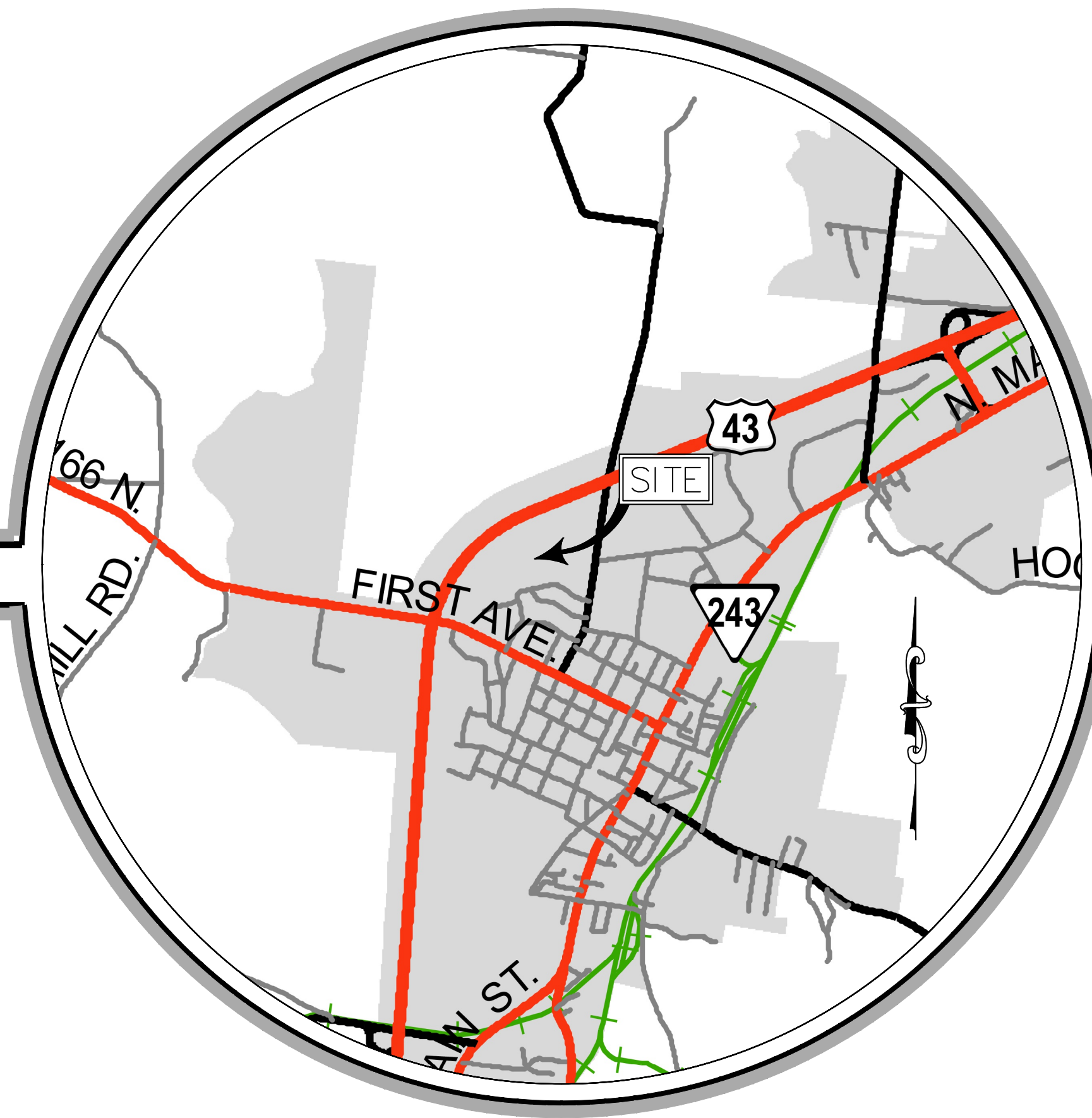


A SITE PLAN FOR

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



LOCATION MAP

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.

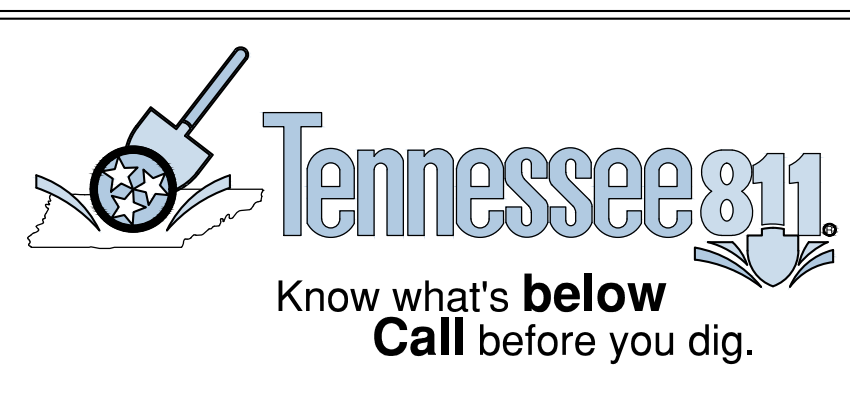
SPECIFIED SEQUENCE OF WORK FOR THE SELECTED CONTRACTOR:

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:

<u>MUNICIPALITY:</u>	<u>ELECTRIC:</u>	<u>CABLE TELEVISION:</u>
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
<u>STORM WATER:</u>	<u>WATER:</u>	<u>CABLE TELEVISION:</u>
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
<u>SANITARY:</u>	<u>TELEPHONE:</u>	<u>GAS:</u>
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



SHEET INDEX

C - 0.1	COVER SHEET
C - 1.0-1.4	MASS GRADING PLANS
C - 2.0	ESPC PHASE 1
C - 2.1	ESPC PHASE 2
C - 2.2	ESPC PHASE 3
C - 2.3-2.4	ESPC DETAILS

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

PROPRIETOR

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



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

SOUTHBEND CROSSINGS

SOUTH CROSS BRIDGES ROAD

MT. PLEASANT, TENNESSEE

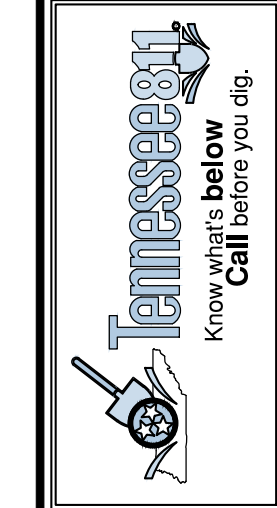
ENGINEER'S SEAL



gerald@wesengineers.com

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WHEN APPROVED BY MUNICIPALITY

FILE: \\WES_Engineers_Surveyors 2022\22529 - Corbett - Mt. Pleasant - McBroom\22529-2 - Southbend - BrightlandHomes\Eng\Engineering\22529-2 Base.dwg



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.

BENCHMARK

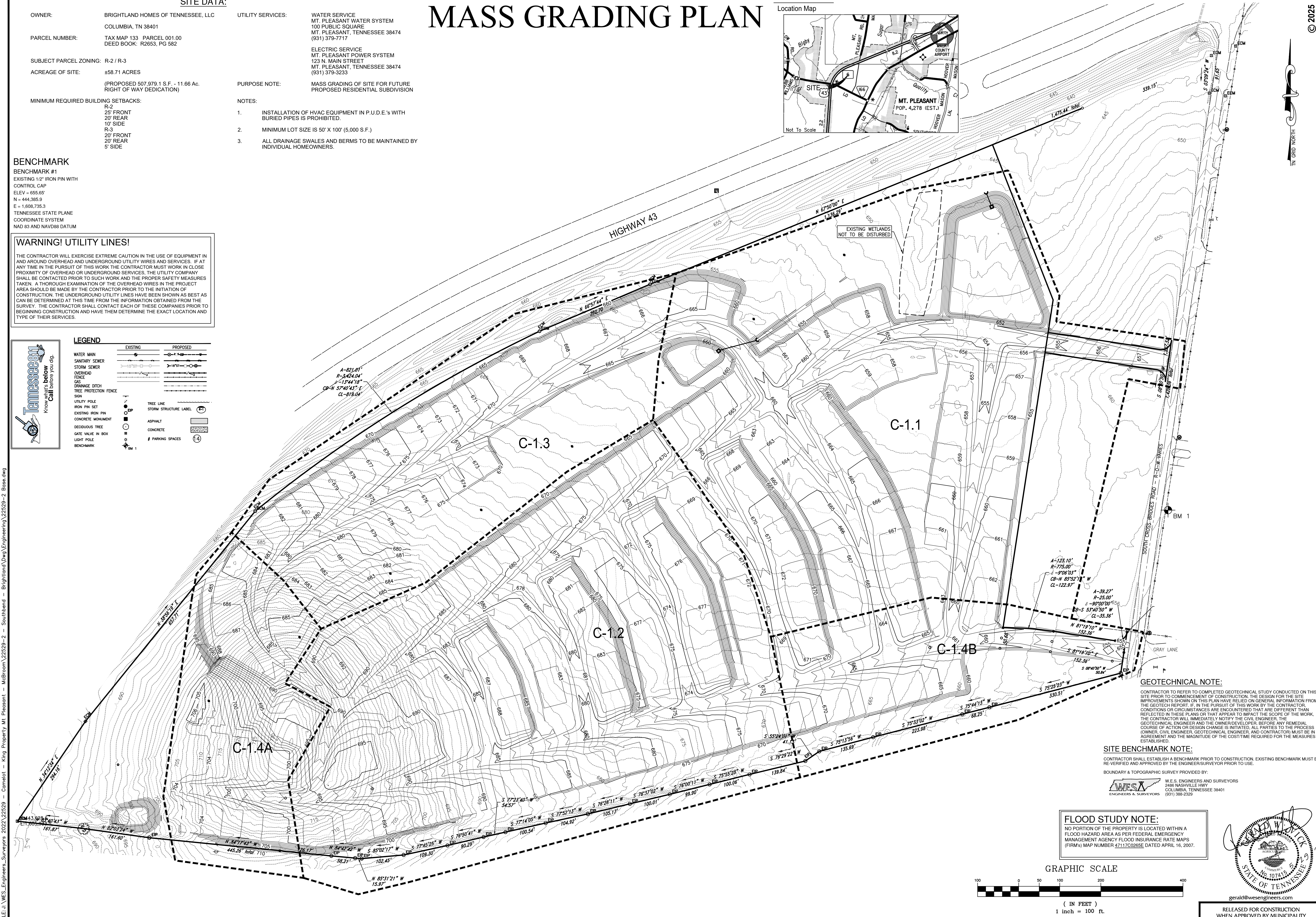
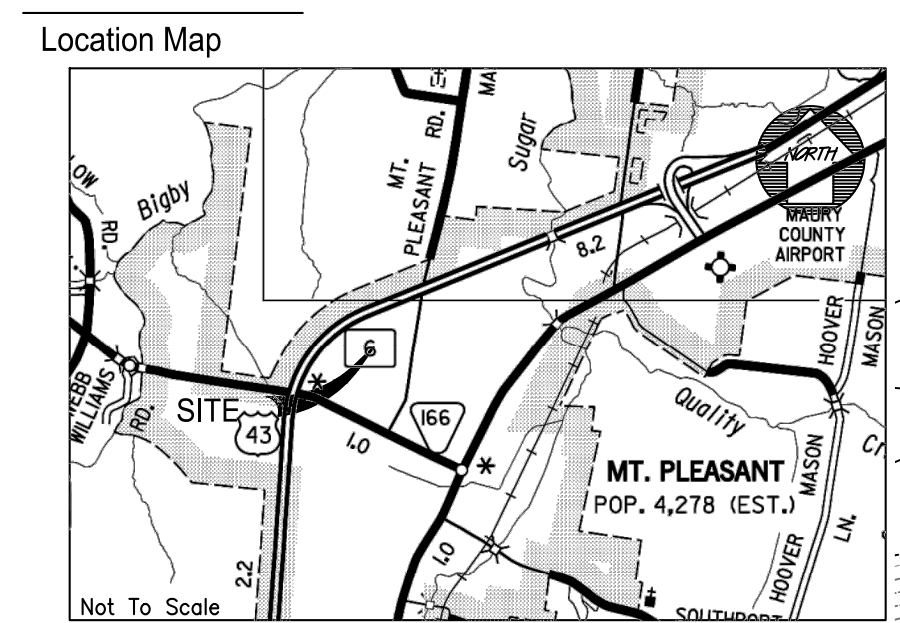
BENCHMARK #1
EXISTING 1/2" IRON PIN WITH
CONTROL CAP
ELEV = 655.65'
N = 444,385.9
E = 1,608,735.3
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 AND NAVD83 DATUM

WARNING! UTILITY LINES!

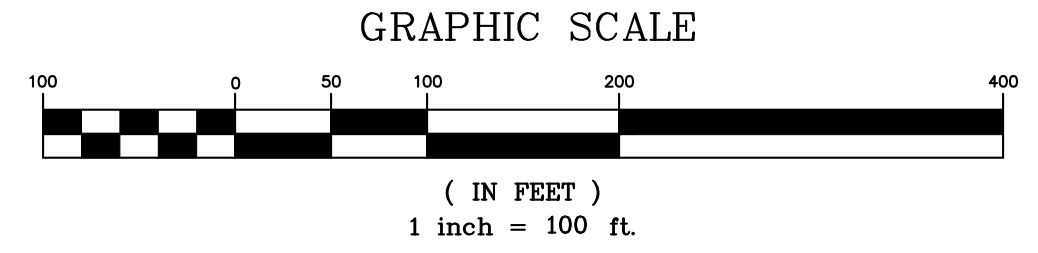
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SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES
TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT
AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF
CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE 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.

LEGEND	
EXISTING	PROPOSED
WATER MAIN	—●—
SANITARY SEWER	—○—
STORM SEWER	—○—
OVERHEAD	—○—
FENCE	—○—
GRS	—○—
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	—○—

MASS GRADING PLAN



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.



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CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
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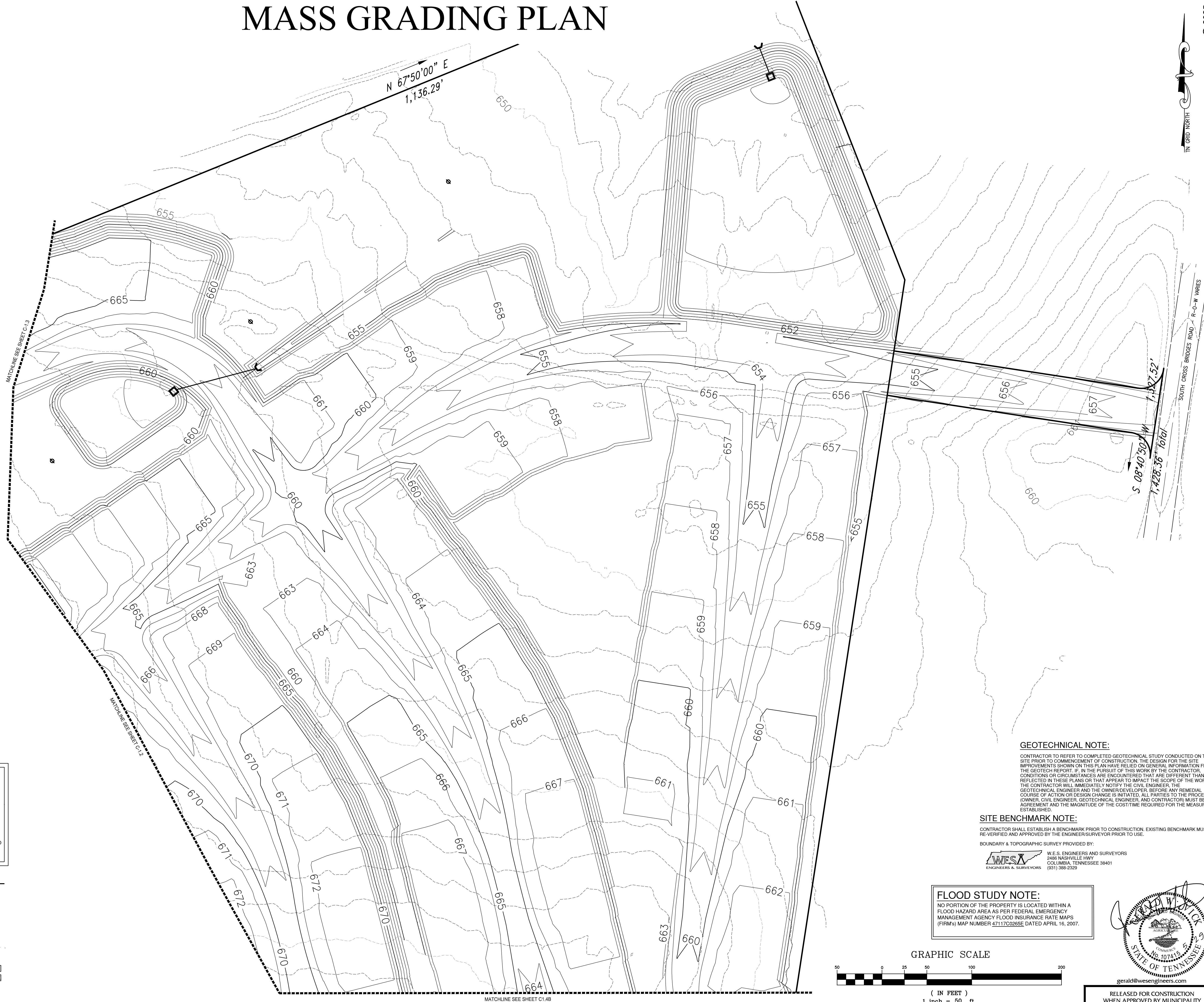
Client
BRIGHTLAND HOMES OF TN, LLC
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS
AUSTIN, TEXAS 78704

REVISIONS	DATE	Comments
Addressed Staff	5/29/25	

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

Drawn: BD	Checked: JG	Approved: CV	Date: 05/13/2025
Job No: 22529-3	Scale: Vertical: 1"=100'	Horizontal: 1"=100'	
C-1.0			

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
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LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD FENCE	OVERHEAD FENCE
GAS	GAS
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
SIGN	SIGN
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK
	TREE LINE
	STORM STRUCTURE LABEL
	ASPHALT
	CONCRETE
	# PARKING SPACES

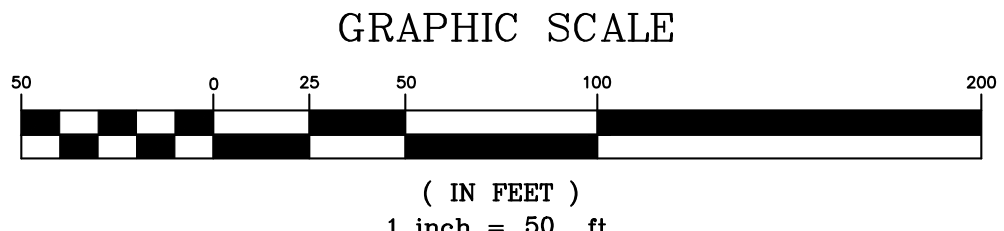
GEOTECHNICAL NOTE:
CONTRACTOR TO REFER TO COMPLETED GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM THE GEOTECH REPORT. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS 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:
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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

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

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

DATE
5/29/25

REVISIONS
Addressed Staff Comments

Job No.
22529-3

Drawn By
BD

Checked By
JG

Approved By
GV

Date
05/15/2025

Scale
Vertical: 1"=50'
Horizontal:

C-1.1

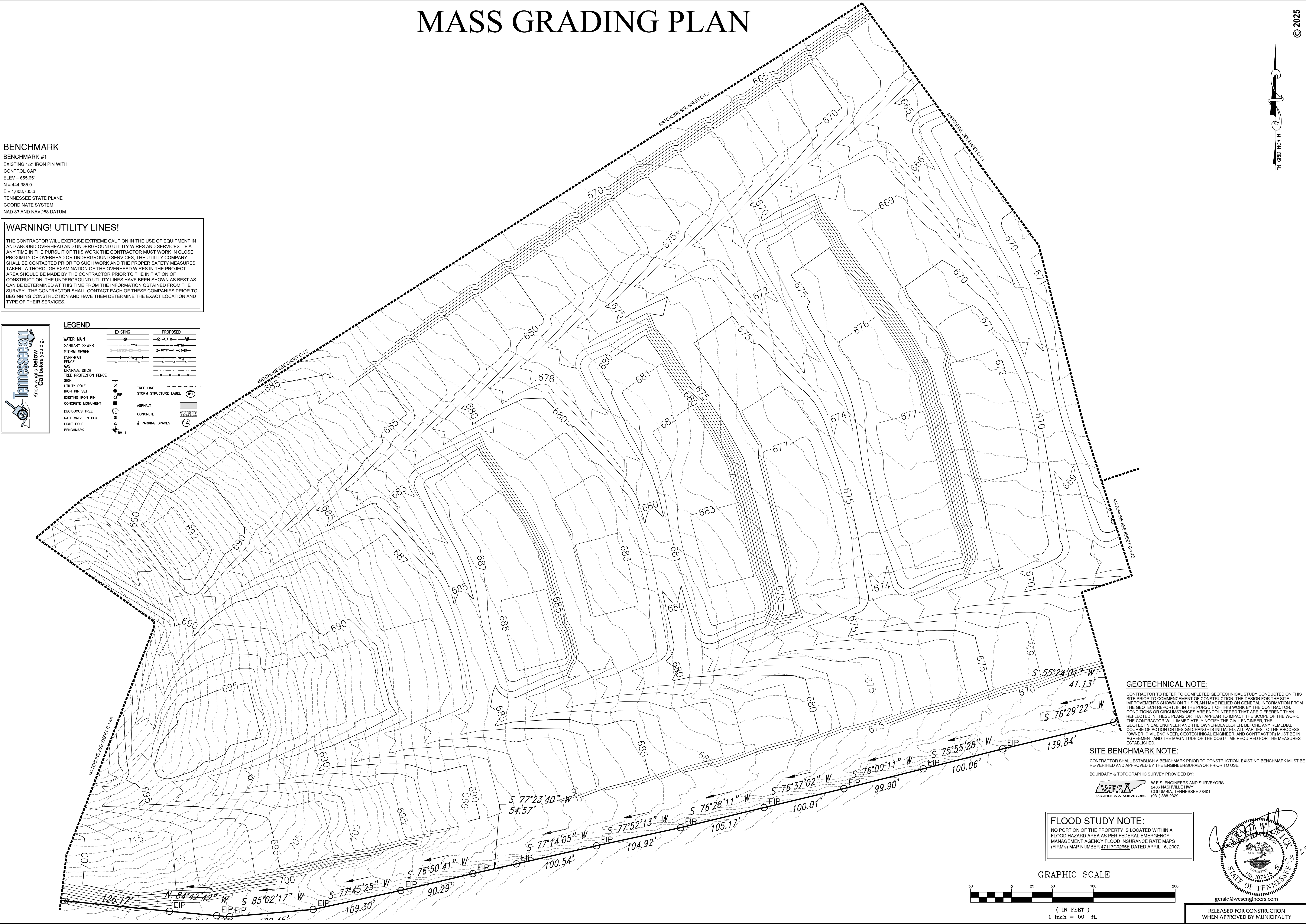
MASS GRADING PLAN

BENCHMARK
BENCHMARK #1
EXISTING 1/2" IRON PIN WITH
CONTROL CAP
ELEV. = 656.65'
N = 444,385.9
E = 1,608,735.3
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 AND NAVD83 DATUM

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WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD	OVERHEAD
FENCE	FENCE
GAS	GAS
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
SIGN	SIGN
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK
TREE LINE	TREE LINE
STORM STRUCTURE LABEL	STORM STRUCTURE LABEL
ASPHALT	ASPHALT
CONCRETE	CONCRETE
# PARKING SPACES	# PARKING SPACES



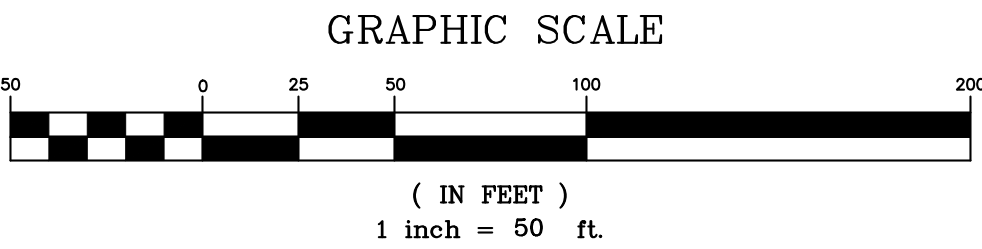
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WHEN APPROVED BY MUNICIPALITY

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CIVIL ENGINEERS & LAND SURVEYORS
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COLUMBIA, TN 38401
PHONE: (931) 388-2329
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Client
BRIGHTLAND HOMES OF TN, LLC
SOUTH 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: BD	Checked: JG	Approved: CV	Date: 05/13/2025
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Job No. 22529-3	Scale: Vertical: 1"=50'
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MASS GRADING PLAN

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COLUMBIA, TN 38401

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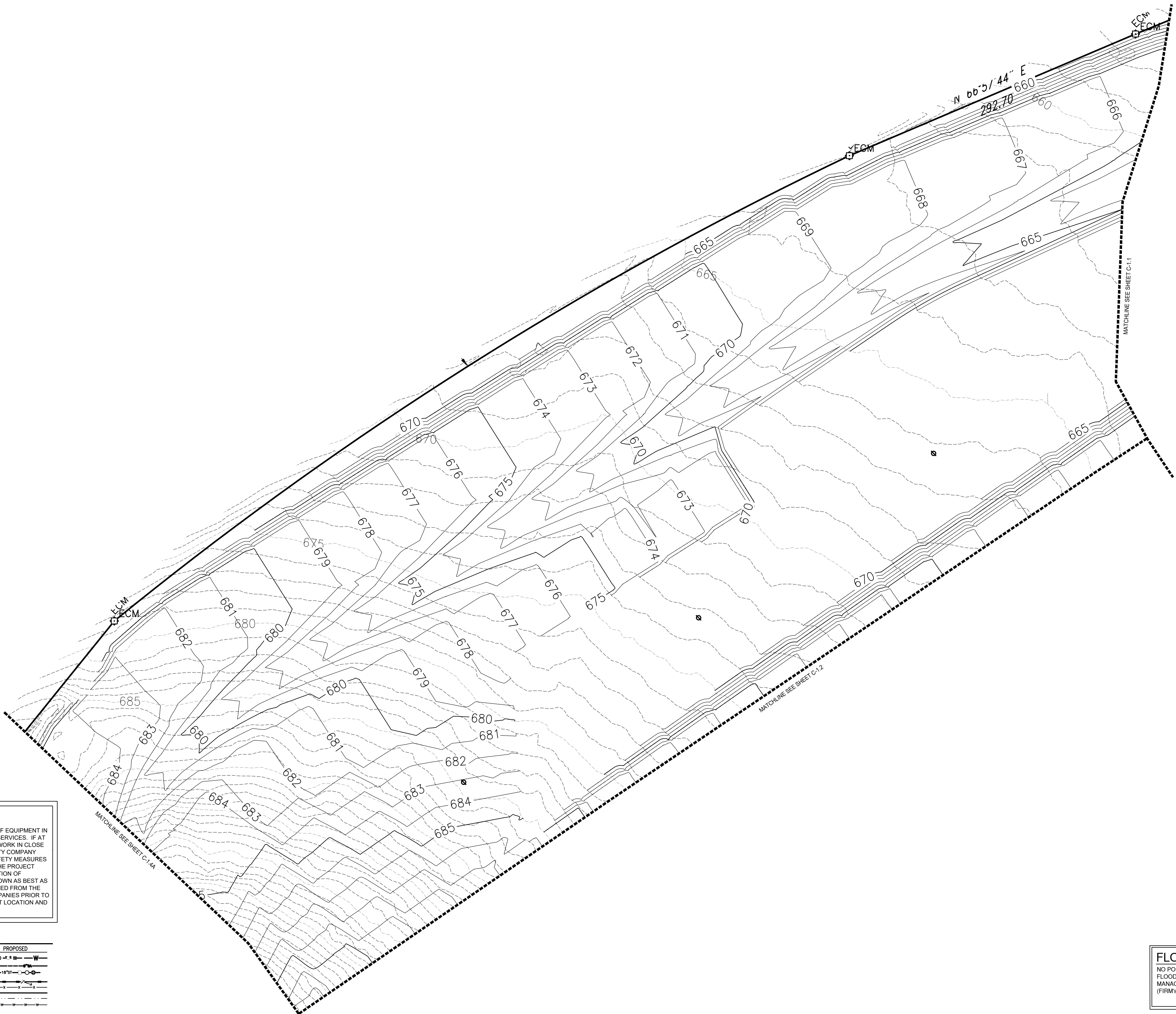
ENGINEERS & SURVEYORS

BRIGHTLAND HOMES OF TN, LLC

BARTON CREEK PLAZA III

3815 SOUTH CAPITOL OF TEXAS

AUSTIN, TEXAS 78704



BENCHMARK
BENCHMARK #1
EXISTING 1/2" IRON PIN WITH
CONTROL CAP
ELEV = 655.65'
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TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 AND NAVD83 DATUM

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SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD	OVERHEAD
FENCE	FENCE
GAS	GAS
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
SIGN	SIGN
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK
	TREE LINE
	STORM STRUCTURE LABEL
	ASPHALT
	CONCRETE
	# PARKING SPACES

GEOTECHNICAL NOTE:

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SITE BENCHMARK NOTE:

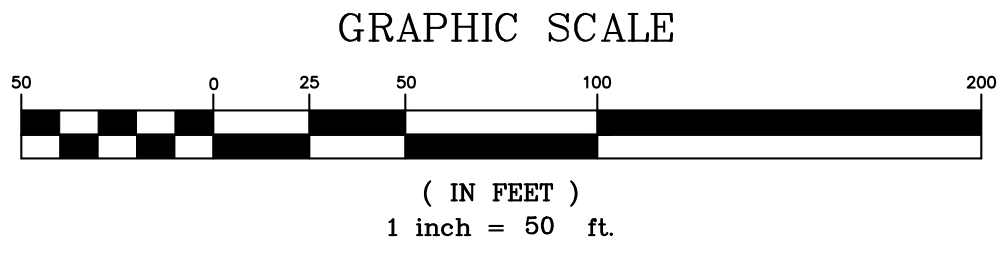
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

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.



gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY

Southbend Crossings

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

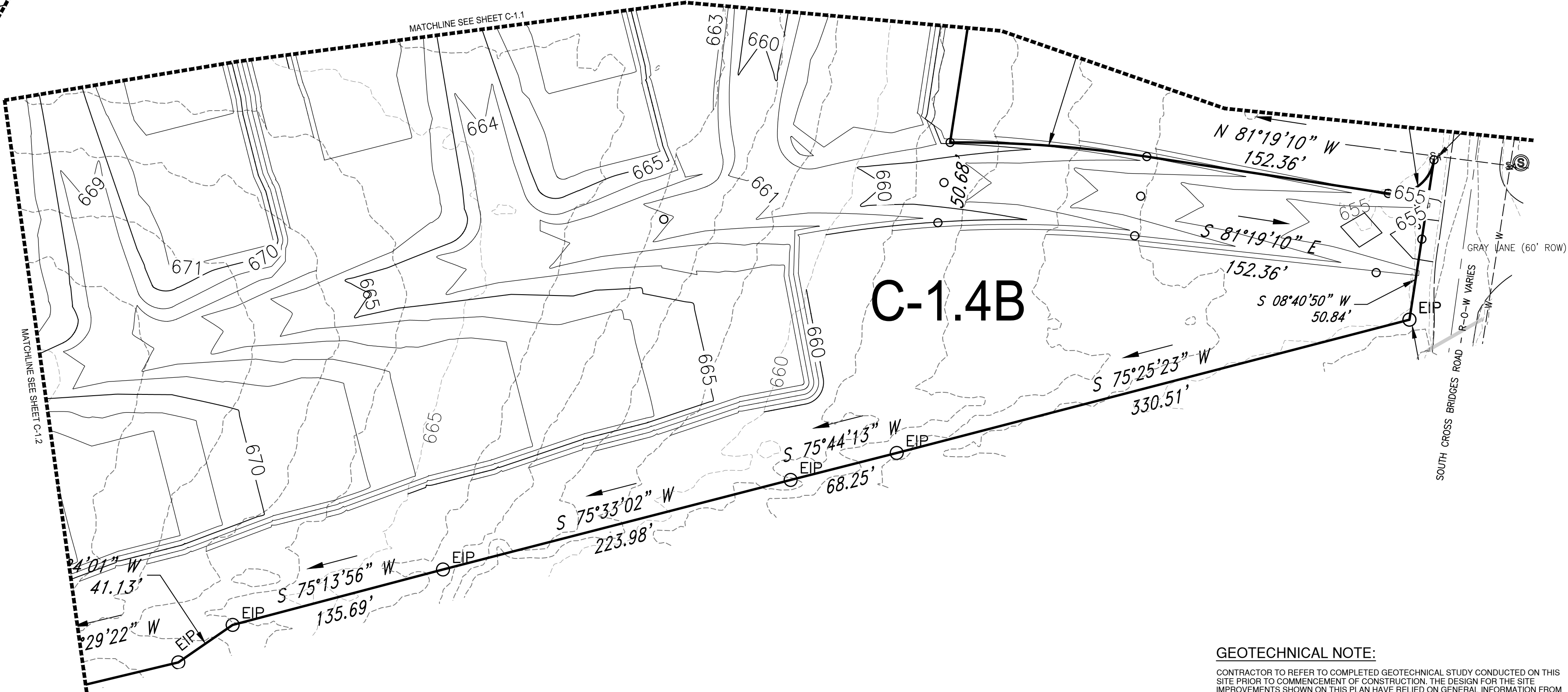
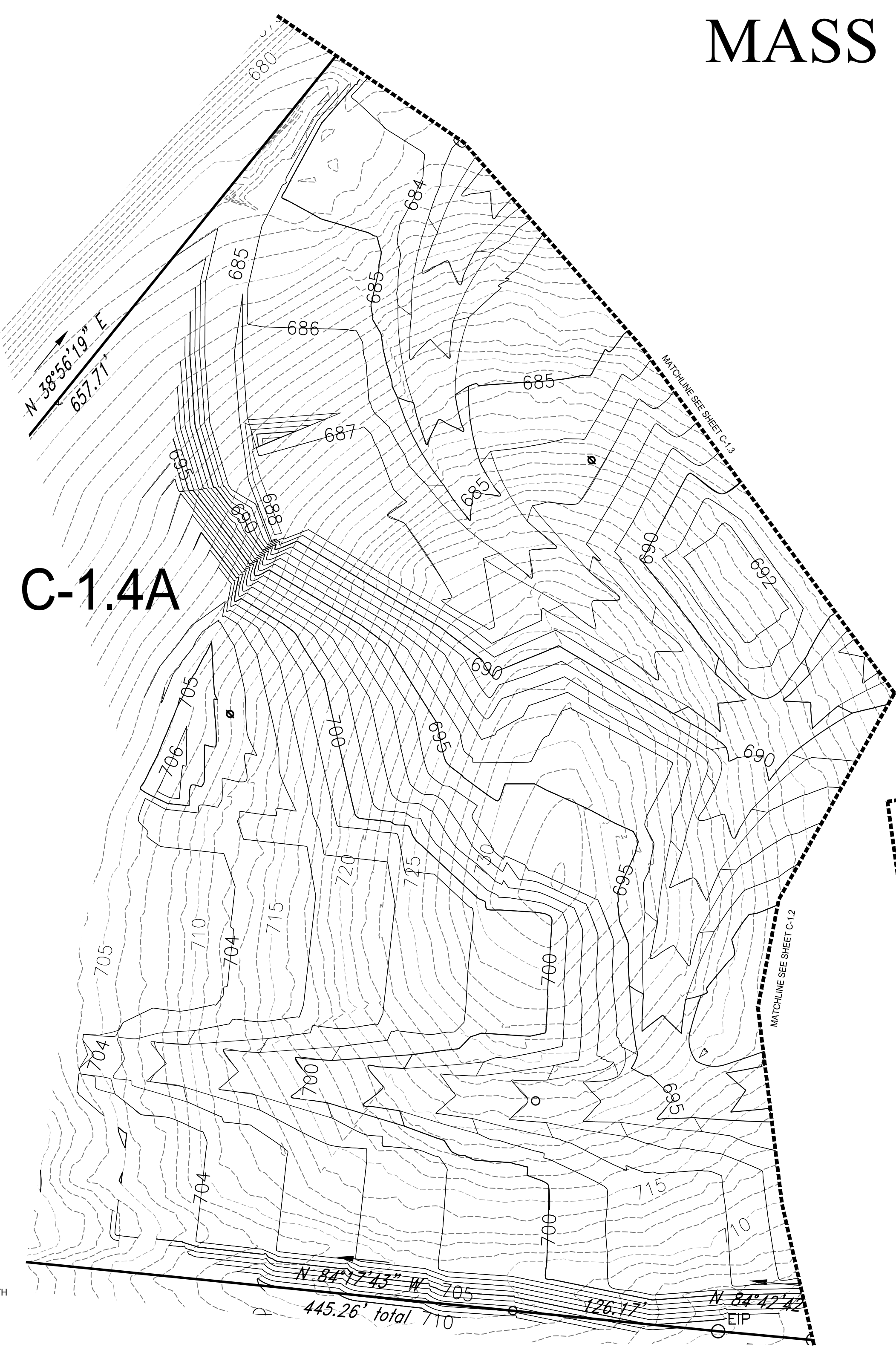
MASS GRADING PLAN

Drawn: BD	Checked: JG	Approved: GV	Date: 05/13/2025
Job no: 22529-3	Scale: Vertical: 1"=50'	Horizontal: 1"=50'	

C-1.3

FILE: \\A:\WES_Engineers_Surveyors_2022\22529 - Cornbelt - King Property\W. Pleasant - Brightland\Eng_Engineering\22529-2_Base.dwg

MASS GRADING PLAN



BENCHMARK
BENCHMARK #1
EXISTING 1/2" IRON PIN WITH
CONTROL CAP
ELEV = 656.65
N = 444.385.9
E = 1.608.735.3
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83 AND NAVD83 DATUM

WARNING! UTILITY LINES!

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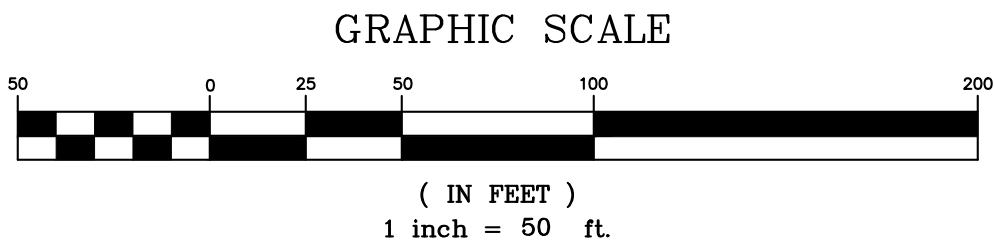
LEGEND	
EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD	OVERHEAD
FENCE	FENCE
GAS	GAS
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
SIGN	SIGN
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK
TREE LINE	TREE LINE
STORM STRUCTURE LABEL	STORM STRUCTURE LABEL
ASPHALT	ASPHALT
CONCRETE	CONCRETE
# PARKING SPACES	# PARKING SPACES

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PHONE: (931) 388-2329
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WES E ENGINEERS & SURVEYORS

Client	BRIGHTLAND HOMES OF TN, LLC BARTON CREEK PLAZA III 3815 SOUTH CAPITOL OF TEXAS AUSTIN, TEXAS 78704
DATE	5/29/25
REVISIONS	Addressed Staff Comments

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

Drawn: BD	Checked: JG	Approved: CV	Date: 05/13/2025
Job No. 22529-3	Scale: Vertical: 1"=50'	Horizontal: 1"=50'	

C-1.4

EROSION/SILTATION CONTROL NOTES

- ## BENCHMARK

WARNING! UTILITY LINES!



Know what's below
Call before you dig.

LEGEND

EXISTING **PROPOSED**

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

PROPOSED

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

LINE STYLE
STORM STRUCTURE LABEL

ASPHALT
CONCRETE
PARKING SPACES

14

0 100 FEET

N

SOIL EROSION PROTECTION AND CONTROL MEASURES

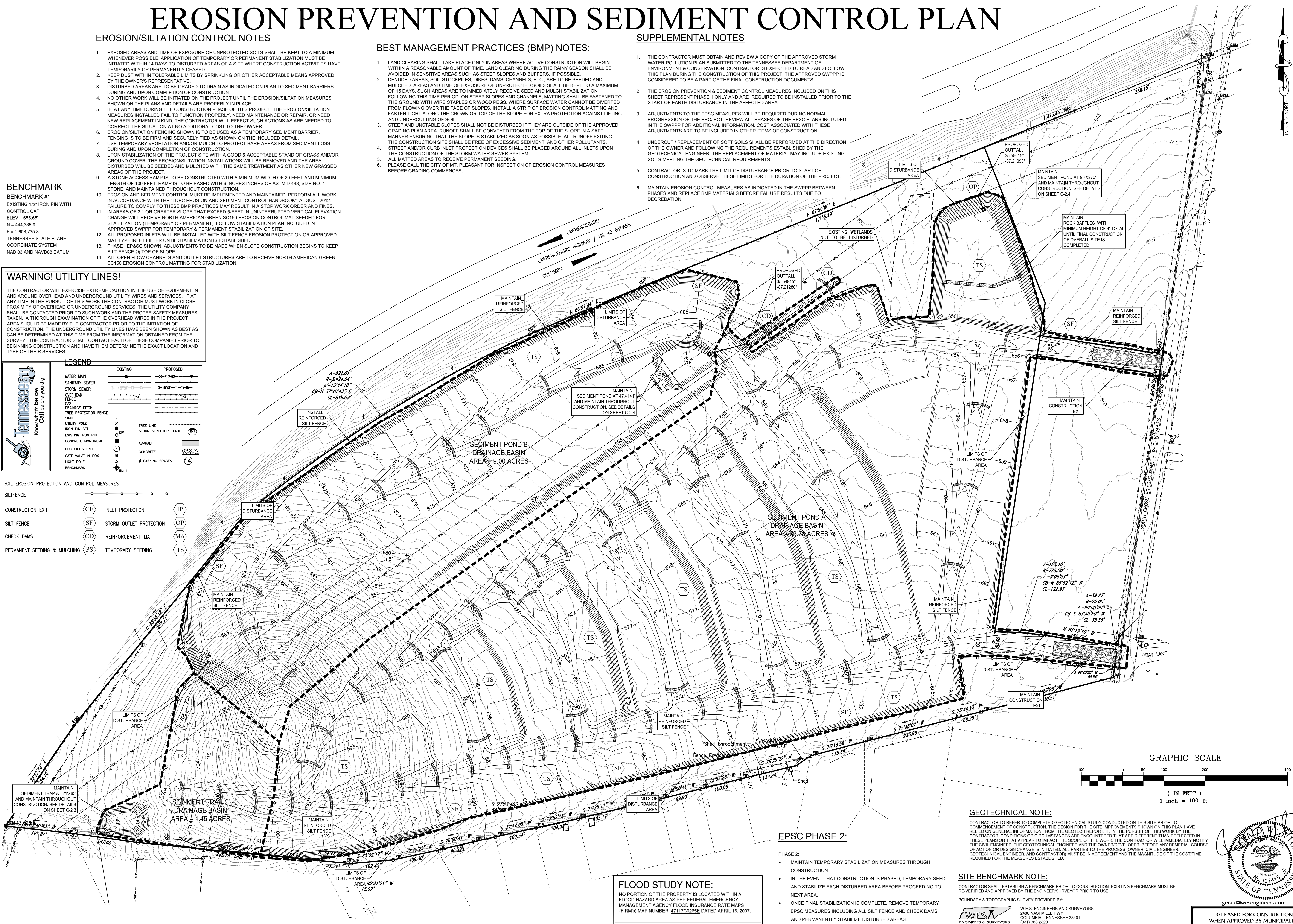
SILT FENCE					
CONSTRUCTION EXIT	CE		INLET PROTECTION		IP
SILT FENCE	SF		STORM OUTLET PROTECTION		OP
CHECK DAMS	CD		REINFORCEMENT MAT		MA
PERMANENT SEEDING & MULCHING	PS		TEMPORARY SEEDING		TS

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. DITCHES, SLOPE STOCKPILES, DIKES, DAMS, CHANNELS, ETC. ARE TO BE MEASURED 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 EXPOSURE OVER THE SLOPE, SLOPE 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. AN AREA OF UNSTABLE SOILS SHALL BE COVERED FROM THE TOP OF THE SLOPE IN A 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 MAINTAINED AREAS TO RECEIVE PERMANENT GRASS SHALL BE RESEED.
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 EPSDC MEASURES WILL BE REQUIRED DURING NORMAL PROGRESSION OF THE PROJECT. REVIEW ALL PHASES OF THE EPSDC 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 DEGRADATION.



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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.

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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

Job. no. 22529-3	Scale: _____	Drawn: BO
	Vertical: _____	Checked: JG
	Horizontal: _____	Approved: GV
	1"=100'	Date: 05/13/2025

C-2.1

EROSION PREVENTION AND SEDIMENT CONTROL PLAN

EROSION/SILTATION CONTROL NOTES

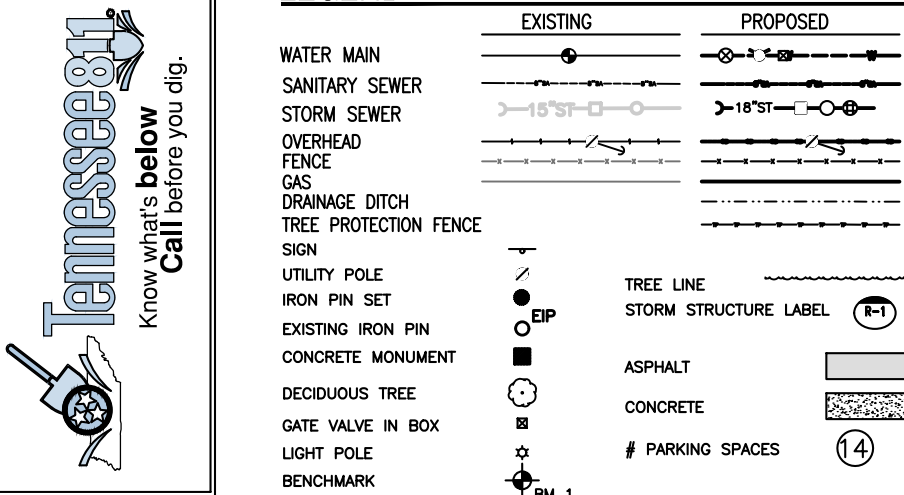
- EXPOSED AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE. APPLICATION OF TEMPORARY OR PERMANENT STABILIZATION MUST BE INITIATED WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
- KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
- NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
- IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, REPAIR, MAINTENANCE OR REPLACEMENT OF NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM SEDIMENT LOSS DURING AND UPON COMPLETION OF CONSTRUCTION.
- 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 NEAR GRASSED AREAS OF THE PROJECT.
- 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 446, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 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.
- 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.
- ALL PROPOSED INLETS WILL BE INSTALLED WITH SILT FENCE EROSION PROTECTION OR APPROVED MAT TYPE INLET FILTER UNTIL STABILIZATION IS ESTABLISHED.
- PHASE 1 EPCS SHOWN. ADJUSTMENTS TO BE MADE WHEN SLOPE CONSTRUCTION BEGINS TO KEEP SILT FENCE @ TOE OF SLOPE.
- ALL OPEN FLOW CHANNELS AND OUTLET STRUCTURES ARE TO RECEIVE NORTH AMERICAN GREEN SC150 EROSION CONTROL MATTING FOR STABILIZATION.

BENCHMARK

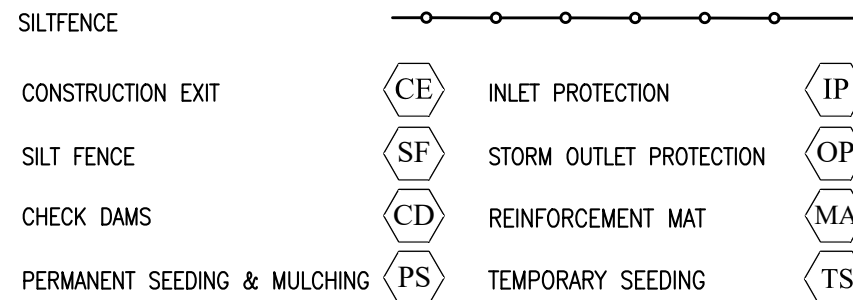
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SOIL EROSION PROTECTION AND CONTROL MEASURES



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- 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.
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WESA
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AUSTIN, TEXAS 78704

REVISIONS	DATE	Comments
Addressed Staff	5/29/25	

Southbend Crossings

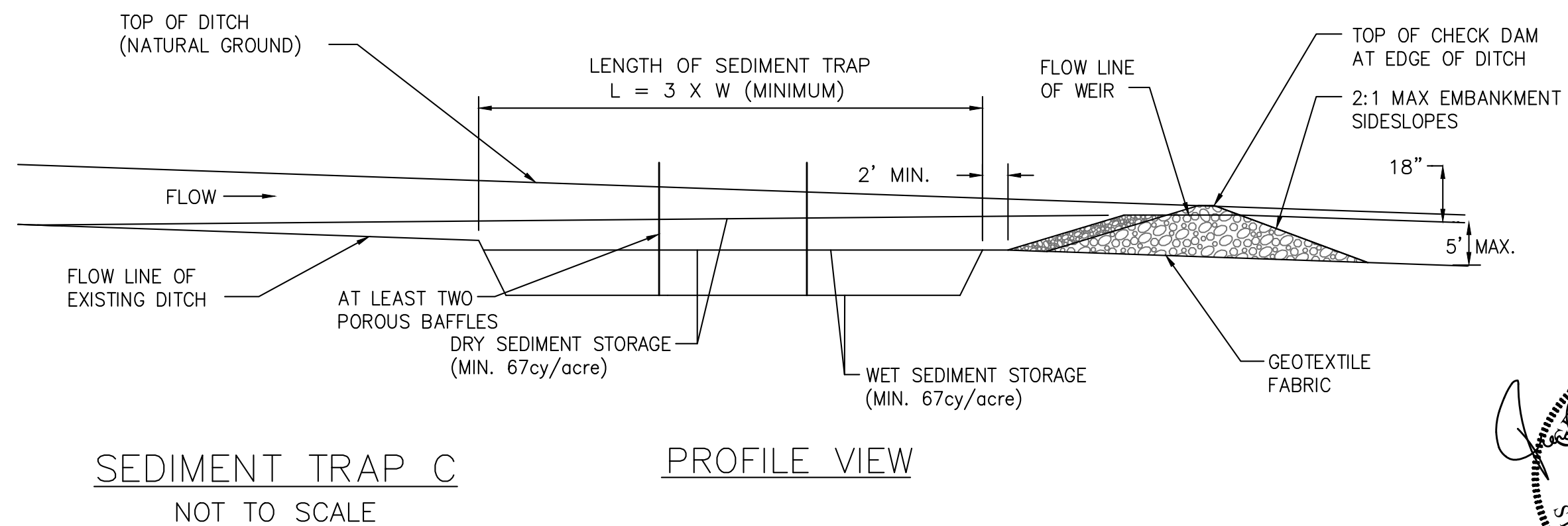
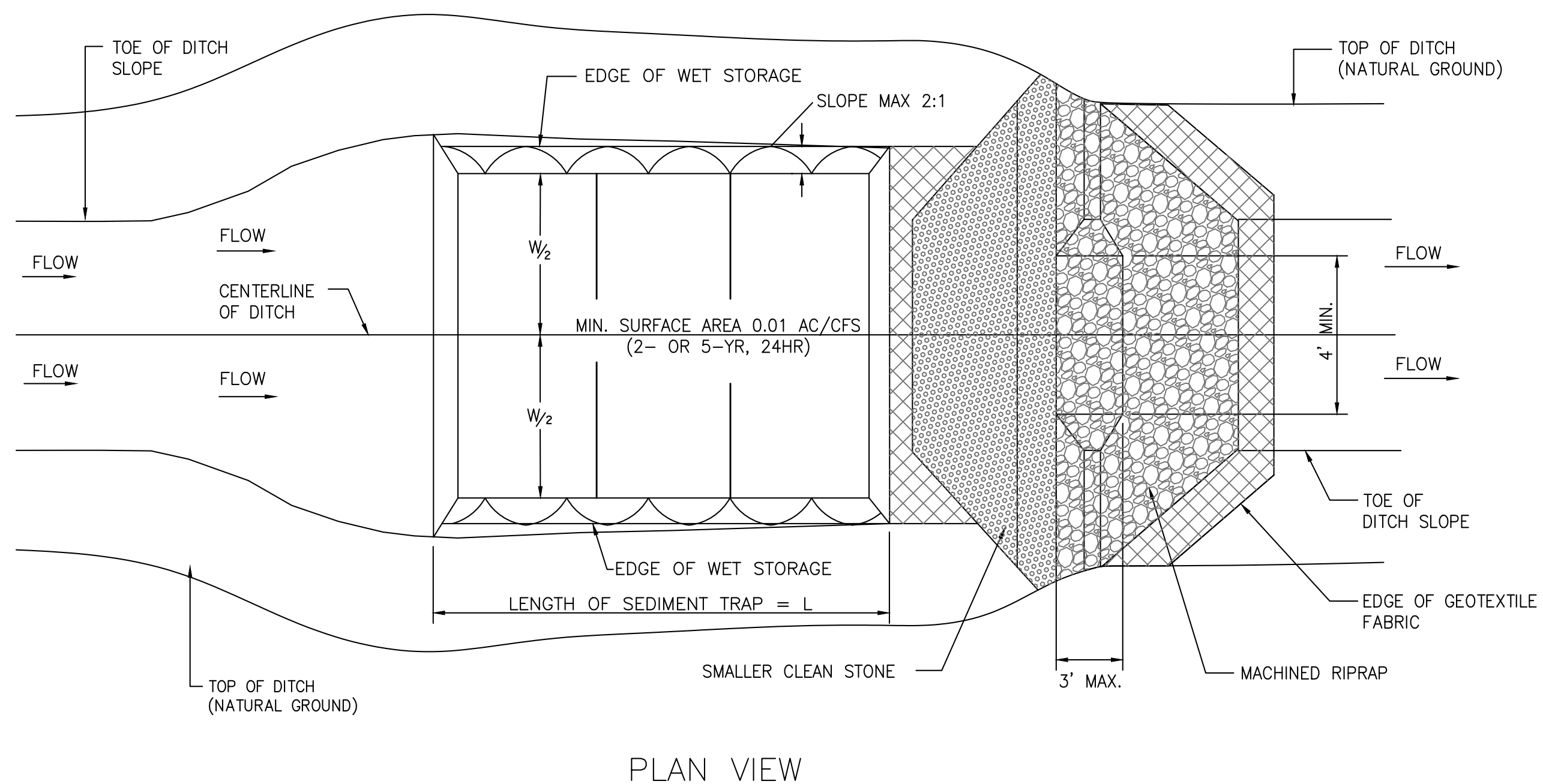
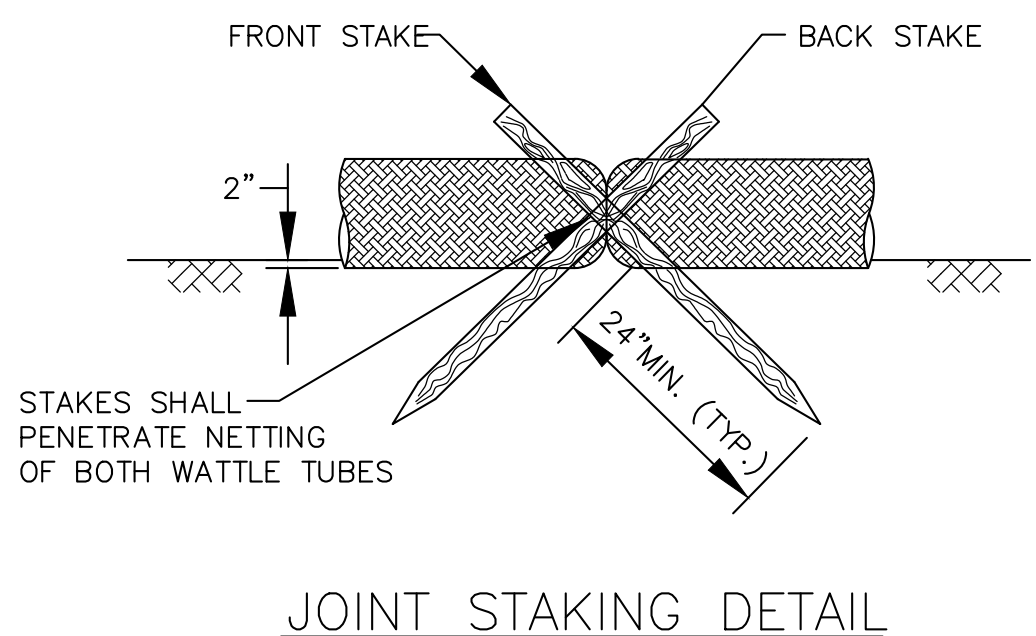
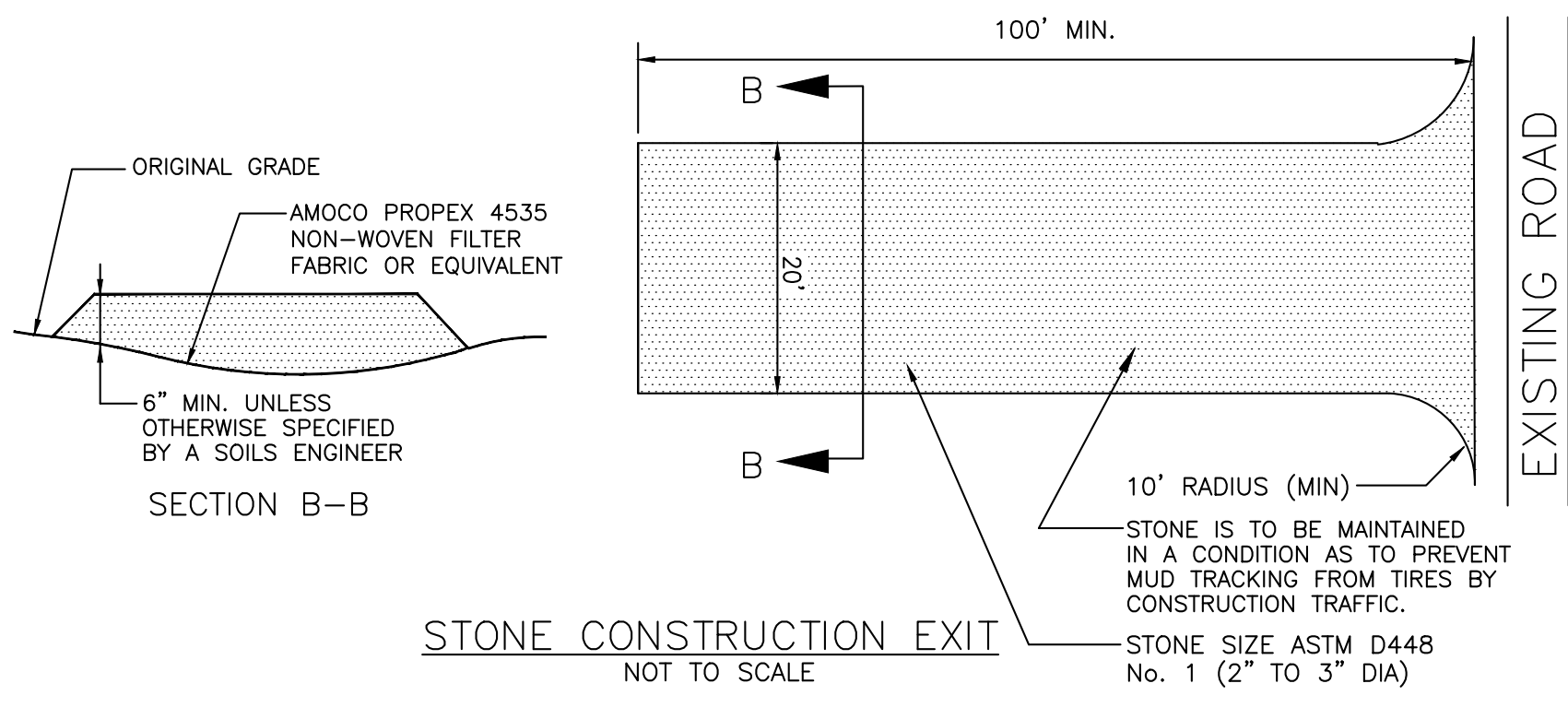
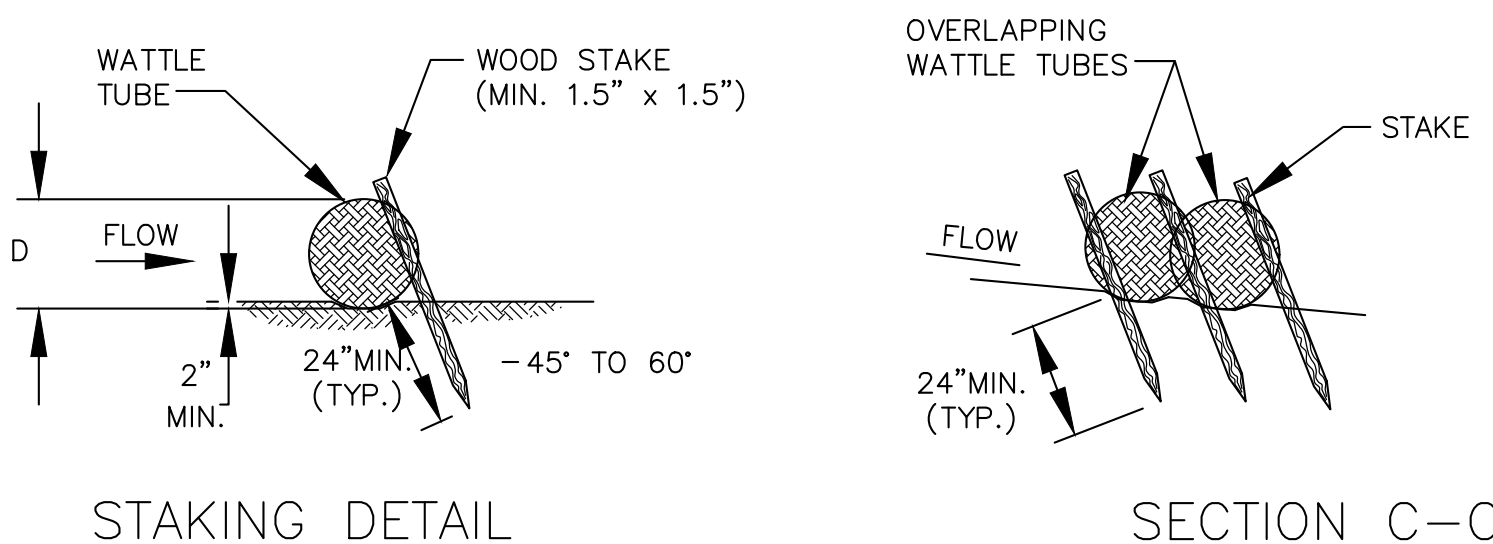
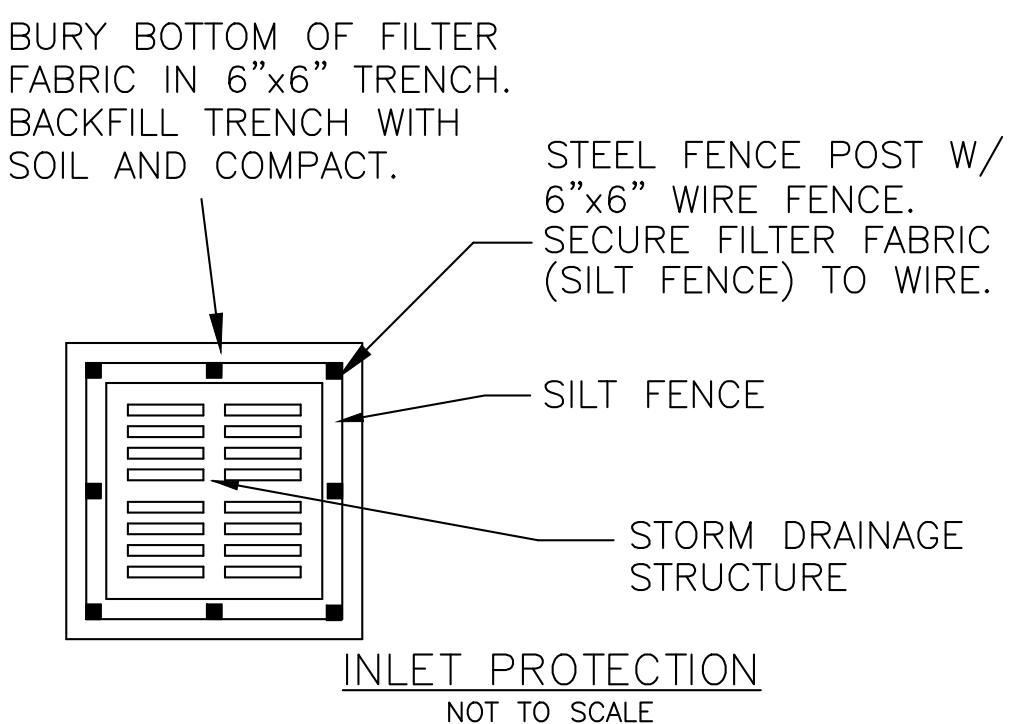
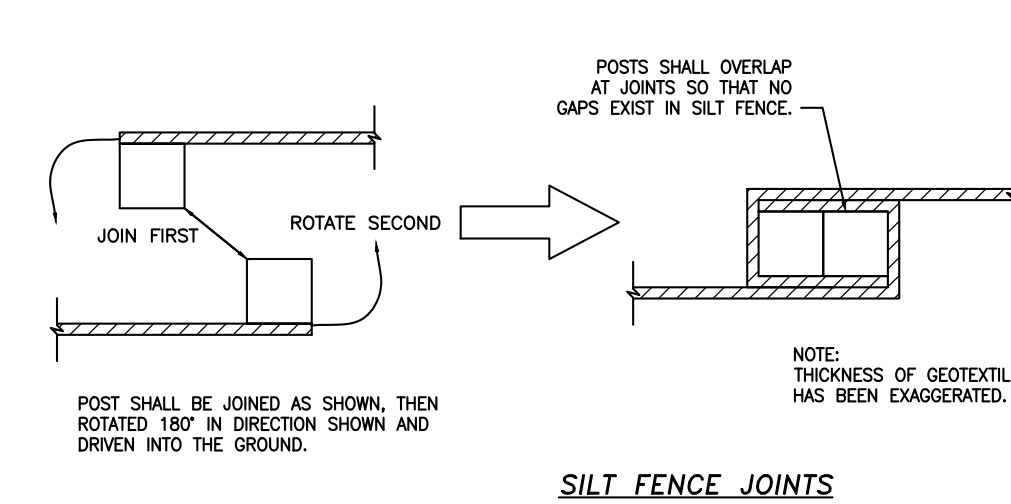
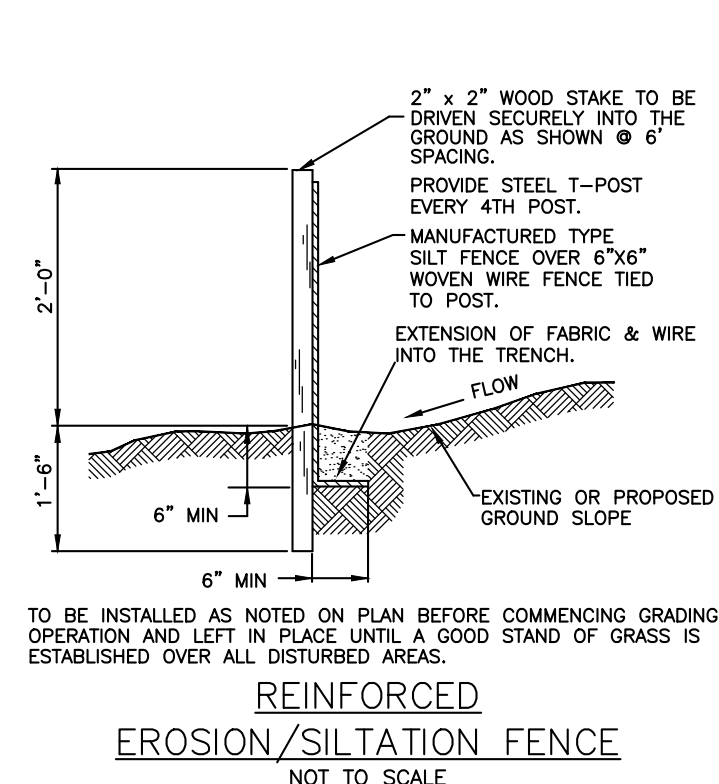
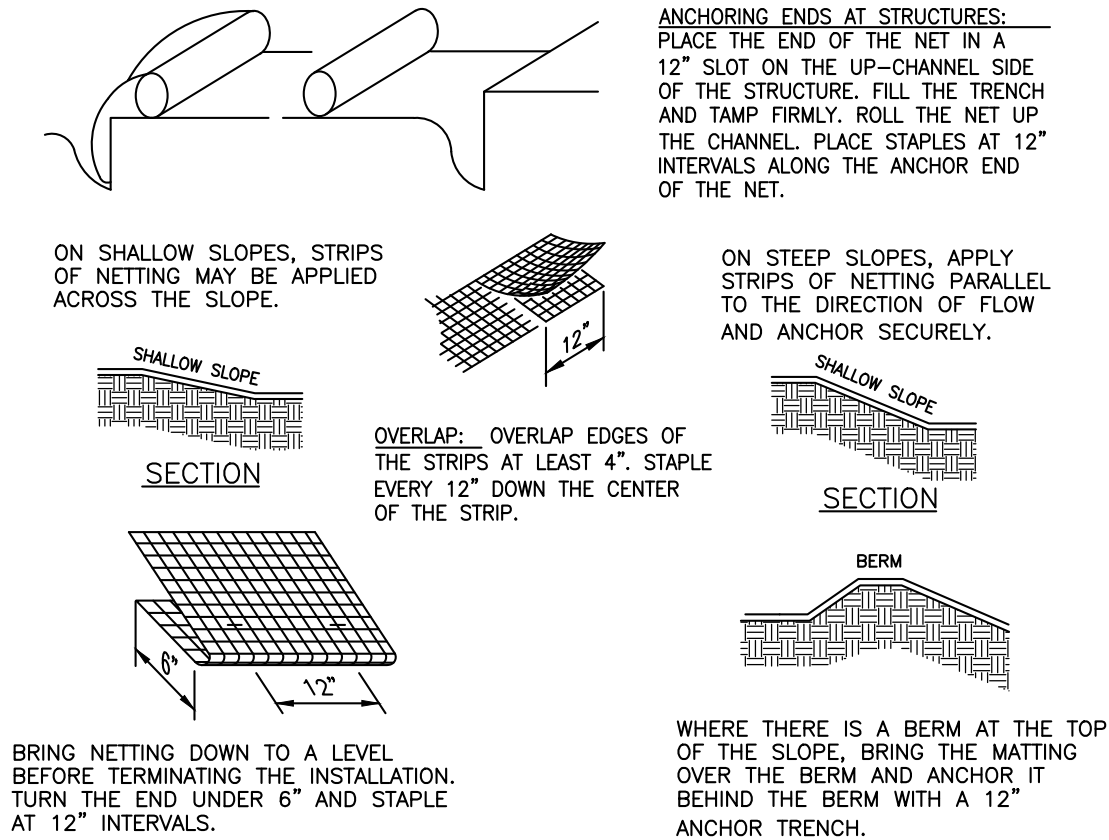
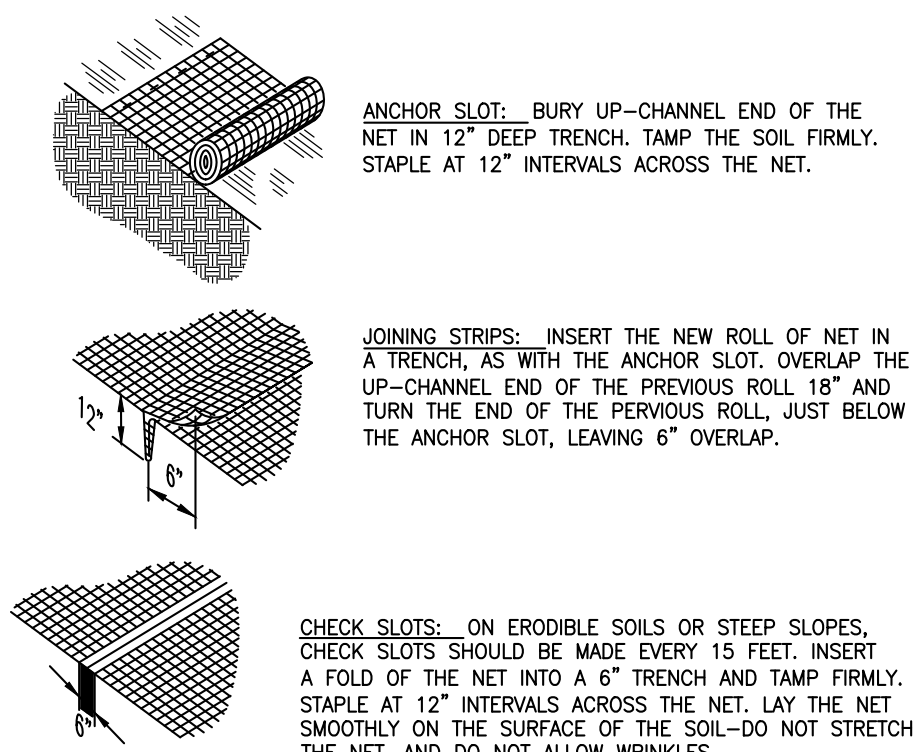
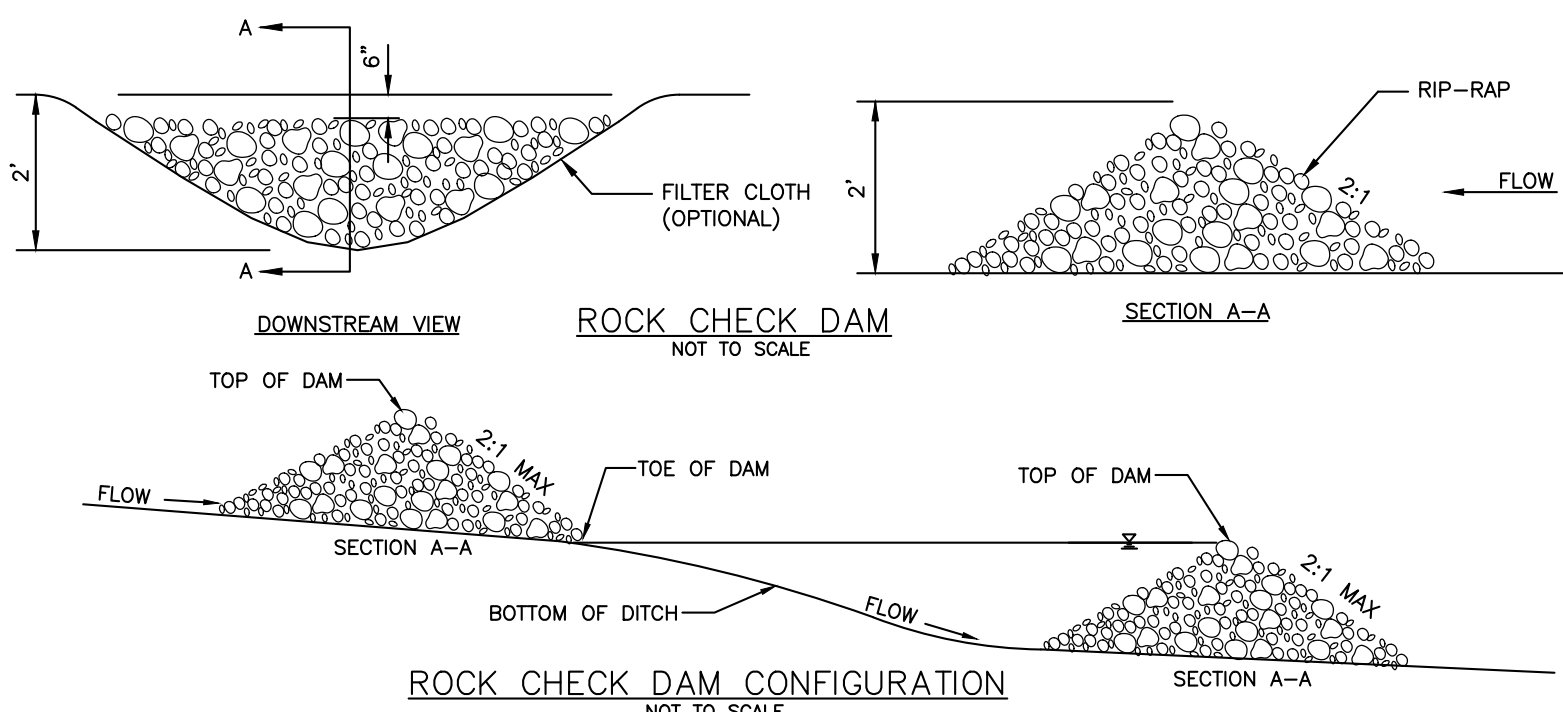
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE

EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 3

Drawn: BD	Checked: JG	Approved: CV	Date: 05/13/2025
Job no: 22529-3	Scale: Vertical: 1"=100'	Horizontal: 1"=100'	

C-2.2

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS



SEDIMENT TRAP C - 21'x63'



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WES E ENGINEERS & SURVEYORS

Client	BRIGHTLAND HOMES OF TN, LLC BARTON CREEK PLAZA III 3815 SOUTH CAPITOL OF TEXAS AUSTIN, TEXAS 78704
DATE	5/29/25
REVISIONS	Addressed Staff Comments

Southbend Crossings

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

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

Drawn: BO	Checked: JG	Approved: GV	Date: 05/13/2025
Job No: 22529-3	Scale:	Vertical:	Horizontal:

C-23

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

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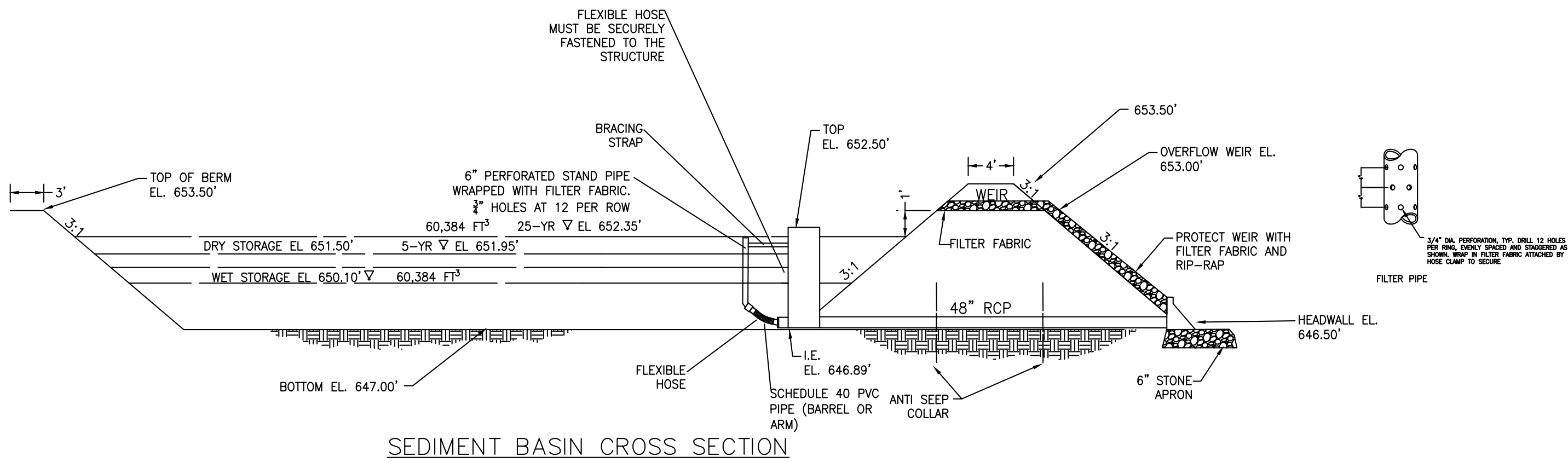
Client
BRIGHTLAND HOMES OF TN, LLC
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS
AUSTIN, TEXAS 78704

REVISIONS	DATE	Comments
Addressed Staff	5/29/25	

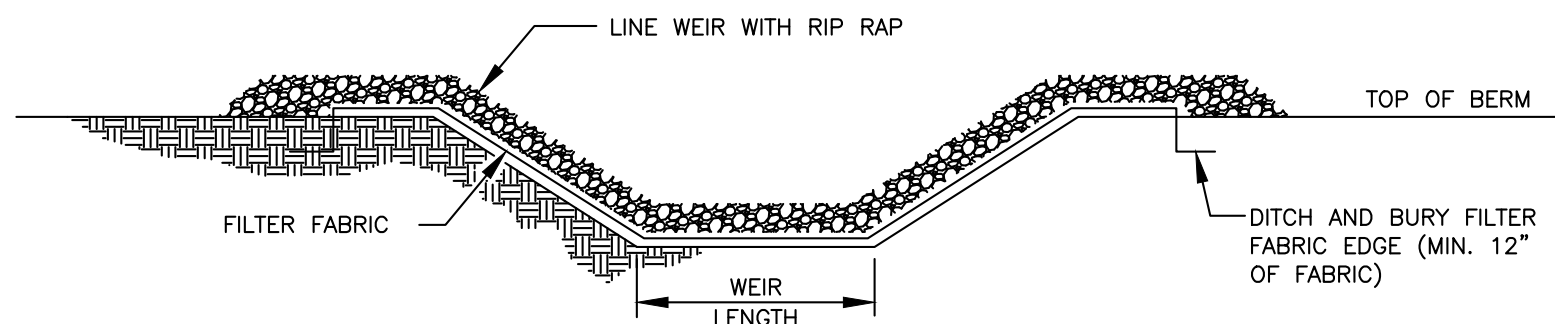
Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

Drawn: BD	Checked: JG	Approved: CV	Date: 05/13/2025
Job No: 22529-3	Scale:	Vertical:	Horizontal:

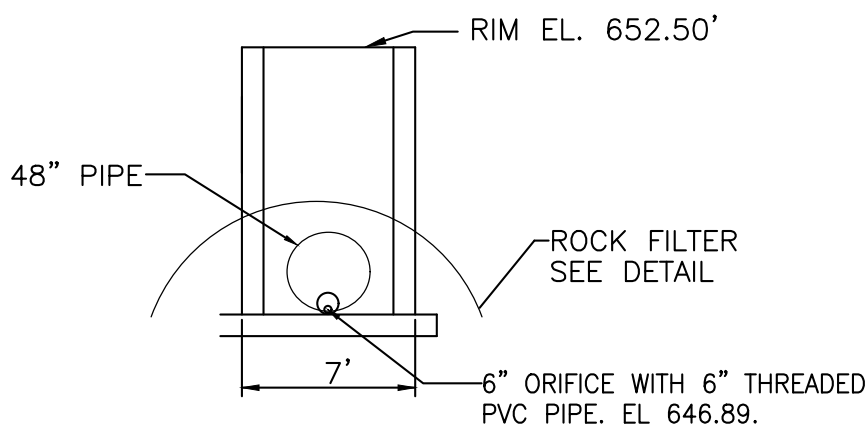
C-24



SEDIMENT BASIN CROSS SECTION



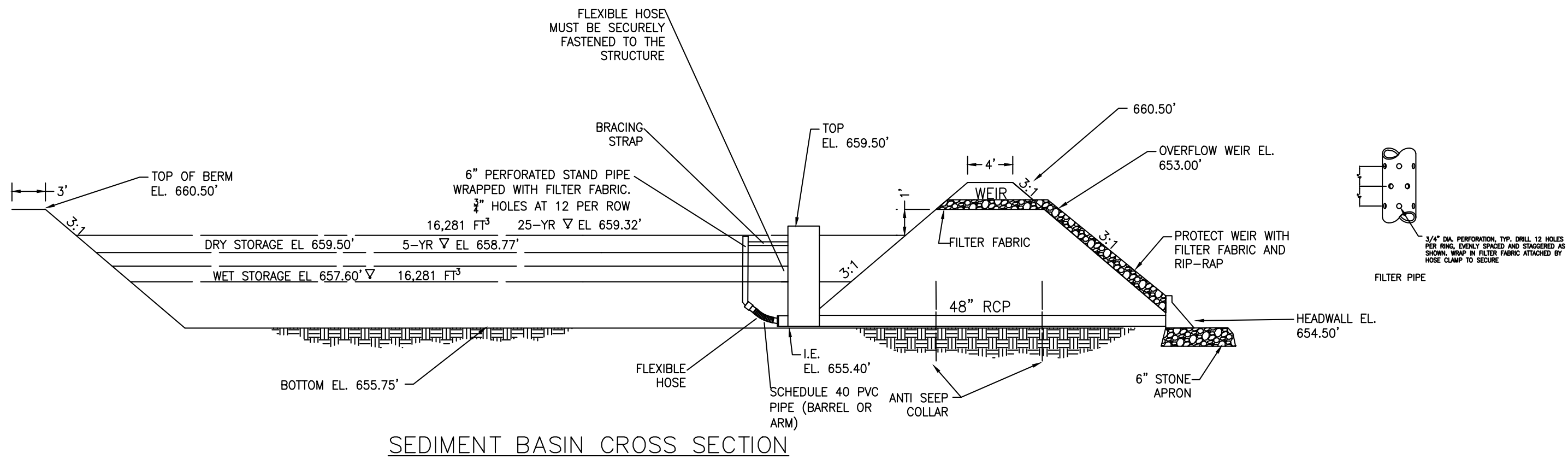
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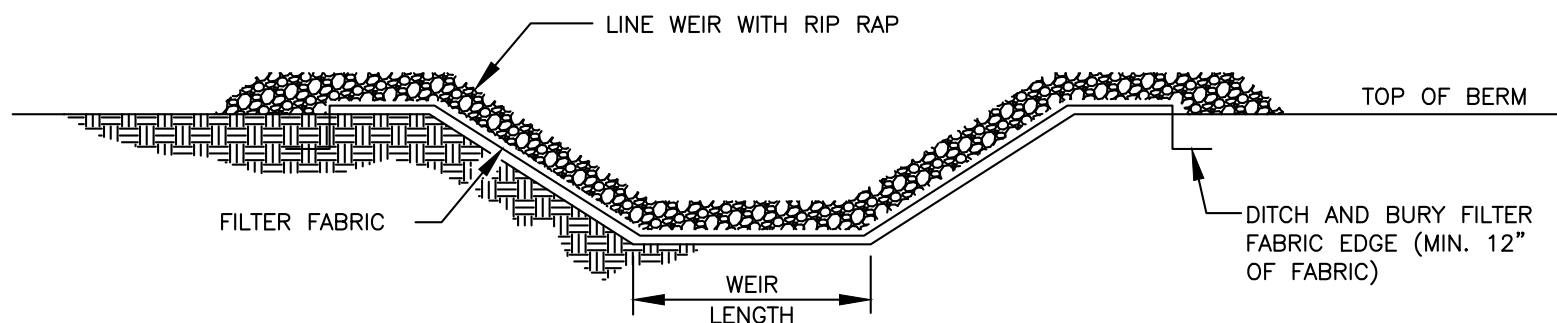
OUTLET CONTROL STRUCTURE SECTION
DETENTION POND A

TEMPORARY SEDIMENT BASIN A

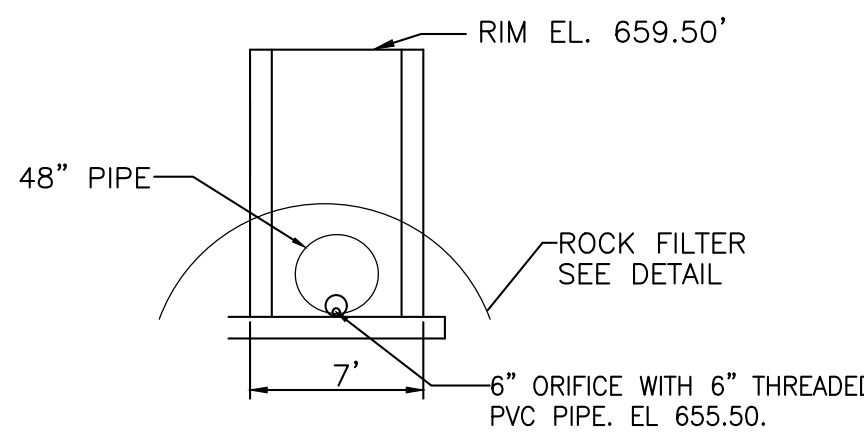
NOTE:
REFER TO SEQUENCE NOTE FOR
GUIDANCE ON CONVERTING THE
TEMPORARY SEDIMENT BASIN TO
A PERMANENT DETENTION POND.



SEDIMENT BASIN CROSS SECTION



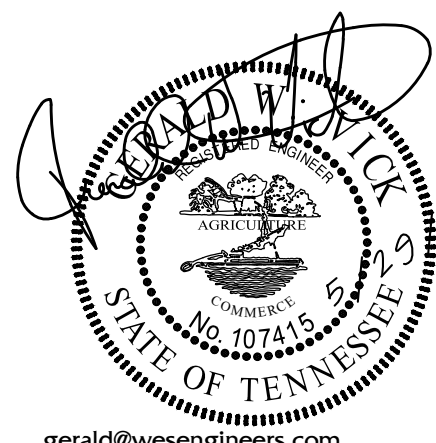
WEIR CROSS SECTION



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.



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