written joinder and consent; and further provided, however, that so long as Declarant is the owner of any Lot or any Property affected by this Declaration, or amendment hereto, Declarant has the express power to unilaterally amend this Declaration pursuant to Article II hereof without the consent or joinder of any party.

Section 13. Effect of Declaration. Notwithstanding anything contained in this Declaration to the contrary, neither this Declaration nor any term or provision hereof, including the obligation to pay Assessments or lien therefor, shall constitute a defect, encumbrance, lien, or cloud upon the title of any property other than the real property as described on **Exhibit "A"** attached, until such time as this Declaration is specifically supplemented to include such additional property by recording of a supplementary declaration as to such property in the Register's Office for Maury County, Tennessee as provided in Article II hereof. Nothing contained herein shall be deemed to require the Declarant to include any property not included within the Property described on **Exhibit "A"** within this Declaration or subject to any such property to administration by the Association and such inclusion shall be at the option of Declarant.

Section 14. Limited Liability. In connection with all reviews, acceptances, inspections, permissions, consents, or required approvals by or from the Declarant or the Association contemplated under this Declaration, neither the Declarant nor the Association shall be liable to an Owner or to any other person on account of any claim, liability, damage, or expense suffered or incurred by or threatened against an owner or such other person and arising out of or in any way relating to the subject matter of any such reviews, acceptances, inspections, permissions, consents, or required approvals, whether given, granted, or withheld.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the day and year first above written.

DECLARANT:

BRIGHTLAND HOMES OF TENNESSEE, LLC, a Tennessee limited liability company

By: _____
Name:_____
Its:_____

STATE OF_____)

COUNTY OF_____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the _____ of Brightland Homes of Tennessee, LLC, the within named bargainor, and that she/he as such _____ of Brightland Homes of Tennessee, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself/himself as such _____.

WITNESS my hand and seal at office in _____, _____, this the _____ day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

Exhibit "A"

Legal Description of the Property

A portion of land located in Maury County, Tennessee, being a portion Tax Map 127, Parcel 025.00, the Burchell Properties, LLC. property as recorded in Deed Book R2787, page 1098. Located south of US 43 (Bypass), west of Canaan Road, north of Magnolia Drive and east of the remaining property of Burchell Properties, LLC.

Beginning at a TDOT right of way monument on the south margin of US 43 and the west margin of Canaan Road (TN State Plane N:447,720.6, E:1,614,313.1);
Thence with the west margin of Canaan Road, SOUTH 57°54'23" EAST a distance of 52.42' to a ½" iron pin found RLS #3183;
Thence with the same, SOUTH 08°14'30" WEST a distance of 649.48' to a an iron pin set;
Thence with the same, SOUTH 07°24'49" WEST a distance of 77.53' to a an iron pin set;
Thence with the same, SOUTH 05°01'27" WEST a distance of 140.79' to a ½" iron pin found;
Thence with the north line of GCP Applied Technologies, Inc. as recorded in Deed Book R2356, page 656, NORTH 82°29'14" WEST a distance of 162.82' to a ½" iron pin found;
Thence with the same and with a curve turning to the left with an arc length of 193.94', with a radius of 368.36', with a chord bearing of SOUTH 82°38'12" WEST, with a chord length of 191.71', to an iron pin found RLS #1857;
Thence with the same, SOUTH 67°33'13" WEST a distance of 808.75' to a ½" iron pin found;
Thence severing the property of Burchell Properties, LLC. property as recorded in Deed Book R2787, page 1098, SOUTH 67°33'13" WEST a distance of 40.89' to an iron pin set;
Thence with the same, NORTH 23°42'19" WEST a distance of 653.34' to an iron pin set on the south margin of US 43;
Thence with the south margin of US 43, NORTH 63°14'16" EAST a distance of 195.10' to a TDOT right of way monument;
Thence with the same, NORTH 67°47'10" EAST a distance of 1400.24', which is the point of beginning,
having an area of 980,885 square feet, 22.52 acres.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by WES, Engineers and Surveyors, Job No. 24542 and under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "WES 1987". All deeds referenced above (Deed Book, Page) are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 9TH day of August 2024.

BEING a portion of the same property conveyed to Burchell Properties, LLC, a Tennessee limited liability company, by instrument of record in Book R2787 at page 1098 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #127-25.00 P/O

RESOLUTION 2025-PC-06
A RESOLUTION TO ESTABLISH A PREFORMANCE LETTER OF CREDIT FOR COTTAGES OF BEARWOOD - PHASE 2

WHEREAS, application was made to the Mount Pleasant Planning Commission for approval of a subdivision shown on Final Plat entitled **Cottages of Bearwood – Phase 2**, filed with the chief enforcing officer of the City of Mount Pleasant and presented to the Planning Commission on **August 12, 2025**; and,

WHEREAS, the Mount Pleasant Planning Commission approved the final plat upon certain conditions, one of which is that a performance letter of credit in the amount of **$693,125.47** be filed with and accepted by the planning commission to guarantee the following public improvements at **Cottages of Bearwood – Phase 2**:

- **Applying Base Coat, Binder, Curbing, Final Topping to all streets with one and one half (1½) inches of hot mix asphalt**
- **Install streetlights**
- **Sidewalks**
- **Install speed limit and stop signs**
- **Install sewer lines**
- **Install water lines**
- **Install storm water line**
- **Install electric lines**
- **Final grading**

WHEREAS, Developer shall, within one (1) year from the date hereof make and perform the required improvements and construction of public improvements in said subdivision in accordance with the local government specifications; and,

WHEREAS, in the event that any required improvements have not been installed as provided by said resolution, within the term of the final performance letter of credit, the governing body may thereupon declare the letter of credit to be in default and collect the sum remaining payable thereunder, and upon receipt of the proceeds thereof, the local government shall install such improvements as covered by the letter of credit; and,

WHEREAS, upon completion of the public improvements listed above the Developer may be required to file a maintenance letter of credit with the City of Mount Pleasant Planning Commission prior to the dedication and acceptance of such public improvements by recommendation to the Board of Commissioners.

NOW, THEREFORE BE IT RESOLVED, BY THE MUNICIPAL PLANNING COMMISSION AS FOLLOWS:

1. That the Municipal Planning Commission hereby requires and accepts a performance letter of credit in the amount of **$693,125.47** for **Cottages of Bearwood – Phase 2** to guarantee the public improvements set forth herein and on the Final Plat.

Passed and adopted this 12th day of August, 2025.

ATTEST:

_____
JOHN HUNTER, CHAIRMAN

_____
PAM JOHNSTON, SECRETARY

LEGAL FORM APPROVED:

_____
KORI BLEDSOE JONES, ATTORNEY

Cottages of Bearwood Phase 2

Work to complete	Percentage complete	Work remaining in dollars
Grading	98%	$56,285.77
Storm Drains	100%	$87,051.28
Sewer	100%	$88,599.87
Water	100%	$80,811.11
Electric	100%	$44,039.77
Base Gravel	100%	$18,582
Binder/ Curbir	85%	$62,223
Final Topping	0%	$158,925
Street Lights	0%	Paid in full to MPPC
Road Signs	0%	6,200
Total	$602,717.80	
Plus 15%	$693,125.47	