Planning Commission Meeting Agenda

Tuesday, June 10, 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.** Regular Session - Month 5-13-2025
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, Brightland Homes of Tennessee, LLC has submitted an application for Southbend Crossing mass grading plan consisting of 58.71 acres. The property is zoned R-3 High Density Residential and a portion zoned R-2 Medium Density located off South Cross Bridges Road and the corner of US 43. The property is further identified on Tax Map 133 Parcel 01.01 recorded in Book R3049 Page 645.
   - **B.** Brightland Homes of Tennessee LLC has submitted a letter requesting a one-year extension for the Southbend Crossings Preliminary Plan approved on September 10, 2024.
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, May 13, 2025 at 6:00 PM

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

1. **Call to Order**

   Chair John Hunter called the meeting to order.

2. **Pledge of Allegiance / Invocation**

   Member Cedric Hollis led the pledge of allegiance and member Kris Irvin gave the invocation.

3. **Roll Call**

   PRESENT
   Chair John Hunter
   Member Cedric Hollis
   Member Kris Irvin

   ABSENT
   Vice Chair Jennifer Graham
   Secretary / City Commissioner Pam Johnston

   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. 4-8-25 P.C. minutes

      Motion made by Member Hollis, Seconded by Member Irvin.
      Voting Yea: Chair Hunter, Member Hollis, Member Irvin

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, Brightland Homes of Tennessee, LLC has submitted a Final Plat application for Cottages of Bearwood Phase 1 for 24 lots consisting of 20.90 acres. The property is zoned R-3 High Density Residential located off the South West corner of US 43 and Magnolia Dr. The

property is further identified on Tax Map 127 Parcel 025.04 recorded in Book R3010 Page 216.

Motion made by Member Hollis, Seconded by Member Irvin.
Voting Yea: Chair Hunter, Member Hollis, Member Irvin

B. Brightland Homes of Tennessee LLC has submitted an application to establish a Letter of Credit for Cottages of Bearwood Final Plat Phase 1 consisting of 24 lots.

Motion made by Member Irvin, Seconded by Member Hollis.
Voting Yea: Chair Hunter, Member Hollis, Member Irvin

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

None at this time.

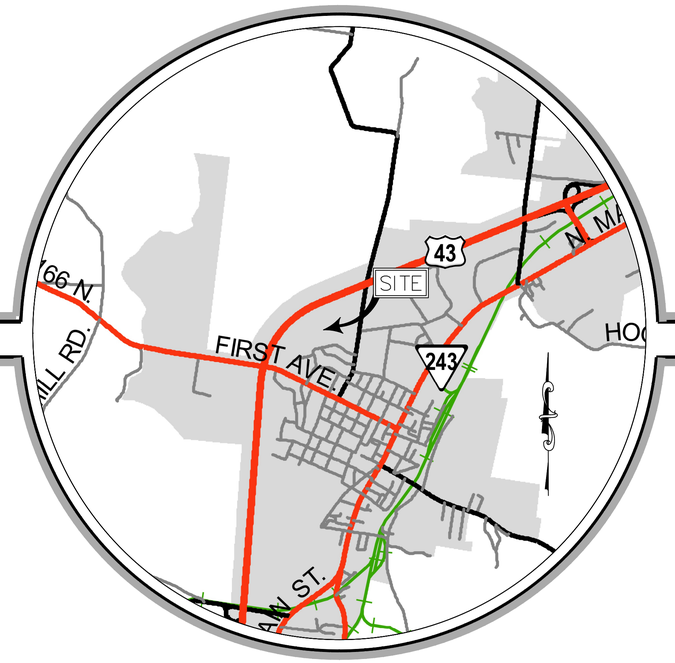
9. Board / Staff Comments / Adjournment

Member Cedric Hollis made a motion to adjourn the meeting and member Kris Irvin seconded.

A SITE PLAN FOR

SOUTHBEND CROSSINGS

PROPOSED RESIDENTIAL SUBDIVISION
SOUTH CROSS BRIDGES - BYPASS PROPERTY
TAX MAP 133, PARCEL 01.00



LOCATION MAP
NOT TO SCALE
MT. PLEASANT, MAURY COUNTY, TENNESSEE

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CRITERIA OF THE CITY OF MT. PLEASANT, TENNESSEE. THE PLANS ARE NOT RELEASED FOR CONSTRUCTION UNTIL THE RELATIVE PERMIT HAS BEEN ISSUED BY THE MUNICIPALITY. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDANT OR THE PLANNING COMMISSION.

SHEET INDEX

GENERAL NOTES

1. PROPOSED USE: RESIDENTIAL MASS GRADING PLAN
2. A PRE CONSTRUCTION MEETING WITH THE MUNICIPALITY IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.
4. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS.
5. DEVELOPER SHALL COMPLY WITH TDEC EROSION PREVENTION AND SEDIMENTATION CONTROL HANDBOOK, CURRENT EDITION.
6. UNDERGROUND DRY UTILITIES SHALL BE EXTENDED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
7. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. HANDICAP PARKING SPACES SHALL BE MARKED WITH ABOVE GRADE SIGNS IN ACCORDANCE WITH CURRENT ADA STANDARDS. VAN ACCESSIBLE SPACES SHALL BE MARKED AS SUCH.
9. ALL ON-SITE TRAFFIC SIGNS SHALL MEET THE REQUIREMENTS OF THE CITY ENGINEERING REQUIREMENT, ZONING ORDINANCE, & THE MUTCD.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF MOUNT PLEASANT TENNESSEE.
11. UTILITIES AS SHOWN INDICATE THE APPROXIMATE LOCATION OF FACILITIES ONLY AND NO GUARANTEE IS GIVEN TO THE COMPLETENESS OR ACCURACY THEREOF. NO EXCAVATION MAY BE MADE WITHIN 4 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT UTILITY COMPANY AND "TENNESSEE ONE CALL" AT 811 (1-800-351-1111) THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT LOCATION OF ALL EXISTING UTILITIES.
12. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0265E, ("ZONE X") EFFECTIVE DATE APRIL 16, 2007
13. THE LIMIT OF CONSTRUCTION IS SHOWN ON THE CONSTRUCTION PLANS. ANY WORK OUTSIDE OF THE LIMIT OF CONSTRUCTION IS TO BE COORDINATED BY THE CONTRACTOR AND PRE-APPROVED BY THE APPROPRIATE PROPERTY OWNER.

SITE DATA

PARCEL NUMBER	TAX MAP 133 PCL 01.00 DEED BOOK: R2653, PG 582
PARCEL ADDRESS:	SOUTHPORT ROAD MT. PLEASANT, TENNESSEE 38474
EXISTING ZONING:	R2 & R3
ACREAGE OF SITE:	±58.71 ACRES
DISTURBED ACREAGE:	±43.83 ACRES

MINIMUM REQUIRED BUILDING SETBACK LINES:

R-2
25' FRONT
20' REAR
10' SIDE
R-3
20' FRONT
20' REAR
5' SIDE

PROPERTY OWNER: BRIGHTLAND HOMES OF TENNESSEE, LLC
BARTON CREEK PLAZA III, 3815 SOUTH CAPITOL OF TEXAS, SUITE 275
AUSTIN, TEXAS 78704

SOUTHBEND CROSSINGS
SOUTH CROSS BRIDGES - BYPASS PROPERTIES
MT. PLEASANT, TENNESSEE

PROPRIETOR

BRIGHTLAND HOMES OF TENNESSEE, LLC
BARTON CREEK PLAZA III, 3815 SOUTH CAPITOL OF TEXAS, SUITE 275
AUSTIN, TEXAS 78704

SPECIFIED SEQUENCE OF WORK FOR THE SELECTED CONTRACTOR:

1. INSTALL PHASE 1 OF EROSION PREVENTION & SEDIMENT CONTROL MEASURES.
2. BEGIN SITE EXCAVATION & FILLING TO CONSTRUCT DETENTION BASINS TO FUNCTION AS SEDIMENT BASINS DURING CONSTRUCTION.
3. BEGIN PAVEMENT CONSTRUCTION FOR MASS GRADING.
4. COMPLETE SOIL STABILIZATION (FINAL DRESSING SITE) ONCE SUBGRADE AND PAD ELEVATIONS IS NEARING COMPLETION.
5. COMPLETE PUNCH LIST ITEMS, AS-BUILT AS REQUIRED

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:	ELECTRIC:	CABLE TELEVISION:
CITY OF MT. PLEASANT 100 PUBLIC SQUARE MT. PLEASANT, TN 38474 (931) 379-7717	MT. PLEASANT POWER SYSTEM 123 N. MAIN ST. MT. PLEASANT, TN 38474 (931) 379-3233	SPECTRUM 2008 S. MAIN ST. COLUMBIA, TN 38401 (866) 874-2389
STORM WATER:	**WATER:**	**CABLE TELEVISION:**
CITY OF MT. PLEASANT 100 PUBLIC SQUARE MT. PLEASANT, TN 38474 (931) 379-7717	CITY OF MT. PLEASANT 100 PUBLIC SQUARE MT. PLEASANT, TN 38474 (931) 379-7717	AT&T 904 S. HIGH ST. COLUMBIA, TN 38401 (931) 380-3448
SANITARY:	**TELEPHONE:**	**GAS:**
CITY OF MT. PLEASANT 100 PUBLIC SQUARE MT. PLEASANT, TN 38474 (931) 379-7717	AT&T 618 S. JAMES CAMPBELL BLVD. COLUMBIA, TN 38401 (931) 388-2414	CITY OF MT. PLEASANT 100 PUBLIC SQUARE MT. PLEASANT, TN 38474 (931) 379-7717

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Know what's **below**
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PRIMARY CONTRACTOR INFORMATION:

COMPANY NAME: _____
CONTACT PHONE: _____

TDEC LEVEL I CERTIFIED 24 HOUR POINT OF CONTACT FOR SOIL EROSION CONTROL:
NAME: _____
PHONE: _____

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE
TRACKING NUMBER: TNR183316
DATE: Status is Pending

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com
gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY

SOUTHBEND CROSSINGS
SOUTH CROSS BRIDGES ROAD
MT. PLEASANT, TENNESSEE

REVISIONS	DATE
Addressed Staff Comments	5/29/25

PROJECT No. 22529
DATE: MAY 13, 2025

ENGINEER'S SEAL
GERALD W. WOLICK
No. 107415
STATE OF TENNESSEE
5/29/25

FILE:J:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt. Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

MASS GRADING PLAN

SITE DATA:

OWNER: BRIGHTLAND HOMES OF TENNESSEE, LLC
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 133 PARCEL 001.00
DEED BOOK: R2653, PG 582

SUBJECT PARCEL ZONING: R-2 / R-3

ACREAGE OF SITE: ±58.71 ACRES

(PROPOSED 507,979.1 S.F. - 11.66 Ac. RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
R-2
25' FRONT
20' REAR
10' SIDE
R-3
20' FRONT
20' REAR
5' SIDE

UTILITY SERVICES:
WATER SERVICE
MT. PLEASANT WATER SYSTEM
100 PUBLIC SQUARE
MT. PLEASANT, TENNESSEE 38474
(931) 379-7717

ELECTRIC SERVICE
MT. PLEASANT POWER SYSTEM
123 N. MAIN STREET
MT. PLEASANT, TENNESSEE 38474
(931) 379-3233

PURPOSE NOTE: MASS GRADING OF SITE FOR FUTURE PROPOSED RESIDENTIAL SUBDIVISION

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT SIZE IS 50' X 100' (5,000 S.F.)
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

Location Map

BENCHMARK

BENCHMARK #1
EXISTING 1/2" IRON PIN WITH CONTROL CAP
ELEV = 655.65'
N = 444,385.9
E = 1,608,735.3
TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD 83 AND NAVD88 DATUM

WARNING! UTILITY LINES!

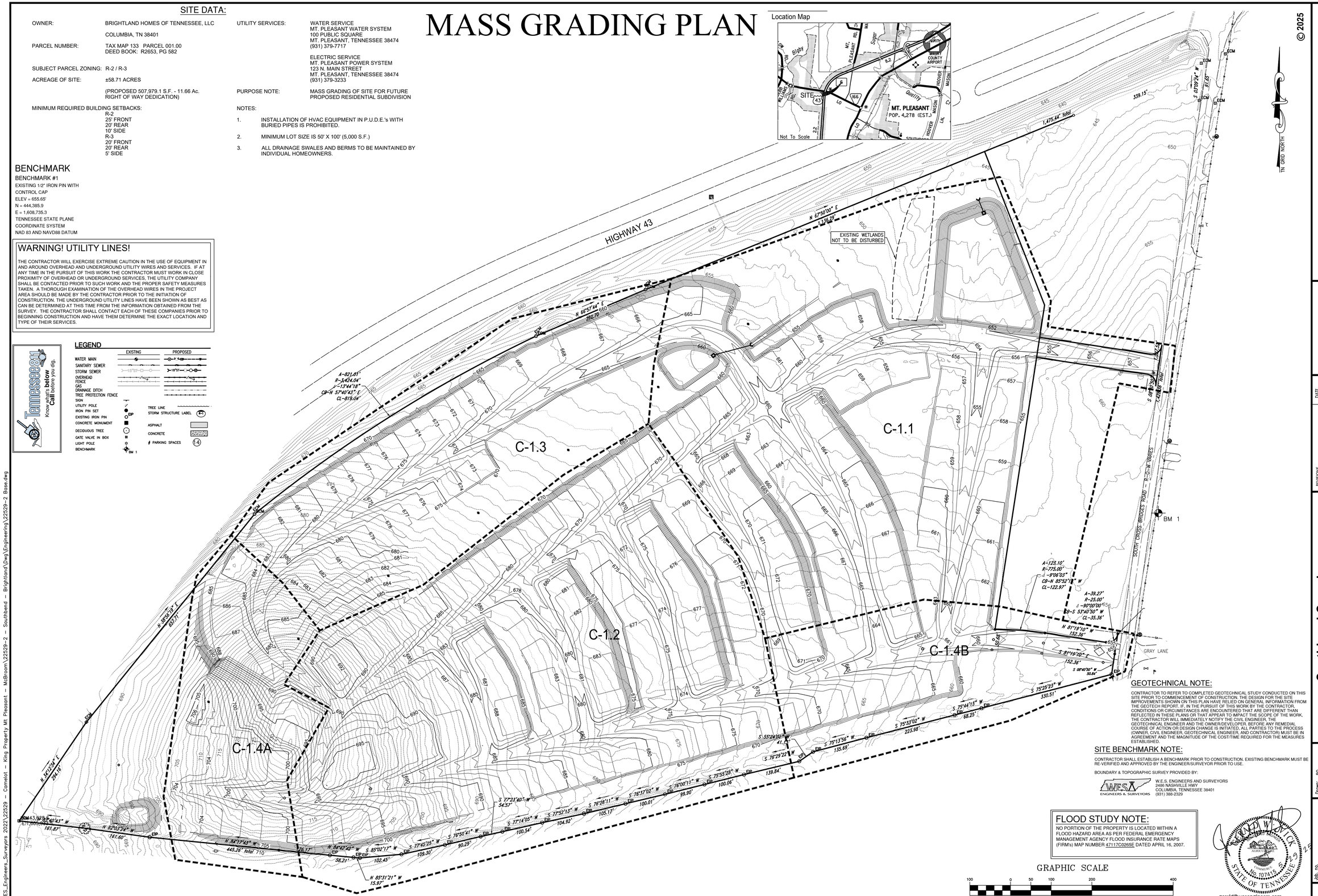
THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

Tennessee811 Know what's below. Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		18"RCP
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL P-1
ASPHALT
CONCRETE
PARKING SPACES 1-4



GEOTECHNICAL NOTE:

CONTRACTOR TO REFER TO COMPLETED GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM THE GEOTECH REPORT. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0265E DATED APRIL 16, 2007.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY

WES E NGINEERS & S URVEYORS
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AUSTIN, TEXAS 78704

REVISIONS	DATE
Addressed Staff Comments	5/29/25

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
MASS GRADING PLAN

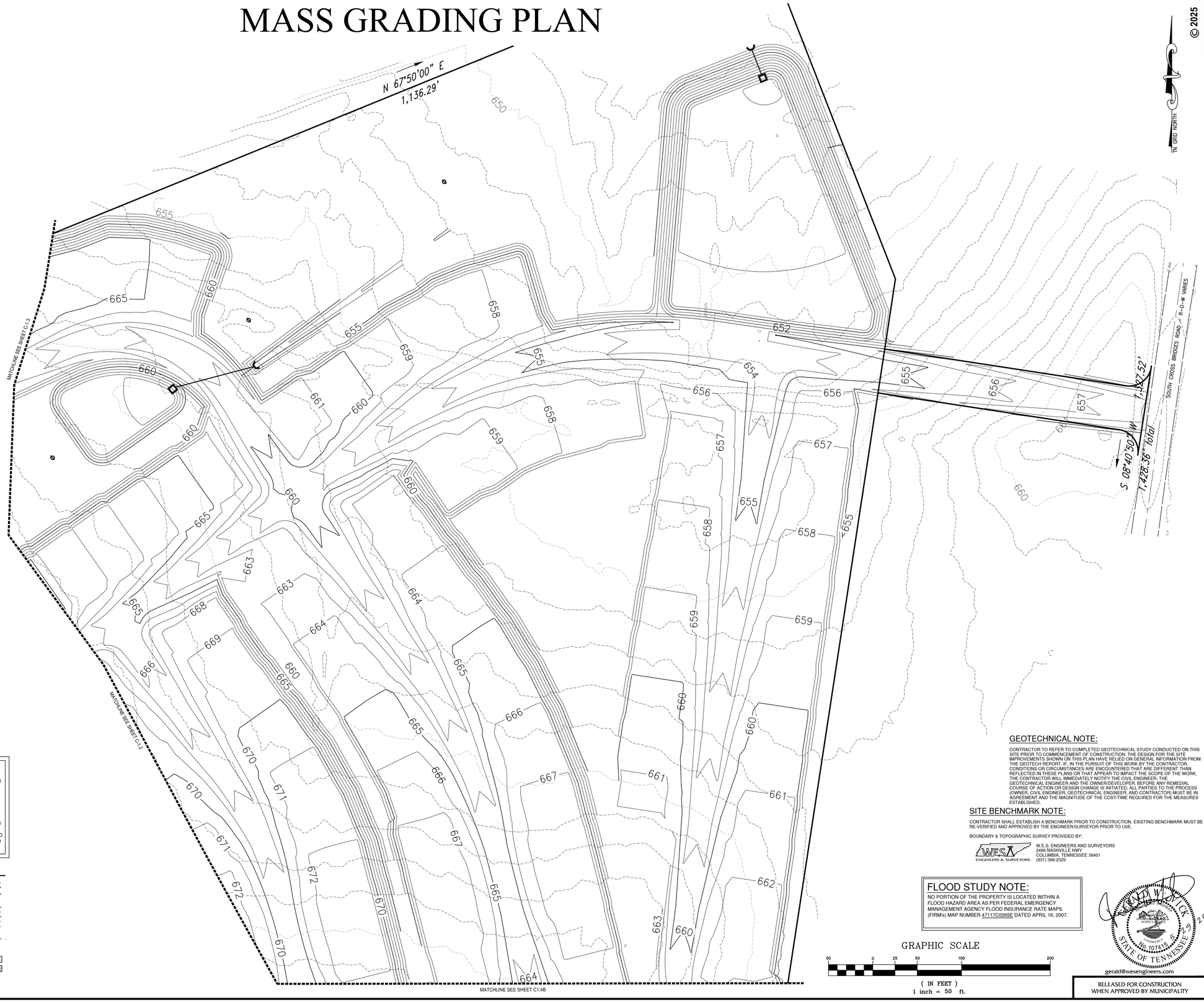
Drawn: BD
Checked: JG
Approved: GV
Date: 05/13/2025

Job. no. 22529-3
Scale: Vertical: 1"=100' Horizontal:

C-1.0

FILE:J:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

MASS GRADING PLAN



BENCHMARK

BENCHMARK #1
EXISTING 1/2" IRON PIN WITH
CONTROL CAP
ELEV = 655.65'
N = 444,385.9
E = 1,608,735.3
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 AND NAVD88 DATUM

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Know what's **below**
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LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (FT)
ASPHALT
CONCRETE
PARKING SPACES (14)

GEOTECHNICAL NOTE:

CONTRACTOR TO REFER TO COMPLETED GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM THE GEOTECH REPORT. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

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FLOOD STUDY NOTE:

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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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WHEN APPROVED BY MUNICIPALITY

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REVISIONS	DATE
Addressed Staff Comments	5/29/25

Southbend Crossings

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MT. PLEASANT, MAURY COUNTY, TENNESSEE
MASS GRADING PLAN

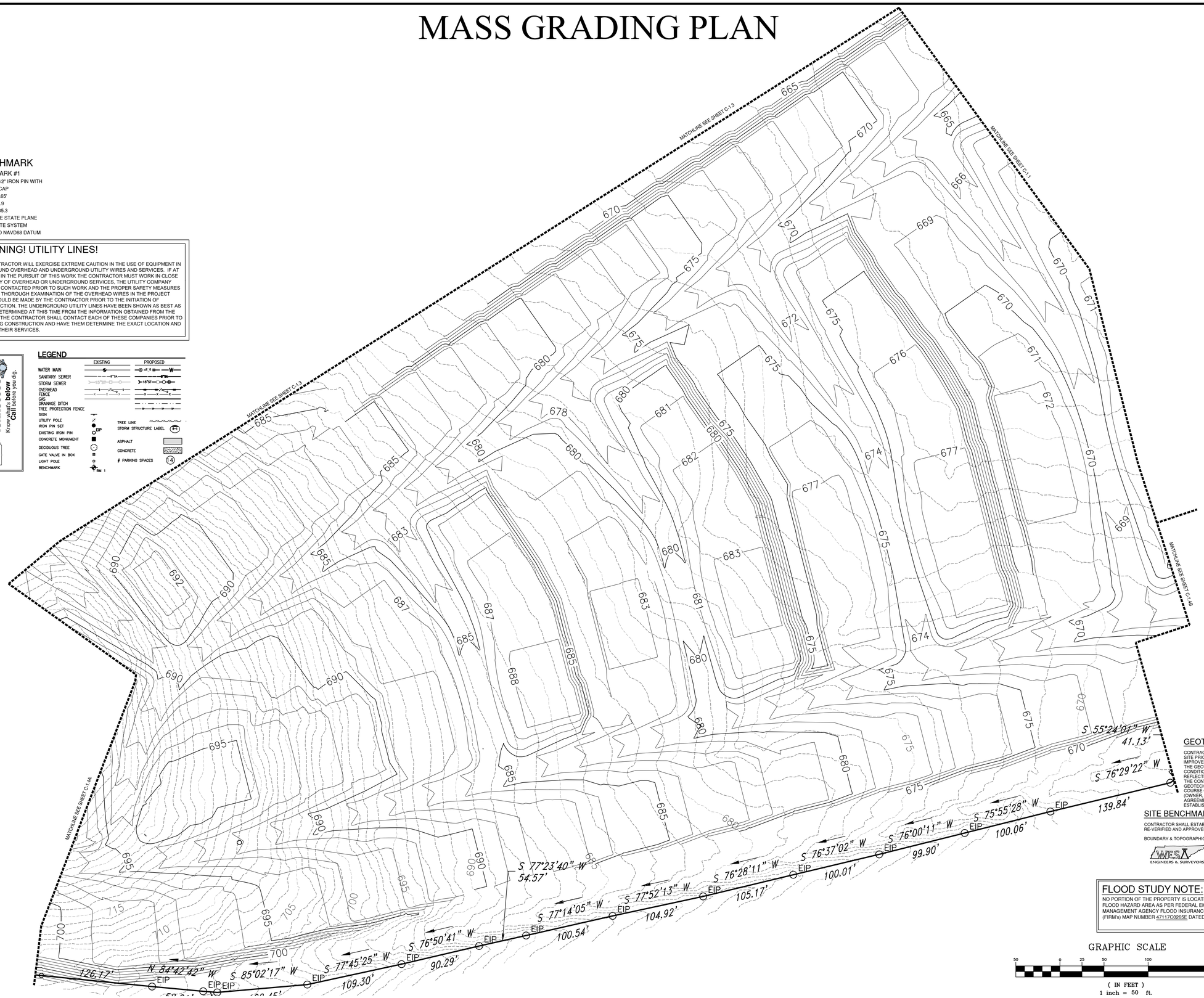
Drawn: BD
Checked: JG
Approved: GV
Date: 05/13/2025

Job. no. 22529-3
Scale:
Vertical: 1"=50'
Horizontal:

C-1.1

FILE: J:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

MASS GRADING PLAN



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STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		

SIGN
UTILITY POLE
IRON PIN SET — EIP
EXISTING IRON PIN
CONCRETE MONUMENT
DECIDUOUS TREE
GATE VALVE IN BOX
LIGHT POLE
BENCHMARK — BM 1
TREE LINE
STORM STRUCTURE LABEL — E-1
ASPHALT
CONCRETE
PARKING SPACES — 14

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COLUMBIA, TENNESSEE 38401
(931) 388-2329

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(IN FEET)
1 inch = 50 ft.

GERALD W. SLICK
No. 107415
STATE OF TENNESSEE

geraldc@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY

WES E NGINEERS & 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, LLC
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS
AUSTIN, TEXAS 78704

REVISIONS	DATE
Addressed Staff Comments	5/29/25

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
MASS GRADING PLAN

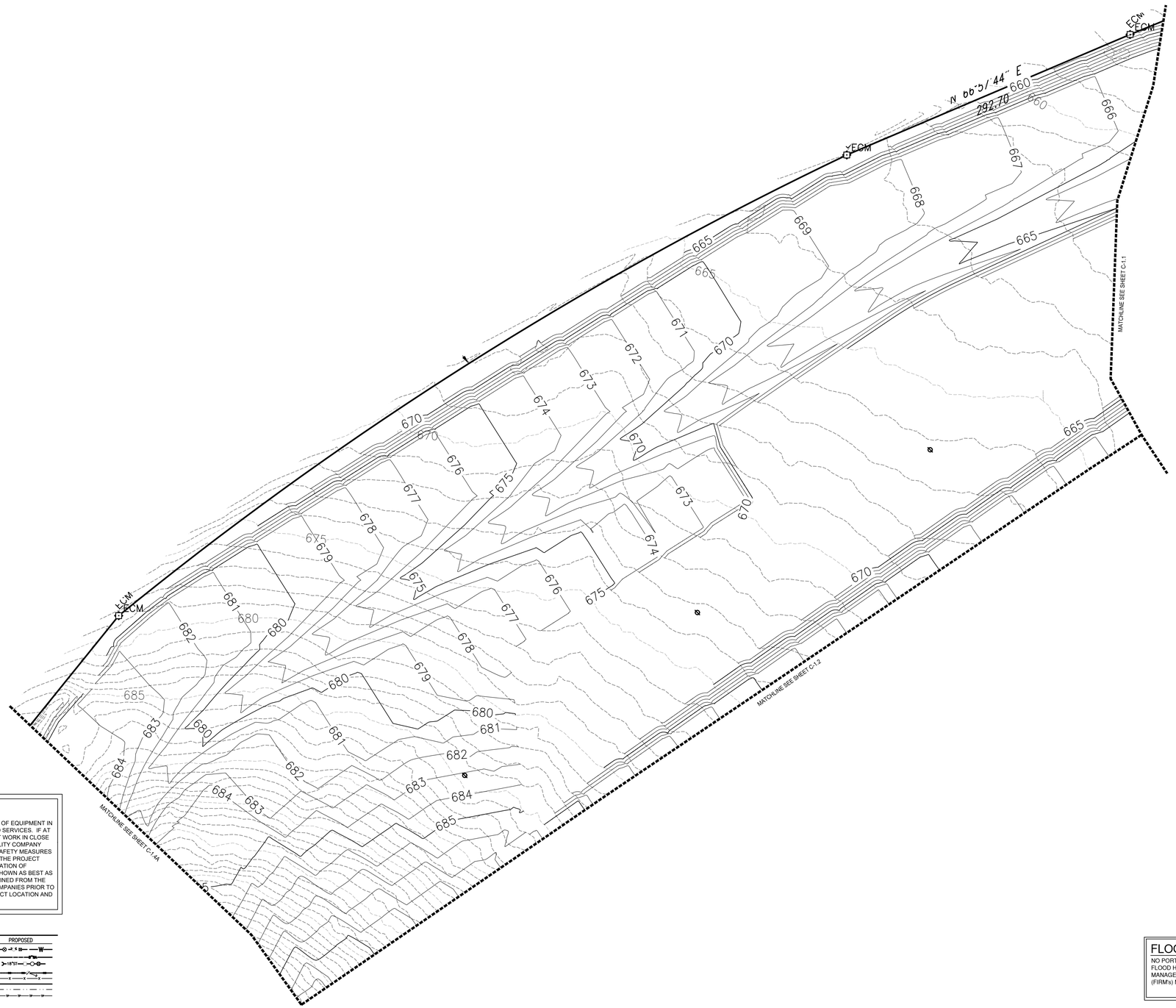
Drawn: BG
Checked: JG
Approved: GV
Date: 05/13/2025

Job. no. 22529-3
Scale:
Vertical: 1"=50'
Horizontal:

C-1.2

FILE:J:\ WES_Engineers_Surveyors 2022\22529 – Camelot – King Property Mt Pleasant – McBroom\22529-2 – Southbend – Brightland\Dwg\Engineering\22529-2 Base.dwg

MASS GRADING PLAN



TN GRID NORTH

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BENCHMARK

BENCHMARK #1
EXISTING 1/2" IRON PIN WITH
CONTROL CAP
ELEV = 655.65'
N = 444,385.9
E = 1,608,735.3
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 AND NAVD88 DATUM

WARNING! UTILITY LINES!

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Tennessee811 Know what's below. Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	
STORM SEWER	18"ST	
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	IP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (P1)
ASPHALT
CONCRETE
PARKING SPACES (1-4)

GEOTECHNICAL NOTE:

CONTRACTOR TO REFER TO COMPLETED GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM THE GEOTECH REPORT. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER, BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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FLOOD STUDY NOTE:

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0265E DATED APRIL 16, 2007.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GERALD WOLICK
TENNESSEE REGISTERED
AGRICULTURAL
No. 107416
STATE OF TENNESSEE

gerald@wesengineers.com

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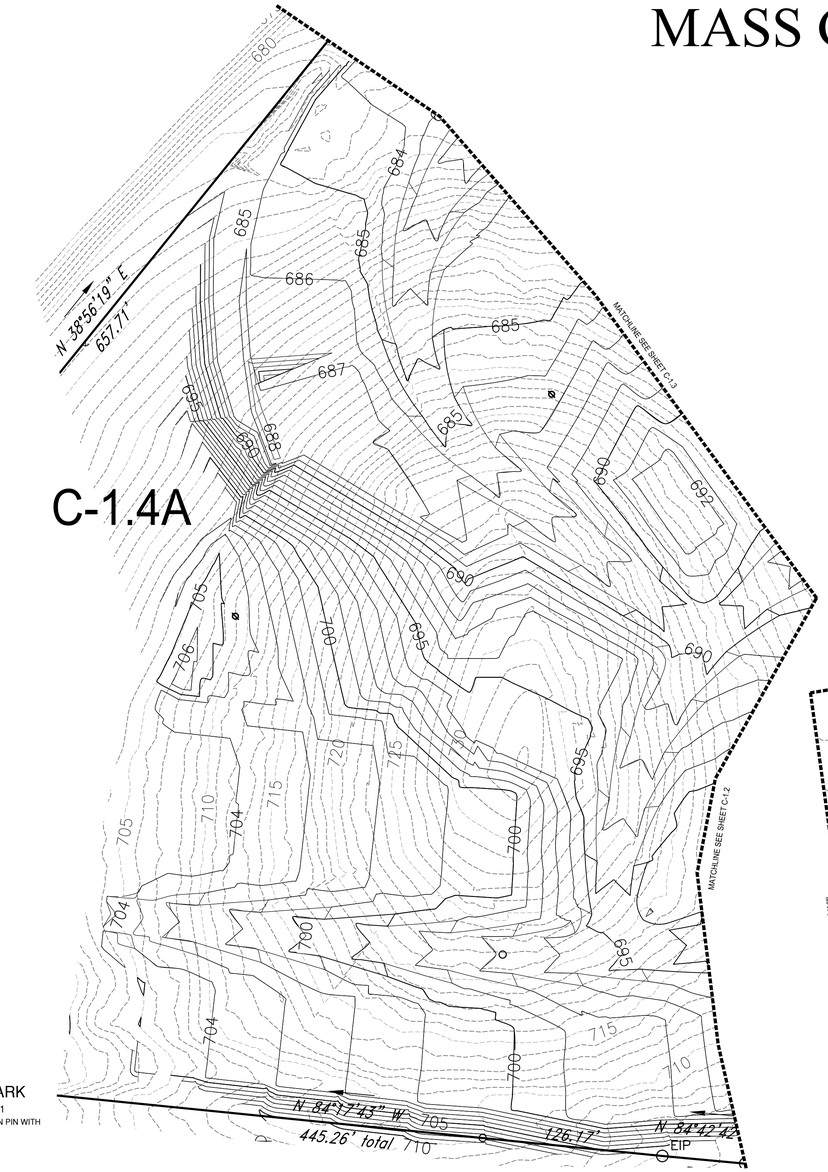
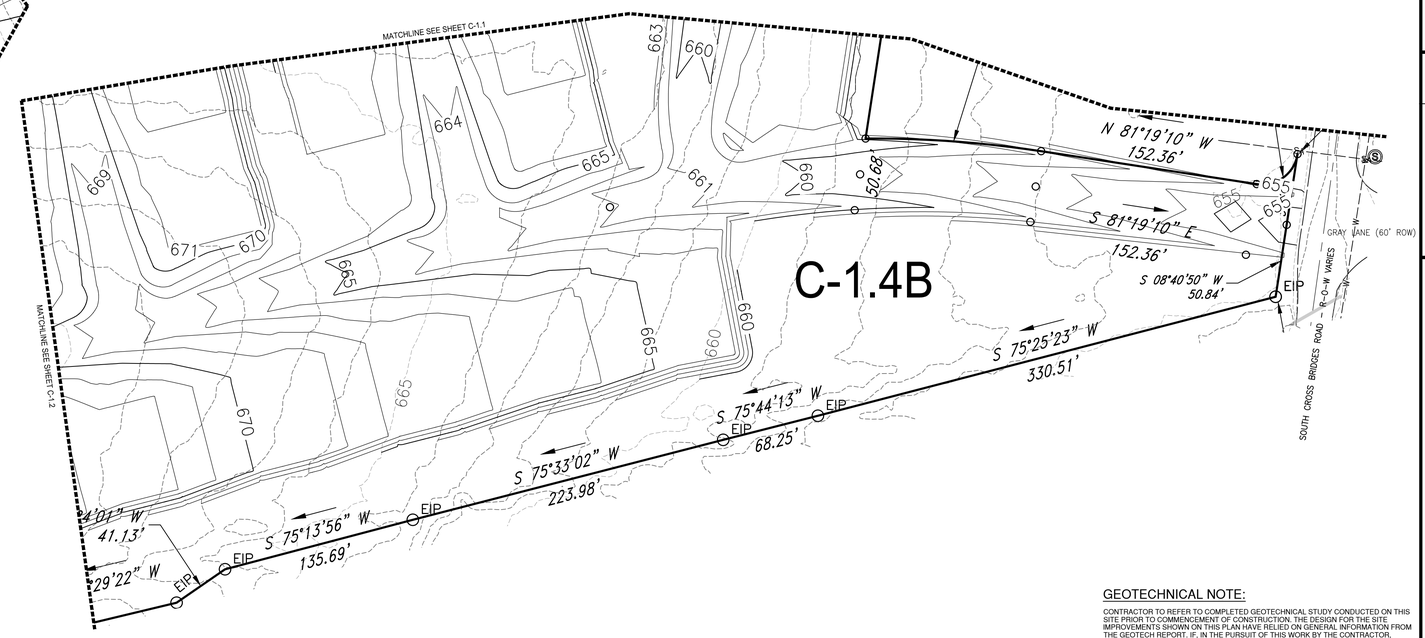
MASS GRADING PLAN





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SANITARY SEWER	8" SA	8" SA
STORM SEWER	18" ST	18" ST
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FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
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BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (P1)
ASPHALT
CONCRETE
PARKING SPACES (14)

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EROSION PREVENTION AND SEDIMENT CONTROL PLAN

EROSION/SILTATION CONTROL NOTES

1. EXPOSED AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE. APPLICATION OF TEMPORARY OR PERMANENT STABILIZATION MUST BE INITIATED WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
6. EROSION/SILTATION FENCING SHOWN IS TO BE USED AS A TEMPORARY SEDIMENT BARRIER. FENCING IS TO BE FIRM AND SECURELY TIED AS SHOWN ON THE INCLUDED DETAIL.
7. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM SEDIMENT LOSS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD & ACCEPTABLE STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. A STONE ACCESS RAMP IS TO BE CONSTRUCTED WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 6 INCHES INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. EROSION AND SEDIMENT CONTROL MUST BE IMPLEMENTED AND MAINTAINED. PERFORM ALL WORK IN ACCORDANCE WITH THE "TDEC EROSION AND SEDIMENT CONTROL HANDBOOK", AUGUST 2012. FAILURE TO COMPLY TO THESE BMP PRACTICES MAY RESULT IN A STOP WORK ORDER AND FINES.
11. IN AREAS OF 2:1 OR GREATER SLOPE THAT EXCEED 5-FEET IN UNINTERRUPTED VERTICAL ELEVATION CHANGE WILL RECEIVE NORTH AMERICAN GREEN SC150 EROSION CONTROL MAT SEEDED FOR STABILIZATION (TEMPORARY OR PERMANENT). FOLLOW STABILIZATION PLAN INCLUDED IN APPROVED SWPPP FOR TEMPORARY & PERMANENT STABILIZATION OF SITE.
12. ALL PROPOSED INLETS WILL BE INSTALLED WITH SILT FENCE EROSION PROTECTION OR APPROVED MAT TYPE INLET FILTER UNTIL STABILIZATION IS ESTABLISHED.
13. PHASE I EP&SC SHOWN. ADJUSTMENTS TO BE MADE WHEN SLOPE CONSTRUCTION BEGINS TO KEEP SILT FENCE @ TOE OF SLOPE.
14. ALL OPEN FLOW CHANNELS AND OUTLET STRUCTURES ARE TO RECEIVE NORTH AMERICAN GREEN SC150 EROSION CONTROL MATTING FOR STABILIZATION.

BEST MANAGEMENT PRACTICES (BMP) NOTES:

1. LAND CLEARING SHALL TAKE PLACE ONLY IN AREAS WHERE ACTIVE CONSTRUCTION WILL BEGIN WITHIN A REASONABLE AMOUNT OF TIME. LAND CLEARING DURING THE RAINY SEASON SHALL BE AVOIDED IN SENSITIVE AREAS SUCH AS STEEP SLOPES AND BUFFERS, IF POSSIBLE.
2. DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC., ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, MATTING SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF EROSION CONTROL MATTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOIL.
3. STEEP AND UNSTABLE SLOPES SHALL NOT BE DISTURBED IF THEY ARE OUTSIDE OF THE APPROVED GRADING PLAN AREA. RUNOFF SHALL BE CONVEYED FROM THE TOP OF THE SLOPE IN A SAFE MANNER ENSURING THAT THE SLOPE IS STABILIZED AS SOON AS POSSIBLE. ALL RUNOFF EXITING THE CONSTRUCTION SITE SHALL BE FREE OF EXCESSIVE SEDIMENT, AND OTHER POLLUTANTS.
4. STREET AND/OR CURB INLET PROTECTION DEVICES SHALL BE PLACED AROUND ALL INLETS UPON THE CONSTRUCTION OF THE STORM WATER SEWER SYSTEM.
5. ALL MATTED AREAS TO RECEIVE PERMANENT SEEDING.
6. PLEASE CALL THE CITY OF MT. PLEASANT FOR INSPECTION OF EROSION CONTROL MEASURES BEFORE GRADING COMMENCES.

SUPPLEMENTAL NOTES

1. THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE APPROVED STORM WATER POLLUTION PLAN SUBMITTED TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION. CONTRACTOR IS EXPECTED TO READ AND FOLLOW THIS PLAN DURING THE CONSTRUCTION OF THIS PROJECT. THE APPROVED SWPPP IS CONSIDERED TO BE A PART OF THE FINAL CONSTRUCTION DOCUMENTS.
2. THE EROSION PREVENTION & SEDIMENT CONTROL MEASURES INCLUDED ON THIS SHEET REPRESENT PHASE 1 ONLY AND ARE REQUIRED TO BE INSTALLED PRIOR TO THE START OF EARTH DISTURBANCE IN THE AFFECTED AREA.
3. ADJUSTMENTS TO THE EPSC MEASURES WILL BE REQUIRED DURING NORMAL PROGRESSION OF THE PROJECT. REVIEW ALL PHASES OF THE EPSC PLANS INCLUDED IN THE SWPPP FOR ADDITIONAL INFORMATION. COST ASSOCIATED WITH THESE ADJUSTMENTS ARE TO BE INCLUDED IN OTHER ITEMS OF CONSTRUCTION.
4. UNDERCUT / REPLACEMENT OF SOFT SOILS SHALL BE PERFORMED AT THE DIRECTION OF THE OWNER AND FOLLOWING THE REQUIREMENTS ESTABLISHED BY THE GEOTECHNICAL ENGINEER. THE REPLACEMENT OF MATERIAL MAY INCLUDE EXISTING SOILS MEETING THE GEOTECHNICAL REQUIREMENTS.
5. CONTRACTOR IS TO MARK THE LIMIT OF DISTURBANCE PRIOR TO START OF CONSTRUCTION AND OBSERVE THESE LIMITS FOR THE DURATION OF THE PROJECT.
6. MAINTAIN EROSION CONTROL MEASURES AS INDICATED IN THE SWPPP BETWEEN PHASES AND REPLACE BMP MATERIALS BEFORE FAILURE RESULTS DUE TO DEGREDATION.

BENCHMARK

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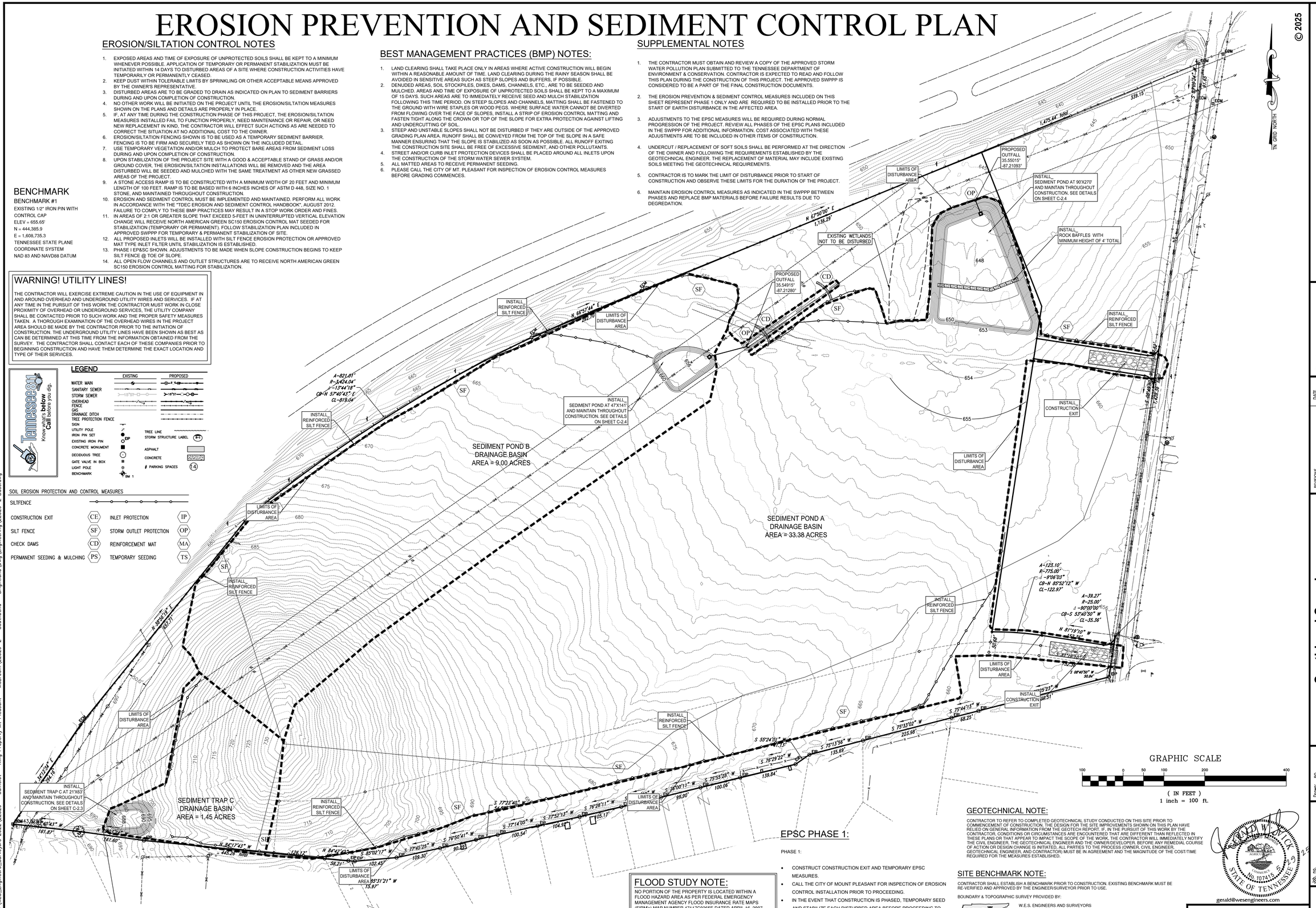
DECIDUOUS TREE
GATE VALVE IN BOX
LIGHT POLE
BENCHMARK
TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES

SOIL EROSION PROTECTION AND CONTROL MEASURES

SILTFENCE			
CONSTRUCTION EXIT	CE	INLET PROTECTION	IP
SILT FENCE	SF	STORM OUTLET PROTECTION	OP
CHECK DAMS	CD	REINFORCEMENT MAT	MA
PERMANENT SEEDING & MULCHING	PS	TEMPORARY SEEDING	TS



EPSC PHASE 1:

PHASE 1:

- CONSTRUCT CONSTRUCTION EXIT AND TEMPORARY EPSC MEASURES.
- CALL THE CITY OF MOUNT PLEASANT FOR INSPECTION OF EROSION CONTROL INSTALLATION PRIOR TO PROCEEDING.
- IN THE EVENT THAT CONSTRUCTION IS PHASED, TEMPORARY SEED AND STABILIZE EACH DISTURBED AREA BEFORE PROCEEDING TO NEXT AREA.

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MT. PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 1

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10. EROSION AND SEDIMENT CONTROL MUST BE IMPLEMENTED AND MAINTAINED. PERFORM ALL WORK IN ACCORDANCE WITH THE "TDEC EROSION AND SEDIMENT CONTROL HANDBOOK", AUGUST 2012. FAILURE TO COMPLY TO THESE BMP PRACTICES MAY RESULT IN A STOP WORK ORDER AND FINES.
11. IN AREAS OF 2:1 OR GREATER SLOPE THAT EXCEED 5-FEET IN UNINTERRUPTED VERTICAL ELEVATION CHANGE WILL RECEIVE NORTH AMERICAN GREEN SC150 EROSION CONTROL MAT SEEDED FOR STABILIZATION (TEMPORARY OR PERMANENT). FOLLOW STABILIZATION PLAN INCLUDED IN APPROVED SWPPP FOR TEMPORARY & PERMANENT STABILIZATION OF SITE.
12. ALL PROPOSED INLETS WILL BE INSTALLED WITH SILT FENCE EROSION PROTECTION OR APPROVED MAT TYPE INLET FILTER UNTIL STABILIZATION IS ESTABLISHED.
13. PHASE I EP&SC SHOWN. ADJUSTMENTS TO BE MADE WHEN SLOPE CONSTRUCTION BEGINS TO KEEP SILT FENCE @ TOE OF SLOPE.
14. ALL OPEN FLOW CHANNELS AND OUTLET STRUCTURES ARE TO RECEIVE NORTH AMERICAN GREEN SC150 EROSION CONTROL MATTING FOR STABILIZATION.

BEST MANAGEMENT PRACTICES (BMP) NOTES:

1. LAND CLEARING SHALL TAKE PLACE ONLY IN AREAS WHERE ACTIVE CONSTRUCTION WILL BEGIN WITHIN A REASONABLE AMOUNT OF TIME. LAND CLEARING DURING THE RAINY SEASON SHALL BE AVOIDED IN SENSITIVE AREAS SUCH AS STEEP SLOPES AND BUFFERS, IF POSSIBLE.
2. DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC., ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, MATTING SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF EROSION CONTROL MATTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOIL.
3. STEEP AND UNSTABLE SLOPES SHALL NOT BE DISTURBED IF THEY ARE OUTSIDE OF THE APPROVED GRADING PLAN AREA. RUNOFF SHALL BE CONVEYED FROM THE TOP OF THE SLOPE IN A SAFE MANNER ENSURING THAT THE SLOPE IS STABILIZED AS SOON AS POSSIBLE. ALL RUNOFF EXITING THE CONSTRUCTION SITE SHALL BE FREE OF EXCESSIVE SEDIMENT, AND OTHER POLLUTANTS.
4. STREET AND/OR CURB INLET PROTECTION DEVICES SHALL BE PLACED AROUND ALL INLETS UPON THE CONSTRUCTION OF THE STORM WATER SEWER SYSTEM.
5. ALL MATTED AREAS TO RECEIVE PERMANENT SEEDING.
6. PLEASE CALL THE CITY OF MT. PLEASANT FOR INSPECTION OF EROSION CONTROL MEASURES BEFORE GRADING COMMENCES.

SUPPLEMENTAL NOTES

1. THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE APPROVED STORM WATER POLLUTION PLAN SUBMITTED TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION. CONTRACTOR IS EXPECTED TO READ AND FOLLOW THIS PLAN DURING THE CONSTRUCTION OF THIS PROJECT. THE APPROVED SWPPP IS CONSIDERED TO BE A PART OF THE FINAL CONSTRUCTION DOCUMENTS.
2. THE EROSION PREVENTION & SEDIMENT CONTROL MEASURES INCLUDED ON THIS SHEET REPRESENT PHASE 1 ONLY AND ARE REQUIRED TO BE INSTALLED PRIOR TO THE START OF EARTH DISTURBANCE IN THE AFFECTED AREA.
3. ADJUSTMENTS TO THE EPSC MEASURES WILL BE REQUIRED DURING NORMAL PROGRESSION OF THE PROJECT. REVIEW ALL PHASES OF THE EPSC PLANS INCLUDED IN THE SWPPP FOR ADDITIONAL INFORMATION. COST ASSOCIATED WITH THESE ADJUSTMENTS ARE TO BE INCLUDED IN OTHER ITEMS OF CONSTRUCTION.
4. UNDERCUT / REPLACEMENT OF SOFT SOILS SHALL BE PERFORMED AT THE DIRECTION OF THE OWNER AND FOLLOWING THE REQUIREMENTS ESTABLISHED BY THE GEOTECHNICAL ENGINEER. THE REPLACEMENT OF MATERIAL MAY INCLUDE EXISTING SOILS MEETING THE GEOTECHNICAL REQUIREMENTS.
5. CONTRACTOR IS TO MARK THE LIMIT OF DISTURBANCE PRIOR TO START OF CONSTRUCTION AND OBSERVE THESE LIMITS FOR THE DURATION OF THE PROJECT.
6. MAINTAIN EROSION CONTROL MEASURES AS INDICATED IN THE SWPPP BETWEEN PHASES AND REPLACE BMP MATERIALS BEFORE FAILURE RESULTS DUE TO DEGREDATION.

BENCHMARK

BENCHMARK #1
EXISTING 1/2" IRON PIN WITH CONTROL CAP
ELEV = 655.65'
N = 444,385.9
E = 1,608,735.3
TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD 83 AND NAVD88 DATUM

WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

Tennessee811 Know what's below. Call before you dig.

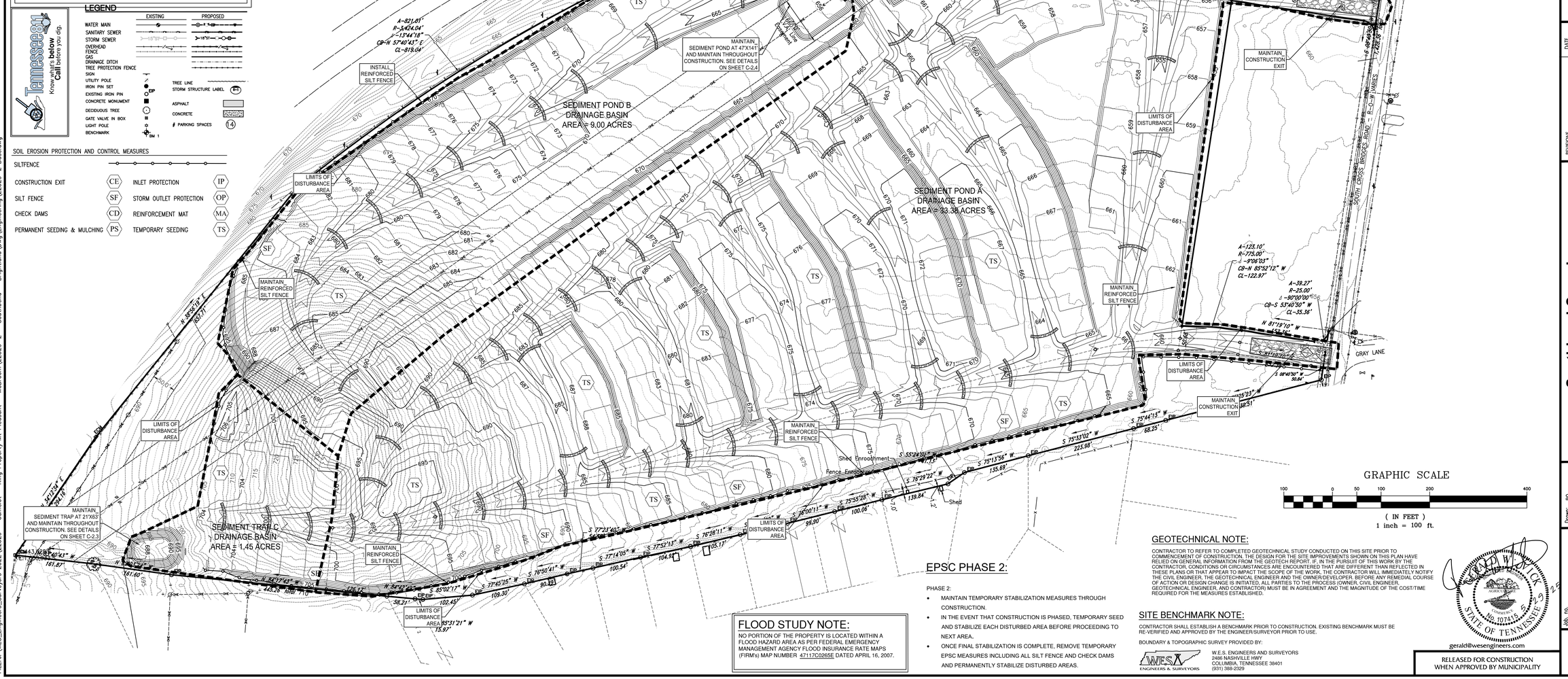
LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		

SIGN
UTILITY POLE
IRON PIN SET
EXISTING IRON PIN
CONCRETE MONUMENT
DECIDUOUS TREE
GATE VALVE IN BOX
LIGHT POLE
BENCHMARK
TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES

SOIL EROSION PROTECTION AND CONTROL MEASURES

SILTFENCE
CONSTRUCTION EXIT (CE)
INLET PROTECTION (IP)
SILT FENCE (SF)
STORM OUTLET PROTECTION (OP)
CHECK DAMS (CD)
REINFORCEMENT MAT (MA)
PERMANENT SEEDING & MULCHING (PS)
TEMPORARY SEEDING (TS)



EPSC PHASE 2:

PHASE 2:

- MAINTAIN TEMPORARY STABILIZATION MEASURES THROUGH CONSTRUCTION.
- IN THE EVENT THAT CONSTRUCTION IS PHASED, TEMPORARY SEED AND STABILIZE EACH DISTURBED AREA BEFORE PROCEEDING TO NEXT AREA.
- ONCE FINAL STABILIZATION IS COMPLETE, REMOVE TEMPORARY EPSC MEASURES INCLUDING ALL SILT FENCE AND CHECK DAMS AND PERMANENTLY STABILIZE DISTURBED AREAS.

FLOOD STUDY NOTE:

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0265E DATED APRIL 16, 2007.

GEOTECHNICAL NOTE:

CONTRACTOR TO REFER TO COMPLETED GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM THE GEOTECH REPORT. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY

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CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com
ENGINEERS & SURVEYORS

Client
BRIGHTLAND HOMES OF TN, LLC
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS
AUSTIN, TEXAS 78704

REVISIONS	DATE
Addressed Staff Comments	5/29/25

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 2

Drawn: BD
Checked: JG
Approved: GV
Date: 06/13/2025

Job. no. 22529-3
Scale:
Vertical: 1"=100'
Horizontal:

C-2.1

FILE:J:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

EROSION PREVENTION AND SEDIMENT CONTROL PLAN

EROSION/SILTATION CONTROL NOTES

1. EXPOSED AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE. APPLICATION OF TEMPORARY OR PERMANENT STABILIZATION MUST BE INITIATED WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
6. EROSION/SILTATION FENCING SHOWN IS TO BE USED AS A TEMPORARY SEDIMENT BARRIER. FENCING IS TO BE FIRM AND SECURELY TIED AS SHOWN ON THE INCLUDED DETAIL.
7. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM SEDIMENT LOSS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD & ACCEPTABLE STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
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BENCHMARK

BENCHMARK #1
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E = 1,608,735.3
TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD 83 AND NAVD88 DATUM

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Tennessee811 Know what's below. Call before you dig.

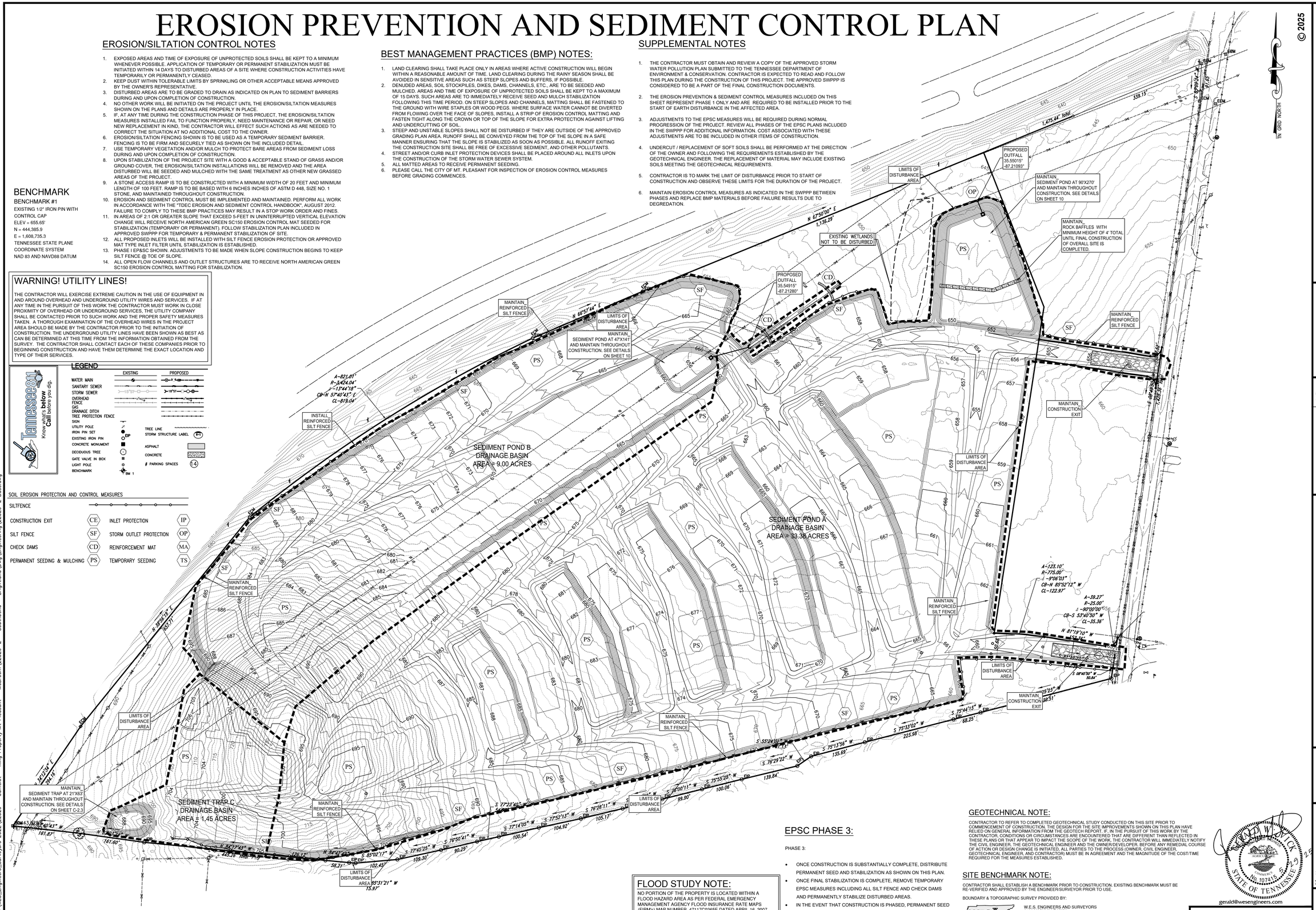
LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES

SOIL EROSION PROTECTION AND CONTROL MEASURES

SILTFENCE			
CONSTRUCTION EXIT	CE	INLET PROTECTION	IP
SILT FENCE	SF	STORM OUTLET PROTECTION	OP
CHECK DAMS	CD	REINFORCEMENT MAT	MA
PERMANENT SEEDING & MULCHING	PS	TEMPORARY SEEDING	TS



EPSC PHASE 3:

PHASE 3:

- ONCE CONSTRUCTION IS SUBSTANTIALLY COMPLETE, DISTRIBUTE PERMANENT SEED AND STABILIZATION AS SHOWN ON THIS PLAN.
- ONCE FINAL STABILIZATION IS COMPLETE, REMOVE TEMPORARY EPSC MEASURES INCLUDING ALL SILT FENCE AND CHECK DAMS AND PERMANENTLY STABILIZE DISTURBED AREAS.
- IN THE EVENT THAT CONSTRUCTION IS PHASED, PERMANENT SEED AND STABILIZATION AREAS OF DISTURBANCE IN EACH PHASE BEFORE PROCEEDING TO NEXT AREA.

FLOOD STUDY NOTE:

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0265E DATED APRIL 16, 2007.

GEOTECHNICAL NOTE:

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SITE BENCHMARK NOTE:

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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GERALD W. SLICK
TENNESSEE REGISTERED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE
5-13-25

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY

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Client
BRIGHTLAND HOMES OF TN, LLC
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS
AUSTIN, TEXAS 78704

REVISIONS	DATE
Addressed Staff Comments	5/29/25

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 3

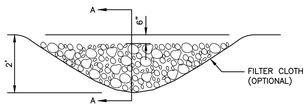
Drawn: BD
Checked: JG
Approved: GV
Date: 05/13/2025

Job. no. 22529-3
Scale:
Vertical: 1"=100'
Horizontal:

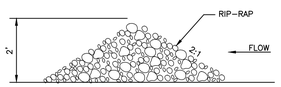
C-2.2

FILE:J:\WES_Engineers_Surveyors 2022\22529 – Camelot – King Property Mt Pleasant – McBroom\22529-2 – Southbend – Brightland\Dwg\Engineering\22529-2 Base.dwg

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

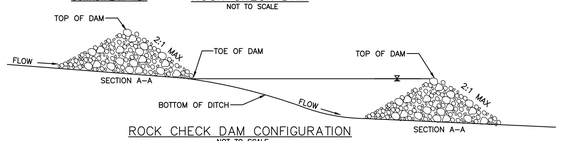


DOWNSTREAM VIEW

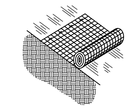


SECTION A–A

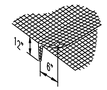
ROCK CHECK DAM
NOT TO SCALE



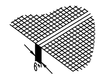
ROCK CHECK DAM CONFIGURATION
NOT TO SCALE



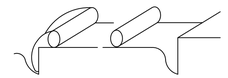
ANCHOR SLOT: BURY UP–CHANNEL END OF THE NET IN 12" DEEP TRENCH. TAMP THE SOIL FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET.



JOINING STRIPS: INSERT THE NEW ROLL OF NET IN A TRENCH, AS WITH THE ANCHOR SLOT. OVERLAP THE UP–CHANNEL END OF THE PREVIOUS ROLL 18" AND TURN THE END OF THE PERVIOUS ROLL, JUST BELOW THE ANCHOR SLOT, LEAVING 6" OVERLAP.

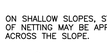


CHECK SLOTS: ON ERODIBLE SOILS OR STEEP SLOPES, CHECK SLOTS SHOULD BE MADE EVERY 15 FEET. INSERT A FOLD OF THE NET INTO A 6" TRENCH AND TAMP FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET. LAY THE NET SMOOTHLY ON THE SURFACE OF THE SOIL–DO NOT STRETCH THE NET, AND DO NOT ALLOW WRINKLES.



ANCHORING ENDS AT STRUCTURES: PLACE THE END OF THE NET IN A 12" SLOT ON THE UP–CHANNEL SIDE OF THE STRUCTURE. FILL THE TRENCH AND TAMP FIRMLY. ROLL THE NET UP THE CHANNEL. PLACE STAPLES AT 12" INTERVALS ALONG THE ANCHOR END OF THE NET.

ON SHALLOW SLOPES, STRIPS OF NETTING MAY BE APPLIED ACROSS THE SLOPE.

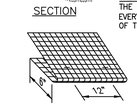


SECTION

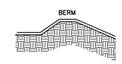
OVERLAP: OVERLAP EDGES OF THE STRIPS AT LEAST 4". STAPLE EVERY 12" DOWN THE CENTER OF THE STRIP.

ON STEEP SLOPES, APPLY STRIPS OF NETTING PARALLEL TO THE DIRECTION OF FLOW AND ANCHOR SECURELY.

SECTION



BRING NETTING DOWN TO A LEVEL BEFORE TERMINATING THE INSTALLATION. TURN THE END UNDER 6" AND STAPLE AT 12" INTERVALS.

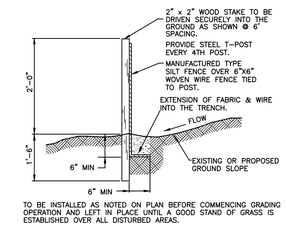


WHERE THERE IS A BERM AT THE TOP OF THE SLOPE, BRING THE MATTING OVER THE BERM AND ANCHOR IT BEHIND THE BERM WITH A 12" ANCHOR TRENCH.

NOTE:

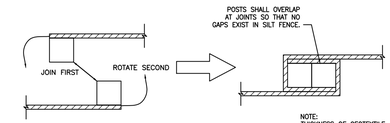
1. FOLLOW N.A.G. INSTALLATION INSTRUCTIONS FOR STAPLE PATTERN GUIDE.
2. INSTALL USING 3.75 STAPLES PER SQUARE YARD UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES 3:1 AND/OR GREATER TO RECEIVE EROSION CONTROL MATTING.

TEMPORARY EROSION CONTROL MATTING
NOT TO SCALE

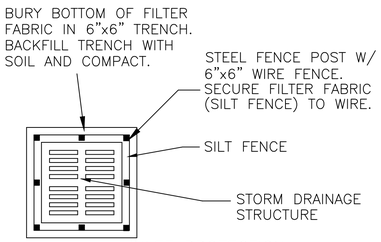


TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

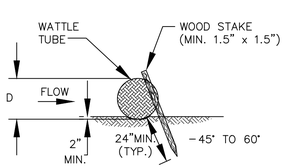
REINFORCED EROSION/SILTATION FENCE
NOT TO SCALE



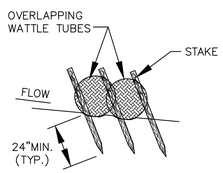
SILT FENCE JOINTS



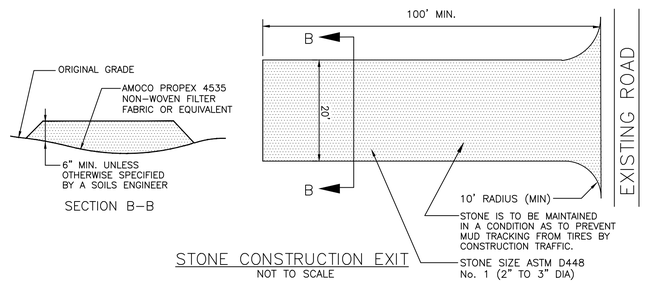
INLET PROTECTION
NOT TO SCALE



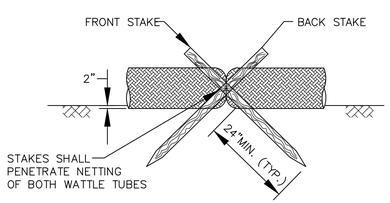
STAKING DETAIL



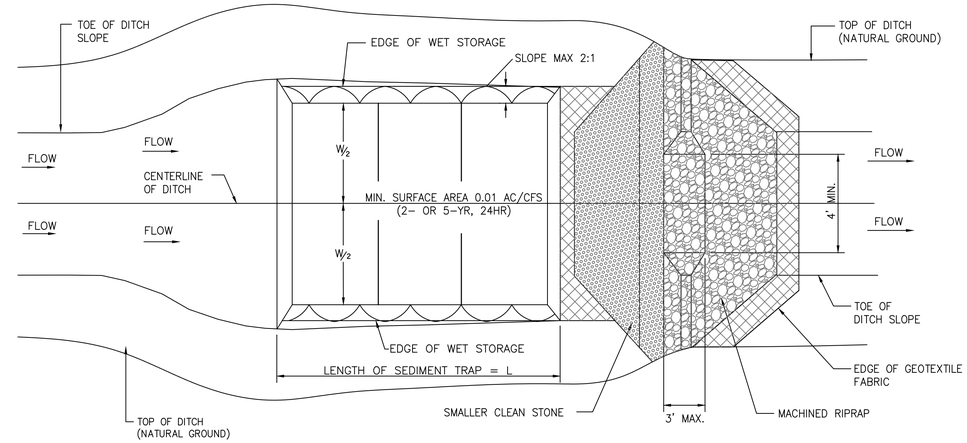
SECTION C–C



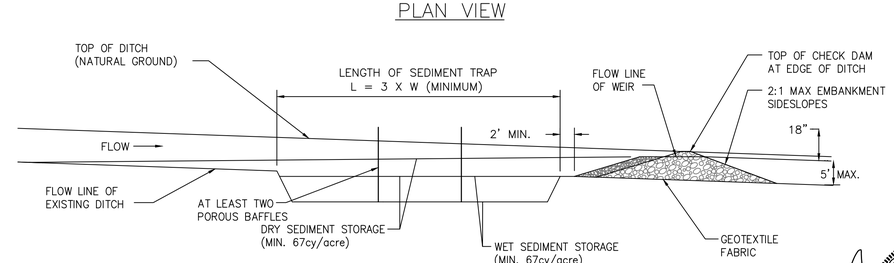
STONE CONSTRUCTION EXIT
NOT TO SCALE



JOINT STAKING DETAIL



PLAN VIEW



SEDIMENT TRAP C
NOT TO SCALE

PROFILE VIEW

SEDIMENT TRAP C – 21'x63'

WES ENGINEERS & SURVEYORS
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Client
BRIGHTLAND HOMES OF TN, LLC
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS
AUSTIN, TEXAS 78704

REVISIONS	DATE
Addressed Staff Comments	5/29/25

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

Drawn: BD
Checked: JG
Approved: GV
Date: 05/13/2025

Job. no. 22529-3
Scale:
Vertical:
Horizontal:

GERALD W. VOLICK
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE
5-29-25

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY

C-2.3

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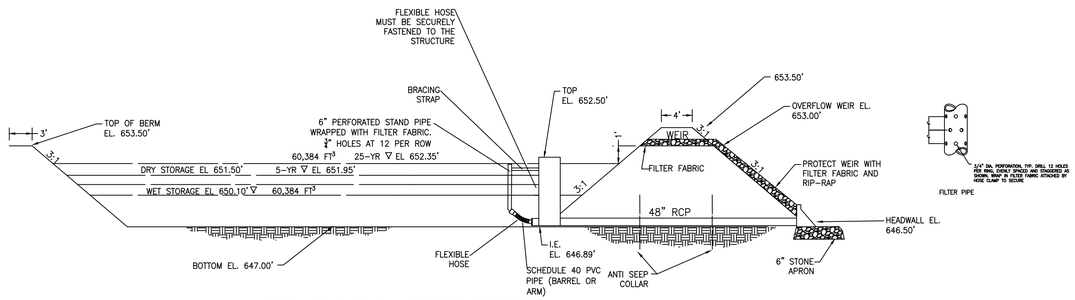
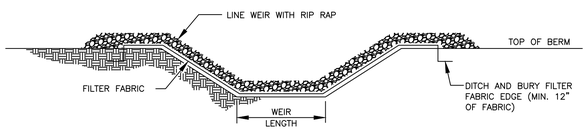
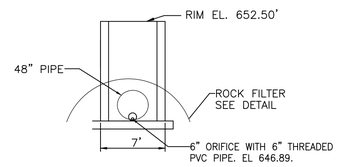
EROSION PREVENTION AND SEDIMENT CONTROL DETAILS



SEDIMENT BASIN CROSS SECTION



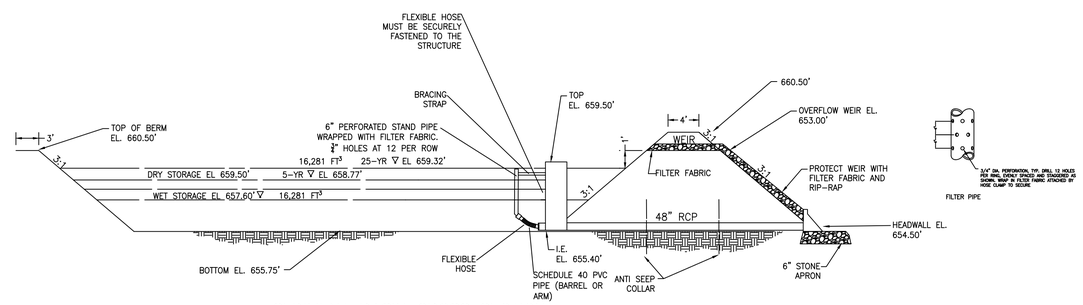
WEIR CROSS SECTION



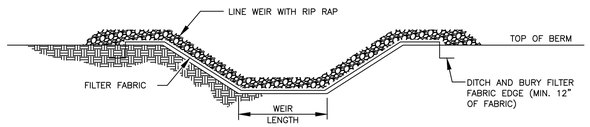
OUTLET CONTROL STRUCTURE SECTION
DETENTION POND A

TEMPORARY SEDIMENT BASIN A

NOTE:
REFER TO SEQUENCE NOTE FOR GUIDANCE ON CONVERTING THE TEMPORARY SEDIMENT BASIN TO A PERMANENT DETENTION POND.



SEDIMENT BASIN CROSS SECTION



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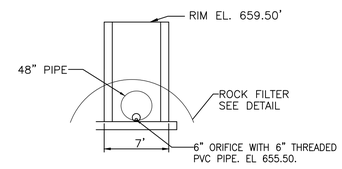

OUTLET CONTROL STRUCTURE SECTION
DETENTION POND B

TEMPORARY SEDIMENT BASIN B

NOTE:
REFER TO SEQUENCE NOTE FOR GUIDANCE ON CONVERTING THE TEMPORARY SEDIMENT BASIN TO A PERMANENT DETENTION POND.

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
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BRIGHTLAND HOMES OF TN, LLC
BARTON CREEK PLAZA III
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REVISIONS	DATE
Addressed Staff Comments	5/29/25

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
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Drawn: BD
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Approved: GV
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Horizontal:

C-2.4

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Storm Water Pollution Prevention Plan (SWPPP)

For

Southbend Crossings

Located on

South Cross Bridges Road

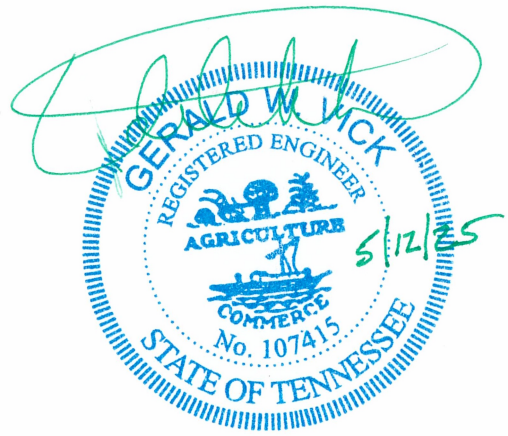
Mt. Pleasant, Tennessee 38474

May 12, 2025

Prepared For:

Brightland Homes of Tennessee, LLC
Barton Creek Plaza III
3815 South Capitol of Texas Highway, Suite 275
Austin, TX 78704

Prepared By:



WES
ENGINEERS & SURVEYORS
Webb Engineering, Inc.
2486 Nashville Highway
Columbia, TN 38401
(931) 388-2329

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Southbend Crossings – South Cross Bridges Road, Mt. Pleasant, TN
STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION			
Project Name and Location: (Latitude, Longitude, or Address)	Southbend Crossings South Cross Bridges Road Mt. Pleasant TN 38474 Lat. N 35.54829º Long. - W -87.21203º	Owner Name & Address:	Brightland Homes of Tennessee, LLC Barton Creek Plaza III, 3815 South Capitol of Texas Highway, Suite 275 Austin, TX 78704 Contact: Andy Davidson
Description: (Purpose and Types of Soil Disturbing Activities)	This project consists of grading and construction of proposed infrastructure improvements for a single-family detached development including stormwater detention, utility infrastructure, and related appurtenances in Mt. Pleasant, Maury County, Tennessee. The site is primarily rolling topography at grades between 1% and 10% on the east side and 15-25% slopes on the west . This site drains primarily to northeast corner of the property to a roadside ditch on Highway 43. Detention is to be provided in surface detention basins as a part of the project.		
Runoff Coefficient:	The final runoff coefficient within the construction limits is estimated at 0.54.		
Site Area:	The total land area on site is ± 58.71 acres. The total proposed disturbed area on site is ± 43.83 acres.		
303(d) Status:	The site does does drain to tributaries of surface waters designated as water quality limited or high-quality waters due to construction activities as listed on the TDEC Interactive Map (2022 Data).		

Sequence of Major Activities	
The order of construction activities will be as follows: 1. Construction of non-excavation work such as installation of silt fences, erosion/siltation control barriers, and rock check dams. Temporary Construction Exit and concrete washout will be maintained at the proposed location. 2. Construction of filter rings and drainage swales. 3. Construction of sediment control facilities. 4. Proposed demolition and grubbing of vegetation from each construction phase in sequence. 5. Proposed excavation & storage of excess topsoil from each phase in sequence.	6. Temporary stabilization (or permanent stabilization of each phase at completion of that phase of construction) of all slopes, ditches, and detention basins. 7. Construction of Proposed Facilities and Site Appurtenances. 8. Final stabilization and dressing of site will be accomplished for each phase of grading & reclamation.

Receiving Waters	The proposed drainage areas are carried via overland flow to existing drainage swales that eventually carry the runoff to Sugar Fork off the property. (as indicated on the USGS Topographic Map included as part of this document).

SOIL CONDITIONS

The NRCS National Cooperative Soil Survey indicates that the native soil in the proximity of this project is primarily Donerall silt loam (Hydrologic Soil Group C), and Godwin silt loam (Hydrological Soil Group C/D). These soils are characterized as having moderately low runoff potential when thoroughly wet. These types of soils should be effectively treated using the control measures included in the design.

Industrial Activity Discharge	This construction project does not include a discharge associated with an industrial activity.

Threatened or Endangered Aquatic Fauna

No threatened or endangered Aquatic Fauna and/or critical habitat have been identified on the subject property therefore no disturbance is anticipated.

Quality Assurance Site Assessment

As required in section 3.1.2 of the TNCGP, a Quality Assurance of erosion prevention and sediment controls shall be completed by performing a site assessment at the construction site. The site assessment shall be conducted at each outfall involving drainage totaling 10 or more acres or 5 or more acres if draining to impaired or exceptional quality waters within a month of construction commencing at each portion of the site that drains the qualifying acreage of such portion of the site. The site assessment shall be performed by individuals with the following qualifications:

- A licensed professional engineer or landscape architect;
- A Certified Professional in Erosion and Sediment Control (CPESC) or
- A person that successfully completed the “Level II Design Principals for Erosion Prevention & Sediment Control for Construction Sites” course.

The site assessment findings and associated revisions to the SWPPP plans shall be documented and the documentation kept with the SWPPP at the site.

GENERAL INFORMATION

This Storm Water Pollution Prevention Plan (SWPPP) is developed in accordance with the Tennessee General NPDES Permit (TNR# 100,000 issued 09/27/2021) for Storm Water Discharges Associated with Construction Activity (TNCGP) and is prepared using sound engineering practices.

As instructed by Part 6.1 of the TNCGP, the permitee shall retain copies of stormwater pollution prevention plans and all reports required by this permit, and records of all data used to complete the NOI and NOT to be covered by the permit for a period of at least 3 years from the date the notice of termination is submitted. This period may be extended by the written request of the director.

As instructed by Part 7.1 of the TNCGP, the permitee must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the Tennessee Water Quality Control Act (TWQCA) and is grounds for enforcement action; for permit termination, revocation and reissuance, or modifications; or for denial of permit renewal application.

As instructed by Part 2.4.2 of the TNCGP, the permitee must complete and submit a complete NOI, SWPPP, and an appropriate fee at least 30 days prior to commencement of construction activities to the local Environmental Assistance Center (EAC). Construction will not be initiated prior receipt of a Notice of Coverage (NOC) and written approval by the division staff is received from the Tennessee Department of Environment and Conservation (TDEC).

Current Versions of the SWPPP, the NOI, and the NOC will be kept on the site for the duration of the project. These items will be available for the use of all operators and site personnel involved with the erosion and sediment controls and will be available to the TDEC personnel visiting the site. A notice will be posted near the construction exit containing a copy of the NOC with the tracking number assigned by the EAC, the name and telephone number of a point of contact for the development, the completed site assessment, and a brief description of the project.

Any new Contractor on the project that has any responsibility to install, inspect, or maintain erosion or sediment control measures will sign the contractor's certification on a copy of the NOI (Appendix A) and will submit it to the local EAC. Any correspondence with TDEC or any EAC will reference the tracking number assigned by TDEC for this project. The primary contractor will submit a Notice of Termination (NOT – Appendix B) after complete installation and successful establishment of final stabilization activities at the site. As instructed by Part 6 of the TNCGP, the permitee shall retain copies of the SWPPP and all reports required by this permit , and records of all data used to complete the NOI and NOT to be covered by this permit for <u>at least</u> 3 years from the date the notice of termination is submitted.

It is the intention and goal of the TNCGP and this SWPPP that any discharge from the property described in this document have no objectionable color contrast to the water body that receives it. The construction activity will be carried out in such a manor as will prevent any discharge that would cause a condition in which visible solids, bottom deposits, or turbidity impairs the usefulness of the waters on the property or downstream of the property for fish and aquatic life, livestock watering and wildlife, recreation, irrigation, navigation, or industrial or domestic water supply.

This plan may be amended for reasons described herein, or for other reasons identified in the process of construction. When the plans are revised, the contractor will implement the changes to erosion protection and sediment controls within 48 hours after the need for modification is identified and any revisions will be maid available to TDEC Department Staff as required in the TNCGP.

Any rock check dams proposed for this project do not meet the definition of “dams” as found in chapter 1200-5-7 of the rules of the Department of Environment and Conservation, Division of Water Supply, concerning the Safe Dam Act of 1973. Therefore, no certificate is required for the construction of the rock check dams.

CONTROLS

Erosion and Sediment Controls

General Control Practices

The erosion prevention and sediment control measures proposed to be incorporated into this project have been designed to contain storm runoff generated by a 2-year, 24-hour & 5-year, 24-hour storm event. When clay and other fine particle soils are found on site or introduced to the site, additional physical or chemical treatment of storm water runoff may be necessary to achieve satisfactory sediment removal. All installed measures are to be maintained throughout the life of the project and shall be cleaned before they become ineffective (clean all silt fences before the siltation exceeds 1/3 the total capacity of the fence). All outfall points will be stabilized using seed with erosion control matting to produce a reduction in outfall velocity. Runoff must be maintained to prevent any objectionable color in the storm water leaving the site.

Stabilization Practices

Pre-Construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading and earth moving unless the area is seeded and or mulched of other temporary ground cover is applied. The contractor is encouraged to sequence the construction and only expose the areas to be graded within 15 days of exposure.

Temporary Stabilization - Denuded areas, soil stockpiles, dikes, dams, channels, etc. are to be seeded and mulched or receive seed and Erosion Control Matting as indicated on the Erosion Prevention & Sediment Control Plan. Time of exposure of unprotected soils shall be kept to a maximum of 15 days. If construction activities are temporarily halted in the vicinity of exposed areas and are anticipated to remain halted for more than 15 days, such areas are to receive temporary seed and mulch stabilization within 7 days of stopping construction. Suitable barricades and guards shall be erected to prevent equipment or material from being placed on any planted area. Plastic lining shall be used on all ditches, swales, and slopes that exceed 3:1 or include an elevation change greater than 5-feet when time does not permit the Contractor to use seed and mulch for stabilization within the 7-day period.

Permanent Stabilization - Slope and ditches that are constructed to final subgrade or a portion of any slope or ditch that is constructed to subgrade shall immediately receive final stabilization. All slopes are to receive seed and mulch or sod. All ditches shall receive seed and mulch, sod, or seeding and matting for stabilization as indicated on the construction plans. The Contractor shall be responsible for watering seeded, sodded, and matted areas to prevent the soil from drying out until a good stand of grass is present and the area is approved and accepted. The Contractor shall be responsible for reseeding and resodding bare spots for a period of one year after the owner's acceptance of the project.

Structural Practices

Temporary sediment basins, erosion control barriers (silt fence), rock check dams, and other BMP practices will be used as front-line erosion control devices during construction. Rock check dams are to be constructed as necessary to control storm water runoff. All Erosion and Sediment Control appurtenances are to be maintained until the affected areas have been permanently stabilized. Once permanent stabilization has been achieved, all temporary Erosion and Sediment Control appurtenances are to be removed and the area disturbed by this removal is to be permanently stabilized. See the included Erosion Prevention & Sediment Control Plans for additional information on installation of control, timing, and maintenance. All Best Management Practices included in this SWPPP are to be constructed and maintained following the requirements and recommendations outlined in the current edition of the Tennessee Erosion & Sediment Control Handbook and following the details outlined in the included EPSC Plan.

Storm Water Management
Once construction has been completed for this project, the pervious portions of the site are to be restored to a vegetative state similar to its state prior to construction. Post construction stormwater management is proposed as a part of this project and no pollutants are anticipated to be found in stormwater discharges once the site has been stabilized.

OTHER CONTROLS	
Waste Disposal:	

Waste Materials
All construction waste and trash generated by the Contractor and his Subcontractors shall be collected and stored in a securely covered metal dumpster meeting all local and State Solid Waste Management regulations. Waste material shall be defined as unwanted materials left over from a manufacturing or other man-made process. Such debris shall be cleaned up after each specific job has been completed and at the end of each work week, whichever comes first. No construction waste materials or demolition shall be buried on any property. Any waste material excavated from past construction or demolition shall be disposed of in the same manner after the material has been approved for disposal by the engineer. Such containers shall be emptied at a minimum of once every two weeks or more if necessary, and the trash will be hauled to the local landfill. The Contractor and the Owner's representative shall manage and be responsible for seeing that these procedures are followed.

Hazardous Waste
All hazardous waste materials shall be disposed of as per the local, County and State regulations or following the recommendations of the manufacturer. Any hazardous waste must remain in a sealed container and be removed from the site by the end of the workday. The Contractor and the Owner's representative shall manage and be responsible for seeing that these procedures are followed.

Sanitary Waste
All sanitary waste will be collected from portable units a minimum of one time per week by a licensed sanitary waste management contractor.

Offsite Vehicle Tracking:	

Heavy duty equipment including dump trucks, concrete trucks, semi trailers, and all supply trucks shall access the project site only at the proposed construction exit. The contractor will construct and maintain a sign that indicates the location of the construction exit. A wash station and wash water sedimentation area may be required as part of this construction exit. All paved streets adjacent to the site entrance will be swept as needed to remove any mud, dirt or rock that has been tracked from the site.

Non-Storm Water Discharges
It is expected that the following non-storm water potential discharges can be found on site during the construction period and the installed pollution prevention measures are designed to account for the non-stormwater component of the discharge:

- Storm Line Flushing
- Pavement Wash waters

TIMING OF CONTROLS/MEASURES

As indicated in the Sequence of Major Activities, all corresponding erosion-siltation control measures included in phase 1 of the EPSC Plan shall be constructed in the area of disturbance prior to any clearing or grading activities. Disturbed/Exposed Areas are to be limited to 10.0 acres or less at a time and completed areas are to receive temporary stabilization prior to exposing soil in the subsequent area. Areas where the slopes and/or ditches have been cleared shall receive temporary (or final) stabilization. Unprotected soils shall be stabilized when construction activity temporarily ceases for more than 15 days. Sediment shall be removed from all check dams and erosion-siltation control fence on the site following site clearing and after slopes have been stabilized or at any time that the sediment exceeds 1/3 of the capacity of the structure. After final stabilization has been accomplished in all areas, erosion and sediment control measures can be removed and the disturbed areas are to be stabilized following the same procedures as other areas of the site.

CERTIFICATION OF COMPLIANCE WITH LOCAL REGULATIONS

The SWPPP is designed to reflect Mt. Pleasant, Tennessee erosion & sediment control requirements.

MAINTENANCE/INSPECTION PROCEDURES

Erosion and Sediment Control Inspection and Maintenance Practices

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- All control measures will be inspected at least twice each week (72 hours apart) and following any storm event of 0.5 inches or greater. Appropriate records of these inspections will be made available on site for review by any department staff visiting the site.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of identification and complete within 7 days.
- Built up sediment will be removed from silt fence and/or check dams when it has reached one-third the height of the structure.
- Silt fence will be inspected for depth of sediment, tears, and to see if the fabric is securely attached to the posts, and to see that the fence posts and fabric flaps are firmly in the ground.
- Sediment will be removed from the sediment basins when the storage zone is one-third full or when re-suspension of sediment is observed.
- Sediment will be removed from the inlet protection devices before the sediment depth exceeds one-half the barrier depth.
- Some removed sediment may contain contaminants of which the Tennessee Department of Environment & Conservation (TDEC) requires special disposal procedures. TDEC, Division of Water Pollution Control can be reached at (615) 532-0625.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth. Complete repairs of these areas following the 24-hour / 7-day schedule.
- A maintenance inspection report will be updated after each inspection. A copy of the reporting form to be completed by the inspector is included in Appendix C of this SWPPP.
- The site superintendent will select two individuals who will be responsible for inspections, maintenance, and repair activities, and filling out the inspection and maintenance report.
- Of those selected for inspection and maintenance responsibilities, each will have completed the Training and Certification Program for Construction Sites and be listed as an EPSC Level I Certified Technician and trained in the inspection and maintenance practices necessary for keeping the erosion and sediment controls used on site in good working order.

INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present on-site during construction:

- Stone for EPSC Measures
- Fertilizers
- Concrete
- Petroleum Based Products
- Straw Mulch
- Bituminous Materials
- Cleaning Solvents
- Paints & Silicones

SPILL PREVENTION

Material Management Practices

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff:

Good Housekeeping:	

The following good housekeeping practices will be followed on site during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored on site will be stored in a neat, orderly manner in their appropriate containers.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturers' recommendations for proper use and disposal will be followed.
- The site superintendent will inspect daily to ensure proper use and disposal of materials on site.

Hazardous Products:	

These practices are used to reduce the risks associated with hazardous materials:

- Products will be kept in original containers unless they are not resealable.
- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturers' or local and State recommended methods for proper disposal will be followed.

SPILL PREVENTION (Continued)

Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or State and local regulations.

Concrete Trucks and Paving Equipment:

Concrete trucks and paving equipment will not be allowed to wash out or discharge surplus material or drum wash water into streams or ditches. A specific wash location will be designated by the site Superintendent and approved by the engineer. The wash area will be properly protected and contained to prevent runoff of contaminates.

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not be limited to absorbent brooms, spill pillows, brooms, dust pans, mops, rags, gloves, goggles, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the appropriate local and State government agency, regardless of the size.
- Measures will be implemented to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the clean up measures will also be included.
- The site Superintendent responsible for the day-to-day site operations, will be the spill prevention and clean-up coordinator. He will designate at least two other site personnel who will receive spill prevention and clean up training. These individuals will each become responsible for a particular phase of prevention and clean up. The names of responsible spill personnel will be posted in the material storage area and in the office trailer on site.

POLLUTION PREVENTION PLAN CERTIFICATION

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.

Signed:_____

Andy Davidson
Print Name

Date: 5/6/25

CONTRACTOR'S 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 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 or 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	For	Responsible for
Signed:_____ Date:_____		All Site Construction Activities Included in this Project

Appendix A - Notice of Intent (NOI)

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th 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: South Cross Bridges Road Mt. Pleasant, TN 38474		Construction Start Date: Aug 2025
		Estimated End Date: Aug 2027
Site Description: To construct 26 single-family residences with related appurtenances		Latitude (dd.dddd): 35.54829
		Longitude (-dd.dddd): -87.21203
County(ies): Maury	MS4 Jurisdiction (if applicable):	Acres Disturbed: 43.83
		Total Acres: 58.71
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: N/A
Receiving waters: Sugar Fork off-site		
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) Brightland Homes of Tennessee, LLC			
For corporate entities only, provide the Tennessee Secretary of State (SOS) Control Number: 001390782			
Site Owner or Developer Contact Name: (individual responsible for site) Andy Davidson	Title or Position: (the party who signs the certification below): Land Development Project Manager		
Mailing Address: Barton Creek Plaza III, 3815 South Capitol of Texas Highway, Suite 275	City: Austin	State: TX	Zip: 78704
Phone:	E-mail: adavidson@brightlandhomes.com		

Optional Contact Name: Gerald Vick, PE	Title or Position: Consultant Engineer		
Mailing Address: 2486 Nashville Highway	City: Columbia	State: TN	Zip: 38401
Phone: 931-388-2329	E-mail: gerald@wesengineers.com		

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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): Andy Davidson	Signature:	Date: 5/6/25

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. 02-22) (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

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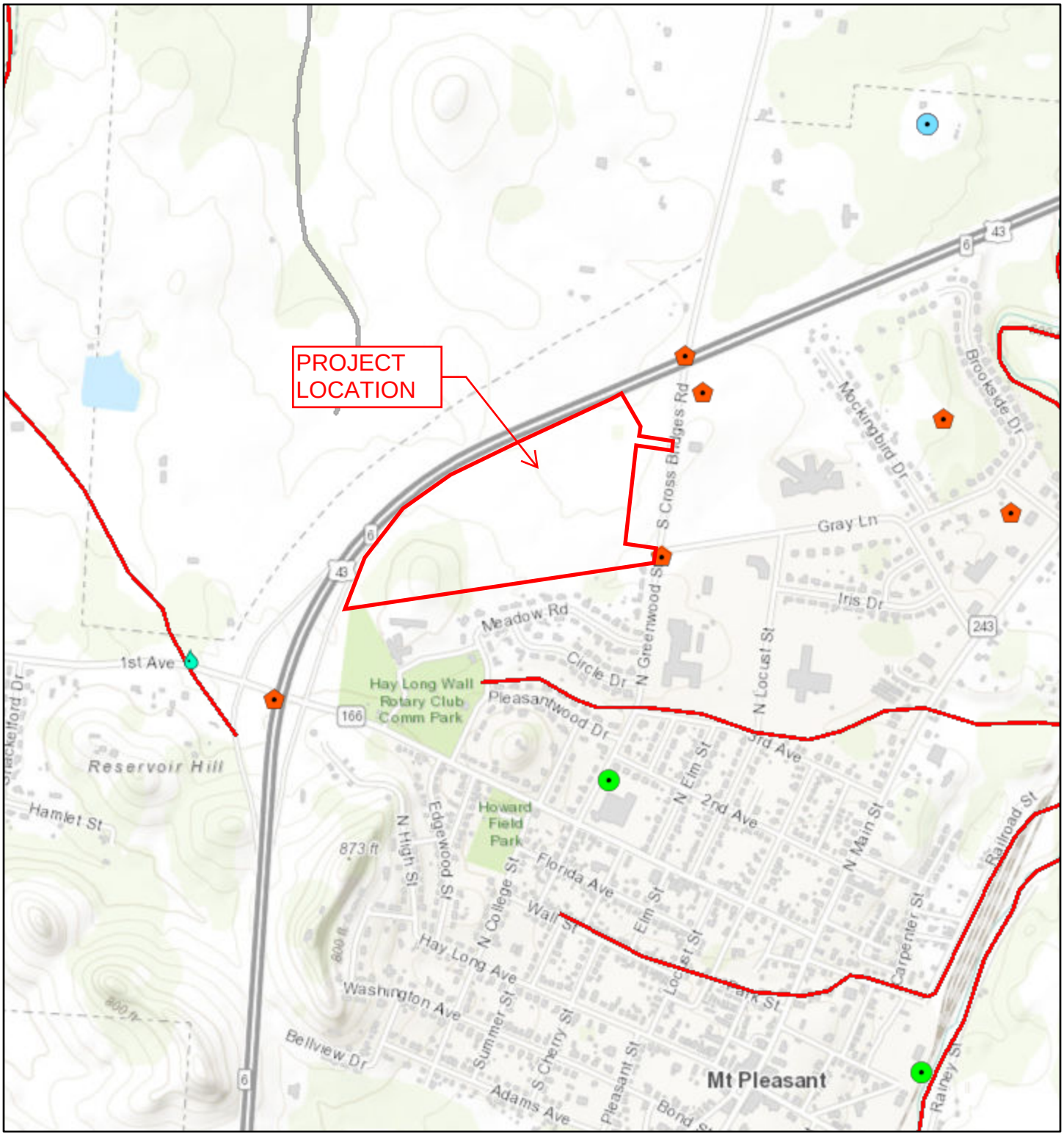
Appendix B - Location/Topographic Map

ArcGIS Web Map



5/13/2025, 7:27:08 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Counties

Water Quality Assessment Waterbodies

Fully Supporting

Not Assessed

Not Supporting

Water Quality Assessment

Fully Supporting

Fully Supporting (Evaluated)

Not Assessed

Not Supporting

Not Supporting (Evaluated)

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Rich Cochran

ArcGIS Web AppBuilder

Rich Cochran | Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA |

Appendix C - Storm Water Inspection Report

To be completed and maintained on site

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.

Appendix D - Notice of Termination (NOT)

To be completed and submitted to the local EAC when all construction and stabilization activities have been completed and stabilization measures are effective, or if the operator's responsibilities at this site have ended.

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

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Appendix E - Stabilization Plan & Soil Information

Stabilize disturbed areas using seed mixtures indicated in the appropriate table below:

Temporary Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	German Millet	10%
April 15 to August 15	Bermuda grass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

Permanent Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

In areas of 3:1 or steeper slope that exceed 5-feet in uninterrupted vertical elevation change will receive North American Green SC150 Erosion Control Mat seeded for stabilization (temporary or permanent). In areas were rip-rap will be installed, install with Amoco Propex 4535 Non-Woven Fabric (or equivalent).

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Maury County, Tennessee

Custom Soil Resource Report
Soil Map

Map Scale: 1:4,650 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 Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ae	Armour silt loam, eroded gently sloping phase	4.5	7.5%
Ag	Armour silt loam, 5 to 12 percent slopes	3.2	5.4%
Bm	Burgin silt loam, phosphatic phase (Eagleville)	0.0	0.0%
Df	Donerail silt loam, gently sloping phase	21.4	36.2%
Ga	Godwin silt loam	13.5	22.8%
Mb	Maury silt loam, eroded gently sloping phase	0.2	0.3%
Me	Maury silty clay loam, eroded sloping phase	0.2	0.4%
Mo	Mimosa silty clay loam, 5 to 12 percent slopes, eroded	8.4	14.2%
Rd	Rockland, Mimosa and Inman materials, sloping	7.9	13.3%
Totals for Area of Interest		**59.2**	**100.0%**

Maury County, Tennessee

Ae—Armour silt loam, eroded gently sloping phase

Map Unit Setting

National map unit symbol: kq4h
Elevation: 450 to 700 feet
Mean annual precipitation: 46 to 60 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Armour and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Armour

Setting

Landform: Hillslopes
Landform position (three-dimensional): Base slope
Parent material: Silty alluvium and/or loamy alluvium over clayey residuum weathered from phosphatic limestone

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 40 inches: silty clay loam
H3 - 40 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F123XY004TN - Deep Loamy Terraces And Depressions
Hydric soil rating: No

Ag—Armour silt loam, 5 to 12 percent slopes

Map Unit Setting

National map unit symbol: 2td32

Elevation: 500 to 850 feet
Mean annual precipitation: 48 to 58 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Armour and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Armour

Setting

Landform: Stream terraces
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Concave, convex
Across-slope shape: Linear, convex
Parent material: Silty alluvium over clayey residuum weathered from phosphatic limestone

Typical profile

A - 0 to 19 inches: silt loam
Bt - 19 to 58 inches: silty clay loam
BC - 58 to 79 inches: clay

Properties and qualities

Slope: 5 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F123XY004TN - Deep Loamy Terraces And Depressions
Hydric soil rating: No

Minor Components

Byler

Percent of map unit: 4 percent
Landform: Stream terraces
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Concave, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Dellrose

Percent of map unit: 4 percent
Landform: Hillsides
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Mimosa

Percent of map unit: 2 percent
Landform: Escarpments
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Bm—Burgin silt loam, phosphatic phase (Eagleville)

Map Unit Setting

National map unit symbol: kq51
Elevation: 610 to 2,090 feet
Mean annual precipitation: 48 to 63 inches
Mean annual air temperature: 45 to 72 degrees F
Frost-free period: 154 to 189 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Eagleville and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Eagleville

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Parent material: Clayey alluvium derived from limestone

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 35 inches: clay
R - 35 to 45 inches: bedrock

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Somewhat poorly drained
Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 18 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: F123XY005TN - Floodplains
Hydric soil rating: No

Df—Donerail silt loam, gently sloping phase

Map Unit Setting

National map unit symbol: kq5l
Elevation: 610 to 820 feet
Mean annual precipitation: 46 to 60 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Donerail and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Donerail

Setting

Landform: Hillslopes
Landform position (three-dimensional): Crest
Parent material: Clayey alluvium derived from limestone

Typical profile

H1 - 0 to 10 inches: silt loam
H2 - 10 to 20 inches: silty clay loam
H3 - 20 to 40 inches: silty clay
H4 - 40 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F123XY004TN - Deep Loamy Terraces And Depressions
Hydric soil rating: No

Ga—Godwin silt loam

Map Unit Setting

National map unit symbol: kq66
Elevation: 600 to 1,000 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 220 days
Farmland classification: Prime farmland if protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Godwin and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Godwin

Setting

Landform: Hillslopes
Landform position (three-dimensional): Base slope
Parent material: Clayey alluvium derived from limestone

Typical profile

H1 - 0 to 18 inches: silt loam
H2 - 18 to 30 inches: silty clay loam
H3 - 30 to 60 inches: clay

Properties and qualities

Slope: 0 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F123XY005TN - Floodplains
Hydric soil rating: No

Mb—Maury silt loam, eroded gently sloping phase

Map Unit Setting

National map unit symbol: kq72
Elevation: 540 to 930 feet
Mean annual precipitation: 46 to 60 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Maury and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Maury

Setting

Landform: Hillslopes
Landform position (three-dimensional): Crest
Parent material: Loess over clayey residuum and/or alluvium derived from limestone

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 26 inches: silty clay loam
H3 - 26 to 40 inches: silty clay
H4 - 40 to 60 inches: clay

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F123XY001TN - Limestone Uplands
Hydric soil rating: No

Me—Maury silty clay loam, eroded sloping phase

Map Unit Setting

National map unit symbol: kq75
Elevation: 560 to 890 feet
Mean annual precipitation: 46 to 60 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Maury and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Maury

Setting

Landform: Hillslopes
Landform position (three-dimensional): Side slope
Parent material: Loess over clayey residuum and/or alluvium derived from limestone

Typical profile

H1 - 0 to 16 inches: silty clay loam
H2 - 16 to 40 inches: silty clay
H3 - 40 to 60 inches: clay

Properties and qualities

Slope: 5 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: F123XY001TN - Limestone Uplands
Hydric soil rating: No

Mo—Mimosa silty clay loam, 5 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2v640
Elevation: 460 to 1,160 feet
Mean annual precipitation: 48 to 58 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 230 days
Farmland classification: Not prime farmland

Map Unit Composition

Mimosa and similar soils: 78 percent
Minor components: 22 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mimosa

Setting

Landform: Escarpments
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Clayey residuum weathered from limestone

Typical profile

Ap - 0 to 6 inches: silty clay loam
Bt - 6 to 50 inches: clay
C - 50 to 55 inches: clay
R - 55 to 65 inches: bedrock

Properties and qualities

Slope: 5 to 12 percent
Depth to restrictive feature: 39 to 59 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F123XY001TN - Limestone Uplands
Hydric soil rating: No

Minor Components

Dellrose

Percent of map unit: 8 percent
Landform: Hillsides
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Armour

Percent of map unit: 7 percent
Landform: Stream terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Gladdice

Percent of map unit: 4 percent
Landform: Escarpments
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ashwood

Percent of map unit: 3 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Rd—Rockland, Mimosa and Inman materials, sloping

Map Unit Setting

National map unit symbol: kq7v
Elevation: 500 to 1,100 feet
Mean annual precipitation: 48 to 54 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 190 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Rock outcrop: 40 percent

Mimosa and similar soils: 30 percent
Inman and similar soils: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rock Outcrop

Typical profile

R - 0 to 10 inches: bedrock

Description of Mimosa

Setting

Landform: Hillslopes
Landform position (three-dimensional): Crest
Parent material: Clayey residuum weathered from limestone

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 20 inches: clay
H3 - 20 to 55 inches: clay
R - 55 to 65 inches: bedrock

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F123XY001TN - Limestone Uplands
Hydric soil rating: No

Description of Inman

Setting

Landform: Hillslopes
Landform position (three-dimensional): Crest
Parent material: Clayey residuum weathered from limestone and shale

Typical profile

H1 - 0 to 6 inches: flaggy silty clay loam
H2 - 6 to 32 inches: flaggy clay
Cr - 32 to 42 inches: bedrock

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: 20 to 39 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F123XY001TN - Limestone Uplands
Hydric soil rating: No

Appendix F - Sediment Control Basin & Runoff Calculations

22529-2 - Southbend Crossings 5/5/2025

Sediment Pond A: 33.38 Acres
Required Wet Storage: 60,384 C.F.
Required Dry Storage: 60,384 C.F.

Wet Storage Depth 2.5 FT
Dry Storage Depth 2.5 FT

Q_2 47.57 CFS

Width = 90 FT
Length = 270 FT

Surface Area = 24300 SQ. FT.
0.56 Acres

Required = 0.48

Sediment Trap C: 1.45 Acres
Required Wet Storage: 6 2,623 C.F.
Required Dry Storage: 2,623 C.F.

Wet Storage Depth 2 FT
Dry Storage Depth 2 FT

Q_2 2.07 CFS

Width = 21 FT
Length = 63 FT

Surface Area = 1323 SQ. FT.
0.03 Acres

Required = 0.02

Sediment Pond B: 9.00 Acres
Required Wet Storage: 16,281 C.F.
Required Dry Storage: 16,281 C.F.

Wet Storage Depth 2.5 FT
Dry Storage Depth 2.5 FT

Q_2 12.83 CFS

Width = 47 FT
Length = 141 FT

Surface Area = 6627 SQ. FT.
0.15 Acres

Required = 0.13

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	83.96	2	724	262,845	------	------	------	To Sediment Pond A
2	Reservoir	26.71	2	742	262,844	1	651.32	113,561	Outfall Sediment A
4	SCS Runoff	25.45	2	720	66,011	------	------	------	To Sediment Pond B
5	Reservoir	19.82	2	726	66,007	4	658.46	15,382	Outfall Sediment B

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	110.95	2	724	349,213	------	------	------	To Sediment Pond A
2	Reservoir	44.77	2	738	349,212	1	651.95	142,019	Outfall Sediment A
4	SCS Runoff	34.87	2	720	90,445	------	------	------	To Sediment Pond B
5	Reservoir	29.75	2	724	90,441	4	658.77	17,982	Outfall Sediment B

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	132.13	2	724	418,079	------	------	------	To Sediment Pond A
2	Reservoir	57.77	2	738	418,078	1	652.44	165,482	Outfall Sediment A
4	SCS Runoff	42.37	2	720	110,209	------	------	------	To Sediment Pond B
5	Reservoir	36.88	2	724	110,205	4	659.01	19,916	Outfall Sediment B

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	161.58	2	724	515,236	------	------	------	To Sediment Pond A
2	Reservoir	91.12	2	736	515,235	1	652.95	190,054	Outfall Sediment A
4	SCS Runoff	52.91	2	720	138,389	------	------	------	To Sediment Pond B
5	Reservoir	45.74	2	724	138,385	4	659.32	22,770	Outfall Sediment B

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

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	184.68	2	724	592,426	------	------	------	To Sediment Pond A
2	Reservoir	125.44	2	732	592,425	1	653.22	203,321	Outfall Sediment A
4	SCS Runoff	61.24	2	720	160,961	------	------	------	To Sediment Pond B
5	Reservoir	53.44	2	724	160,956	4	659.56	25,029	Outfall Sediment B

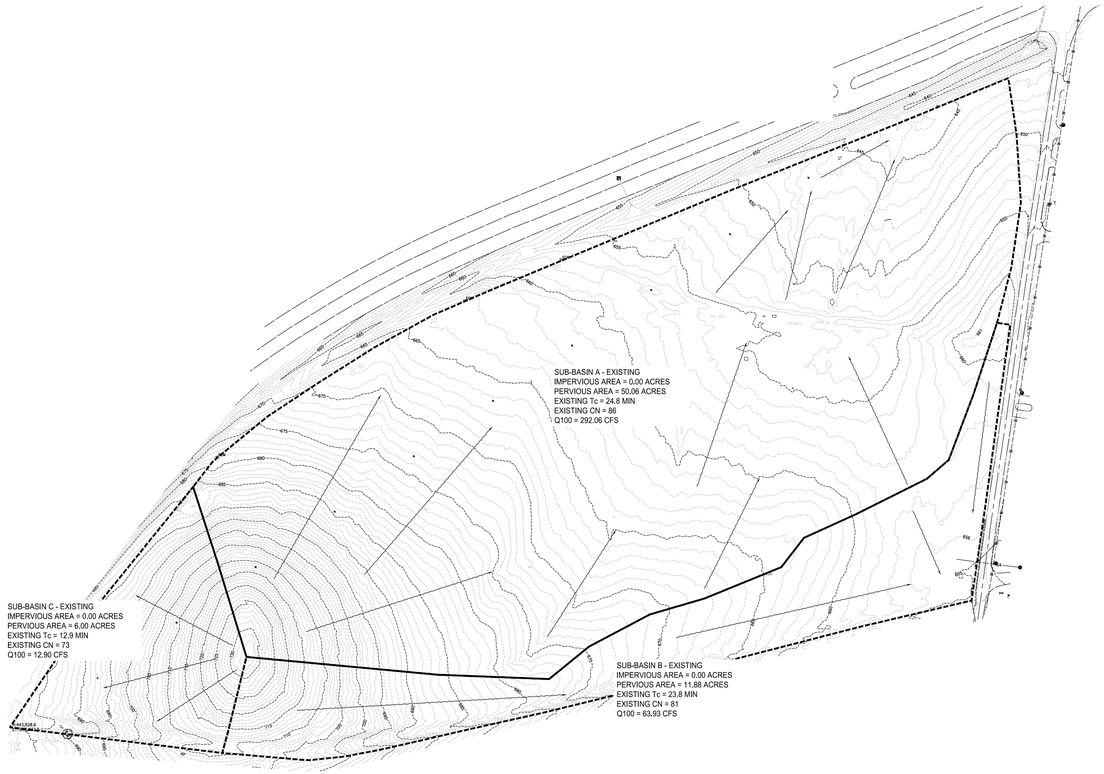
Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

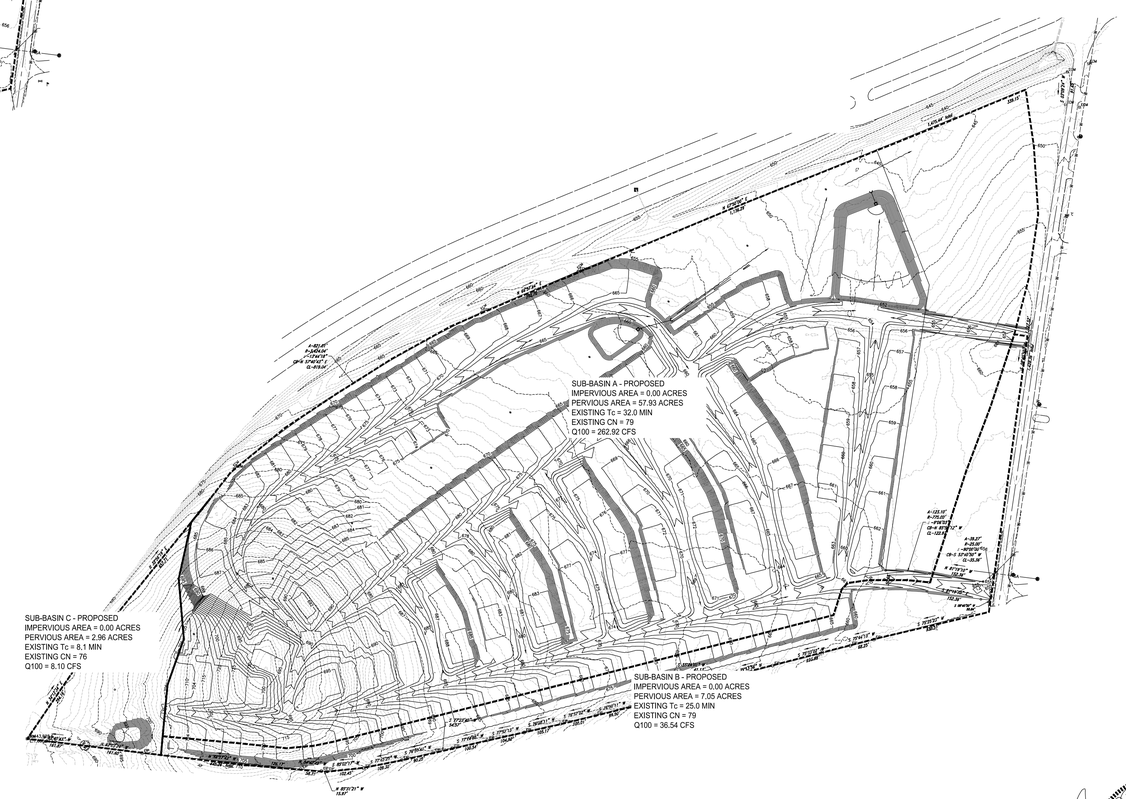
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	208.68	2	724	673,427	------	------	------	To Sediment Pond A
2	Reservoir	158.36	2	732	673,426	1	653.42	213,284	Outfall Sediment A
4	SCS Runoff	69.93	2	720	184,779	------	------	------	To Sediment Pond B
5	Reservoir	62.65	2	724	184,774	4	659.76	26,884	Outfall Sediment B

Appendix G - Erosion Prevention & Sediment Control Plans

DRAINAGE MAP



EXISTING CONDITIONS



PROPOSED CONDITIONS

TN GRID NORTH

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, LLC
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS
AUSTIN, TEXAS 78704

REVISIONS	DATE
Addressed Staff Comments	5/29/25

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
DRAINAGE AREA MAP

Drawn: BD
Checked: JG
Approved: GV
Date: 05/13/2025

Job. no. 22529-3
Scale:
Vertical: SEE PLAN
Horizontal:

MP-1

GERALD W. VOLLICK
TENNESSEE
No. 107415
STATE OF TENNESSEE
5-29-25

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY

FILE: J:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

WES
ENGINEERS & SURVEYORS

May 9, 2025

Mt. Pleasant Planning Commission
C/O Chris Brooks, Director
Mt. Pleasant Building and Planning
City Hall
100 Public Square
Mt. Pleasant, Tennessee 38474

RE: Southbend Crossings – South Cross Bridges Road – Mt. Pleasant, TN
Approved Preliminary Plat Extension Request

Commission Members & Chris:

On behalf of the Owner, Brightland Homes of Tennessee, LLC, WES Engineers & Surveyors would like to request a twelve (12) month extension on the Southbend Crossings Preliminary Plat presented and approved on September 10, 2024. We have been working to develop a Mass Grading Plan for the development that will serve as the initial phase of construction for this development as well as working on a complete construction package that will be submitted following. When the mass grading plans are approved by the City and TDEC, the developer will be ready to break ground on this project. As we certainly have no control on the timing that TDEC may take for approvals, we are requesting an extension as a buffer to ensure we have adequate time for all the required permits to be obtained.

With that understanding, we would like to request an extension of the approval based on section 2-103.6 of the code.

I appreciate the opportunity to submit this extension request; I am anxious to see this project move forward in the community. If you have any questions or concerns, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Gerald Vick, P.E.
Principal

PRELIMINARY PLAT

SITE DATA:

OWNER: JOHN & NEELLEY KING
307 SUNNYSIDE CIRCLE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 133 PARCEL 001.00
DEED BOOK: R2653, PG 582

SUBJECT PARCEL ZONING: R-2

ACREAGE OF SITE: ±68.82 ACRES

(PROPOSED 507,979.1 S.F. - 11.66 Ac. RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
R-2
25' FRONT
20' REAR
10' SIDE
R-3
20' FRONT
20' REAR
5' SIDE

UTILITY SERVICES:

WATER SERVICE
MT. PLEASANT WATER SYSTEM
100 PUBLIC SQUARE
MT. PLEASANT, TENNESSEE 38474
(931) 379-7717

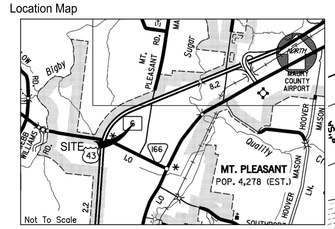
ELECTRIC SERVICE
MT. PLEASANT POWER SYSTEM
123 N. MAIN STREET
MT. PLEASANT, TENNESSEE 38474
(931) 379-3233

PURPOSE NOTE: CONSTRUCT 11,128.92 L.F. OF ROADWAY AND PROVIDE 219 RESIDENTIAL LOTS.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT SIZE IS 50' X 100' (5,000 S.F.)
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

Location Map



PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2024-2025

ACTIVITY	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

BENCHMARK

BENCHMARK #1
EXISTING 1/2" IRON PIN WITH CONTROL CAP
ELEV = 655.65'
N = 444,385.9
E = 1,608,735.3
TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD 83 AND NAVD88 DATUM

WARNING! UTILITY LINES!

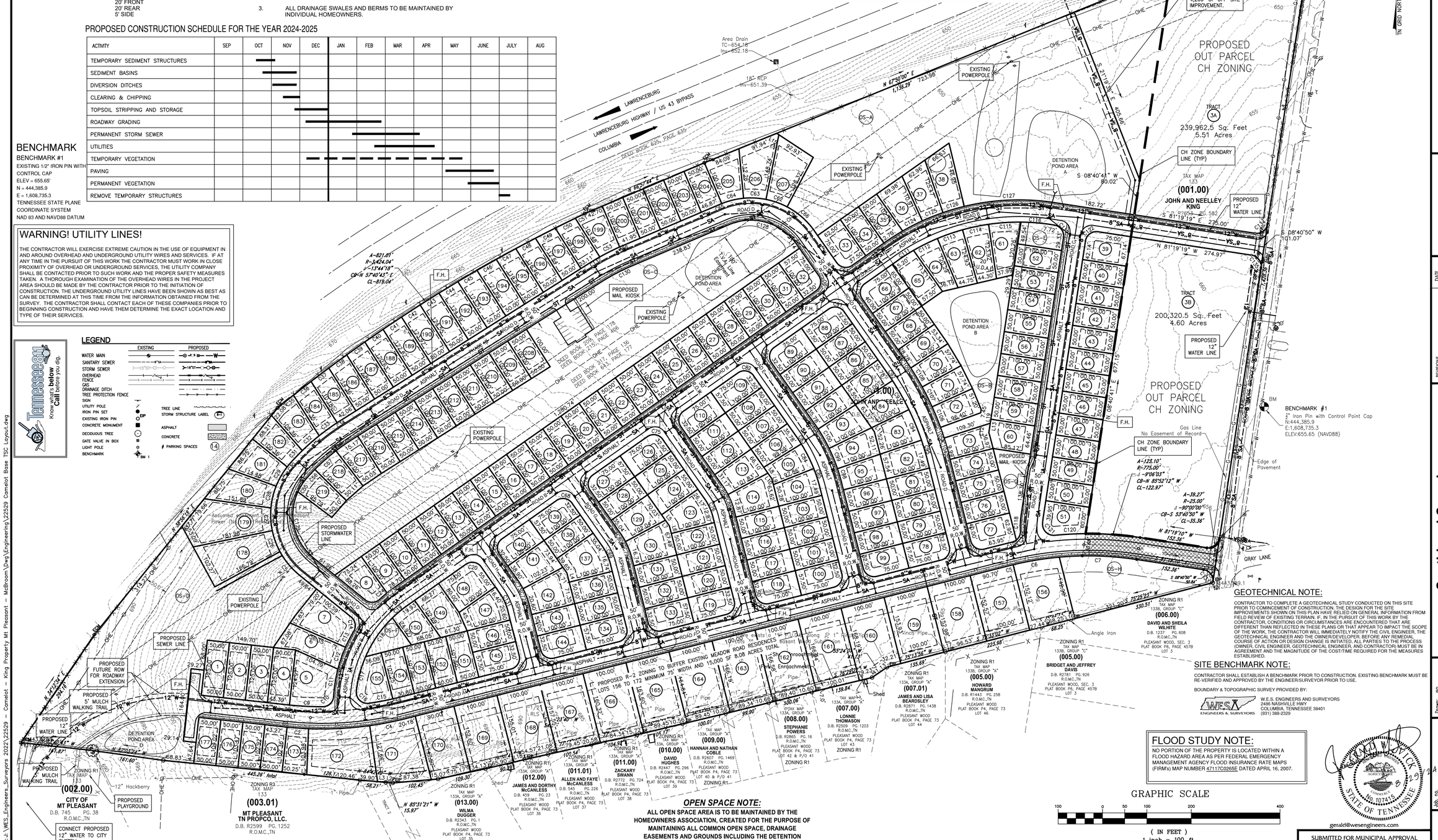
THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

Tennessee811 Know what's below Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER		S
STORM SEWER		
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES



GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER, BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0265E DATED APRIL 16, 2007.

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE, DRAINAGE EASEMENTS AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

GERALD W. JOYCK
No. 107435
STATE OF TENNESSEE
gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com
ENGINEERS & SURVEYORS

Client
John G. King & Neelley P. King
307 Sunnyside Circle
Columbia, TN 38401
john@kingsfirearms.com

REVISIONS	DATE
STAFF COMMENTS ADDRESSED	08-29-24

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Drawn: BD
Checked: JG
Approved: GV
Date: 8/13/2024
Job. no. 22529-3
Scale:
Vertical: 1"=100'
Horizontal:

FILE:J:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\Dwg\Engineering\22529 Camelot Base TSC Layout.dwg

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	775.00'	6.73'	6.73'	S 83°54'30" E	0°29'52"
C2	775.00'	48.58'	48.57'	S 85°57'11" E	3°35'30"
C3	775.00'	138.18'	138.00'	N 87°08'36" E	10°12'57"
C4	775.00'	84.68'	84.64'	N 78°54'18" E	6°15'38"
C5	725.00'	9.30'	9.30'	N 76°08'33" E	0°44'03"
C6	725.00'	105.48'	105.39'	N 80°40'41" E	8°20'09"
C7	725.00'	175.06'	174.63'	S 88°14'12" E	13°50'04"
C8	725.00'	6.61'	6.61'	S 83°55'15" E	0°31'22"
C9	725.00'	74.76'	74.73'	S 87°08'11" E	5°54'30"
C10	25.00'	37.69'	34.22'	N 46°43'21" E	86°22'26"
C11	325.00'	62.13'	62.03'	N 09°00'44" E	10°57'11"
C12	325.00'	52.26'	52.20'	N 19°05'42" E	9°12'46"
C13	325.00'	40.36'	40.34'	N 27°15'34" E	7°06'57"
C14	25.00'	35.69'	32.73'	N 10°04'33" W	81°47'12"
C15	725.00'	54.64'	54.63'	S 79°27'04" W	4°19'06"
C16	25.00'	45.84'	39.69'	N 45°51'20" W	105°04'07"
C17	275.00'	80.49'	80.21'	N 15°03'50" E	16°46'14"
C18	275.00'	106.96'	106.29'	N 34°55'50" E	22°17'06"
C19	275.00'	43.82'	43.77'	N 50°17'57" E	9°07'47"
C20	25.00'	39.27'	35.36'	S 80°08'10" E	90°00'00"
C21	25.00'	39.27'	35.36'	S 10°46'29" W	90°00'00"
C23	325.00'	21.31'	21.31'	S 52°59'07" W	3°45'28"
C24	325.00'	21.91'	21.90'	S 49°10'39" W	3°51'45"
C25	25.00'	35.69'	32.73'	S 88°08'14" W	81°47'12"
C26	175.00'	50.72'	50.54'	N 20°03'44" W	16°36'19"
C27	175.00'	51.46'	51.28'	N 03°20'06" W	16°50'58"
C28	175.00'	50.55'	50.37'	N 13°21'52" E	16°32'57"
C29	175.00'	50.30'	50.13'	N 29°52'23" E	16°28'05"
C30	175.00'	10.23'	10.23'	N 39°46'57" E	3°21'02"
C31	525.00'	39.91'	39.90'	N 43°38'08" E	4°21'21"
C32	525.00'	50.66'	50.64'	N 48°34'40" E	5°31'42"
C33	525.00'	50.12'	50.10'	N 54°04'37" E	5°28'11"
C34	525.00'	7.94'	7.94'	N 57°14'43" E	0°52'01"
C35	3,424.04'	45.48'	45.48'	N 51°11'24" E	0°45'40"
C36	3,424.04'	50.25'	50.25'	N 51°59'27" E	0°50'27"
C37	3,424.04'	50.18'	50.18'	N 52°49'52" E	0°50'23"
C38	3,424.04'	50.12'	50.12'	N 53°40'13" E	0°50'19"
C39	3,424.04'	50.08'	50.08'	N 54°30'32" E	0°50'17"
C40	3,424.04'	50.04'	50.04'	N 55°20'47" E	0°50'15"
C41	3,424.04'	50.02'	50.02'	N 56°11'01" E	0°50'13"
C42	3,424.04'	50.00'	50.00'	N 57°01'14" E	0°50'12"
C43	3,424.04'	50.00'	50.00'	N 57°51'26" E	0°50'12"
C44	3,424.04'	50.01'	50.01'	N 58°41'38" E	0°50'13"
C45	3,424.04'	50.03'	50.03'	N 59°31'51" E	0°50'14"
C46	3,424.04'	50.06'	50.06'	N 60°22'06" E	0°50'15"
C47	3,424.04'	50.10'	50.09'	N 61°12'22" E	0°50'18"
C48	3,424.04'	50.15'	50.15'	N 62°02'41" E	0°50'21"
C49	3,424.04'	50.21'	50.21'	N 62°53'04" E	0°50'25"
C50	3,424.04'	50.28'	50.28'	N 63°43'31" E	0°50'29"
C51	3,424.04'	24.02'	24.02'	N 64°20'49" E	0°24'07"
C52	525.00'	8.05'	8.05'	S 66°31'24" W	0°52'41"
C53	525.00'	50.12'	50.10'	S 63°20'58" W	5°28'11"
C54	175.00'	69.04'	68.59'	N 39°40'01" W	22°36'16"
C55	125.00'	36.91'	36.77'	N 32°59'58" E	16°55'01"
C56	475.00'	26.77'	26.76'	N 43°04'20" E	3°13'44"
C57	475.00'	63.52'	63.48'	N 48°31'04" E	7°39'44"
C58	475.00'	44.19'	44.17'	N 55°00'50" E	5°19'47"
C59	725.00'	19.20'	19.20'	S 76°32'00" W	1°31'02"
C60	25.00'	39.27'	35.36'	S 09°51'50" W	90°00'00"
C61	25.00'	39.27'	35.36'	N 80°08'10" W	90°00'00"
C62	175.00'	50.70'	50.53'	N 70°27'57" W	16°36'02"
C63	175.00'	50.70'	50.53'	N 87°03'59" W	16°36'01"
C64	175.00'	50.85'	50.67'	S 76°18'34" W	16°38'52"
C65	175.00'	3.13'	3.13'	S 67°28'26" W	1°01'24"
C66	175.00'	82.56'	81.79'	N 48°39'03" W	27°01'47"
C67	25.00'	39.27'	35.36'	N 09°51'50" E	90°00'00"
C68	25.00'	39.27'	35.36'	S 80°08'10" E	90°00'00"
C69	125.00'	45.62'	45.37'	S 24°40'50" E	20°54'39"
C70	25.00'	39.27'	35.36'	S 10°46'29" W	90°00'00"
C71	25.00'	39.27'	35.36'	N 59°13'31" W	90°00'00"
C72	175.00'	41.11'	41.02'	N 20°57'21" W	13°27'40"
C73	175.00'	22.75'	22.74'	N 31°24'40" W	7°26'59"
C74	25.00'	39.27'	35.36'	N 09°51'50" E	90°00'00"
C75	25.00'	39.27'	35.36'	S 80°08'10" E	90°00'00"
C76	125.00'	45.62'	45.37'	S 24°40'50" E	20°54'39"
C77	25.00'	39.27'	35.36'	S 10°46'29" W	90°00'00"
C78	25.00'	39.27'	35.36'	N 59°13'31" W	90°00'00"
C79	175.00'	41.14'	41.05'	N 20°57'38" W	13°28'15"
C80	175.00'	22.72'	22.71'	N 31°24'58" W	7°26'24"
C81	25.00'	39.27'	35.36'	N 09°51'50" E	90°00'00"
C82	25.00'	39.27'	35.36'	S 80°08'10" E	90°00'00"
C83	350.00'	19.91'	19.91'	S 33°50'22" E	3°15'36"
C84	350.00'	62.17'	62.09'	S 26°47'14" E	10°10'41"
C85	350.00'	45.65'	45.62'	S 17°57'42" E	7°28'23"
C86	25.00'	39.27'	35.36'	S 10°46'29" W	90°00'00"
C87	25.00'	39.27'	35.36'	N 59°13'31" W	90°00'00"
C88	175.00'	41.18'	41.09'	N 20°58'00" W	13°28'59"
C89	175.00'	22.69'	22.67'	N 31°25'19" W	7°25'41"
C90	25.00'	39.27'	35.36'	N 09°51'50" E	90°00'00"
C91	25.00'	39.27'	35.36'	S 80°08'10" E	90°00'00"
C92	600.00'	21.33'	21.33'	S 34°07'03" E	2°02'12"
C93	600.00'	75.20'	75.15'	S 29°30'52" E	7°10'51"
C94	600.00'	74.37'	74.32'	S 22°22'04" E	7°06'06"
C95	600.00'	48.08'	48.07'	S 16°31'16" E	4°35'30"
C96	25.00'	39.27'	35.36'	S 10°46'29" W	90°00'00"
C97	25.00'	39.27'	35.36'	N 59°13'31" W	90°00'00"
C98	400.00'	32.06'	32.05'	N 16°31'16" W	4°35'30"
C99	400.00'	49.58'	49.55'	N 22°22'04" W	7°06'06"
C100	400.00'	50.13'	50.10'	N 29°30'52" W	7°10'51"
C101	400.00'	14.22'	14.22'	N 34°07'03" W	2°02'12"
C102	25.00'	11.38'	11.29'	S 64°07'30" W	26°05'25"
C103	25.00'	39.27'	35.36'	N 59°13'31" W	90°00'00"
C104	650.00'	40.04'	40.03'	N 15°59'24" W	3°31'46"
C105	650.00'	25.32'	25.32'	N 18°52'14" W	2°13'54"
C106	650.00'	50.05'	50.04'	N 22°11'52" W	4°24'42"
C107	650.00'	50.05'	50.04'	N 26°36'14" W	4°24'42"
C108	650.00'	50.05'	50.04'	N 31°00'56" W	4°24'42"
C109	650.00'	21.72'	21.72'	N 34°10'43" W	1°54'53"
C110	25.00'	39.27'	35.36'	N 09°51'50" E	90°00'00"
C111	475.00'	42.36'	42.34'	N 57°25'07" E	5°06'33"
C112	475.00'	60.04'	60.00'	N 63°35'59" E	7°14'32"
C113	475.00'	60.04'	60.00'	N 70°50'11" E	7°14'32"
C114	475.00'	60.04'	60.00'	N 78°04'43" E	7°14'32"
C115	475.00'	73.26'	73.18'	N 86°07'04" E	8°50'10"
C116	475.00'	67.50'	67.45'	S 86°23'35" E	8°08'32"
C117	25.00'	39.27'	35.36'	S 36°19'19" E	90°00'00"
C118	175.00'	36.14'	36.07'	S 02°45'44" W	11°49'54"
C119	25.00'	23.66'	22.79'	S 23°57'47" W	54°14'00"
C120	775.00'	69.81'	69.79'	S 86°59'56" W	5°09'41"
C121	25.00'	43.00'	37.89'	N 46°18'26" W	98°32'57"
C122	25.00'	39.27'	35.36'	N 53°40'41" E	90°00'00"
C123	525.00'	47.36'	47.35'	N 57°26'55" E	5°10'09"
C124	525.00'	50.02'	50.00'	N 62°45'45" E	5°27'32"
C125	525.00'	50.02'	50.00'	N 68°13'16" E	5°27'32"
C126	525.00'	50.02'	50.00'	N 73°40'46" E	5°27'32"
C127	525.00'	204.05'	202.77'	S 87°32'38" W	22°16'07"
C128	125.00'	169.96'	157.16'	S 74°05'13" E	77°54'06"
C129	125.00'	164.74'	153.07'	N 13°12'51" W	75°30'17"
C130	475.00'	76.96'	76.88'	N 62°19'14" E	9°17'01"
C131	125.00'	45.62'	45.37'	N 24°40'50" W	20°54'39"
C132	525.00'	26.90'	26.90'	S 59°08'48" W	2°56'09"
C133	25.02'	40.11'	35.95'	S 35°22'30" E	91°50'46"
C134	25.00'	40.34'	36.10'	N 52°27'10" E	92°27'03"
C135	25.00'	39.27'	35.36'	N 36°19'15" W	90°00'08"

Lot Table

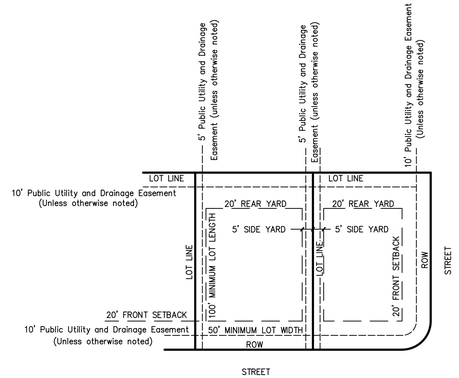
LOT #	S.F.	Acre
1	6,225.8	0.14
2	6,261.8	0.14
3	6,267.7	0.14
4	6,273.6	0.14
5	10,275.0	0.24
6	7,598.1	0.17
7	10,048.4	0.23
8	5,944.5	0.14
9	5,005.0	0.11
10	5,000.0	0.11
11	5,000.0	0.11
12	5,000.0	0.11
13	5,000.0	0.11
14	5,000.0	0.11
15	5,000.0	0.11
16	5,000.0	0.11
17	5,000.0	0.11
18	5,000.0	0.11
19	5,000.0	0.11
20	5,000.0	0.11
21	5,000.0	0.11
22	5,000.0	0.11
23	5,000.0	0.11
24	5,000.0	0.11
25	5,000.0	0.11
26	5,000.0	0.11
27	5,000.0	0.11
28	5,000.0	0.11
29	5,000.0	0.11
30	5,000.0	0.11
31	5,000.0	0.11
32	5,615.9	0.13
33	6,115.9	0.14
34	5,000.0	0.11
35	5,033.6	0.12
36	6,323.4	0.15
37	6,544.8	0.15
38	7,660.0	0.18
39	6,580.0	0.15
40	5,000.0	0.11
41	5,000.0	0.11
42	5,000.0	0.11
43	5,000.0	0.11
44	5,000.0	0.11
45	5,000.0	0.11
46	5,000.0	0.11
47	5,000.0	0.11
48	5,000.0	0.11
49	5,000.0	0.11
50	5,000.0	0.11
51	6,768.9	0.16
52	5,000.0	0.11
53	5,000.0	0.11
54	5,000.0	0.11
55	5,000.0	0.11
56	5,000.0	0.11
57	5,000.0	0.11
58	5,000.0	0.11
59	5,000.0	0.11
60	6,190.5	0.14
61	6,708.9	0.15
62	6,512.6	0.15
63	6,432.6	0.15
64	5,538.3	0.13
65	6,585.9	0.15
66	6,365.9	0.15
67	5,000.0	0.11
68	5,000.0	0.11
69	5,159.8	0.12
70	5,368.5	0.12
71	5,368.5	0.12
72	5,363.2	0.12
73	5,399.1	0.12
74	5,000.0	0.11
75	5,000.0	0.11
76	5,000.0	0.11
77	6,362.1	0.15
78	5,615.9	0.13
79	5,000.0	0.11
80	5,000.0	0.11
81	5,000.0	0.11
82	6,134.8	0.14
83	6,500.6	0.15
84	6,719.6	0.11
85	5,531.6	0.13
86	5,000.0	0.11
87	5,000.0	0.11
88	5,615.9	0.13
89	5,615.9	0.13
90	5,000.0	0.11
91	5,000.0	0.11
92	5,179.9	0.12
93	5,813.2	0.13
94	5,894.0	0.14
95	5,376.4	0.12
96	5,000.0	0.11
97	5,000.0	0.11
98	5,000.0	0.11
99	5,615.9	0.13
100	5,615.9	0.13
101	5,000.0	0.11
102	5,000.0	0.11
103	5,000.0	0.11
104	5,638.1	0.13
105	5,226.0	0.12
106	5,283.3	0.12
107	5,000.0	0.11
108	5,000.0	0.11
109	5,615.9	0.13
110	5,615.9	0.13
111	5,000.0	0.11
112	5,000.0	0.11
113	6,015.2	0.14
114	6,756.0	0.16
115	5,000.0	0.11
116	5,000.0	0.11
117	5,000.0	0.11
118	5,615.9	0.13
119	5,615.9	0.13
120	5,000.0	0.11
121	5,000.0	0.11
122	5,000.0	0.11
123	6,640.2	0.15
124	5,500.0	0.13
125	5,000.0	0.11
126	5,615.9	0.13
127	5,615.9	0.13
128	5,000.0	0.11
129	6,406.6	0.15
130	7,137.8	0.16
131	5,000.0	0.11
132	5,000.0	0.11
133	5,615.9	0.13
134	5,615.9	0.13
135	5,000.0	0.11
136	5,000.0	0.11
137	7,913.4	0.18
138	5,000.0	0.11
139	5,615.9	0.13
140	5,615.9	0.13
141	6,797.1	0.16
142	7,520.6	0.17
143	5,000.0	0.11
144	5,615.9	0.13
145	5,615.9	0.13
146	5,000.0	0.11
147	6,531.3	0.15
148	7,865.9	0.18
149	7,428.1	0.17
150	5,705.4	0.13
151	5,375.0	0.12
152	5,375.0	0.12
153	5,375.0	0.12
154	5,373.4	0.12
155	6,633.4	0.15
156	15,622.6	0.36
167	15,237.5	0.35
168	15,276.9	0.35
169	15,345.7	0.35
170	16,108.0	0.37
171	16,756.7	0.38
172	16,671.4	0.38
173	16,639.2	0.38
174	16,556.6	0.38
175	16,420.5	0.38
176	16,212.2	0.37
177	15,884.4	0.36
178	15,621.3	0.36
179	15,198.5	0.35
180	13,579.6	0.31
181	15,574.1	0.36
182	16,830.8	0.39
183	5,376.0	0.12
184	5,132.0	0.12
185	5,159.6	0.12
186	5,187.4	0.12
177	5,215.1	0.12
178	13,016.6	0.30
179	14,932.3	0.34
180	8,441.4	0.19
181	7,118.8	0.16
182	6,024.0	0.14
183	6,336.2	0.15
184	5,446.3	0.13
185	5,615.2	0.13
186	5,808.6	0.13
187	5,965.4	0.14
188	6,085.6	0.14
189	6,169.1	0.14
190	6,216.1	0.14
191	6,226.5	0.14
192	6,200.5	0.14
193	6,137.9	0.14
194	6,038.8	0.14
195	5,903.0	0.14
196	5,730.5	0.13
197	5,521.2	0.13
198	5,281.1	0.12
199	5,919.9	0.14
200	5,000.0	0.11
201	5,000.0	0.11
202	5,000.0	0.11
203	5,000.0	0.11
204	5,000.0	0.11
205	6,957.5	0.16
206	9,067.2	0.21
207	9,499.4	0.22
208	5,000.0	0.11
209	5,000.0	0.11
210	5,000.0	0.11
211	5,000.0	0.11
212	5,000.0	0.11
213	5,000.0	0.11
214	5,000.0	0.11
215	5,000.0	0.11
216	5,000.0	0.11
217	5,491.9	0.13
218	5,711.6	0.13
219	5,654.4	0.13

Line Table

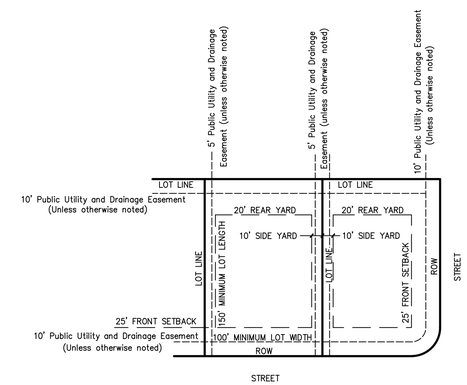
LINE	BEARING	DISTANCE
L1	N 84°17'43" W	5.71'
L2	N 85°31'21" W	15.97'
L3	N 84°42'42" W	18.30'
L4	N 14°13'31" W	21.35'
L5	S 35°08'10" E	30.78'
L6	S 14°13'31" E	17.49'
L7	S 35°08'10" E	15.75'
L8	S 35°08'10" E	31.89'
L9	S 14°13'31" E	13.34'
L10	S 35°08'10" E	15.81'
L11	S 35°08'10" E	11.13'
L12	S 08°40'41" W	21.45'
L13	S 08°40'41" W	30.60'
L14	S 35°08'10" E	12.76'
L15	S 56°38'48" E	5.75'
L16	S 75°25'23" W	9.30'
L17	S 75°13'56" W	3.47'
L18	S 76°50'41" W	24.39'
L19	S 08°40'41" W	9.15'

OFFSITE SEWER

1"=300'



SUBDIVISION R-3 TYPICAL LOT LAYOUT



SUBDIVISION R-2 TYPICAL LOT LAYOUT

WES ENGINEERS & SURVEYORS
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REVISIONS	DATE
STAFF COMMENTS ADDRESSED	08-29-24

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Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE

PRELIMINARY PLAT - 2

Drawn: BG
Checked: JG
Approved: GV
Date: 8/13/2024

Job. no. 22529-3
Scale:
Vertical:
Horizontal:

gerald@wesengineers.com

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NOT FOR CONSTRUCTION