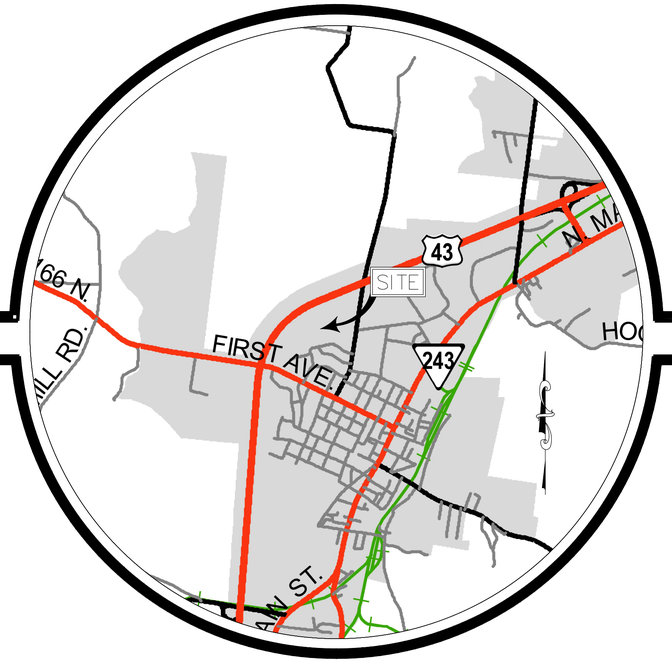
A CONSTRUCTION PLAN FOR

SOUTHBEND CROSSINGS

PROPOSED RESIDENTIAL SUBDIVISION
SOUTH CROSS BRIDGES - BYPASS PROPERTY
TAX MAP 133, PARCEL 01.01



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

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

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.

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

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

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: JULY 11, 2025

© 2025

gerald@wesengineers.com

SHEET INDEX

C - 0.0	COVER SHEET	C-4.3	EPSC DETAILS
C-1.0	EXISTING CONDITIONS	C-4.4	ESPC DETAILS
C-1.1 - C-1.8	SITE & UTILITY LAYOUT	C-5.0	CONSTRUCTION DETAILS
C-2.0 - C-2.8	GRADING & DRAINAGE PLAN	C-5.1	CONSTRUCTION DETAILS
C-3.0 - C-3.10	ROADWAY PLAN & PROFILE	C-6.0 - C-6.15	SANITARY SEWER PLAN & PROFILE
C-4.0	EPSC - PHASE 1	C-6.16	SANITARY SEWER DETAILS
C-4.1	EPSC - PHASE 2		
C-4.2	EPSC - PHASE 3		

GENERAL NOTES

1. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
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 01.01 DEED BOOK: R2653, PG 582
PARCEL ADDRESS:	SOUTH CROSS BRIDGES 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

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

REVISIONS	DATE

PROJECT No. 22529

DATE: AUGUST 12, 2025

ENGINEER'S SEAL

GERALD W. LYNCH
REGISTERED ENGINEER
No. 107415
STATE OF TENNESSEE

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

EXISTING CONDITIONS

© 2025

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	W
SANITARY SEWER	S	S
STORM SEWER		
OVERHEAD		
FENCE		
GAS	G	G
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		IP
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 (14)

HIGHWAY 43
GRAY LANE
SOUTH CROSS BRIDGES ROAD - 60'-R/W VARIES

N 67°50'00" E 1,136.29'
N 65°57'44" E 292.78'
A=821.81'
R=5404.04'
Δ=13°44'18"
CB=N 57°40'43" E
CL=819.04'
N 49°39'19" E 657.71'
N 34°13'54" E 294.16'
1,475.44' total
339.15'
S 03°09'24" W 97.65'
S 08°42'39" W 1,428.36'
A=123.10'
R=775.00'
Δ=9°06'03"
CB=W 85°52'12" W
CL=122.97'
A=39.27'
R=25.00'
Δ=90°00'00"
CB=S 53°40'50" W
CL=35.36'
N 81°19'10" W 152.36'
S 81°19'10" E 152.36'
S 08°40'50" W 39.84'
S 75°25'23" W 330.51'
S 75°44'15" W 68.25'
S 75°33'02" W 225.98'
S 75°13'56" W 135.69'
S 76°29'22" W 139.84'
S 55°24'02" W 41.13'
S 75°55'28" W 100.06'
S 76°00'11" W 99.80'
S 76°51'02" W 100.01'
S 76°28'11" W 105.17'
S 77°52'13" W 104.92'
S 77°14'05" W 100.54'
S 77°23'40" W 54.57'
S 76°50'41" W 90.29'
S 77°45'25" W 109.30'
S 85°02'17" W 102.43'
N 42°42'42" W 58.21'
N 34°13'43" W 126.17'
N 34°13'43" W 445.26' total
N 82°01'39" W 161.60'
N 85°31'21" W 15.97'
S 40°40'43" W 161.87'
EXISTING WETLANDS NOT TO BE DISTURBED
BM 1
EIP
EFM
EBM

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:

WES ENGINEERS & SURVEYORS

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 W. GOLDEN
REGISTERED LANDSCAPE ARCHITECT
No. 1074115
STATE OF TENNESSEE

gerald@wesengineers.com

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

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
EXISTING CONDITIONS PLAN (ONCE MASS GRADING COMPLETE)

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

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

SITE LAYOUT & UTILITY PLAN

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
2. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
3. TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
4. EXISTING 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 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
5. ALL RADII ARE 3' UNLESS DIMENSIONED.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
7. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
8. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
9. 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 THE ABOVE-NOTED 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. THESE UNDERGROUND CABLES AND/OR 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.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

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——	——W——
SANITARY SEWER	——8"SA——	——8"SA——
STORM SEWER	——18"ST——	——18"ST——
OVERHEAD	——OHE——	
FENCE	-x-x-x-x-	
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	ST	
ASPHALT		
CONCRETE		
# PARKING SPACES		14

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

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO CITY OF MT. PLEASANT STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT. YELLOW TM5495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
6. ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. ROOF DRAINAGE TO SHEET FLOW ACROSS PARCEL AT THE FRONT AND REAR OF LOTS, INTO THE PROPOSED DRAINAGE SYSTEM.
2. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0265E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

1. REFER TO CITY OF MT. PLEASANT DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
2. ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF MT PLEASANT WATER DEPARTMENT.
3. SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

SANITARY SEWER LEAD NOTES:

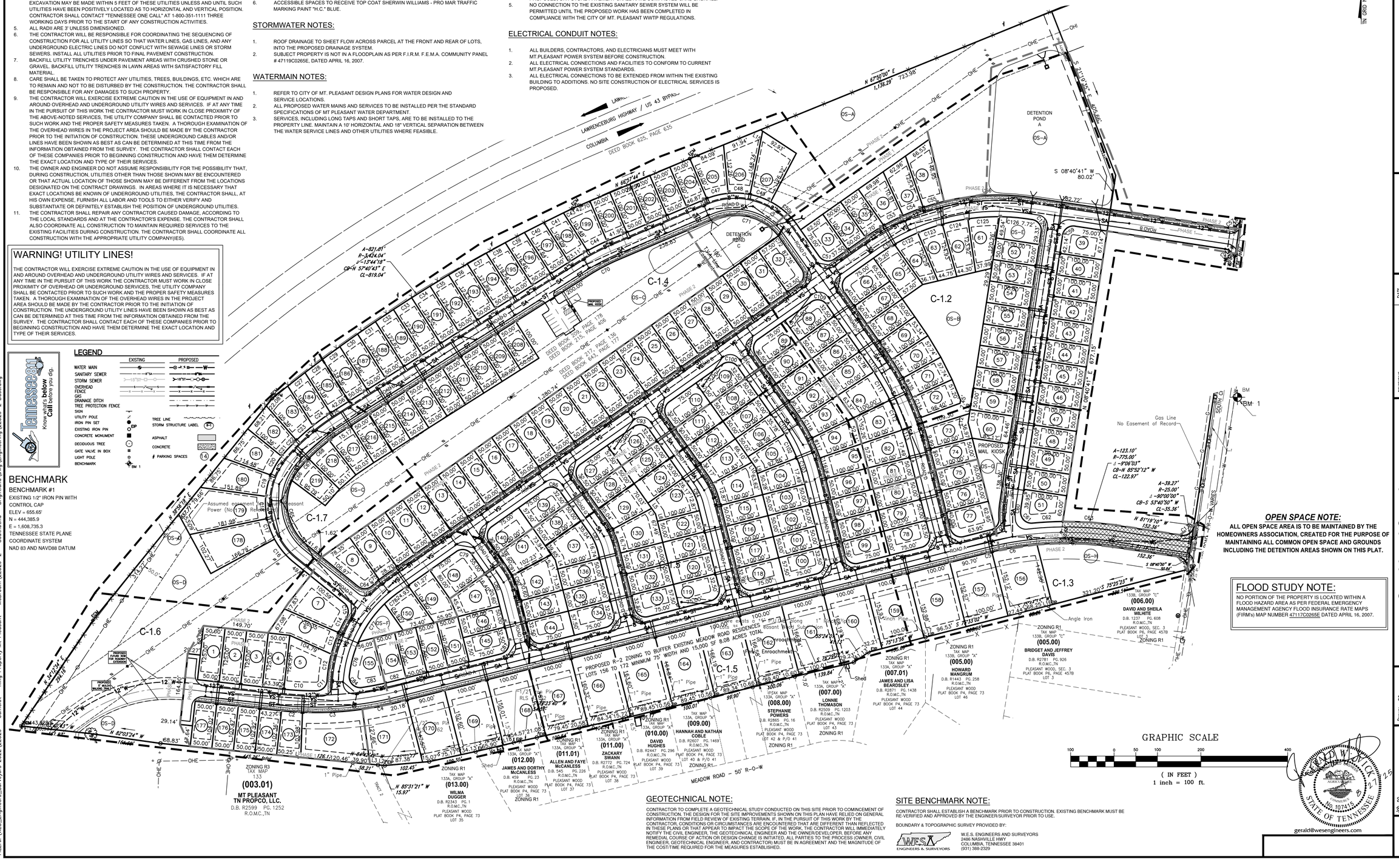
1. MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT CITY OF MT. PLEASANT WWTP STANDARDS.
3. SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
4. ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH THE CITY OF MT. PLEASANT WWTP REGULATIONS.

ELECTRICAL CONDUIT NOTES:

1. ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH MT.PLEASANT POWER SYSTEM BEFORE CONSTRUCTION.
2. ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT MT.PLEASANT POWER SYSTEM STANDARDS.
3. ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

GENERAL NOTE:
PHASE ONE LOTS INCLUDE-
1-74, 81-89, 109, 110, 126, 127, 139, 140, 148-150, 155, 172-177

PHASE TWO LOTS INCLUDE-
75-80, 90-108, 111-125, 128-138, 141-147, 151-154, 156-171



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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

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.

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:

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

GERALD W. WILLIAMS 2-27-25 LICENSED PROFESSIONAL ENGINEER No. 107415 STATE OF TENNESSEE
gerald@wesengineers.com

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
OVERALL SITE LAYOUT & UTILITY PLAN

Drawn: BD
Checked: JG
Approved: GW
Date: 08/12/2025

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

C-1.1

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

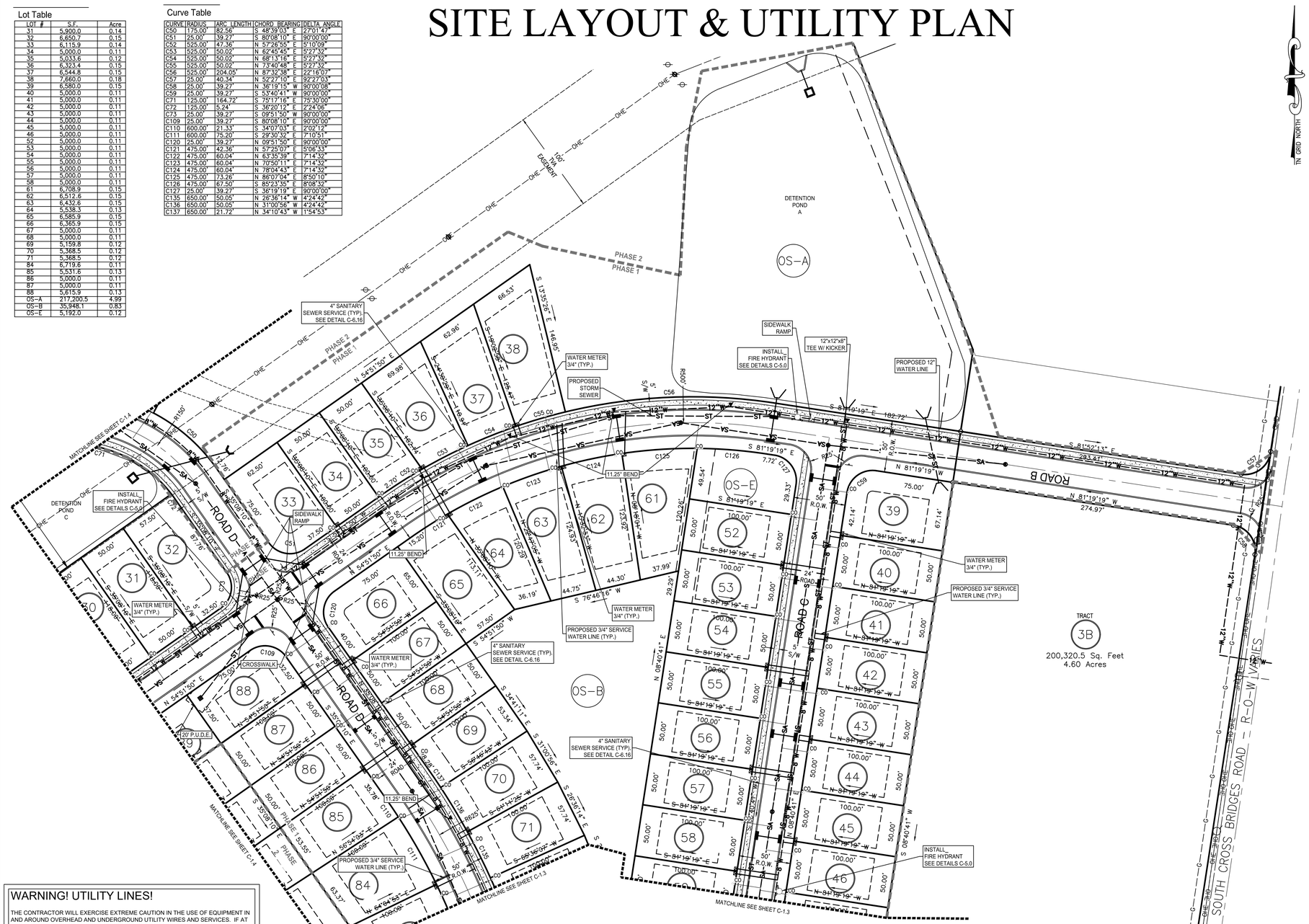
SITE LAYOUT & UTILITY PLAN

Lot Table

LOT #	S.F.	Acre
31	5,900.0	0.14
32	6,650.7	0.15
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
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
61	6,708.9	0.15
62	6,512.6	0.15
63	6,432.6	0.15
64	5,538.0	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
84	6,719.6	0.11
85	5,331.6	0.11
86	5,000.0	0.11
87	5,000.0	0.11
88	5,615.9	0.13
OS–A	217,200.5	4.99
OS–B	35,948.1	0.83
OS–E	5,192.0	0.12

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C50	175.00'	82.56'	S 48°39'03" E	27°01'47"
C51	25.00'	39.27'	S 80°08'10" E	90°00'00"
C52	525.00'	47.36'	N 57°26'55" E	5°10'09"
C53	525.00'	50.02'	N 62°45'45" E	5°27'32"
C54	525.00'	50.02'	N 68°13'16" E	5°27'32"
C55	525.00'	50.02'	N 73°40'48" E	5°27'32"
C56	525.00'	204.05'	N 87°32'38" E	22°16'07"
C57	25.00'	40.34'	N 52°27'10" E	92°27'03"
C58	25.00'	39.27'	N 36°19'15" W	90°00'08"
C59	25.00'	39.27'	S 53°40'41" W	90°00'00"
C71	125.00'	164.72'	S 75°17'16" E	75°30'09"
C72	125.00'	5.24'	S 36°20'12" E	2°24'06"
C73	25.00'	39.27'	S 09°51'50" W	90°00'00"
C109	25.00'	39.27'	S 80°08'10" E	90°00'00"
C110	600.00'	21.33'	S 34°07'03" E	2°02'12"
C111	600.00'	75.20'	S 29°30'32" E	7°10'51"
C120	25.00'	39.27'	N 09°51'50" E	90°00'00"
C121	475.00'	42.36'	N 57°25'07" E	5°06'33"
C122	475.00'	60.04'	N 63°35'39" E	7°14'32"
C123	475.00'	60.04'	N 70°50'11" E	7°14'32"
C124	475.00'	60.04'	N 78°04'43" E	7°14'32"
C125	475.00'	73.26'	N 86°07'04" E	8°50'10"
C126	475.00'	67.50'	S 85°23'35" E	8°08'32"
C127	25.00'	39.27'	S 36°19'19" E	90°00'00"
C135	650.00'	50.05'	N 26°36'14" W	4°24'42"
C136	650.00'	50.05'	N 31°00'56" W	4°24'42"
C137	650.00'	21.72'	N 34°10'43" W	1°54'53"



GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
2. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
3. TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
4. EXISTING 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 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
5. ALL RADII ARE 3' UNLESS DIMENSIONED.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
7. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
8. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
9. 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 THE ABOVE-NOTED 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. THESE UNDERGROUND CABLES AND/OR 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.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO MT. PLEASANT STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT, YELLOW TM5495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
6. ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. ROOF DRAINAGE TO SHEET FLOW ACROSS PARCEL AT THE FRONT AND REAR OF LOTS, INTO THE PROPOSED DRAINAGE SYSTEM.
2. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0265E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

1. REFER TO CITY OF MT. PLEASANT DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
2. ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF MT. PLEASANT.
3. SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

SANITARY SEWER LEAD NOTES:

1. MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT MT. PLEASANT WWTP STANDARDS.
3. SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
4. ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH MT. PLEASANT WWTP REGULATIONS.

ELECTRICAL CONDUIT NOTES:

1. ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH MT.PLEASANT POWER SYSTEM BEFORE CONSTRUCTION.
2. ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT MT.PLEASANT POWER SYSTEM STANDARDS.
3. ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

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

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.

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

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

LEGEND

	EXISTING	PROPOSED
WATER MAIN		8"W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	15"ST	15"ST
OVERHEAD	OHE	OHE
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		IP
EXISTING IRON PIN	IP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL: P-1
ASPHALT
CONCRETE
PARKING SPACES 14

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GERALD W. STICK 2025
STATE OF TENNESSEE
No. 107415
geraldw@wesengineers.com

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: BD | Checked: JS | Approved: GV | Date: 08/12/2025

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

SITE LAYOUT & UTILITY PLAN

Curve Table

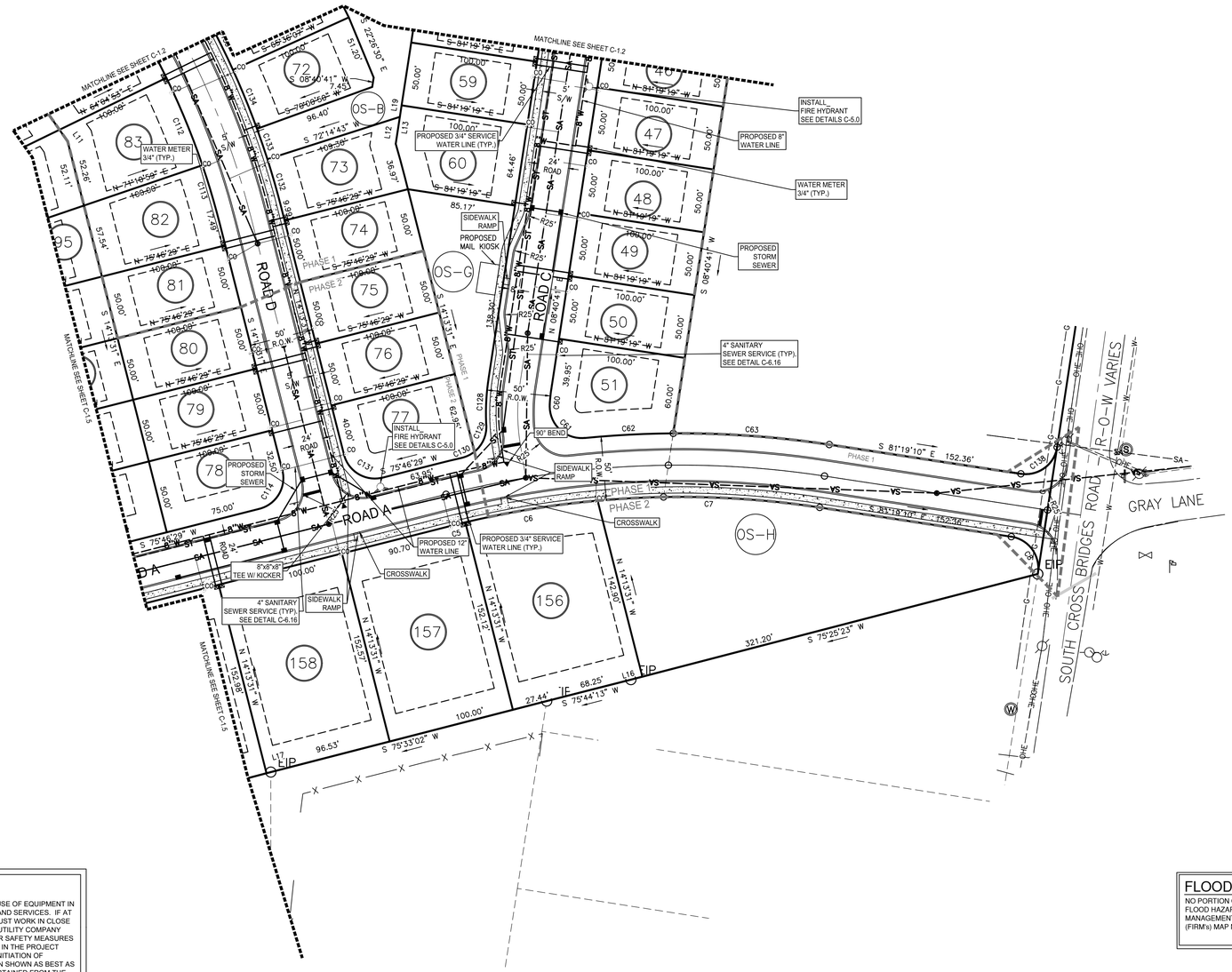
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C5	725.00'	9.30'	N 76°08'53" E	0°44'07"
C6	725.00'	105.48'	N 80°40'41" E	8°20'09"
C7	725.00'	175.06'	S 88°14'12" E	13°50'04"
C8	25.02'	40.11'	S 35°22'30" E	91°50'46"
C60	125.00'	12.46'	S 05°49'22" W	5°42'39"
C61	25.00'	43.00'	S 46°18'26" E	98°32'57"
C62	775.00'	69.81'	N 86°59'56" E	5°09'41"
C63	775.00'	123.10'	S 85°52'12" E	9°06'03"
C112	600.00'	74.37'	S 22°22'04" E	7°06'06"
C113	600.00'	48.08'	S 16°31'16" E	4°35'30"
C114	25.00'	39.27'	S 30°46'29" W	90°00'00"
C128	175.00'	36.14'	S 02°45'44" W	11°49'54"
C129	25.00'	23.66'	S 23°57'47" W	54°14'00"
C130	25.00'	11.38'	S 64°07'30" W	26°03'25"
C131	25.00'	39.27'	N 59°13'31" W	90°00'00"
C132	650.00'	40.04'	N 15°59'24" W	3°31'46"
C133	650.00'	25.32'	N 18°52'14" W	2°13'54"
C134	650.00'	50.05'	N 22°11'32" W	4°24'42"

Line Table

LINE	BEARING	DISTANCE
L11	S 30°08'10" E	L11-L12
L12	S 08°40'41" W	W21.45'
L13	S 08°40'41" W	W30.80'
L16	S 75°43'23" W	W8.30'
L17	S 75°13'56" W	W3.47'
L19	S 08°40'41" W	W9.15'

Lot Table

LOT #	S.F.	Acre
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
59	5,000.0	0.11
60	6,190.5	0.14
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
156	15,622.6	0.36
157	15,237.5	0.35
158	15,276.9	0.35
159	15,345.7	0.35
OS--G	8,679.3	0.20
OS--H	29,826.9	0.68



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	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	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		ST1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
2. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS. AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
3. TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
4. EXISTING 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 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
5. ALL RADII ARE 3' UNLESS DIMENSIONED.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
7. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
8. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
9. 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 THE ABOVE-NOTED 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. THESE UNDERGROUND CABLES AND/OR 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.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO MT. PLEASANT STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT, YELLOW TM5495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
6. ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. ROOF DRAINAGE TO SHEET FLOW ACROSS PARCEL AT THE FRONT AND REAR OF LOTS, INTO THE PROPOSED DRAINAGE SYSTEM.
2. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0265E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

1. REFER TO CITY OF MT. PLEASANT DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
2. ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF MT. PLEASANT.
3. SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

SANITARY SEWER LEAD NOTES:

1. MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT MT. PLEASANT WWTP STANDARDS.
3. SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
4. ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH MT. PLEASANT WWTP REGULATIONS.

ELECTRICAL CONDUIT NOTES:

1. ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH MT.PLEASANT POWER SYSTEM BEFORE CONSTRUCTION.
2. ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT MT.PLEASANT POWER SYSTEM STANDARDS.
3. ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GERALD H. BLACK, JR. 107415 REGISTERED AGRICULTURAL ENGINEER STATE OF TENNESSEE

gerald@wesengineers.com

© 2025

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

DATE / REVISIONS

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: BD
Checked: JC
Approved: GV
Date: 08/12/2025

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

C-1.3

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

SITE LAYOUT & UTILITY PLAN

Lot Table

LOT #	S.F.	Acre
13	5,900.0	0.14
14	5,900.0	0.14
15	5,900.0	0.14
16	5,900.0	0.14
17	5,900.0	0.14
18	5,900.0	0.14
19	5,900.0	0.14
20	5,900.0	0.14
21	5,900.0	0.14
22	5,900.0	0.14
23	5,900.0	0.14
24	5,900.0	0.14
25	5,900.0	0.14
26	5,300.0	0.14
27	5,900.0	0.14
28	5,900.0	0.14
29	5,900.0	0.14
30	5,900.0	0.14
31	5,900.0	0.14
89	5,615.9	0.13
90	5,000.0	0.11
91	5,000.0	0.11
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
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
138	5,000.0	0.11
139	5,615.9	0.13
140	5,615.9	0.13
141	6,797.1	0.16
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	5,900.0	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

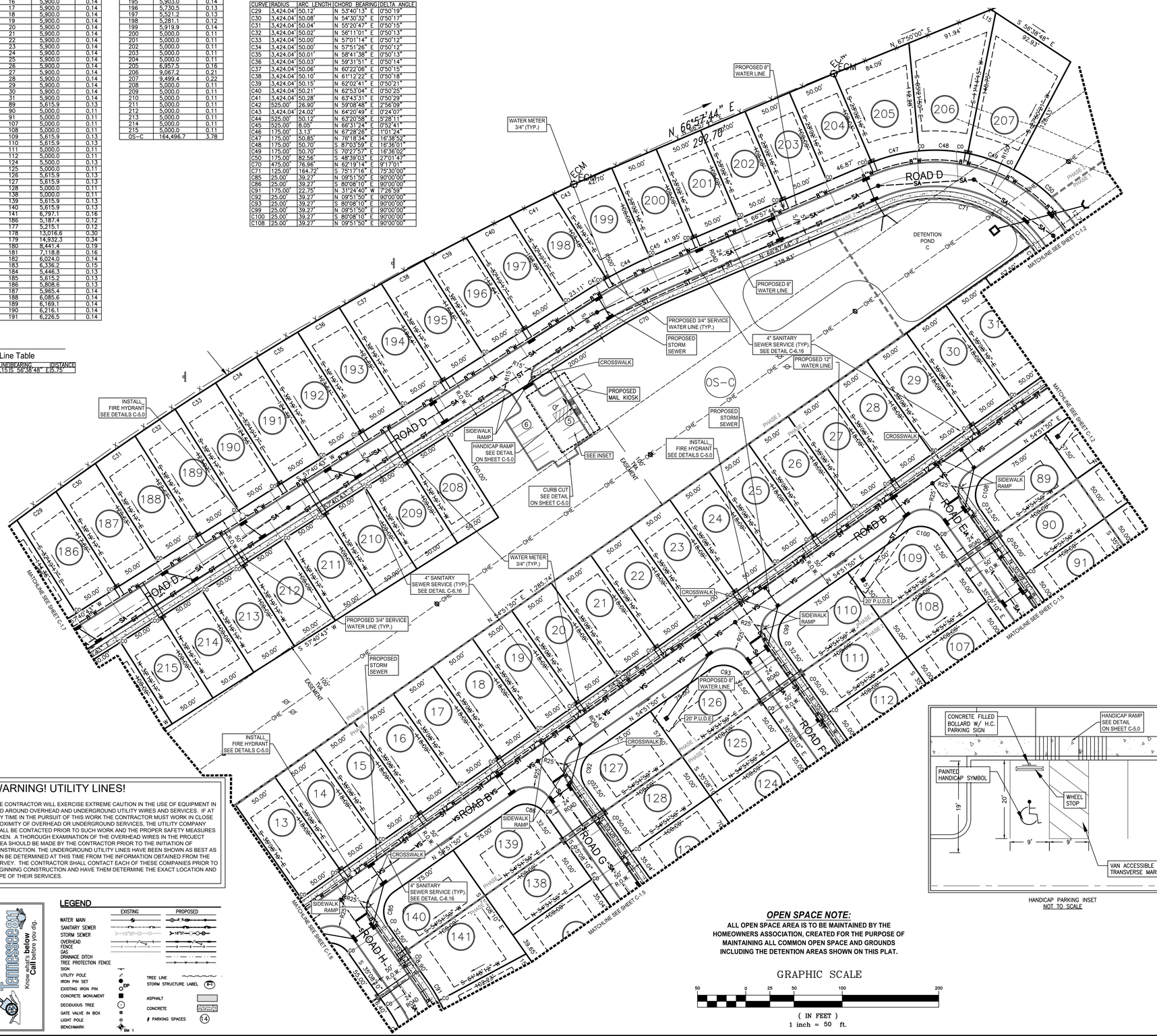
LOT #	S.F.	Acre
192	6,200.5	0.14
193	6,137.9	0.14
194	6,038.8	0.14
195	5,903.0	0.14
196	5,730.5	0.13
197	5,521.2	0.13
198	5,281.1	0.12
199	5,919.9	0.14
200	5,000.0	0.11
201	5,000.0	0.11
202	5,000.0	0.11
203	5,000.0	0.11
204	5,000.0	0.11
205	6,957.5	0.16
206	9,067.2	0.21
207	9,499.4	0.22
208	5,000.0	0.11
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
OS-C	164,496.7	3.78

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C29	3,424.04'	50.12'	N 53°40'13" E	0°50'19"
C30	3,424.04'	50.08'	N 54°30'32" E	0°50'17"
C31	3,424.04'	50.04'	N 55°20'47" E	0°50'15"
C32	3,424.04'	50.02'	N 56°11'01" E	0°50'13"
C33	3,424.04'	50.00'	N 57°01'14" E	0°50'12"
C34	3,424.04'	50.00'	N 57°51'26" E	0°50'12"
C35	3,424.04'	50.01'	N 58°41'38" E	0°50'13"
C36	3,424.04'	50.03'	N 59°31'51" E	0°50'14"
C37	3,424.04'	50.06'	N 60°22'06" E	0°50'15"
C38	3,424.04'	50.10'	N 61°12'22" E	0°50'18"
C39	3,424.04'	50.15'	N 62°02'41" E	0°50'21"
C40	3,424.04'	50.21'	N 62°53'04" E	0°50'25"
C41	3,424.04'	50.28'	N 63°43'31" E	0°50'29"
C42	525.00'	26.90'	N 59°08'48" E	2°56'09"
C43	3,424.04'	24.02'	N 64°20'49" E	0°24'07"
C44	525.00'	50.12'	N 63°20'58" E	5°28'11"
C45	525.00'	8.05'	N 66°31'24" E	0°52'41"
C46	175.00'	3.13'	N 67°28'26" E	1°01'24"
C47	175.00'	50.85'	N 76°18'34" E	16°38'52"
C48	175.00'	50.70'	S 87°03'59" E	16°36'01"
C49	175.00'	50.70'	S 70°27'57" E	16°36'02"
C50	175.00'	82.56'	S 48°39'03" E	27°01'47"
C70	475.00'	76.96'	N 62°19'14" E	9°17'01"
C71	125.00'	164.72'	S 75°17'16" E	75°30'00"
C85	25.00'	39.27'	N 09°51'50" E	90°00'00"
C86	25.00'	39.27'	S 80°08'10" E	90°00'00"
C91	175.00'	22.75'	N 31°24'40" W	7°26'59"
C92	25.00'	39.27'	N 09°51'50" E	90°00'00"
C93	25.00'	39.27'	S 80°08'10" E	90°00'00"
C99	25.00'	39.27'	N 09°51'50" E	90°00'00"
C100	25.00'	39.27'	S 80°08'10" E	90°00'00"
C108	25.00'	39.27'	N 09°51'50" E	90°00'00"

Line Table

LINE	BEARING	DISTANCE
L15	S 36°38'48" E	15.70'



GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
2. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
3. TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
4. EXISTING 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 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
5. ALL RADII ARE 3' UNLESS DIMENSIONED.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
7. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
8. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
9. 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 THE ABOVE-NOTED 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. THESE UNDERGROUND CABLES AND/OR 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.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO MT. PLEASANT STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT, YELLOW TM5495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
6. ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. ROOF DRAINAGE TO SHEET FLOW ACROSS PARCEL AT THE FRONT AND REAR OF LOTS, INTO THE PROPOSED DRAINAGE SYSTEM.
2. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0265E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

1. REFER TO CITY OF MT. PLEASANT DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
2. ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF MT. PLEASANT.
3. SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

SANITARY SEWER LEAD NOTES:

1. MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT MT. PLEASANT WWTP STANDARDS.
3. SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
4. ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH MT. PLEASANT WWTP REGULATIONS.

ELECTRICAL CONDUIT NOTES:

1. ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH MT.PLEASANT POWER SYSTEM BEFORE CONSTRUCTION.
2. ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT MT.PLEASANT POWER SYSTEM STANDARDS.
3. ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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:

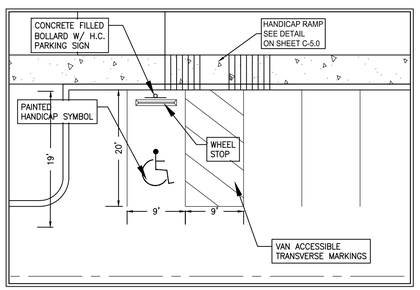
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

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.



HANDICAP PARKING INSET
NOT TO SCALE

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	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		
ASPHALT		
CONCRETE		
# PARKING SPACES		

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

DATE | REVISIONS

Southbend Crossings

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

SITE LAYOUT & UTILITY PLAN

Drawn: BD | Checked: JC | Approved: GV | Date: 08/12/2025

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

C-1.4

JOSEPH H. CURLEE JR. 107413 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE
gerald@wesengineers.com

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

SITE LAYOUT & UTILITY PLAN

© 2025

Curve Table

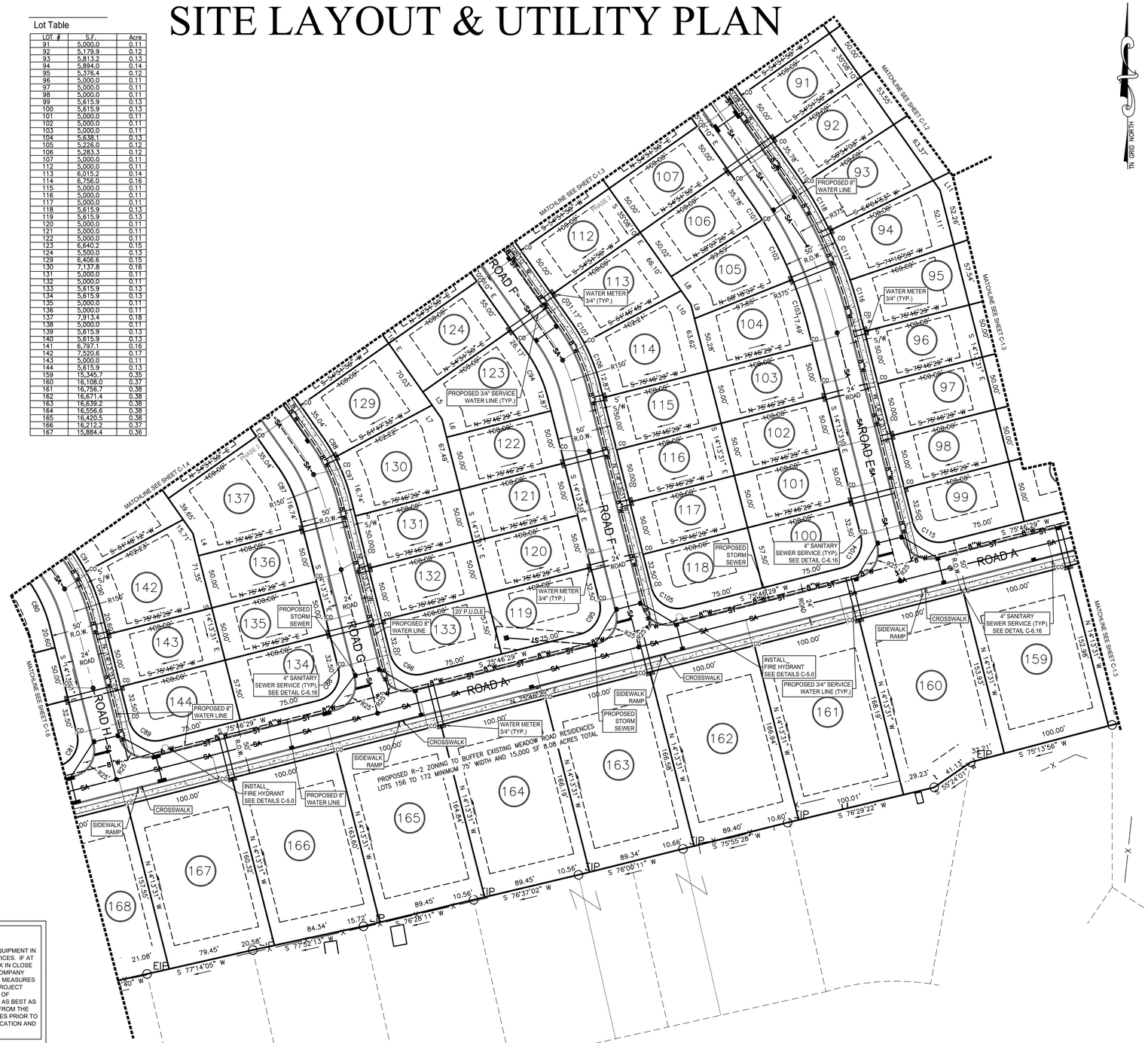
CURVE	RADIUS	ARC_LENGTH	CHORD_BEARING	DELTA_ANGLE
C80	125.00'	45.62'	S 24°40'50" E	20°54'39"
C81	25.00'	39.27'	S 30°46'29" W	90°00'00"
C82	725.00'	19.20'	S 76°32'00" W	1°31'02"
C83	725.00'	54.64'	S 79°27'04" W	4°19'05"
C84	25.00'	45.84'	N 45°51'20" W	105°04'07"
C85	25.00'	39.27'	N 09°51'50" E	90°00'00"
C86	25.00'	39.27'	S 80°08'10" E	90°00'00"
C87	125.00'	45.62'	S 24°40'50" E	20°54'39"
C88	25.00'	39.27'	S 30°46'29" W	90°00'00"
C89	25.00'	39.27'	N 59°13'31" W	90°00'00"
C90	175.00'	41.11'	N 20°57'21" W	13°27'40"
C91	175.00'	22.75'	N 31°24'40" W	7°26'59"
C92	25.00'	39.27'	N 09°51'50" E	90°00'00"
C93	25.00'	39.27'	S 80°08'10" E	90°00'00"
C94	125.00'	45.62'	S 24°40'50" E	20°54'39"
C95	75.00'	39.27'	S 59°46'29" W	90°00'00"
C96	25.00'	39.27'	N 59°13'31" W	90°00'00"
C97	175.00'	41.14'	N 20°57'38" W	13°28'15"
C98	175.00'	22.72'	N 31°24'58" W	7°26'24"
C101	350.00'	119.91'	S 33°30'22" E	3°15'36"
C102	350.00'	62.17'	S 26°47'14" E	10°10'41"
C103	350.00'	45.65'	S 17°57'49" E	7°28'23"
C104	25.00'	39.27'	S 30°46'29" W	90°00'00"
C105	25.00'	39.27'	N 59°13'31" W	90°00'00"
C106	175.00'	41.18'	N 20°58'00" W	13°28'59"
C107	175.00'	22.69'	N 31°25'19" W	7°25'41"
C115	25.00'	39.27'	N 59°13'31" W	90°00'00"
C116	400.00'	32.06'	N 16°31'16" W	4°35'30"
C117	400.00'	49.58'	N 22°27'04" W	7°06'06"
C118	400.00'	50.13'	N 29°30'32" W	7°10'51"
C119	400.00'	14.22'	N 34°07'03" W	2°02'12"

Line Table

LINE	BEARING	DISTANCE
L4	N 14°13'31" W	21.45'
L5	S 35°08'10" E	109.78'
L6	S 14°13'31" E	17.49'
L7	S 35°08'10" E	15.75'
L8	S 35°08'10" E	131.89'
L9	S 14°13'31" E	18.84'
L10	S 35°08'10" E	131.89'
L11	S 35°08'10" E	111.13'

Lot Table

LOT #	S.F.	Acre
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
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
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
159	15,345.7	0.35
160	16,108.0	0.37
161	16,756.7	0.38
162	16,671.4	0.38
163	16,639.2	0.38
164	16,556.6	0.38
165	16,420.5	0.38
166	16,212.2	0.37
167	15,884.4	0.36



GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
2. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
3. TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
4. EXISTING 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 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
5. ALL RADII ARE 3' UNLESS DIMENSIONED.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
7. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
8. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
9. 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 THE ABOVE-NOTED 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. THESE UNDERGROUND CABLES AND/OR 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.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO MT. PLEASANT STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT, YELLOW TM5495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
6. ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. ROOF DRAINAGE TO SHEET FLOW ACROSS PARCEL AT THE FRONT AND REAR OF LOTS, INTO THE PROPOSED DRAINAGE SYSTEM.
2. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0265E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

1. REFER TO CITY OF MT. PLEASANT DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
2. ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF MT. PLEASANT.
3. SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

SANITARY SEWER LEAD NOTES:

1. MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT MT. PLEASANT WWTP STANDARDS.
3. SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
4. ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH MT. PLEASANT WWTP REGULATIONS.

ELECTRICAL CONDUIT NOTES:

1. ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH MT.PLEASANT POWER SYSTEM BEFORE CONSTRUCTION.
2. ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT MT.PLEASANT POWER SYSTEM STANDARDS.
3. ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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:

WES ENGINEERS & SURVEYORS

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

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	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		
ASPHALT		
CONCRETE		
# PARKING SPACES		

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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 W. WILLIAMS — LICENSED PROFESSIONAL ENGINEER — No. 107415 — STATE OF TENNESSEE

geraldw@wesengineers.com

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: BD | Checked: JG | Approved: GW | Date: 08/12/2025

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

C-1.5

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

SITE LAYOUT & UTILITY PLAN

Lot Table

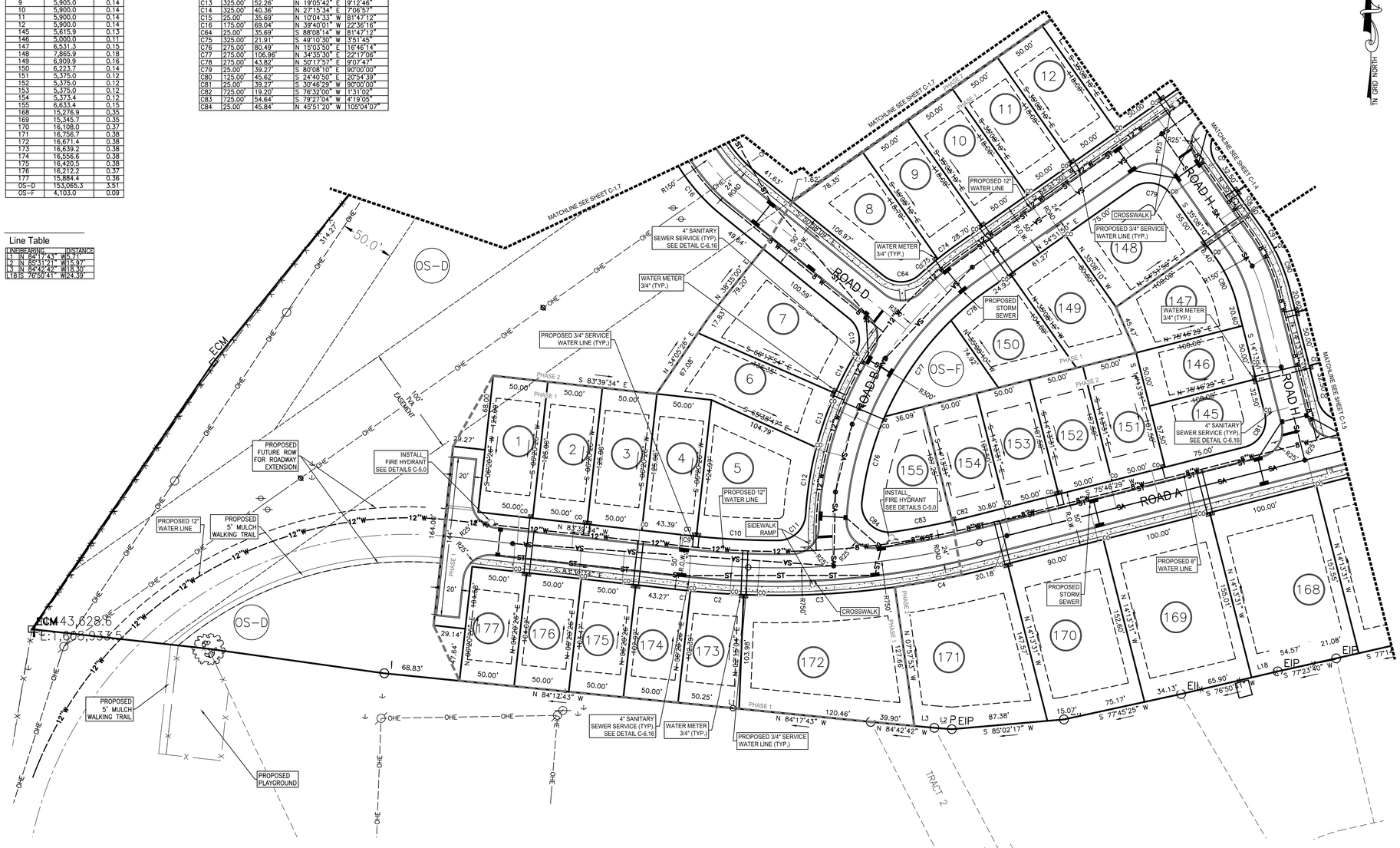
LOT #	S.F.	Acre
1	6,225.8	0.14
2	6,261.8	0.14
3	6,267.7	0.14
4	6,273.6	0.14
5	10,275.0	0.24
6	7,598.1	0.17
7	10,048.4	0.23
8	7,308.9	0.17
9	5,905.0	0.14
10	5,900.0	0.14
11	5,900.0	0.14
12	5,900.0	0.14
145	5,615.9	0.13
146	5,000.0	0.11
147	6,531.3	0.15
148	7,865.9	0.18
149	6,909.9	0.16
150	6,723.7	0.16
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
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	16,871.4	0.38
173	16,639.2	0.38
174	16,556.6	0.38
175	16,420.0	0.38
176	16,212.2	0.37
177	15,884.4	0.36
OS–D	153,065.3	3.51
OS–F	4,103.0	0.09

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	775.00'	6.73'	S 83°54'30" E	0°29'52"
C2	775.00'	48.58'	S 85°57'11" E	3°35'30"
C3	775.00'	138.18'	N 87°08'36" E	10°12'57"
C4	775.00'	84.68'	N 78°54'18" E	6°15'38"
C9	725.00'	6.61'	S 83°55'15" E	0°31'22"
C10	725.00'	74.76'	S 87°08'11" E	5°54'30"
C11	25.00'	37.69'	N 46°43'21" E	86°22'26"
C12	325.00'	62.13'	N 09°00'44" E	10°57'11"
C13	325.00'	52.26'	N 19°05'42" E	9°12'46"
C14	325.00'	40.36'	N 27°15'34" E	7°06'57"
C15	25.00'	35.69'	N 10°04'33" W	81°47'12"
C16	175.00'	69.04'	N 39°40'01" W	22°36'18"
C64	25.00'	35.69'	S 88°08'14" W	81°47'12"
C75	325.00'	21.91'	S 49°10'30" W	3°51'45"
C76	275.00'	80.49'	N 15°03'50" E	16°46'14"
C77	275.00'	106.96'	N 34°35'50" E	22°17'06"
C78	275.00'	43.82'	N 50°17'57" E	9°07'47"
C79	25.00'	39.27'	S 80°08'10" E	90°00'00"
C80	125.00'	45.62'	S 24°40'50" E	20°54'39"
C81	25.00'	39.27'	S 30°46'29" W	90°00'00"
C82	725.00'	19.20'	S 76°32'00" W	1°31'02"
C83	725.00'	54.64'	S 79°27'04" W	4°19'05"
C84	25.00'	45.84'	N 45°51'20" W	105°04'07"

Line Table

LINE	BEARING	DISTANCE
L1	N 84°17'43" W	5.71'
L2	N 85°02'17" E	W13.37'
L3	N 84°42'42" W	W18.40'
L18	S 76°50'41" W	W24.39'



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	BM 1	

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

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
2. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS. AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
3. TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
4. EXISTING 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 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
5. ALL RADII ARE 3' UNLESS DIMENSIONED.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
7. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
8. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
9. 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 THE ABOVE-NOTED 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. THESE UNDERGROUND CABLES AND/OR 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.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO MT. PLEASANT STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT, YELLOW TM5495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
6. ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. ROOF DRAINAGE TO SHEET FLOW ACROSS PARCEL AT THE FRONT AND REAR OF LOTS, INTO THE PROPOSED DRAINAGE SYSTEM.
2. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0265E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

1. REFER TO CITY OF MT. PLEASANT DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
2. ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF MT. PLEASANT.
3. SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

SANITARY SEWER LEAD NOTES:

1. MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT MT. PLEASANT WWTP STANDARDS.
3. SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
4. ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH MT. PLEASANT WWTP REGULATIONS.

ELECTRICAL CONDUIT NOTES:

1. ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH MT.PLEASANT POWER SYSTEM BEFORE CONSTRUCTION.
2. ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT MT.PLEASANT POWER SYSTEM STANDARDS.
3. ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

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

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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 W. VICK — LICENSED PROFESSIONAL ENGINEER — No. 107415 — STATE OF TENNESSEE

geraldv@wesengineers.com

© 2025

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

DATE
REVISIONS

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

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

C-1.6

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

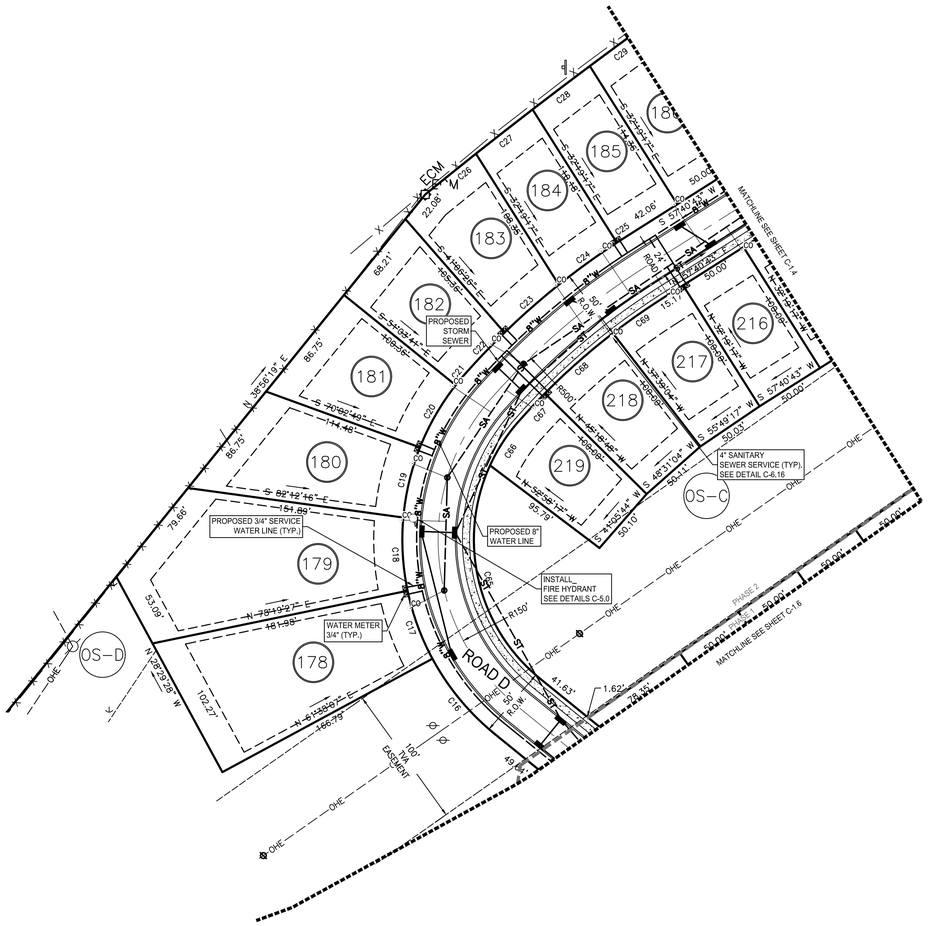
SITE LAYOUT & UTILITY PLAN

Lot Table

LOT #	S.F.	Acre
178	15,621.3	0.36
179	15,398.5	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
216	5,000.0	0.11
217	5,491.9	0.13
218	5,711.6	0.13
219	5,654.4	0.13
OS–C	164,496.7	3.78
OS–D	153,085.3	3.51

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C16	175.00'	69.04'	N 39°40'01" W	22°36'16"
C17	175.00'	50.72'	N 20°03'44" W	16°36'19"
C18	175.00'	51.46'	N 03°20'06" W	16°50'58"
C19	175.00'	50.55'	N 13°21'52" E	16°32'57"
C20	175.00'	50.30'	N 29°52'23" E	16°28'05"
C21	175.00'	10.23'	N 39°48'57" E	3°21'02"
C22	525.00'	39.91'	N 43°38'08" E	4°21'21"
C23	525.00'	50.66'	N 48°34'40" E	5°31'42"
C24	525.00'	50.12'	N 54°04'37" E	5°28'11"
C25	525.00'	7.94'	N 57°14'43" E	0°52'01"
C26	3,424.04'	45.48'	N 51°11'24" E	0°45'40"
C27	3,424.04'	50.25'	N 51°59'27" E	0°50'27"
C28	3,424.04'	50.18'	N 52°49'52" E	0°50'23"
C29	3,424.04'	50.12'	N 53°40'13" E	0°50'19"
C65	125.00'	164.74'	N 13°12'51" W	75°30'37"
C66	125.00'	36.91'	N 32°59'58" E	16°55'01"
C67	475.00'	26.77'	N 43°04'20" E	3°13'44"
C68	475.00'	63.52'	N 48°31'04" E	7°39'44"
C69	475.00'	44.19'	N 55°00'50" E	5°19'47"



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	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		S-1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TN GRID NORTH

© 2025

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS.
2. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FT IN WIDTH ON FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS, AND THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 5 FT IN WIDTH ON ALL OTHER INTERIOR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
3. TEMPORARY INLET FILTERS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS IN AREA PRIOR TO EARTH DISRUPTION.
4. EXISTING 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 5 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT "TENNESSEE ONE CALL" AT 1-800-351-1111 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
5. ALL RADII ARE 3' UNLESS DIMENSIONED.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND ANY UNDERGROUND ELECTRIC LINES DO NOT CONFLICT WITH SEWAGE LINES OR STORM SEWERS. INSTALL ALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
7. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
8. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
9. 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 THE ABOVE-NOTED 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. THESE UNDERGROUND CABLES AND/OR 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.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL REPAIR ANY CONTRACTOR CAUSED DAMAGE, ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COORDINATE ALL CONSTRUCTION TO MAINTAIN REQUIRED SERVICES TO THE EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(IES).

PAVING NOTES:

1. PROPOSED ASPHALT PAVEMENT CROSS-SECTION TO CONFORM TO MT. PLEASANT STANDARDS. REFERENCE DETAIL PROVIDED.
2. ALL CURVE RADII = 3' (THREE FEET) UNLESS NOTED OTHERWISE.
3. SURFACES TO RECEIVE MARKING PAINT SHALL BE CLEAN, DRY AND METAL SURFACES ARE TO BE FREE FROM HEAVY RUST.
4. YELLOW CURBING AND BOLLARDS ARE TO RECEIVE 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT, YELLOW TM5495. (TO BE WHITE IF REQUIRED BY ARCHITECTURAL REVIEW COMMITTEE)
6. ACCESSIBLE SPACES TO RECEIVE TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

STORMWATER NOTES:

1. ROOF DRAINAGE TO SHEET FLOW ACROSS PARCEL AT THE FRONT AND REAR OF LOTS, INTO THE PROPOSED DRAINAGE SYSTEM.
2. SUBJECT PROPERTY IS NOT IN A FLOODPLAIN AS PER F.I.R.M. F.E.M.A. COMMUNITY PANEL # 47119C0265E, DATED APRIL 16, 2007.

WATERMAIN NOTES:

1. REFER TO CITY OF MT. PLEASANT DESIGN PLANS FOR WATER DESIGN AND SERVICE LOCATIONS.
2. ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF MT. PLEASANT.
3. SERVICES, INCLUDING LONG TAPS AND SHORT TAPS, ARE TO BE INSTALLED TO THE PROPERTY LINE. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER SERVICE LINES AND OTHER UTILITIES WHERE FEASIBLE.

SANITARY SEWER LEAD NOTES:

1. MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LEADS SHALL BE IN STRICT COMPLIANCE WITH CURRENT MT. PLEASANT WWTP STANDARDS.
3. SEWER SERVICE LEADS ARE TO BE EXTENDED TO A POINT 5-FT. OUTSIDE THE BUILDING WHERE THE PLUMBING CONTRACTOR WILL COMPLETE THE CONNECTION TO THE BUILDING PLUMBING SYSTEM.
4. ALL SANITARY SEWER LEADS WITHIN A 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE PROPOSED WORK HAS BEEN COMPLETED IN COMPLIANCE WITH MT. PLEASANT WWTP REGULATIONS.

ELECTRICAL CONDUIT NOTES:

1. ALL BUILDERS, CONTRACTORS, AND ELECTRICIANS MUST MEET WITH MT.PLEASANT POWER SYSTEM BEFORE CONSTRUCTION.
2. ALL ELECTRICAL CONNECTIONS AND FACILITIES TO CONFORM TO CURRENT MT.PLEASANT POWER SYSTEM STANDARDS.
3. ALL ELECTRICAL CONNECTIONS TO BE EXTENDED FROM WITHIN THE EXISTING BUILDING TO ADDITIONS. NO SITE CONSTRUCTION OF ELECTRICAL SERVICES IS PROPOSED.

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.

GERALD W. STICK JR. — REGISTERED LAND SURVEYOR — No. 1074715 — STATE OF TENNESSEE

geraldt@wesengineers.com

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: BD | Checked: JS | Approved: GY | Date: 09/12/2025

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

C-1.7

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

SITE LAYOUT & UTILITY PLAN

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	775.00'	6.73'	S 83°54'30" E	0°29'52"
C2	775.00'	48.58'	S 85°57'11" E	3°35'39"
C3	775.00'	138.18'	N 87°08'36" E	10°12'57"
C4	775.00'	84.68'	N 78°54'18" E	6°15'38"
C5	725.00'	9.30'	N 76°08'33" E	0°44'07"
C6	725.00'	105.48'	N 80°40'41" E	8°20'09"
C7	725.00'	175.06'	S 88°14'12" E	13°50'04"
C8	25.02'	40.11'	S 35°22'30" E	91°50'46"
C9	725.00'	6.61'	S 83°55'15" E	0°31'20"
C10	725.00'	74.76'	S 87°08'11" E	5°54'30"
C11	25.00'	37.69'	N 46°43'21" E	86°22'26"
C12	325.00'	62.13'	N 09°00'44" E	10°57'11"
C13	325.00'	52.26'	N 19°05'42" E	9°12'46"
C14	325.00'	40.36'	N 27°15'34" E	7°06'57"
C15	25.00'	35.69'	N 10°04'33" W	81°47'12"
C16	175.00'	69.04'	N 39°40'01" W	22°36'16"
C17	175.00'	50.72'	N 20°03'44" W	16°36'19"
C18	175.00'	51.46'	N 03°20'06" W	16°50'58"
C19	175.00'	50.55'	N 13°21'52" E	16°32'57"
C20	175.00'	50.30'	N 29°52'23" E	16°28'05"
C21	175.00'	10.23'	N 39°46'57" E	3°21'02"
C22	525.00'	39.91'	N 43°38'08" E	4°21'21"
C23	525.00'	50.66'	N 48°44'40" E	5°31'42"
C24	525.00'	50.12'	N 54°04'37" E	5°28'11"
C25	525.00'	7.94'	N 57°14'43" E	0°52'01"
C26	3,424.04'	45.48'	N 51°11'24" E	0°45'40"
C27	3,424.04'	50.25'	N 51°59'27" E	0°50'27"
C28	3,424.04'	50.18'	N 52°49'52" E	0°50'23"
C29	3,424.04'	50.12'	N 53°40'13" E	0°50'19"
C30	3,424.04'	50.08'	N 54°30'32" E	0°50'17"
C31	3,424.04'	50.04'	N 55°20'47" E	0°50'15"
C32	3,424.04'	50.02'	N 56°11'01" E	0°50'13"
C33	3,424.04'	50.00'	N 57°01'14" E	0°50'12"
C34	3,424.04'	50.00'	N 57°51'26" E	0°50'12"
C35	3,424.04'	50.01'	N 58°41'38" E	0°50'13"
C36	3,424.04'	50.03'	N 59°31'51" E	0°50'14"
C37	3,424.04'	50.06'	N 60°22'06" E	0°50'15"
C38	3,424.04'	50.10'	N 61°12'22" E	0°50'18"
C39	3,424.04'	50.15'	N 62°02'41" E	0°50'21"
C40	3,424.04'	50.21'	N 62°53'04" E	0°50'25"
C41	3,424.04'	50.28'	N 63°43'31" E	0°50'29"
C42	525.00'	26.90'	N 59°08'48" E	2°56'09"
C43	3,424.04'	24.02'	N 64°20'49" E	0°24'07"
C44	525.00'	50.12'	N 63°20'58" E	5°28'11"
C45	525.00'	8.05'	N 66°31'24" E	0°52'41"
C46	175.00'	3.13'	N 67°28'26" E	1°01'24"
C47	175.00'	50.85'	N 76°18'34" E	16°38'52"
C48	175.00'	50.70'	S 87°03'59" E	16°36'01"
C49	175.00'	50.70'	S 70°27'57" E	16°36'02"
C50	175.00'	82.56'	S 48°39'03" E	27°01'47"
C51	25.00'	39.27'	S 80°08'10" E	90°00'00"
C52	525.00'	47.36'	N 57°26'55" E	5°10'09"
C53	525.00'	50.02'	N 62°45'45" E	5°27'32"
C54	525.00'	50.02'	N 68°13'16" E	5°27'32"
C55	525.00'	50.02'	N 73°40'48" E	5°27'32"
C56	525.00'	204.05'	N 87°32'38" E	22°16'07"
C57	25.00'	40.34'	N 52°27'10" E	92°27'03"
C58	25.00'	39.27'	N 36°19'15" W	90°00'08"
C59	25.00'	39.27'	S 53°40'41" W	90°00'00"
C60	125.00'	12.46'	S 05°49'22" W	5°42'39"
C61	25.00'	43.00'	S 46°18'26" E	98°32'57"
C62	775.00'	69.81'	N 86°59'56" E	5°09'41"
C63	775.00'	123.10'	S 85°52'12" E	9°06'03"
C64	25.00'	35.69'	S 88°08'14" W	81°47'12"
C65	125.00'	164.74'	N 13°12'51" W	75°30'37"
C66	125.00'	36.91'	N 32°59'58" E	16°55'01"
C67	475.00'	26.77'	N 43°04'20" E	3°13'44"
C68	475.00'	63.52'	N 48°31'04" E	7°39'44"
C69	475.00'	44.19'	N 55°00'50" E	5°19'47"
C70	475.00'	76.96'	N 62°19'14" E	9°17'01"
C71	125.00'	164.72'	S 75°17'16" E	75°30'00"
C72	125.00'	5.24'	S 36°20'12" E	2°24'06"
C73	25.00'	39.27'	S 09°51'50" W	90°00'00"
C74	325.00'	21.31'	S 52°59'07" W	3°45'28"
C75	325.00'	21.91'	S 49°10'30" W	3°51'45"
C76	275.00'	80.49'	N 15°03'50" E	16°46'14"
C77	275.00'	106.96'	N 34°35'30" E	22°17'06"
C78	275.00'	43.82'	N 50°17'57" E	9°07'47"
C79	25.00'	39.27'	S 80°08'10" E	90°00'00"
C80	125.00'	45.62'	S 24°40'50" E	20°54'39"
C81	25.00'	39.27'	S 30°46'29" W	90°00'00"
C82	725.00'	19.20'	S 76°32'00" W	1°31'02"
C83	725.00'	54.64'	S 79°27'04" W	4°19'05"
C84	25.00'	45.84'	N 45°51'20" W	105°04'07"
C85	25.00'	39.27'	N 09°51'50" E	90°00'00"
C86	25.00'	39.27'	S 80°08'10" E	90°00'00"
C87	125.00'	45.62'	S 24°40'50" E	20°54'39"
C88	25.00'	39.27'	S 30°46'29" W	90°00'00"
C89	25.00'	39.27'	N 59°13'31" W	90°00'00"
C90	175.00'	41.11'	N 20°57'51" W	13°27'40"
C91	175.00'	22.75'	N 31°24'40" W	7°26'59"
C92	25.00'	39.27'	N 09°51'50" E	90°00'00"
C93	25.00'	39.27'	S 80°08'10" E	90°00'00"
C94	125.00'	45.62'	S 24°40'50" E	20°54'39"
C95	25.00'	39.27'	S 30°46'29" W	90°00'00"
C96	25.00'	39.27'	N 59°13'31" W	90°00'00"
C97	175.00'	41.14'	N 20°57'38" W	13°28'15"
C98	175.00'	22.72'	N 31°24'58" W	7°26'24"
C99	25.00'	39.27'	N 09°51'50" E	90°00'00"
C100	25.00'	39.27'	S 80°08'10" E	90°00'00"
C101	350.00'	19.91'	S 33°30'22" E	3°15'36"
C102	350.00'	62.17'	S 26°47'14" E	10°10'41"
C103	350.00'	45.65'	S 17°57'49" E	7°28'23"
C104	25.00'	39.27'	S 30°46'29" W	90°00'00"
C105	25.00'	39.27'	N 59°13'31" W	90°00'00"
C106	175.00'	41.18'	N 20°58'00" W	13°28'59"
C107	175.00'	22.69'	N 31°25'19" W	7°25'41"
C108	25.00'	39.27'	N 09°51'50" E	90°00'00"
C109	25.00'	39.27'	S 80°08'10" E	90°00'00"
C110	600.00'	21.33'	S 34°07'03" E	2°02'12"
C111	600.00'	75.20'	S 29°30'32" E	7°10'51"
C112	600.00'	74.37'	S 22°22'04" E	7°06'06"
C113	600.00'	48.08'	S 16°31'16" E	4°35'50"
C114	25.00'	39.27'	S 30°46'29" W	90°00'00"
C115	25.00'	39.27'	N 59°13'31" W	90°00'00"
C116	400.00'	32.06'	N 16°31'16" W	4°35'50"
C117	400.00'	49.58'	N 22°22'04" W	7°06'06"
C118	400.00'	50.13'	N 29°30'32" W	7°10'51"
C119	400.00'	14.22'	N 34°07'03" W	2°02'12"
C120	25.00'	39.27'	N 09°51'50" E	90°00'00"
C121	475.00'	42.36'	N 57°25'07" E	5°06'33"
C122	475.00'	60.04'	N 63°35'39" E	7°14'32"
C123	475.00'	60.04'	N 70°50'11" E	7°14'32"
C124	475.00'	60.04'	N 78°04'43" E	7°14'32"
C125	475.00'	73.26'	N 86°07'04" E	8°50'10"
C126	475.00'	67.50'	S 85°23'36" E	8°08'32"
C127	25.00'	39.27'	S 36°19'19" E	90°00'00"
C128	175.00'	36.14'	S 02°45'44" W	11°49'54"
C129	25.00'	23.66'	S 23°57'47" W	54°14'00"
C130	25.00'	11.38'	S 64°07'30" W	26°05'25"
C131	25.00'	39.27'	N 59°13'31" W	90°00'00"
C132	650.00'	40.04'	N 15°59'24" W	3°31'46"
C133	650.00'	25.32'	N 18°52'14" W	2°13'54"
C134	650.00'	50.05'	N 22°11'32" W	4°24'42"
C135	650.00'	50.05'	N 26°36'14" W	4°24'42"
C136	650.00'	50.05'	N 31°00'56" W	4°24'42"
C137	650.00'	21.72'	N 34°10'43" W	1°54'53"
C138	25.00'	39.27'	N 53°40'50" E	90°00'00"

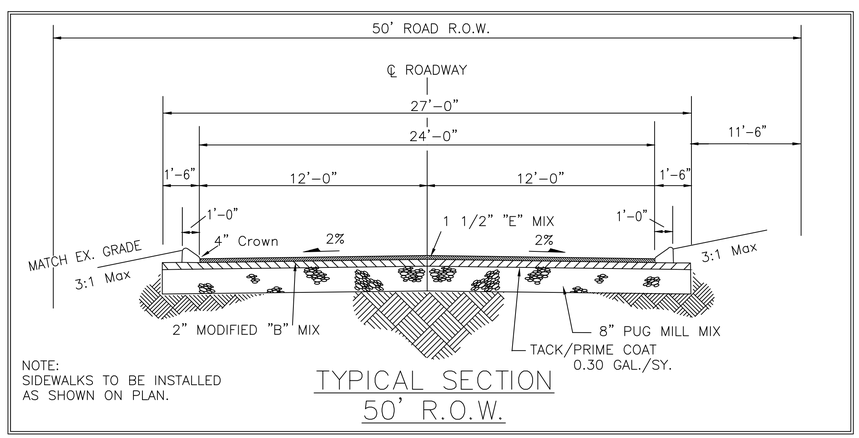
Line Table

LINE	BEARING	DISTANCE
L1	N 84°14'43" W	16.71'
L2	N 89°31'27" W	15.97'
L3	N 84°42'42" W	18.30'
L4	N 13°13'31" E	21.35'
L5	S 32°08'10" E	150.78'
L6	S 13°13'31" E	117.49'
L7	S 32°08'10" E	115.79'
L8	S 32°08'10" E	131.69'
L9	S 13°13'31" E	113.44'
L10	S 32°08'10" E	115.81'
L11	S 32°08'10" E	111.11'
L12	S 08°40'41" W	21.45'
L13	S 08°40'41" W	130.60'
L14	N 13°13'31" W	117.49'
L15	S 56°38'48" E	15.75'
L16	S 79°25'23" E	18.10'
L17	S 79°13'58" W	13.47'
L18	S 72°05'41" W	24.30'
L19	S 08°40'41" W	18.18'

Lot Table

LOT #	S.F.	Acre
1	6,225.8	0.14
2	6,261.8	0.14
3	6,287.7	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	7,308.9	0.17
9	5,905.0	0.14
10	5,900.0	0.14
11	5,900.0	0.14
12	5,900.0	0.14
13	5,900.0	0.14
14	5,900.0	0.14
15	5,900.0	0.14
16	5,900.0	0.14
17	5,900.0	0.14
18	5,900.0	0.14
19	5,900.0	0.14
20	5,900.0	0.14
21	5,900.0	0.14
22	5,900.0	0.14
23	5,900.0	0.14
24	5,900.0	0.14
25	5,900.0	0.14
26	5,900.0	0.14
27	5,900.0	0.14
28	5,900.0	0.14
29	5,900.0	0.14
30	5,900.0	0.14
31	5,900.0	0.14
32	6,650.7	0.15
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

LOT #	S.F.	Acre
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	6,909.9	0.16
150	6,223.7	0.14
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
157	15,237.5	0.35
158	15,276.9	0.35
159	15,345.7	0.35
160	16,108.0	0.37
161	16,756.7	0.38
162	16,671.4	0.38
163	16,639.2	0.38
164	16,556.6	0.38
165	16,420.5	0.38
166	16,212.2	0.37
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	15,398.5	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	9,087.2	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
OS-A	217,200.5	4.99
OS-B	35,948.1	0.83
OS-C	164,496.7	3.78
OS-D	153,065.3	3.51
OS-E	5,192.0	0.12
OS-F	4,103.0	0.09
OS-G	8,679.9	0.20
OS-H	29,826.9	0.68



NOTE:
SIDEWALKS TO BE INSTALLED AS SHOWN ON PLAN.

TYPICAL SECTION
50' R.O.W.

© 2025

WES E NGINEERS & S URVEYORS
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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: BD | Checked: JG | Approved: GV | Date: 08/12/2025

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

GERALD W. VERCH
REGISTERED
No. 107415
STATE OF TENNESSEE
LAND SURVEYOR
gerald@wesengineers.com

C-1.8

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

GRADING & DRAINAGE PLAN

GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE ITEMS SHOWN ON THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES (I.E., WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC.) AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION FROM ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATIONS OF UTILITIES SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND UTILITIES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE UTILITIES.
5. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR THE SAME.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING WRITTEN APPROVAL FROM ADJOINING PROPERTY OWNER FOR OFF-SITE GRADING WORK THAT RESULTS FROM CONSTRUCTION ACTIVITIES.

BERM CONSTRUCTION NOTES

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL , TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE BERM. THE TRENCH MUST EXTEND AT LEAST 1 FOOT INTO A STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO FEET. THE CUTOFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM WIDTH SHALL BE FOUR FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME ASTHOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRY DURING THE BACKFILLING AND COMPACTION OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE DETENTION POND SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF SOFT, SATURATED SEDIMENT AND FLOOD WATERS.

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.

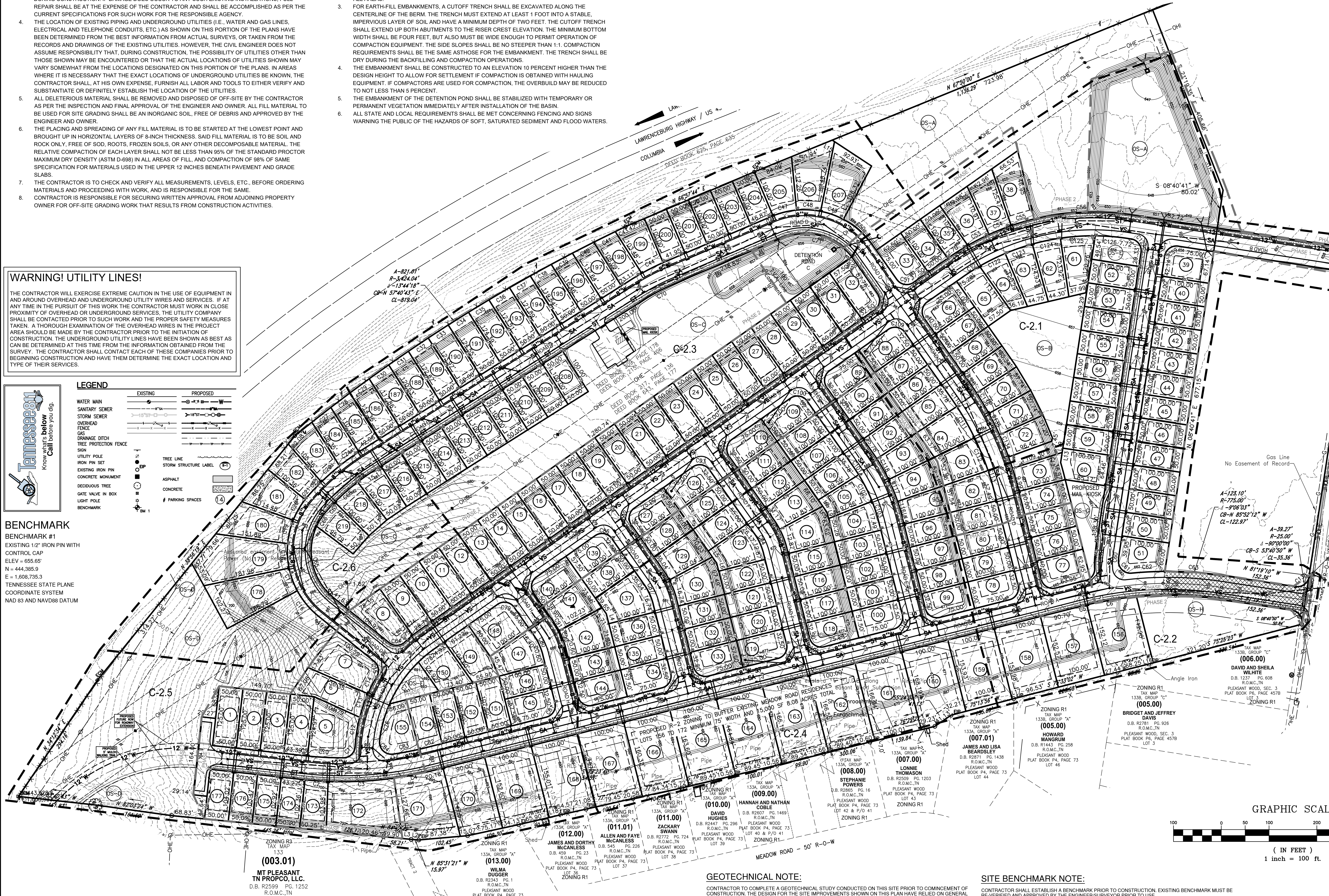
LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	15"ST	18"ST
OVERHEAD		
FENCE	x	x
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		TP
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	R-1
ASPHALT	
CONCRETE	
# PARKING SPACES	14

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



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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

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.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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

GERALD W. VICK, REGISTERED ENGINEER, No. 107415, STATE OF TENNESSEE
8-27-25
gerald@wesengineers.com

© 2025

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

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

REVISIONS	DATE

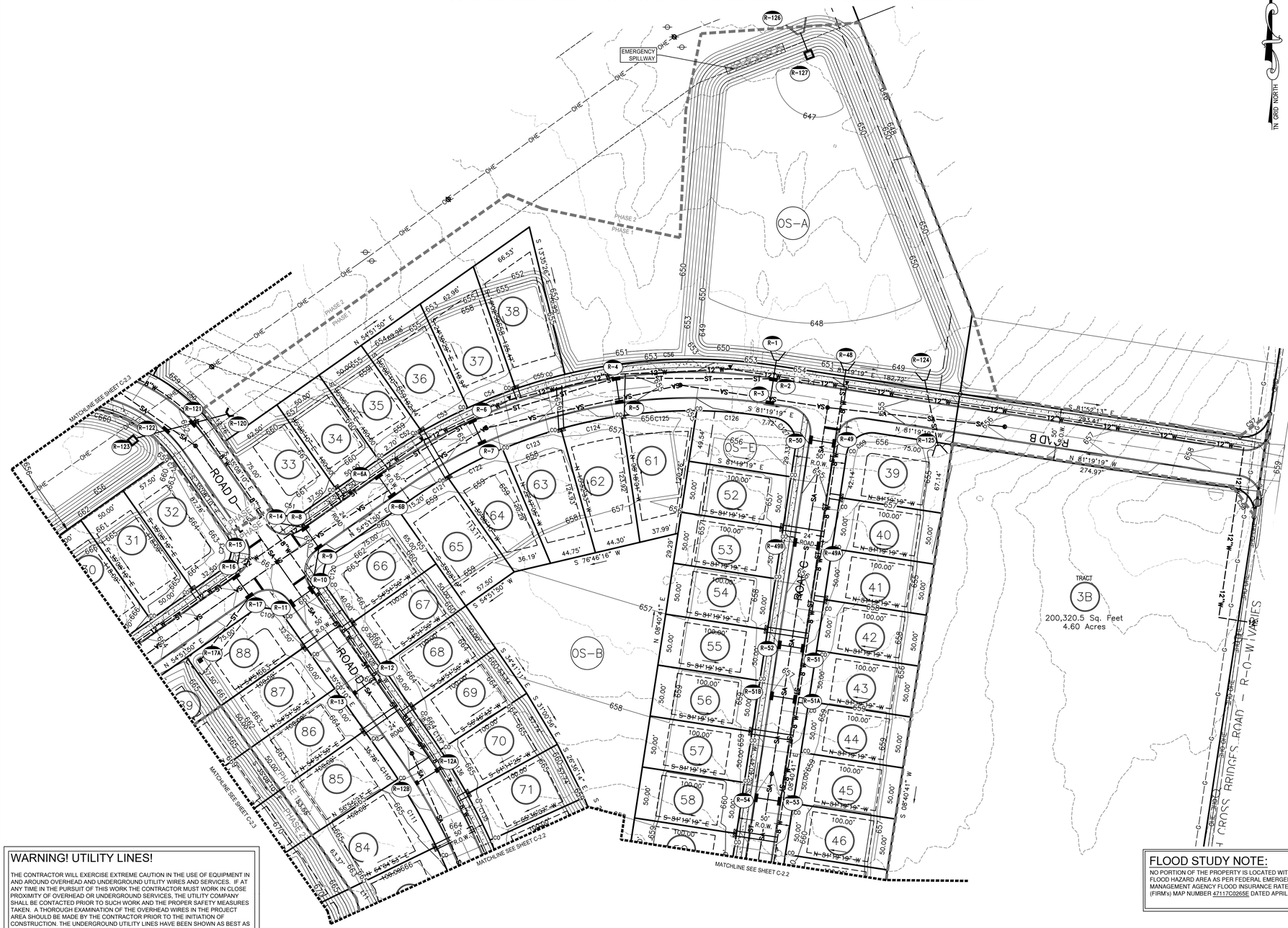
Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
OVERALL GRADING & DRAINAGE PLAN

Drawn: BO
Checked: JG
Approved: GV
Date: 08/12/2025

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

C-2.0

GRADING & DRAINAGE PLAN



TN GRID NORTH

GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE ITEMS SHOWN ON THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES (I.E., WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC.) AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION FROM ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATIONS OF UTILITIES SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND UTILITIES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE UTILITIES.
5. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR THE SAME.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING WRITTEN APPROVAL FROM ADJOINING PROPERTY OWNER FOR OFF-SITE GRADING WORK THAT RESULTS FROM CONSTRUCTION ACTIVITIES.

BERM CONSTRUCTION NOTES

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL , TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE BERM. THE TRENCH MUST EXTEND AT LEAST 1 FOOT INTO A STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO FEET. THE CUTOFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM WIDTH SHALL BE FOUR FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME ASTHOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRY DURING THE BACKFILLING AND COMPACTION OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE DETENTION POND SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF SOFT, SATURATED SEDIMENT AND FLOOD WATERS.

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	BM 1	
TREE LINE		
STORM STRUCTURE LABEL	R-1	
ASPHALT		
CONCRETE		
# PARKING SPACES	14	

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GERALD W. GERALDI — No. 107415 — STATE OF TENNESSEE — REGISTERED ENGINEER

geraldi@wesengineers.com

© 2025

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

WES ENGINEERS & SURVEYORS

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

REVISIONS	DATE

Southbend Crossings

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

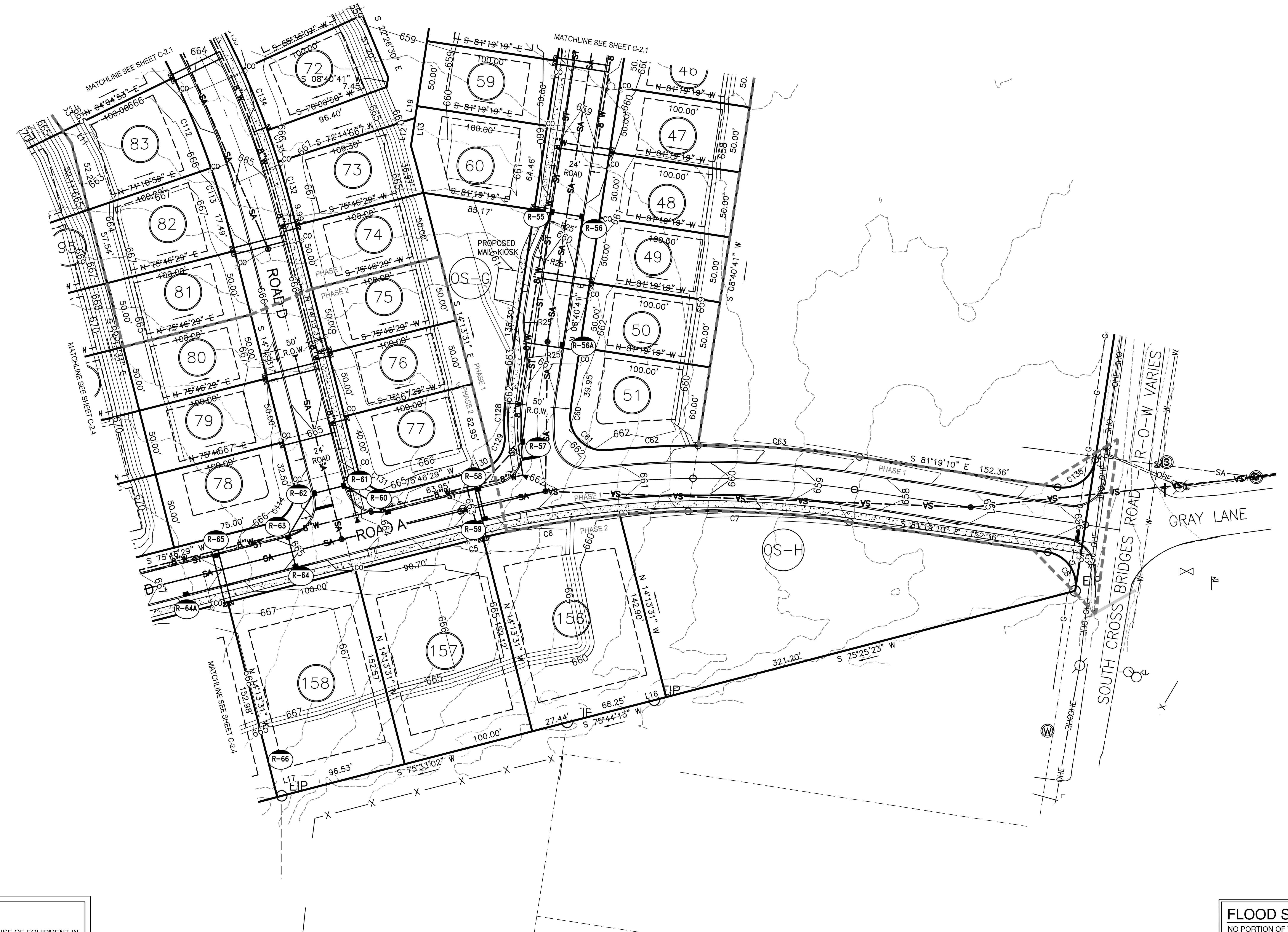
Drawn: BD
Checked: JG
Approved: GV
Date: 09/12/2025

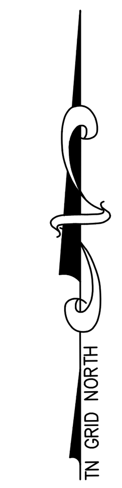
Job. no. 22529-3
Scale:
Vertical: 1"=50'
Horizontal:

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

GRADING & DRAINAGE PLAN





GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE ITEMS SHOWN ON THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES (I.E., WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC.) AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION FROM ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATIONS OF UTILITIES SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND UTILITIES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE UTILITIES.
5. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR THE SAME.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING WRITTEN APPROVAL FROM ADJOINING PROPERTY OWNER FOR OFF-SITE GRADING WORK THAT RESULTS FROM CONSTRUCTION ACTIVITIES.

BERM CONSTRUCTION NOTES

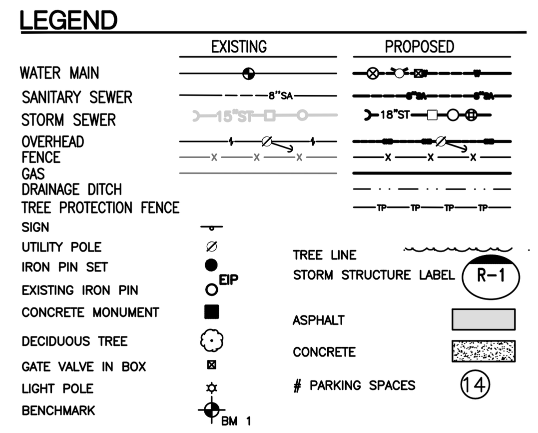
1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL , TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE BERM. THE TRENCH MUST EXTEND AT LEAST 1 FOOT INTO A STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO FEET. THE CUTOFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM WIDTH SHALL BE FOUR FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME ASTHOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRY DURING THE BACKFILLING AND COMPACTION OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE DETENTION POND SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF SOFT, SATURATED SEDIMENT AND FLOOD WATERS.

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



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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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

GERALD W. VICK — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 107415 — 8/27/25

gerald@wesengineers.com

© 2025

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
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

REVISIONS

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

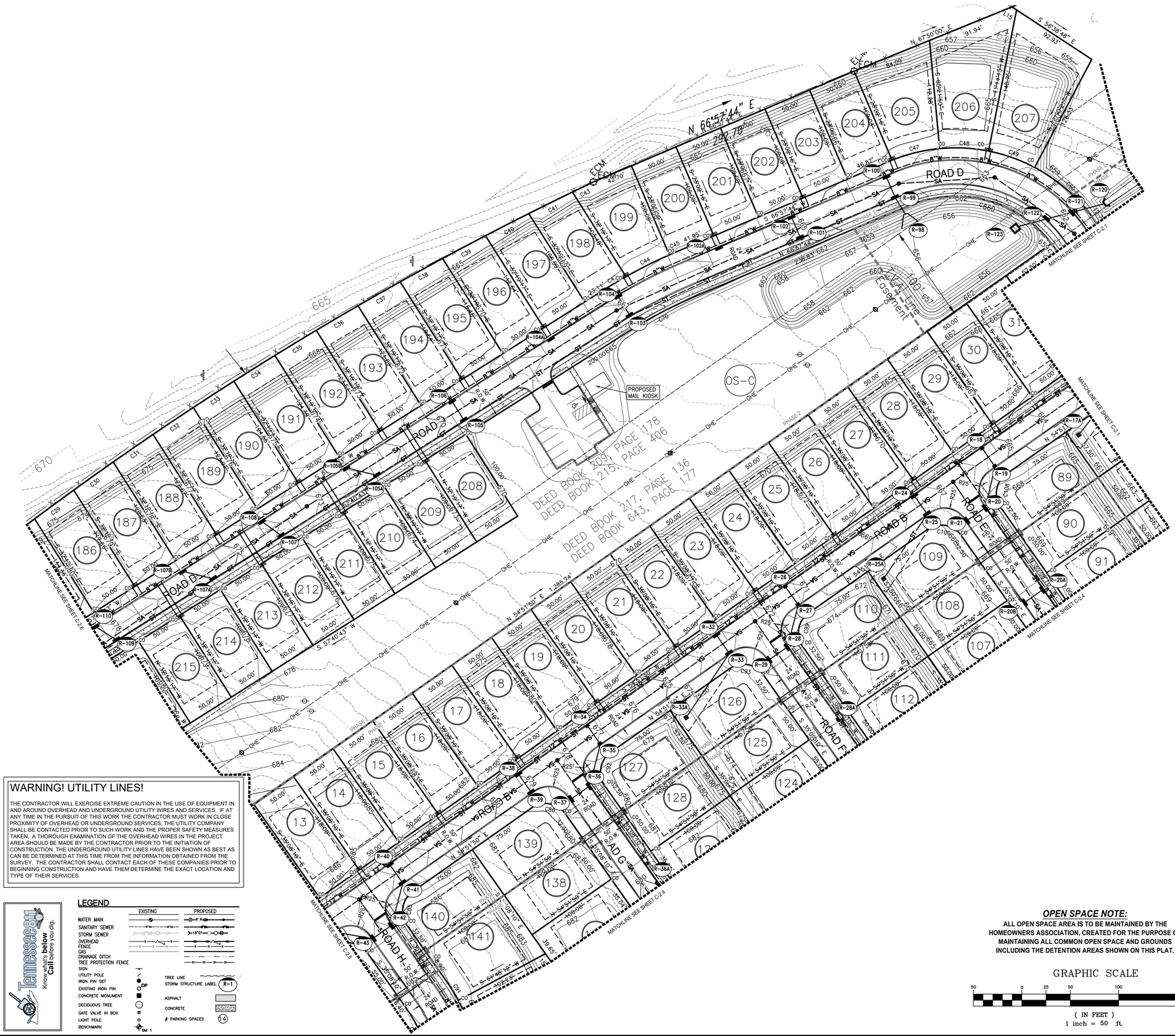
Drawn: BO
Checked: JG
Approved: GV
Date: 08/12/2025

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

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

GRADING & DRAINAGE PLAN



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	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		R-1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE ITEMS SHOWN ON THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES (I.E., WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC.) AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION FROM ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATIONS OF UTILITIES SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND UTILITIES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE UTILITIES.
5. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR THE SAME.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING WRITTEN APPROVAL FROM ADJOINING PROPERTY OWNER FOR OFF-SITE GRADING WORK THAT RESULTS FROM CONSTRUCTION ACTIVITIES.

BERM CONSTRUCTION NOTES

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL , TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE BERM. THE TRENCH MUST EXTEND AT LEAST 1 FOOT INTO A STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO FEET. THE CUTOFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM WIDTH SHALL BE FOUR FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME ASTHOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRY DURING THE BACKFILLING AND COMPACTION OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE DETENTION POND SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF SOFT, SATURATED SEDIMENT AND FLOOD WATERS.

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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.

GERALD HOLLICK
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE & BIOSYSTEMS ENGINEER
NUMBER 107413
STATE OF TENNESSEE

gerald@wesengineers.com

© 2025

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

WES ENGINEERS & SURVEYORS

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

DATE	REVISIONS

Southbend Crossings

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

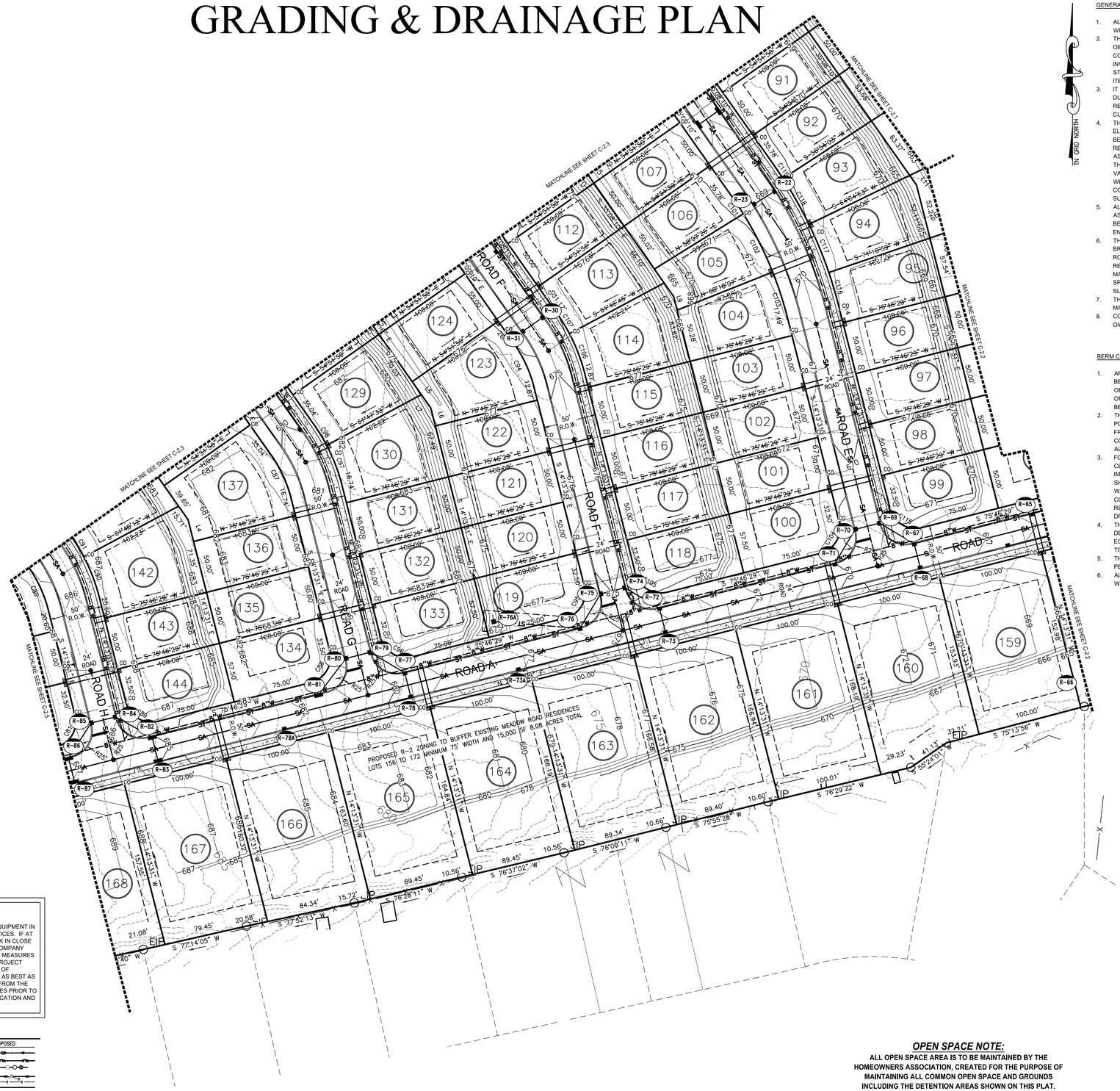
Drawn: BD
Checked: JG
Approved: GH
Date: 08/12/2025

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

C-2.3

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

GRADING & DRAINAGE PLAN



TN GRID NORTH

GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE ITEMS SHOWN ON THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES (I.E., WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC.) AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION FROM ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATIONS OF UTILITIES SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND UTILITIES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE UTILITIES.
5. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR THE SAME.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING WRITTEN APPROVAL FROM ADJOINING PROPERTY OWNER FOR OFF-SITE GRADING WORK THAT RESULTS FROM CONSTRUCTION ACTIVITIES.

BERM CONSTRUCTION NOTES

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL , TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE BERM. THE TRENCH MUST EXTEND AT LEAST 1 FOOT INTO A STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO FEET. THE CUTOFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM WIDTH SHALL BE FOUR FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME ASTHOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRY DURING THE BACKFILLING AND COMPACTION OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE DETENTION POND SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF SOFT, SATURATED SEDIMENT AND FLOOD WATERS.

© 2025

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

DATE | REVISIONS

Southbend Crossings

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

Drawn: BD | Checked: JG | Approved: GV | Date: 09/12/2025

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

C-2.4

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	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		R-1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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:

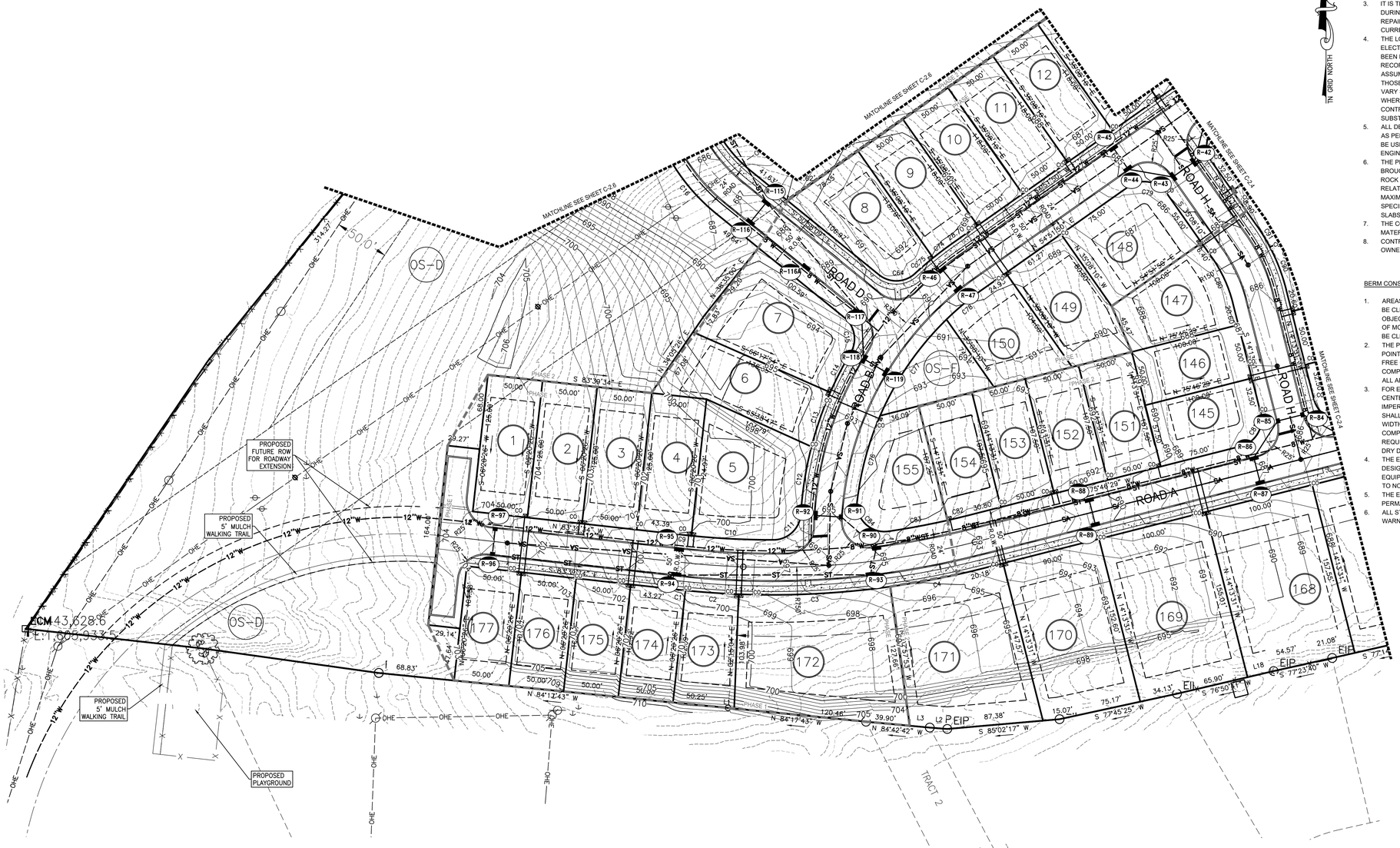
NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0265E DATED APRIL 16, 2007.

GERALD W. BLACK JR. 10741 REGISTERED LAND SURVEYOR STATE OF TENNESSEE

geraldb@wesengineers.com

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

GRADING & DRAINAGE PLAN



GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE ITEMS SHOWN ON THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES (I.E., WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC.) AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION FROM ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATIONS OF UTILITIES SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND UTILITIES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE UTILITIES.
5. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR THE SAME.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING WRITTEN APPROVAL FROM ADJOINING PROPERTY OWNER FOR OFF-SITE GRADING WORK THAT RESULTS FROM CONSTRUCTION ACTIVITIES.

BERM CONSTRUCTION NOTES

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL , TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE BERM. THE TRENCH MUST EXTEND AT LEAST 1 FOOT INTO A STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO FEET. THE CUTOFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM WIDTH SHALL BE FOUR FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME ASTHOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRY DURING THE BACKFILLING AND COMPACTION OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE DETENTION POND SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF SOFT, SATURATED SEDIMENT AND FLOOD WATERS.

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"ST	18"ST
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		IPS
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL R-1
ASPHALT
CONCRETE
PARKING SPACES (14)

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMCEMENT 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.

LICENSED PROFESSIONAL ENGINEER — AGRICULTURAL & BIOSYSTEMS ENGINEER — COMMERCIAL — No. 107415 — STATE OF TENNESSEE

geraldt@wesengineers.com

© 2025

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

DATE	REVISIONS

Southbend Crossings

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

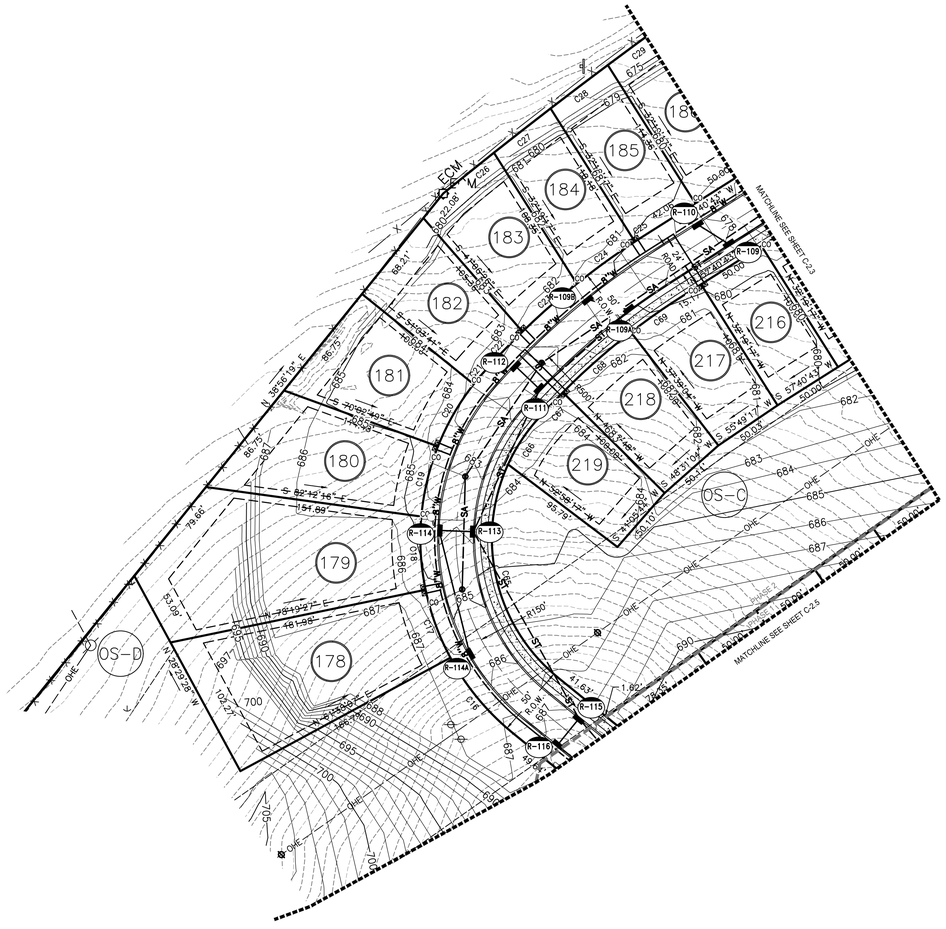
Drawn: BD
Checked: JG
Approved: GV
Date: 06/12/2025

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

C-2.5

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

GRADING & DRAINAGE PLAN



TN GRID NORTH

GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE ITEMS SHOWN ON THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES (I.E., WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC.) AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION FROM ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATIONS OF UTILITIES SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND UTILITIES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE UTILITIES.
5. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR THE SAME.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING WRITTEN APPROVAL FROM ADJOINING PROPERTY OWNER FOR OFF-SITE GRADING WORK THAT RESULTS FROM CONSTRUCTION ACTIVITIES.

BERM CONSTRUCTION NOTES

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL , TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS.
3. FOR EARTH-FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE BERM. THE TRENCH MUST EXTEND AT LEAST 1 FOOT INTO A STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO FEET. THE CUTOFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM WIDTH SHALL BE FOUR FEET, BUT ALSO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME ASTHOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRY DURING THE BACKFILLING AND COMPACTION OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE DETENTION POND SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BASIN.
6. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF SOFT, SATURATED SEDIMENT AND FLOOD WATERS.

© 2025

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

Southbend Crossings

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

Drawn: BD | Checked: JG | Approved: GV | Date: 09/12/2025

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

C-2.6

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	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		R-1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

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 AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT 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:

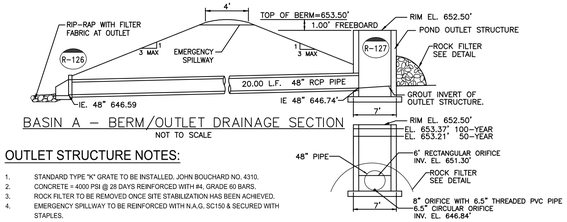
NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0265E DATED APRIL 16, 2007.

GERALD W. GERALD JR. 10741 STATE OF TENNESSEE
geraldt@wesengineers.com

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

GRADING AND DRAINAGE PLAN

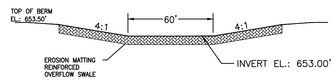
DETENTION BASIN A DETAILS



BASIN A – BERM/OUTLET DRAINAGE SECTION
NOT TO SCALE

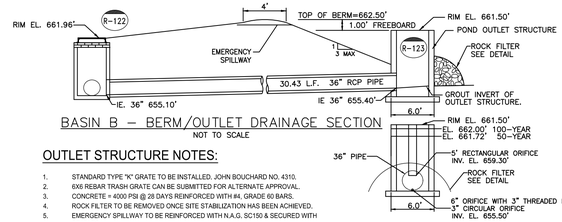
OUTLET STRUCTURE NOTES:

1. STANDARD TYPE "K" GRATE TO BE INSTALLED. JOHN BOUCHARD NO. 4310.
2. CONCRETE = 4000 PSI @ 28 DAYS REINFORCED WITH #4, GRADE 60 BARS.
3. ROCK FILTER TO BE REMOVED ONCE SITE STABILIZATION HAS BEEN ACHIEVED.
4. EMERGENCY SPILLWAY TO BE REINFORCED WITH N.A.G. SC150 & SECURED WITH STAPLES.



EMERGENCY SPILLWAY
NOT TO SCALE

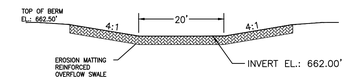
DETENTION BASIN B DETAILS



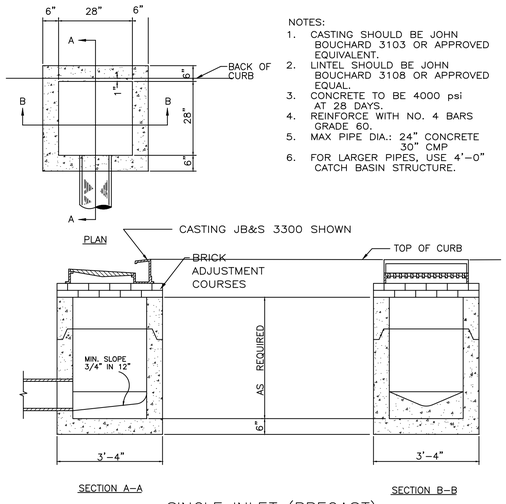
BASIN B – BERM/OUTLET DRAINAGE SECTION
NOT TO SCALE

OUTLET STRUCTURE NOTES:

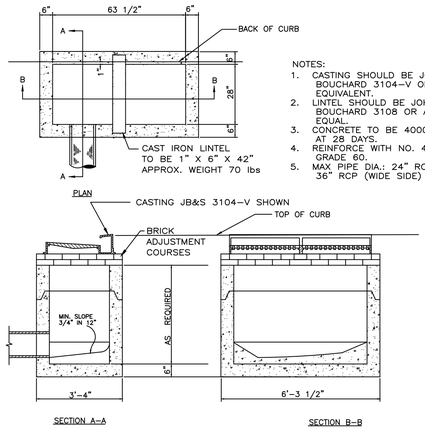
1. STANDARD TYPE "K" GRATE TO BE INSTALLED. JOHN BOUCHARD NO. 4310.
2. 6X6 REBAR TRASH GRATE CAN BE SUBMITTED FOR ALTERNATE APPROVAL.
3. CONCRETE = 4000 PSI @ 28 DAYS REINFORCED WITH #4, GRADE 60 BARS.
4. ROCK FILTER TO BE REMOVED ONCE SITE STABILIZATION HAS BEEN ACHIEVED.
5. EMERGENCY SPILLWAY TO BE REINFORCED WITH N.A.G. SC150 & SECURED WITH STAPLES.



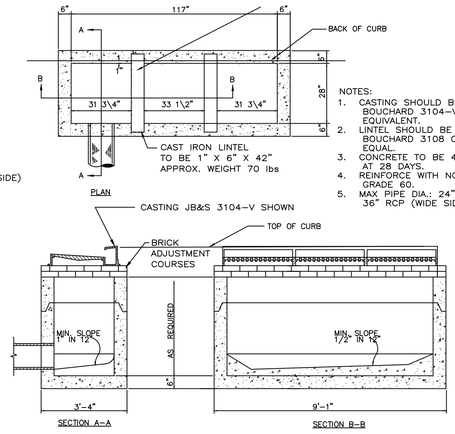
EMERGENCY SPILLWAY
NOT TO SCALE



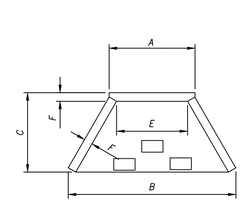
SINGLE INLET (PRECAST)
NOT TO SCALE



DOUBLE INLET (PRECAST)
NOT TO SCALE



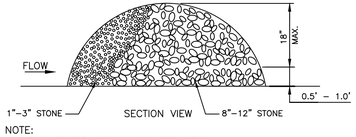
TRIPLE INLET (PRECAST)
NOT TO SCALE



SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/*	1,380	3,100	8,100	11,400

NOTES:
1. MINIMUM 2" CONCRETE COVER ON REBAR.
2. CONCRETE: CLASS A – 3500 PSI @ 28 DAYS W/ AIR ENTRAINMENT.
3. ALL PICK UP POINTS AND PIPE OPENINGS TO BE GROUTED BY CONTRACTOR WITH NON-SHRINK GROUT.
4. 3/4" CHAMFER ON ALL EXPOSED EDGES.

CONCRETE HEADWALL W/ENERGY DISSIPATORS
NOT TO SCALE



NOTE:
MAINTAIN FILTER DURING CONSTRUCTION & REMOVE ONCE SLOPES ARE STABILIZED.

ROCK FILTER CONSTRUCTION
NOT TO SCALE

© 2025

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

DATE
REVISIONS

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

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

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

C-2.7

GERALD V. WARLICK
REGISTERED AGRICULTURAL ENGINEER
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

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

GRADING AND DRAINAGE PLAN

© 2025

PROPOSED STORM SEWER STRUCTURE SCHEDULE

STR. NO.	PIPE	TYPE	RIM ELEV.	INV. IN	INV. OUT	LENGTH	SLOPE	NOTES
R-1		HEADWALL OUTLET	---	---	648.31	---	---	---
	R2-R1	42" PIPE	---	648.44	648.31	18.58	0.70	---
R-2		CURB INLET 3	654.28	648.94	648.44	---	---	TRIPLE INLET
	R3-R2	18" PIPE	---	651.03	648.94	24.00	8.71	---
R-3		CURB INLET 3	654.28	--	651.03	---	---	TRIPLE INLET
	R4-R2	42" PIPE	---	650.08	648.94	152.82	0.75	---
R-4		CURB INLET	655.17	650.28	650.08	---	---	TRIPLE INLET
	R5-R4	18" PIPE	---	651.92	650.28	24.00	6.83	---
R-5		CURB INLET	655.17	--	651.92	---	---	TRIPLE INLET
	R6-R4	42" PIPE	---	651.51	650.28	145.51	0.67	---
R-6		CURB INLET	656.60	651.71	651.51	---	---	DOUBLE INLET
	R6A-R6	42" PIPE	---	652.26	651.71	105.63	0.52	---
R-6A		CURB INLET	657.81	652.46	652.26	---	---	DOUBLE INLET
	R6B-R6A	18" PIPE	---	654.06	652.46	24.00	6.67	---
R-6B		CURB INLET	657.81	---	654.06	---	---	DOUBLE INLET
	R7-R6	18" PIPE	---	653.35	651.71	24.00	6.83	---
R-7		CURB INLET	656.60	--	653.35	---	---	DOUBLE INLET
	R8-R6A	42" PIPE	---	652.98	652.46	87.20	0.60	---
R-8		CURB INLET	659.68	653.18	652.98	---	---	DOUBLE INLET
	R9-R8	18" PIPE	---	655.73	653.18	24.00	10.67	---
R-9		CURB INLET	659.68	655.93	655.73	---	---	DOUBLE INLET
	R10-R9	18" PIPE	---	656.53	655.93	41.01	1.46	---
R-10		CURB INLET	660.72	656.73	656.53	---	---	DOUBLE INLET
	R11-R10	18" PIPE	---	656.97	656.73	24.00	1.00	---
R-11		CURB INLET	660.72	--	656.97	---	---	DOUBLE INLET
	R12-R10	18" PIPE	---	657.74	656.73	105.99	0.95	---
R-12		CURB INLET	661.93	657.94	657.74	---	---	DOUBLE INLET
	R13-R12	18" PIPE	---	658.18	657.94	24.00	1.00	---
R-13		CURB INLET	661.93	--	658.18	---	---	DOUBLE INLET
	R12A-R12	18" PIPE	---	658.97	657.94	107.48	0.96	---
R-12A		CURB INLET	663.16	659.17	658.97	---	---	DOUBLE INLET
	R12B-R12A	18" PIPE	---	659.41	659.17	24.00	1.00	---
R-12B		CURB INLET	663.16	--	659.41	---	---	DOUBLE INLET
	R14-R8	36" PIPE	---	654.54	654.18	41.01	0.88	---
R-14		CURB INLET	660.68	654.74	654.54	---	---	DOUBLE INLET
	R15-R14	36" PIPE	---	654.98	654.74	24.00	1.00	---
R-15		CURB INLET	660.68	655.18	654.98	---	---	DOUBLE INLET
	R16-R15	36" PIPE	---	655.82	655.18	41.01	1.56	---
R-16		CURB INLET	661.58	656.02	655.18	---	---	DOUBLE INLET
	R17-R16	18" PIPE	---	656.26	656.02	24.00	1.00	---
R-17		CURB INLET	661.58	656.46	656.26	---	---	DOUBLE INLET
	R17A-R17	18" PIPE	---	657.25	656.46	78.45	1.01	---
R-17A		AREA DRAIN	660.00	---	657.25	---	---	---
	R18-R16	36" PIPE	---	659.68	656.02	164.51	2.22	---
R-18		CURB INLET	665.38	661.88	659.68	---	---	DOUBLE INLET
	R19-R18	18" PIPE	---	661.43	661.88	24.00	6.46	---
R-19		CURB INLET	665.38	661.63	661.43	---	---	DOUBLE INLET
	R20-R19	18" PIPE	---	662.32	661.63	43.55	1.58	---
R-20		CURB INLET	666.51	662.52	662.32	---	---	DOUBLE INLET
	R20A-R20	18" PIPE	---	663.54	662.52	103.42	0.99	---
R-20A		CURB INLET	667.73	663.74	663.54	---	---	DOUBLE INLET
	R20B-R20A	18" PIPE	---	663.98	663.74	24.00	1.00	---
R-20B		CURB INLET	667.73	--	663.98	---	---	DOUBLE INLET
	R21-R20	18" PIPE	---	662.76	662.52	24.00	1.00	---
R-21		CURB INLET	666.51	--	662.76	---	---	DOUBLE INLET
	R22-R20A	18" PIPE	---	664.62	663.74	93.43	0.94	---
R-22		CURB INLET	668.81	664.82	664.62	---	---	TRIPLE INLET
	R23-R22	18" PIPE	---	665.06	664.82	24.00	1.00	---
R-23		CURB INLET	668.81	--	665.06	---	---	DOUBLE INLET
	R24-R18	36" PIPE	---	661.41	659.88	85.49	1.79	---
R-24		CURB INLET	667.36	661.61	661.41	---	---	DOUBLE INLET
	R25-R24	18" PIPE	---	661.85	661.61	24.00	1.00	---
R-25		CURB INLET	667.36	662.05	661.85	---	---	DOUBLE INLET

1. PIPE MATERIAL SHALL BE RCP CLASS III
2. STANDARD TYPE "V" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 3300–V OR APPROVED EQUAL ON ALL CURB INLETS EXCEPT WHERE NOTED.
3. STANDARD TYPE "K" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 3300 OR APPROVED EQUAL.
4. STANDARD TYPE "K" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 4310 OR APPROVED EQUAL.

PROPOSED STORM SEWER STRUCTURE SCHEDULE

STR. NO.	PIPE	TYPE	RIM ELEV.	INV. IN	INV. OUT	LENGTH	SLOPE	NOTES
	R25A-R25	18" PIPE	---	662.85	662.05	80.49	1.00	---
R-25A		CURB INLET	665.60	--	662.85	---	---	---
	R26-R24	36" PIPE	---	665.44	661.61	163.00	2.35	---
R-26		CURB INLET	671.14	666.64	665.44	---	---	DOUBLE INLET
	R27-R26	18" PIPE	---	667.19	666.64	24.00	6.46	---
R-27		CURB INLET	671.14	667.39	667.19	---	---	SINGLE INLET
	R28-R27	18" PIPE	---	668.10	667.39	44.69	1.59	---
R-28		CURB INLET	672.29	668.30	668.10	---	---	DOUBLE INLET
	R28A-R28	18" PIPE	---	669.22	668.30	91.50	1.01	---
R-28A		CURB INLET	672.29	669.42	669.22	---	---	DOUBLE INLET
	R29-R28	18" PIPE	---	668.54	668.30	24.00	1.00	---
R-29		CURB INLET	672.29	--	668.54	---	---	TRIPLE INLET
	R30-R28A	18" PIPE	---	669.98	669.42	76.48	0.73	---
R-30		CURB INLET	674.17	670.18	669.98	---	---	DOUBLE INLET
	R31-R30	18" PIPE	---	670.42	670.18	24.00	1.00	---
R-31		HEADWALL INLET	674.17	--	670.42	---	---	TRIPLE INLET
	R32-R26	36" PIPE	---	666.81	665.64	87.00	1.34	---
R-32		CURB INLET	673.15	667.01	666.81	---	---	DOUBLE INLET
	R33-R32	18" PIPE	---	667.25	667.01	24.00	1.00	---
R-33		CURB INLET	673.15	667.45	667.25	---	---	DOUBLE INLET
	R33A-R33	18" PIPE	---	668.25	667.45	79.90	1.00	---
R-33A		CURB INLET	671.00	--	668.25	---	---	---
	R34-R32	36" PIPE	---	671.73	667.01	163.00	2.90	---
R-34		CURB INLET	676.93	671.93	671.73	---	---	SINGLE INLET
	R35-R34	18" PIPE	---	672.98	671.93	24.00	4.38	---
R-35		CURB INLET	676.93	673.18	672.98	---	---	DOUBLE INLET
	R36-R35	18" PIPE	---	673.98	673.18	44.69	1.79	---
R-36		CURB INLET	678.17	674.18	673.98	---	---	DOUBLE INLET
	R36A-R36	18" PIPE	---	676.20	674.18	122.10	1.65	---
R-36A		CURB INLET	679.95	--	676.20	---	---	SINGLE INLET
	R37-R36	18" PIPE	---	674.42	674.18	24.00	1.00	---
R-37		CURB INLET	678.17	--	674.42	---	---	DOUBLE INLET
	R38-R34	24" PIPE	---	674.49	671.93	87.00	2.94	---
R-38		CURB INLET	678.94	674.69	674.49	---	---	DOUBLE INLET
	R39-R38	18" PIPE	---	675.19	674.69	24.00	2.08	---
R-39		CURB INLET	678.94	--	675.19	---	---	SINGLE INLET
	R40-R38	24" PIPE	---	676.82	674.69	162.51	1.31	---
R-40		CURB INLET	682.71	677.02	676.82	---	---	DOUBLE INLET
	R41-R40	24" PIPE	---	677.26	677.02	24.00	1.00	---
R-41		CURB INLET	682.71	677.46	677.26	---	---	DOUBLE INLET
	R42-R41	24" PIPE	---	679.29	677.46	45.06	4.06	---
R-42		CURB INLET	683.96	679.49	679.29	---	---	TRIPLE INLET
	R43-R42	18" PIPE	---	679.73	679.49	24.00	1.00	---
R-43		CURB INLET	683.96	679.93	679.73	---	---	DOUBLE INLET
	R44-R43	18" PIPE	---	680.34	679.93	41.01	1.00	---
R-44		CURB INLET	684.73	680.54	680.34	---	---	DOUBLE INLET
	R45-R44	18" PIPE	---	680.78	680.54	24.00	1.00	---
R-45		CURB INLET	684.73	680.98	680.78	---	---	SINGLE INLET
	R46-R45	18" PIPE	---	684.94	680.98	190.84	2.08	---
R-46		CURB INLET	689.13	685.14	684.94	---	---	SINGLE INLET
	R47-R46	18" PIPE	---	685.38	685.14	24.00	1.00	---
R-47		CURB INLET	689.13	--	685.38	---	---	SINGLE INLET
R-48		HEADWALL OUTLET	---	--	648.31	---	---	---
	R49-R48	36" PIPE	---	649.00	648.31	72.21	0.96	---
R-49		CURB INLET	654.46	649.20	649.00	---	---	TRIPLE INLET
	R49A-R49	36" PIPE	---	649.99	649.20	100.57	0.79	---
R-49A		CURB INLET	655.49	650.19	649.99	---	---	DOUBLE INLET
	R49B-R49A	18" PIPE	---	651.74	650.19	24.00	6.46	---
R-49B		CURB INLET	655.49	--	651.74	---	---	DOUBLE INLET
	R50-R49	18" PIPE	---	651.21	650.00	24.00	5.04	---

1. PIPE MATERIAL SHALL BE RCP CLASS III
2. STANDARD TYPE "V" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 3300–V OR APPROVED EQUAL ON ALL CURB INLETS EXCEPT WHERE NOTED.
3. STANDARD TYPE "K" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 3300 OR APPROVED EQUAL.
4. STANDARD TYPE "K" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 4310 OR APPROVED EQUAL.

PROPOSED STORM SEWER STRUCTURE SCHEDULE

STR. NO.	PIPE	TYPE	RIM ELEV.	INV. IN	INV. OUT	LENGTH	SLOPE	NOTES
R-50		CURB INLET	654.46	--	651.21	---	---	TRIPLE INLET
	R51-R49A	36" PIPE	---	651.21	650.19	100.57	1.01	---
R-51		CURB INLET	656.52	651.41	651.21	---	---	SINGLE INLET
	R51A-R51	36" PIPE	---	651.78	651.41	50.00	0.74	---
R-51A		CURB INLET	657.03	651.98	651.78	---	---	SINGLE INLET
	R51B-R51A	18" PIPE	---	653.28	651.98	24.00	5.42	---
R-51B		CURB INLET	657.03	--	653.28	---	---	SINGLE INLET
	R52-R51A	18" PIPE	---	652.77	651.41	24.00	5.67	---
R-52		CURB INLET	656.52	--	652.77	---	---	SINGLE INLET
	R53-R51A	36" PIPE	---	652.55	651.98	100.00	0.57	---
R-53		CURB INLET	658.05	652.75	652.55	---	---	DOUBLE INLET
	R54-R53	36" PIPE	---	652.92	652.75	24.00	0.71	---
R-54		CURB INLET	658.05	653.12	652.92	---	---	DOUBLE INLET
	R55-R54	36" PIPE	---	654.25	653.12	151.38	0.75	---
R-55		CURB INLET	659.60	654.45	654.25	---	---	DOUBLE INLET
	R56-R55	18" PIPE	---	655.85	655.25	24.00	2.50	---
R-56		CURB INLET	659.60	656.05	655.85	---	---	DOUBLE INLET
	R56A-R56	18" PIPE	---	657.04	656.05	98.62	1.00	---
R-56A		CURB INLET	660.61	--	657.04	---	---	SINGLE INLET
	R57-R55	36" PIPE	---	655.77	654.45	176.11	0.75	---
R-57		CURB INLET	661.37	655.97	655.77	---	---	DOUBLE INLET
	R58-R57	36" PIPE	---	656.34	655.97	48.93	0.76	---
R-58		CURB INLET	662.64	656.54	656.34	---	---	SINGLE INLET
	R59-R58	18" PIPE	---	658.89	658.54	24.00	1.46	---
R-59		CURB INLET	662.64	--	658.89	---	---	DOUBLE INLET
	R60-R58	36" PIPE	---	657.39	656.54	70.82	1.20	---
R-60		CURB INLET	663.69	657.59	657.39	---	---	SINGLE INLET
	R61-R60	36" PIPE	---	658.05	657.59	38.18	1.20	---
R-61		CURB INLET	664.31	658.25	658.05	---	---	SINGLE INLET
	R62-R61	36" PIPE	---	658.53	658.25	24.00	1.17	---
R-62		CURB INLET	664.31	658.73	658.53	---	---	SINGLE INLET
	R63-R62	36" PIPE	---	659.19	658.73	38.18	1.20	---
R-63		CURB INLET	664.86	659.36	659.19	---	---	SINGLE INLET
	R64-R63	18" PIPE	---	661.11	660.19	24.00	3.83	---
R-64		CURB INLET	664.86	661.31	661.11	---	---	DOUBLE INLET
	R64A-R64	18" PIPE	---	662.61	661.31	86.00	1.51	---
R-64A		CURB INLET	666.36	--	662.61	---	---	DOUBLE INLET
	R65-R63	36" PIPE	---	660.09	659.36	56.62	1.29	---
R-65		CURB INLET	665.79	660.29	660.09	---	---	SINGLE INLET
	R67-R65	36" PIPE	---	662.32	660.29	115.38	1.76	---
R-67		CURB INLET	668.26	662.52	662.32	---	---	SINGLE INLET
	R68-R67	18" PIPE	---	664.76	664.32	24.00	1.83	---
R-68		CURB INLET	668.26	--	664.76	---	---	DOUBLE INLET
	R69-R67	36" PIPE	---	663.03	662.52	38.18	1.34	---
R-69		CURB INLET	669.17	663.23	663.03	---	---	SINGLE INLET
	R70-R69	36" PIPE	---	663.47	663.23	24.00	1.00	---
R-70		CURB INLET	669.17	663.67	663.47	---	---	SINGLE INLET
	R71-R70	36" PIPE	---	664.32	663.67	38.18	1.70	---
R-71		CURB INLET	670.02	664.52	664.32	---	---	SINGLE INLET
	R72-R71	36" PIPE	---	667.62	664.52	172.00	1.80	---
R-72		CURB INLET	673.88	667.82	667.62	---	---	SINGLE INLET
	R73-R72	18" PIPE	---	670.13	667.82	24.00	9.62	---
R-73		CURB INLET	673.88	670.33	670.13	---	---	DOUBLE INLET
	R73A-R73	18" PIPE	---	673.38	670.33	144.36	2.11	---
R-73A		CURB INLET	677.13	--	673.38	---	---	DOUBLE INLET
	R74-R72	36" PIPE	---	668.20	667.82	38.18	1.00	---
R-74		CURB INLET	674.79	668.40	668.20	---	---	SINGLE INLET

1. PIPE MATERIAL SHALL BE RCP CLASS III
2. STANDARD TYPE "V" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 3300–V OR APPROVED EQUAL ON ALL CURB INLETS EXCEPT WHERE NOTED.
3. STANDARD TYPE "K" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 3300 OR APPROVED EQUAL.
4. STANDARD TYPE "K" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 4310 OR APPROVED EQUAL.

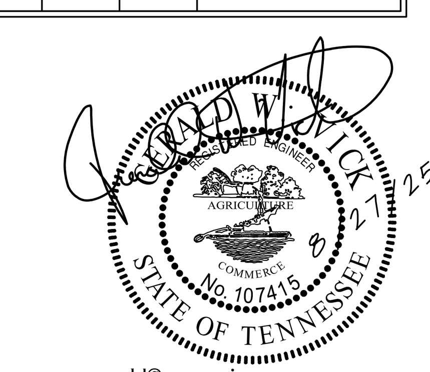
PROPOSED STORM SEWER STRUCTURE SCHEDULE

STR. NO.	PIPE	TYPE	RIM ELEV.	INV. IN	INV. OUT	LENGTH	SLOPE	NOTES
	R75-R74	36" PIPE	---	668.64	668.40	24.00	1.00	---
R-75		CURB INLET	674.79	668.84	668.64	---	---	SINGLE INLET
	R76-R75	36" PIPE	---	669.22	698.84	38.18	1.00	---
R-76		CURB INLET	675.64	669.42	669.22	---	---	SINGLE INLET
	R76A-R76	36" PIPE	---	670.25	669.42	82.30	1.00	---
R-76A		AREA DRAIN	673.00	---	670.25	---	---	---
	R77-R76	36" PIPE	---	673.81	670.14	172.00	2.13	---
R-77		CURB INLET	679.51	674.01	673.81	---	---	SINGLE INLET
	R78-R77	18" PIPE	---	675.76	675.31	24.00	1.88	---
R-78		CURB INLET	679.51	675.96	675.76	---	---	DOUBLE INLET
	R78A-R78	18" PIPE	---	678.54	675.96	124.00	2.08	---
R-78A		CURB INLET	682.29	--	678.54	---	---	SINGLE INLET
	R79-R77	24" PIPE	---	675.52	674.01	38.18	3.95	---
R-79		CURB INLET	680.41	675.72	675.52	---	---	SINGLE INLET
	R80-R79	24" PIPE	---	675.96	675.72	24.00	1.00	---
R-80		CURB INLET	680.41	676.16	675.96	---	---	SINGLE INLET
	R81-R80	24" PIPE	---	676.96	676.16	43.12	1.86	---
R-81		HEADWALL INLET	681.41	677.16	676.96	---	---	SINGLE INLET
	R82-R81	24" PIPE	---	680.39	677.16	163.38	1.98	---
R-82		CURB INLET	685.08	680.59	680.39	---	---	SINGLE INLET
	R83-R82	18" PIPE	---	681.33	680.59	24.00	3.08	---
R-83		CURB INLET	685.08	--	681.33	---	---	SINGLE INLET
	R84-R82	24" PIPE	---	681.14	680.59	39.62	1.39	---
R-84		CURB INLET	686.03	681.34	681.14	---	---	SINGLE INLET
	R85-R84	24" PIPE	---	681.58	681.34	24.00	1.00	---
R-85		CURB INLET	686.03	681.78	681.58	---	---	SINGLE INLET
	R86-R85	24" PIPE	---	682.47	681.78	39.62	1.74	---
R-86		CURB INLET	686.92	682.67	682.67	---	---	SINGLE INLET
	R87-R86	18" PIPE	---	683.17	682.67	24.00	2.08	---
R-87		CURB INLET	686.92	--	683.17	---	---	DOUBLE INLET
	R88-R86	24" PIPE	---	686.21	682.67	154.62	2.29	---
R-88		CURB INLET	690.40	686.41	686.21	---	---	SINGLE INLET
	R89-R88	18" PIPE	---	686.65	686.41	24.00	1.00	---
R-89		CURB INLET	690.40	--	686.65	---	---	DOUBLE INLET
	R90-R88	18" PIPE	---	690.10	686.41	198.15	1.86	---
R-90		CURB INLET	694.89	690.30	690.10	---	---	SINGLE INLET
	R91-R90	18" PIPE	---	690.72	690.30	42.20	1.00	---
R-91		CURB INLET	694.91	690.92	690.72	---	---	SINGLE INLET
	R92-R91	18" PIPE	---	691.16	690.92	24.00	1.00	---
R-92		CURB INLET	694.91	--	691.16	---	---	SINGLE INLET
	R93-R90	18" PIPE	---	691.14	690.30	25.49	3.30	---
R-93		CURB INLET	695.09	691.34	691.14	---	---	DOUBLE INLET
	R94-R93	18" PIPE	---	694.60	691.34	176.22	1.85	---
R-94		CURB INLET	698.99	694.80	694.60	---	---	DOUBLE INLET
	R95-R94	18" PIPE	---	695.04	694.80	24.00	1.00	---
R-95		CURB INLET	698.99	--	695.04	---	---	SINGLE INLET
	R96-R94	18" PIPE	---	698.56	695.24	168.55	1.97	---
R-96		CURB INLET	702.78	698.76	698.56	---	---	SINGLE INLET
	R97-R96	18" PIPE	---	699.00	698.76	24.00	1.00	---
R-97		CURB INLET	702.78	--	699.00	---	---	SINGLE INLET
R-98		HEADWALL OUTLET	---	--	---	---	---	---
	R99-R98	36" PIPE	---	658.07	657.50	20.24	2.82	---
R-99		CURB INLET	663.77	--	658.27	---	---	SINGLE INLET
	R100-R99	36" PIPE	---	660.02	658.27	24.00	7.29	---
R-100		CURB INLET	663.77	--	660.02	---	---	DOUBLE INLET
	R101-R99	36" PIPE	---	658.71	658.27	106.43	0.41	---
R-101		HEADWALL OUTLET	664.84	658.91	658.71	---	---	DOUBLE INLET
	R102-R101	18" PIPE	---	661.09	658.91	24.00	9.08	---
R-102		CURB INLET	664.84	661.29	661.09	---	---	DOUBLE INLET
	R102A-R102	18" PIPE	---	661.90	661.29	81.44	0.75	---
R-102A		CURB INLET	665.65	--	661.90	---	---	DOUBLE INLET
	R103-R101	36" PIPE	---	660.85	658.91	193.51	1.00	---
R-103		CURB INLET	666.79	661.05	660.85	---	---	DOUBLE INLET

1. PIPE MATERIAL SHALL BE RCP CLASS III
2. STANDARD TYPE "V" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 3300–V OR APPROVED EQUAL ON ALL CURB INLETS EXCEPT WHERE NOTED.
3. STANDARD TYPE "K" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 3300 OR APPROVED EQUAL.
4. STANDARD TYPE "K" GRATE TO BE INSTALLED – JOHN BOUCHARD NO. 4310 OR APPROVED EQUAL.

PROPOSED STORM SEWER STRUCTURE SCHEDULE

STR. NO.	PIPE	TYPE	RIM ELEV.	INV. IN	INV. OUT	LENGTH	SLOPE	NOTES
	R104-R103	18" PIPE	---	661.29	661.05	24.00	1.00	---
R-104		CURB INLET	666.79	661.49	661.29	---	---	DOUBLE INLET
	R104A-R104	18" PIPE	---	663.86	661.49	82.33	1.00	---
R-104A		CURB INLET	667.61	--	663.86	---	---	DOUBLE INLET
	R105-R103	36" PIPE	---	663.65	661.05	202.63	1.28	---
R-105		CURB INLET	669.35	663.85	663.65	---	---	DOUBLE INLET
	R105A-R105	36" PIPE	---	665.89	663.85	106.15	1.92	---
R-105A		CURB INLET	671.49	666.09	665.89	---	---	DOUBLE INLET
	R105B-R105A	18" PIPE	---	668.18	666.09	33.32	6.27	---
R-105B		CURB INLET	671.96	---	668.18	---	---	DOUBLE INLET
	R106-R105	18" PIPE	---	665.60	663.85	24.00	7.29	---
R-106		HEADWALL INLET	669.35	--	665.60	---	---	DOUBLE INLET
	R107-R105A	36" PIPE	---	668.16	666.09	117.03	1.77	---
R-107		CURB INLET	673.86	668.36	668.16	---	---	DOUBLE INLET
	R107A-R107	24" PIPE	---	671.08	668.36	82.97	3.28	---
R-107A		CURB INLET	675.53	671.28	671.08	---	---	DOUBLE INLET
	R107B-R107A	18" PIPE	---	672.25	671.28	33.32	2.91	---
R-107B		CURB INLET	676.00	---	672.25	---	---	DOUBLE INLET
	R108-R107	18" PIPE	---	670.30	668.36	25.75	7.53	---
R-108		CURB INLET	674.05	--	670.30	---	---	DOUBLE INLET
	R109-R107A	24" PIPE	---	672.80	671.28	118.37	1.28	---
R-109		CURB INLET	677.93	673.00	672.80	---	---	DOUBLE INLET
	R109A-R109	24" PIPE	---	675.26	673.00	2.71	1.28	---
R-109A		CURB INLET	679.63	675.46	675.26	---	---	DOUBLE INLET
	R109B-R109A	18" PIPE	---	675.77	675.46	30.55	1.01	---
R-109B		CURB INLET	680.02	---	675.77	---	---	DOUBLE INLET
	R110-R109	18" PIPE	---	674.41	673.00	26.57	5.31	---
R-110		CURB INLET	678.16	--	674.41	---	---	DOUBLE INLET
	R111-R109A	24" PIPE	---	676.92	675.46	83.65	1.74	---
R-111		CURB INLET	681.37	677.12	676.92	---	---	DOUBLE INLET
	R112-R111	18" PIPE	---	677.87	677.12	24.00	3.13	---
R-112		CURB INLET	681.37	--	677.87	---	---	DOUBLE INLET
	R113-R111	18" PIPE	---	679.88	677.12	109.77	2.51	---
R-113		CURB INLET	683.82	680.08	679.88	---	---	DOUBLE INLET
	R114-R113	18" PIPE	---	680.32	680.08	24.00	1.00	---
R-114		CURB INLET	683.82	680.52	680.32	---	---	DOUBLE INLET
	R114A-R114	18" PIPE	---	681.78	680.52	89.10	1.41	---
R-114A		CURB INLET	685.53	--	681.78	---	---	DOUBLE INLET
	R115-R113	18" PIPE	---	683.27	680.08	150.00	2.13	---
R-115		CURB INLET	687.21	683.47	683.27	---	---	DOUBLE INLET
	R116-R115	18" PIPE	---	683.71	683.47	24.00	1.00	---
R-116		CURB INLET	687.21	683.91	683.71	---	---	DOUBLE INLET
	R116A-R116	18" PIPE	---	684.78	683.91	65.17	1.33	---
R-116A		CURB INLET	688.53	--	684.78	---	---	SINGLE INLET
	R117-R115	18" PIPE	---	686.15	683.47	132.54	2.02	---
R-117		CURB INLET	689.85	686.35	686.15	---	---	DOUBLE INLET
	R118-R117	18" PIPE	---	687.61	686.35	41.77	3.02	---
R-118		CURB INLET	691.55	687.81	687.61	---	---	DOUBLE INLET
	R119-R118	18" PIPE	---	688.05	687.81	24.00	1.00	---
R-119		CURB INLET	691.55	--	688.05	---	---	SINGLE INLET
R-120		HEADWALL	655.00	--	654.27	---	---	---
	R121-R120	36" PIPE	---	654.62	654.27	35.02	1.00	---
R-121		CURB INLET	661.85	654.72	654.62	---	---	SINGLE INLET
	R122-R121	36" PIPE	---	655.00	654.72	27.65	1.01	---
R-122		CURB INLET	661.96	655.10	655.00	---	---	SINGLE INLET
	R123-R122	36" PIPE	---	655.40	655.10	30.43	0.99	---
R-123		RISER	---	--	655.40	---	---	---
R-124		HEADWALL	---	654.39	654.19	---	---	---
	R125-R124	18" PIPE	---	650.95	650.00	64.97	1.46	---
R-125		HEADWALL	---	--	--	---	---	---



gerald@wesengineers.com

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

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

DATE | REVISIONS

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

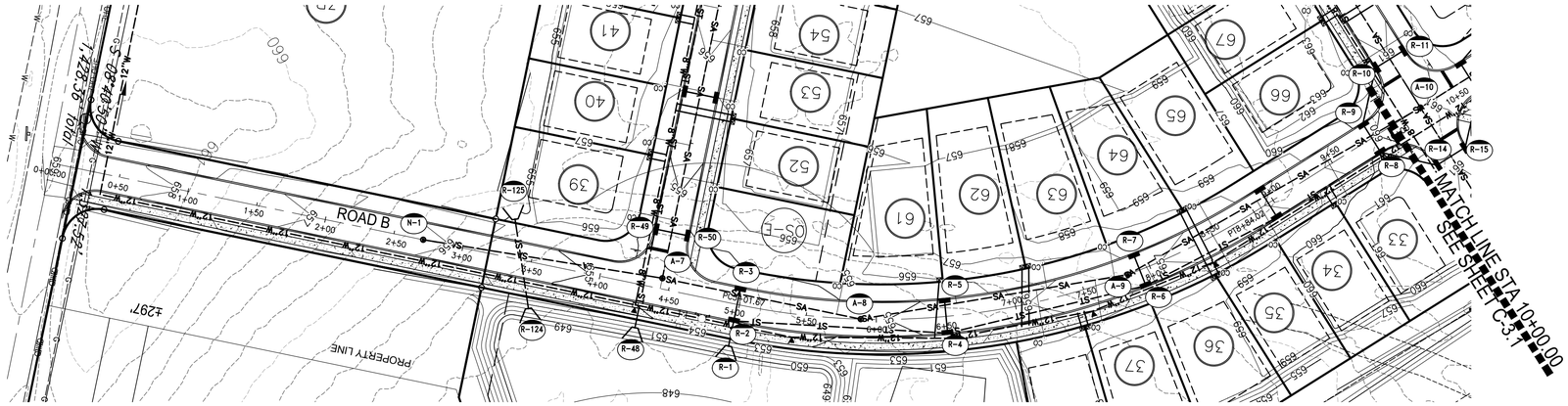
Drawn: BO
Checked: JG
Approved: GV
Date: 08/12/2025

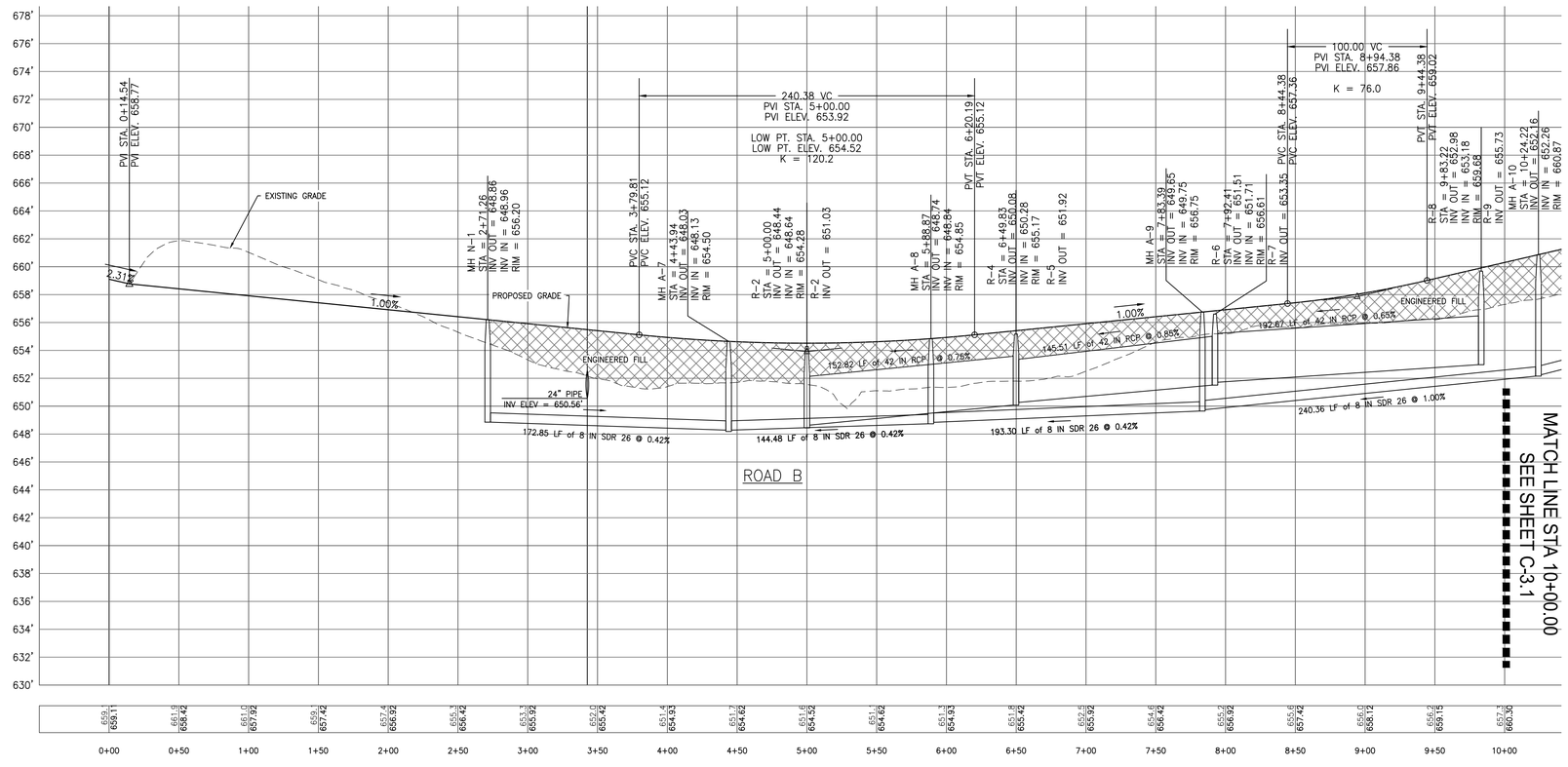
Job. no. 22529-3
Scale:
Vertical:
Horizontal:

C-2.8

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

ROAD B ROADWAY PLAN & PROFILE

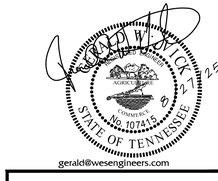




GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



gerald@wesengineers.com

© 2025

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

Southend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY A PLAN AND PROFILE

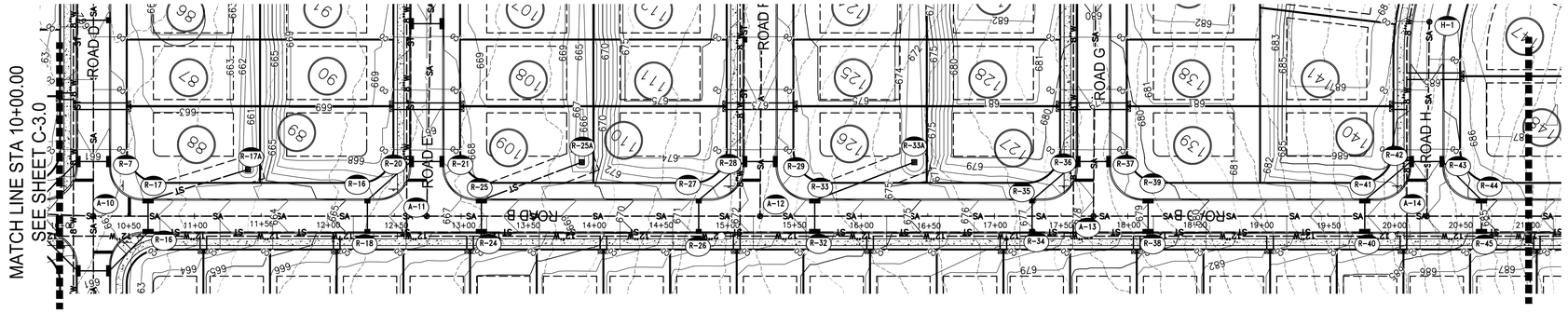
Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

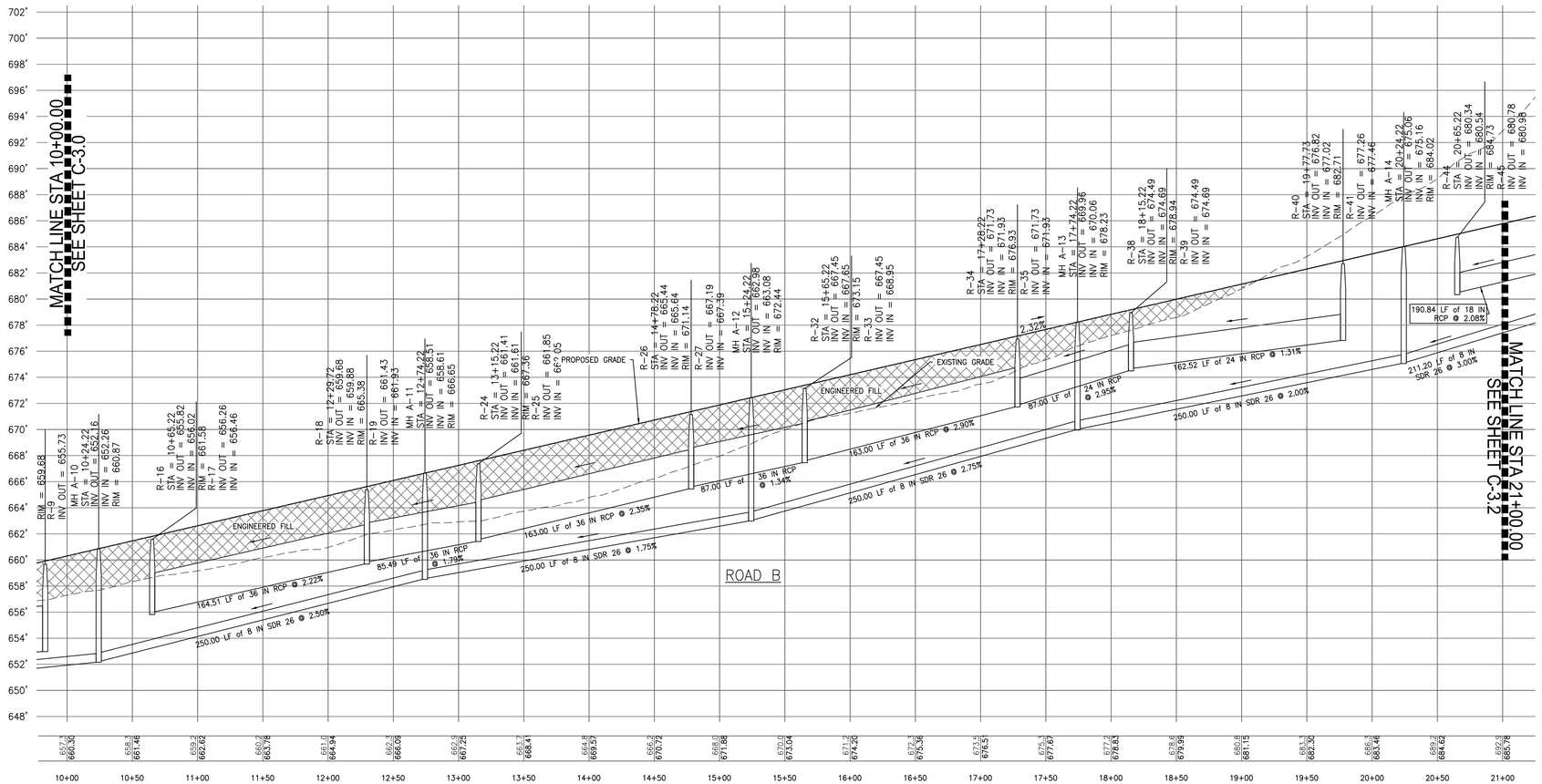
Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

C-3.0

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

ROAD B ROADWAY PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

© 2025

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

DATE | REVISIONS

Southend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY A PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

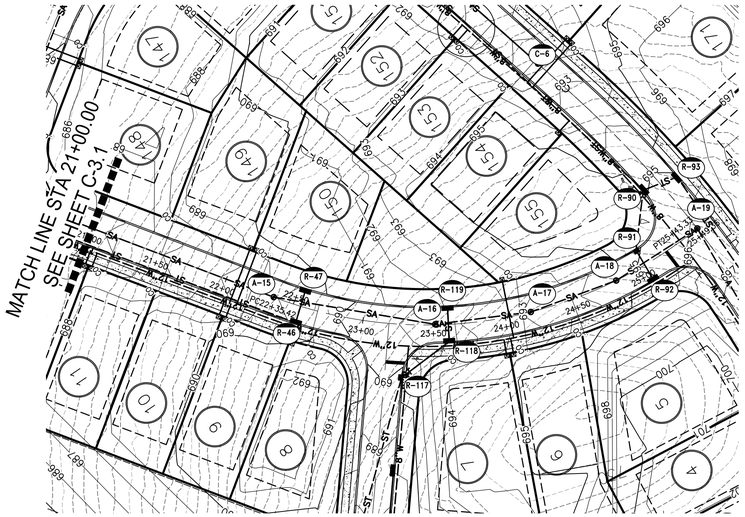
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

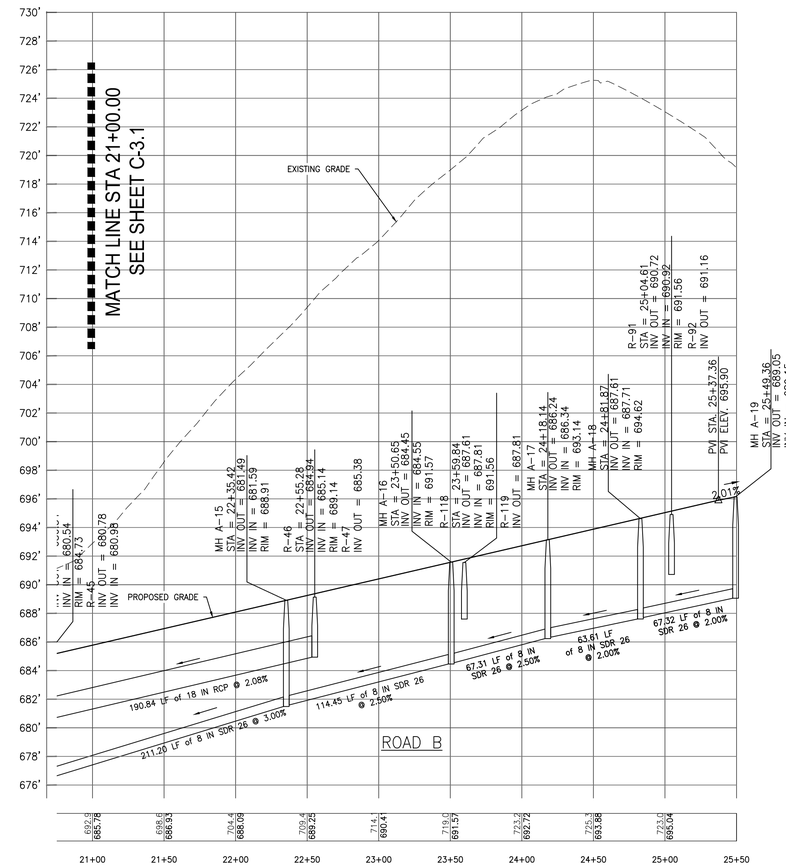
C-3.1

GERALD HOLCOMB
REGISTERED ENGINEER
AGRICULTURE & BIOSYSTEMS
NO. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

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

ROAD B ROADWAY PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY A PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 06/12/2025

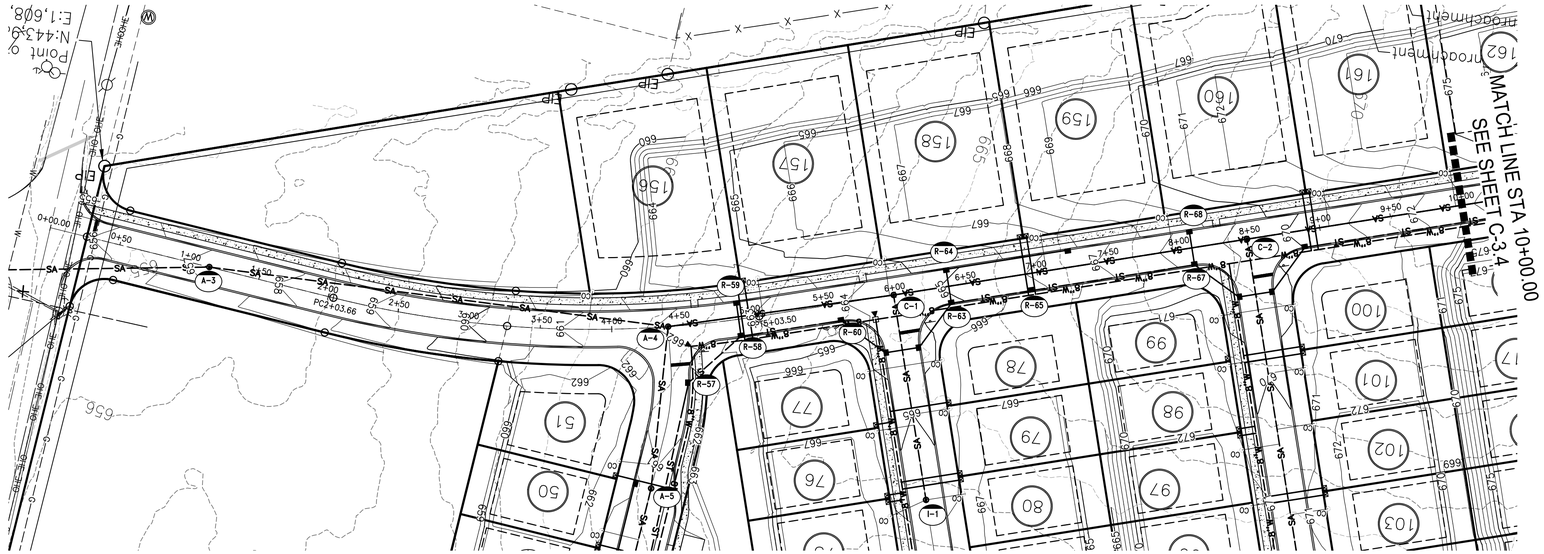
Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

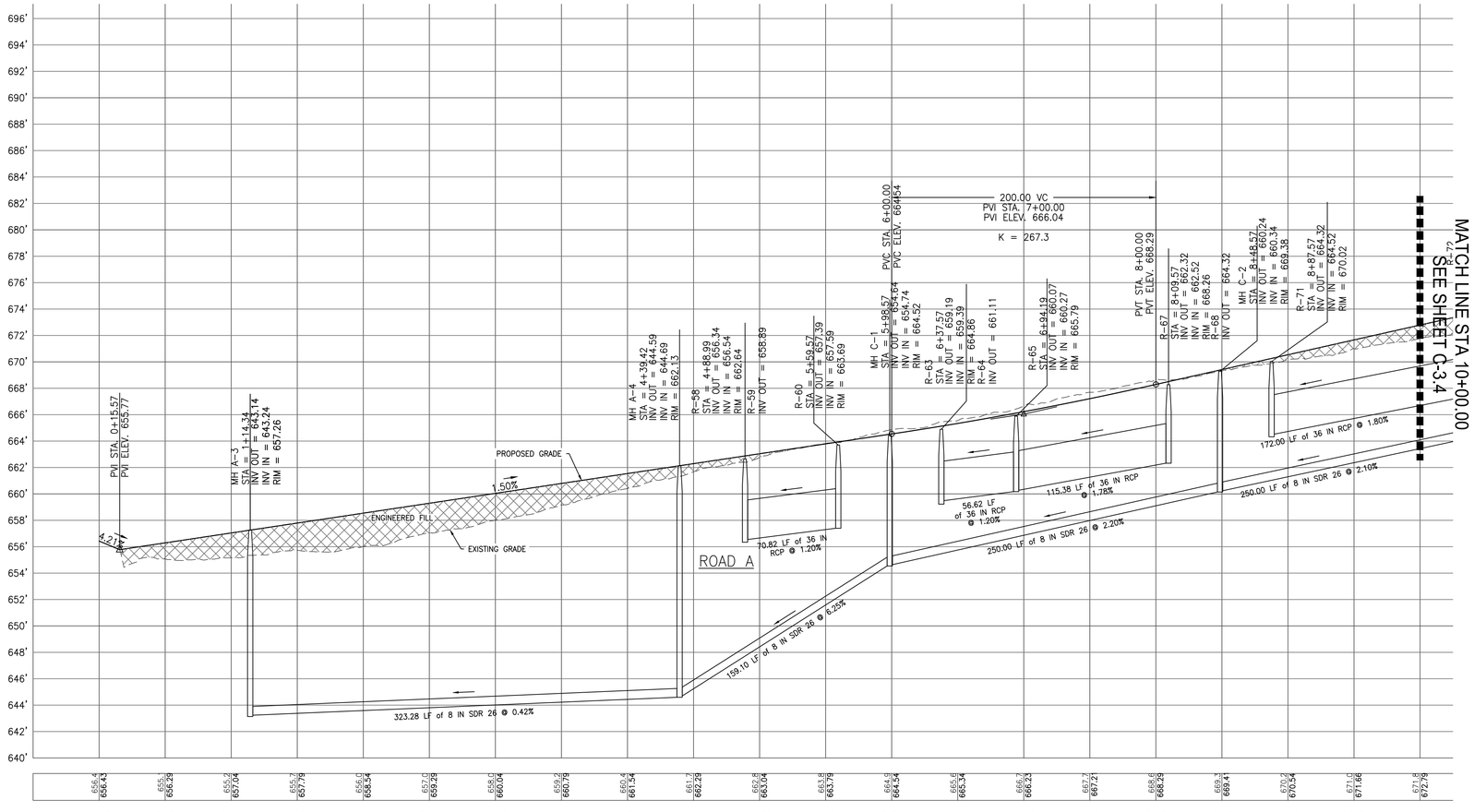
C-3.2

GERALD W. VOLLICK
REGISTERED
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 107415
COMMERCE
STATE OF TENNESSEE
geraldt@wesengineers.com

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

ROAD A ROADWAY PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

WES E NGINEERS & S URVEYORS
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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY A PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

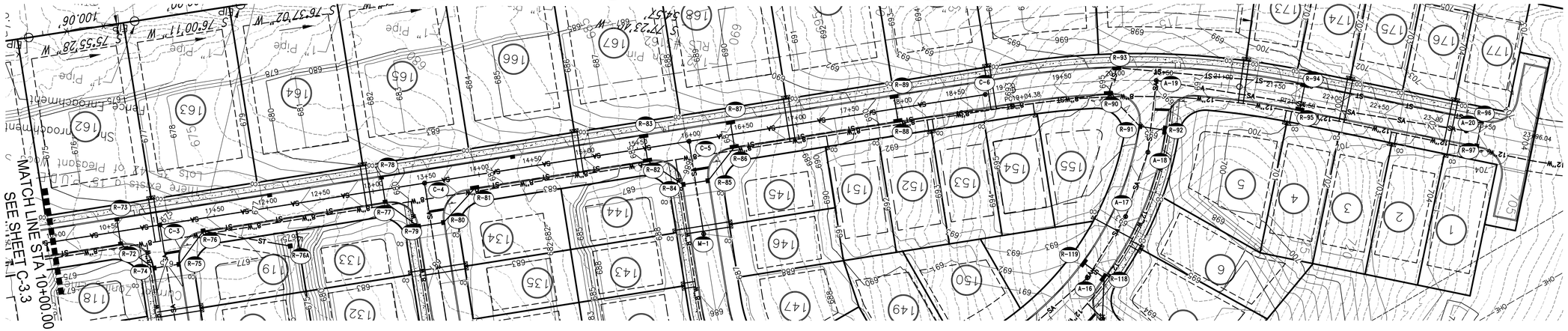
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

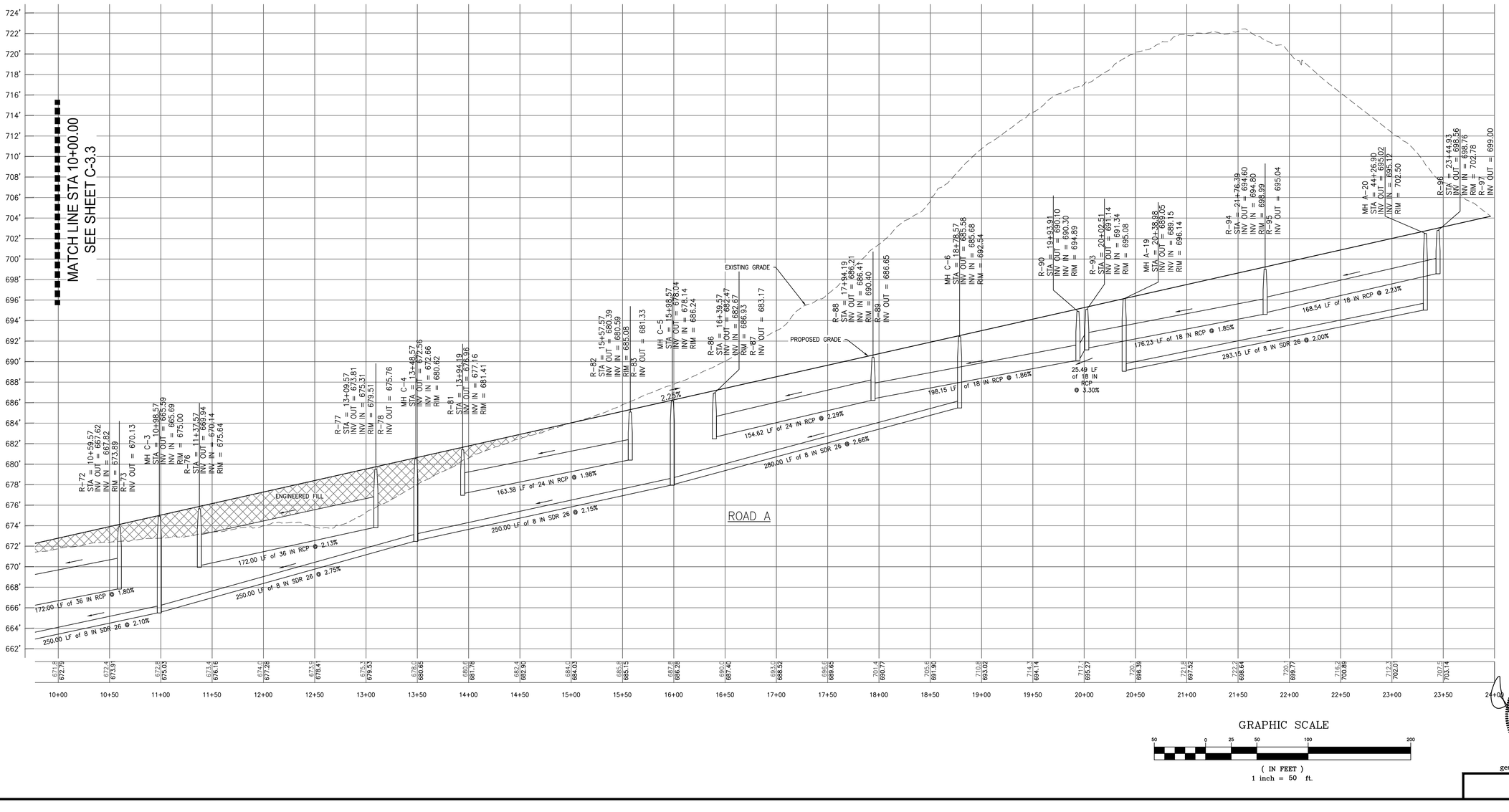
C-3.3

GERALD H. GRICE
REGISTERED
AGRICULTURAL
ENGINEER
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

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

ROAD A ROADWAY PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY A PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

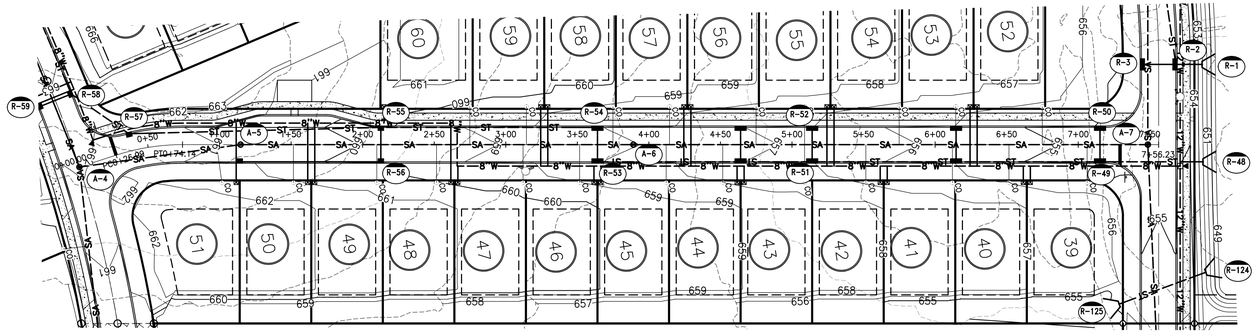
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

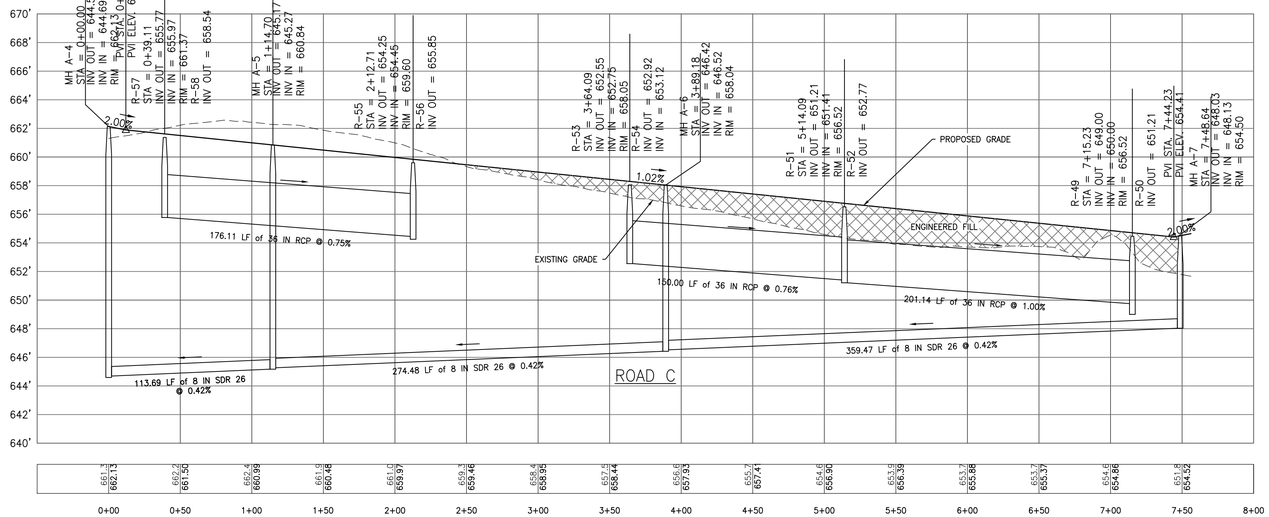
C-3.4

GERALD W. BRICK II
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE
geraldb@wesengineers.com

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

ROAD C ROADWAY PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

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

© 2025

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

DATE | REVISIONS

Southbend Crossings

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

ROADWAY C PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

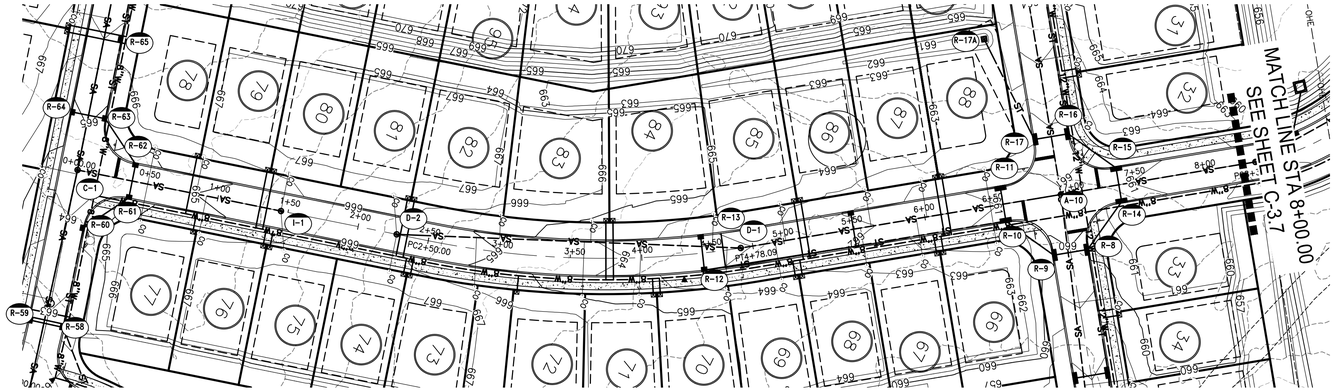
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

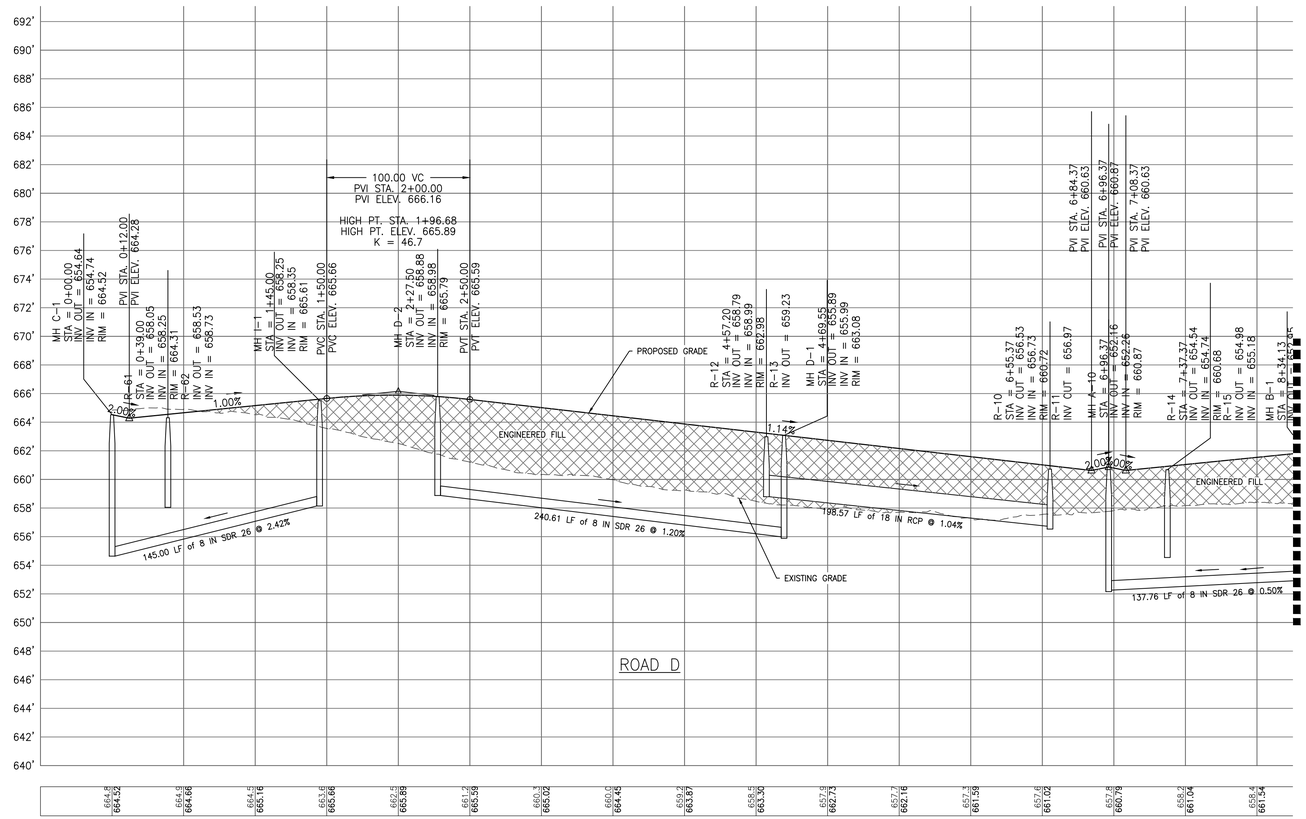
C-3.5

JEREMY GERALD HANCOCK
LICENSED PROFESSIONAL ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

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

ROAD D ROADWAY PLAN & PROFILE





MATCH LINE STA 8+00.00
SEE SHEET C-3.7

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY D PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

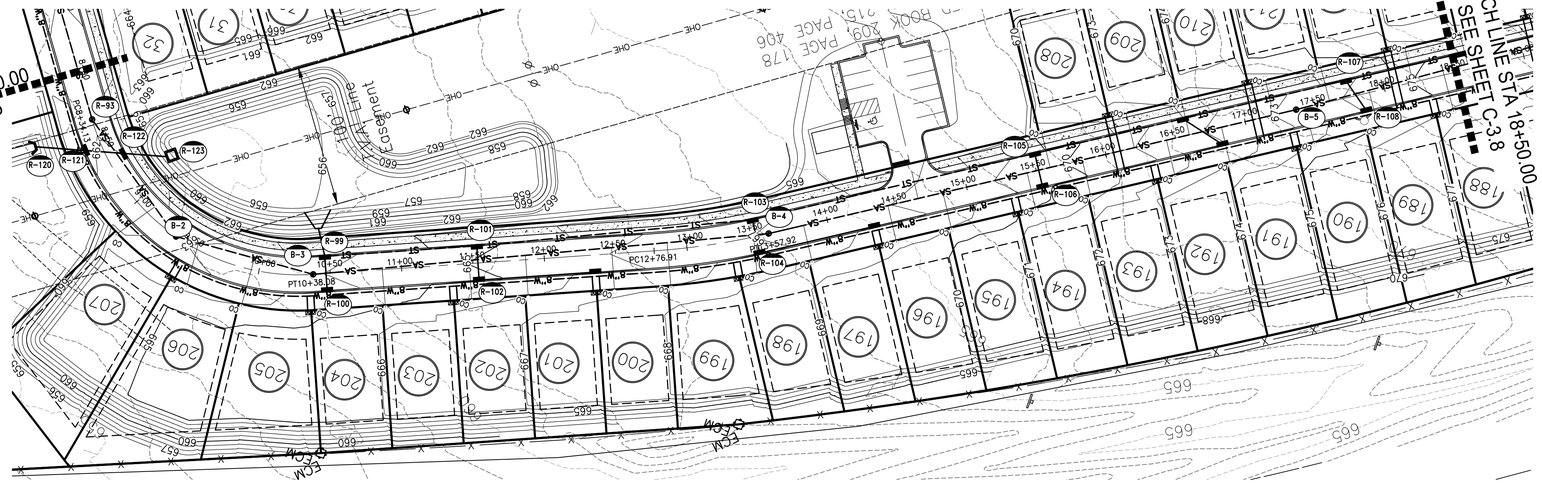
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

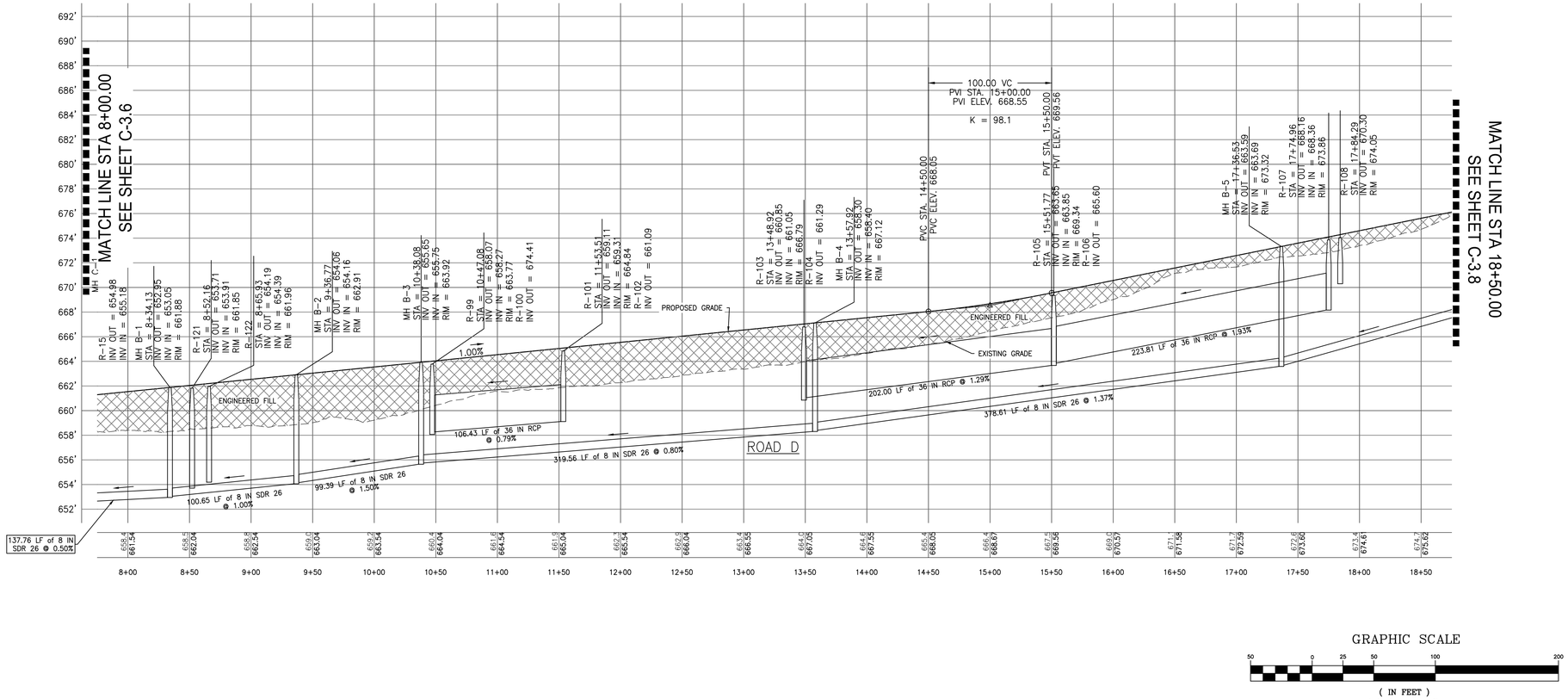
C-3.6

GERALD W. VALENTINE
REGISTERED
No. 107415
STATE OF TENNESSEE
LICENSED PROFESSIONAL ENGINEER
gerald@wesengineers.com

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

ROAD D ROADWAY PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY D PLAN AND PROFILE

Drawn: BG
Checked: JG
Approved: GV
Date: 09/12/2025

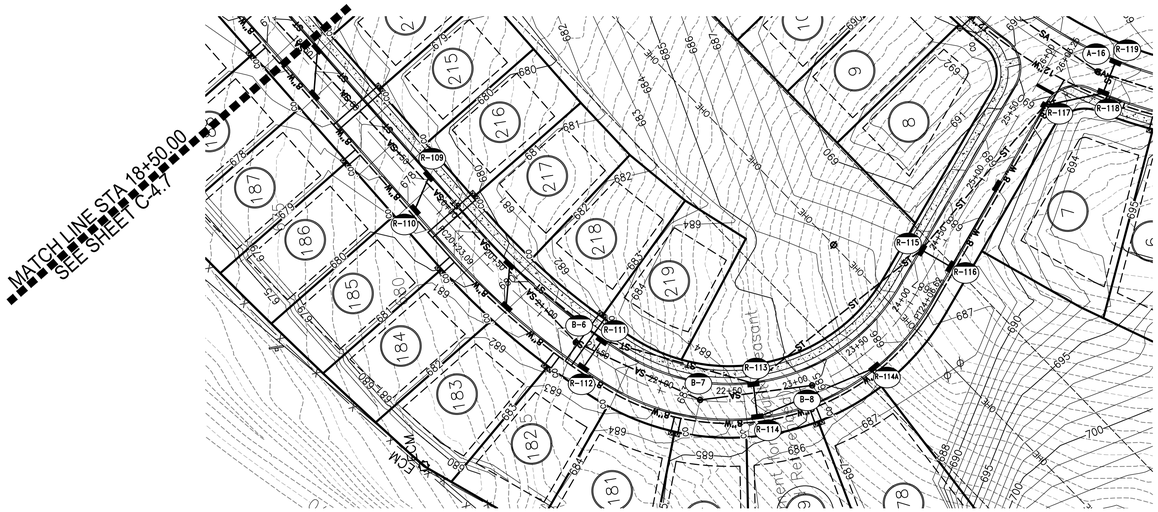
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

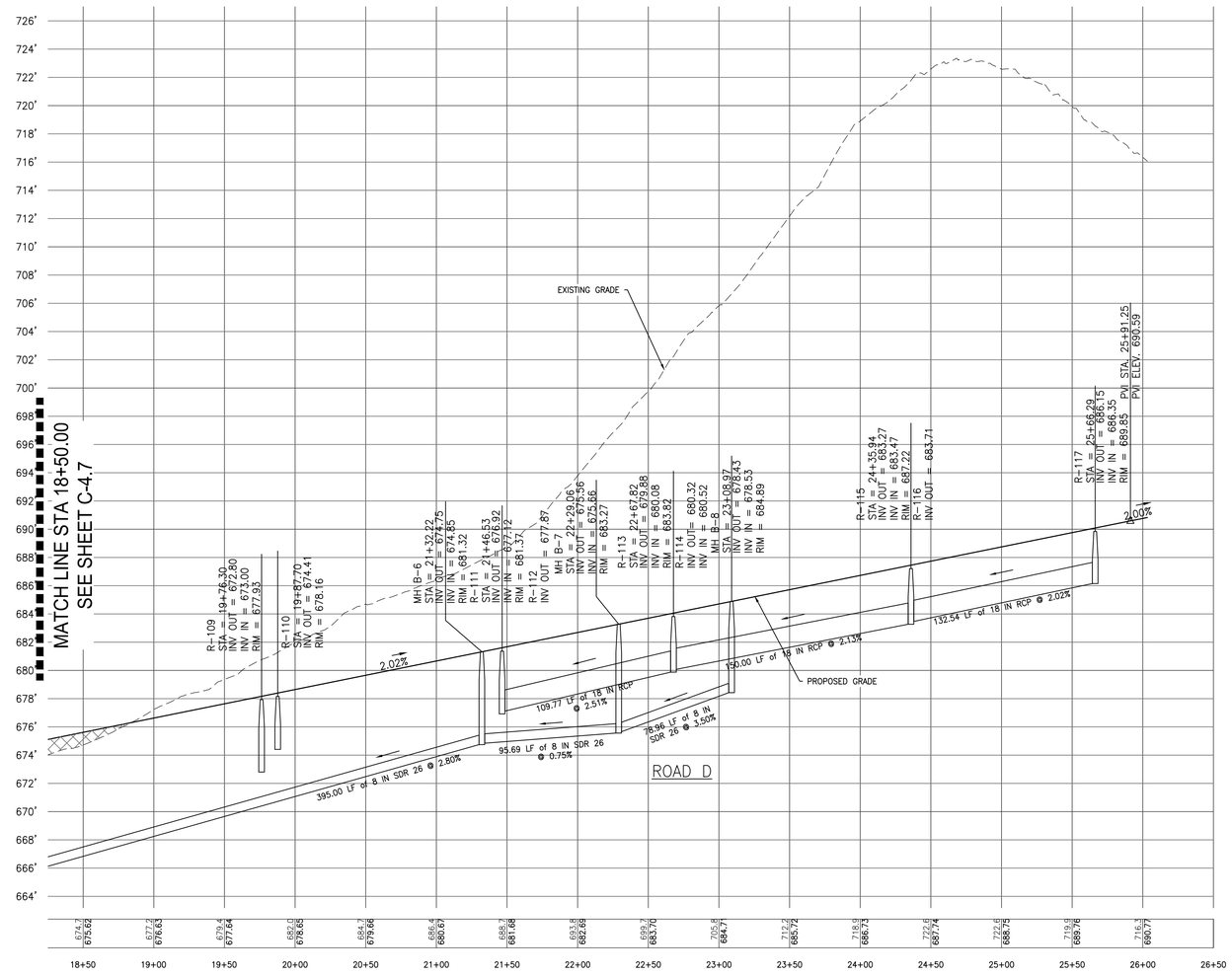
GERALD W. VICK II
REGISTERED ENGINEER
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

C-3.7

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

ROAD D ROADWAY PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

Southend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY D PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

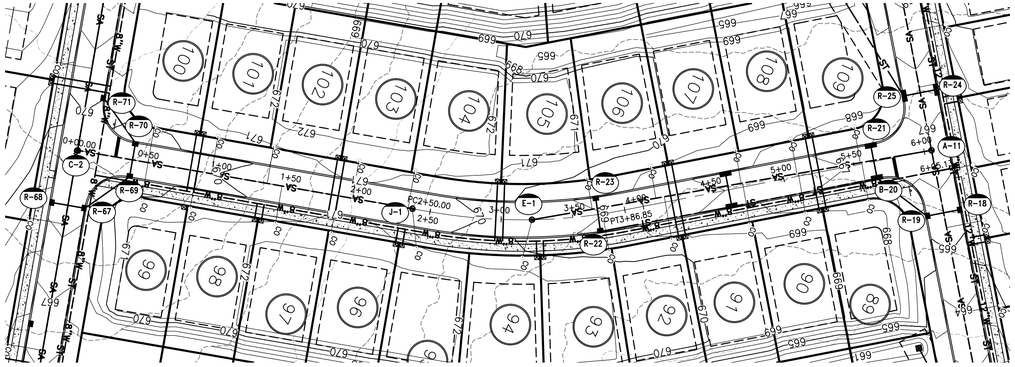
Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

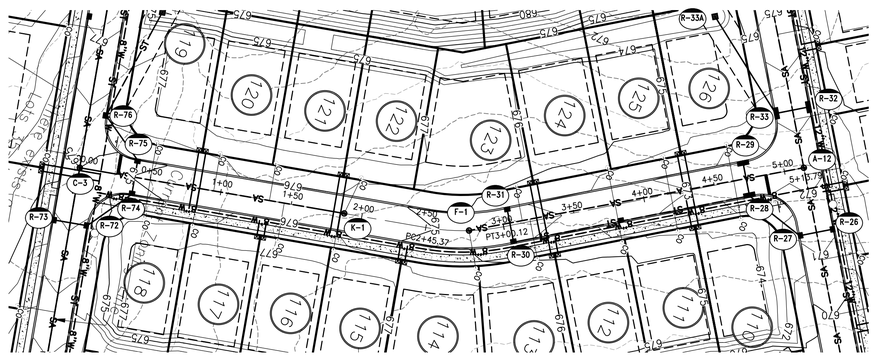
C-3.8

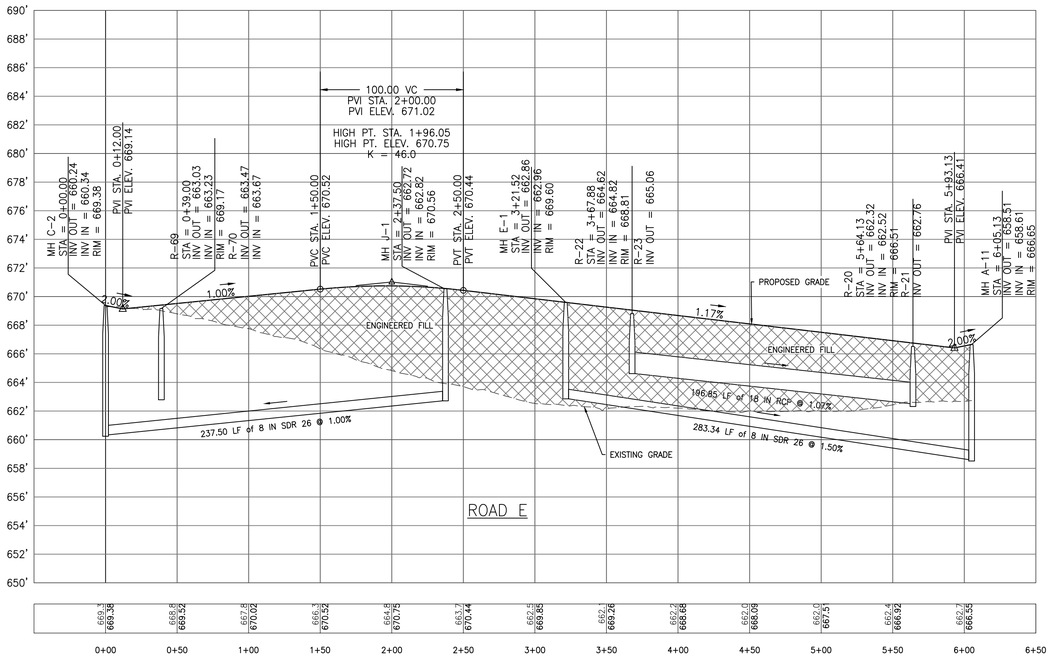
gerald@wesengineers.com

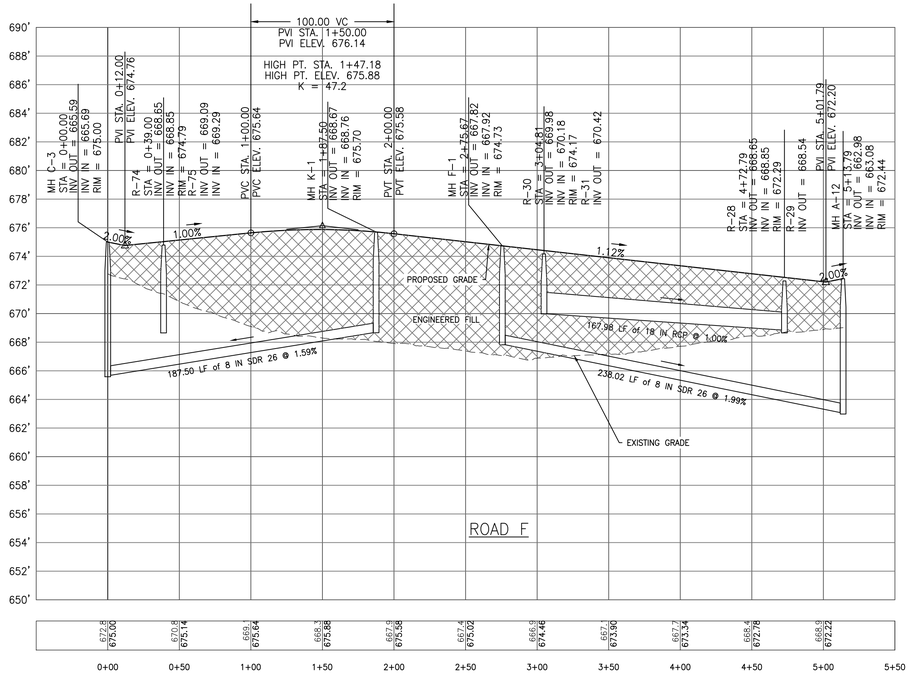
FILE: I:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southend - Brightland\Dwg\Engineering\22529-2 Base.dwg

ROAD E AND ROAD F ROADWAY PLAN & PROFILE









GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

WES E NGINEERS & S URVEYORS
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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY E AND F PLAN AND PROFILE

Drawn: BD
Checked: JC
Approved: GV
Date: 09/12/2025

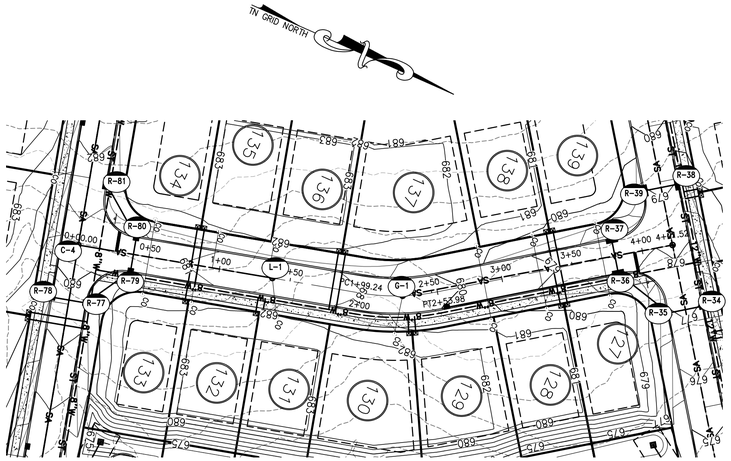
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

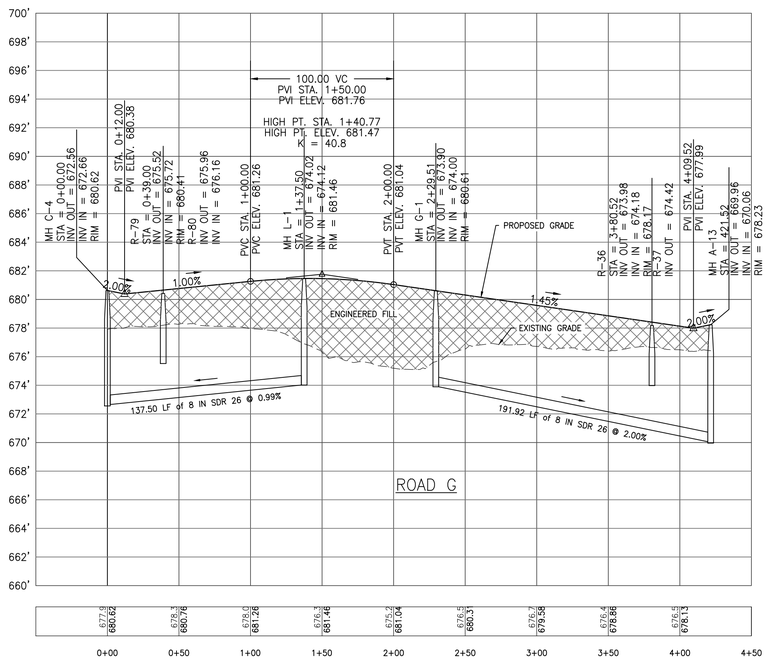
C-3.9

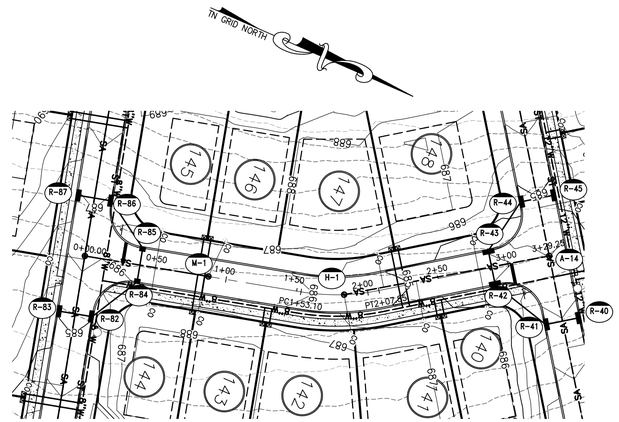
RECORDED BY ELECTRONIC SIGNATURE
GERALD W. VICK
REGISTERED
No. 107415
STATE OF TENNESSEE
geraldl@wesengineers.com

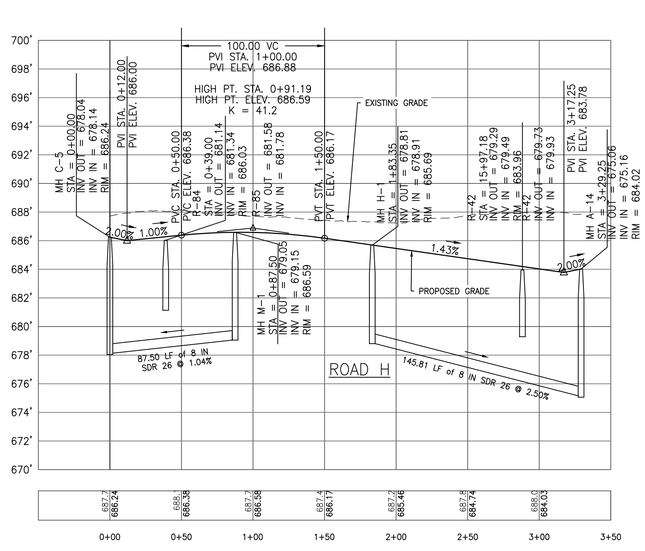
FILE: J:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

ROAD G AND ROAD H ROADWAY PLAN & PROFILE









GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

WES E NGINEERS & S URVEYORS
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

DATE

REVISIONS

Southend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
ROADWAY G AND H PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

Job. no. 22529-3

Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

C-3.10

gerald@wesengineers.com

FILE: I:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southend - 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.
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

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.

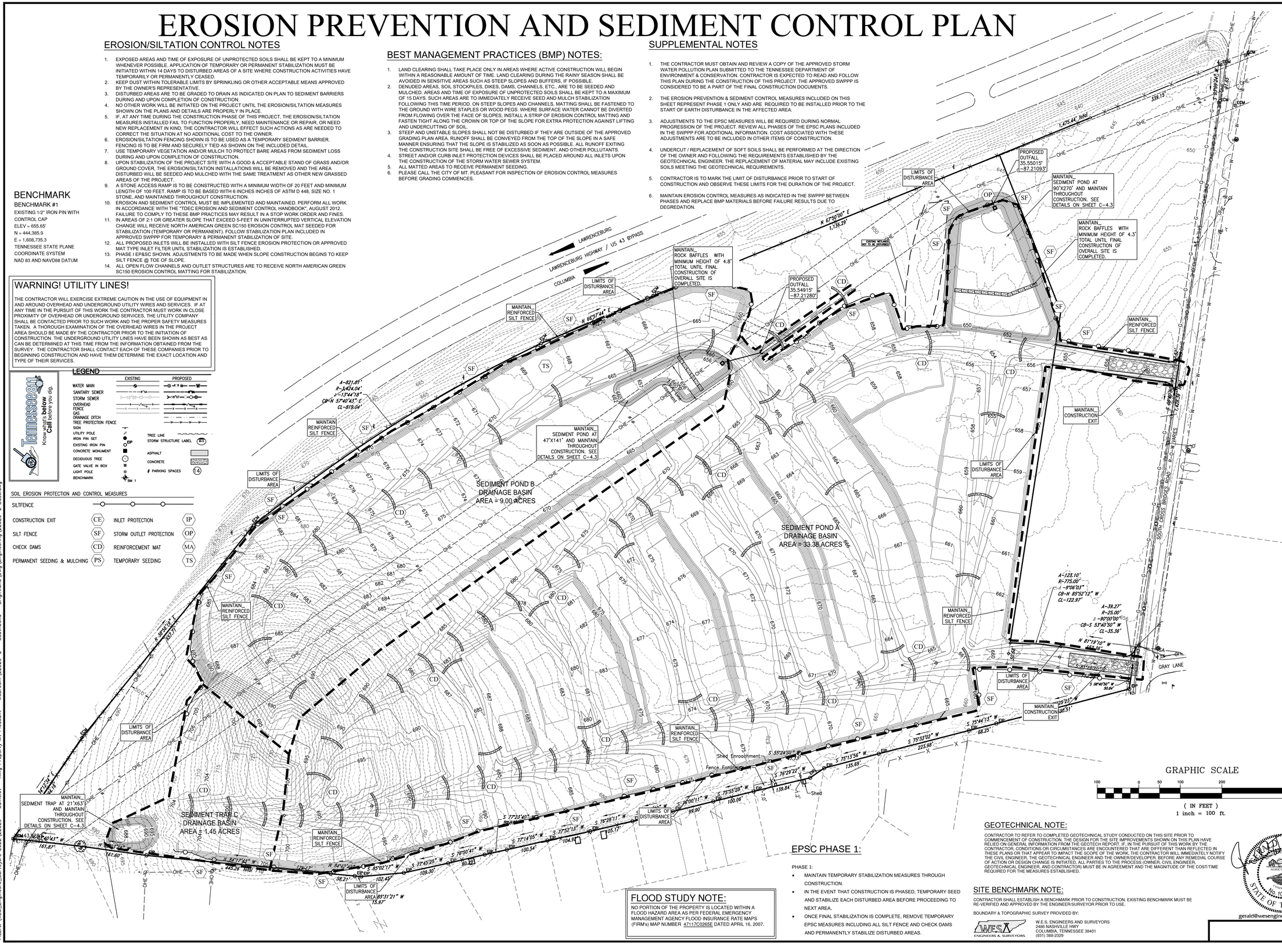
LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	SA	SA
STORM SEWER		
OVERHEAD	OHE	OHE
FENCE		
GAS	G	G
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 (RIM)
ASPHALT
CONCRETE
PARKING SPACES (14)

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:

- 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:

WES ENGINEERS & SURVEYORS

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

GERALD W. MCCLAY
REGISTERED LAND SURVEYOR
No. 1074115
STATE OF TENNESSEE
gerald@wesengineers.com

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

© 2025

TN GRID NORTH

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

REVISIONS	DATE

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 1

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

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

C-4.1

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.
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 2 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

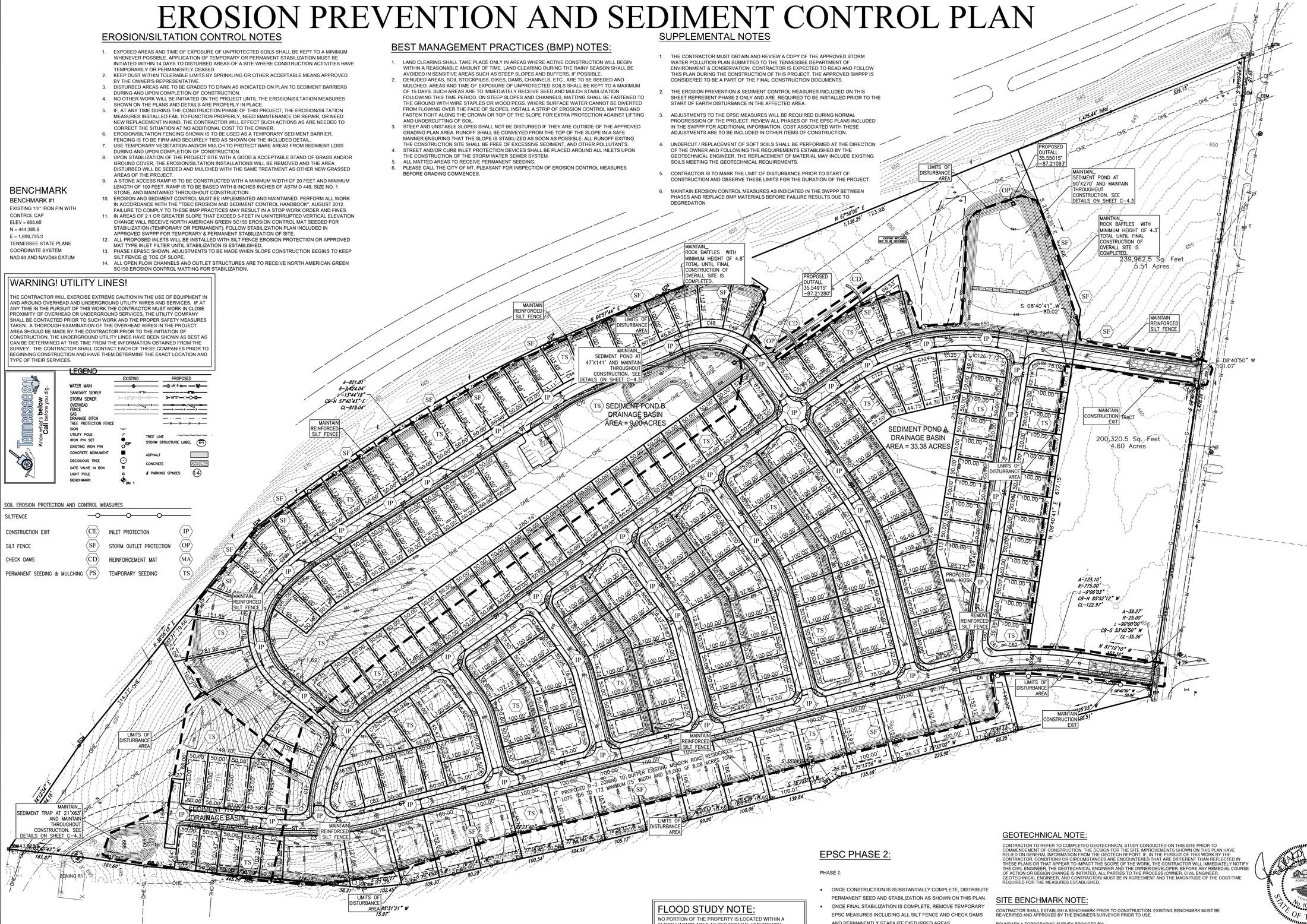
	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK		

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

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:

- 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:

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 AMY 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:

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

GERALD H. JACK 107415 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

gerald@wesengineers.com

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
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
REVISIONS

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: 08/12/2025

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

C-4.2

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 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 3 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.

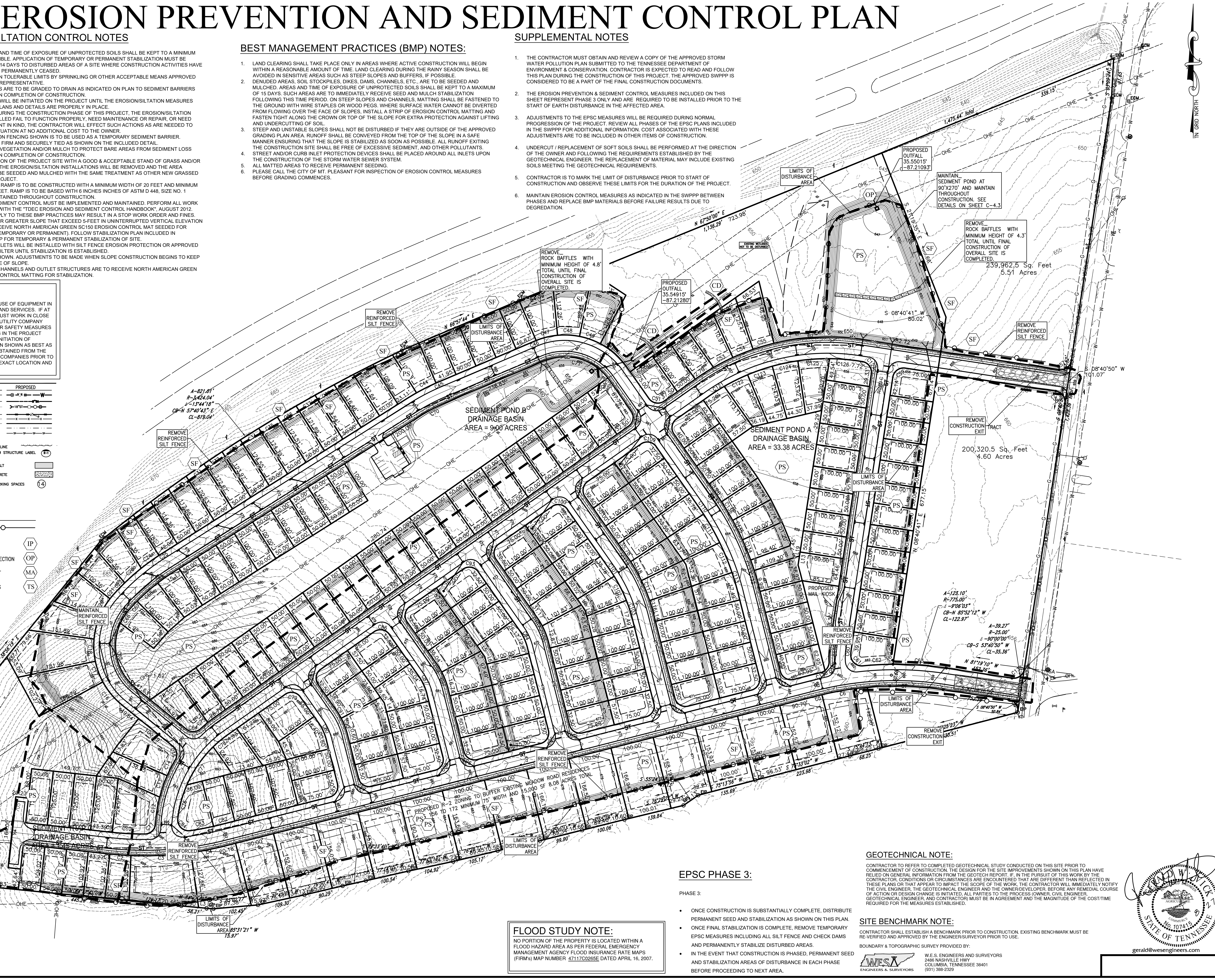
LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER	8"SA	8"SA
STORM SEWER	15"ST	18"ST
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		TP
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 (R-1)
ASPHALT
CONCRETE
PARKING SPACES (14)

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:

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 W. VICK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 107415 — STATE OF TENNESSEE — 8-27-25
gerald@wesengineers.com

© 2025

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
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	REVISIONS

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

Drawn: BO
Checked: JG
Approved: GV
Date: 08/12/2025

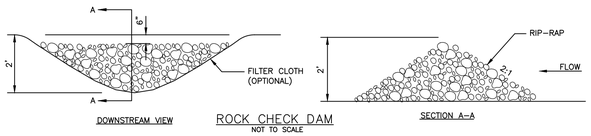
Job. no. 22529-3
Scale: Vertical: Horizontal: 1"=100'

C-4.2

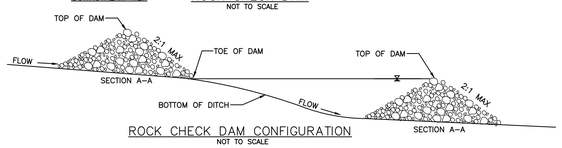
FILE: J:\WES_Engineers_Surveyors 2022\22529 – Camelot – King Property Mt Pleasant – McBroom\22529-2 – Southbend – Brightland\Dwg\Engineering\22529-2 Base.dwg

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

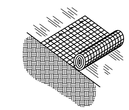
© 2025



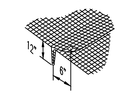
DOWNSTREAM VIEW — ROCK CHECK DAM — SECTION A–A
NOT TO SCALE



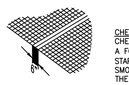
ROCK CHECK DAM CONFIGURATION
NOT TO SCALE



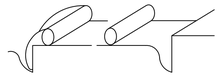
ANCHOR SLOT: BURY UP–CHANNEL END OF THE NET IN 12" DEEP TRENCH. TAMP THE SOIL FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET.



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.

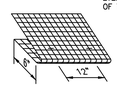


ANCHORING ENDS AT STRUCTURES: PLACE THE END OF THE NET IN A 12" SLOT ON THE UP–CHANNEL SIDE OF THE STRUCTURE. FILL THE TRENCH AND TAMP FIRMLY. ROLL THE NET UP THE CHANNEL. PLACE STAPLES AT 12" INTERVALS ALONG THE ANCHOR END OF THE NET.

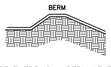
ON SHALLOW SLOPES, STRIPS OF NETTING MAY BE APPLIED ACROSS THE SLOPE.

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.



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

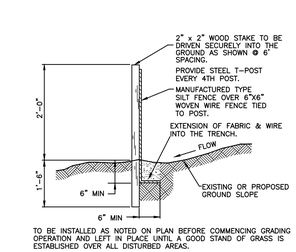


WHERE THERE IS A BERM AT THE TOP OF THE SLOPE, BRING THE MATTING OVER THE BERM AND ANCHOR IT BEHIND THE BERM WITH A 12" ANCHOR TRENCH.

NOTE:

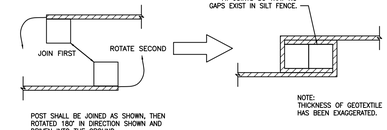
1. FOLLOW N.A.G. INSTALLATION INSTRUCTIONS FOR STAPLE PATTERN GUIDE.
2. INSTALL USING 3.75 STAPLES PER SQUARE YARD UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES 3:1 AND/OR GREATER TO RECEIVE EROSION CONTROL MATTING.

TEMPORARY EROSION CONTROL MATTING
NOT TO SCALE

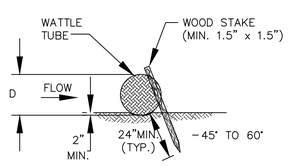


TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

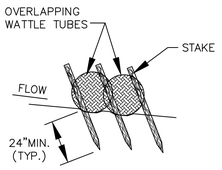
REINFORCED
EROSION/SILTATION FENCE
NOT TO SCALE



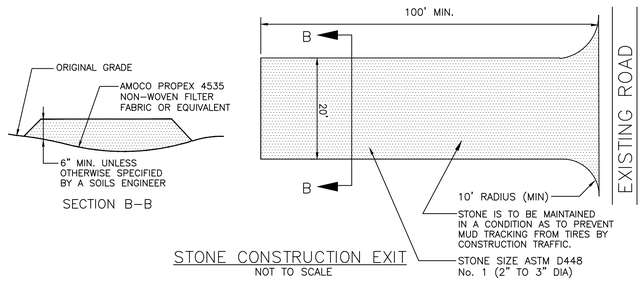
SILT FENCE JOINTS



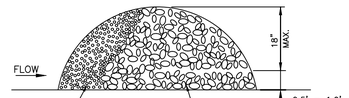
STAKING DETAIL



SECTION C–C

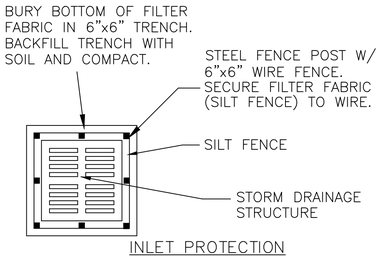


STONE CONSTRUCTION EXIT
NOT TO SCALE

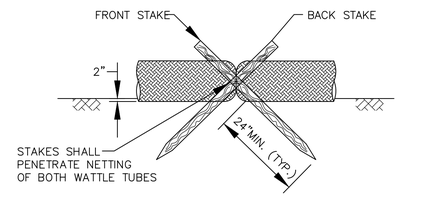


NOTE:
MAINTAIN FILTER DURING CONSTRUCTION & REMOVE ONCE SLOPES ARE STABILIZED.

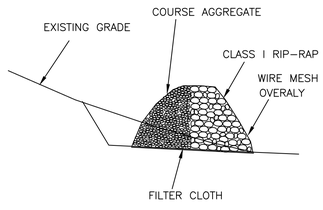
ROCK FILTER CONSTRUCTION
NOT TO SCALE



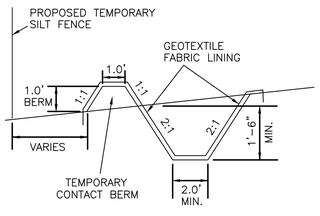
INLET PROTECTION
NOT TO SCALE



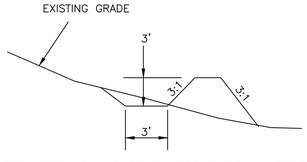
JOINT STAKING DETAIL



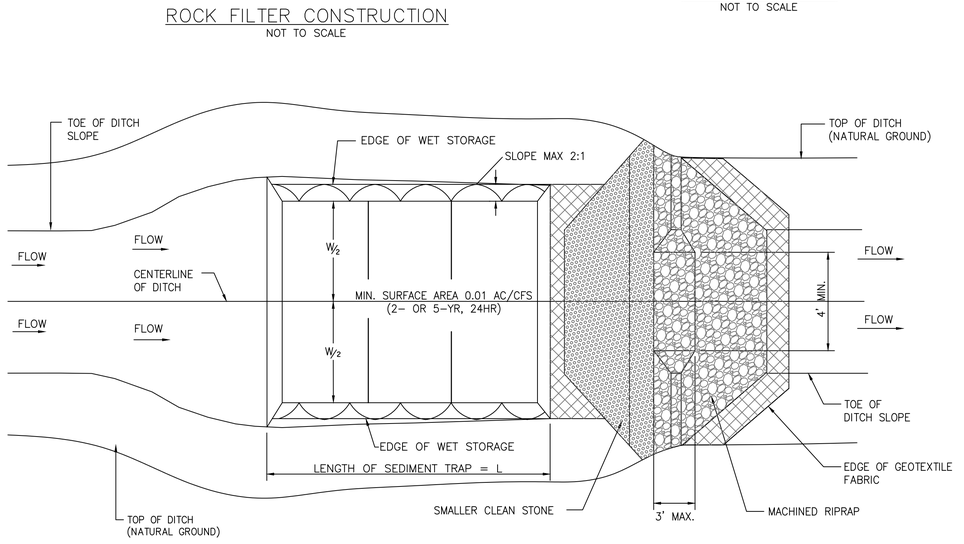
TEMPORARY EARTHEN BERM OUTLET DETAIL
NOT TO SCALE



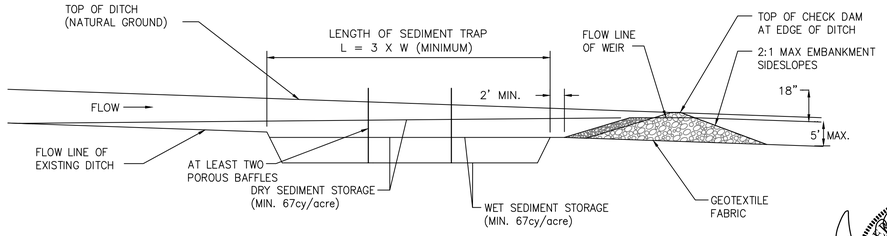
TEMPORARY DIVERSION DITCH WITH LINING
NOT TO SCALE



TEMPORARY EARTHEN BERM DETAIL
NOT TO SCALE



PLAN VIEW



SEDIMENT TRAP C
NOT TO SCALE

PROFILE VIEW

SEDIMENT TRAP C – 21'x63'

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

DATE

REVISIONS

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: 08/12/2025

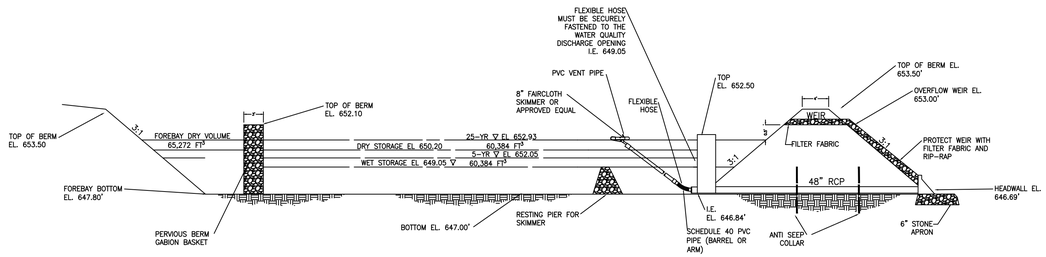
Job. no. 22529-3
Scale:
Vertical:
Horizontal:

C-4.3

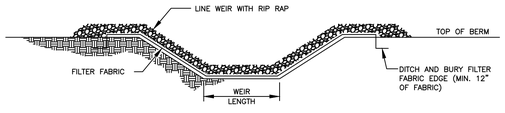
GERALD W. VICK
REGISTERED LANDSCAPE ARCHITECT
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

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

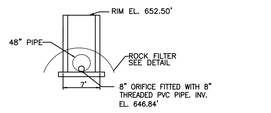
EROSION PREVENTION AND SEDIMENT CONTROL DETAILS



SEDIMENT BASIN CROSS SECTION

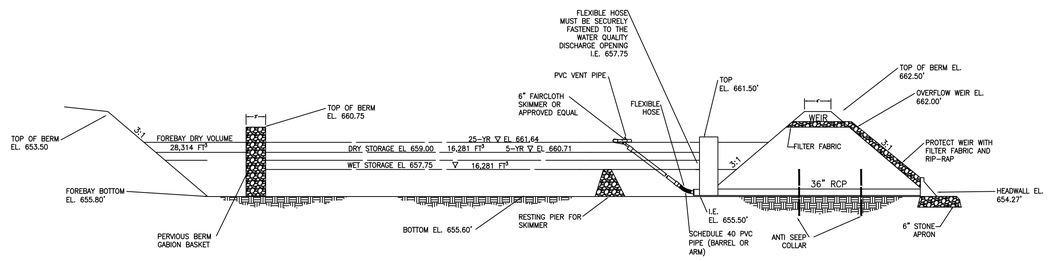


WEIR CROSS SECTION

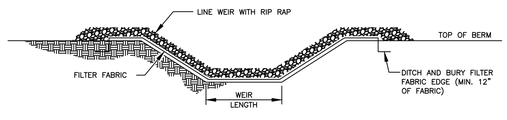


OUTLET CONTROL STRUCTURE SECTION

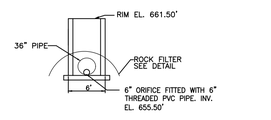
TEMPORARY SEDIMENT BASIN A



SEDIMENT BASIN CROSS SECTION



WEIR CROSS SECTION



OUTLET CONTROL STRUCTURE SECTION

TEMPORARY SEDIMENT BASIN B

© 2025

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

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

Drawn: BD
Checked: JC
Approved: GV
Date: 08/12/2025

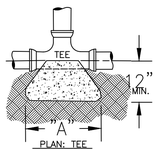
Job. no. 22529-3
Scale:
Vertical:
Horizontal:

C-4.4

GERALD H. WILLOCK
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

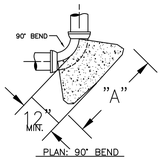
FILE: I:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

CONSTRUCTION DETAILS

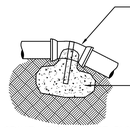


PLAN: TEE

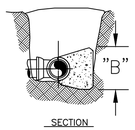
NOTES :
1. CONCRETE TO BE CLASS "B" (3000PSI) OR STRONGER.
2. DIMENSIONS AS SHOWN ARE APPROXIMATE, SUBJECT TO CHANGE AT DIRECTION OF OR APPROVAL OF ENGINEER.
3. KEEPCONCRETE CLEAR OF ANY PIPE JOINT, GLAND BOLTS, ETC.
4> CONCRETE TO BEAR AGAINST UNDISTURBED EARTH WITH BEARING AREA EQUIVALENT TO AT LEAST AxB.



PLAN: 90° BEND



GRAVITY—TYPE THRUST BLOCK

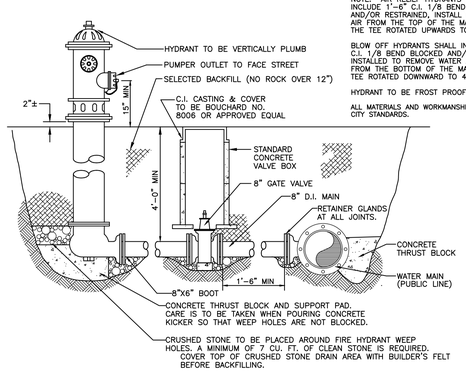


SECTION

SCHEDULE OF MINUMIM BEARING AREA REQUIRED BASED ON 2000 PSI INTERNAL PRESSURE AND 4000 PSI SOIL BEARING CAPACITY *					
PIPE SIZE	TEE OR DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/2° BEND
4"	1.0	1.5	1.0	1.0	1.0
6"	2.5	3.0	2.0	1.0	1.0
8"	4.0	5.5	3.0	1.5	1.0
10"	6.0	8.5	4.5	2.5	1.5
12"	8.5	12.0	6.5	3.0	2.0
16"	15.0	21.5	11.0	6.0	3.0
VALUES ARE TABULATED IN SQUARE FEET					

* ENGINEER TO CONFIRM ACTUAL REQUIREMENTS BEFORE CONSTRUCTION OF THE THRUST BLOCK. BEARING AREA (SQUARE FEET) = A(FEET)xB(FEET) .

CONCRETE THRUST BLOCK
NOT TO SCALE



NOTE: AIR RELIEF HYDRANTS SHALL INCLUDE 1'-6" C.I. 1/8 BEND BLOCKED AND/OR RESTRAINED, INSTALL TO RELEASE AIR FROM THE TOP OF THE MAIN WITH THE TEE ROTATED UPWARDS TO 45°.

BLOW OFF HYDRANTS SHALL INCLUDE 1'-6" C.I. 1/8 BEND BLOCKED AND/OR RESTRAINED INSTALLED TO REMOVE WATER AND SEDIMENT FROM THE BOTTOM OF THE MAIN WITH THE TEE ROTATED DOWNWARD TO 45°.

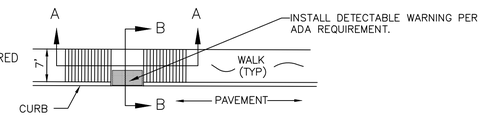
HYDRANT TO BE FROST PROOF.

ALL MATERIALS AND WORKMANSHIP TO MEET MT PLEASANT CITY STANDARDS.

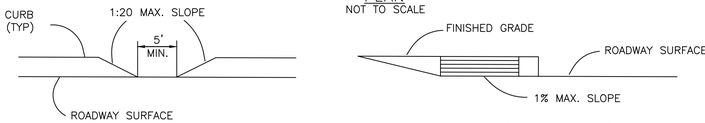
FIRE HYDRANT ASSEMBLY
NOT TO SCALE

NOTES:

1. FOLLOW ADA REQUIREMENTS FOR REQUIRED LOCATIONS AND PLACEMENT OF DETECTABLE WARNINGS.



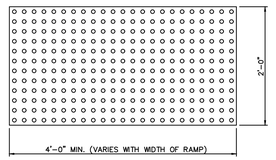
PLAN
NOT TO SCALE



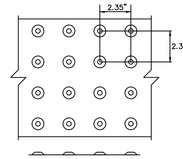
SECTION A—A
NOT TO SCALE

ACCESSABLE RAMP DETAIL
NOT TO SCALE

SECTION B—B
NOT TO SCALE



TRUNCATED DOME PLAN VIEW



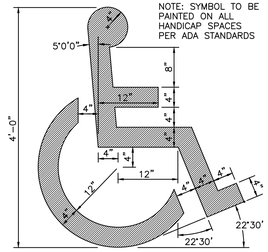
TRUNCATED DOME SPACING

TRUNCATED DOME SECTION

NOTES:
1. DETECTABLE WARNINGS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
5. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SERVICE.
6. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND—ON—CANE CONTACT.
7. THE MATERIAL USED TO PROVIDE CONTRAST SHOULD CONTRAST BY AT LEAST 70% CONTRAST IN PERCENT IS DETERMINED BY:

CONTRAST = [(B1—B2)/B1] X 100

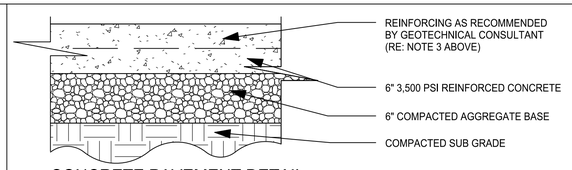
WHERE B1= LIGHT REFECTANCE VALUE (LRV) OF THE LIGHTER AREA AND B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA.
(NOTE THAT IN ANY APPLICATION BOTH WHITE AND BLACK ARE NEVER ABSOLUTE; THUS, B1 NEVER EQUALS 100 AND B2 IS ALWAYS GREATER THAN 0.



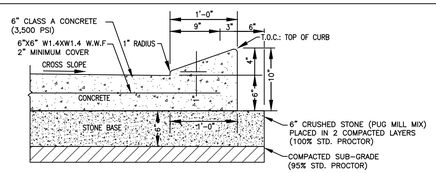
PAINTED HANDICAP SYMBOL
NOT TO SCALE

1. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
2. CONCRETE PAVEMENT JOINTING PLAN SHALL BE PROVIDED TO ENGINEER FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT. REFER TO ADDITIONAL CONCRETE PAVEMENT DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS.
3. CONCRETE PAVEMENT AND ROLLOVER CURB TO BE MONOLITHIC CLASS "A" CONCRETE (4,000 PSI) PLACED ON PUG MILL MIX.
4. ALL TRANSVERSE JOINTS ARE TO BE SAW JOINTS AT A DEPTH OF T/4 AT THE SPACING INDICATED IN THE DETAILS.
5. ALL SAW JOINTS TO BE SEALED WITH LOW MODULUS HOT-POURED POLYMERIC SEALANT TYPE COMPOUND.
6. ALL TRANSVERSE JOINTS ARE UNDOWELLED AND EDGE SUPPORT IS REQUIRED (TIED CURB AND GUTTER)
7. ALL ISOLATION JOINTS ARE TO BE DOWELLED AND THICKENED AS SHOWN IN THE DETAILS. ISOLATION JOINT FILLER AND SEALER IS REQUIRED AT ALL ISOLATION JOINTS.
8. ISOLATE ALL STRUCTURES THAT ARE LOCATED IN OR PROTRUDE INTO THE CONCRETE PAVEMENT.
9. PROVIDE ISOLATION JOINTS BEFORE RADII OF ALL INTERSECTIONS WITHIN THE PROJECT. SPACE ISOLATION JOINTS TO COORDINATE WITH THE TRANSVERSE JOINTS.
10. FIBER REINFORCEMENT REQUIRED AS INDICATED IN DETAILS.
11. INSTALLATION TO FOLLOW TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MARCH 2006

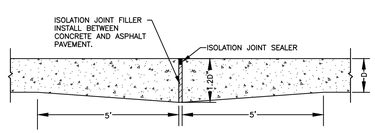
CONCRETE PAVEMENT (ALTERNATE)



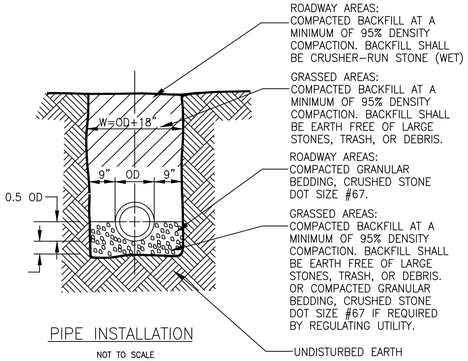
CONCRETE PAVEMENT DETAIL
SCALE: NOT TO SCALE



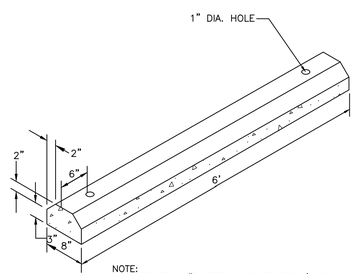
MONOLITHIC CURB DETAIL
SCALE: NOT TO SCALE



THICKENED EDGE ISOLATION JOINT DETAIL
SCALE: NOT TO SCALE

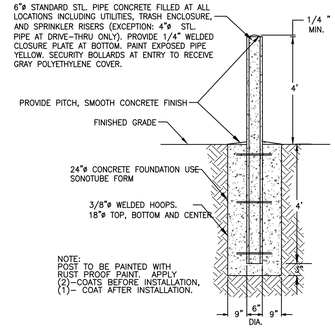


PIPE INSTALLATION
NOT TO SCALE

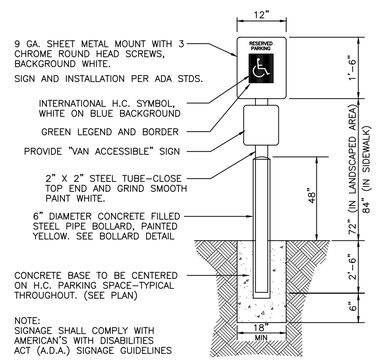


NOTE:
REQUIRES TWO #3 STEEL BAR STAKES 2' LONG FOR EACH CURB SECTION. DRIVE #3 BARS FLUSH WITH TOP. LOCATE WHEEL STOP 2" FROM FACE OF SIDEWALK HEADER OR EDGE OF PAVEMENT

CONCRETE WHEEL STOP
NOT TO SCALE

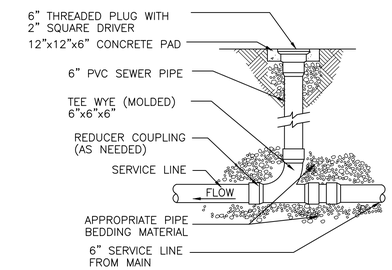


CONCRETE FILLED BOLLARD
NOT TO SCALE



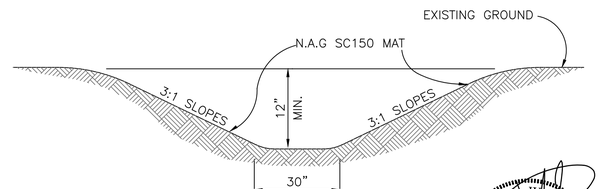
NOTE:
SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

ACCESSIBLE SIGN
NOT TO SCALE



NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR—33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

CLEANOUT
NOT TO SCALE



DITCH SECTION
NOT TO SCALE

gerald@wesengineers.com

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
CONSTRUCTION DETAILS

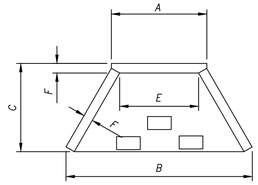
Drawn: BD
Checked: JG
Approved: GV
Date: 09/12/2025

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

C-5.0

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

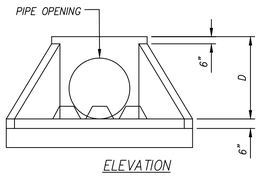
CONSTRUCTION DETAILS



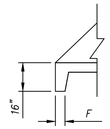
PLAN

SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/*	1,380	3,100	8,100	11,400

NOTES:
1. MINIMUM 2" CONCRETE COVER ON REBAR.
2. CONCRETE: CLASS A – 3500 PSI @ 28 DAYS W/ AIR ENTRAINMENT.
3. ALL PICK UP POINTS AND PIPE OPENINGS TO BE GROUTED BY CONTRACTOR WITH NON-SHRINK GROUT.
4. 3/4" CHAMFER ON ALL EXPOSED EDGES.



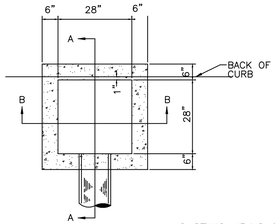
ELEVATION



TOE DETAIL

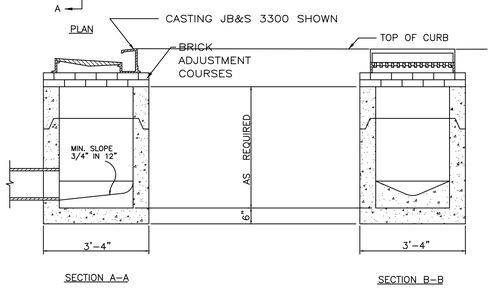
CONCRETE HEADWALL W/ENERGY DISSIPATORS

NOT TO SCALE



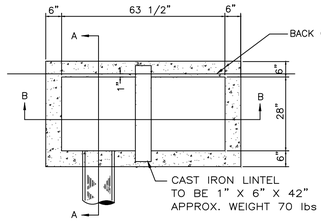
PLAN

NOTES:
1. CASTING SHOULD BE JOHN BOUCHARD 3103 OR APPROVED EQUIVALENT.
2. LINTEL SHOULD BE JOHN BOUCHARD 3108 OR APPROVED EQUAL.
3. CONCRETE TO BE 4000 psi AT 28 DAYS.
4. REINFORCE WITH NO. 4 BARS GRADE 60.
5. MAX PIPE DIA.: 24" CONCRETE 30" CMP
6. FOR LARGER PIPES, USE 4'–0" CATCH BASIN STRUCTURE.



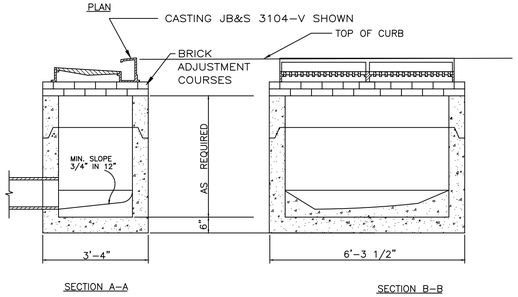
SINGLE INLET (PRECAST)

NOT TO SCALE



PLAN

NOTES:
1. CASTING SHOULD BE JOHN BOUCHARD 3104–V OR APPROVED EQUIVALENT.
2. LINTEL SHOULD BE JOHN BOUCHARD 3108 OR APPROVED EQUAL.
3. CONCRETE TO BE 4000 psi AT 28 DAYS.
4. REINFORCE WITH NO. 4 BARS GRADE 60.
5. MAX PIPE DIA.: 24" RCP (NARROW SIDE) 36" RCP (WIDE SIDE)



DOUBLE INLET (PRECAST)

NOT TO SCALE

TECHNICAL SPECIFICATION

8" STONE BASE SPECIFICATIONS

PROOF ROLLING

1. QUALITY ASSURANCE
   A. THE CONTRACTOR WILL SELECT A TESTING AGENCY TO BE SUB-CONTRACTED BY THE CONTRACTOR TO OBSERVE PROOF-ROLLING OPERATIONS AND REPORT ON ALL REQUIRED TESTING OPERATIONS.
   B. DO NOT PERFORM PROOF-ROLLING OPERATIONS UN-LESS TESTING AGENCY AND CITY PERSONNEL ARE PRESENT.
   C. NEITHER PROOF-ROLLING OPERATIONS OR SUBSEQUENT FILL OPERATIONS WILL BE ACCEPTABLE FOR PAYMENT UNLESS TESTING AGENCY AND CITY PERSONNEL VIEWS PROOF-ROLLING.
2. MATERIALS
   A. VEHICLE: LOADED RUBBER TIRED DUMP TRUCK HAVING A SINGLE AXLE WEIGHT OF APPROXIMATELY 30,000 LBS.
3. PROOF-ROLLING
   A. OBSERVATION: RUN VEHICLE AT NORMAL WALKING SPEED SO THAT THE TESTING AGENCY PERSONNEL MAY OBSERVE THE GROUND AT ALL TIMES. TESTING PERSONNEL WILL CONDUCT ADDITIONAL TESTS THEY DEEM NECESSARY TO DETERMINE EXISTING CONDITIONS. TESTING PERSONNEL WILL DIRECT REMEDIAL ACTIONS THEY DEEM NECESSARY.

TESTING REQUIREMENTS

THE CONTRACTOR WILL BE RESPONSIBLE FOR SUB-CONTRACTING AN INDEPENDENT TESTING AGENCY THAT IS SELECTED BY AN OWNER'S REPRESENTATIVE AND SHALL PROVIDE THE OWNER WITH TEST RESULTS VERIFYING THAT CONSTRUCTION WAS PERFORMED TO ACCEPTABLE STANDARDS.

SECTION 02203

EMBANKMENT

PART 1 GENERAL

1.3 CONDUCT ALL EMBANKMENT OPERATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN APPROVED BY THE A/E.

1.4 EMBANKMENT UNDER BUILDING PADS SHOULD BE IN ACCORDANCE WITH RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER.

PART 2 PRODUCTS

2.1 USE ONLY ACCEPTABLE MATERIALS IN EMBANKMENT FORMATION. PLACE NO FROZEN MATERIAL, STUMPS, LOGS, ROOTS OR OTHER PERISHABLE MATERIALS IN ANY EMBANKMENT. PLACE NO STONE OR MASONRY FRAGMENT GREATER THAN 4 INCHES IN ANY DIMENSION WITHIN 12 INCHES OF THE FINISHED SUBGRADE ELEVATIONS.

3.1 REMOVE TOPSOIN FROM ALL EMBANKMENT AREAS.

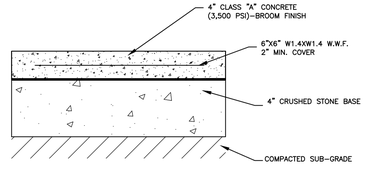
3.5 COMPACT THE EMBANKMENT TO A DENSITY OF AT LEAST 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR)

3.7 PERFORM CONSTRUCTION OPERATIONS SO THAT SIMULTANEOUS ROLLING AND PLACING OF MATERIAL IN THE SAME LANE OR SECTION IS PREVENTED. TO AVOID UNEVEN COMPACTION, SEE THAT HAULING EQUIPMENT TRAVERSES THE FULL WIDTH OF THE CROSS-SECTION AS MUCH AS POSSIBLE. COMPACT EACH LAYER AS NECESSARY BEFORE DEPOSITING MATERIAL FOR THE NEXT LAYER.

3.8 THE DENSITY REQUIREMENTS SHALL BE THE CONTROLLING FACTOR IN COMPACTION. USE ONLY SUCH EQUIPMENT THAT WILL SATISFY THE DENSITY REQUIREMENTS AT ALL TIMES.

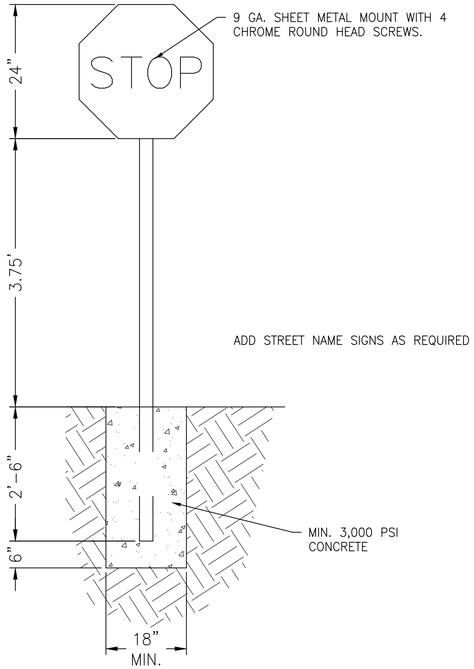
ASPHALTIC CONCRETE PAVING

1. QUALITY ASSURANCE
   A: PERFORM WORK IN ACCORDANCE WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION HEREINAFTER REFERRED TO AS "STATE HIGHWAY SPECIFICATIONS" MEASUREMENTS AND PAYMENTS PORTIONS OF THOSE STATE SPECIFICATIONS DO NOT APPLY TO WORK PERFORMED UNDER THIS CONTRACT.
   B: MIXING PLANT: COMPLY WITH STATE HIGHWAY SPECIFICATIONS.
   C: OBTAIN MATERIALS FROM THE SAME SOURCE THROUGHOUT.
2: ENVIRONMENTAL REQUIREMENTS
   A: DO NOT PLACE ASPHALT MATERIALS WHEN BASE SURFACE TEMPERATURE IS LESS THAN 40° F.
   B: DO NOT APPLY MATERIALS WHEN SUBSTRATA IS WET OR CONTAINS SUFFICIENT MOISTURE TO PREVENT UNIFORM DISTRIBUTION AND PROPER PENETRATION.
3: PLACING ASPHALT PAVEMENT
   A: PLACE MATERIALS IN ACCORDANCE WITH REFERENCED STATE HIGHWAY SPECIFICATIONS.
   B: DEVELOP ROLLING WITH CONSECUTIVE PASSES TO ACHIEVE EVEN AND SMOOTH FINISH OF UNIFORM TEXTURE, WITHOUT ROLLER MARKS.
   C: MAKE JOINTS BETWEEN SUCCESSIVE DAYS WORK, OR BETWEEN OLD AND NEW PAVEMENTS IN ACCORDANCE WITH REFERENCED HIGHWAY STANDARDS. ENSURE A CONTINUOUS BOND IS ATTAINED.
4: SCHEDULE OF PAVEMENT SECTIONS
   A: PLACE AND COMPACT MATERIALS TO THE THICKNESS CALLED FOR ON THE DRAWINGS.

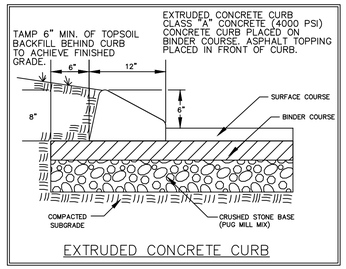


CONCRETE SIDEWALK

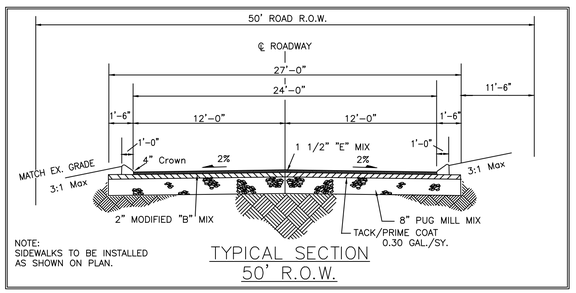
NOTE:
CONTROL JOINT EVERY 5'
EXPANSION JOINT EVERY 25'
UNLESS OTHERWISE NOTED.



ADD STREET NAME SIGNS AS REQUIRED

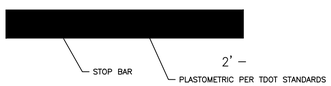


EXTRUDED CONCRETE CURB



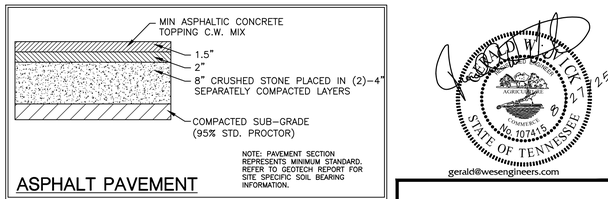
NOTE:
SIDEWALKS TO BE INSTALLED AS SHOWN ON PLAN.

TYPICAL SECTION 50' R.O.W.



THERMOPLASTIC PAVEMENT MARKINGS

NOT TO SCALE



NOTE: PAVEMENT SECTION REPRESENTS MINIMUM STANDARD. REFER TO GEOTECH REPORT FOR SITE SPECIFIC SOIL BEARING INFORMATION.

ASPHALT PAVEMENT

© 2025

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

DATE
REVISIONS

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
CONSTRUCTION DETAILS

Drawn: BD
Checked: JG
Approved: GV
Date: 09/12/2025

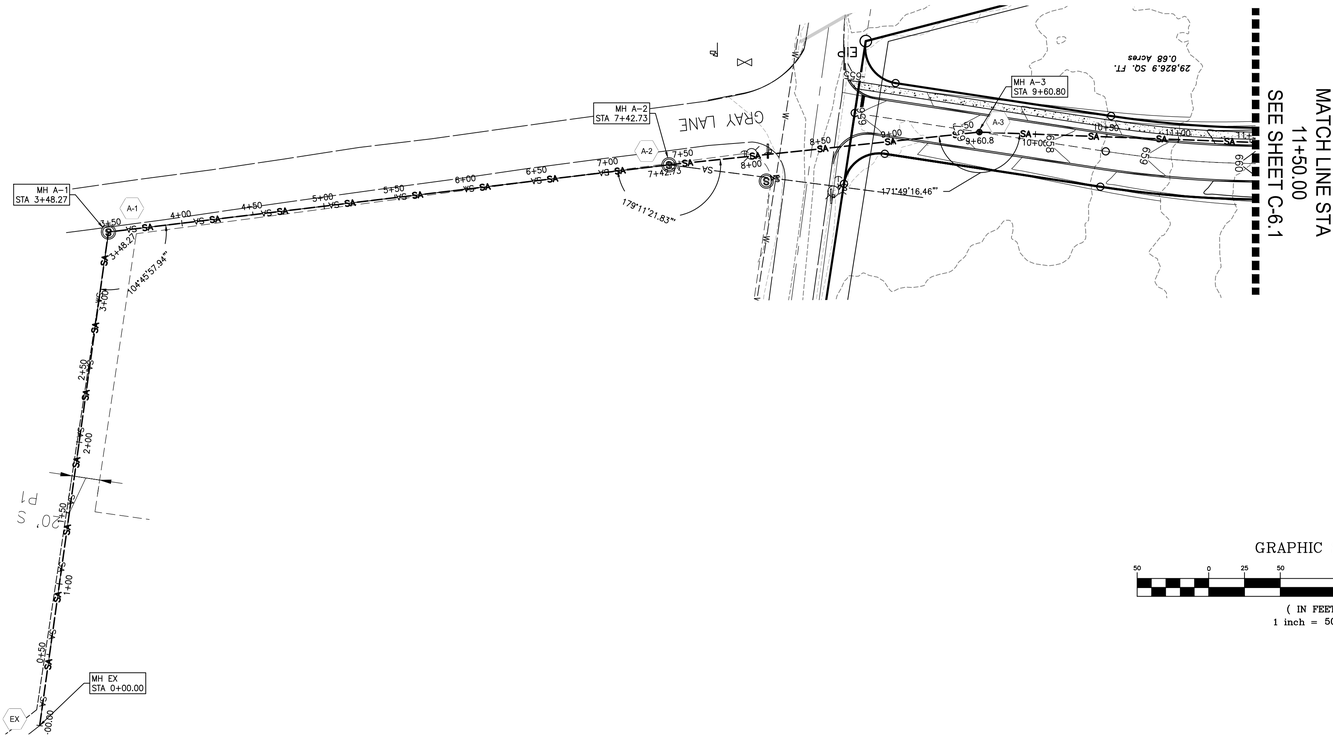
Job. no. 22529-3
Scale:
Vertical:
Horizontal:

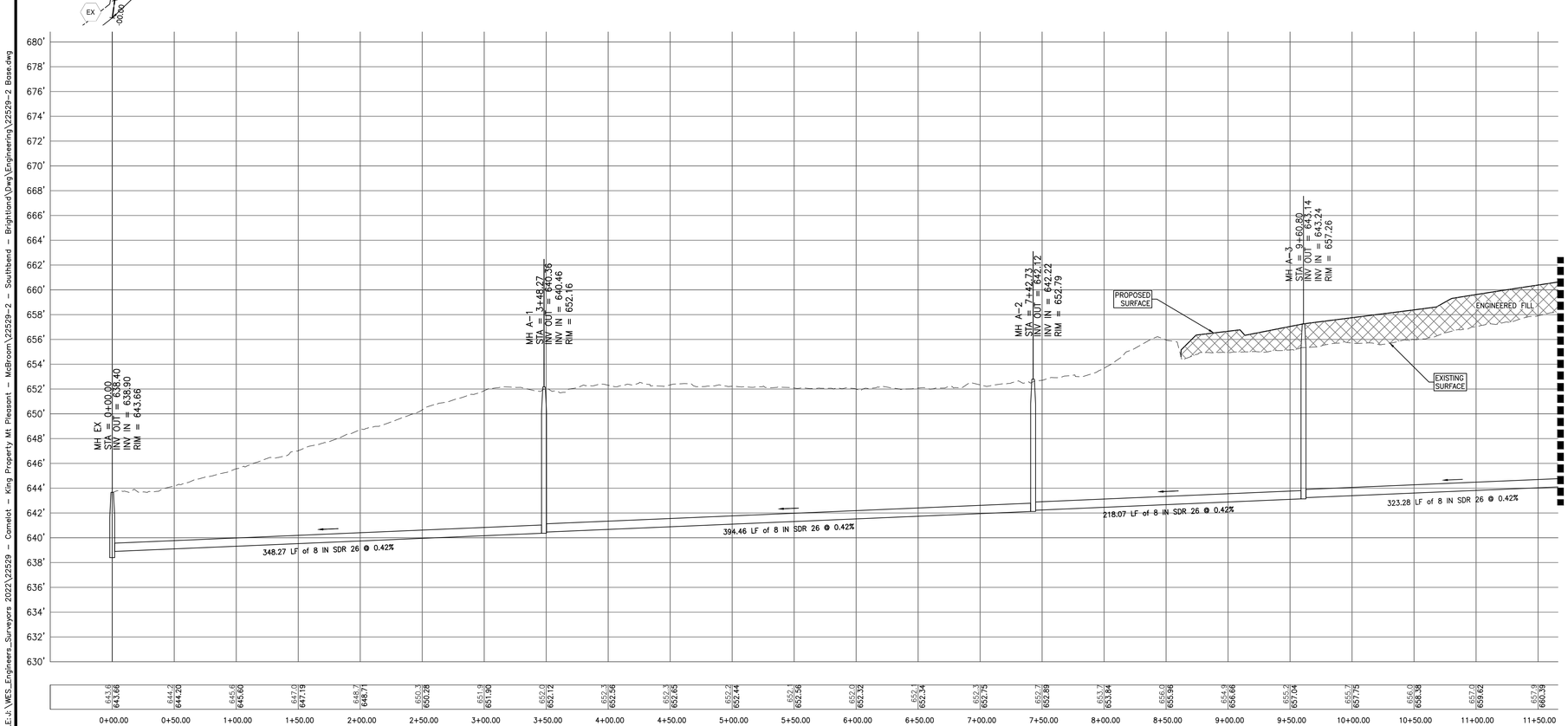
C-5.1

gerald@wesengineers.com

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

SEWER PLAN & PROFILE





© 2025

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

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

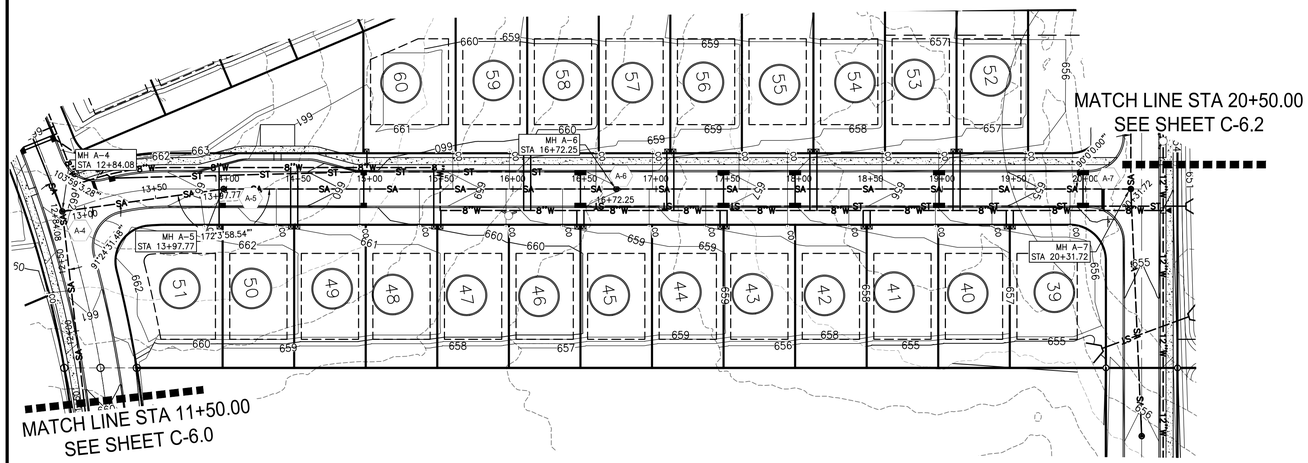
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

C-6.0

GERALD W. VICK
REGISTERED ENGINEER
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

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

SEWER PLAN & PROFILE

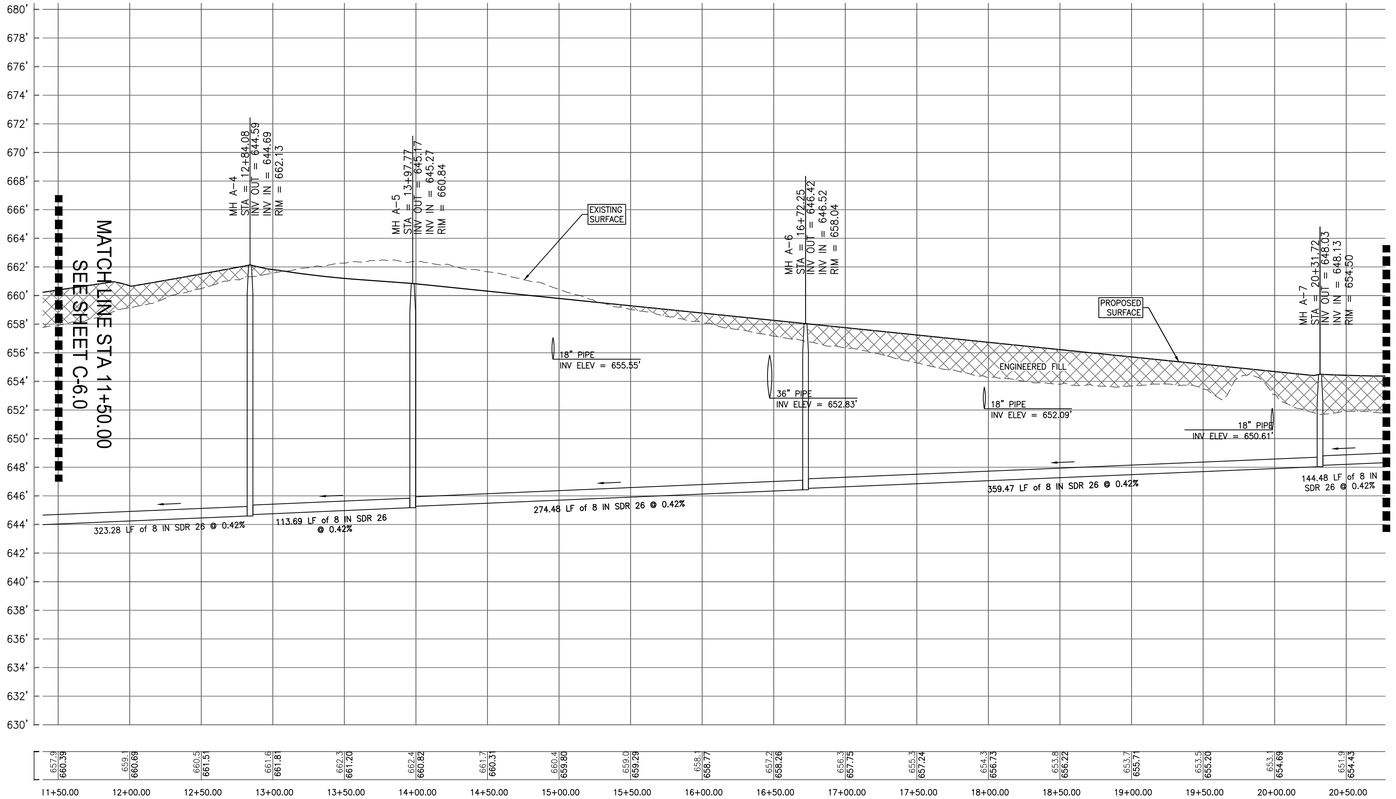


TN GRID NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



© 2025

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

WES A
ENGINEERS & SURVEYORS

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

REVISIONS	DATE

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

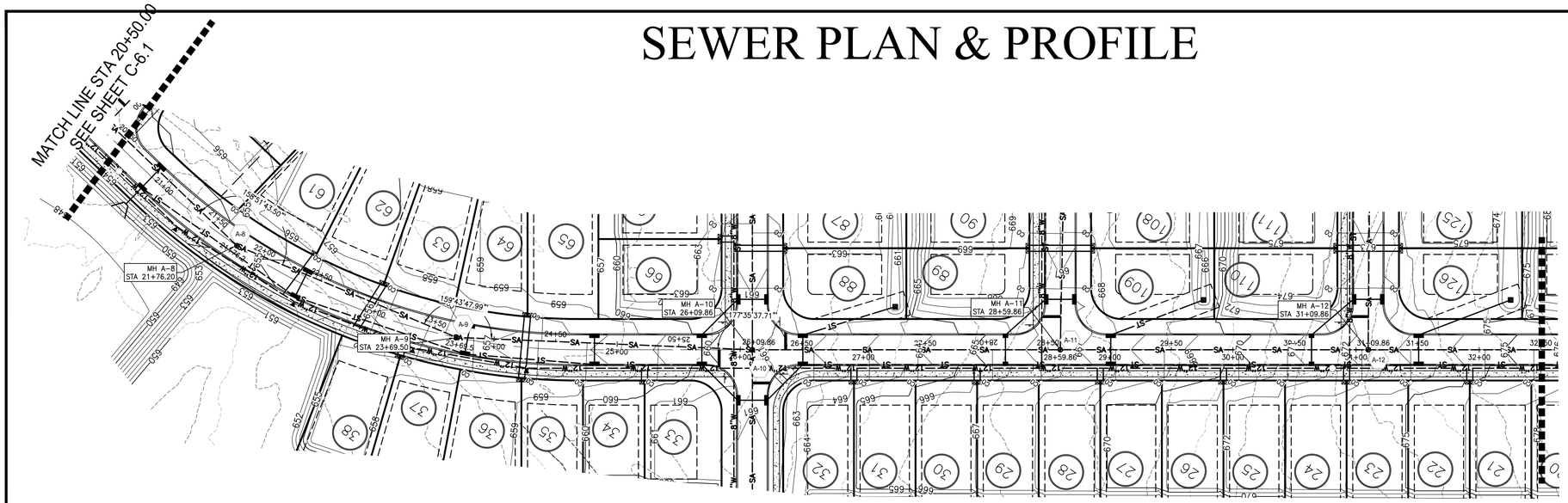
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

C-6.1

GERALD W. VANLANDINGHAM
REGISTERED ENGINEER
No. 107415
STATE OF TENNESSEE
geraldv@wesengineers.com

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

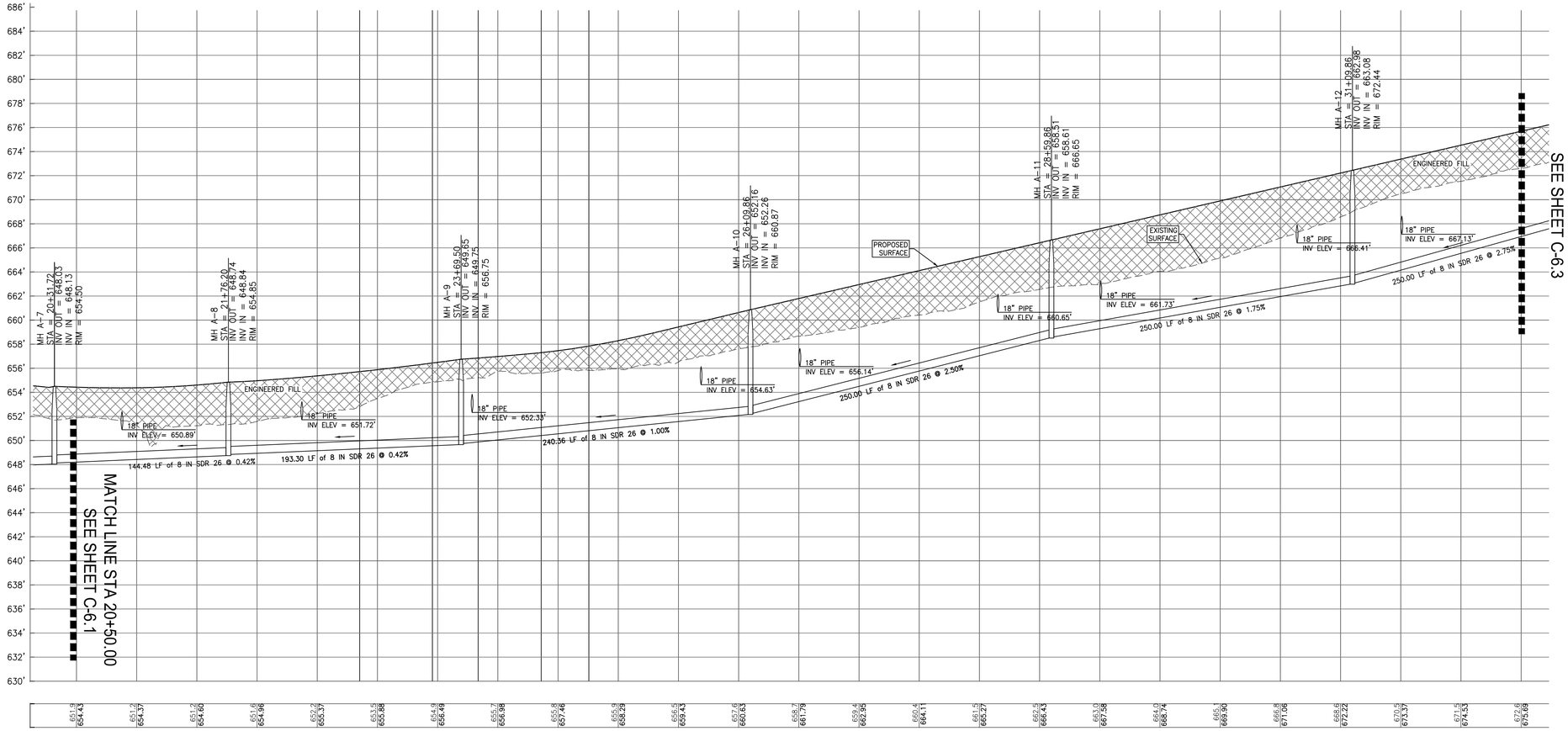
SEWER PLAN & PROFILE



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



© 2025

WES E NGINEERS & S URVEYORS
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

DATE | REVISIONS

Southend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 09/12/2025

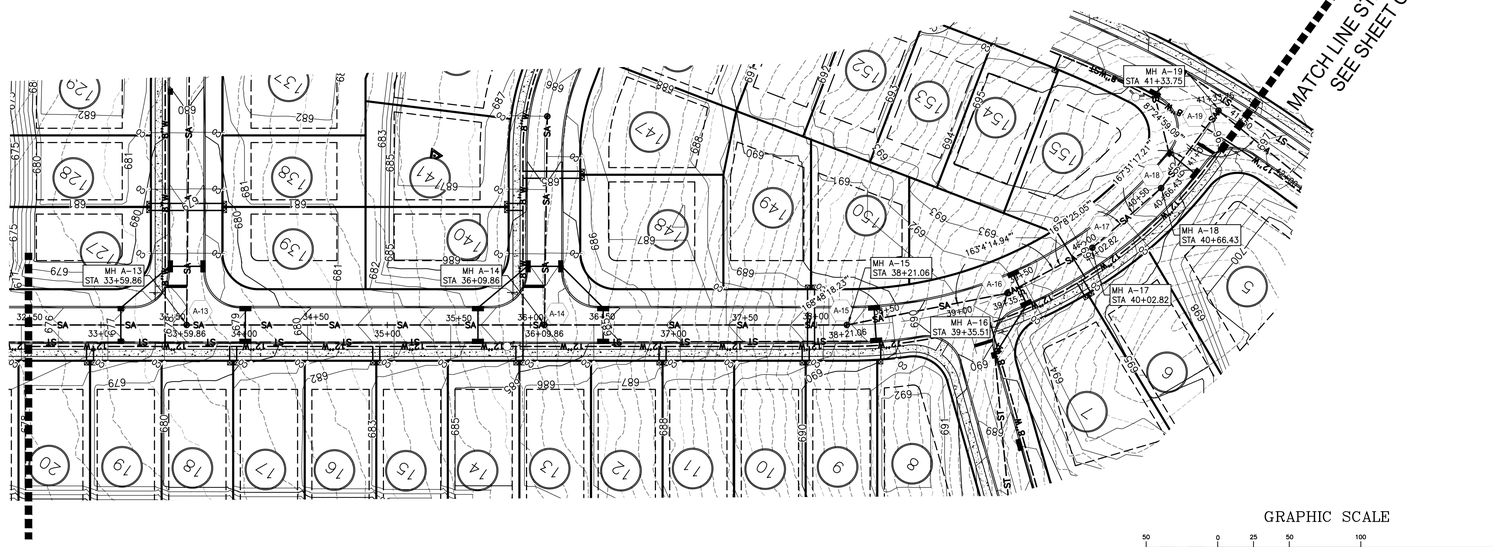
Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

C-6.2

GERALD V. GRACE
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

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

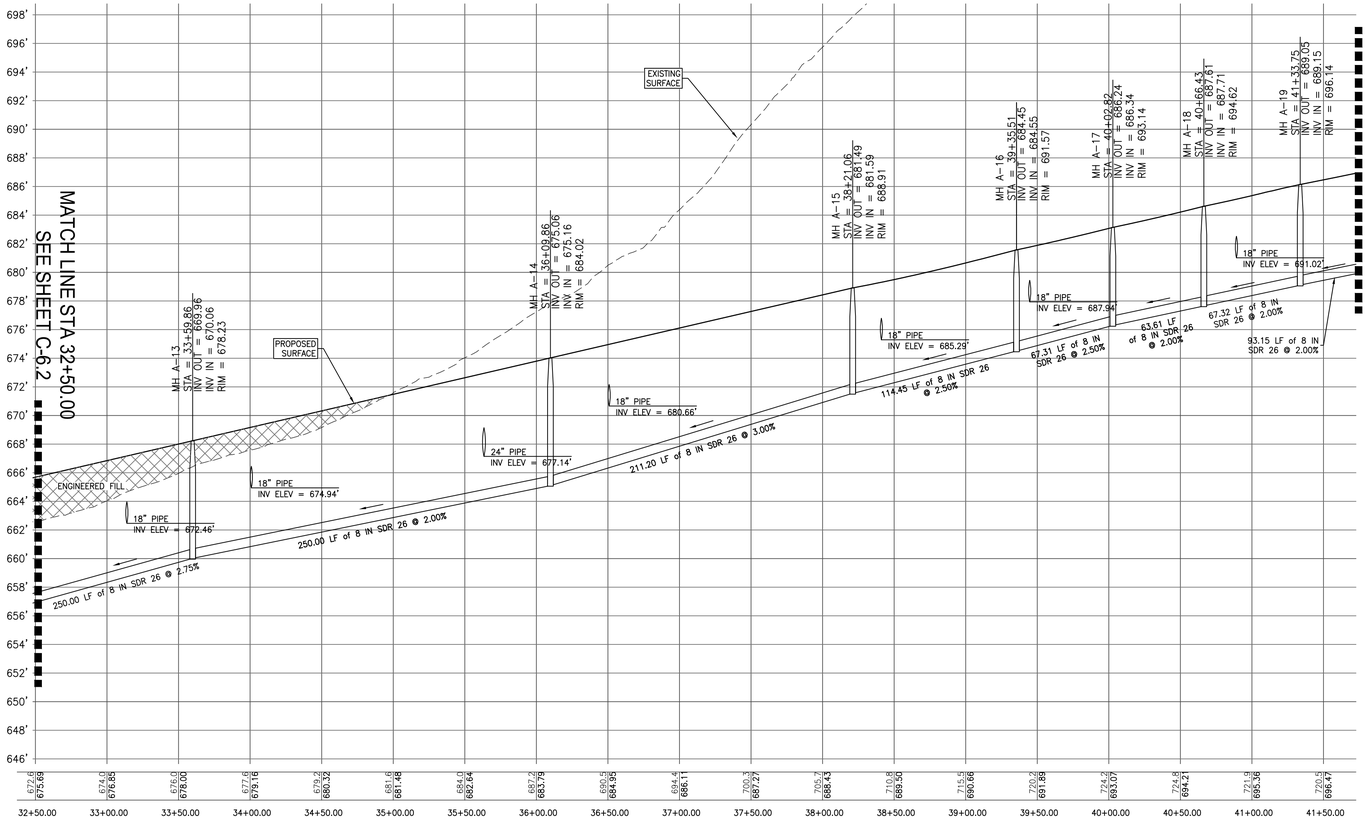
SEWER PLAN & PROFILE



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



© 2025

WES E NGINEERS & S URVEYORS
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

DATE

REVISIONS

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BG
Checked: JG
Approved: GV
Date: 09/12/2025

Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

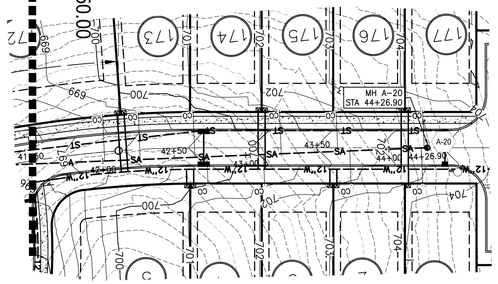
C-6.3

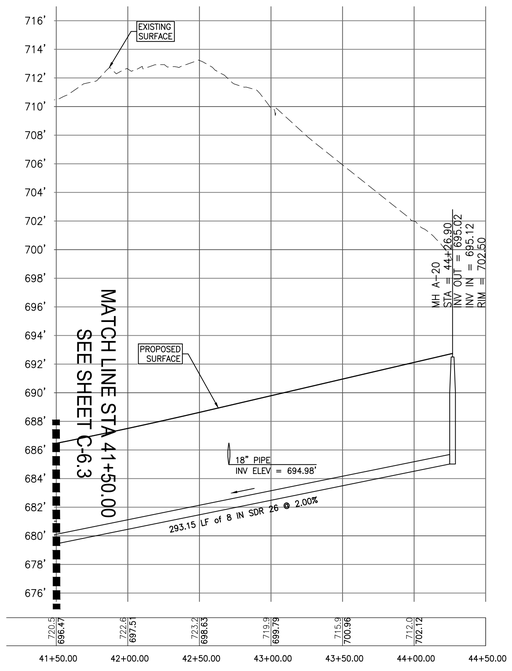
GERALD W. VICK
REGISTERED
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE

gerald@wesengineers.com

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

SEWER PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

DATE
REVISIONS

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JC
Approved: GV
Date: 08/12/2025

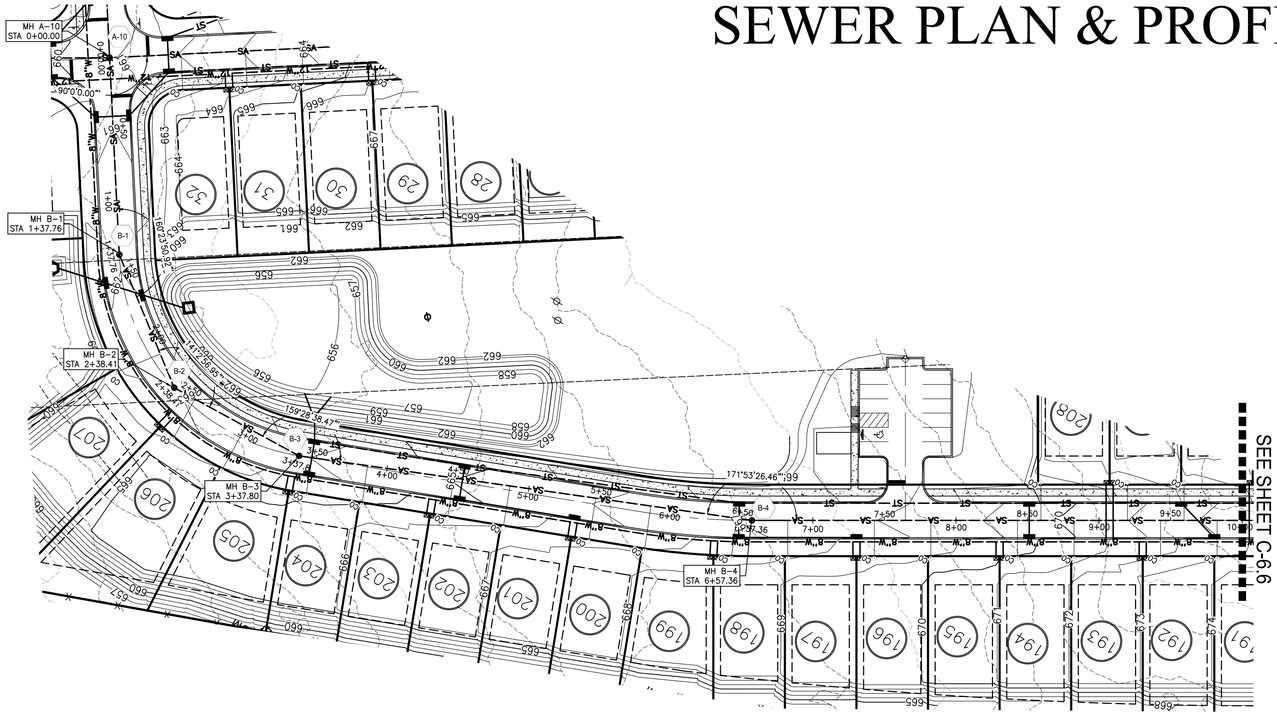
Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

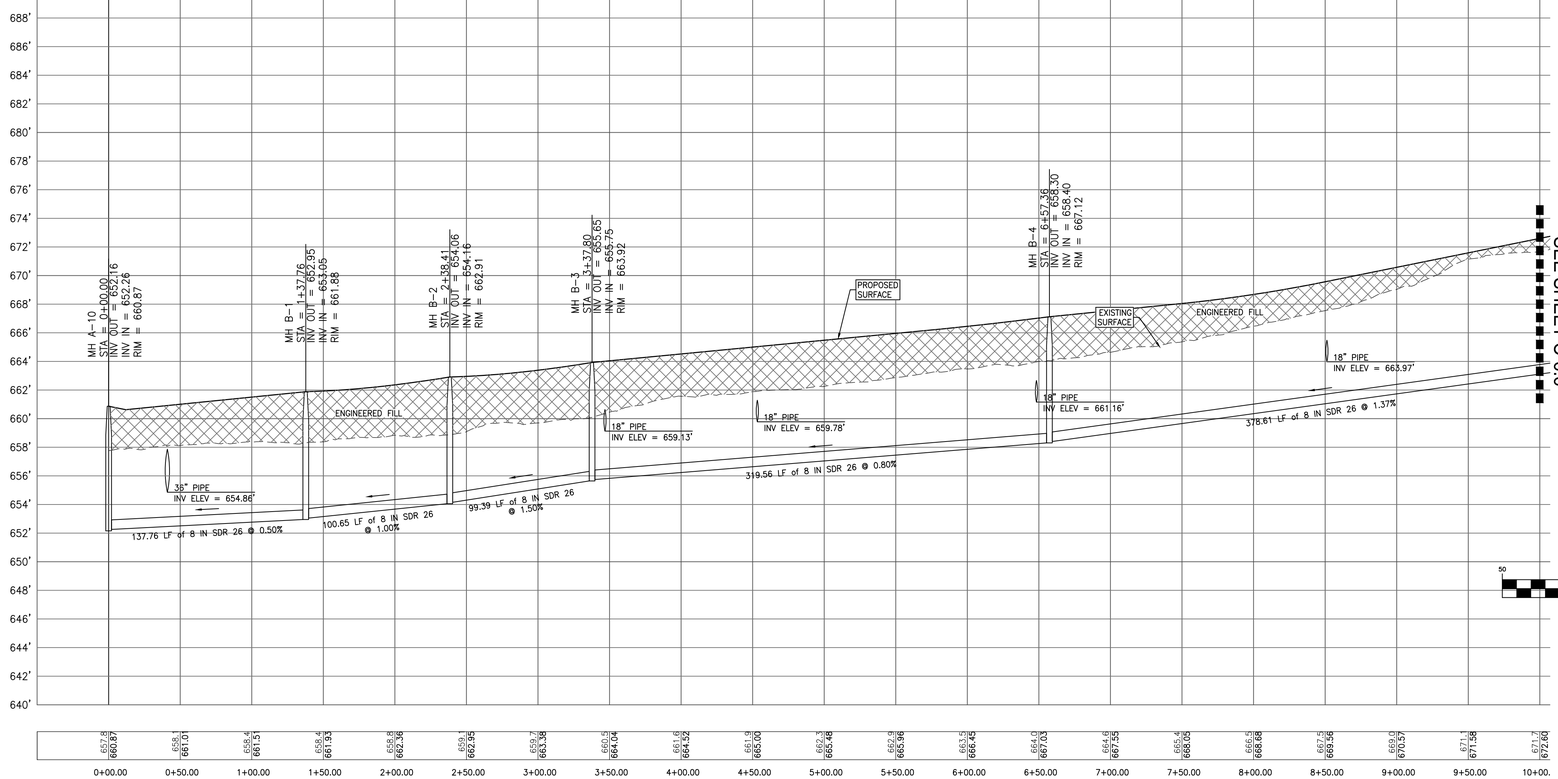
C-6.4

geraldc@wesengineers.com

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

SEWER PLAN & PROFILE





MATCH LINE STA 10+00.00
SEE SHEET C-6.6

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

WES E NGINEERS & S URVEYORS
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

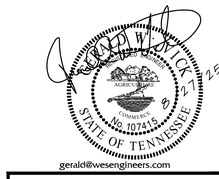
REVISIONS | DATE

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

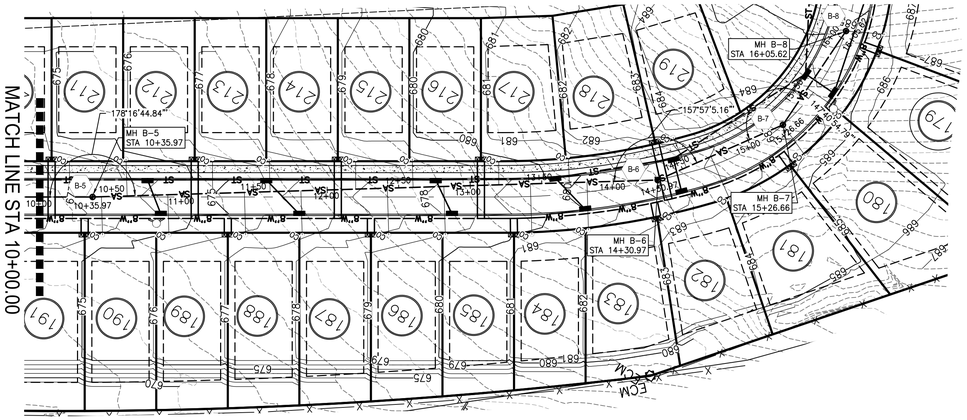
C-6.5

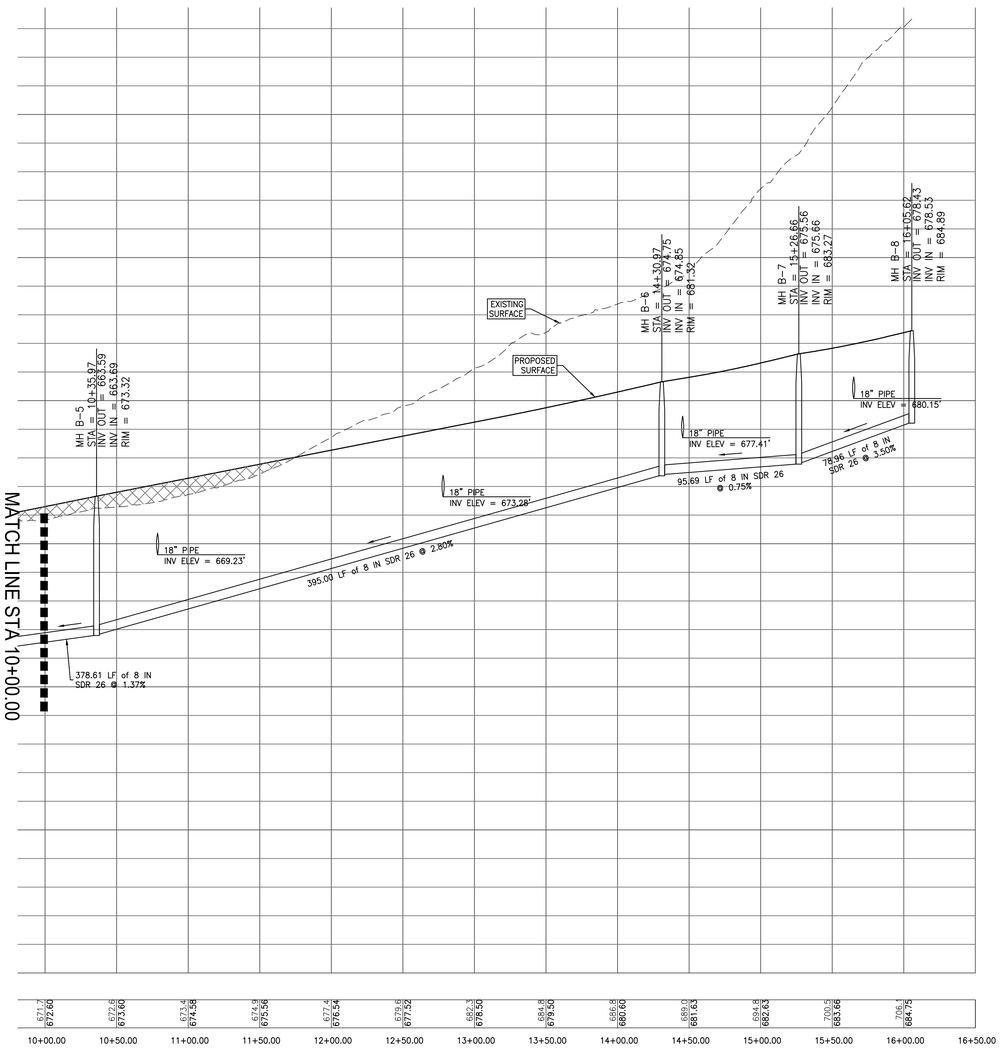


gerald@wesengineers.com

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

SEWER PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

WES E NGINEERS & S URVEYORS
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

DATE	REVISIONS

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 09/12/2025

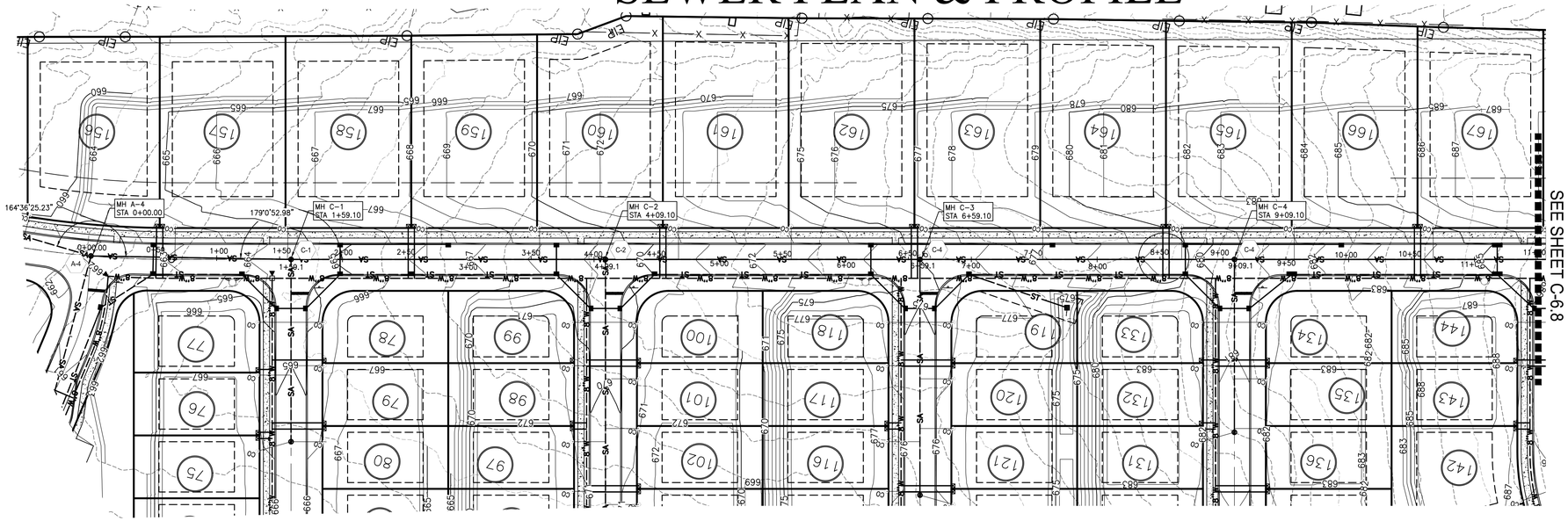
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

C-6.6

GERALD V. VALENTINE
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE
geralct@wesengineers.com

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

SEWER PLAN & PROFILE

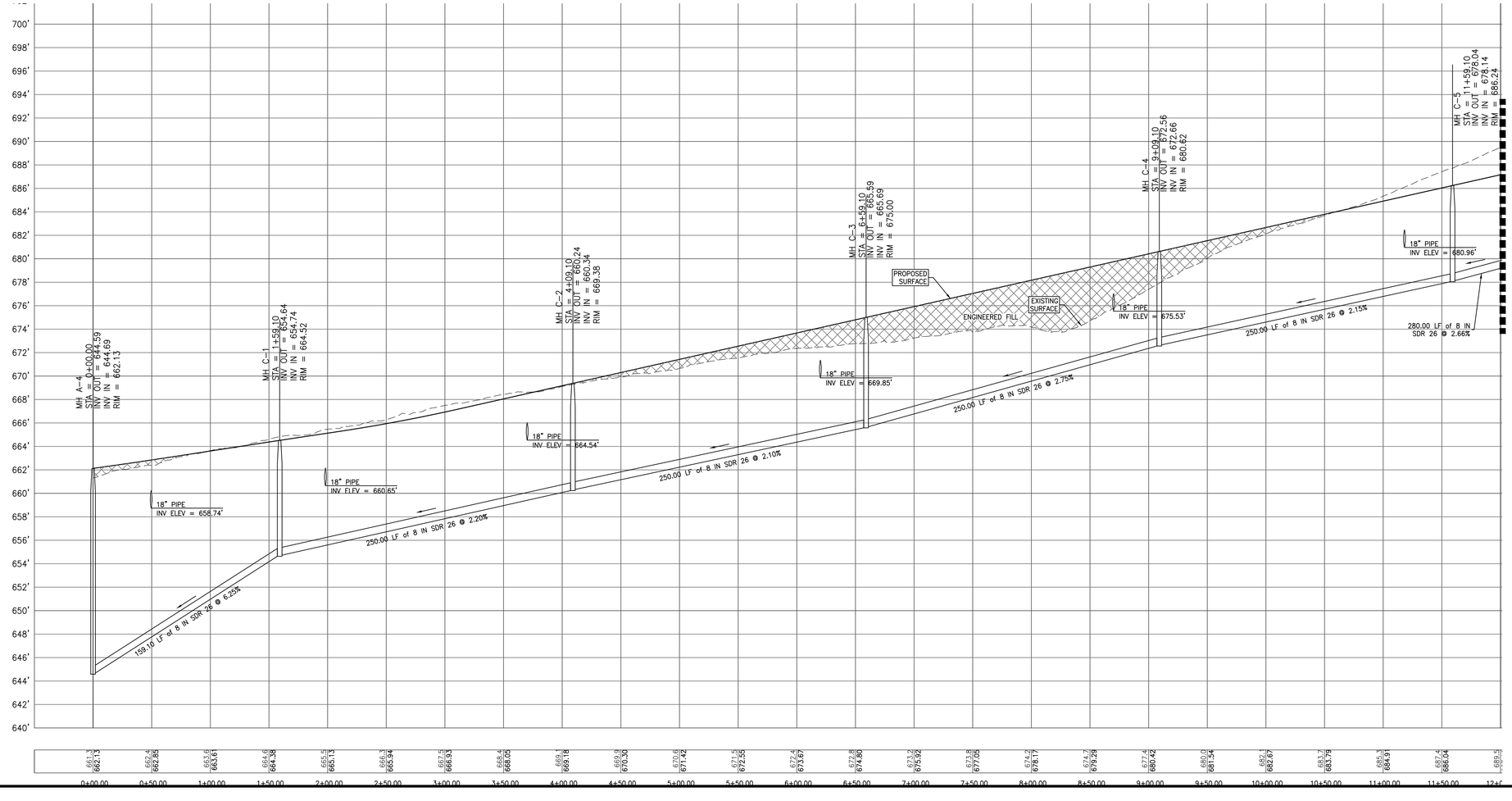


MATCH LINE STA 11+50.00
SEE SHEET C-6.8

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



MATCH LINE STA 11+50.00
SEE SHEET C-6.8

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

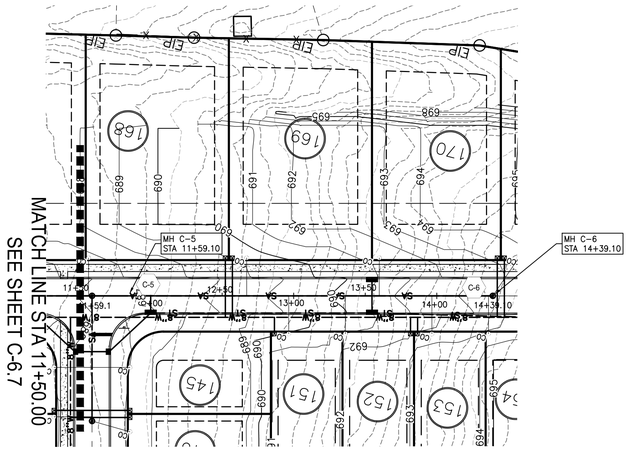
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

C-6.7

gerald@wesengineers.com

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

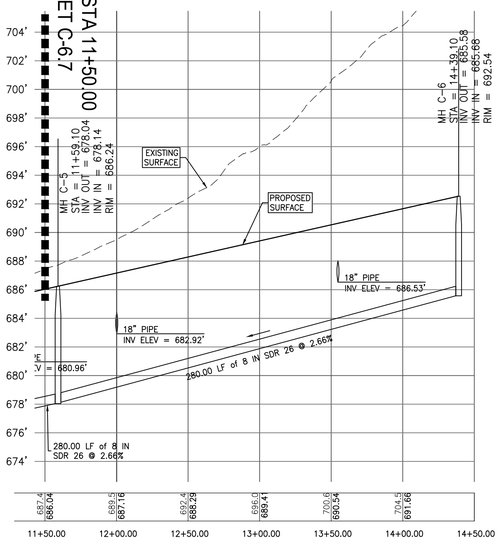
SEWER PLAN & PROFILE



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



© 2025

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

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

Job. no. 22529-3

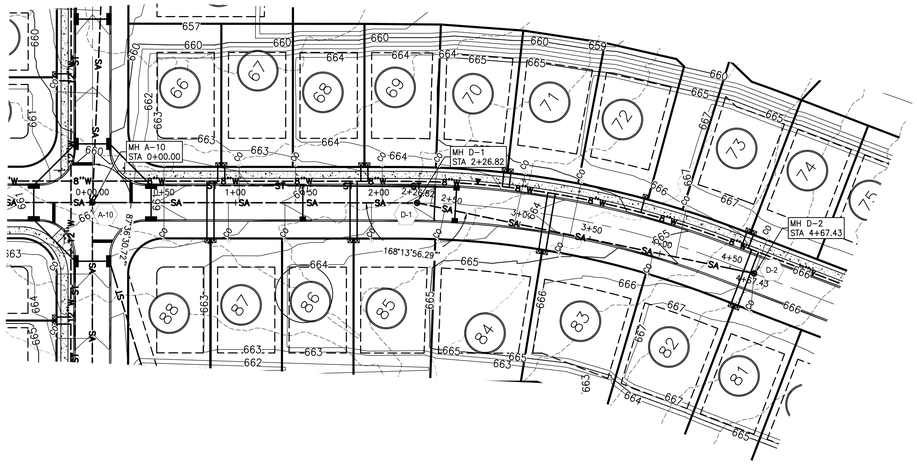
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

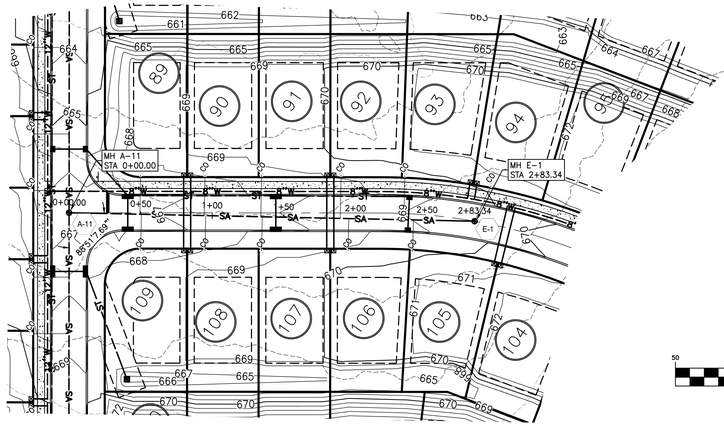
C-6.8

gerald@wesengineers.com

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

SEWER PLAN & PROFILE

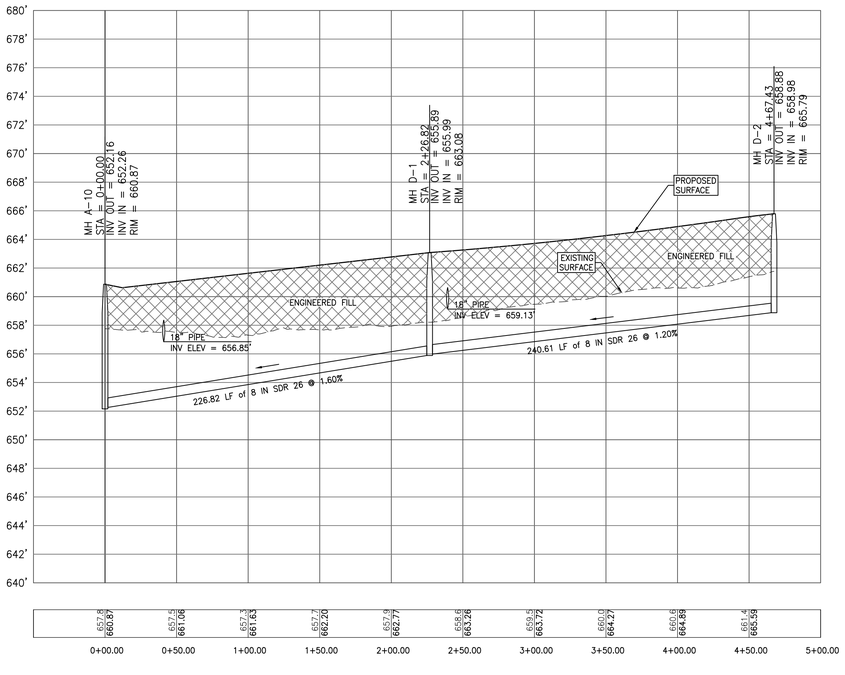


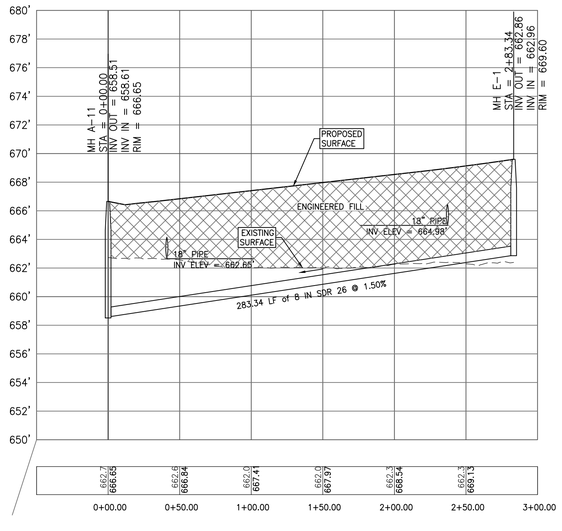


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





© 2025

WES E NGINEERS & S URVEYORS
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

DATE	REVISIONS

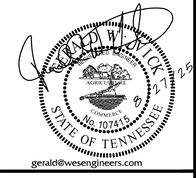
Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 06/12/2025

Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

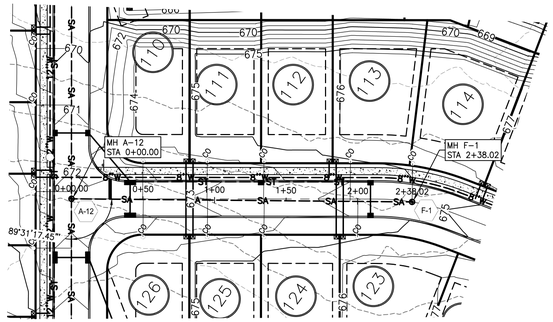
C-6.9

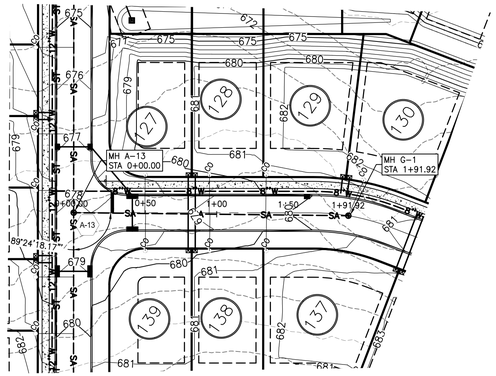


geraldl@wesengineers.com

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

SEWER PLAN & PROFILE

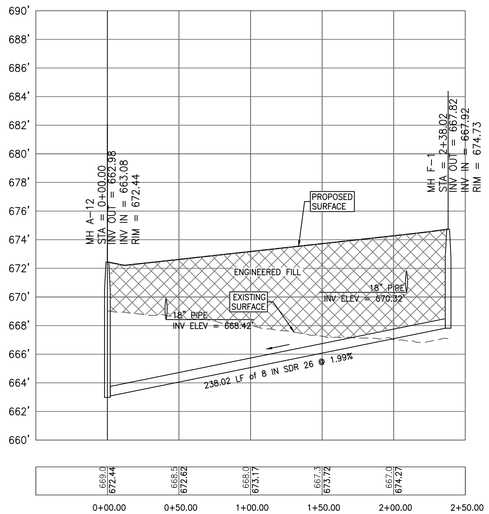


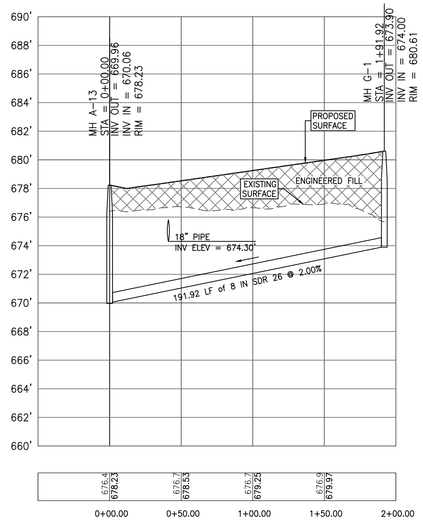


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





© 2025

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

DATE | REVISIONS

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

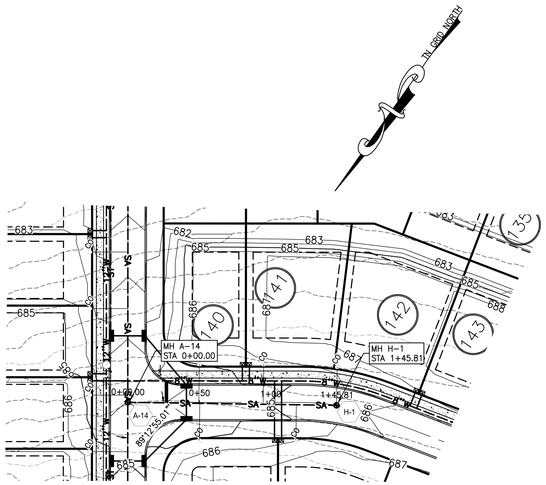
Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

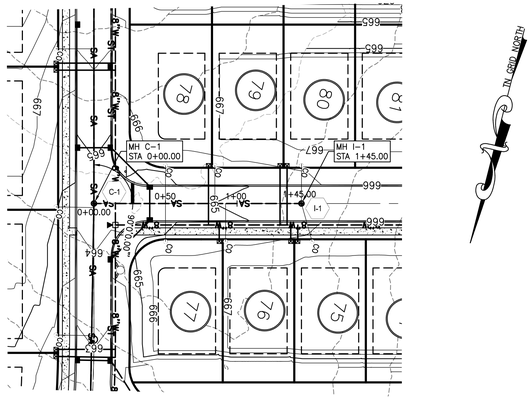
C-6.10

GERALD W. VICK
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

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

SEWER PLAN & PROFILE

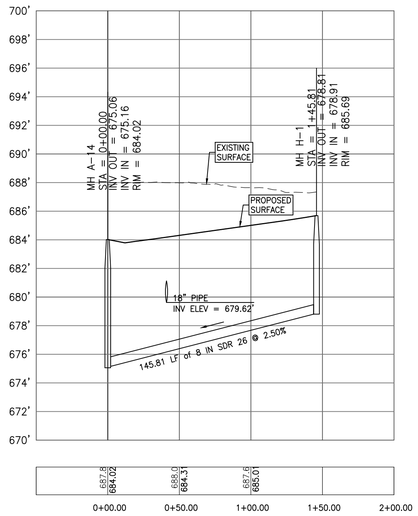


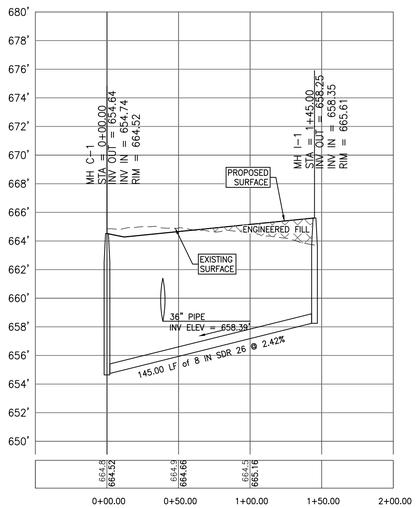


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





© 2025

WES E NGINEERS & S URVEYORS
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

DATE / REVISIONS

Southend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

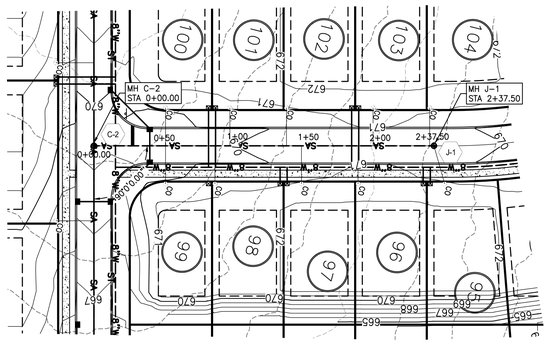
Job. no. 22529-3
Scale: Vertical: 1"=5'
Horizontal: 1"=50'

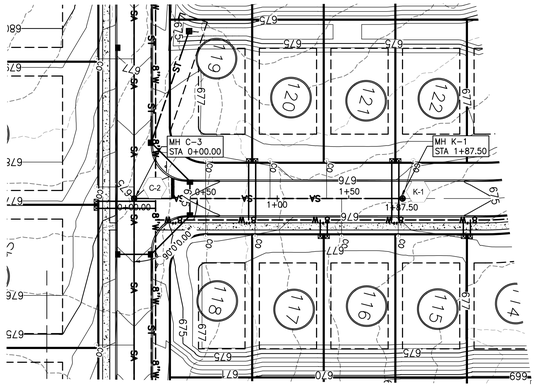
C-6.11

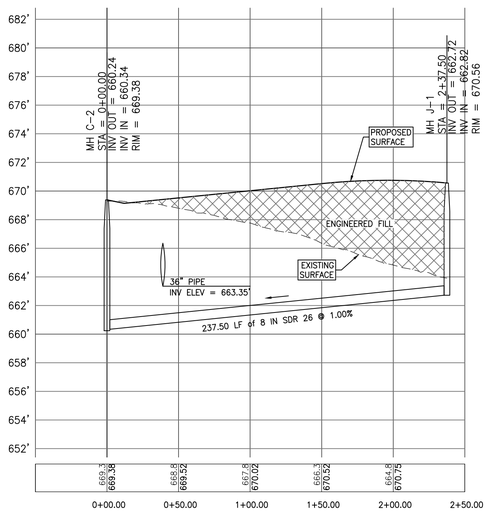
gerald@wesengineers.com

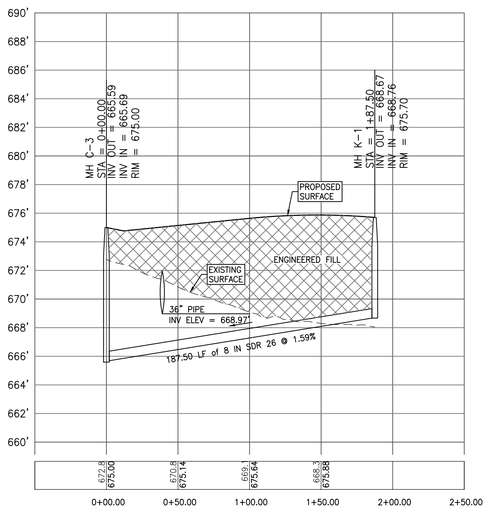
FILE: I:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

SEWER PLAN & PROFILE









GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

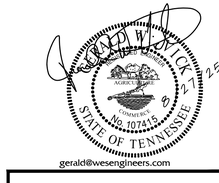
DATE	REVISIONS

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

Job. no. 22529-3
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

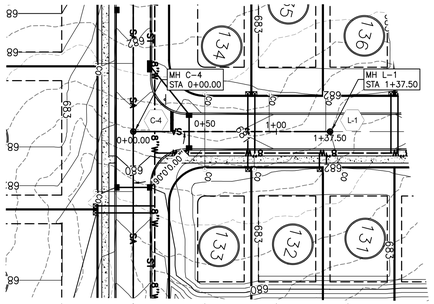


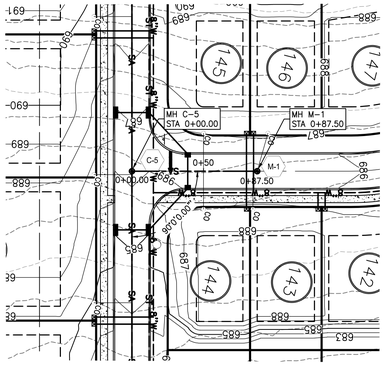
geraldi@wesengineers.com

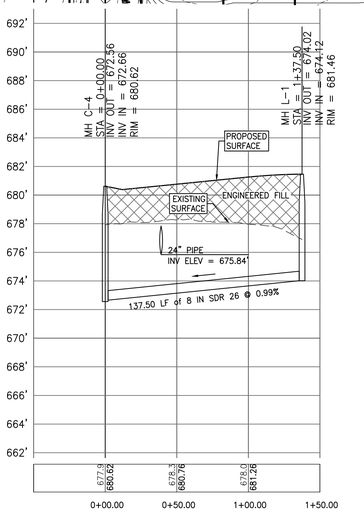
C-6.12

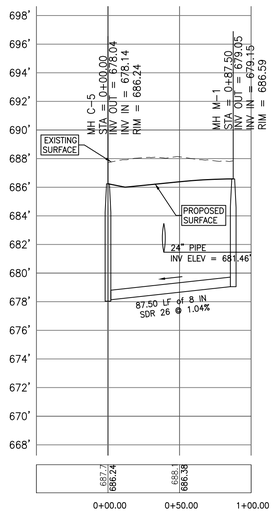
FILE: J:\WES_Engineers_Surveyors 2022\22529 - Camelot - King Property Mt Pleasant - McBroom\22529-2 - Southbend - Brightland\Dwg\Engineering\22529-2 Base.dwg

SEWER PLAN & PROFILE









GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

DATE

REVISIONS

Southbend Crossings

SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

Job. no. 22529-3

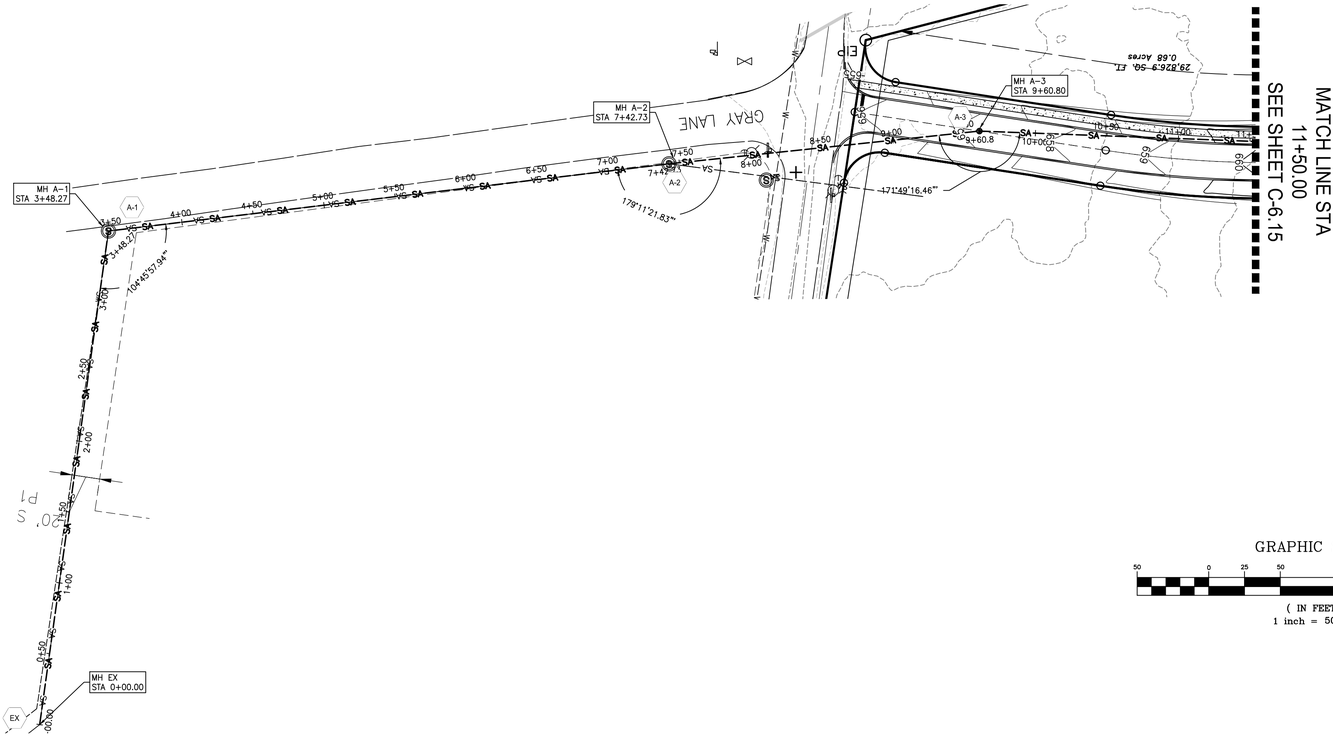
Scale:
Vertical: 1"=5'
Horizontal: 1"=50'

gerald@wesengineers.com

C-6.13

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

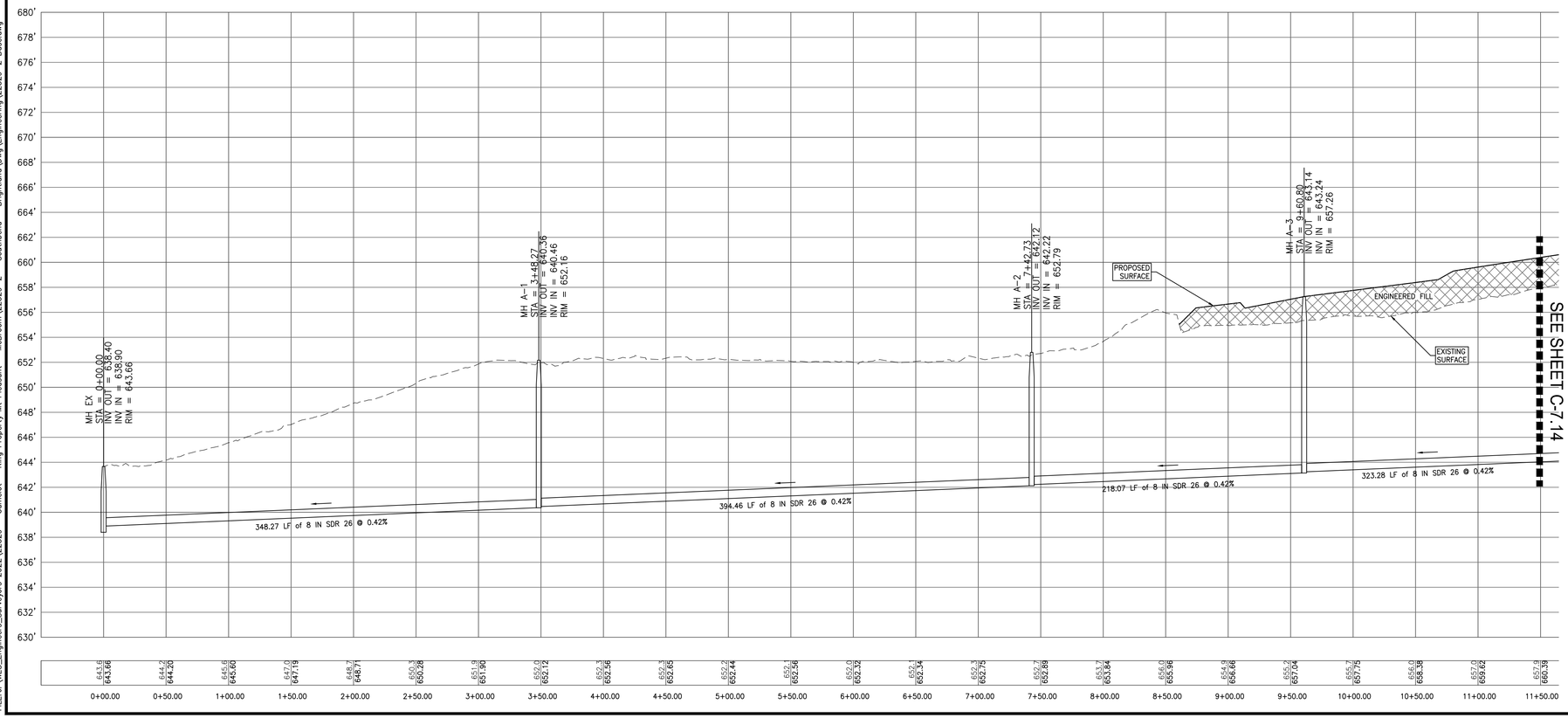
SEWER PLAN & PROFILE



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

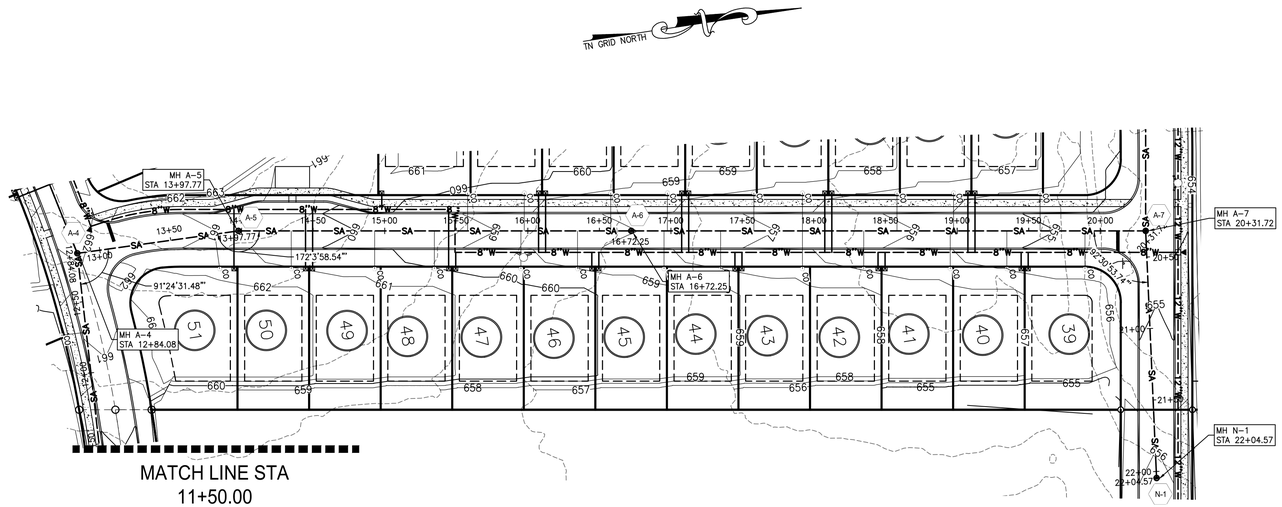
Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

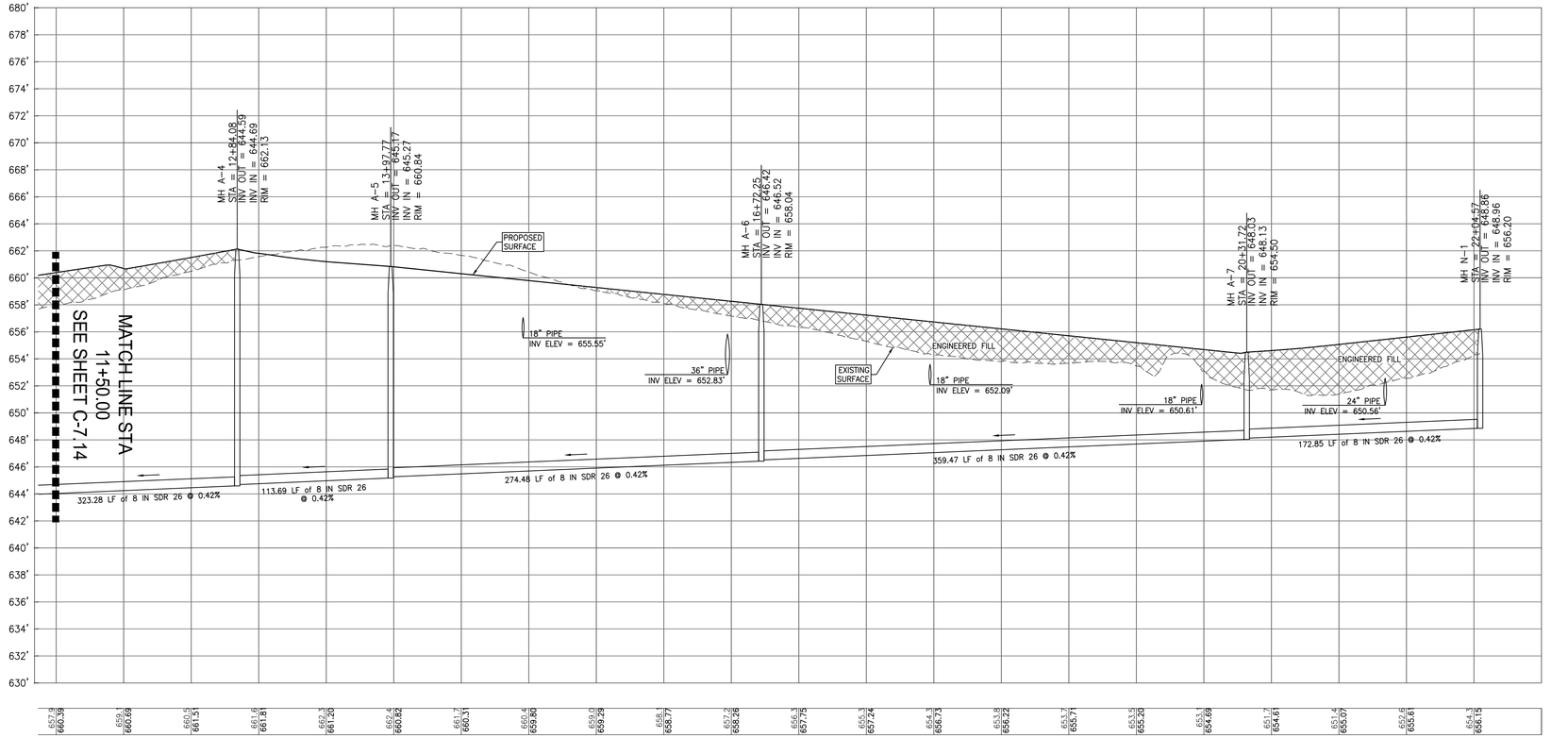
C-6.14

gerald@wesengineers.com

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

SEWER PLAN & PROFILE





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

© 2025

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

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SEWER PLAN AND PROFILE

Drawn: BD
Checked: JG
Approved: GV
Date: 08/12/2025

Job. no. 22529-3
Scale: Vertical: 1"=5' Horizontal: 1"=50'

C-6.15

GERALD W. VICK
REGISTERED LANDSCAPE ARCHITECT
No. 707415
STATE OF TENNESSEE
gerald@wesengineers.com

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

SANITARY SEWER DETAILS

Southbend Crossings - Residential Subdivision
Proposed 8" Sewer

I. Data:

A. Proposed Sewer line extension - Southbend Crossings

B. 8" Gravity Sewer System with minimum slope of 0.42%

C. 219 Residential Subdivision (100 gpd per person)

II. Design Flow:

A. Method 1: (TDEC)

Per Capita Flow (Section 2.2.2.1 of State Sewer Regulations)
Indicates Minimum Design Peak Flow is not less than 400% of ADF.

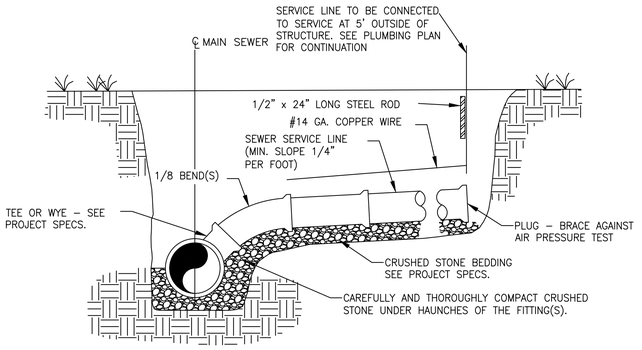
DEMAND 8" PIPE: ASSUME 4 PERSON PER LOT: 4*(219)*100 = 60.8 GPM or 0.135 CFS
PEAK 8" PIPE: ASSUME 4 PERSON PER LOT: 4*(112)*100*(400%) = 243.3 GPM or 0.54 CFS

B The minimum slope for the proposed sewer extension is 0.42% slope for 8" SDR 26 PVC pipe. The full capacity flow @ 0.42% for 8" pipe is 426.4 gpm or 0.95 cfs.

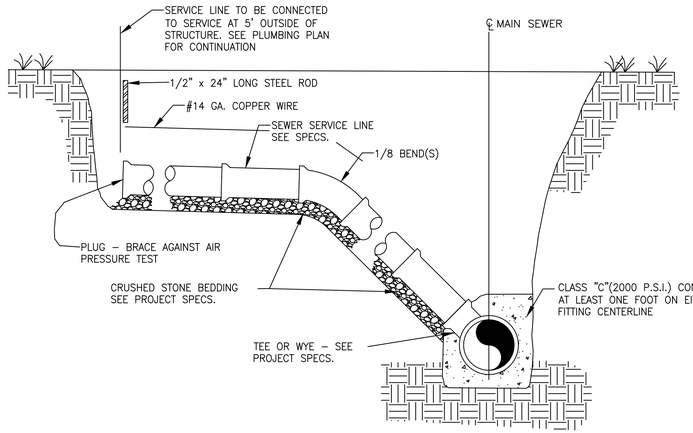
SEWER HYDRAULIC CALCULATIONS

PROJECT: Southbend Crossings
PROJ. NO. 22529-2 DATE: 8/7/2025

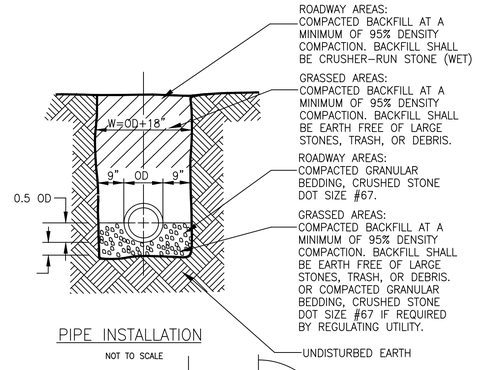
STREET	FROM MH	TO MH	LENGTH feet	MAX AREA SERVED	NUMBER OF UNITS	n= 0.0113	MAX SEWAGE FLOW cfs	PEAK SEWAGE FLOW cfs	PIPE DIAM. in	INVERT UPPER MH	INVERT LOWER MH	SEWER GRADE %	SEWER FALL feet	VELOCITY FLOWING FULL f/s	CAPACITY FLOWING FULL cfs
Line "A"															
	A-1	EX	348.3	60 Ac	0	0.0113	0.168	0.673	8	640.36	638.90	0.42	1.46	2.6	0.897
	A-2	A-1	394.5	60 Ac	0	0.0113	0.168	0.673	8	642.12	640.46	0.42	1.66	2.6	0.899
	A-3	A-2	218.1	60 Ac	0	0.0113	0.168	0.673	8	643.13	642.22	0.42	0.91	2.6	0.895
	A-4	A-3	323.3	60 Ac	1	0.0113	0.168	0.673	8	644.59	643.24	0.42	1.35	2.6	0.895
	A-5	A-4	113.7	60 Ac	1	0.0113	0.135	0.540	8	645.17	644.69	0.42	0.48	2.6	0.900
	A-6	A-5	274.5	60 Ac	8	0.0113	0.101	0.406	8	646.42	645.27	0.42	1.15	2.6	0.897
	A-7	A-6	359.5	60 Ac	13	0.0113	0.097	0.386	8	648.03	646.52	0.42	1.51	2.6	0.898
	A-8	A-7	144.5	60 Ac	1	0.0113	0.089	0.354	8	648.74	648.13	0.42	0.61	2.6	0.900
	A-9	A-8	193.3	60 Ac	5	0.0113	0.088	0.352	8	649.65	648.84	0.42	0.81	2.6	0.897
	A-10	A-9	240.4	60 Ac	5	0.0113	0.085	0.339	8	652.16	649.75	1.00	2.41	4.0	1.387
	A-11	A-10	250.0	60 Ac	5	0.0113	0.045	0.181	8	658.51	652.26	2.50	6.25	6.3	2.191
	A-12	A-11	250.0	60 Ac	5	0.0113	0.035	0.141	8	664.86	658.61	2.50	6.25	6.3	2.191
	A-13	A-12	250.0	60 Ac	5	0.0113	0.027	0.106	8	669.96	664.96	2.00	5.00	5.6	1.960
	A-14	A-13	250.0	60 Ac	5	0.0113	0.019	0.077	8	675.06	670.06	2.00	5.00	5.6	1.960
	A-15	A-14	211.2	60 Ac	6	0.0113	0.013	0.052	8	681.49	675.16	3.00	6.33	6.9	2.399
	A-16	A-15	114.5	60 Ac	1	0.0113	0.009	0.037	8	684.45	681.59	2.50	2.86	6.3	2.190
	A-17	A-16	67.3	60 Ac	3	0.0113	0.009	0.035	8	686.24	684.55	2.51	1.69	6.3	2.196
	A-18	A-17	63.6	60 Ac	1	0.0113	0.007	0.027	8	687.61	686.34	2.00	1.27	5.6	1.958
	A-19	A-18	67.3	60 Ac	0	0.0113	0.006	0.025	8	689.05	687.71	1.99	1.34	5.6	1.955
	A-20	A-19	293.2	60 Ac	10	0.0113	0.006	0.025	8	695.02	689.15	2.00	5.87	5.6	1.961
Line "B"															
	B-1	A-10	137.8	60 Ac	0	0.0113	0.026	0.104	8	652.95	652.26	0.50	0.69	2.8	0.981
	B-2	B-1	100.7	60 Ac	1	0.0113	0.026	0.104	8	654.06	653.05	1.00	1.01	4.0	1.388
	B-3	B-2	99.4	60 Ac	2	0.0113	0.025	0.101	8	655.65	654.16	1.50	1.49	4.9	1.697
	B-4	B-3	319.6	60 Ac	7	0.0113	0.024	0.097	8	658.30	655.75	0.80	2.55	3.5	1.238
	B-5	B-4	378.6	60 Ac	11	0.0113	0.020	0.079	8	663.59	658.40	1.37	5.19	4.6	1.622
	B-6	B-5	395.0	60 Ac	16	0.0113	0.013	0.052	8	674.75	663.69	2.80	11.06	6.6	2.319
	B-7	B-6	95.7	60 Ac	2	0.0113	0.003	0.012	8	675.56	674.85	0.74	0.71	3.4	1.194
	B-8	B-7	79.0	60 Ac	3	0.0113	0.002	0.007	8	678.43	675.66	3.51	2.77	7.4	2.595
Line "C"															
	C-1	A-4	159.1	60 Ac	2	0.0113	0.033	0.131	8	654.64	644.69	6.25	9.95	9.9	3.465
	C-2	C-1	250.0	60 Ac	2	0.0113	0.028	0.111	8	660.24	654.74	2.20	5.50	5.9	2.055
	C-3	C-2	250.0	60 Ac	2	0.0113	0.020	0.082	8	665.59	660.34	2.10	5.25	5.8	2.008
	C-4	C-3	250.0	60 Ac	3	0.0113	0.014	0.057	8	672.56	665.69	2.75	6.87	6.6	2.297
	C-5	C-4	250.0	60 Ac	3	0.0113	0.009	0.035	8	678.04	672.66	2.15	5.38	5.8	2.033
	C-6	C-5	280.0	60 Ac	7	0.0113	0.004	0.017	8	685.58	678.14	2.66	7.44	6.5	2.259
Line "D"															
	D-1	A-10	226.8	60 Ac	8	0.0113	0.011	0.042	8	655.89	652.26	1.60	3.63	5.0	1.753
	D-2	D-1	240.6	60 Ac	9	0.0113	0.006	0.022	8	658.88	651.95	2.88	6.93	6.7	2.352
Line "E"															
	E-1	A-11	283.3	60 Ac	11	0.0113	0.007	0.027	8	662.86	658.61	1.50	4.25	4.9	1.697
Line "F"															
	F-1	A-12	238.0	60 Ac	9	0.0113	0.006	0.022	8	667.82	664.96	1.20	2.86	4.4	1.519
Line "G"															
	G-1	A-13	191.9	60 Ac	7	0.0113	0.004	0.017	8	673.90	670.06	2.00	3.84	5.6	1.960
Line "H"															
	H-1	A-14	145.8	60 Ac	5	0.0113	0.003	0.012	8	678.81	675.16	2.50	3.65	6.3	2.192
Line "I"															
	I-1	C-1	145.0	60 Ac	6	0.0113	0.004	0.015	8	658.25	654.74	2.42	3.51	6.2	2.156
Line "J"															
	J-1	C-2	237.5	60 Ac	10	0.0113	0.006	0.025	8	662.72	660.34	1.00	2.38	4.0	1.387
Line "K"															
	K-1	C-3	187.5	60 Ac	8	0.0113	0.005	0.020	8	668.67	665.69	1.59	2.98	5.0	1.747
Line "L"															
	L-1	C-4	137.5	60 Ac	6	0.0113	0.004	0.015	8	674.02	672.66	0.99	1.36	3.9	1.378
Line "M"															
	M-1	C-5	87.5	60 Ac	4	0.0113	0.002	0.010	8	679.05	678.14	1.04	0.91	4.0	1.413
Line "N"															
	N-1	A-7	172.9	60 Ac	0	0.0113	0.000	0.000	8	648.86	648.13	0.42	0.73	2.6	0.900



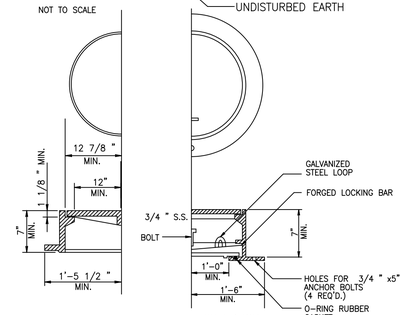
NORMAL DEPTH SERVICE



DEEP SEWER SERVICE
USE WHERE DIRECTED BY ENGINEER

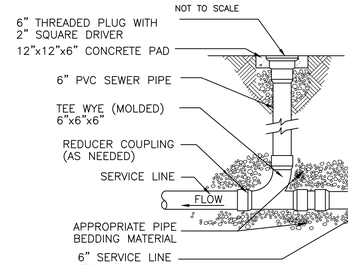


PIPE INSTALLATION
NOT TO SCALE



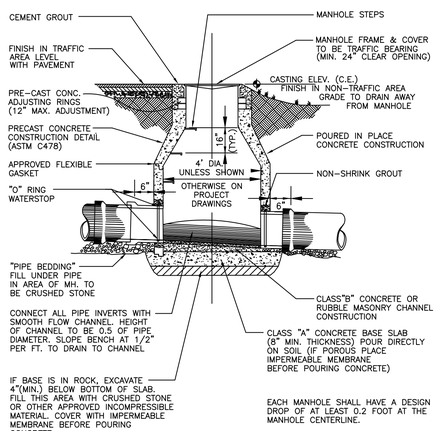
NOTES:
1. ANCHOR W.T. CASTINGS TO TOP CONE W/4 3/4 " BOLTS.
2. ANCHOR BOLTS TO BE CAST WITH CONCRETE CONE.
3. ALL MATERIALS AND WORK TO COMPLY WITH CITY OF SPRING HILL WASTE WATER DEPARTMENT STANDARD SEWER SPECIFICATIONS FOR SUBDIVISIONS AND GENRAL SYSTEM ADDITIONS.

FRAME AND COVER
NOT TO SCALE



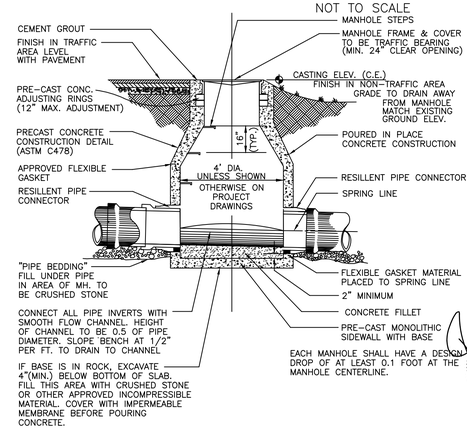
NOTES:
1. ALL FITTINGS AND LINES TO BE PVC, SOLVENT WELD (SDR–33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

SEWER SERVICE
NOT TO SCALE

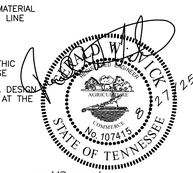


CONNECTION TO EXISTING MANHOLE
(PRE–CAST AND POURED IN PLACE CONSTRUCTION)

CLEANOUT
NOT TO SCALE



STANDARD MANHOLE
(PRE–CAST AND POURED IN PLACE CONSTRUCTION)
NOT TO SCALE



© 2025

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

DATE
REVISIONS

Southbend Crossings
SOUTH CROSS BRIDGES - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE
SANITARY SEWER DETAILS

Drawn: BD
Checked: JC
Approved: GV
Date: 08/12/2025

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

C-6.16

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