Planning Commission Meeting Agenda

Tuesday, September 8, 2026 at 6:00 PM

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

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1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**

   A. John Hunter - Chair
   Jennifer Graham - Vice Chair
   Pam Johnston - Secretary / City Commissioner
   Kris Irvin - Member
   Cedric Hollis - Member

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

   A. Regular Session — August 11, 2026

5. **Completion / Review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
7. **New Business**

   A. **Applicant:** Gerald Vick, on behalf of Michelle Floyd, DWI Center of Middle Tennessee, has submitted a site plan for a 3,300-square-foot building on approximately 2.1 acres located at 919 1st Avenue, further identified as Map 133H, Group D, Parcel 008.00. The property is zoned CH (Highway Commercial).

8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**

Planning Commission Meeting Minutes

Tuesday, August 11, 2026 at 6:00 PM

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

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1. Call to Order

Meeting was called to order by: John Hunter

2. Pledge of Allegiance / Invocation

Member Cedric Hollis led the Pledge of Allegiance and Secretary Pam Johnston led the Invocation.

3. Roll Call

John Hunter - Chair Jennifer Graham - Vice Chair Pam Johnston — Secretary / City Commissioner Kris Irvin - Member Cedric Hollis - Member

PRESENT: John Hunter, Jennifer Graham, Pam Johnston, Kris Irvin, Cedric Hollis

ABSENT:

4. Approval / Correction of Minutes from Prior Meetings

Motion Made by: Cedric Hollis - Seconded by: Jennifer Graham
Voting Yea: John Hunter, Jennifer Graham, Pam Johnston, Kris Irvin, Cedric Hollis
Voting No: None
Abstain: None

Passed

A. July 14, 2026 Planning Commission

Chair John Hunter states he did see one name that was incorrect in the meeting minutes, but he did not see anything else incorrect.

5. Completion / Review of Unfinished Business from prior meeting

No unfinished business from prior meeting

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

No Special reports from other City Departments or Committees

7. New Business

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

A. 301 North College Street, Maury County Library Final Plat - Applicant Joseph Haddix, on behalf of the Maury County Library Board, has submitted a Final Subdivision Plat application splitting 5.6 acres into a 3.92 acre and 1.68 acre lots at 301 North College Street, more fully described as Map 133H, Group F, Parcel 03.01.

Chair John Hunter moves to the new business and Chris Brooks reads the agenda item as 301 North College Street, Maury County Library Final Plat — Applicant Joseph Haddix, on behalf of the Maury County Library Board, has submitted a Final Subdivision Plat application splitting 5.6 acres into a 3.92 acre and 1.68 acre lots at 301 North College Street, more fully described as Map 133H, Group F, Parcel 03.01. Mr. Brooks states the applicant is in the audience. John Hunter says that everything is figured up. Member Cedric Hollis makes a motion to approve the final plat for the Maury County Library. Vice Chair Jennifer Graham seconds the motion.
Voting yea- John Hunter, Jennifer Graham, Pam Johnston, Kris Irvin, Cedric Hollis
Motion carries.

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

No citizens signed up to speak or no citizens wished to speak.

9. Board / Staff Comments / Adjournment

Motion to Adjourn Made by: Cedric Hollis - Seconded by: Pam Johnston
Voting Yea: John Hunter, Jennifer Graham, Pam Johnston, Kris Irvin, Cedric Hollis
Voting No: None
Abstain: None

Passed

City of Mount Pleasant

"Experience Our History....Explore Our Possibilities"

Department of Planning and Zoning
Application for Review

209 Bond Street, Mt. Pleasant TN 38474

MPMPC FILE # _____ Date: 8-11-2026

Application Submitted for Site Plan

Title of Project: DWI Center of Middle Tennessee

Street Location: 919 1st Avenue

Tax Map: 133H Group: D Parcel: 008.00

Total Acreage: 2.1 Number of Lots: 1

Applicant:

Name: Gerald Vick

Company/Partnership: WES Engineers & Surveyors

Address: 2486 Nashville Hwy

City: Columbia State: Tennessee Zip: 38401

Telephone: [redacted] Mobile: _____ Email: [redacted]

Owner (if applicant is not owner):

Name: Michelle Floyd

Company/Partnership: _____

Address: 1000 Old Hwy 99

City: Columbia State: Tennessee Zip: 38401

Telephone: [redacted] Mobile: _____ Email: [redacted]

Surveyor/Engineer:

Name: Gerald Vick

Company/Partnership: WES Engineers & Surveyors

Address: 2486 Nashville Hwy

City: Columbia State: Tennessee Zip: 38401

Telephone: [redacted] Mobile: _____ Email: [redacted]

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City of Mount Pleasant

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Department of Planning and Zoning
Application for Review

209 Bond Street, Mt. Pleasant TN 38474

Provided with Submittal (yes, no, n/a)	Project Title: DWI Center of Middle Tennessee	For office use
✔	Non-refundable application fee (See current fee schedule)	
N/A	Completed Preliminary Application	
N/A	Seven (7) copies 24x36 (1) pdf, (for final submittal) Review submittal 2 copies, PDF	
✔	Location of property with respect to surrounding property and streets	
✔	Names of all adjoining property owners, or names of adjoining developments	
✔	Location and dimensions of all boundary lines of the property to the nearest one hundredth (1/100) of a foot	
✔	The size and location of any water and sewer mains	
✔	Location of existing easements and utilities	
N/A	Lots numbered	
N/A	Names of new streets, address's approved by Maury County E911	
✔	Locations, dimensions, and areas of all proposed or existing lots with building setbacks	
N/A	Location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation	
✔	Building & Site Design, See the Design Review Guidelines online	
✔	Appropriate true north point	
✔	Data from which the location, bearing, and length of all lines can be determined and reproduced on the ground	
N/A	Location and description of all proposed monuments	
N/A	Performance Bond: Water ☐ Sewer ☐ Streets ☐ Misc. ☐	
N/A	Plat Certificates: Ownership ___Accuracy ___Utilities water ___sewer ___ Approval by E-911 ___Approval of Streets ___Approval of Recording ___	
✔	The location of existing public ways, easements, water bodies, wetlands, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, and bridges, as determined by the planning commission	
N/A	the distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of an existing public street and to the original corner of the original survey of which it is a part	
✔	Limits of proposed fill and proposed final grading (existing contours at a minimum of two (2) foot intervals)	

City of Mount Pleasant

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Department of Planning and Zoning

Application for Review

This application shall be accompanied by maps, drawings, or other supportive information necessary to explain the request. It is recommended that the applicant or a representative be present at the Planning Commission.

TCA 134-304(a) states, in part, "The Commission shall approve or disapprove a plat within thirty (30) Days after submission of such plat...." By signing this application, the applicant (and owners, as applicable) acknowledges that items for consideration by the Planning Commission shall be considered submitted when all required information, a completed submittal application, and fee have been received by the City of Mount Pleasant.

Failure by the applicant to address all the requirements of the City of Mount Pleasant Zoning Ordinance and/or Subdivision Regulations may result in a deferral or denial of the proposed development by the Mount Pleasant Planning Commission.

As the applicant or the applicant's agent, I understand that it is my sole responsibility to notify my client of the time, date, and location of the Planning Commission and subsequent Mount Pleasant City Commission meetings at which this application will be heard and to ensure that someone representing this item is in attendance at each of these meetings.

I hereby attest that I have provided a complete application and included all of the necessary attachments as required. I understand that if information is incomplete and/or otherwise not provided, this application may be deferred until such time as the necessary information is provided.

Owner/Agent submitting this application — Date: 8/10/26

STAFF USE ONLY – DO NOT WRITE BELOW THIS LINE

Recording Fee$ _____ Review Fee..... $ 499.99 Appeal Fee..... ..... $ _____

Check # 1069 Cash____ Debit or Charge ____ Amount Paid $ _____

Receipt # _____ Date Paid 8-11-26

****

Date of Review: _____ Approved Denied ___ Withdrawn ____

3

A SITE PLAN FOR

DWI CENTER OF MIDDLE TENNESSEE

919 1ST AVENUE, MT. PLEASANT, TENNESSEE
TAX MAP 133H, GROUP "D" PARCEL 08.00



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 ROADWAY CONSTRUCTION & UTILITY CONSTRUCTION.
4. CONSTRUCT / INSTALL PAVEMENT BASE STONE ONCE UTILITY CONSTRUCTION IS COMPLETE.
5. COMPLETE SOIL STABILIZATION (FINAL DRESSING SITE) ONCE ROADWAY IS NEARING COMPLETION.
6. COMPLETE PUNCH LIST ITEMS, AS-BUILT, INFRASTRUCTURE CERTIFICATIONS AS REQUIRED FOR C.O.

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.

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

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: TNR183494
DATE: _____

© 2026

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WHEN APPROVED BY MUNICIPALITY & STATE

SHEET INDEX

C-0.0	COVER (THIS SHEET)	C-3.2	EPSC DETAILS
C-1.0	LAYOUT & UTILITY PLAN	C-4.0-4.1	CONSTRUCTION DETAILS
C-1.1	FIRE APPARATUS ACCESS PLAN		
C-2.0	GRADING & DRAINAGE PLAN	FOR REFERENCE:	
C-3.0	EPSC PLAN PHASE 1		
C-3.1	EPSC PLAN PHASE 2	LANDSCAPE PLAN (BY OTHERS)	
		PHOTOMETRIC PLAN (BY OTHERS)	

GENERAL NOTES

1. PROPOSED USE: VOCATIONAL SCHOOL
2. A BUILDING PERMIT FROM THE MOUNT PLEASANT BUILDING & ZONING DEPARTMENT IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO INCLUDE LAND DISTURBANCE.
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 COUNTY BUILDING & ZONING DEPARTMENT, ZONING ORDINANCE, & THE MUTCD.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS AND ADOPTED BUILDING CODES OF THE MOUNT PLEASANT BUILDING & ZONING DEPARTMENT.
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')
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 133H, GROUP "D" PARCEL 08.00 DEED BOOK: R3103, PG 595
PARCEL ADDRESS:	919 1ST AVENUE MT. PLEASANT, TENNESSEE 38474
EXISTING ZONING:	CH
ACREAGE OF SITE:	±2.1 ACRES
DISTURBED ACREAGE:	±1.39 ACRES
MINIMUM REQUIRED BUILDING SETBACK LINES:	
	20' FRONT 20' REAR 20' SIDE
PROPERTY OWNER:	MICHELLE FLOYD 1000 OLD HWY 99 COLUMBIA, TN 38401

DWI CENTER BUILDING @ MOUNT PLEASANT
919 1ST AVENUE
MT. PLEASANT, MAURY COUNTY, TENNESSEE

PROPRIETOR

MICHELLE FLOYD
1000 OLD HWY 99
COLUMBIA, TN 38401
CONTACT:

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

DWI VOCATIONAL SCHOOL
919 1ST AVENUE
MT. PLEASANT, TENNESSEE 38474

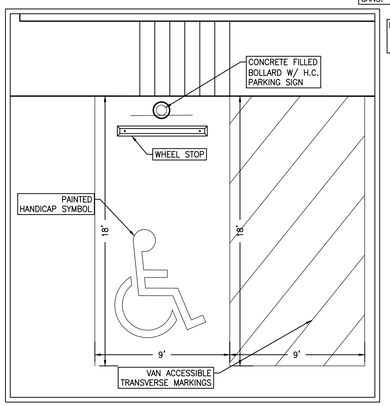
ENGINEER'S SEAL

REVISIONS	DATE
STAFF COMMENTS ADDRESSED	09-03-26

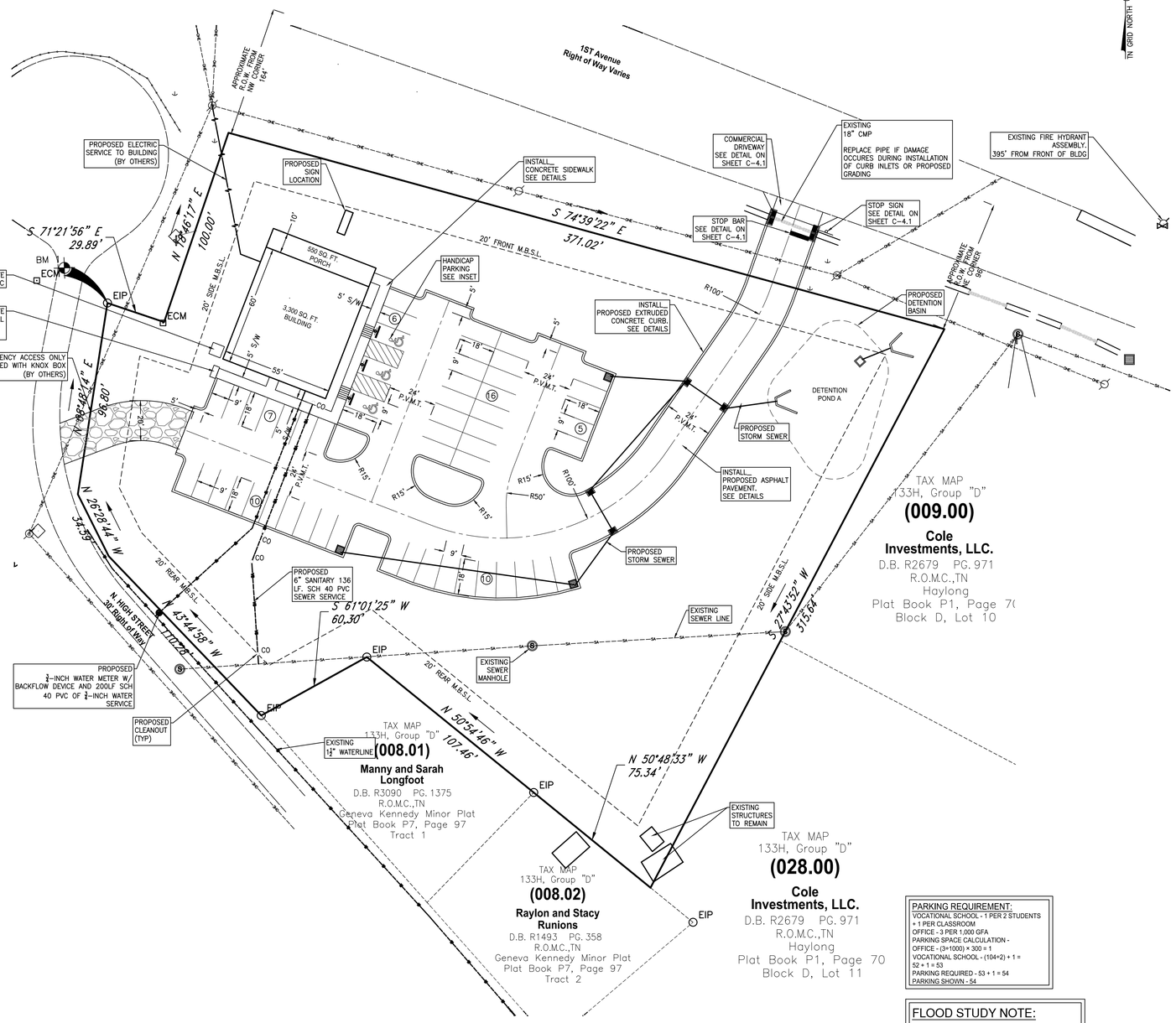
PROJECT No. 25602
SHEET 1 OF 9
DATE: August 10, 2026

FILE: J:\WES_Engineers_Surveyors 2025\25602 - 919 1ST Avenue Mt Pleasant - Floyd\Dwg\Engineering\25602 - DWI Center 919 1st Ave Mt Pleasant base.dwg

SITE LAYOUT & UTILITY PLAN



ACCESSIBLE PARKING
N.T.S.



BENCHMARK

BENCHMARK #1
IRON ROD
ELEV. = 731.97'
NORTHING: 442,502.3
EASTING: 1,605,739.7
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

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		(INT)
ASPHALT		
CONCRETE		
# PARKING SPACES		(14)
P.U.D.E.		

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.
5. 4" WIDE TRANSVERSE PAVEMENT MARKING TO RECEIVE TOP COAT SHERWIN WILLIAMS -PRO MAR TRAFFIC MARKING PAINT, YELLOW TM5495.
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. PROPOSED DRAINAGE SYSTEM INCLUDES EXISTING DRAINAGE SWALES ON PROPERTY THAT ARE NOT DISTURBED DURING CONSTRUCTION.
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 SPECIFICATION FOR WATER DESIGN AND SERVICE LOCATIONS.
2. ALL PROPOSED WATER MAINS AND SERVICES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS OF MT. PLEASANT AS APPROVED BY TDEC ON OR BEFORE 11/14/2025.
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 APPROVED ON OR BEFORE 11/14/2025.
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.

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

PARKING REQUIREMENT:
VOCATIONAL SCHOOL - 1 PER 2 STUDENTS + 1 PER CLASSROOM
OFFICE - 3 PER 1,000 GFA
PARKING SPACE CALCULATION -
OFFICE - (3×1000) × 300 = 1
VOCATIONAL SCHOOL - (104×2) + 1 = 52 + 1 = 53
PARKING REQUIRED - 53 + 1 = 54
PARKING SHOWN - 54

FLOOD STUDY NOTE:

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 DATED APRIL 16, 2007 (ZONE "X")

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GERALD W. PRICE — No. 107415 — STATE OF TENNESSEE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE
gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN APPROVED BY MUNICIPALITY & STATE

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CIVIL ENGINEERS & LAND SURVEYORS
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ENGINEERS & SURVEYORS

Client
MICHELLE FLOYD
1000 OLD HWY 99
COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	9/30/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

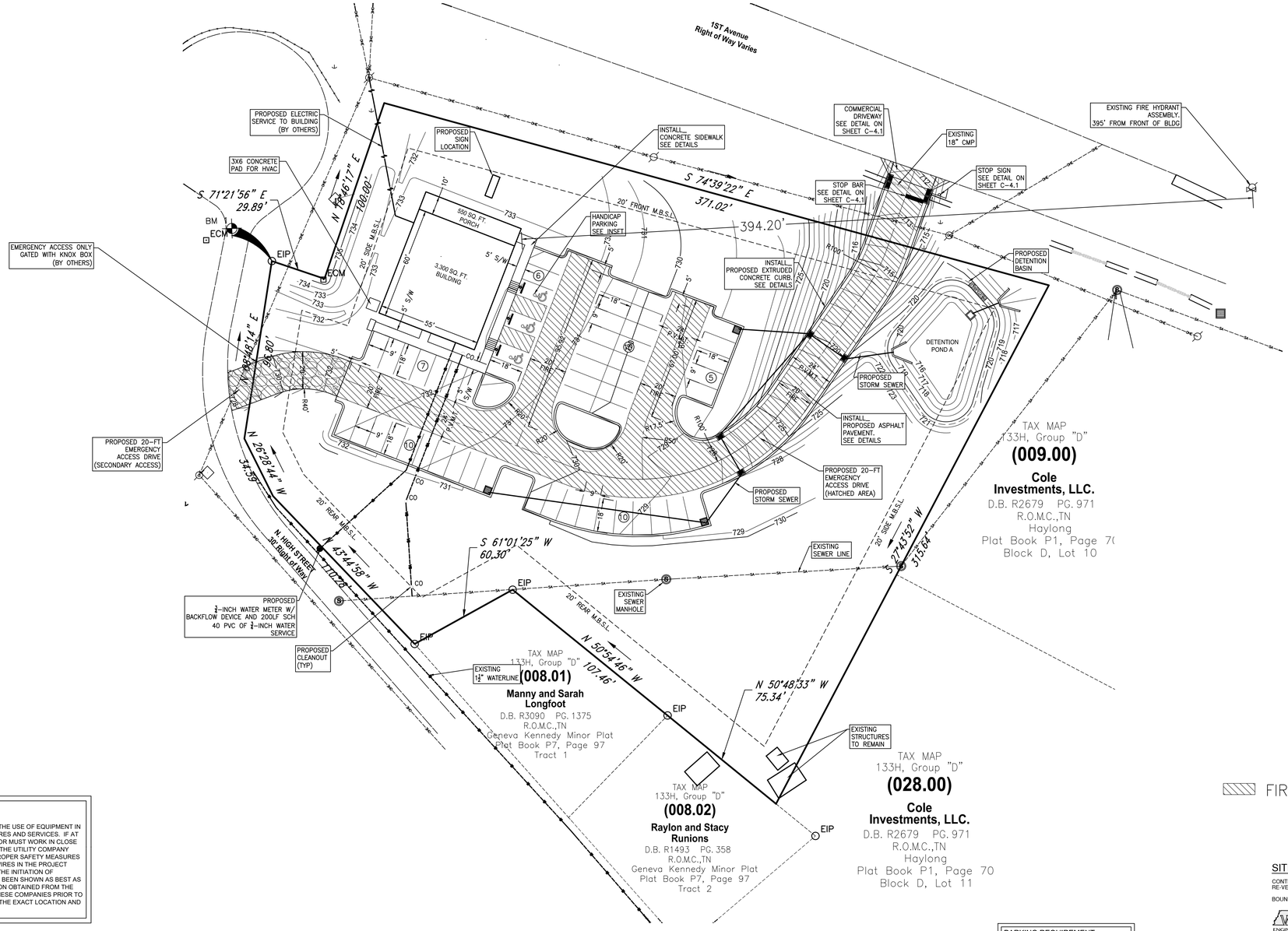
Drawn: BD | Checked: JC | Approved: GV | Date: Aug. 10, 2026

Job. no. 25602
Scale: Vertical: 1"=30' Horizontal:

C-1.0

FILE:J:\WES_Engineers_Surveyors 2025\25602 – 919 1ST Avenue Mt Pleasant – Floyd\Dwg\Engineering\25602 – DWI Center 919 1st Ave Mt Pleasant base.dwg

FIRE APPARATUS ACCESS PLAN



TN GRID NORTH

© 2026

BENCHMARK

BENCHMARK #1
IRON ROD
ELEV. = 731.97'
NORTHING: 442,502.3
EASTING: 1,605,739.7
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

WARNING! UTILITY LINES!

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Tennessee811 Know what's below Call before you dig.

LEGEND

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

TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES
P.U.D.E.

FIRE LANE

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REGISTERED LANDSCAPE ARCHITECT
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REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	09/03/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
FIRE APPARATUS ACCESS PLAN

Drawn: BD
Checked: JC
Approved: GW
Date: Aug. 10, 2026

Job. no. 25602
Scale: Vertical: 1"=30'
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FILE:J:\WES_Engineers_Surveyors 2025\25602 – 919 1ST Avenue Mt Pleasant – Floyd\Dwg\Engineering\25602 – DWI Center 919 1st Ave Mt Pleasant base.dwg

GRADING AND DRAINAGE PLAN



TN GRID NORTH

BENCHMARK

BENCHMARK #1
IRON ROD
ELEV. = 731.97'
NORTHING: 442,502.3
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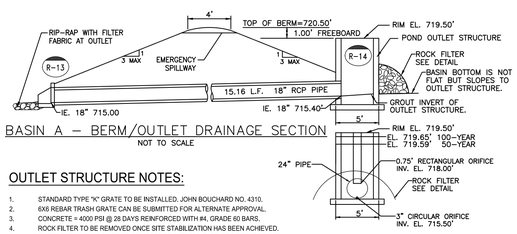
Tennessee811
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LEGEND

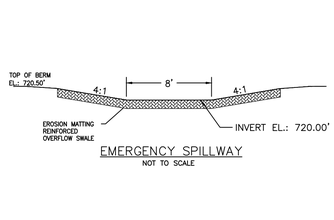
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CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (R-1)
ASPHALT
CONCRETE
PARKING SPACES (14)
P.U.D.E.

DETENTION BASIN A DETAILS



BASIN A – BERM/OUTLET DRAINAGE SECTION
NOT TO SCALE



EMERGENCY SPILLWAY
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.

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.

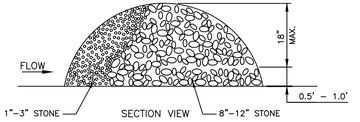
BERM CONSTRUCTION NOTES

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.

PROPOSED STORM SEWER STRUCTURE SCHEDULE

STR. NO.	PIPE	TYPE	RIM ELEV.	INV. IN	INV. OUT	LENGTH	SLOPE	NOTES
R-1		HEADWALL OUTLET	---	---	716.10	---	---	---
	R2–R1	18" PIPE	---	716.61	716.10	26.00	1.96	---
R-2		CURB INLET	720.00	716.81	716.61	---	---	---
	R3–R2	18" PIPE	---	717.05	716.81	24.00	1.00	---
R-3		CURB INLET	720.00	717.25	717.05	---	---	---
	R4–R3	18" PIPE	---	721.26	717.25	37.75	10.62	---
R-4		CURB INLET	728.26	---	721.26	---	---	---
	R5–R3	18" PIPE	---	724.07	717.25	72.82	9.37	---
R-5		CURB INLET	727.66	724.27	724.07	---	---	---
	R6–R5	18" PIPE	---	724.51	724.27	24.00	1.00	---
R-6		CURB INLET	727.66	724.71	724.51	---	---	---
	R7–R6	18" PIPE	---	725.17	724.71	32.62	1.41	---
R-7		AREA DRAIN	728.12	725.37	725.17	---	---	---
	R8–R7	18" PIPE	---	727.46	725.37	118.34	1.77	---
R-8		AREA DRAIN	730.21	---	727.46	---	---	---
r-9		CURB INLET	---	---	710.24	---	---	---
	R10–r9	18" PIPE	---	710.25	710.24	1.20	0.50	---
R-10		CURB INLET	712.42	710.25	710.25	---	---	DOUBLE INLET
	R11–R10	18" PIPE	---	710.36	710.25	24.00	0.50	---
R-11		CURB INLET	712.42	710.36	710.36	---	---	DOUBLE INLET
	r12–R11	18" PIPE	---	710.37	710.36	0.99	0.50	---
r-12		CURB INLET	---	---	710.37	---	---	---
R-13		CURB INLET	SEE DETENTION BASIN A					---
	R14–R13	18" PIPE						---
R-14		CURB INLET						---

1. PIPE MATERIAL SHALL BE RCP CLASS III ASTM C-76
2. STANDARD TYPE "K" 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. 4310 OR APPROVED EQUAL.



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

ROCK FILTER CONSTRUCTION
NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 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:

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REGISTERED
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DWI CENTER OF MIDDLE TENNESSEE

919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
GRADING AND DRAINAGE PLAN

Drawn: BD
Checked: JG
Approved: GV
Date: Aug. 10, 2026

Job. no. 25602
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Horizontal:

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EROSION PREVENTION AND SEDIMENT CONTROL PLAN



BENCHMARK

BENCHMARK #1
IRON ROD
ELEV. = 731.97'
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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		(4)
P.U.D.E.		

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)

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", JANUARY 2026. 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 14 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. STREET AND/OR CURB INLET PROTECTION DEVICES SHALL BE PLACED AROUND ALL INLETS UPON THE CONSTRUCTION OF THE STORM WATER SEWER SYSTEM.
4. ALL MATTED AREAS TO RECEIVE PERMANENT SEEDING.
5. 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.

EPSC PHASE 1:

PHASE 1:

- CONSTRUCT CONSTRUCTION EXIT AND TEMPORARY EPSC MEASURES.
- CALL MT PLEASANT BUILDING AND PLANNING DEPARTMENT FOR INSPECTION OF EROSION CONTROL INSTALLATION PRIOR TO PROCEEDING.
- TEMPORARY SEED AND STABILIZATION OF EACH DISTURBED AREA BEFORE PROCEEDING TO NEXT AREA.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 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. PATRICK
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
COMMERCE
107435
STATE OF TENNESSEE

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN APPROVED BY MUNICIPALITY & STATE

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ENGINEERS & SURVEYORS

Client
MICHELLE FLOYD
1000 OLD HWY 99
COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	09/03/26

DWI CENTER OF MIDDLE TENNESSEE

919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 1

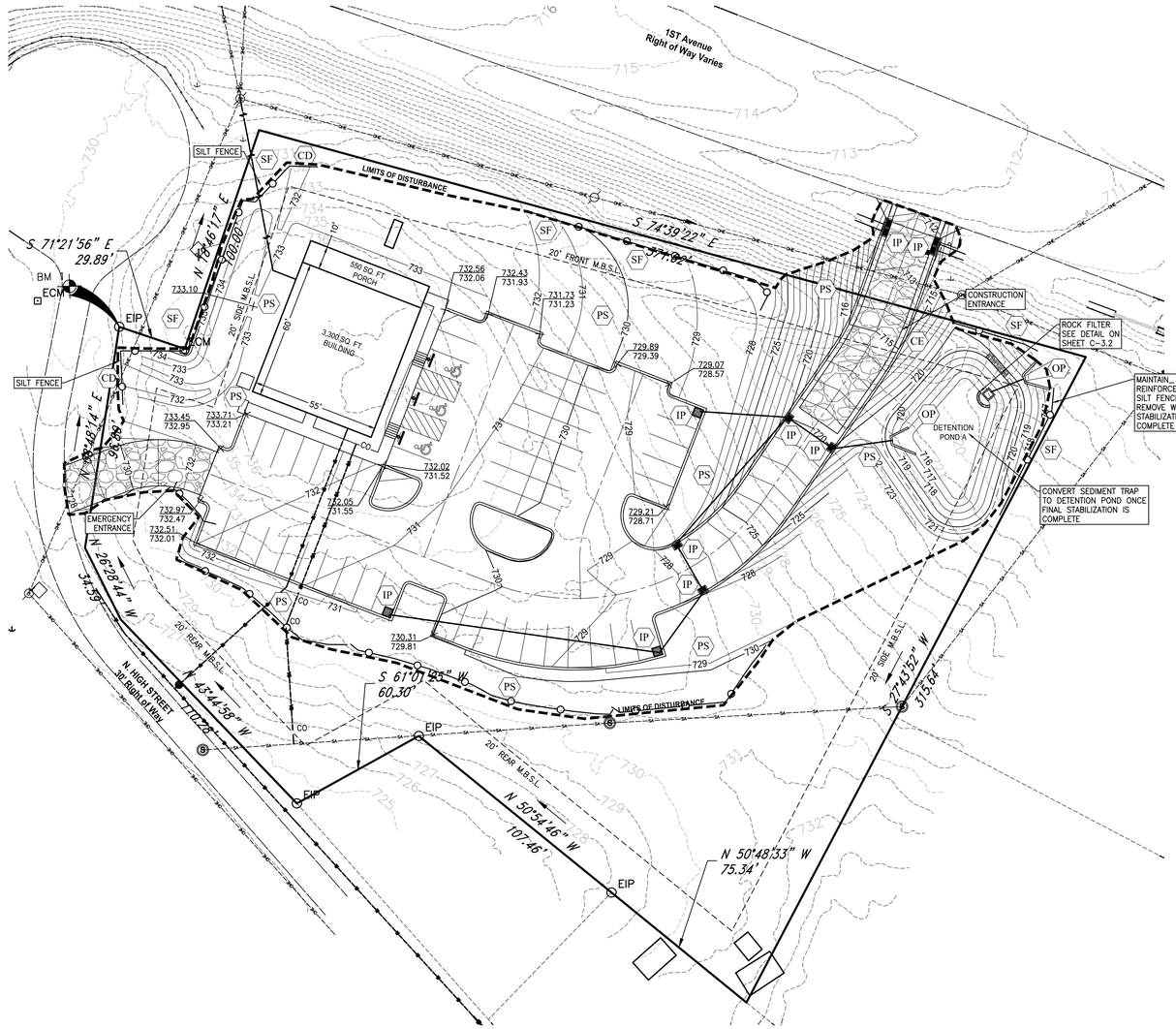
Drawn: BD
Checked: JG
Approved: GW
Date: Aug. 10, 2026

Job. no. 25602
Scale: Vertical: 1"=30'
Horizontal:

C-3.0

FILE...s:\WES_Engineers_Surveyors 2025\25602 – 919 1ST Avenue Mt Pleasant – Floyd\Dwg\Engineering\25602 – DWI Center 919 1st Ave Mt Pleasant base.dwg

EROSION PREVENTION AND SEDIMENT CONTROL PLAN



BENCHMARK

BENCHMARK #1
IRON ROD
ELEV. = 731.97'
NORTHING: 442,502.3
EASTING: 1,605,739.7
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

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 (ST)
ASPHALT
CONCRETE
PARKING SPACES (14)
P.U.D.E.

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

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EPSC PHASE 2:

PHASE 2:

- MAINTAIN TEMPORARY STABILIZATION MEASURES THROUGH CONSTRUCTION.
- TEMPORARY SEED AND STABILIZE OF 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:

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 DATED APRIL 16, 2007 (ZONE "X")

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EROSION/SILTATION CONTROL NOTES

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

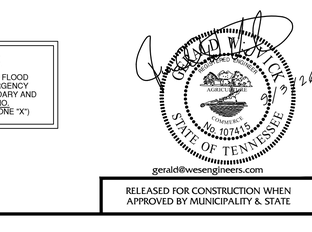
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geraldl@wesengineers.com

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ENGINEERS & SURVEYORS

Client
MICHELLE FLOYD
1000 OLD HWY 99
COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	09/03/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL PLAN PHASE 2

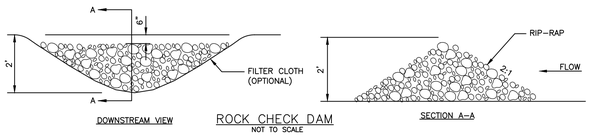
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Job. no. 25602 | Scale: Vertical: 1"=30' Horizontal:

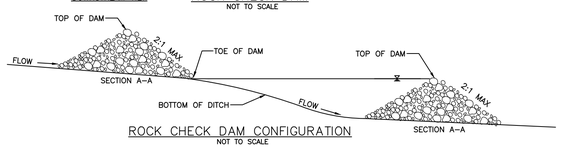
C-3.1

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

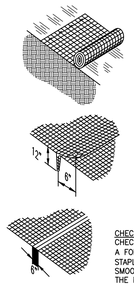
© 2026



ROCK CHECK DAM
NOT TO SCALE



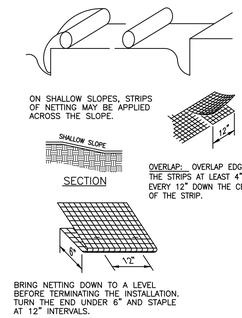
ROCK CHECK DAM CONFIGURATION
NOT TO SCALE



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

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

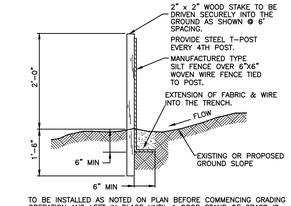
CHECK SLOTS: ON ERODIBLE SOILS OR STEEP SLOPES, CHECK SLOTS SHOULD BE MADE EVERY 15 FEET. INSERT A FOLD OF THE NET INTO A 6" TRENCH AND TAMP FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET, LAY THE NET SMOOTHLY ON THE SURFACE OF THE SOIL-DO NOT STRETCH THE NET, AND DO NOT ALLOW WRINKLES.



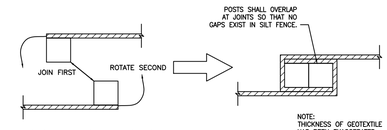
NOTE:

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.

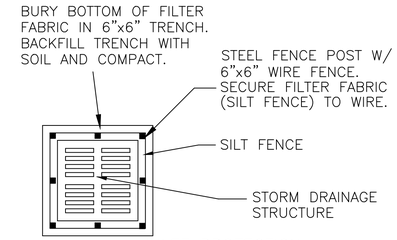
TEMPORARY EROSION CONTROL MATTING
NOT TO SCALE



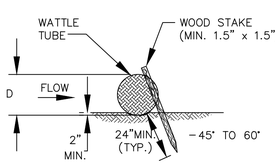
REINFORCED
EROSION/SILTATION FENCE
NOT TO SCALE



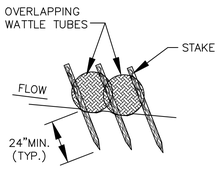
SILT FENCE JOINTS



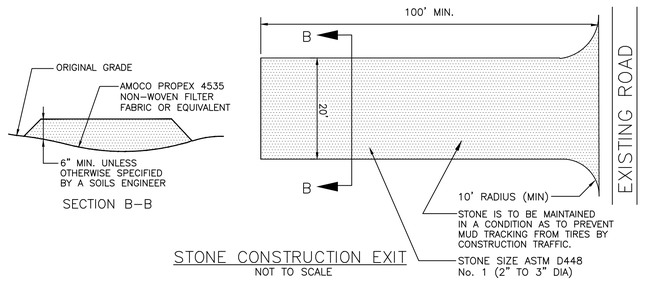
INLET PROTECTION
NOT TO SCALE



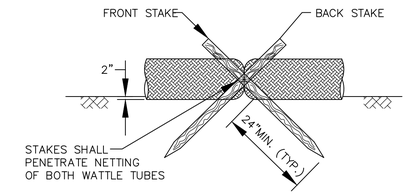
STAKING DETAIL



SECTION C-C



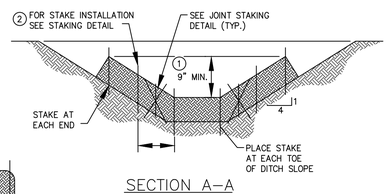
STONE CONSTRUCTION EXIT
NOT TO SCALE



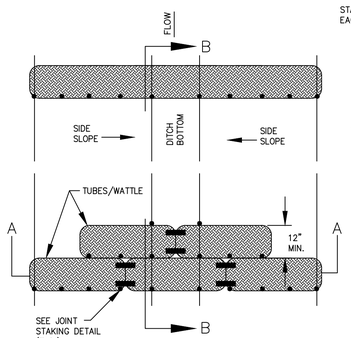
JOINT STAKING DETAIL

NOTES:

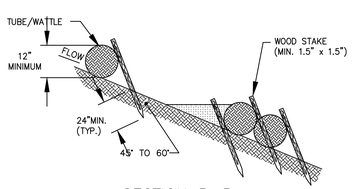
1. THE DEPTH AND WIDTH OF THE WEIR SECTION OF THE WATTLE SHALL BE DESIGNED TO PASS THE 2yr/24hr OR 5yr/24hr STORM EVENT WITHOUT OVERTOPPING THE CHANNEL.
2. STAKE PER MANUFACTURERS RECOMMENDATIONS



SECTION A-A

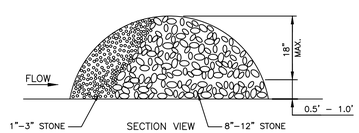


PLAN VIEW FOR DITCH APPLICATION



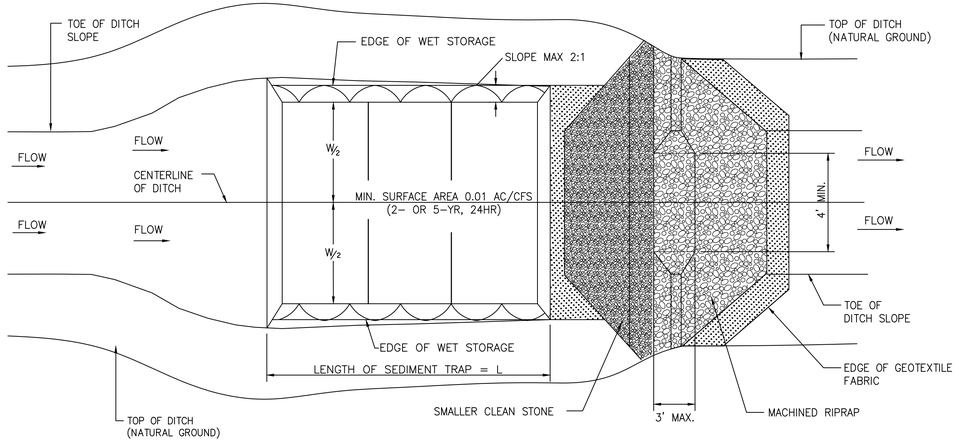
SECTION B-B

TUBES & WATTLES
NOT TO SCALE

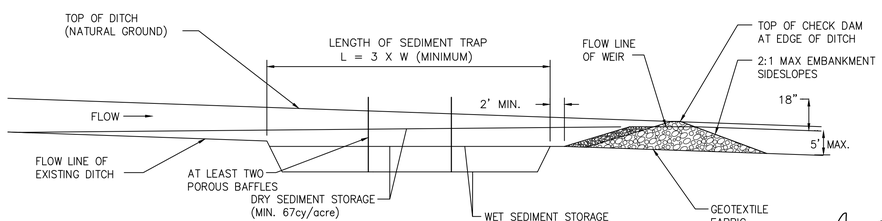


NOTE:
MAINTAIN FILTER DURING CONSTRUCTION & REMOVE ONCE SLOPES ARE STABILIZED.

ROCK FILTER CONSTRUCTION
NOT TO SCALE



PLAN VIEW



SEDIMENT TRAP
NOT TO SCALE

PROFILE VIEW



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REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	08/03/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

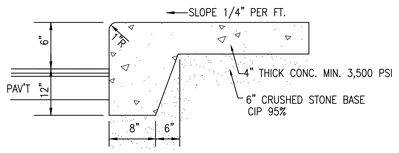
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Checked: JG
Approved: GV
Date: Aug 10, 2026

Job. no. 25602
Scale:
Vertical:
Horizontal:

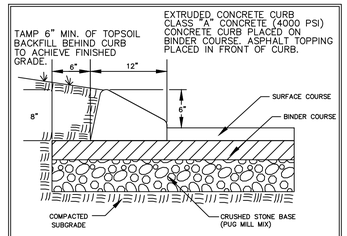
C-3.2

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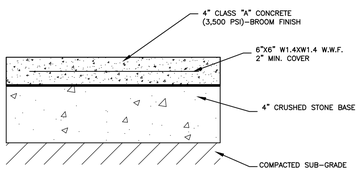
CONSTRUCTION DETAILS



CONC. WALK/CURB DETAIL
NOT TO SCALE

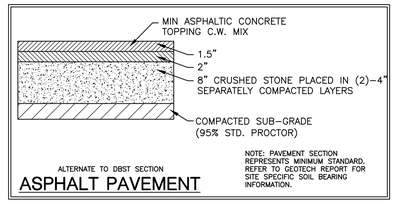


EXTRUDED CONCRETE CURB



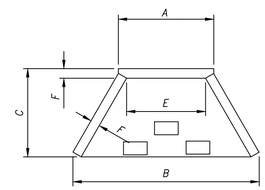
CONCRETE SIDEWALK

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



ASPHALT PAVEMENT

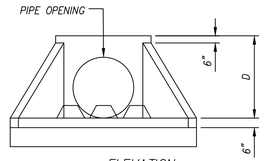
NOTE: PAVEMENT SECTION REPRESENTS MINIMUM STANDARD. REFER TO GEOTECH REPORT FOR SITE SPECIFIC SOIL BEARING INFORMATION.



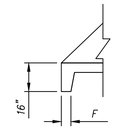
PLAN

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.

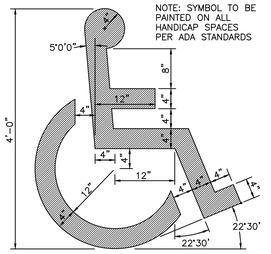


ELEVATION

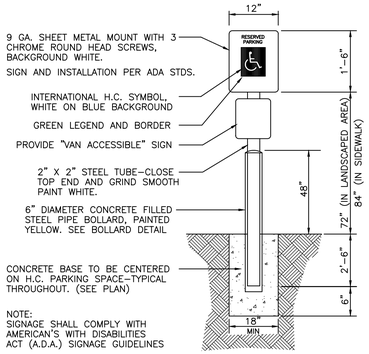


TOE DETAIL

CONCRETE HEADWALL W/ENERGY DISSIPATORS
NOT TO SCALE

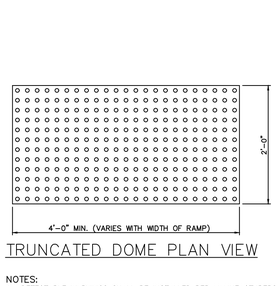


PAINTED HANDICAP SYMBOL
NOT TO SCALE



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

ACCESSIBLE SIGN
NOT TO SCALE

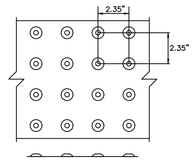


TRUNCATED DOME PLAN VIEW

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

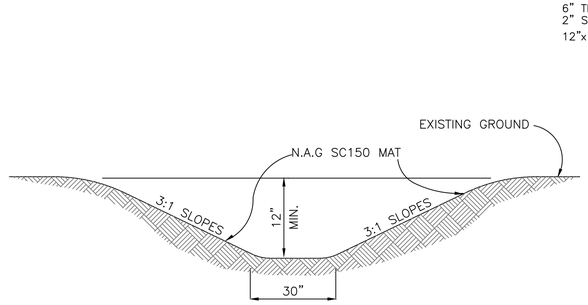
WHERE B1= LIGHT REFECTANCE VALUE (LRV) OF THE LIGHTER AREA AND B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA. (NOTE THAT IN ANY APPLICATION BOTH WHITE AND BLACK ARE NEVER ABSOLUTE; THUS, B1 NEVER EQUALS 100 AND B2 IS ALWAYS GREATER THAN 0.



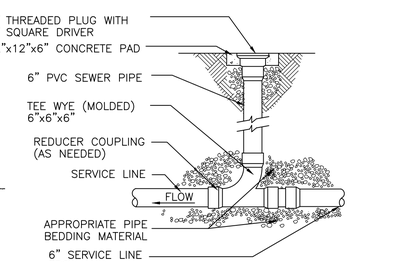
TRUNCATED DOME SPACING



TRUNCATED DOME SECTION

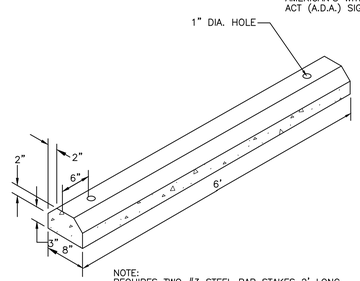


DITCH SECTION
NOT TO SCALE



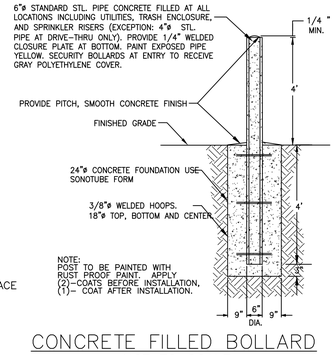
NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR–33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

CLEANOUT
NOT TO SCALE



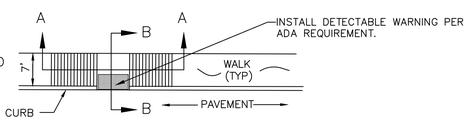
NOTE:
REQUIRES TWO #3 STEEL BAR STAKES 2' LONG FOR EACH CURB SECTION. DRIVE #3 BARS FLUSH WITH TOP. LOCATE WHEEL STOP 2' FROM FACE OF SIDEWALK HEADER OR EDGE OF PAVEMENT

CONCRETE WHEEL STOP
NOT TO SCALE

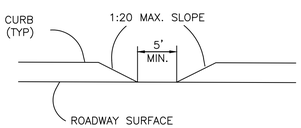


CONCRETE FILLED BOLLARD
NOT TO SCALE

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

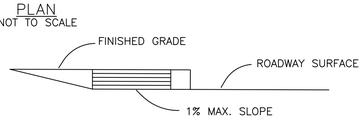


PLAN
NOT TO SCALE

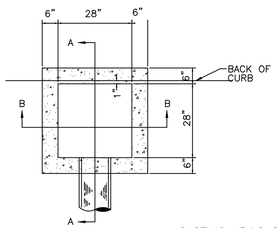


SECTION A–A
NOT TO SCALE

ACCESSABLE RAMP DETAIL
NOT TO SCALE

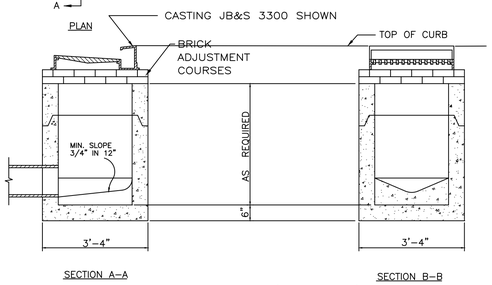


SECTION B–B
NOT TO SCALE



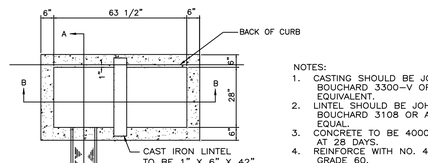
PLAN

NOTES:
1. CASTING SHOULD BE JOHN BOUCHARD 3300 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.



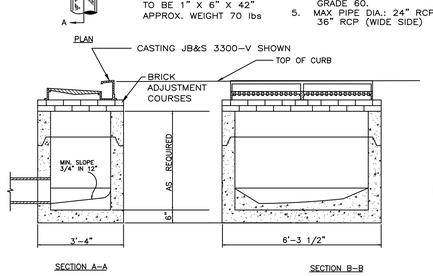
SECTION A–A
SECTION B–B

SINGLE INLET (PRECAST)
NOT TO SCALE



PLAN

NOTES:
1. CASTING SHOULD BE JOHN BOUCHARD 3300–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)



SECTION A–A
SECTION B–B

DOUBLE INLET (PRECAST)
NOT TO SCALE



gerald@wesengineers.com

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COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	08/03/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
CONSTRUCTION DETAILS

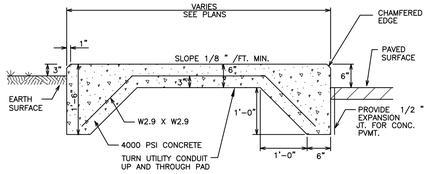
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Approved: GW
Date: Aug 10, 2026

Job. no. 25602
Scale:
Vertical:
Horizontal:

C-4.0

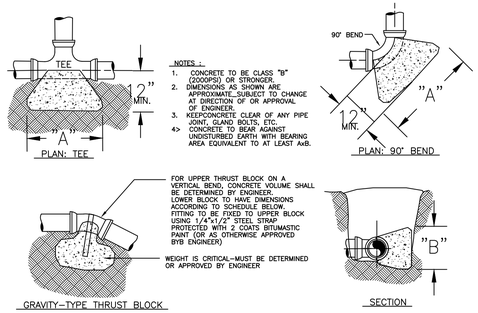
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CONSTRUCTION DETAILS



CONCRETE UTILITY PAD

NOT TO SCALE



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

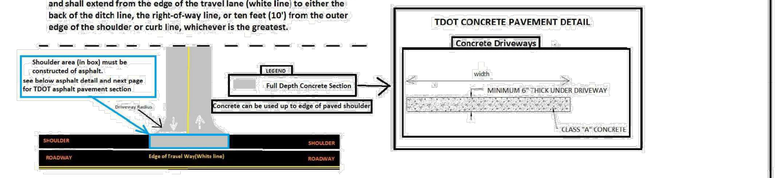
NOT TO SCALE

TO ENGINEERS DESIGNING PLANS: PLEASE SHADE AREA ON PLANS WHERE THE FULL DEPTH PAVEMENT SECTION IS LOCATED. PLEASE INCUDE APPROPRIATE TDOT PAVEMENT DETAIL ON ALL DRIVEWAY PLANS (SEE BELOW)

PLEASE NOTE ON CURB AND GUTTER SECTIONS, THE SHOULDER OF THE ROADWAY IS TYPICALLY FULL DEPTH PAVEMENT, SO REINFORCEMENT OF THE SHOULDER IS NOT NECESSARY. PLEASE USE TDOT STANDARD DRAWING RP-D-15 or RP-D-16 WHEN CONSTRUCTING DRIVEWAYS IN CURB AND GUTTER SECTIONS. A FULL DEPTH TDOT PAVEMENT SECTION MUST BE USED FROM THE CURB TO EITHER THE BACK OF THE DITCH LINE, THE RIGHT-OF-WAY LINE, OR TEN FEET [10'] FROM THE OUTER EDGE OF THE SHOULDER OR CURB LINE, WHICHEVER IS THE GREATEST.

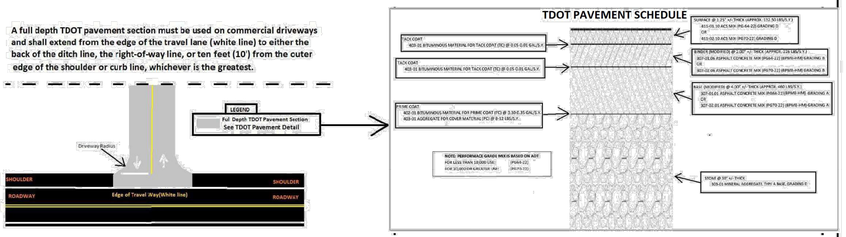
CONCRETE DRIVEWAY IN SHOULDER SECTION

A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line) to either the back of the ditch line, the right-of-way line, or ten feet (10') from the outer edge of the shoulder or curb line, whichever is the greatest.

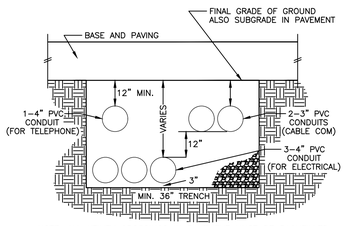


ASPHALT DRIVEWAY IN SHOULDER SECTION

A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line) to either the back of the ditch line, the right-of-way line, or ten feet (10') from the outer edge of the shoulder or curb line, whichever is the greatest.



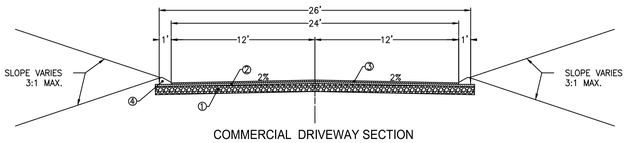
Enlarged Pavement Schedule included on next page



NOTE: ALL UTILITY CROSSINGS IN PAVEMENT MUST BE BACKFILLED WITH CRUSHED STONE!

CONDUIT BANK DETAIL

NOT TO SCALE



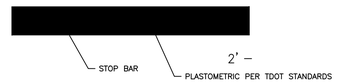
COMMERCIAL DRIVEWAY SECTION

① 8" Stone (Grading D Pug Mill Mix)

② 2" Asphaltic Concrete Base (B-M2) Prime Coat (RS-2)

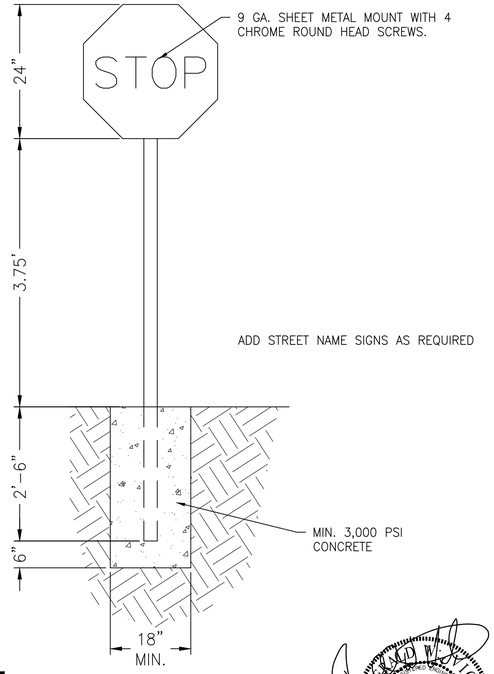
③ 1.5" Asphaltic Concrete Surface (411E) Tack Coat (SS-1)

④ Mountable Curb



THERMOPLASTIC PAVEMENT MARKINGS

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 TOPSOIL 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.

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ENGINEERS & SURVEYORS

Client
MICHELLE FLOYD
1000 OLD HWY 99
COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	08/03/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
CONSTRUCTION DETAILS

Drawn: BD
Checked: JG
Approved: GV
Date: Aug. 10, 2026

Job no. 25602
Scale:
Vertical:
Horizontal:

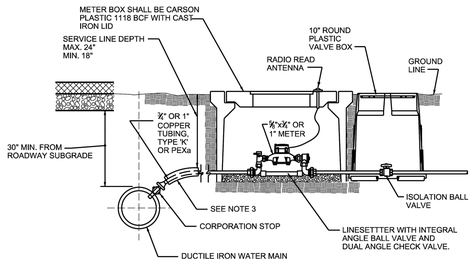
C-4.1

GERALD V. COLE
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE
geraldc@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN APPROVED BY MUNICIPALITY & STATE

FILE: J:\WES_Engineers_Surveyors 2025\25602 - 919 1ST Avenue Mt Pleasant - Floyd\Dwg\Engineering\25602 - DWI Center 919 1st Ave Mt Pleasant base.dwg

CONSTRUCTION DETAILS



NOTES:

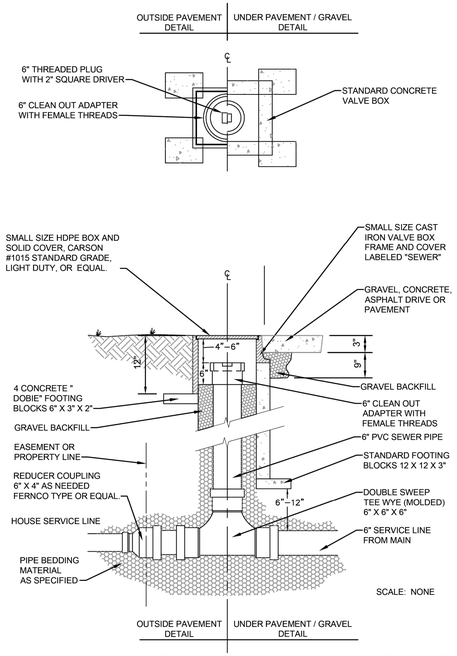
1. TAPS ON ALL PIPES SHALL USE A TAPPING SADDLE.
2. PLACE 3" DEEP OF CLEAN ½" TO ¾" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SERVICES UNDER ROADWAY ARE TO BE INSTALLED INSIDE 3" SCH 40 PVC OR DR11 HDPE CASING PIPE. FROM A POINT 1' BEYOND CORPORATION STOP TO A POINT 1' FROM OUTSIDE EDGE OF METER BOX.
4. PRESSURE REDUCING VALVE IS ALSO RECOMMENDED ON THE CUSTOMER SIDE OF THE METER.
5. PEXa SERVICE TUBING SHALL BE INSTALLED WITH 12 GA. SOLID STRAND COPPER WIRE. TRACER WIRE SHALL BE CONNECTED TO THE CORP STOP AND TERMINATED IN THE METER BOX TO ALLOW FOR CONNECTION TO DETECTION EQUIPMENT.

REVISIONS	DATE

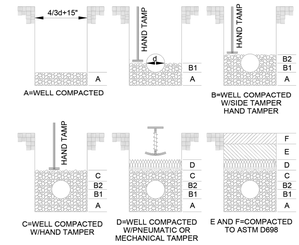
3/4" OR 1" SERVICE ASSEMBLY

CITY OF MOUNT PLEASANT
MAURY COUNTY, TENNESSEE

TSW-006
DRAWING No.



BARGE DESIGN SOLUTIONS 615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210 PHONE (615) 254-1500 // FAX (615) 259-8072	CLEANOUT	DRAWN BY: CDS	CHECKED BY: MTJ
	CITY OF MT PLEASANT STANDARD SEWER SPECIFICATIONS MT PLEASANT, TENNESSEE	DRAWING NO.: DETAIL 12	
		PROJECT NO.: 34808-00	DATE: 4-18-2024



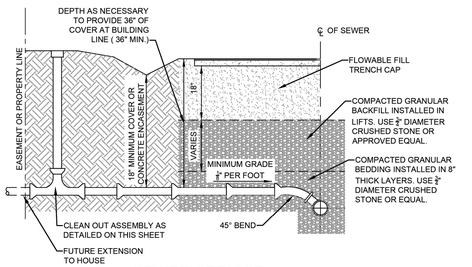
LAYER	DEPTH	MATERIAL
A	6" MIN	CLASS [1-4] FOR ALL PIPE (1)(2)
B	VARIES	CLASS [1-4] FOR ALL PIPE TAMPED IN 6" MAXIMUM LAYERS. (2)
C	6"	CLASS [1-4] FOR ALL PIPE (2)
D	6"	SELECTED BACKFILL MATERIAL - CLASS 1-4 FOR ALL PIPE.
E	VARIES	CLASS [1-4] FOR ALL PIPE, 75% OF BACKFILL MATERIAL MAY CONTAIN BROKEN STONES NOT EXCEEDING 8" IN DIAMETER-TAMPED IN 12" MAXIMUM LAYERS.
F	12"	CLASS [3 OR 4] FOR ALL PIPE, FREE OF LARGE CLODS, VEGETABLE MATTER, DEBRIS STONE AND/OR ANY OTHER OBJECTIONABLE MATTER.

(1) SEE SPECIFICATION SECTION 31 23 33 FOR SPECIAL FOUNDATION PREPARATION.
(2) (TDOT NO. 57) STONE FOR 6" MIN. STONE ENVELOPE AROUND PVC PIPE

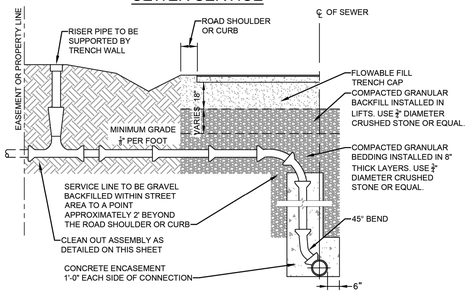
BACKFILLING AND COMPACTION OF TRENCHES IN UNIMPROVED AREAS

TRENCH BACKFILL
NTS

BARGE DESIGN SOLUTIONS 615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210 PHONE (615) 254-1500 // FAX (615) 259-8072	TRENCH BACKFILL	DRAWN BY: CDS	CHECKED BY: MTJ
	CITY OF MT PLEASANT STANDARD SEWER SPECIFICATIONS MT PLEASANT, TENNESSEE	DRAWING NO.: DETAIL 9	
		PROJECT NO.: 34808-00	DATE: 4-18-2024



SEWER SERVICE



RISER PIPE FOR SEWER SERVICE

SCALE: NONE

BARGE DESIGN SOLUTIONS 615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210 PHONE (615) 254-1500 // FAX (615) 259-8072	SERVICE REPAIR	DRAWN BY: CDS	CHECKED BY: MTJ
	CITY OF MT PLEASANT STANDARD SEWER SPECIFICATIONS MT PLEASANT, TENNESSEE	DRAWING NO.: DETAIL 11	
		PROJECT NO.: 34808-00	DATE: 4-18-2024

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DWI CENTER OF MIDDLE TENNESSEE
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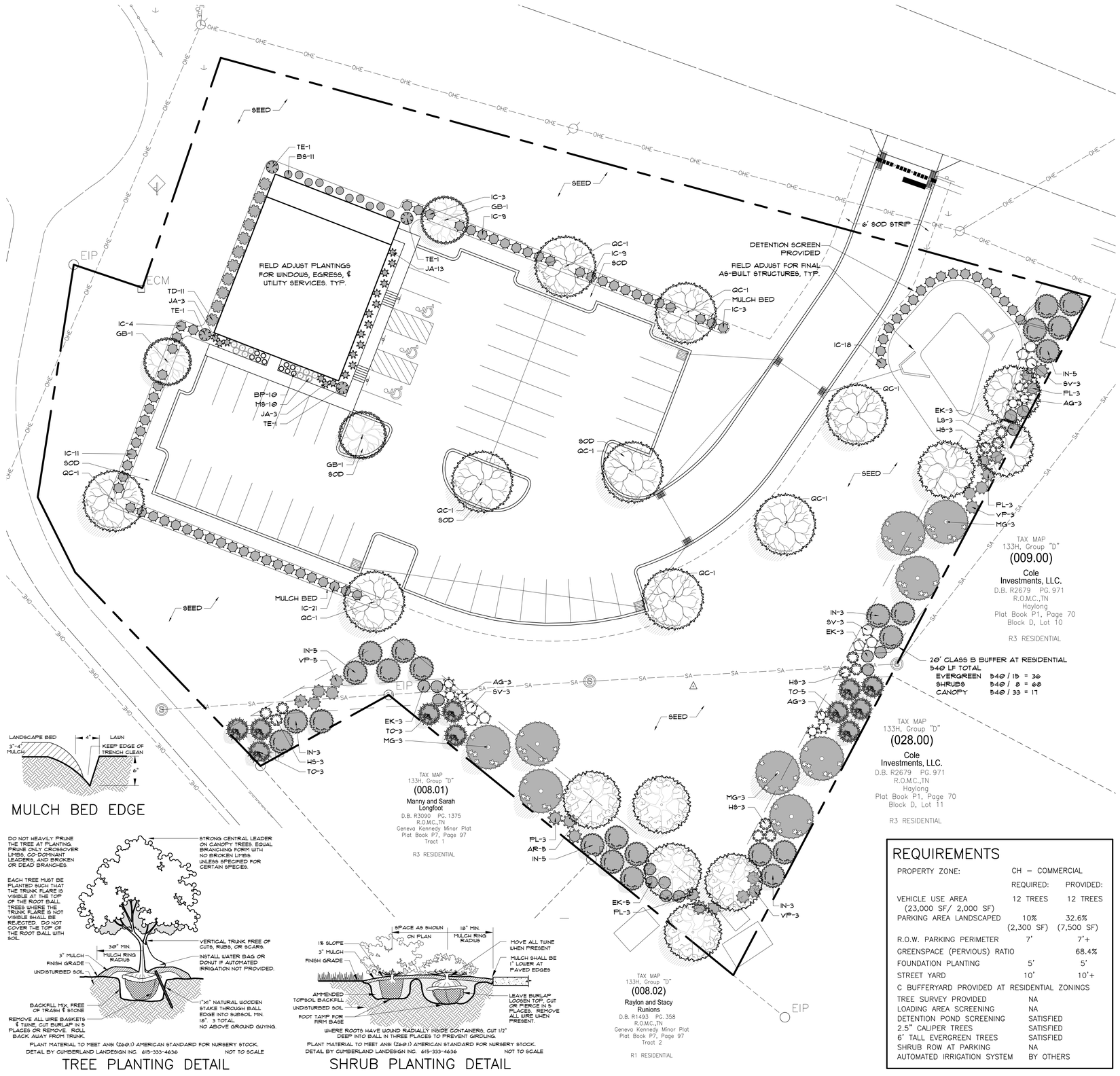
C-4.1



gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN APPROVED BY MUNICIPALITY & STATE

FILE: J:\WES_Engineers_Surveyors 2025\25602 – 919 1ST Avenue Mt Pleasant – Floyd\Dwg\Engineering\25602 – DWI Center 919 1st Ave Mt Pleasant base.dwg



MULCH BED EDGE

PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

TREE PLANTING DETAIL

WHERE ROOTS HAVE WOUND RADIALLY INSIDE CONTAINERS, CUT 1/2" DEEP INTO BALL IN THREE PLACES TO PREVENT GIRDLING.
PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

SHRUB PLANTING DETAIL

LANDSCAPE NOTES

PRIOR TO EXCAVATION AND INSTALLATION FIELD VERIFY ALL UTILITIES.

REMOVE STONE OVER 1/4", CLAY POCKETS, & FINE GRADE ALL PLANTING AREAS. NEW PLANTING AREAS SHALL BE FERTILIZED WITH 12# / 1000 S.F. OF 10-10-10 FERTILIZER OR CONTAIN 30% ADDED 'HOLY COW' (OR EQUAL) MIX TOPSOIL AMENDMENT.

NEW PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED BARK MULCH. FINELY GROUND, NO NUGGETS, 1/2" DIAMETER MAX. PIECES. REFUSE & STONE FREE. PINE STRAW ACCEPTABLE PER CLIENT APPROVAL, NO PINE NUGGETS OR SYNTHETIC MULCH.

VERIFY ALL QUANTITIES. IN THE EVENT OF A DISCREPANCY, CONTACT THE DESIGNER.

NOTIFY THE LANDSCAPE ARCHITECT OF ANY FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE PLANTING PLAN.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION.

PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

WIRE BASKETS SHALL BE COMPLETELY REMOVED, BURLAP SHALL BE CUT TOP TO BOTTOM IN 5 PLACES. BURY NATURAL TWINE. DISPOSE OF SYNTHETIC ROPE AND TRUNK WRAP OFFSITE.

SUB-GRADE STAKE TREES IN PLACE PER DETAIL – NO GUYING, NO ABOVE GROUND STAKES.

NO CANOPY TREE SHALL BE LOCATED WITHIN 20' OF AN OVERHEAD UTILITY, POWER LINE, OR LIGHT POLE (UNLESS SPECIFIC VERTICAL / NARROW CULTIVAR (10')). NO CANOPY TREE SHALL BE LOCATED WITHIN A GAS, WATER, SEWER, UNDERGROUND ELECTRIC, CABLE, FIBER, OR PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER AND APPROVAL BY THE EASEMENT HOLDER.

LOCATING PLANT MATERIALS WITHIN DRAINAGE IS ACCEPTABLE. MATERIALS SHALL BE NO CLOSER THAN 5' FROM THE CENTER OF FLOWLINE.

MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
		SITE CANOPY TREES				
GB	3	Ginkgo biloba 'Autumn Gold'/ Autumn Gold Ginkgo	10'-12'	5'-6'	2.5"	Strong Leader, Symmetrical, Match
QC	9	Quercus nuttallii 'Ochlocknee'/ Breezeway Nuttall Oak	12'-14'	6'-7'	2.5"	Symmetrical, Full, 5' Clear, Specimin
		SITE & FOUNDATION SHRUBS				
BP	10	Berberis thunbergii 'Pygruzam'/ Pygmy Ruby Barberry	12" Min.	15"-18"	FTB	Or Equal Berberis
BS	11	Buxus x 'Glencoe'/ Chicagoland Boxwood	18" Min.	15"-18"	FTB	
IC	71	Ilex cornuta 'Carissa'/ Carissa Holly	24" Min.	15"-18"	FTB	Or Equal Ilex
JA	19	Juniperus horizontalis 'Andorra'/ Andorra Juniper	6" Min.	15"-18"	FTB	
MS	10	Miscanthus sinensis 'Little Miss'/ Dwarf Maiden Grass	3 Gallon Containers			
TD	11	Taxus densiformis/ Dense Yew	24" Min.	15"-18"	FTB	
TE	4	Thuja occidentalis 'Sramgd'/ Emerald Green Arborvitae	60" Min.	15"-18"	FTB	
		BUFFER CANOPY TREES				
AR	5	Acer rubrum/ Red Maple	12'-14'	6'-7'	2.5"	Natural Form
LS	3	Liquidambar styraciflua/ American Sweetgum	12'-14'	6'-7'	2.5"	Natural Form
MG	9	Magnolia grandiflora/ Southern Magnolia	9' Min.	3'-4'	FTB	Symmetrical, Full
		BUFFER EVERGREEN TREES				
IN	24	Ilex x 'Nellie R. Steven's'/ Nellie Holly	6' Min.	6'-7'	2.5"	Or Equal Ilex (No Foster)
TO	11	Thuja occidentalis 'Green Giant'/ Green Giant Arborvitae	6' Min.	6'-7'	2.5"	Or Equal Thuja
		BUFFERYARD SHRUBS				
AG	9	Abelia grandiflora/ Common Abelia	24" Min.	15"-18"	FTB	
EK	14	Euonymus kiautschovicus/ Manhattan Euonymus	24" Min.	15"-18"	FTB	
HS	12	Hibiscus syriacus/ Flowering Hibiscus	24" Min.	15"-18"	FTB	
PL	12	Prunus laurocerasus/ English Laurel	24" Min.	15"-18"	FTB	Or Cherry Laurel
SV	9	Syringa vulgaris/ Common Lilac	24" Min.	15"-18"	FTB	
VP	11	Viburnum x 'Pragense'/ Prague Viburnum	24" Min.	15"-18"	FTB	
		TURF				
SOD		Rebel II Fine Bladed Sod	Install where shown.			
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			
		MISCELLANEOUS	REMARKS			
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.			

NOTES
FTB = Full To Bottom

REQUIREMENTS

PROPERTY ZONE:	CH – COMMERCIAL	
	REQUIRED:	PROVIDED:
VEHICLE USE AREA (23,000 SF/ 2,000 SF)	12 TREES	12 TREES
PARKING AREA LANDSCAPED	10% (2,300 SF)	32.6% (7,500 SF)
R.O.W. PARKING PERIMETER	7'	7'+
GREENSPACE (PERVIOUS) RATIO		68.4%
FOUNDATION PLANTING	5'	5'
STREET YARD	10'	10'+
C BUFFERYARD PROVIDED AT RESIDENTIAL ZONINGS		
TREE SURVEY PROVIDED	NA	
LOADING AREA SCREENING	NA	
DETENTION POND SCREENING	SATISFIED	
2.5" CALIPER TREES	SATISFIED	
6' TALL EVERGREEN TREES	SATISFIED	
SHRUB ROW AT PARKING	NA	
AUTOMATED IRRIGATION SYSTEM	BY OTHERS	

cumberlandesign@bellsouth.net
615-333-4636 615-512-3018
www.landscapearchitect-tn.com

20 10 5 0 20
Scale: 1" = 20'-0"

SUBMITTED FOR COUNTY APPROVAL
NOT FOR CONSTRUCTION

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

Client

DATE

REVISIONS

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE

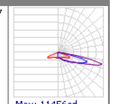
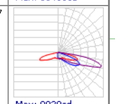
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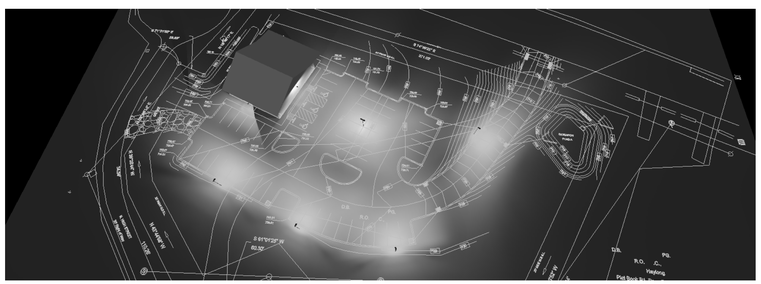
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Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumen Multiplier	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
	S1		2	Lithonia Lighting	DSX1 LED P3 40K 70CRI TFTM HS	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Forward Throw Houseside Shield	DSX1_LED_P3_40K_70CRI_TFTM_HS.ies	1	0.9	11795	102.1727	 Max: 11456cd
	S2		2	Lithonia Lighting	DSX1 LED P3 40K 70CRI T3M HS	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield	DSX1_LED_P3_40K_70CRI_T3M_HS.ies	1	0.9	11930	102.1727	 Max: 9920cd
	S3		1	Lithonia Lighting	DSX1 LED P3 40K 70CRI TFTM HS	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Forward Throw Houseside Shield	DSX1_LED_P3_40K_70CRI_TFTM_HS.ies	1	0.9	23590	204.3454	Max: 11456cd
	W1		2	Lithonia Lighting	WDGE2 LED P3 40K 70CRI T3M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	WDGE2_LED_P3_40K_70CRI_T3M.ies	1	0.9	3629	32.1375	Max: 2661cd

Note

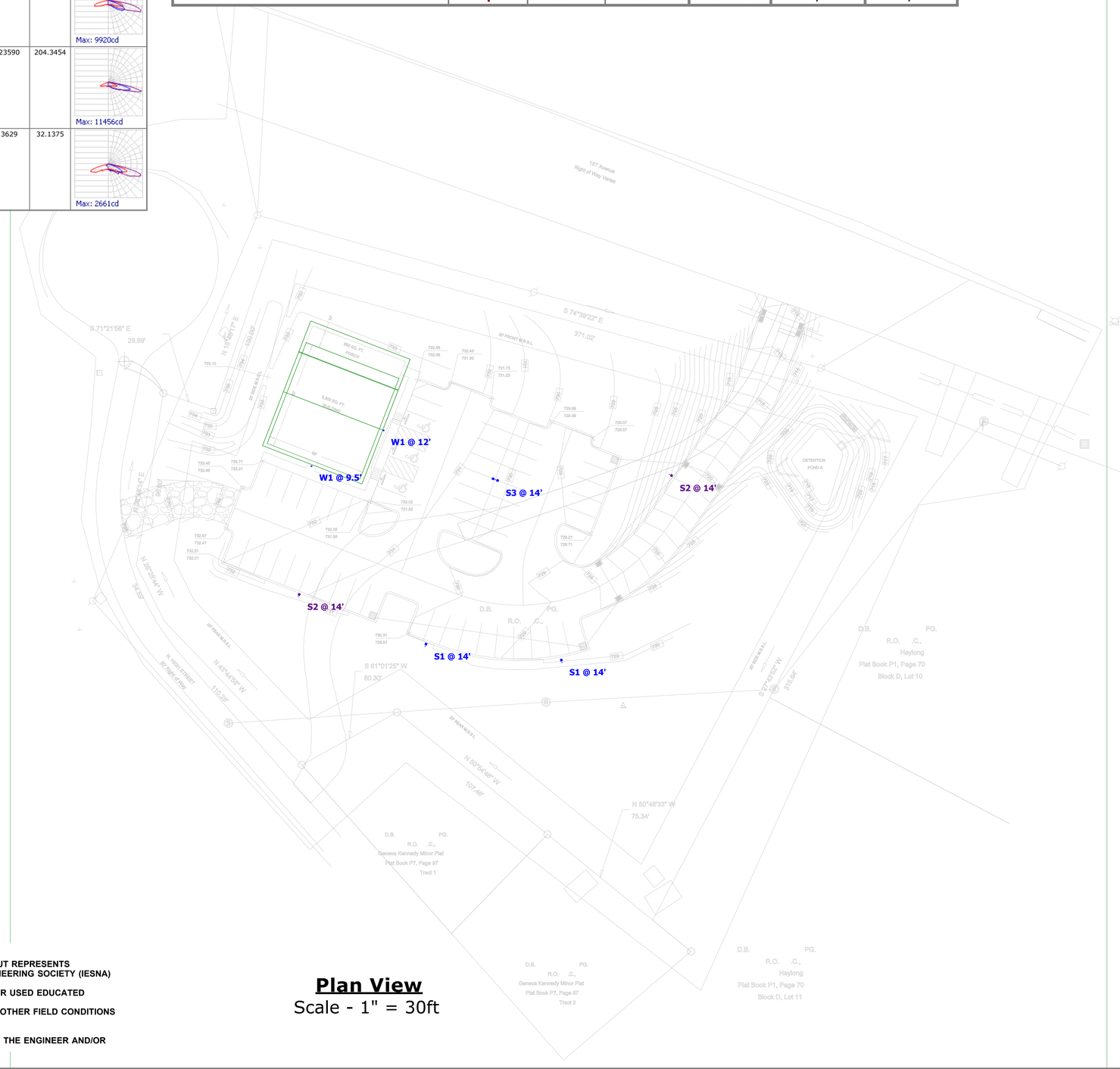
- REFLECTANCE VALUES: 80/50/20
- MEASUREMENTS TAKEN @ GRADE LEVEL
- MOUNTING HEIGHT IS NOTED ON EACH FIXTURE



RENDER

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEYOND SITE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
BUILDING SIDEWALK	+	1.3 fc	4.5 fc	0.0 fc	N/A	N/A
PARKING AND DRIVE AREAS	+	2.2 fc	7.2 fc	0.4 fc	18.0:1	5.5:1
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SITE	+	0.1 fc	2.6 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 30ft

DESIGNER'S NOTE:

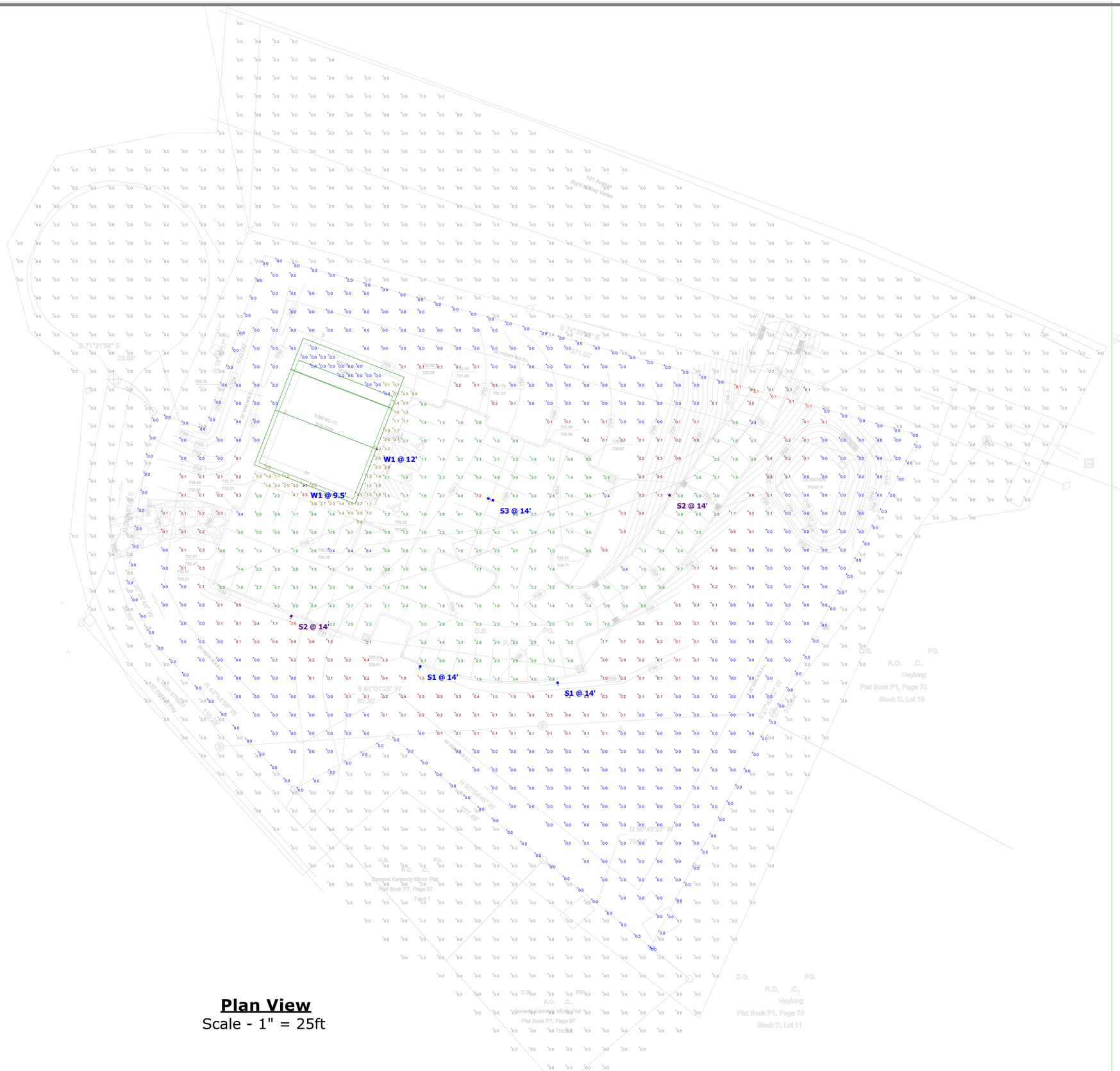
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS.
ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS.
ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIR(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.

DESIGNLIGHT

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE MOUNT PLEASANT

Designer
DESIGN LIGHT
Date
9/1/2026
Scale
SEE DRAWINGS
Drawing No.
REV-0
Summary
NORMAL OPERATION



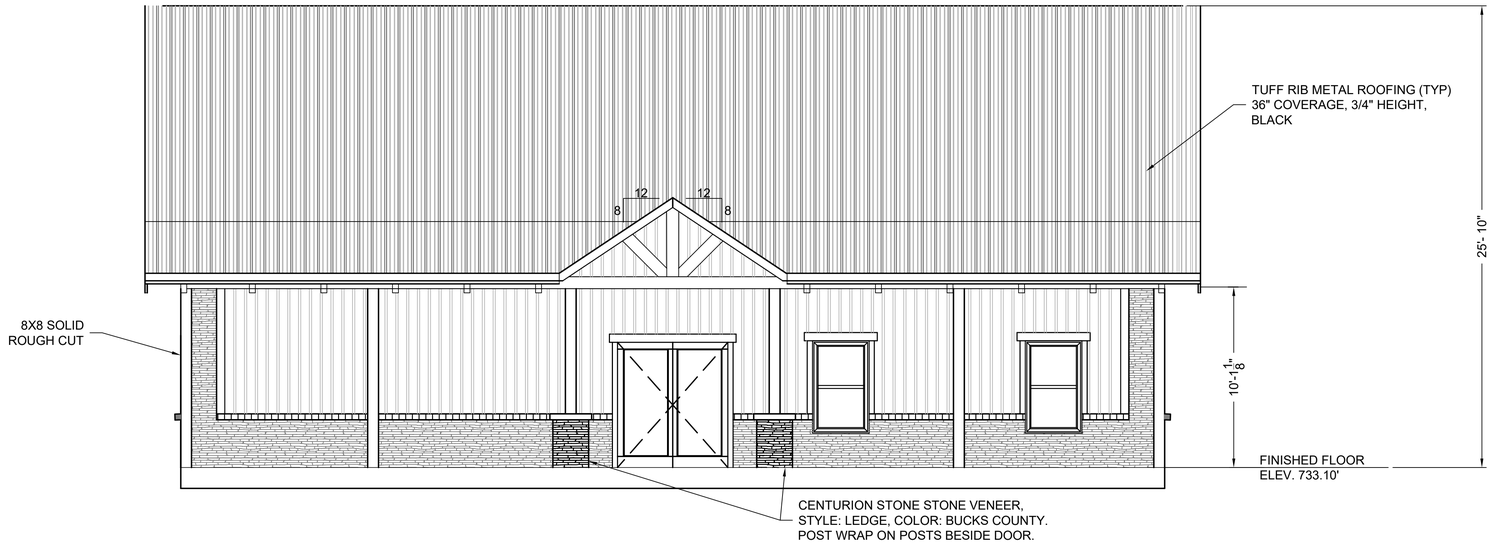
Plan View
Scale - 1" = 25ft

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE MOUNT PLEASANT

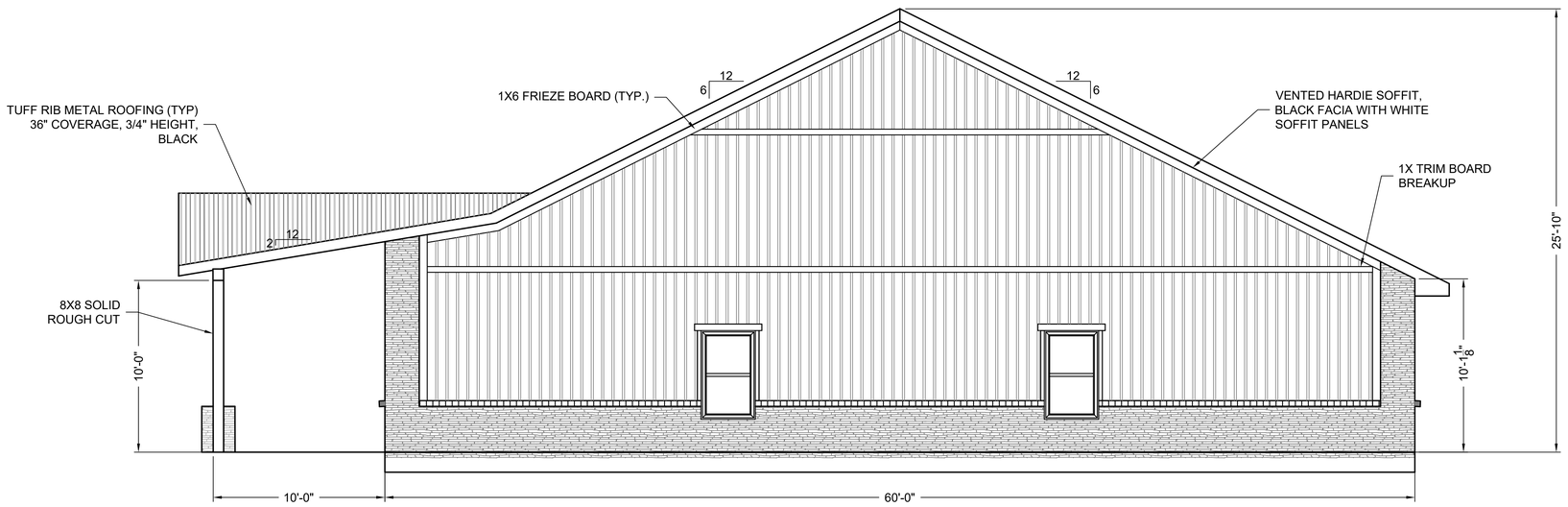
DESIGNLIGHT

Designer
DESIGN LIGHT
Date
9/1/2026
Scale
SEE DRAWINGS
Drawing No.
REV-0
Summary
NORMAL OPERATION

2 of 2



NORTH ELEVATION



EAST ELEVATION

MORRISON ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:
DUI CENTER OF MIDDLE TENNESSEE
919 1ST AVE
MOUNT PLEASANT, TN
38474

REVISIONS:

NO:	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		
6		

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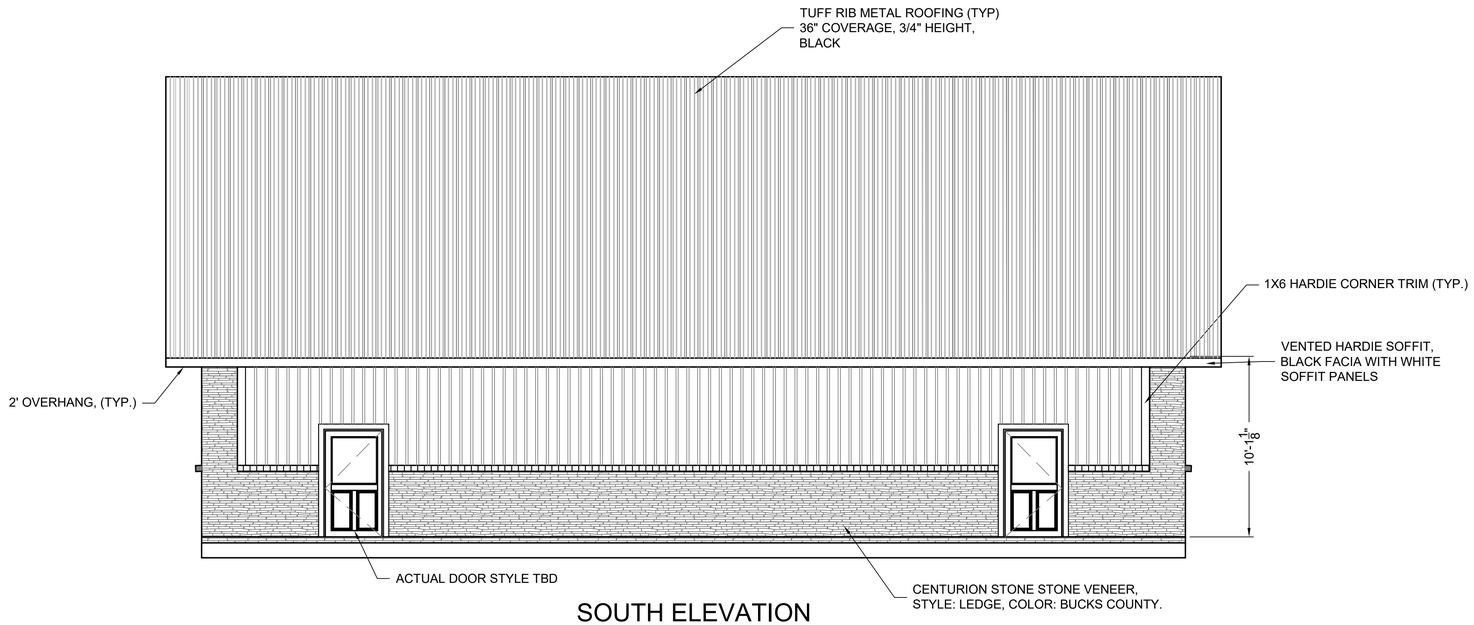
SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: D.M.W.

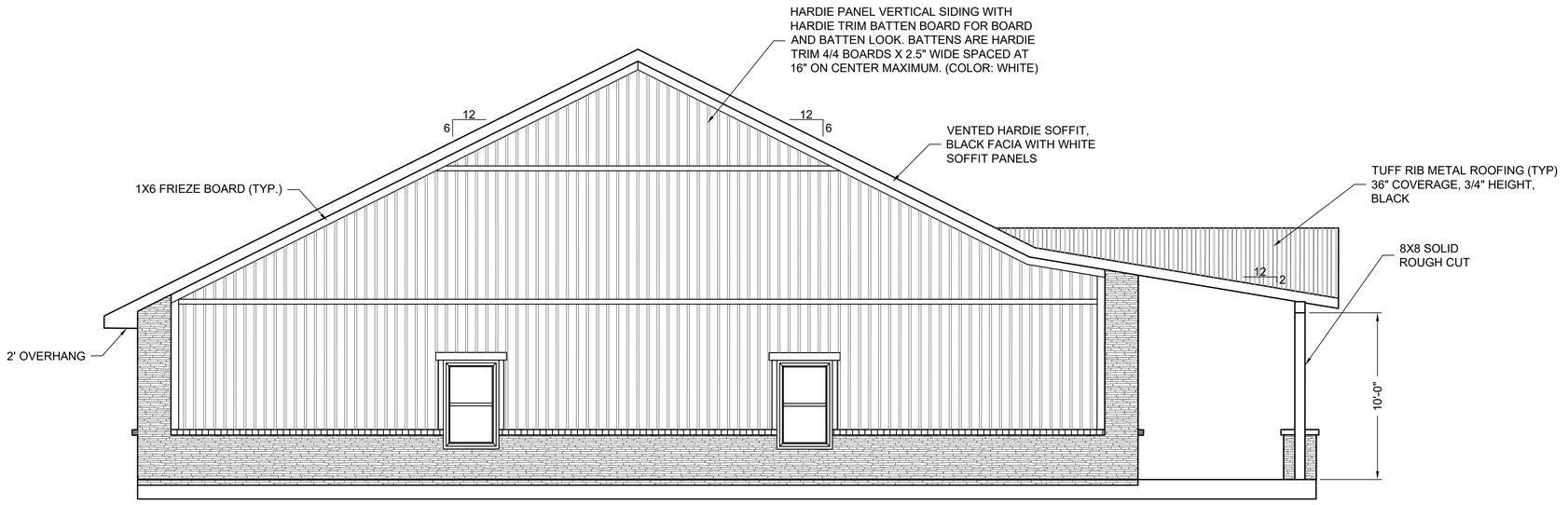
SCALE: 1/4" = 1'-0"

DATE: 08-11-2026

SHEET NO. A-2.1



SOUTH ELEVATION



WEST ELEVATION

MORRISON
ENGINEERING
(931) 271-9320

PROJECT IDENTIFICATION:

DUI CENTER OF MIDDLE TENNESSEE

919 1ST AVE
MOUNT PLEASANT, TN
38474

REVISIONS:

NO:	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		
6		

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SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWN BY:
D.M.W.

SCALE:
1/4" = 1'-0"

DATE:
08-11-2026

SHEET NO.
A-2.2

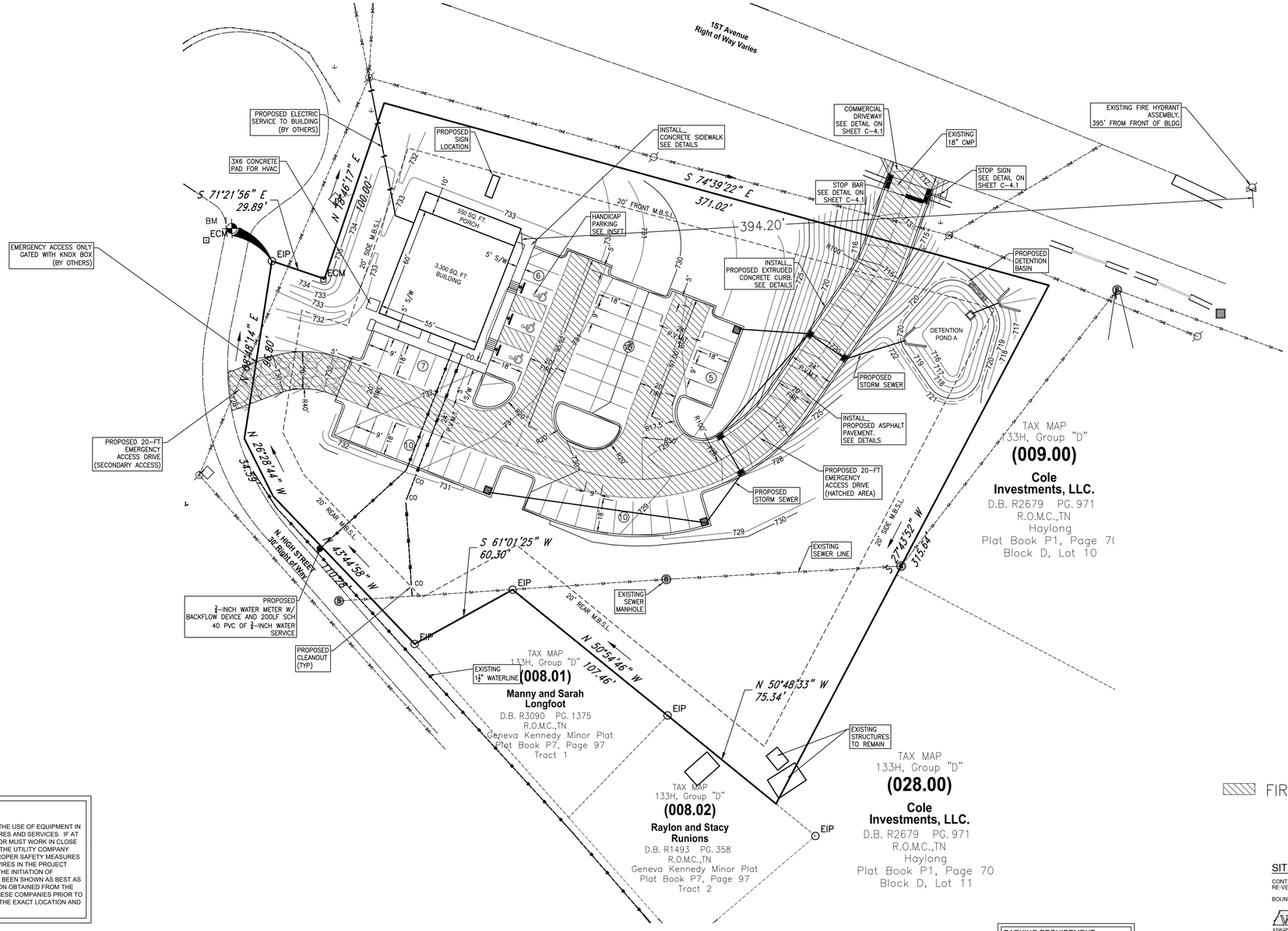
Inspiration Photos







FIRE APPARATUS ACCESS PLAN



TN GRID NORTH

© 2026

BENCHMARK

BENCHMARK #1
IRON ROD
ELEV. = 731.97'
NORTHING: 442,502.3
EASTING: 1,605,739.7
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

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		8" W
SANITARY SEWER		
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		(INT)
ASPHALT		
CONCRETE		
# PARKING SPACES		(4)
P.U.D.E.		

PARKING REQUIREMENT:

VOCATIONAL SCHOOL - 1 PER 2 STUDENTS
+ 1 PER CLASSROOM
OFFICE - 3 PER 1,000 GFA
PARKING SPACE CALCULATION -
OFFICE - (3×1000) × 300 = 1
VOCATIONAL SCHOOL - (104×2) + 1 =
52 + 1 = 53
PARKING REQUIRED - 53 + 1 = 54
PARKING SHOWN - 54

FLOOD STUDY NOTE:

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 DATED APRIL 16, 2007 (ZONE "X")

FIRE LANE

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

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GERALD W. JACK
REGISTERED ENGINEER
AGRICULTURE & BIOSYSTEMS
No. 107415
STATE OF TENNESSEE
gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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
MICHELLE FLOYD
1000 OLD HWY 99
COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
FIRE APPARATUS ACCESS PLAN

Drawn: BD
Checked: JC
Approved: GV
Date: Aug. 10, 2026

Job. no. 25602
Scale: Vertical: 1"=30'
Horizontal:

C-1.1

FILE: J:\WES_Engineers_Surveyors 2025\25602 – 919 1ST Avenue Mt. Pleasant – Floyd\Dwg\Engineering\25602 – DWI Center 919 1st Ave Mt. Pleasant base.dwg

Drainage and Water Quality System Calculations

For

DWI Center of Middle Tennessee

Located on

919 1st Avenue

Mt. Pleasant, Tennessee

August 26, 2026
(Revised 09-03-26)

Prepared For:
Michelle Floyd
1000 Old Hwy 99
Mt. Pleasant, TN 38474

Prepared By:



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

Table of Contents

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Detention Summary	2
Introduction	3
Methods and Assumptions	4
Sub-Basin Identification	4
Hydraulic Characteristics	4
Summary of Discharge	4
Outlet Condition	5
Conclusions	5

Appendix 1:	Hydroflow Model Output
Appendix 2:	Drainage Calculations Summary & Storm Sewer Design Table Existing TC Proposed TC
Appendix 3:	MP-1 - Drainage Area Map (See 24”x36” insert).

List of Figures

Figure No.	Title
1	Location Map
2	Mt Pleasant IDF Curve
3	Detention Basin: Stage-Discharge-Storage Tables
4	Pond Report

The subject property consists of ±2.15 acres of gently rolling terrain located at the southeast corner of the intersection of 1st Avenue and US Route 43 in Mt. Pleasant, TN. The project includes 1.52 acres disturbed for a commercial building with related appurtenances.

The existing drainage pattern of the site is directed primarily to the southeast across the site through a series of sheet flow and shallow drainage swales eventually entering Sugar Creek off-site. In its existing condition, the natural drainage patterns of the site are primarily directed towards the east by means of overland flow, and natural draws. The general soil information indicates the native soil is primarily Mimosa silt loam (Hydrologic Soil Group C) and Mimosa silty clay (Hydrologic Soil Group C). For existing flow characteristics see Appendix 3, *Drainage Area Map.*

The SCS Method was used to calculate runoff hydrographs for pre- and post-development conditions for the 2, 5, 10, 25, 50 and 100-year rainfall events. Rainfall information for the basin was obtained from the Intensity-Duration-Frequency Curves and Depth-Duration Data Table (Figure 2-1 of the NOAA Atlas 14 point precipitation frequency events from Mount Pleasant 2 SW 40-6340 included in this report, see Figure 3). Times of concentration for the pre-development site is 5 minutes. Post development site is 5 minutes.

The pre-development curve number was calculated to be 78. The post development curve number has been calculated to be 84 for the proposed site. The existing development curve number has been established based on the existing conditions of grasslands. The proposed development curve number has been established based on the anticipation of the roadway, parking lot, and rooftop areas being 98% impervious and the pervious surfaces staying the same.

Stormwater management of this site will include a detention basin located as shown in the construction documents and as part of the subbasin area. The proposed detention system for the basin is 8,396 c.f. The outlet control structures for the basin provides a controlled release of storm events while retaining smaller storms for water quality infiltration in the basins and reduction of the peak runoff of a given storm event as indicated in the summary charts below. Sediment is designed to drop and accumulate in the drainage basin and access for removal of sediment is allowed from the basin and the outlet structure. The drainage basin provides storage of the 100-year storm event at elevations indicated in the chart below (contains the 100-year storm event). Stormwater runoff flows overland across the proposed site, entering a surface drainage network that transfers the water to the detention basin. The detention basin discharge **below** the calculated pre-development rate through the design outlet structures, rectangular weirs, and outfalls into the existing ditch line as shown on the plan. The layout and configuration of the detention basin have been included in the submitted construction documents and the detail of the proposed outlet structures for the Basins are included in this document (Appendix 2). The report that follows defines the characteristics of the proposed drainage network. Note that offsite drainage that comes onto the property is captured and directed

through the existing drainage network as shown in the construction documents. A summary of each of the rainfall events, the routed flows from post-development into the water quality facilities and their respective elevations numerically for 2, 5, 10, 25, 50, and 100 year storms are represented in the following tables:

Detention Basin:

Total Site:

Storm Event	***Rainfall***	***Rainfall***	***Post-Developed***	***Pre-Developed***	***Total Proposed Runoff***
(YR)	IN (24-HR)	IN (6-HR)	Flow (CFS)	Flow (CFS)	CFS
2	3.90	2.60	8.20	6.56	4.30
5	4.75	3.17	10.82	9.05	6.69
10	5.42	3.65	12.90	11.07	8.79
25	6.34	4.34	15.76	13.88	11.45
50	7.08	4.92	18.05	16.17	13.68
100	7.83	5.54	20.37	18.49	18.30

Concentrated Flow at Northeast Corner of Property:

Storm Event	***Rainfall***	***Rainfall***	***Detention Pond Outfall***	***Existing Swale***	***Difference***
(YR)	IN (24-HR)	IN (6-HR)	Flow (CFS)	Flow (CFS)	CFS
2	3.90	2.60	1.33	3.27	-1.94
5	4.75	3.17	2.56	4.50	-1.94
10	5.42	3.65	3.47	5.51	-2.04
25	6.34	4.34	4.64	6.91	-2.27
50	7.08	4.92	6.89	8.05	-1.16
100	7.83	5.54	8.71	9.20	-0.49

Introduction

A hydrologic and hydraulic analysis was performed for the proposed property located on 919 1st Avenue, Mt. Pleasant, Tennessee (See Fig. 1, Location Map).

This analysis outlines the calculations used to size the on-site drainage network and the system's detention basin.

The proposed drainage areas contributing storm water runoff to the proposed system is shown in appendix 3, *Drainage Area Map*. The system is designed to restrict the flow rate for the post-development site to improve the quality of the runoff as it exits the site (See Appendix 3, Drainage Area Map). The detention basin and outlet structure was analyzed to satisfy these criteria. The 2-year, 5-year, 10-year, 25-year, 50-yr, and 100-yr design storm events were also modeled with the results included in this report.

The Hydroflow Hydrographs computer program was used in this analysis in order to appropriately size the outlet structure and route the design storm events through the proposed detention system.

Methods and Assumptions

The Hydroflow Hydrographs computer program, was used for the hydrologic analysis in this report.

Within the Hydroflow Hydrographs program, the drainage area was characterized by sub-basin(s) for the fully built-out post-development conditions for the tributary area to the detention system. Modified Rational Method hydrology was used within Hydroflow Hydrographs program to characterize the sub-basin using appropriate curve numbers and times of concentration (Tc). A design rainfall values were taken from the Intensity – Duration - Frequency curves established at the NOAA Atlas 14 point precipitation frequency events from Mount Pleasant 2 SW 40-6340, and shown in Figure 2, Mt. Pleasant IDF Curve.

The detention basin was modeled by entering a stage-storage-discharge relationship into Hydroflow Hydrographs. The stage-discharge-volume relationship was established based upon trial & error methods comparing the pre & post development flow values.

Sub-Basin Identification

The Sub-basin was established based on hydrologic characteristics and by hydraulic junction locations. The drainage area on site was represented by two sub-basins: *pre-development & post-development.*

The *pre-development* sub-basin is the total area tributary to the system in the undeveloped condition.

The *post-development* sub-basin is the total area tributary to the system in the developed condition.

Hydraulic Characteristics

The stage – storage - discharge relationship for the detention system can be found in Figure 3. These hydraulic characteristics were used in the Hydroflow Hydrographs model to produce the results identified in this report.

Summary of Discharge

The Detention Calculation summary, located in Appendix 2, identifies the peak flow for the design storm events for the areas draining through the site at pre development and post development rates. The Sub-basin locations and various HEC-HMS model components can be identified in Appendix 1, Hydroflow Hydrographs Summary.

Outlet Condition

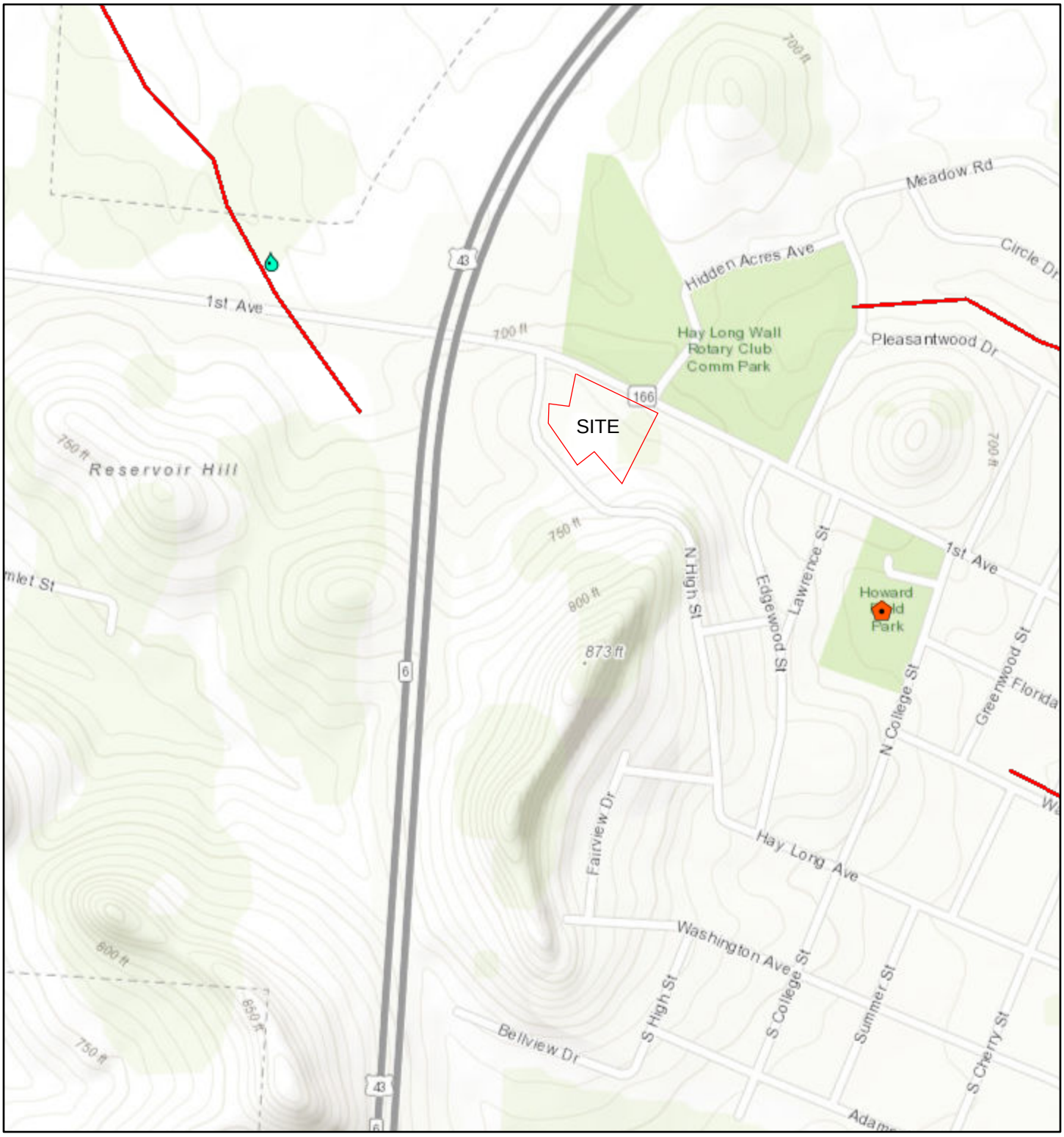
The Outlet Structure for the Detention Basin is designed to release the drainage at a rate below the pre-development rate. The structure restricts the storm water flow using a rectangular weir design with a drawdown orifice, restricting the flow until reaching the invert of the weir, then releasing the storm water runoff to an outlet pipe. The outlet structure will impede stormwater flow causing water to rise in the basins allowing suspended sediment to settle into the basins improving the quality of the runoff. Sediment is designed to drop and accumulate in the basins with access for removal of sediment from the surface. The system is designed to overflow across the emergency overflow for events in excess of the 100-year storm event and includes 1-foot of freeboard within the design. The top of the weir elevation of the outlet structure is greater than the design 100-year water surface elevation.

Conclusions

As can be seen in the summary, calculations and within Appendix 1, the drainage system provides the desired detention of the storm water runoff, using the design parameters in this report. Therefore, from the analysis presented in this report, the proposed system will improve the water quality of the runoff from the proposed development.

The post developed runoff from this site (100-year) has been ***reduced*** by **0.19** cfs by design.

ArcGIS Web Map



8/7/2026, 1:08:34 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Counties

Monitoring Sites

Water Quality Assessment

Water Resources Permits

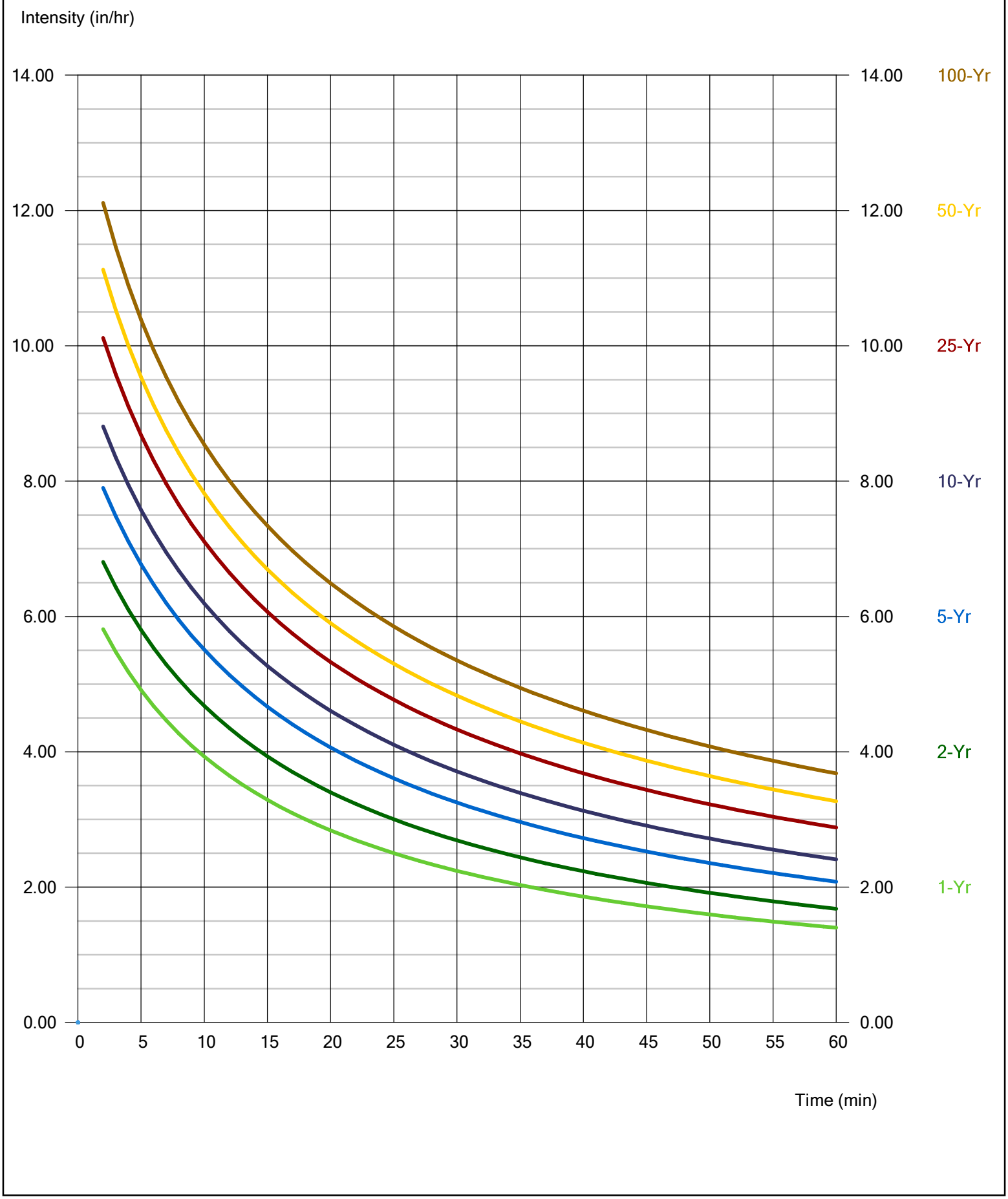
Not Supporting

Construction

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

Hydraflow IDF Curves

IDF file: Mt Pleasant.IDF



Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	6.562	-------	9.046	11.07	13.88	16.17	18.49	Existing Surface
2	SCS Runoff	------	-------	8.204	-------	10.82	12.90	15.76	18.05	20.37	Proposed Surface
4	SCS Runoff	------	-------	3.797	-------	4.710	5.424	6.401	7.184	7.975	Stormsewer to Detention
5	SCS Runoff	------	-------	0.794	-------	1.094	1.338	1.679	1.955	2.236	Sheetflow to Detention
6	Combine	4, 5	-------	4.590	-------	5.804	6.763	8.080	9.139	10.21	Total to Detention A
8	Reservoir	6	-------	1.336	-------	2.559	3.467	4.642	6.891	8.711	Outfall Detention A
9	SCS Runoff	------	-------	3.730	-------	5.069	6.145	7.637	8.844	10.07	Bypass
11	Combine	8, 9,	-------	4.295	-------	6.693	8.785	11.45	13.68	18.30	Total Proposed Conditions
13	SCS Runoff	------	-------	3.266	-------	4.502	5.507	6.909	8.047	9.204	Existing Swale to NE

Pond Report

Pond No. 1 - Detention Pond A

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 715.50 ft. Voids = 90.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	715.50	10	0	0
0.50	716.00	968	161	161
1.50	717.00	1,423	1,069	1,231
2.50	718.00	1,860	1,473	2,704
3.50	719.00	2,366	1,897	4,601
4.50	720.00	2,963	2,393	6,993
5.00	720.50	3,276	1,403	8,396

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	3.00	0.00	0.00
Span (in)	= 18.00	3.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 715.40	715.50	0.00	0.00
Length (ft)	= 15.16	0.00	0.00	0.00
Slope (%)	= 2.64	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

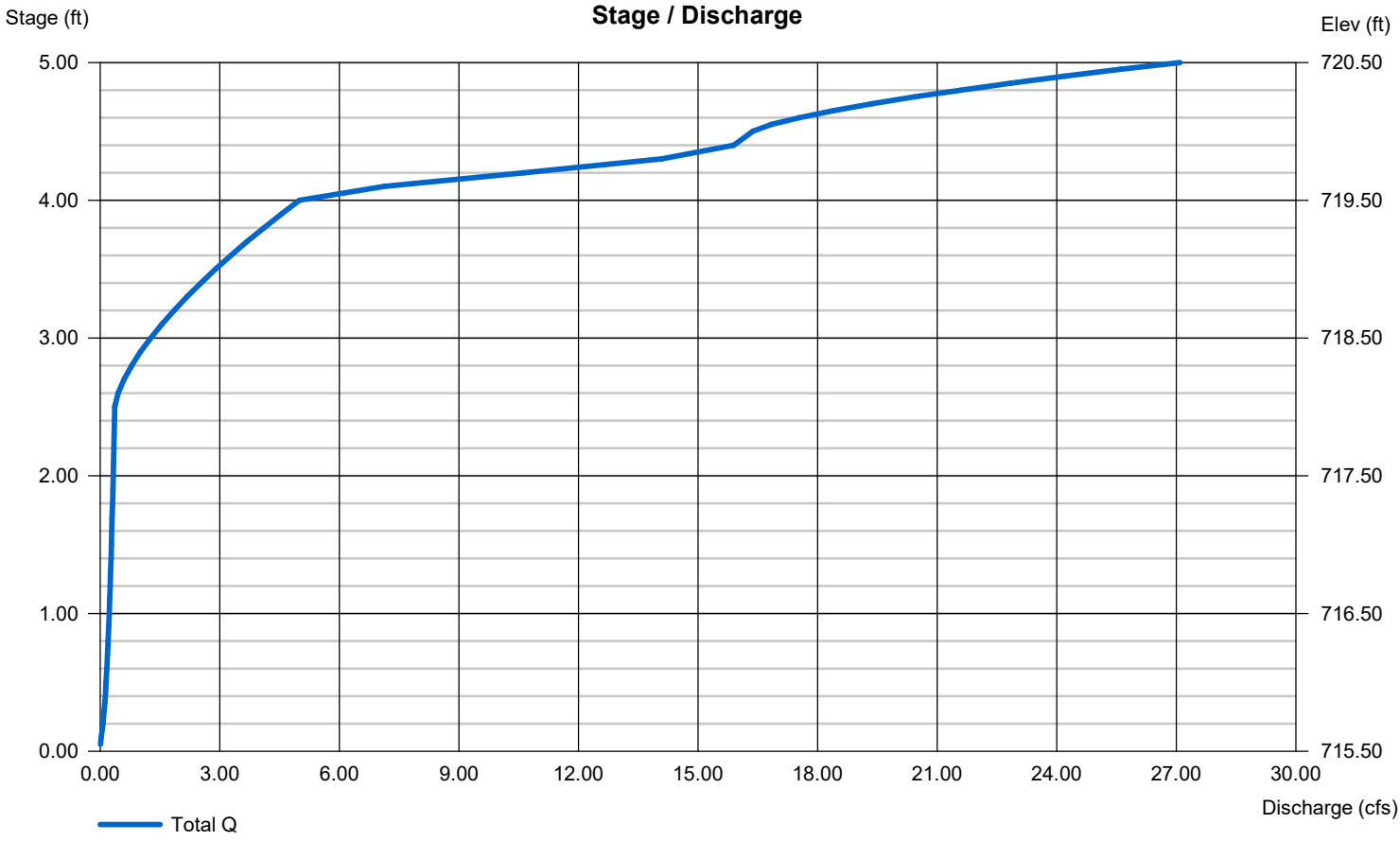
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 16.00	0.75	8.00	0.00
Crest El. (ft)	= 719.50	718.00	720.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	Ciplti	---
Multi-Stage	= Yes	Yes	No	No

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

TW Elev. (ft) = 0.00

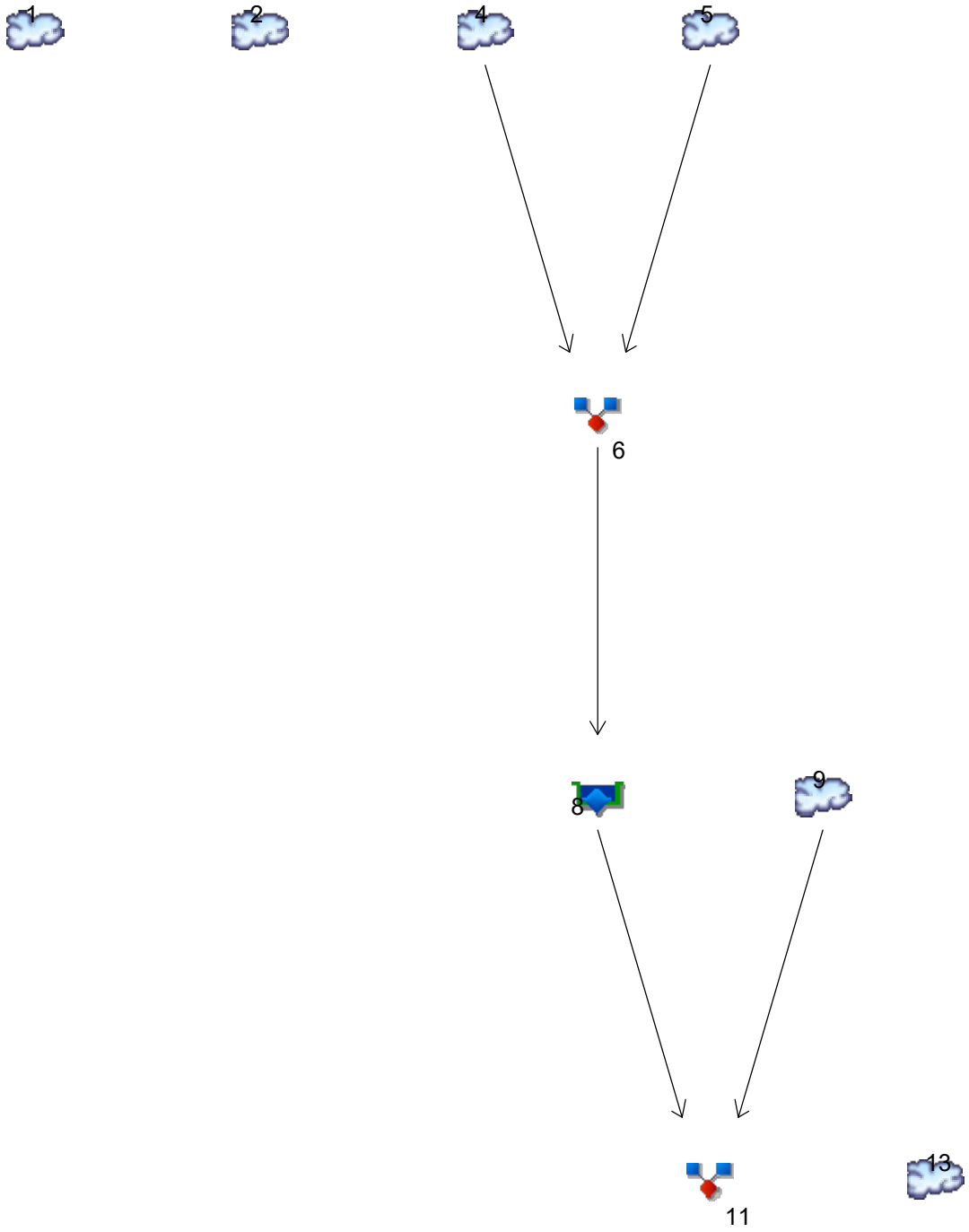
Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Appendix 1

Hydroflow Hydrographs
Model Output
Summary

Watershed Model Schematic



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.562	2	718	13,226	------	------	------	Existing Surface
2	SCS Runoff	8.204	2	716	16,706	------	------	------	Proposed Surface
4	SCS Runoff	3.797	2	716	8,345	------	------	------	Stormsewer to Detention
5	SCS Runoff	0.794	2	718	1,599	------	------	------	Sheetflow to Detention
6	Combine	4.590	2	716	9,944	4, 5	------	------	Total to Detention A
8	Reservoir	1.336	2	724	9,941	6	718.53	3,701	Outfall Detention A
9	SCS Runoff	3.730	2	716	7,535	------	------	------	Bypass
11	Combine	4.295	2	718	17,476	8, 9,	------	------	Total Proposed Conditions
13	SCS Runoff	3.266	2	718	6,582	------	------	------	Existing Swale to NE

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	9.046	2	716	18,298	------	------	------	Existing Surface
2	SCS Runoff	10.82	2	716	22,262	------	------	------	Proposed Surface
4	SCS Runoff	4.710	2	716	10,505	------	------	------	Stormsewer to Detention
5	SCS Runoff	1.094	2	716	2,213	------	------	------	Sheetflow to Detention
6	Combine	5.804	2	716	12,717	4, 5	------	------	Total to Detention A
8	Reservoir	2.559	2	722	12,714	6	718.91	4,429	Outfall Detention A
9	SCS Runoff	5.069	2	716	10,290	------	------	------	Bypass
11	Combine	6.693	2	718	23,005	8, 9,	------	------	Total Proposed Conditions
13	SCS Runoff	4.502	2	716	9,106	------	------	------	Existing Swale to NE

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	11.07	2	716	22,475	------	------	------	Existing Surface
2	SCS Runoff	12.90	2	716	26,756	------	------	------	Proposed Surface
4	SCS Runoff	5.424	2	716	12,215	------	------	------	Stormsewer to Detention
5	SCS Runoff	1.338	2	716	2,718	------	------	------	Sheetflow to Detention
6	Combine	6.763	2	716	14,933	4, 5	------	------	Total to Detention A
8	Reservoir	3.467	2	722	14,930	6	719.15	4,951	Outfall Detention A
9	SCS Runoff	6.145	2	716	12,545	------	------	------	Bypass
11	Combine	8.785	2	718	27,475	8, 9,	------	------	Total Proposed Conditions
13	SCS Runoff	5.507	2	716	11,185	------	------	------	Existing Swale to NE

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	13.88	2	716	28,395	------	------	------	Existing Surface
2	SCS Runoff	15.76	2	716	33,040	------	------	------	Proposed Surface
4	SCS Runoff	6.401	2	716	14,570	------	------	------	Stormsewer to Detention
5	SCS Runoff	1.679	2	716	3,434	------	------	------	Sheetflow to Detention
6	Combine	8.080	2	716	18,004	4, 5	------	------	Total to Detention A
8	Reservoir	4.642	2	722	18,001	6	719.42	5,610	Outfall Detention A
9	SCS Runoff	7.637	2	716	15,726	------	------	------	Bypass
11	Combine	11.45	2	718	33,727	8, 9,	------	------	Total Proposed Conditions
13	SCS Runoff	6.909	2	716	14,131	------	------	------	Existing Swale to NE

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	16.17	2	716	33,272	------	------	------	Existing Surface
2	SCS Runoff	18.05	2	716	38,164	------	------	------	Proposed Surface
4	SCS Runoff	7.184	2	716	16,469	------	------	------	Stormsewer to Detention
5	SCS Runoff	1.955	2	716	4,024	------	------	------	Sheetflow to Detention
6	Combine	9.139	2	716	20,493	4, 5	------	------	Total to Detention A
8	Reservoir	6.891	2	720	20,490	6	719.59	6,010	Outfall Detention A
9	SCS Runoff	8.844	2	716	18,337	------	------	------	Bypass
11	Combine	13.68	2	720	38,827	8, 9,	------	------	Total Proposed Conditions
13	SCS Runoff	8.047	2	716	16,559	------	------	------	Existing Swale to NE

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	18.49	2	716	38,296	------	------	------	Existing Surface
2	SCS Runoff	20.37	2	716	43,404	------	------	------	Proposed Surface
4	SCS Runoff	7.975	2	716	18,397	------	------	------	Stormsewer to Detention
5	SCS Runoff	2.236	2	716	4,631	------	------	------	Sheetflow to Detention
6	Combine	10.21	2	716	23,028	4, 5	------	------	Total to Detention A
8	Reservoir	8.711	2	720	23,025	6	719.65	6,145	Outfall Detention A
9	SCS Runoff	10.07	2	716	21,019	------	------	------	Bypass
11	Combine	18.30	2	718	44,044	8, 9,	------	------	Total Proposed Conditions
13	SCS Runoff	9.204	2	716	19,059	------	------	------	Existing Swale to NE

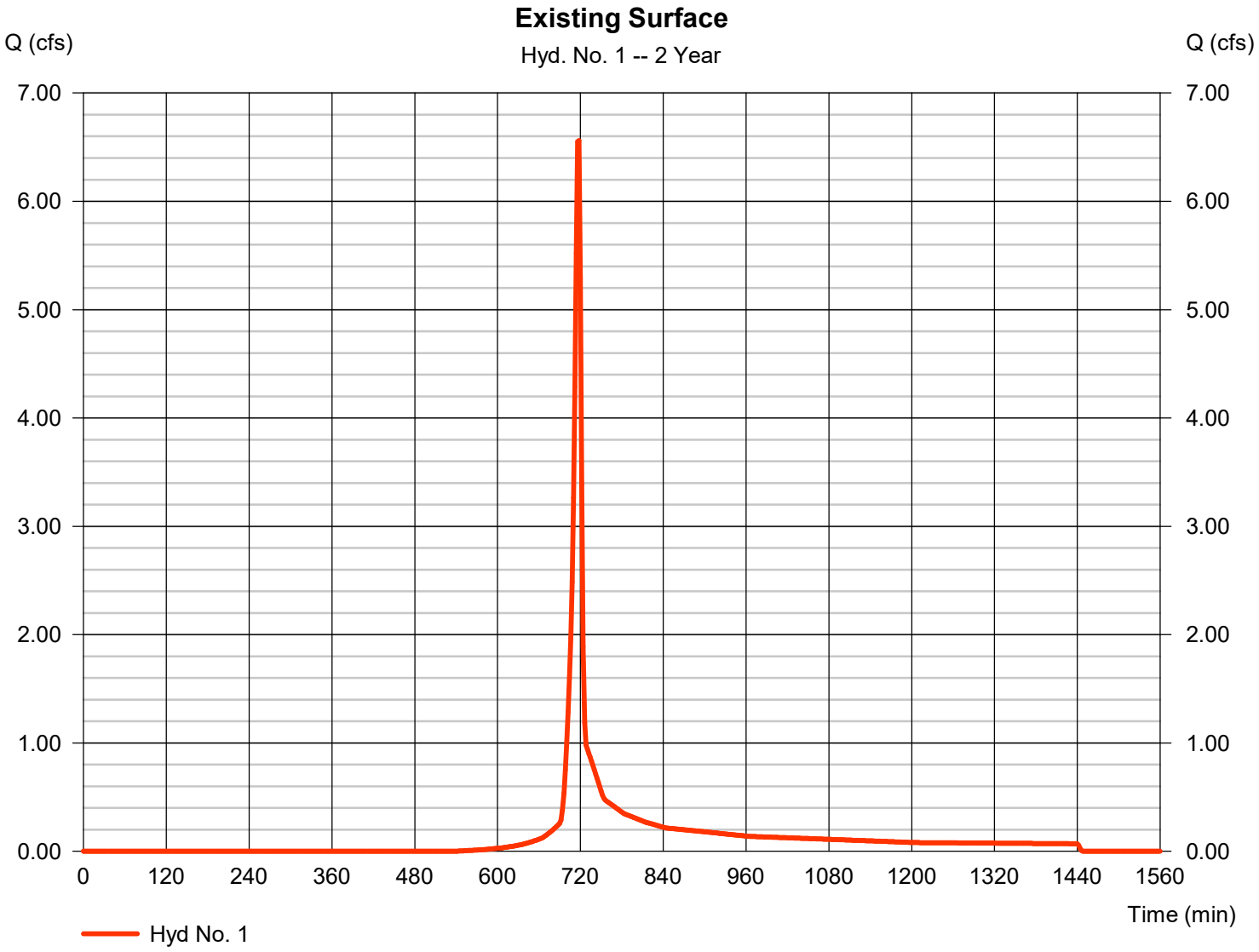
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Thursday, 09 / 3 / 2026

Hyd. No. 1

Existing Surface

Hydrograph type	= SCS Runoff	Peak discharge	= 6.562 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 13,226 cuft
Drainage area	= 2.150 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.90 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



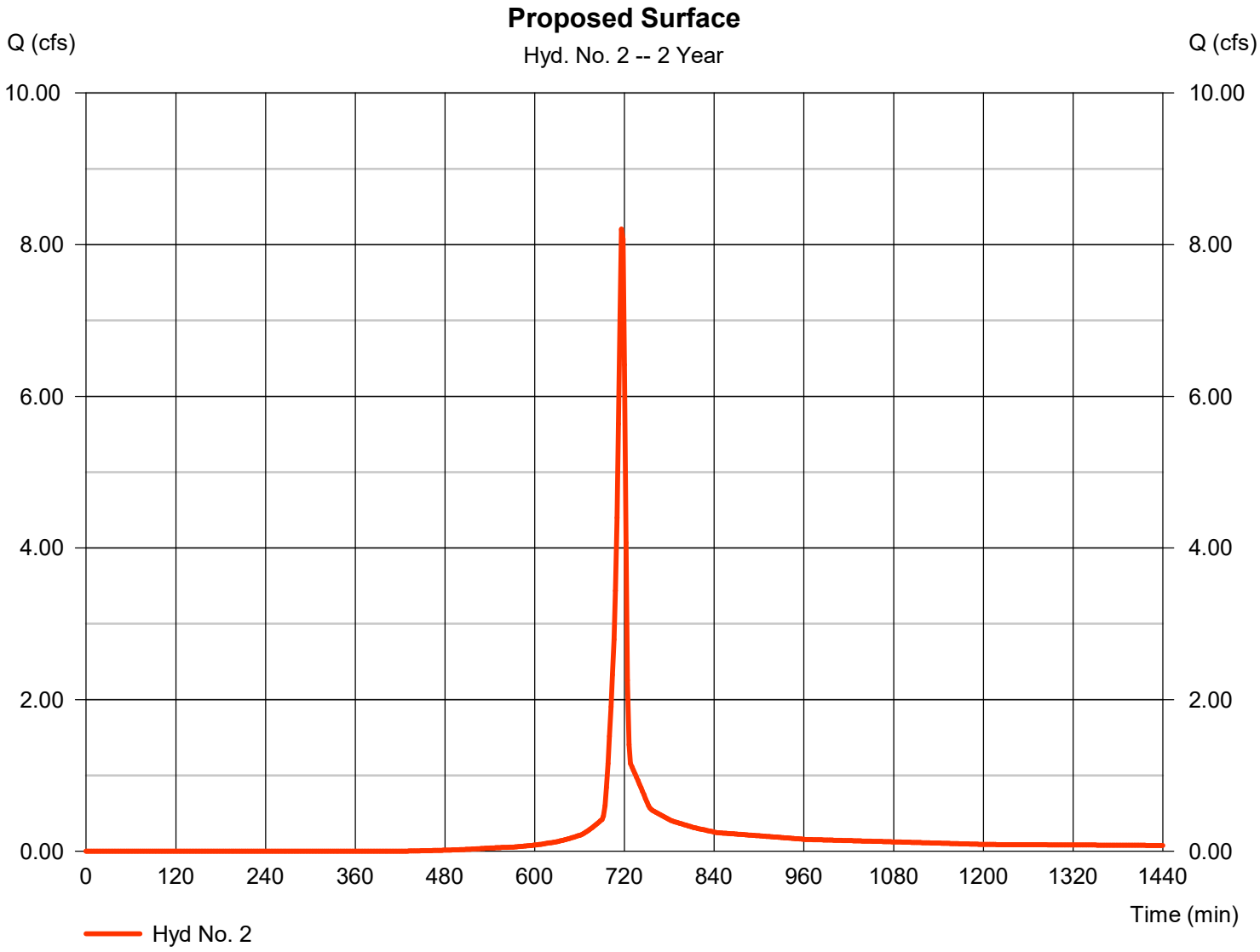
Hydrograph Report

Hyd. No. 2

Proposed Surface

Hydrograph type	= SCS Runoff	Peak discharge	= 8.204 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 16,706 cuft
Drainage area	= 2.150 ac	Curve number	= 84*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.90 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.680 x 98) + (1.470 x 78)] / 2.150



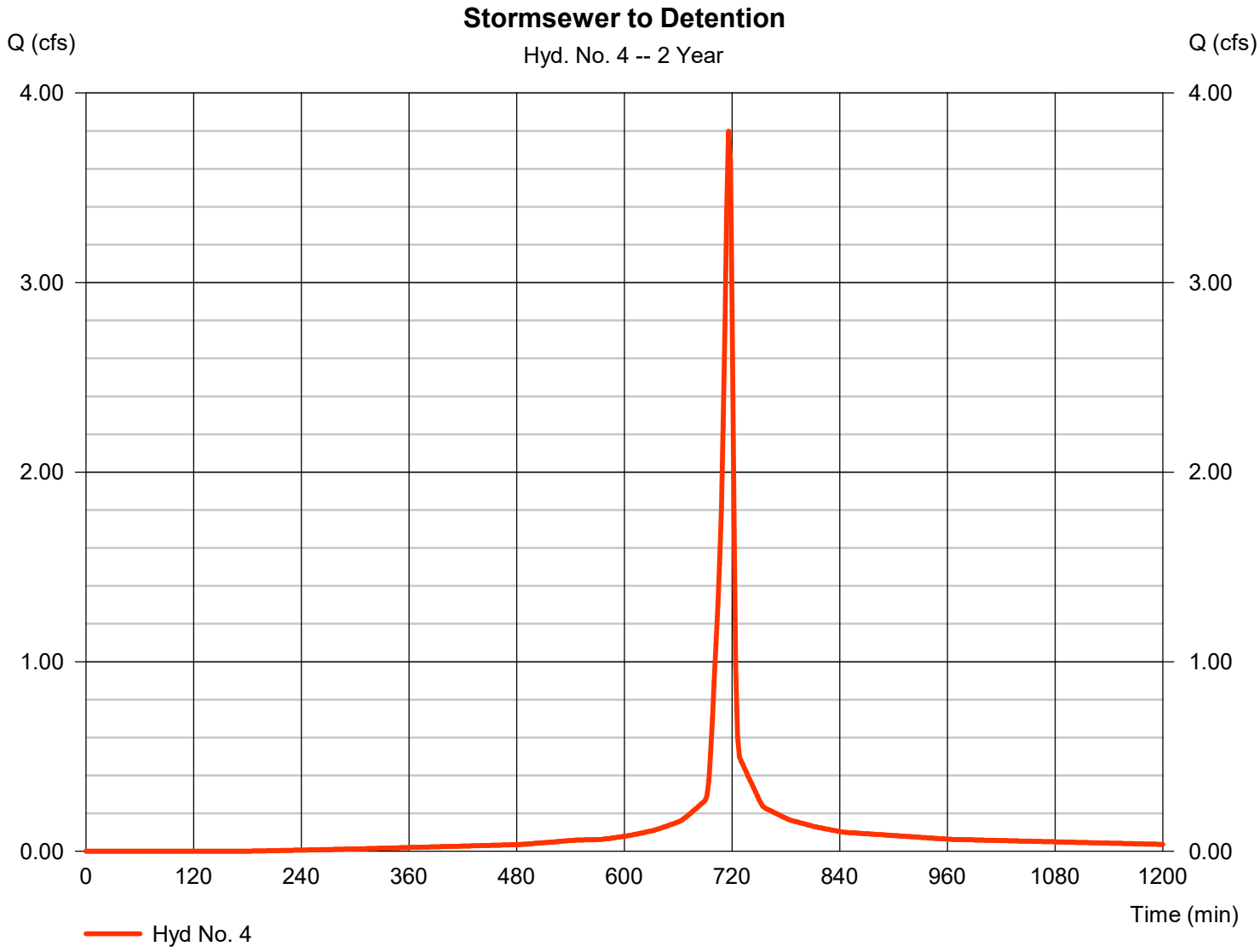
Hydrograph Report

Hyd. No. 4

Stormsewer to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.797 cfs
Storm frequency	=	2 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	8,345 cuft
Drainage area	=	0.760 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.90 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.590 x 98) + (0.170 x 78)] / 0.760

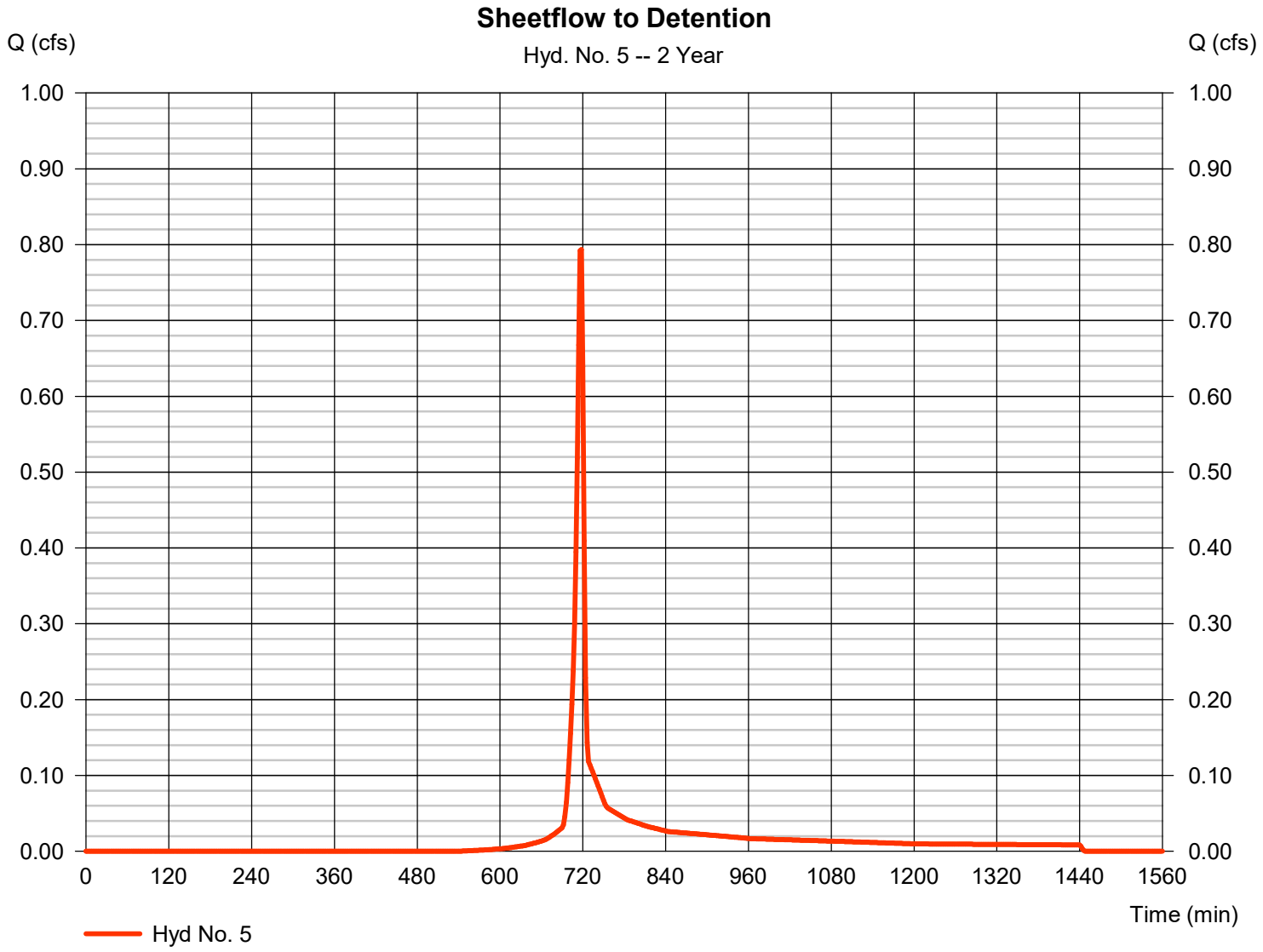


Hydrograph Report

Hyd. No. 5

Sheetflow to Detention

Hydrograph type	= SCS Runoff	Peak discharge	= 0.794 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 1,599 cuft
Drainage area	= 0.260 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.90 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

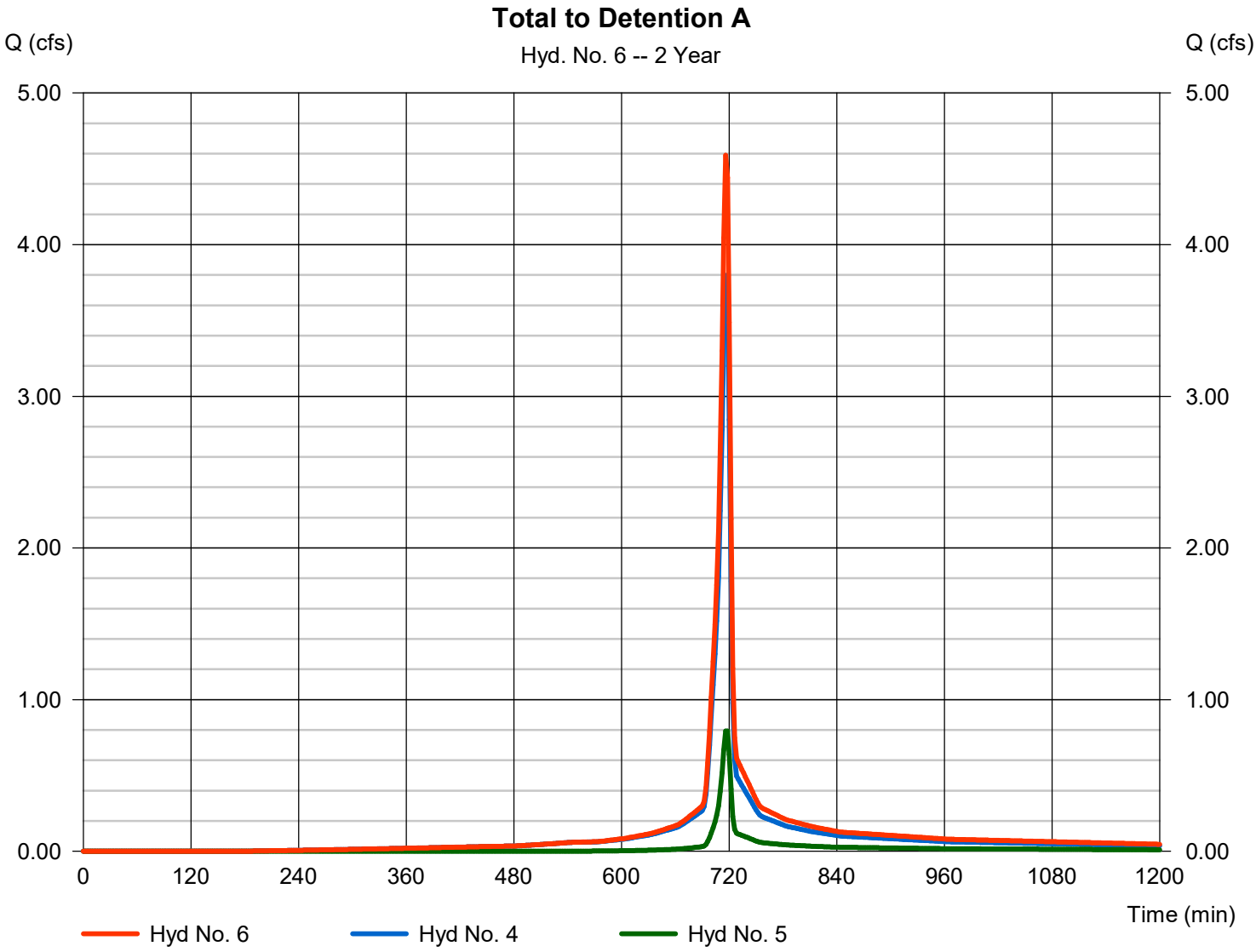


Hydrograph Report

Hyd. No. 6

Total to Detention A

Hydrograph type	= Combine	Peak discharge	= 4.590 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 9,944 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 1.020 ac



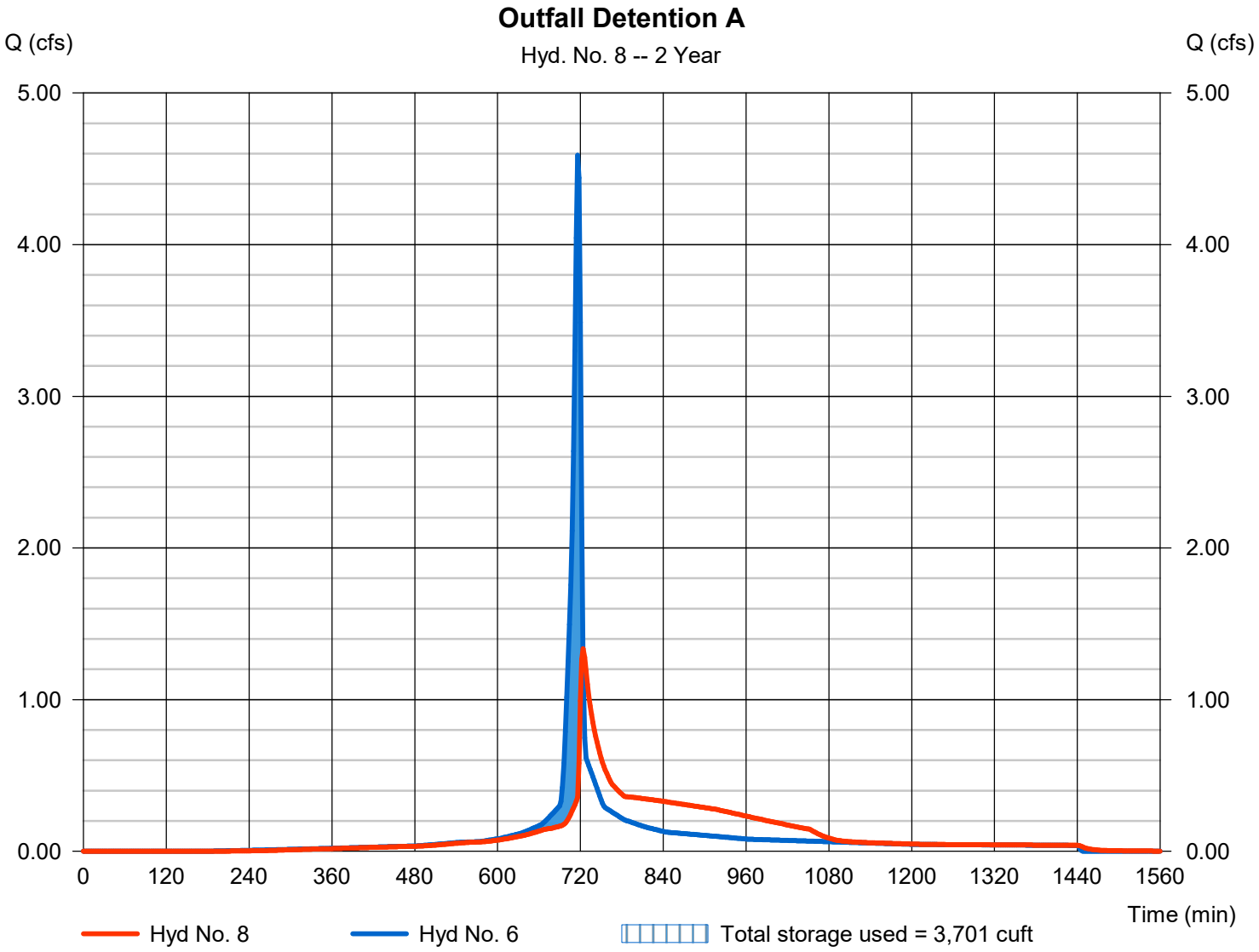
Hydrograph Report

Hyd. No. 8

Outfall Detention A

Hydrograph type	=	Reservoir	Peak discharge	=	1.336 cfs
Storm frequency	=	2 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	9,941 cuft
Inflow hyd. No.	=	6 - Total to Detention A	Max. Elevation	=	718.53 ft
Reservoir name	=	Detention Pond A	Max. Storage	=	3,701 cuft

Storage Indication method used.



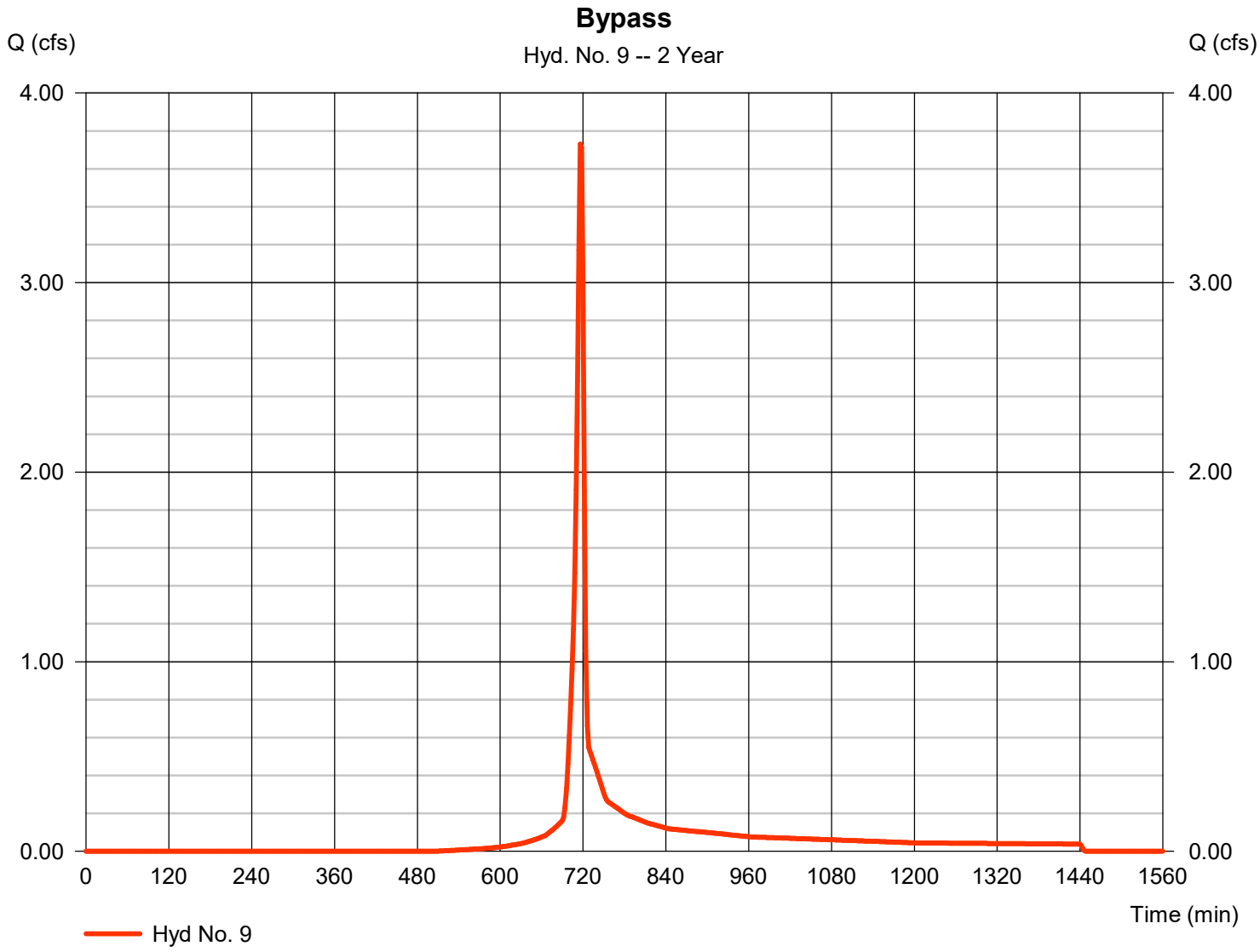
Hydrograph Report

Hyd. No. 9

Bypass

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.730 cfs
Storm frequency	=	2 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	7,535 cuft
Drainage area	=	1.130 ac	Curve number	=	80*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.90 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.090 x 98) + (1.040 x 78)] / 1.130

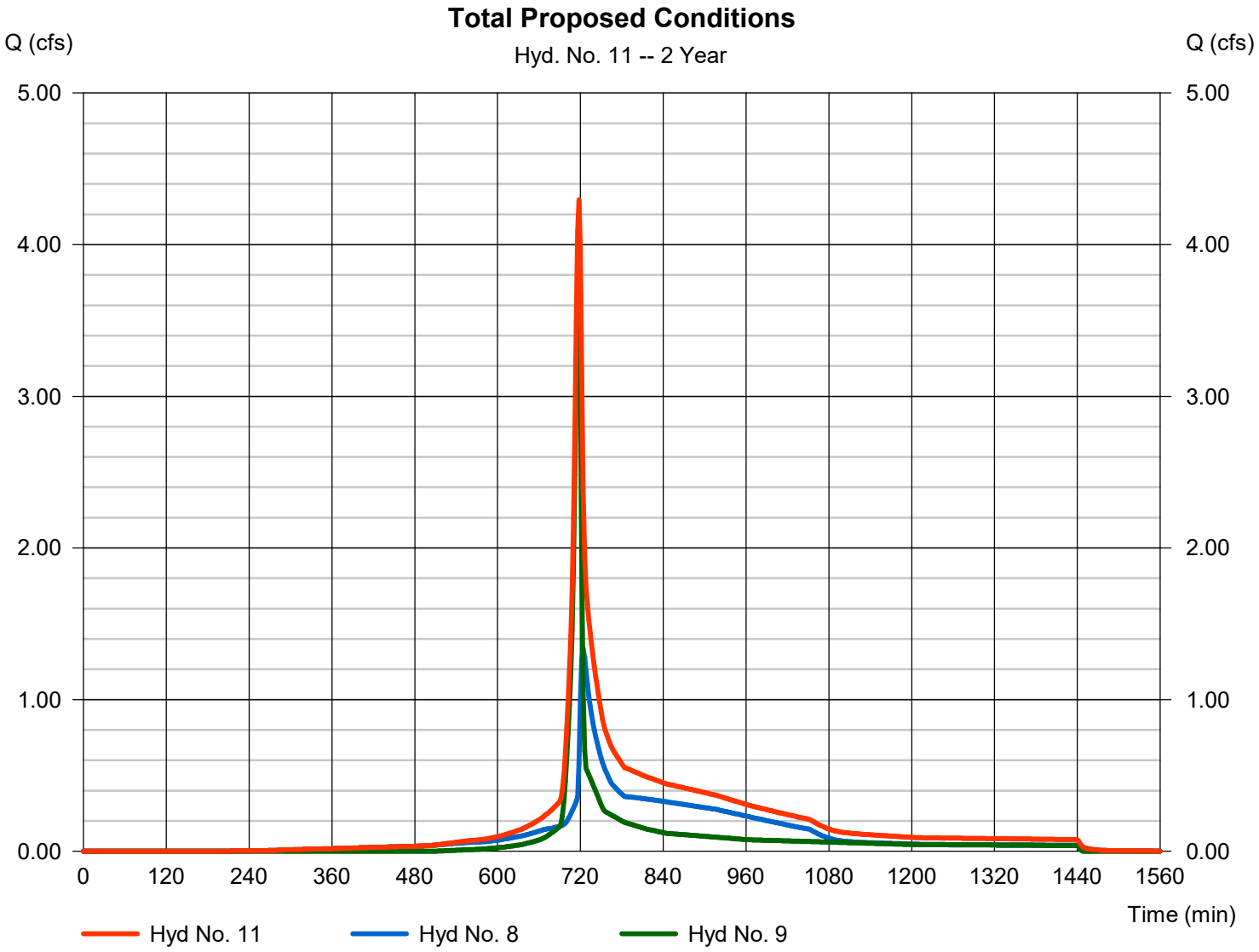


Hydrograph Report

Hyd. No. 11

Total Proposed Conditions

Hydrograph type	= Combine	Peak discharge	= 4.295 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 17,476 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.130 ac

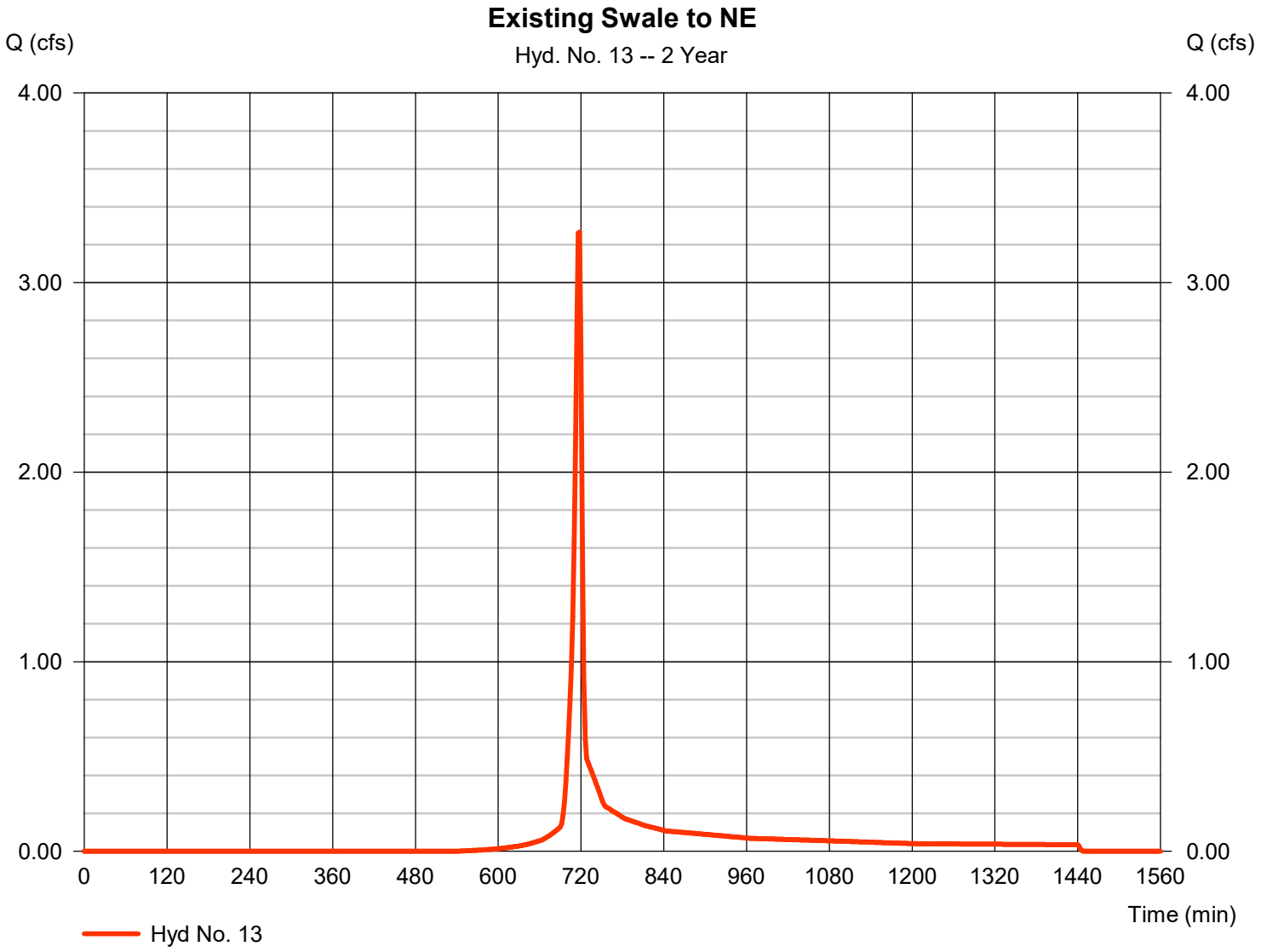


Hydrograph Report

Hyd. No. 13

Existing Swale to NE

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.266 cfs
Storm frequency	=	2 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	6,582 cuft
Drainage area	=	1.070 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.90 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

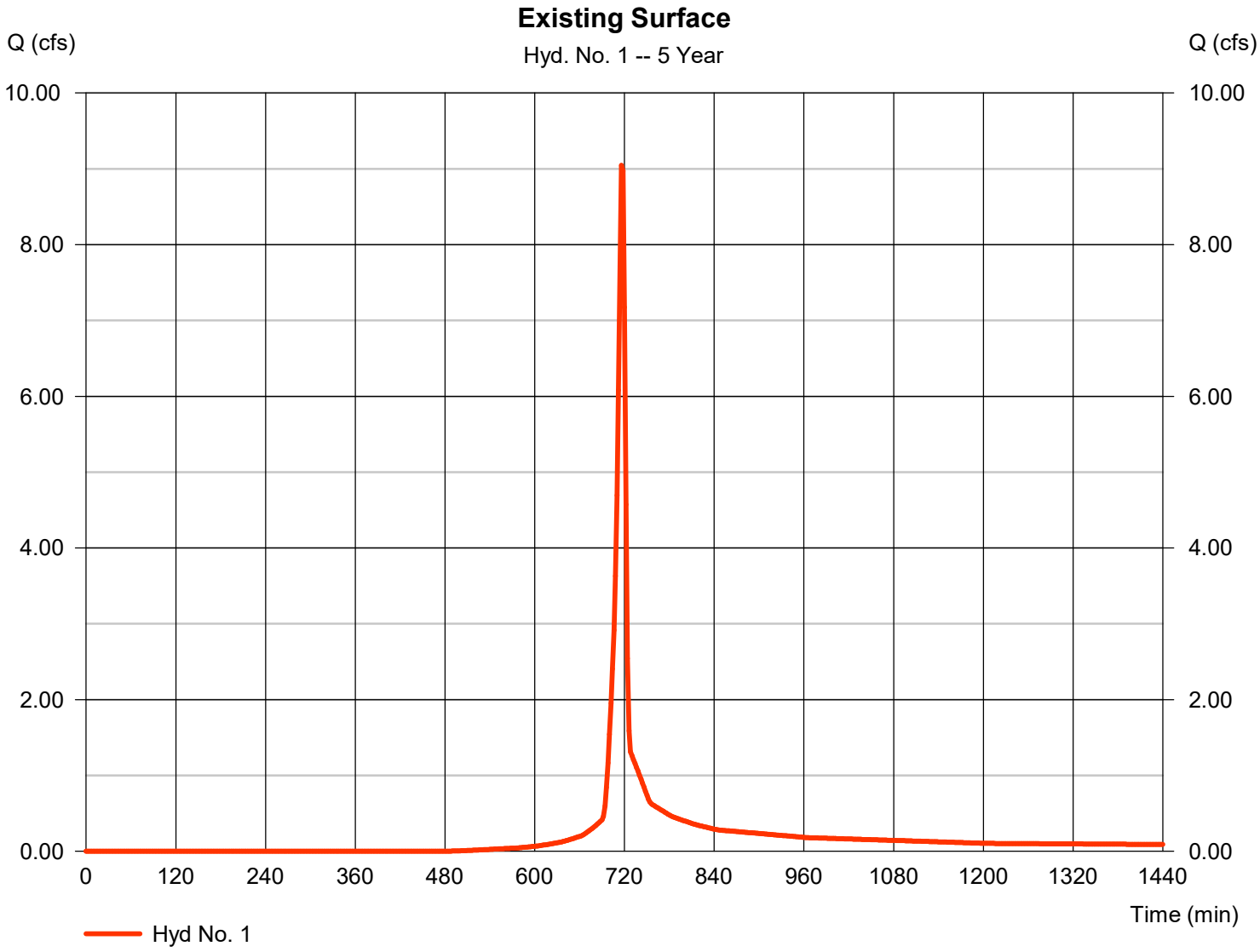


Hydrograph Report

Hyd. No. 1

Existing Surface

Hydrograph type	= SCS Runoff	Peak discharge	= 9.046 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 18,298 cuft
Drainage area	= 2.150 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.75 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



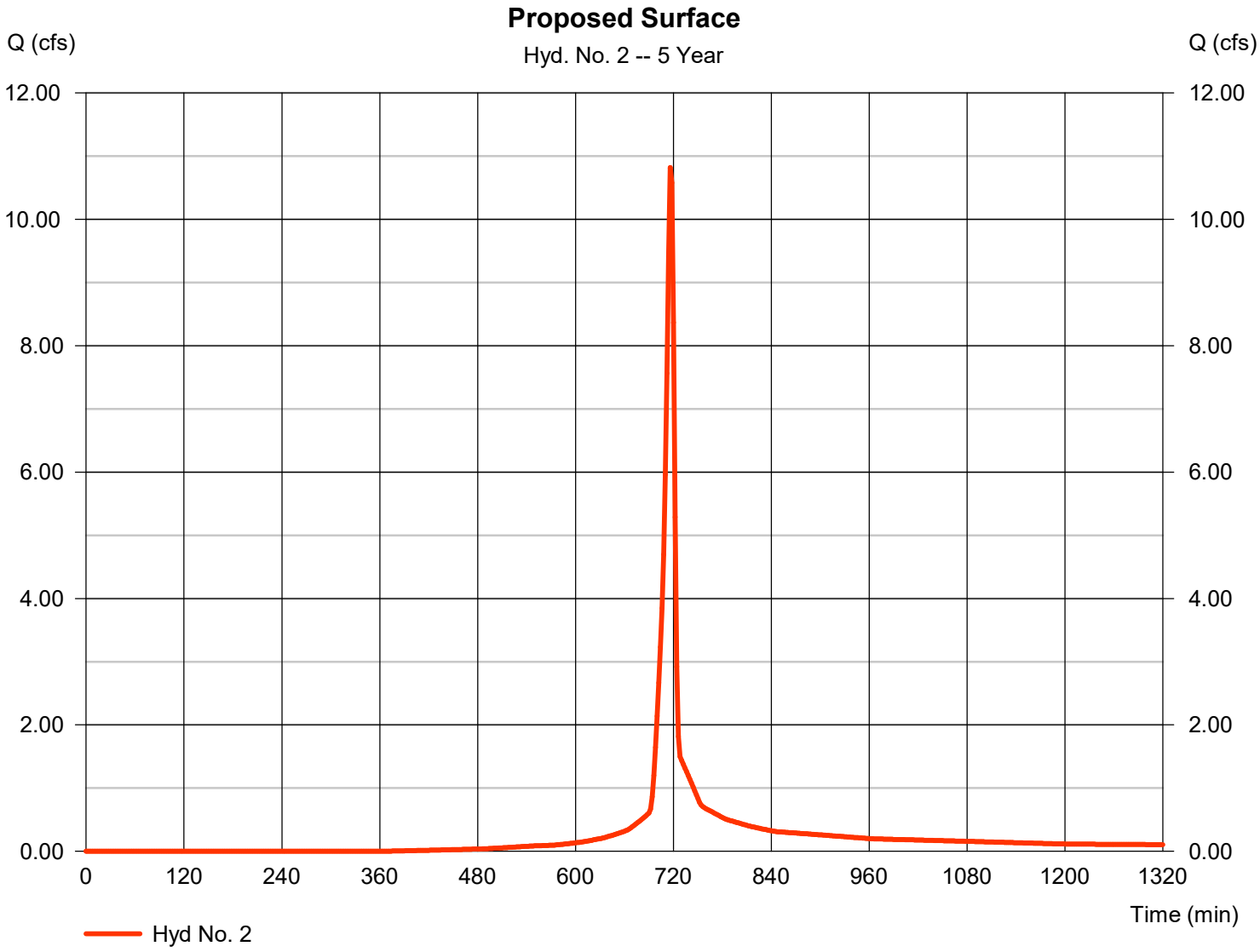
Hydrograph Report

Hyd. No. 2

Proposed Surface

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.82 cfs
Storm frequency	=	5 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	22,262 cuft
Drainage area	=	2.150 ac	Curve number	=	84*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.75 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.680 x 98) + (1.470 x 78)] / 2.150



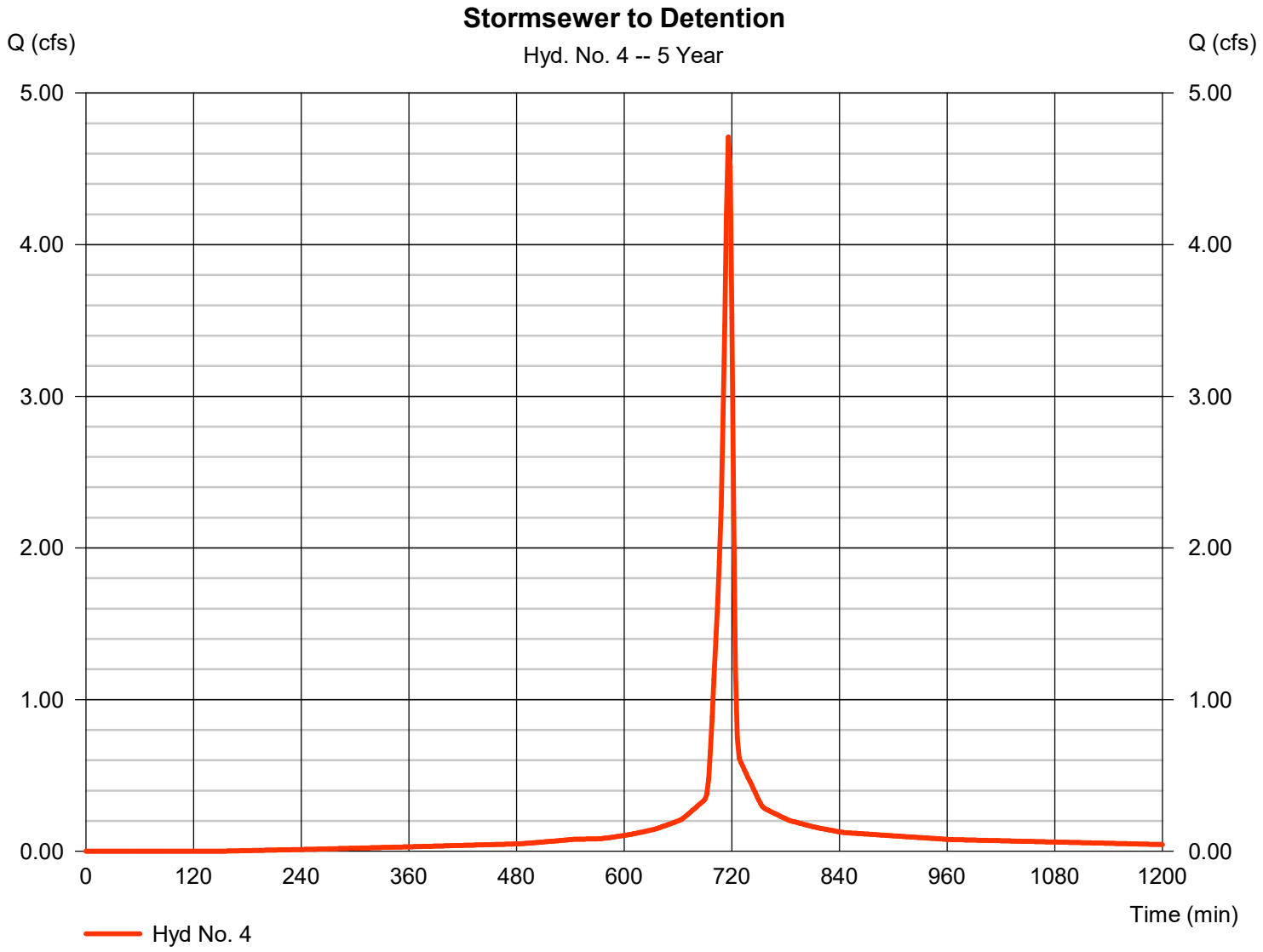
Hydrograph Report

Hyd. No. 4

Stormsewer to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.710 cfs
Storm frequency	=	5 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	10,505 cuft
Drainage area	=	0.760 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.75 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.590 x 98) + (0.170 x 78)] / 0.760

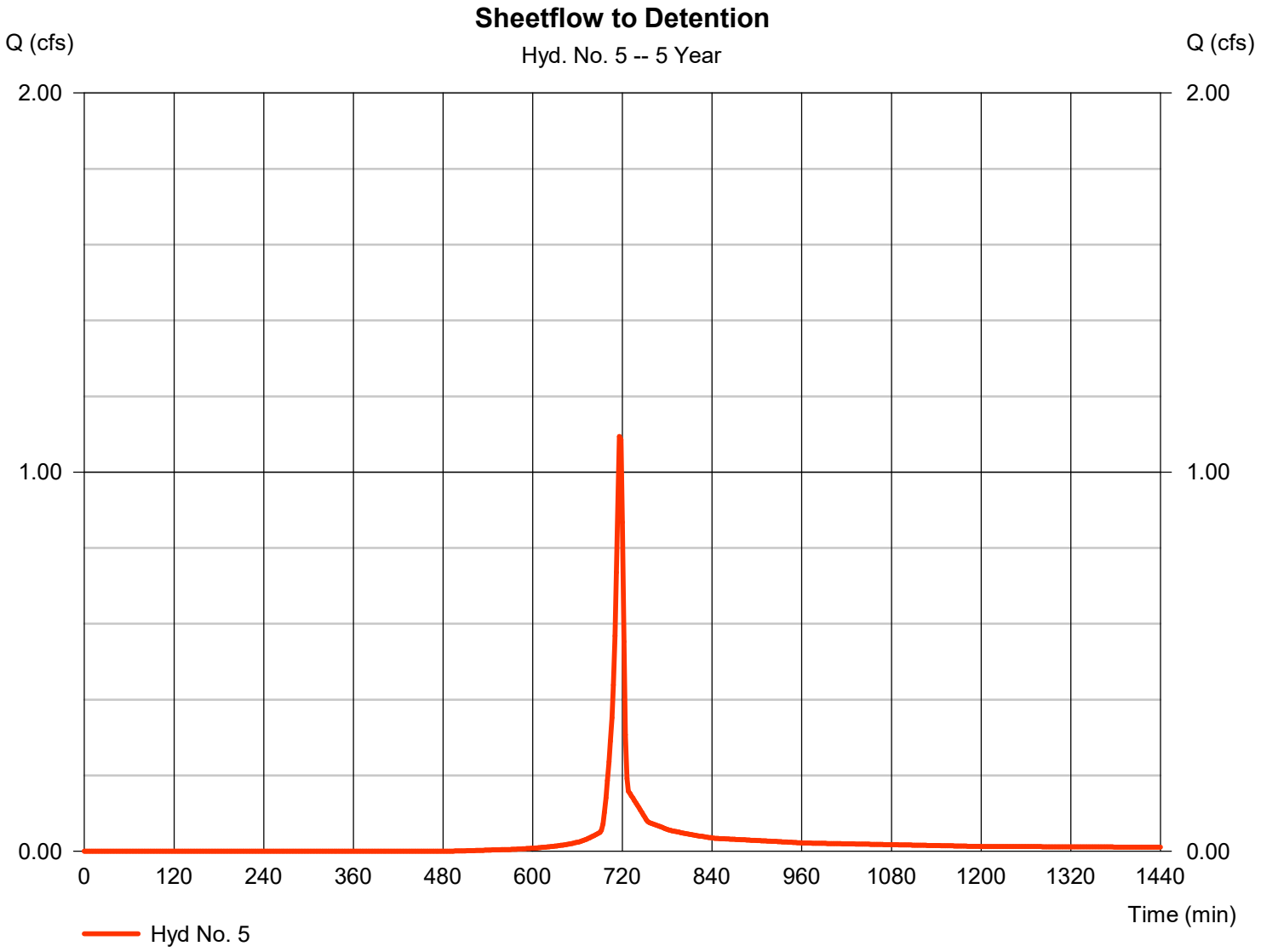


Hydrograph Report

Hyd. No. 5

Sheetflow to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.094 cfs
Storm frequency	=	5 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	2,213 cuft
Drainage area	=	0.260 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.75 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

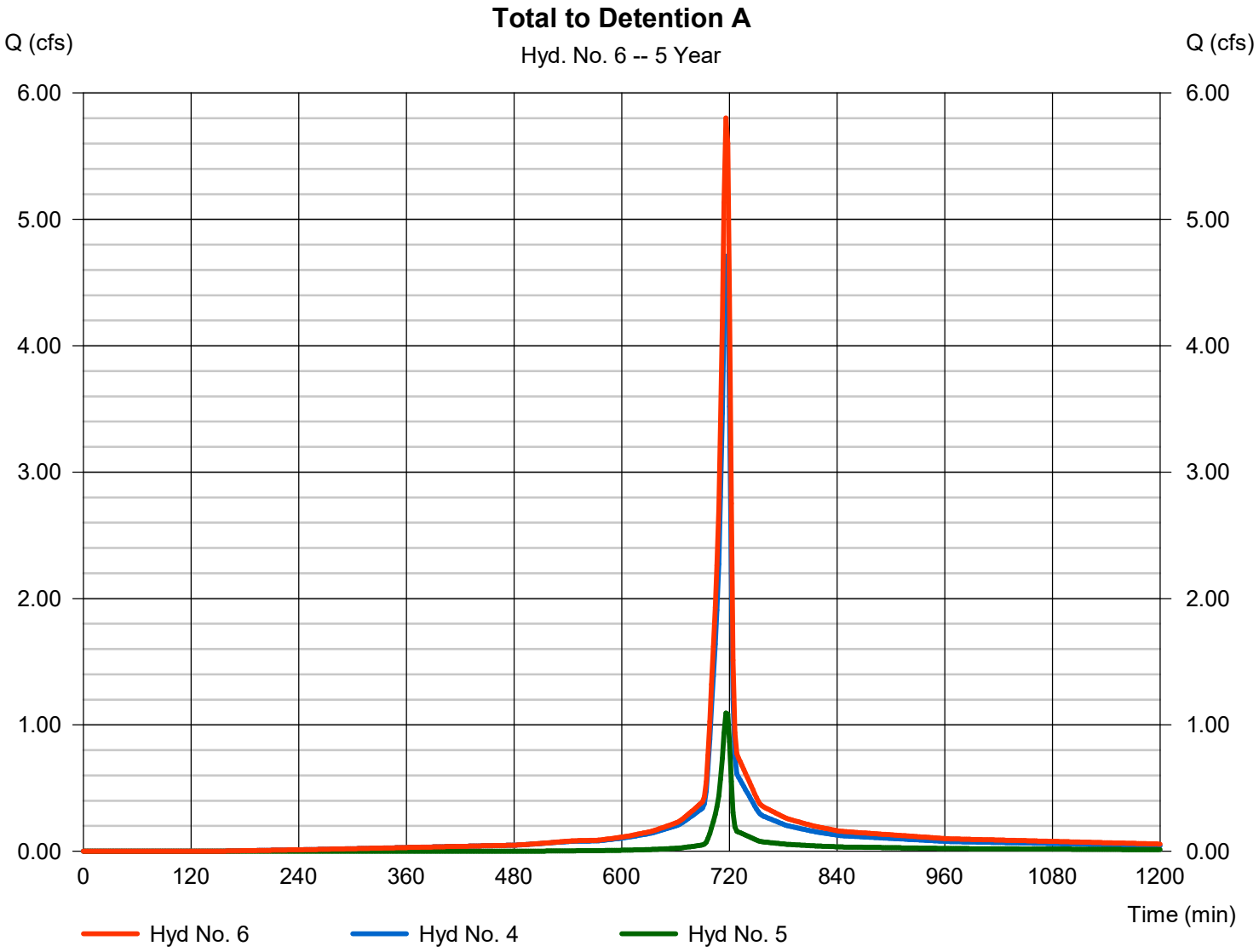


Hydrograph Report

Hyd. No. 6

Total to Detention A

Hydrograph type	= Combine	Peak discharge	= 5.804 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 12,717 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 1.020 ac



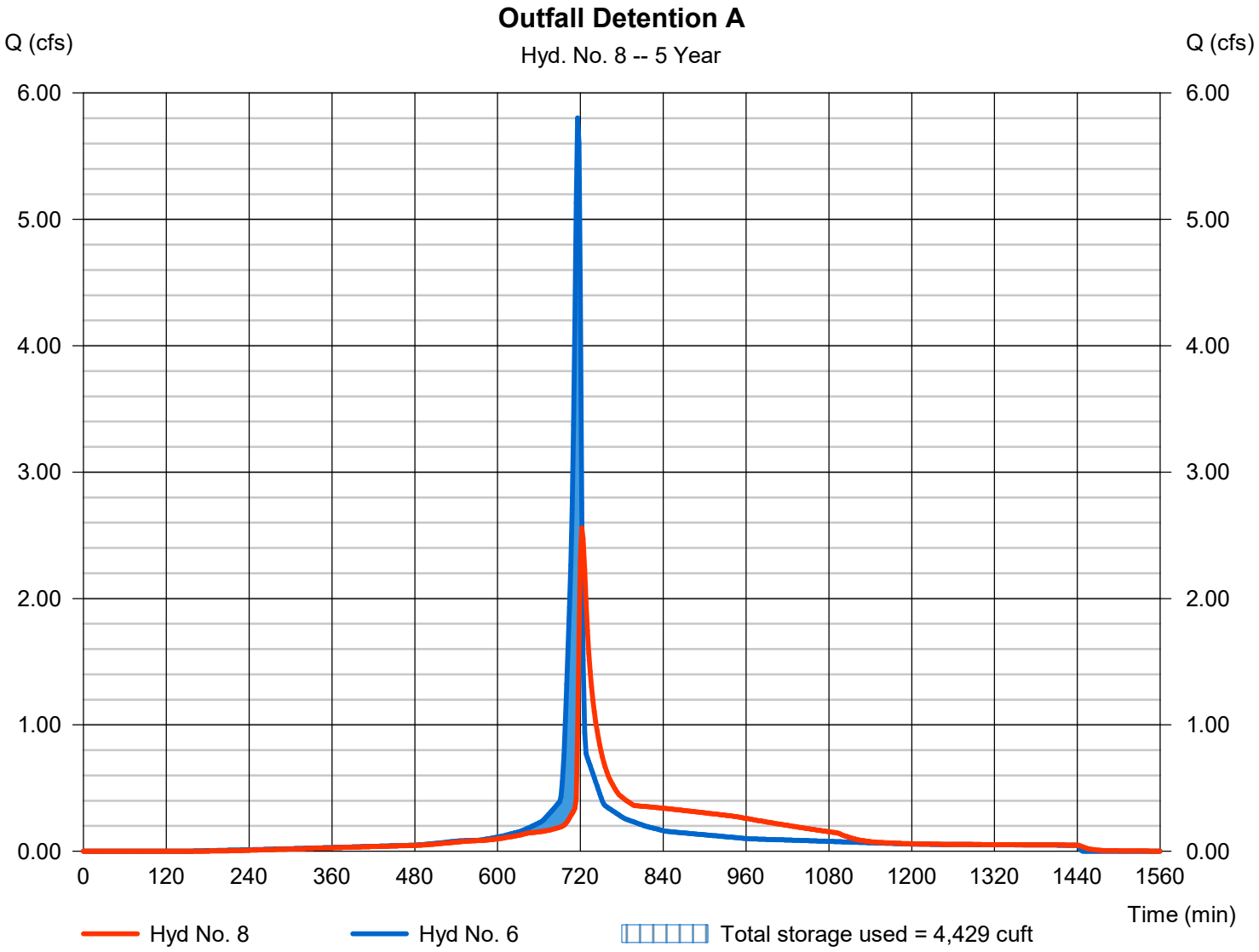
Hydrograph Report

Hyd. No. 8

Outfall Detention A

Hydrograph type	=	Reservoir	Peak discharge	=	2.559 cfs
Storm frequency	=	5 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	12,714 cuft
Inflow hyd. No.	=	6 - Total to Detention A	Max. Elevation	=	718.91 ft
Reservoir name	=	Detention Pond A	Max. Storage	=	4,429 cuft

Storage Indication method used.



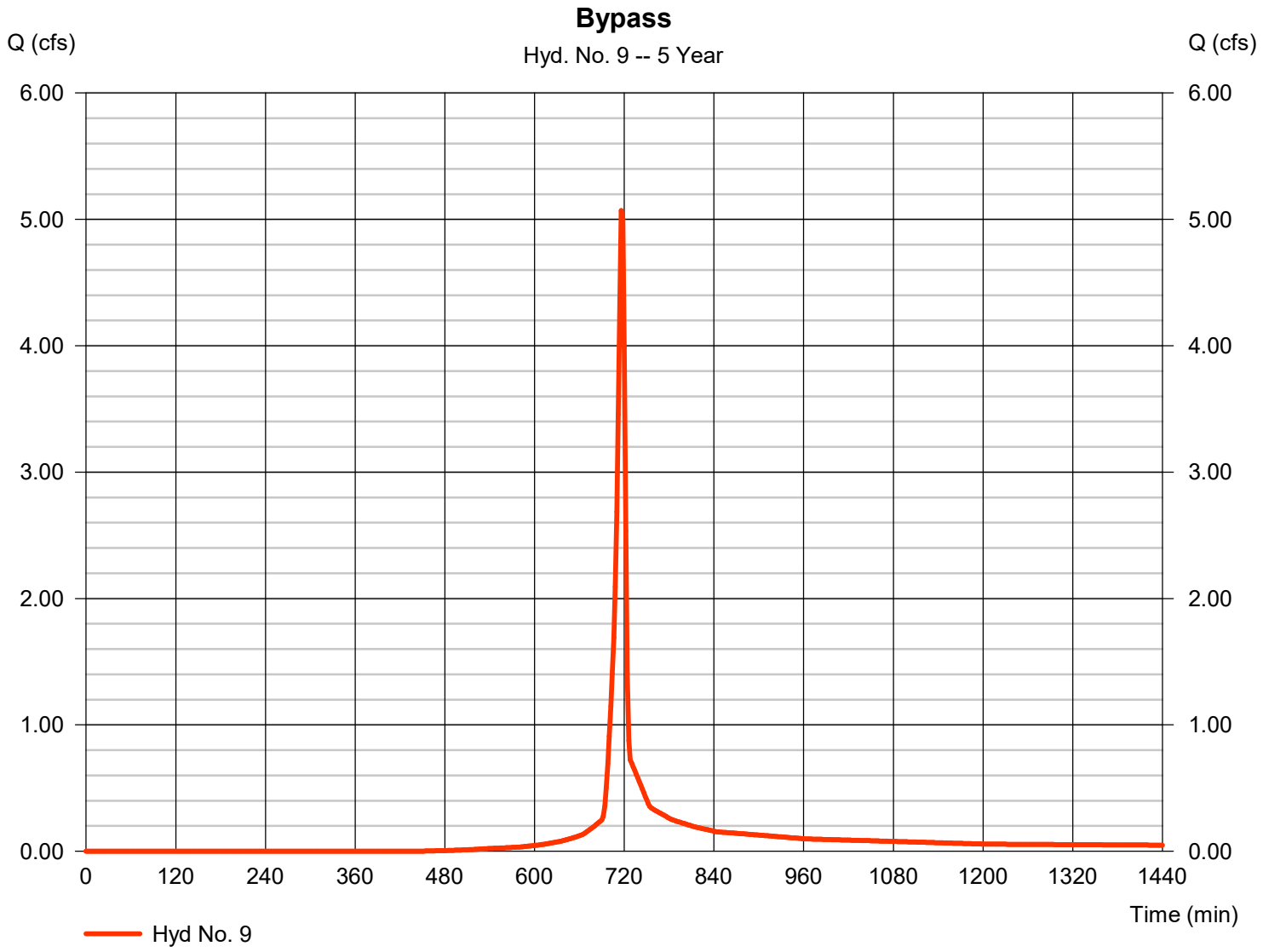
Hydrograph Report

Hyd. No. 9

Bypass

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.069 cfs
Storm frequency	=	5 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	10,290 cuft
Drainage area	=	1.130 ac	Curve number	=	80*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.75 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.090 x 98) + (1.040 x 78)] / 1.130

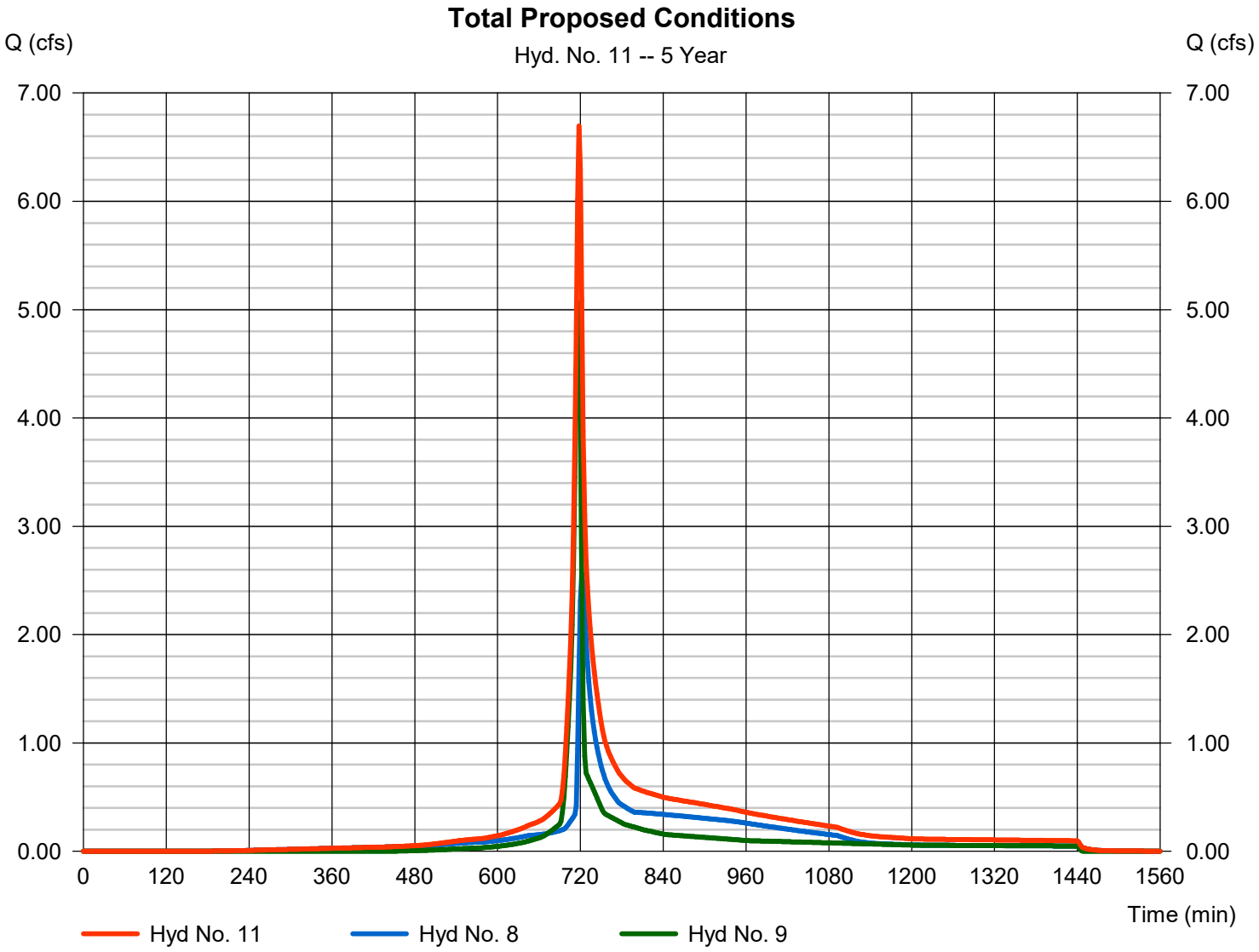


Hydrograph Report

Hyd. No. 11

Total Proposed Conditions

Hydrograph type	= Combine	Peak discharge	= 6.693 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 23,005 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.130 ac

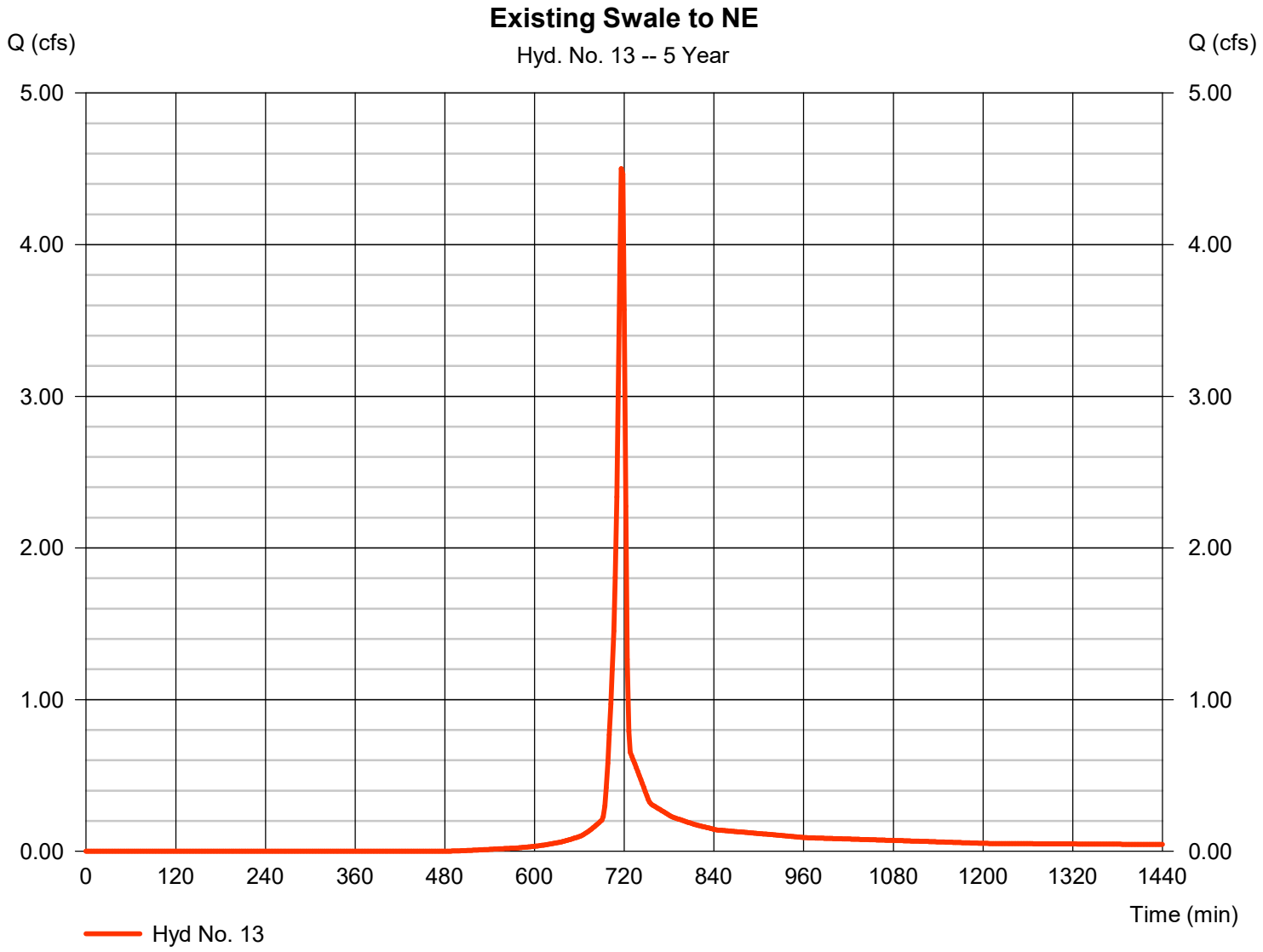


Hydrograph Report

Hyd. No. 13

Existing Swale to NE

Hydrograph type	= SCS Runoff	Peak discharge	= 4.502 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 9,106 cuft
Drainage area	= 1.070 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.75 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

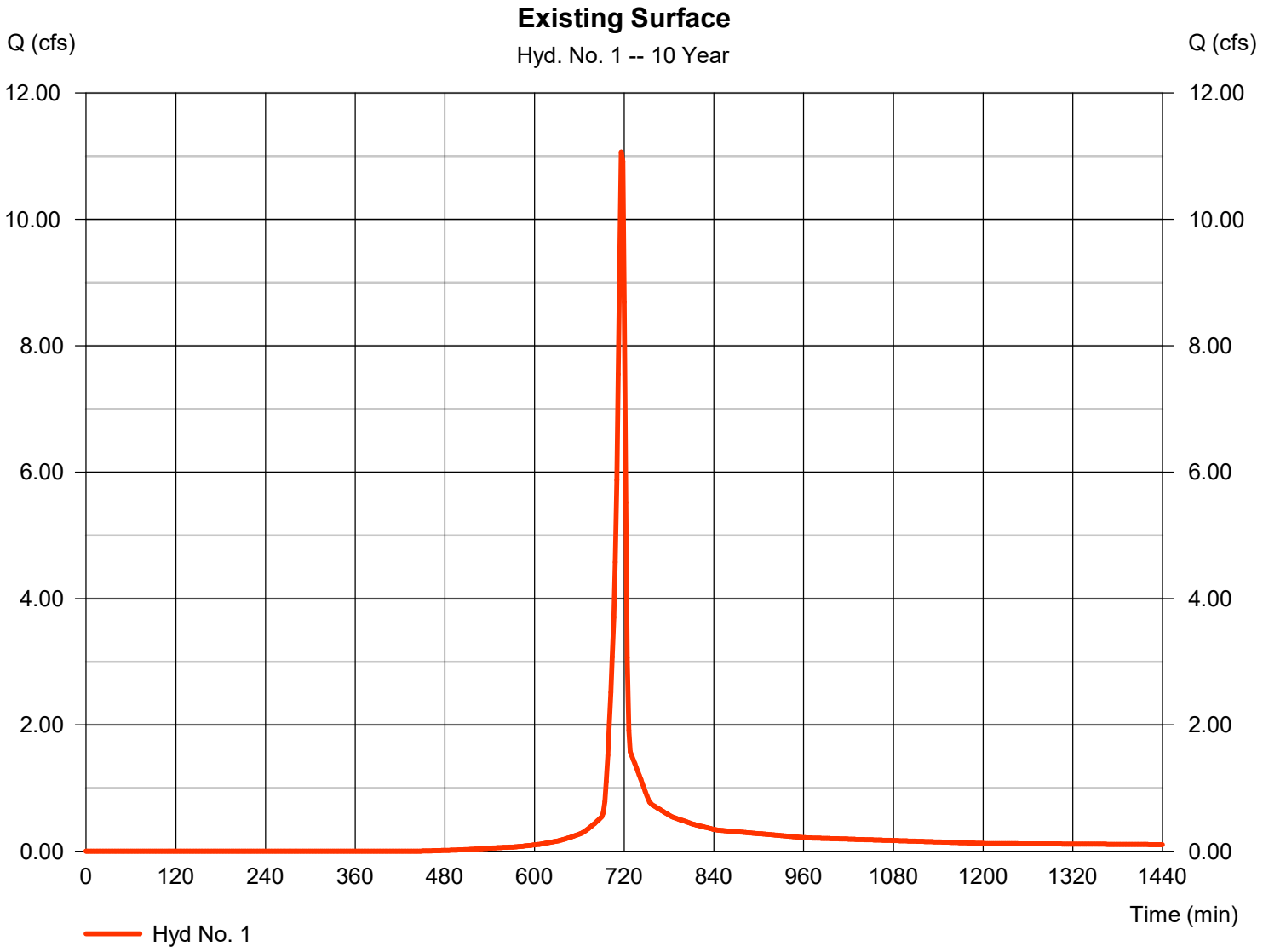


Hydrograph Report

Hyd. No. 1

Existing Surface

Hydrograph type	= SCS Runoff	Peak discharge	= 11.07 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 22,475 cuft
Drainage area	= 2.150 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.42 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



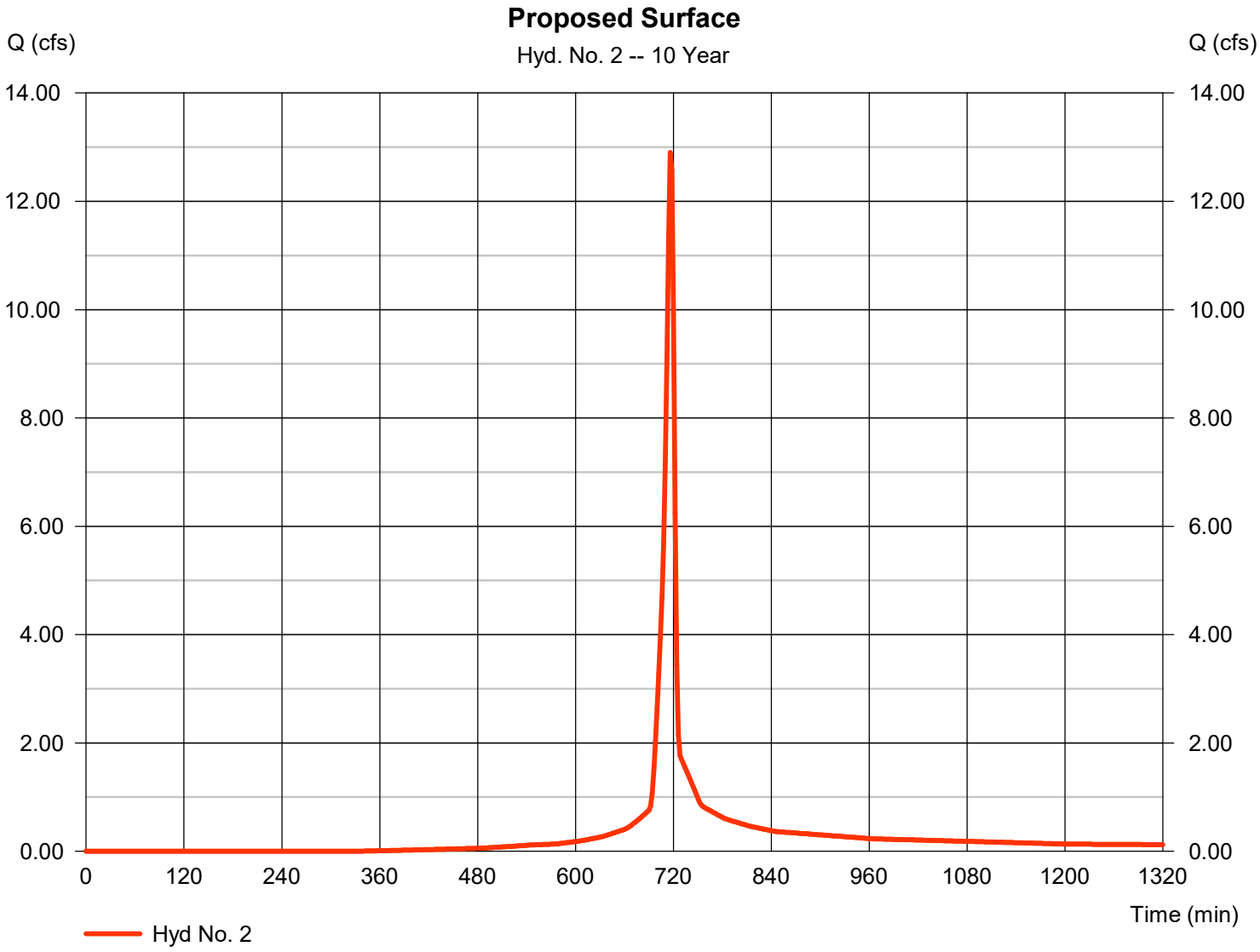
Hydrograph Report

Hyd. No. 2

Proposed Surface

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.90 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	26,756 cuft
Drainage area	=	2.150 ac	Curve number	=	84*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	5.42 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.680 x 98) + (1.470 x 78)] / 2.150



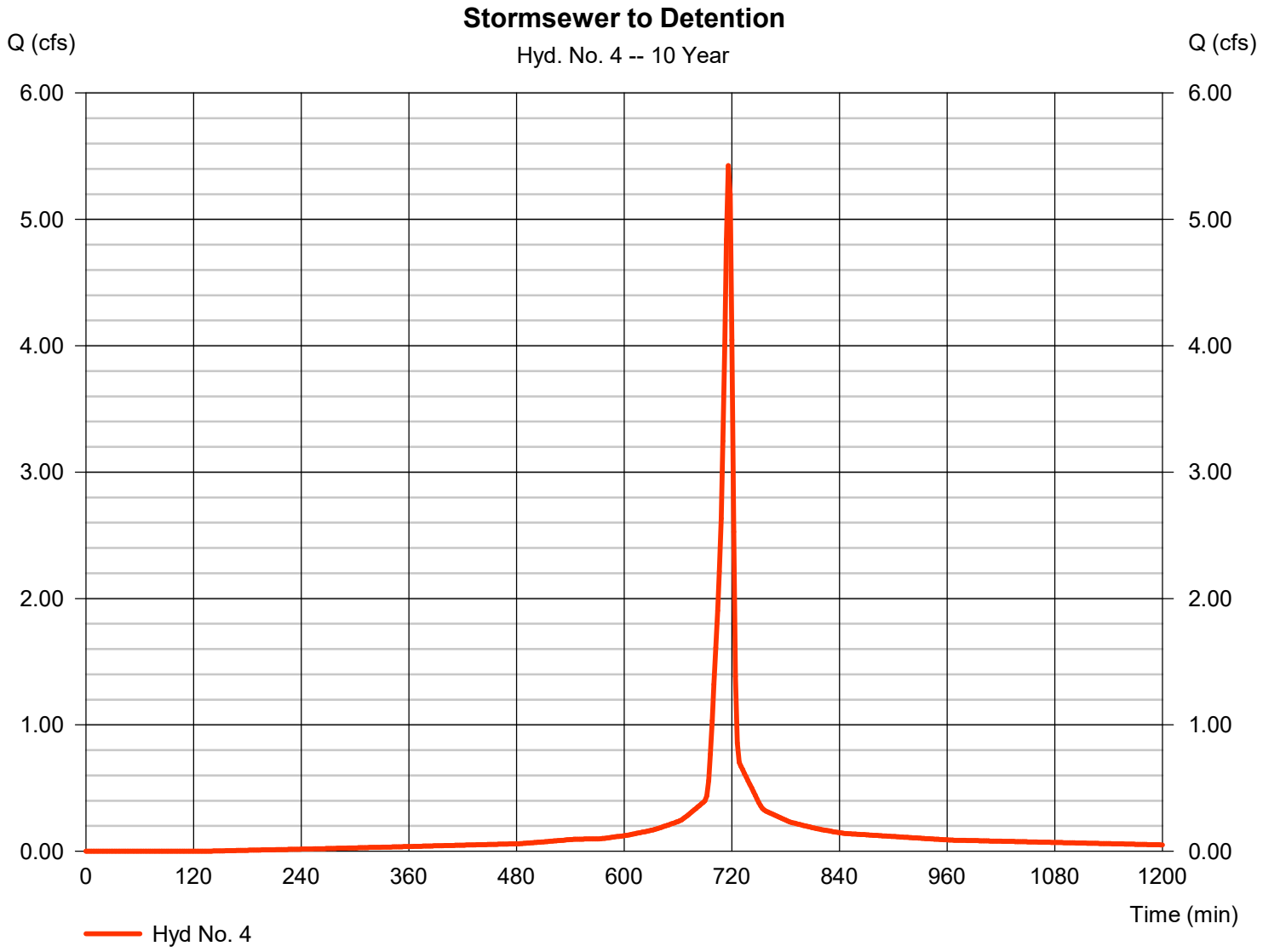
Hydrograph Report

Hyd. No. 4

Stormsewer to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.424 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	12,215 cuft
Drainage area	=	0.760 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	5.42 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.590 x 98) + (0.170 x 78)] / 0.760

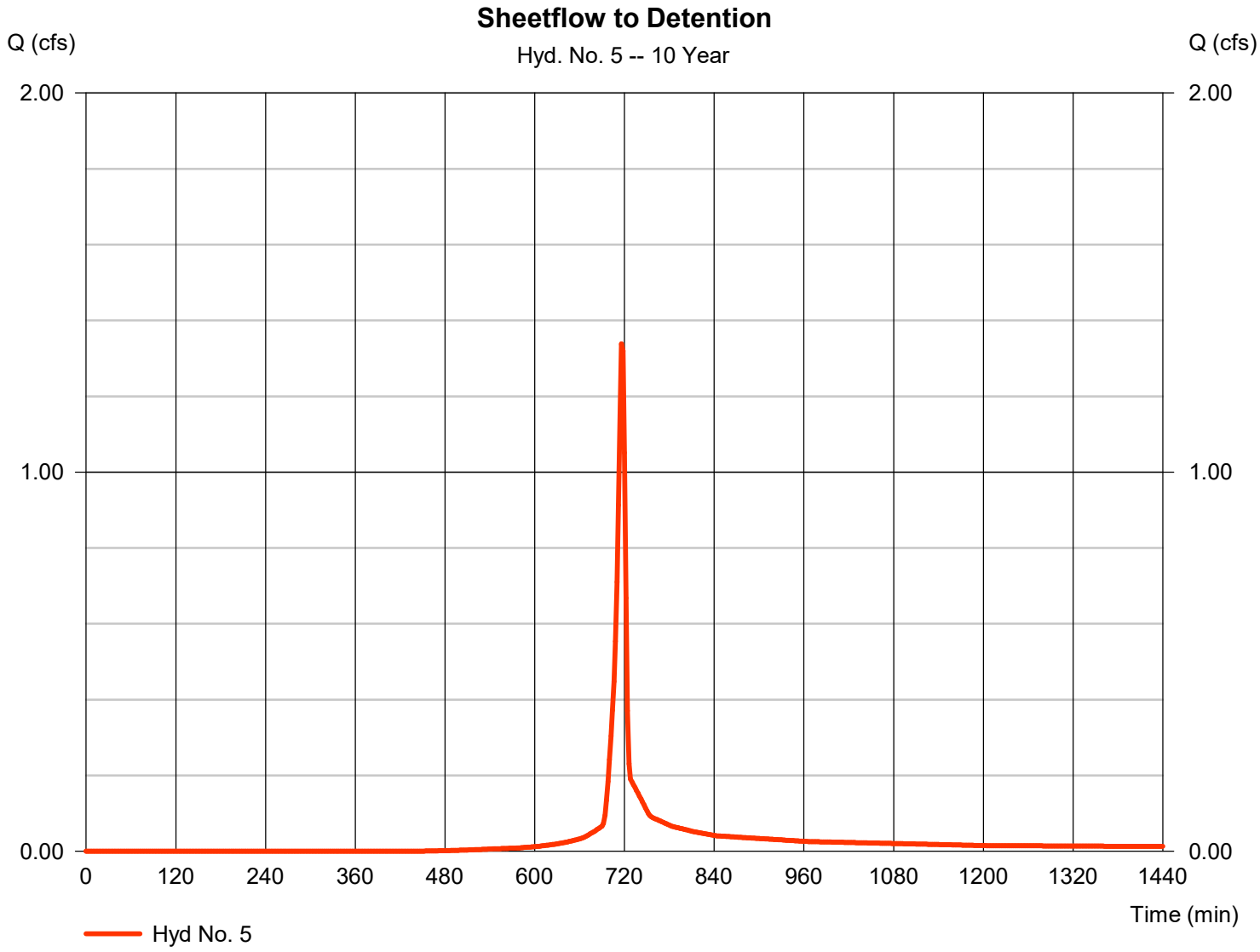


Hydrograph Report

Hyd. No. 5

Sheetflow to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.338 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	2,718 cuft
Drainage area	=	0.260 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	5.42 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

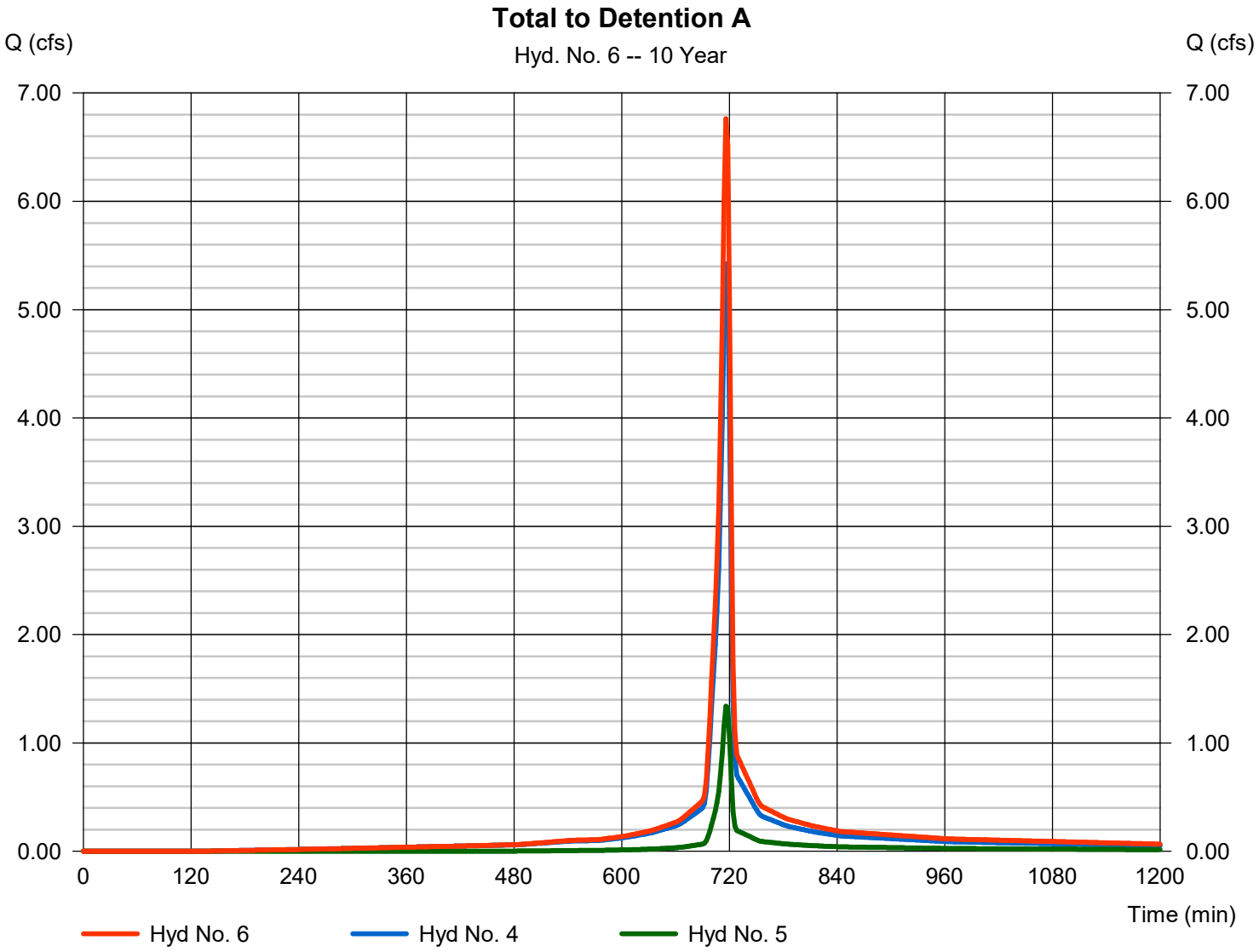


Hydrograph Report

Hyd. No. 6

Total to Detention A

Hydrograph type	= Combine	Peak discharge	= 6.763 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 14,933 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 1.020 ac



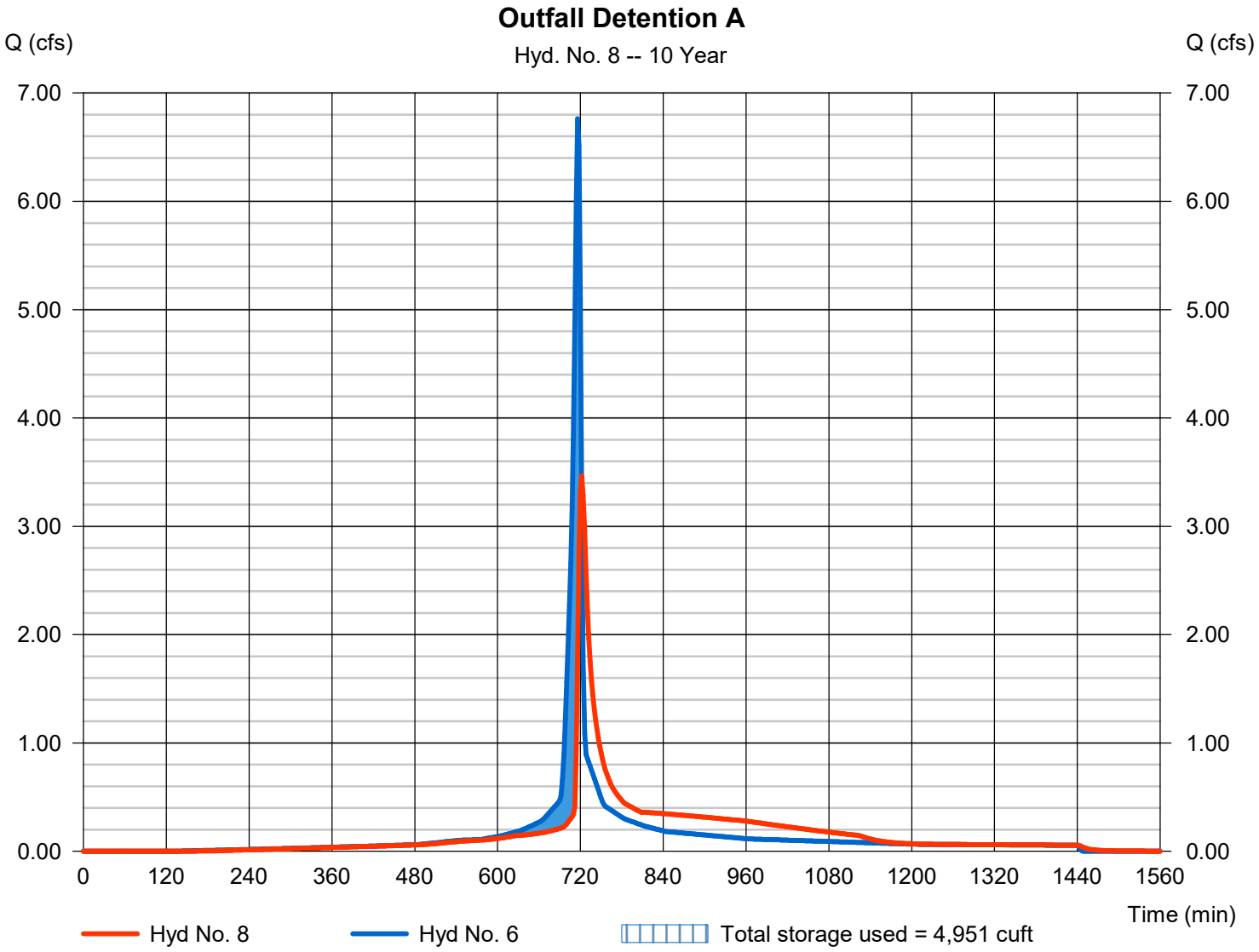
Hydrograph Report

Hyd. No. 8

Outfall Detention A

Hydrograph type	=	Reservoir	Peak discharge	=	3.467 cfs
Storm frequency	=	10 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	14,930 cuft
Inflow hyd. No.	=	6 - Total to Detention A	Max. Elevation	=	719.15 ft
Reservoir name	=	Detention Pond A	Max. Storage	=	4,951 cuft

Storage Indication method used.



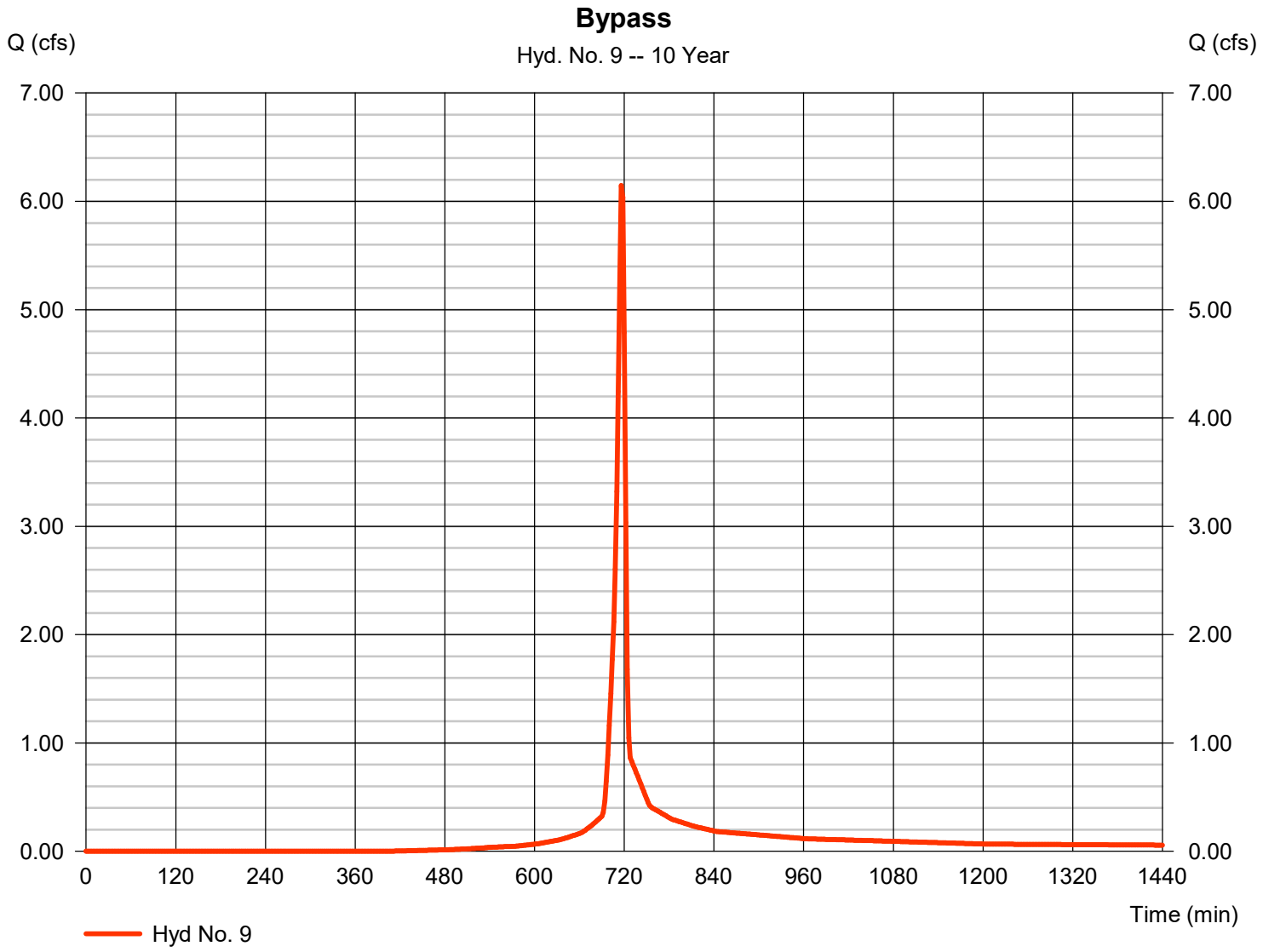
Hydrograph Report

Hyd. No. 9

Bypass

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.145 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	12,545 cuft
Drainage area	=	1.130 ac	Curve number	=	80*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	5.42 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.090 x 98) + (1.040 x 78)] / 1.130

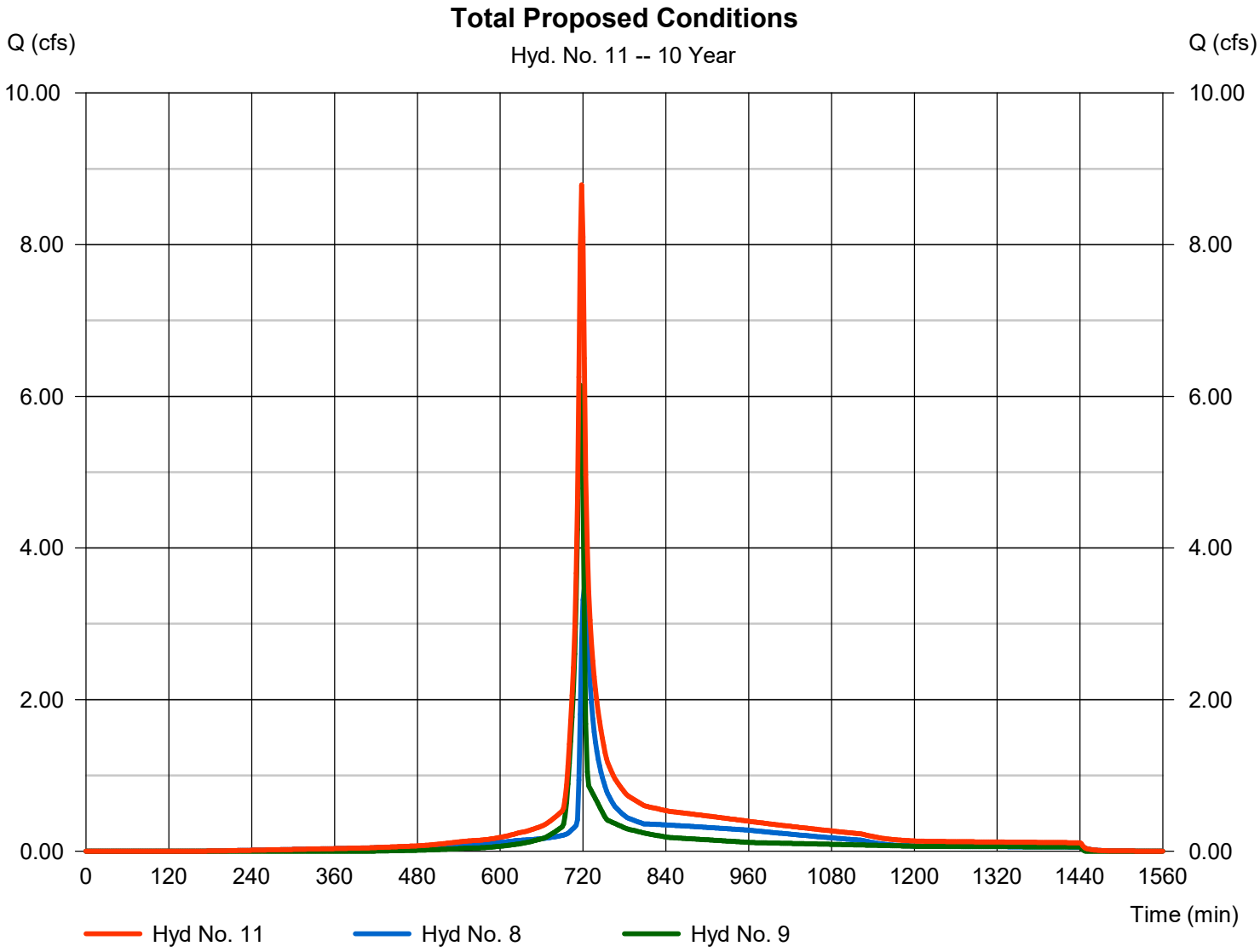


Hydrograph Report

Hyd. No. 11

Total Proposed Conditions

Hydrograph type	= Combine	Peak discharge	= 8.785 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 27,475 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.130 ac

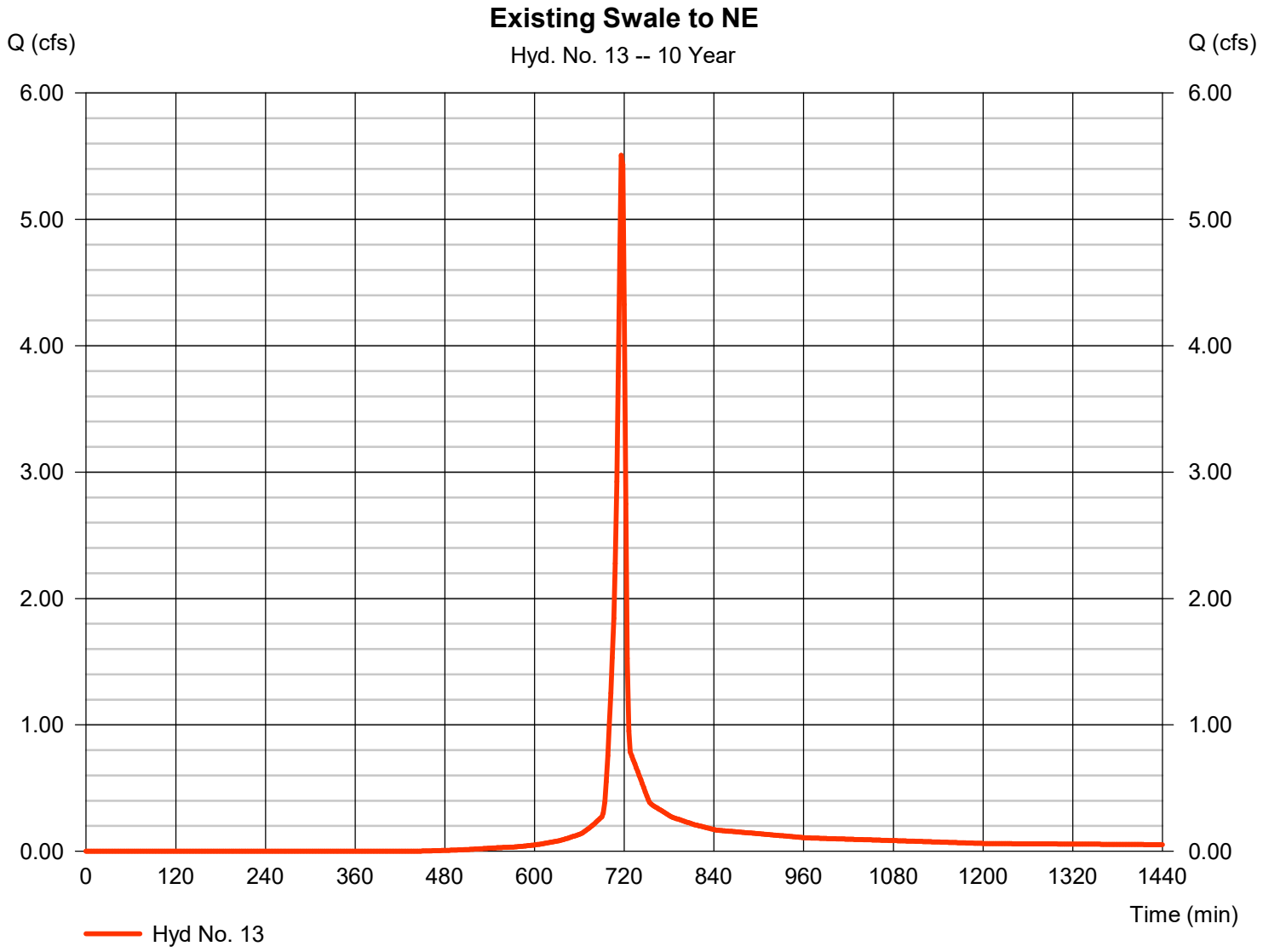


Hydrograph Report

Hyd. No. 13

Existing Swale to NE

Hydrograph type	= SCS Runoff	Peak discharge	= 5.507 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 11,185 cuft
Drainage area	= 1.070 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.42 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

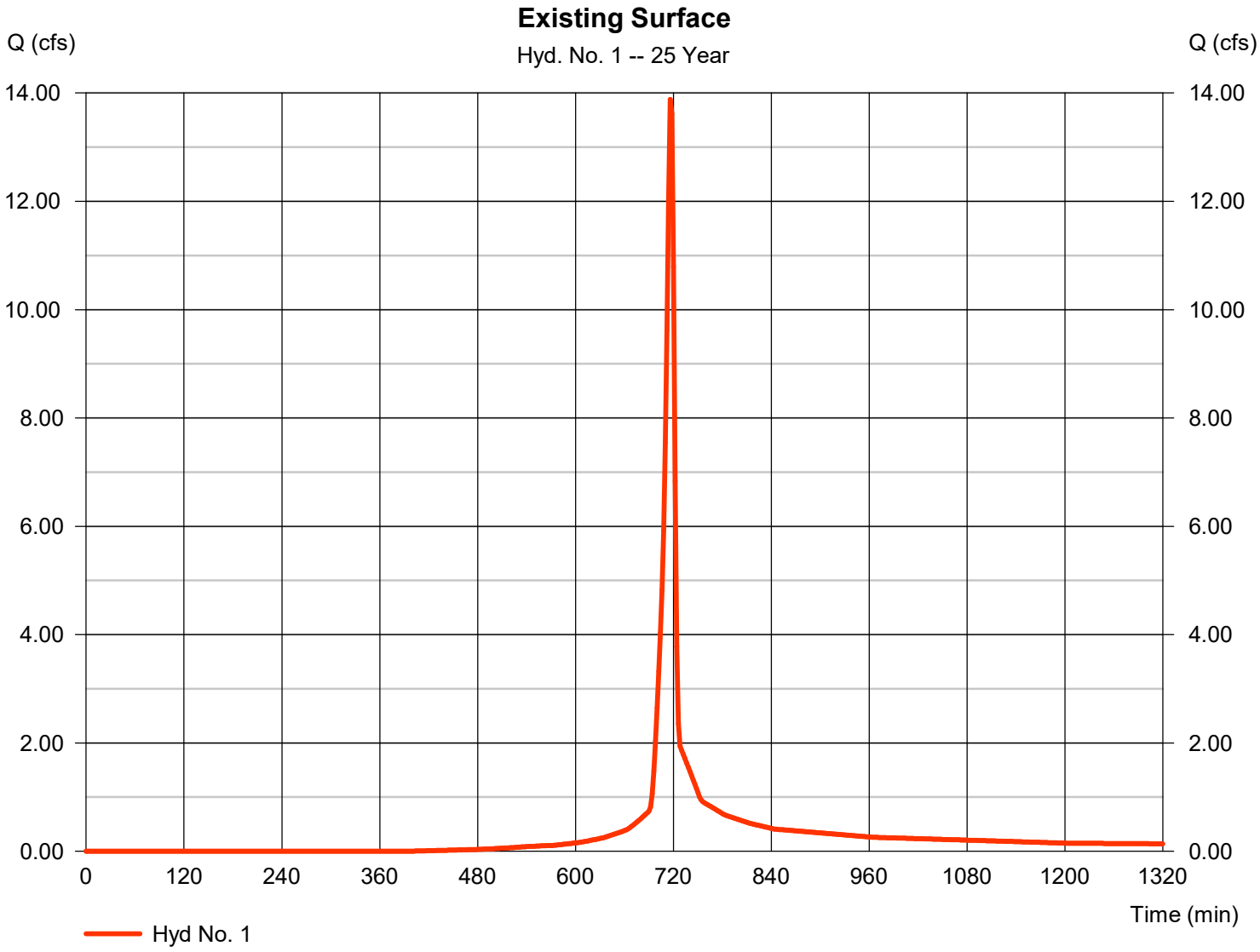


Hydrograph Report

Hyd. No. 1

Existing Surface

Hydrograph type	= SCS Runoff	Peak discharge	= 13.88 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 28,395 cuft
Drainage area	= 2.150 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.34 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



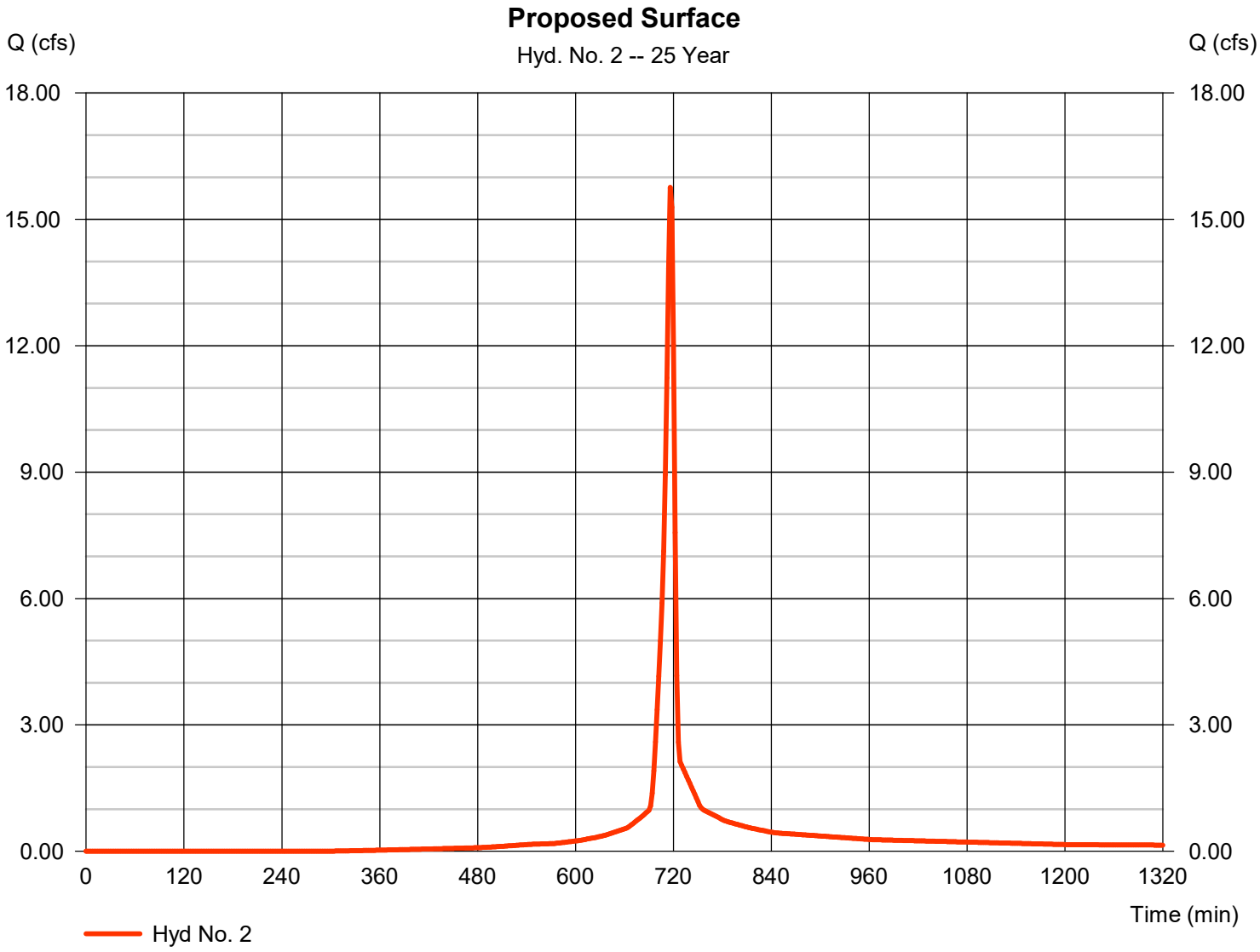
Hydrograph Report

Hyd. No. 2

Proposed Surface

Hydrograph type	=	SCS Runoff	Peak discharge	=	15.76 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	33,040 cuft
Drainage area	=	2.150 ac	Curve number	=	84*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	6.34 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.680 x 98) + (1.470 x 78)] / 2.150



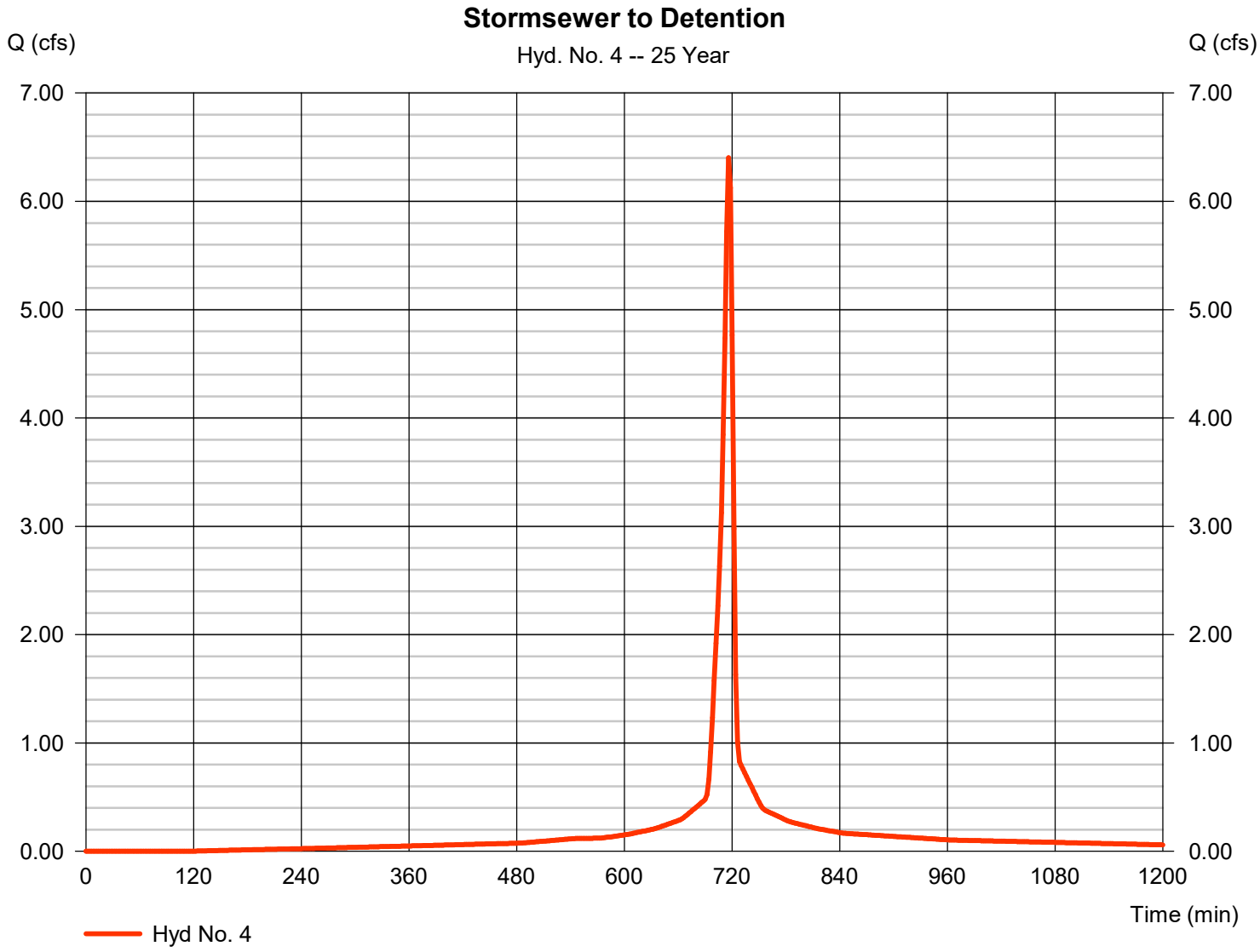
Hydrograph Report

Hyd. No. 4

Stormsewer to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.401 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	14,570 cuft
Drainage area	=	0.760 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	6.34 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.590 x 98) + (0.170 x 78)] / 0.760

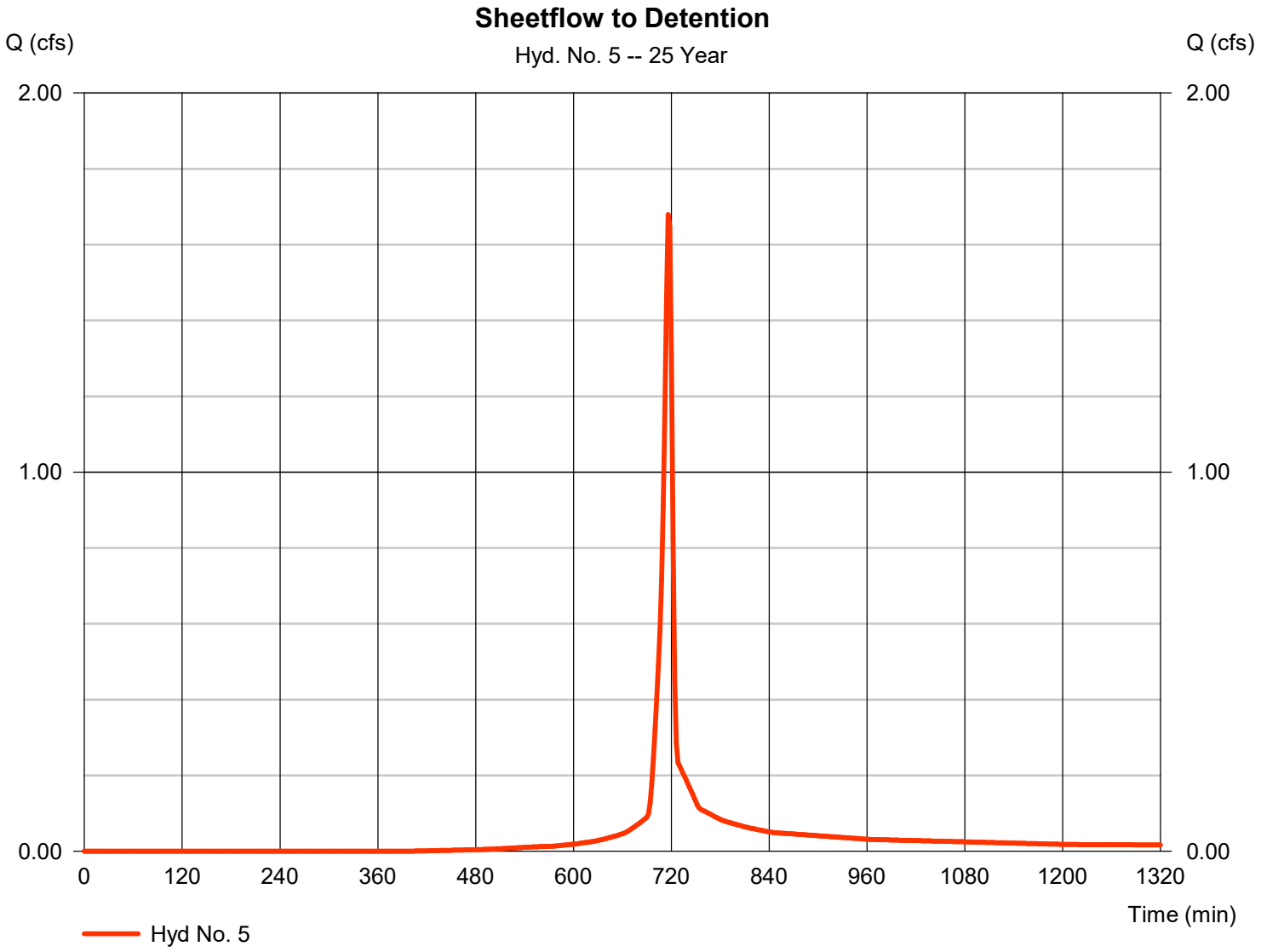


Hydrograph Report

Hyd. No. 5

Sheetflow to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.679 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	3,434 cuft
Drainage area	=	0.260 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	6.34 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

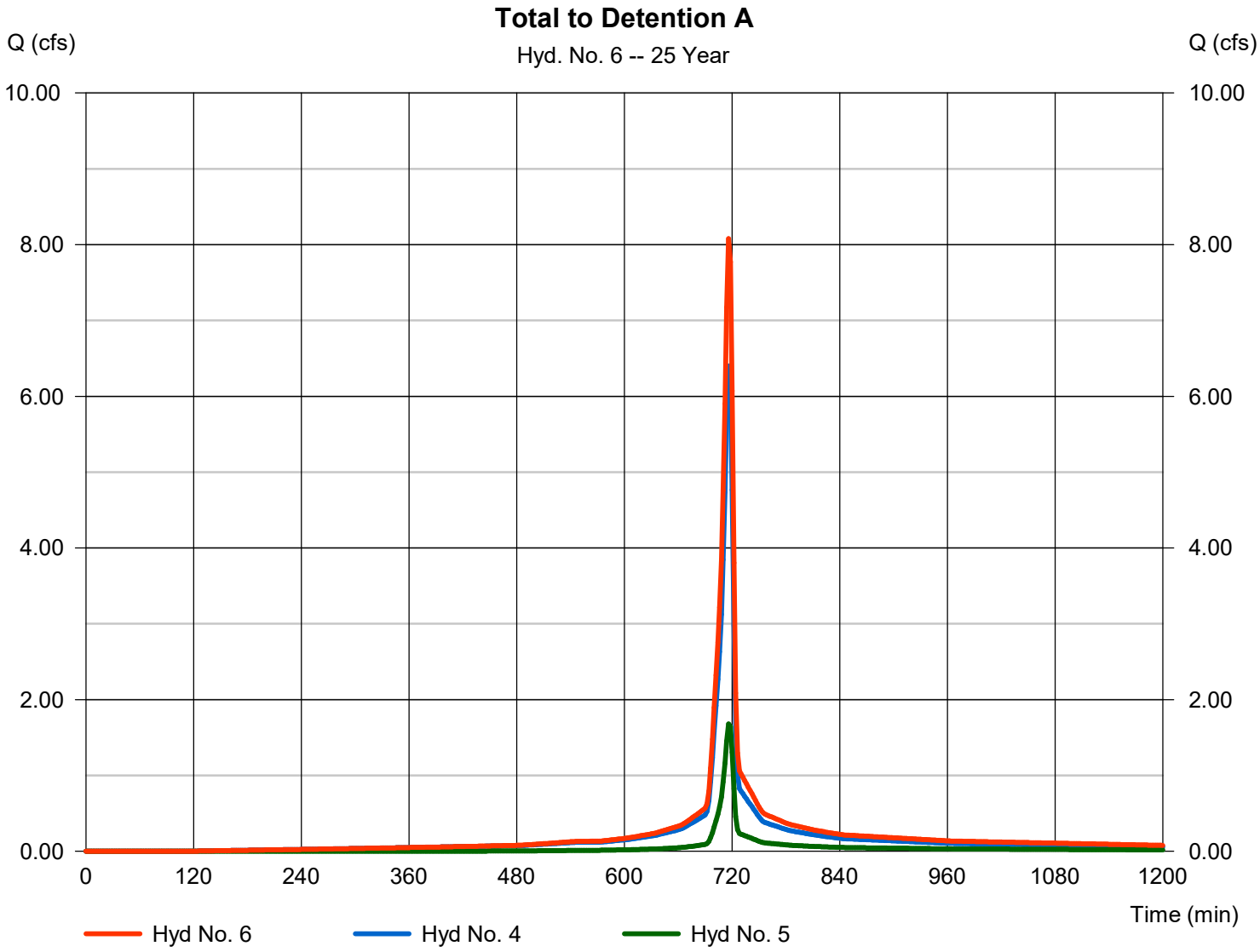


Hydrograph Report

Hyd. No. 6

Total to Detention A

Hydrograph type	= Combine	Peak discharge	= 8.080 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 18,004 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 1.020 ac



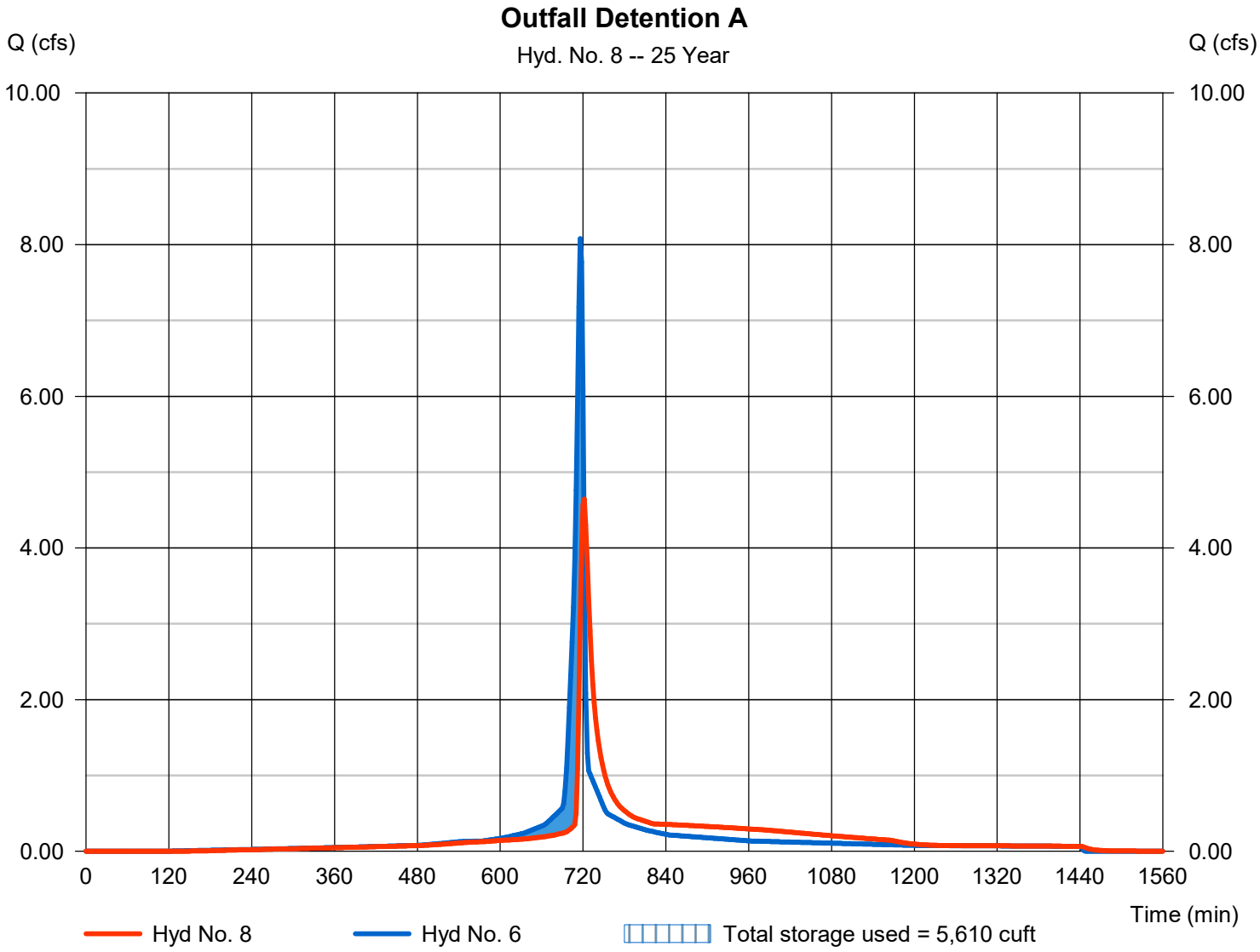
Hydrograph Report

Hyd. No. 8

Outfall Detention A

Hydrograph type	=	Reservoir	Peak discharge	=	4.642 cfs
Storm frequency	=	25 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	18,001 cuft
Inflow hyd. No.	=	6 - Total to Detention A	Max. Elevation	=	719.42 ft
Reservoir name	=	Detention Pond A	Max. Storage	=	5,610 cuft

Storage Indication method used.



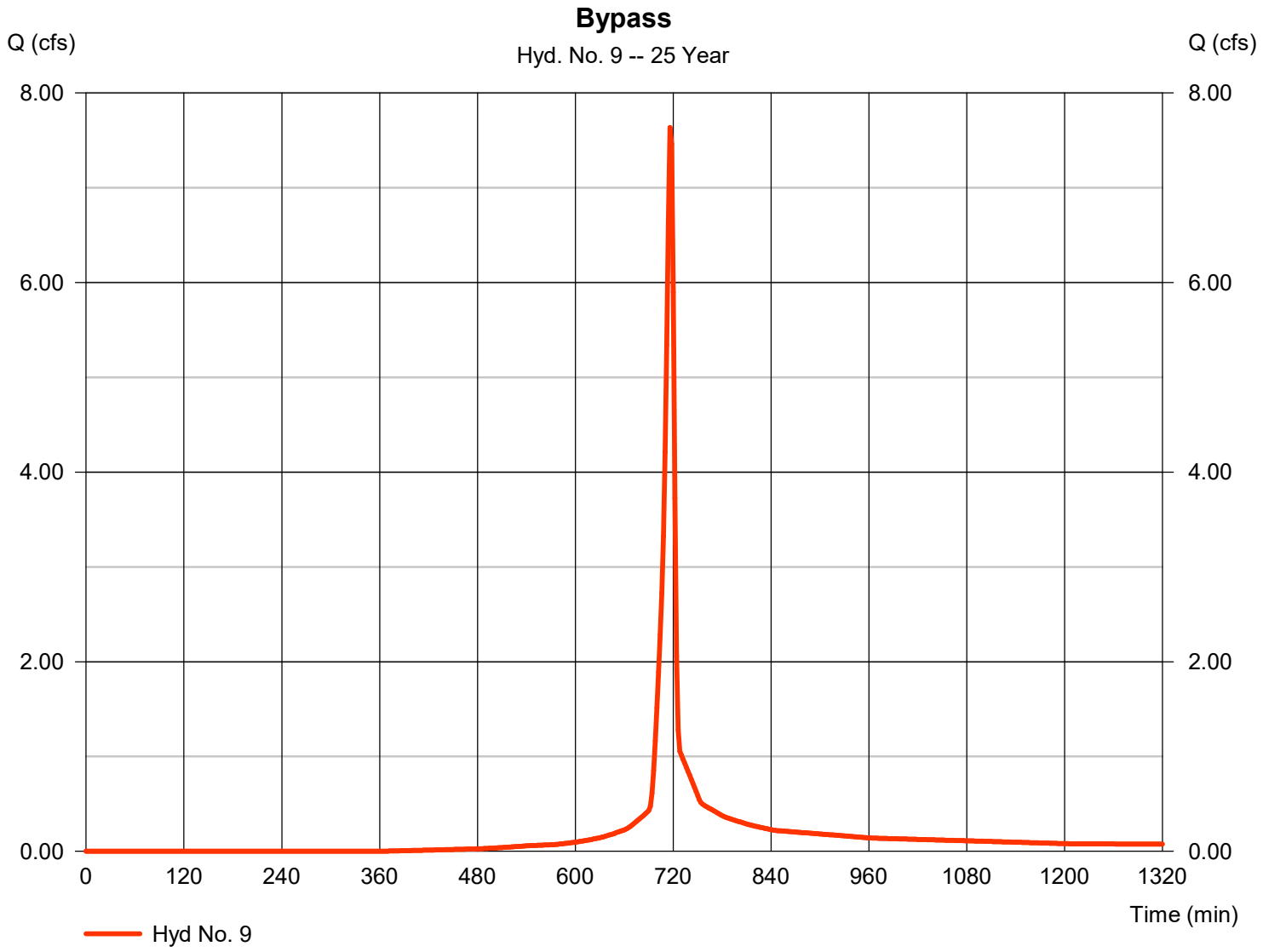
Hydrograph Report

Hyd. No. 9

Bypass

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.637 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	15,726 cuft
Drainage area	=	1.130 ac	Curve number	=	80*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	6.34 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.090 x 98) + (1.040 x 78)] / 1.130

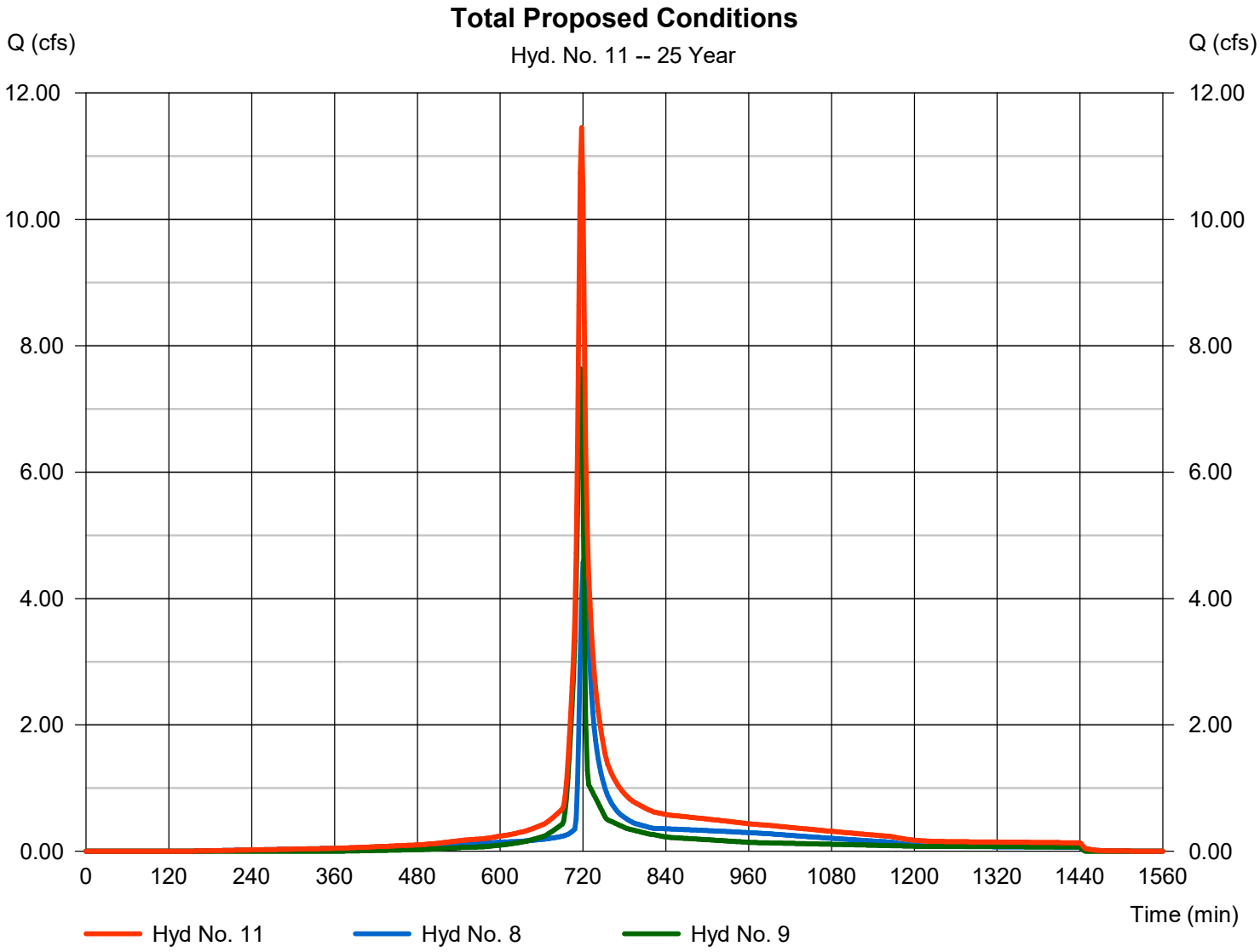


Hydrograph Report

Hyd. No. 11

Total Proposed Conditions

Hydrograph type	=	Combine	Peak discharge	=	11.45 cfs
Storm frequency	=	25 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	33,727 cuft
Inflow hyds.	=	8, 9	Contrib. drain. area	=	1.130 ac

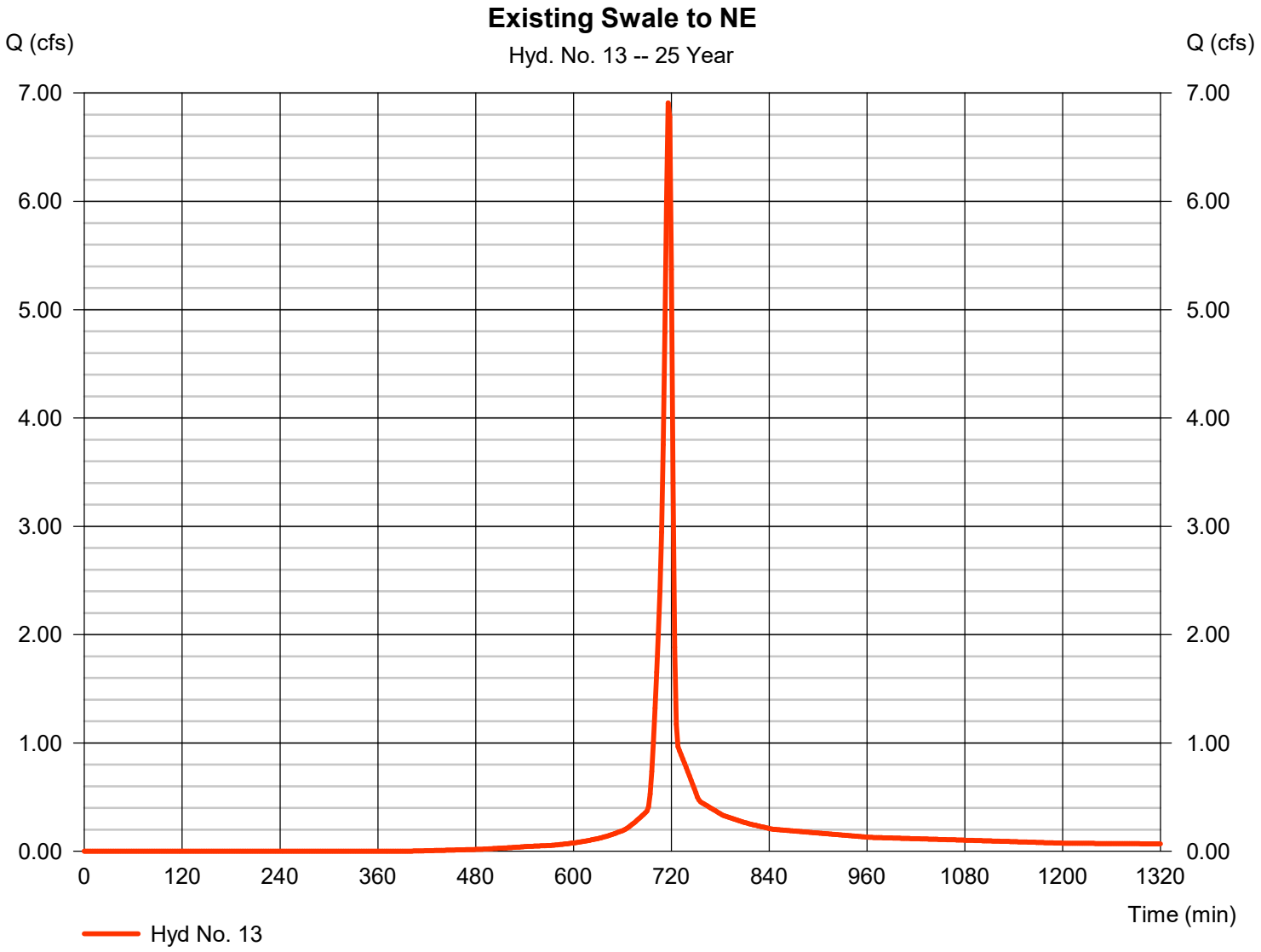


Hydrograph Report

Hyd. No. 13

Existing Swale to NE

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.909 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	14,131 cuft
Drainage area	=	1.070 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	6.34 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

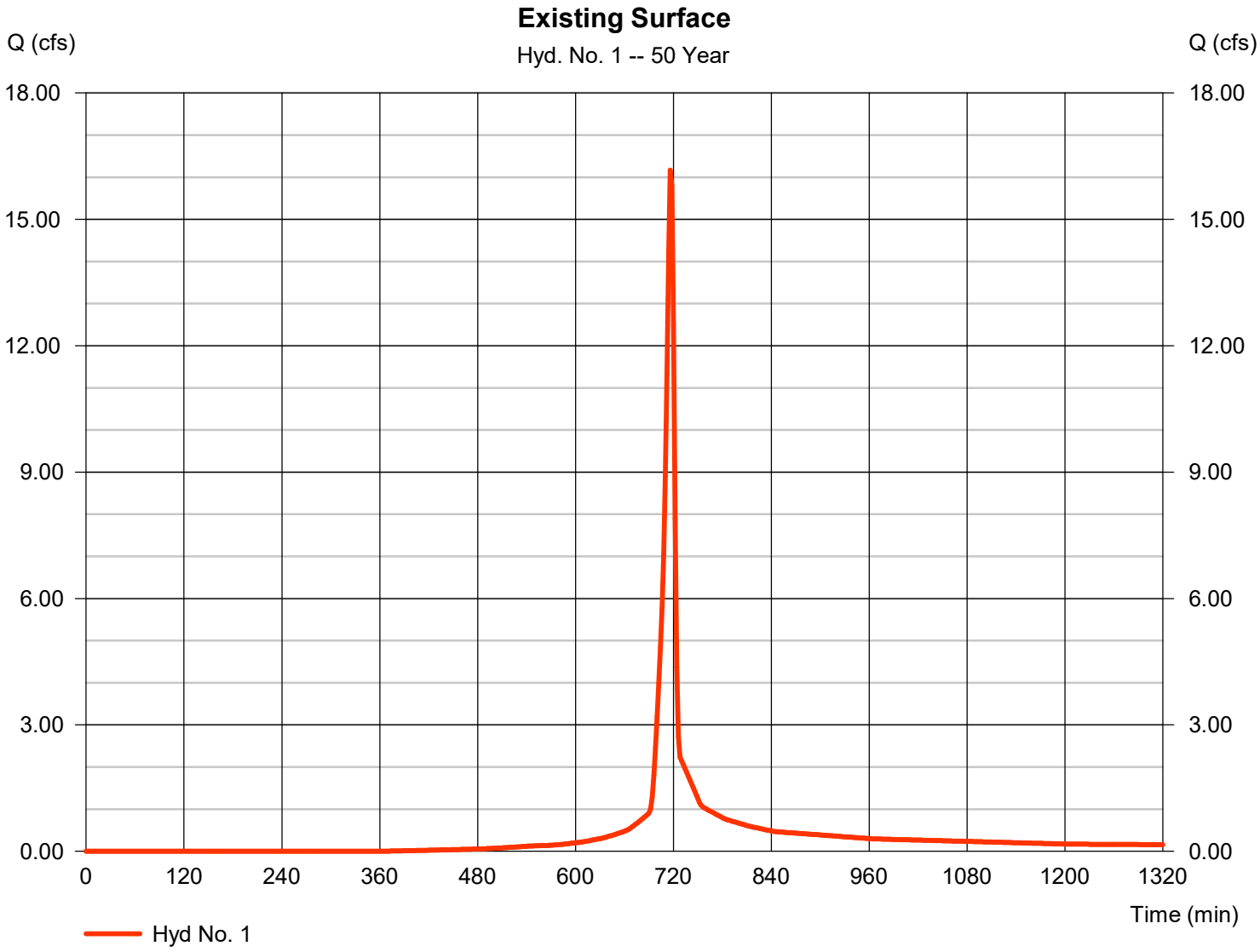


Hydrograph Report

Hyd. No. 1

Existing Surface

Hydrograph type	= SCS Runoff	Peak discharge	= 16.17 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 33,272 cuft
Drainage area	= 2.150 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



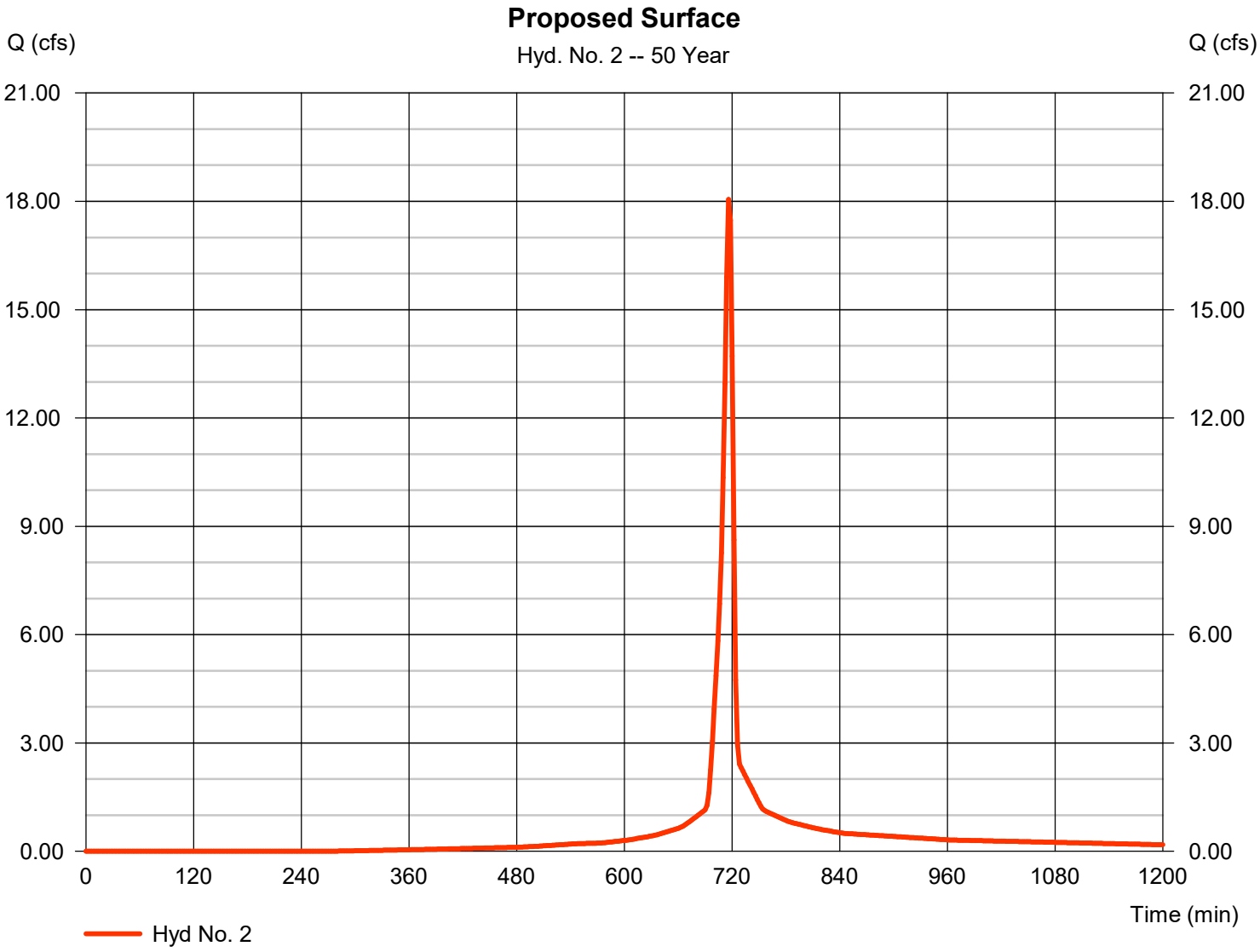
Hydrograph Report

Hyd. No. 2

Proposed Surface

Hydrograph type	=	SCS Runoff	Peak discharge	=	18.05 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	38,164 cuft
Drainage area	=	2.150 ac	Curve number	=	84*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.08 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.680 x 98) + (1.470 x 78)] / 2.150



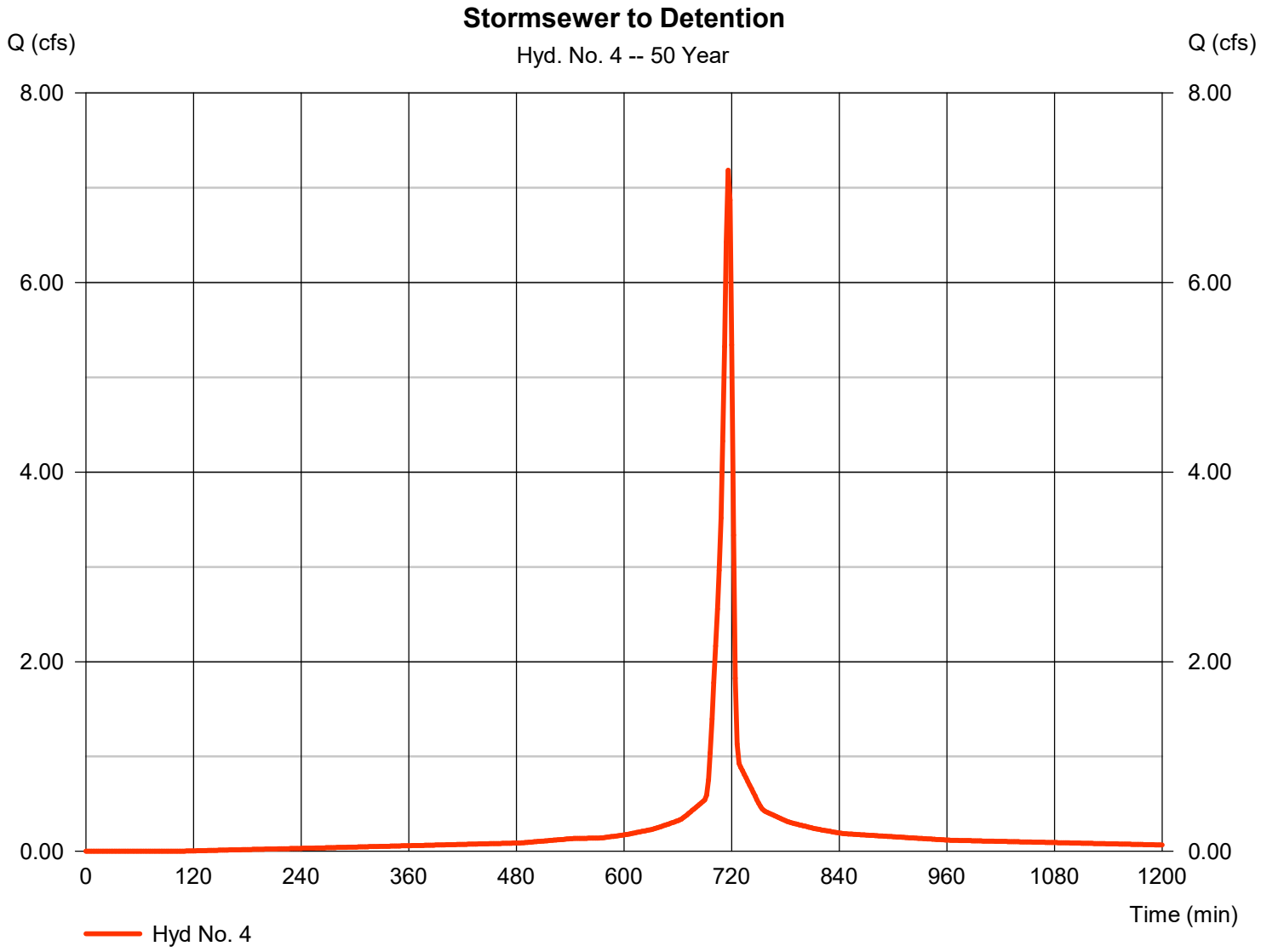
Hydrograph Report

Hyd. No. 4

Stormsewer to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.184 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	16,469 cuft
Drainage area	=	0.760 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.08 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.590 x 98) + (0.170 x 78)] / 0.760

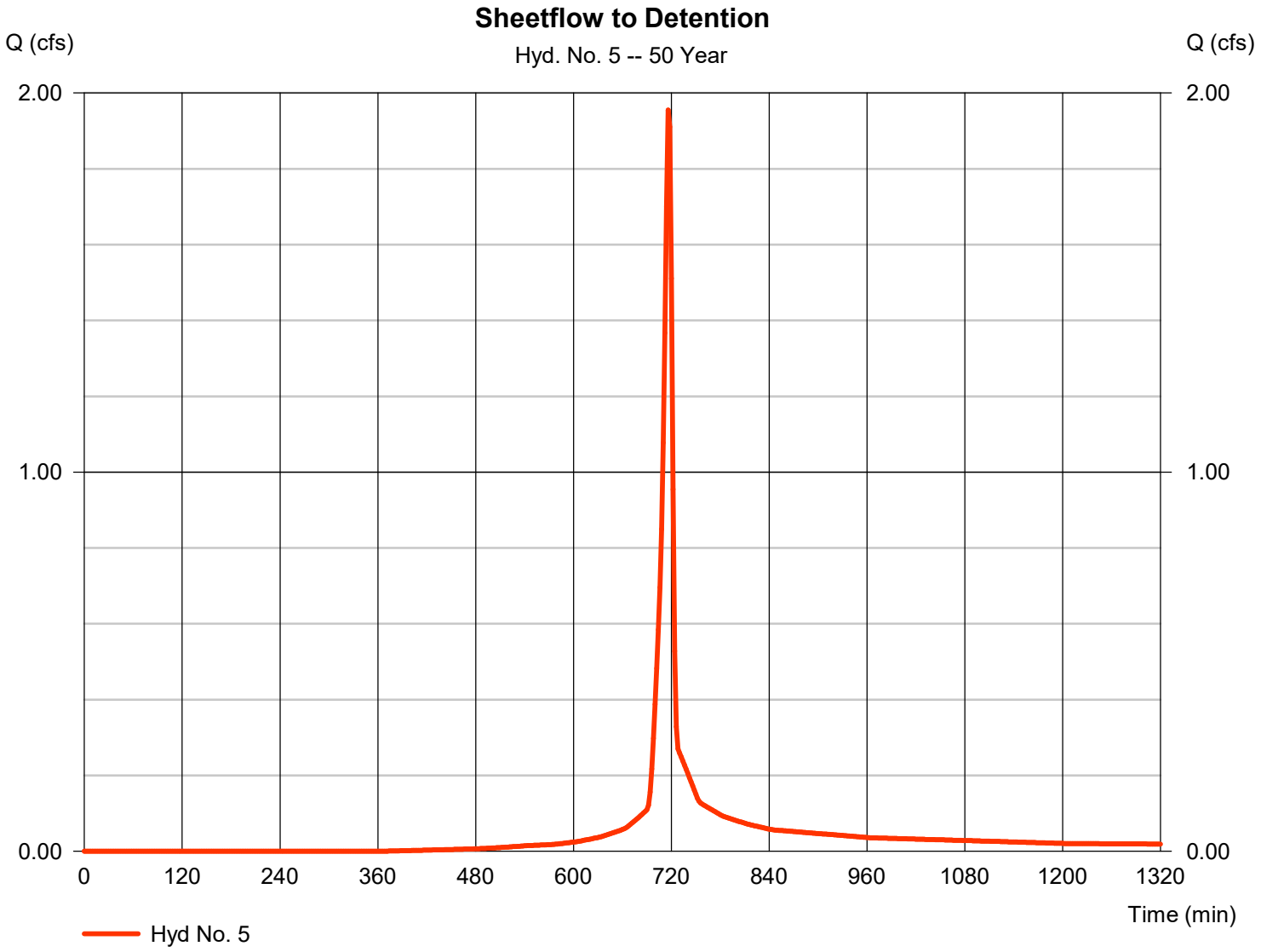


Hydrograph Report

Hyd. No. 5

Sheetflow to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.955 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	4,024 cuft
Drainage area	=	0.260 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.08 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

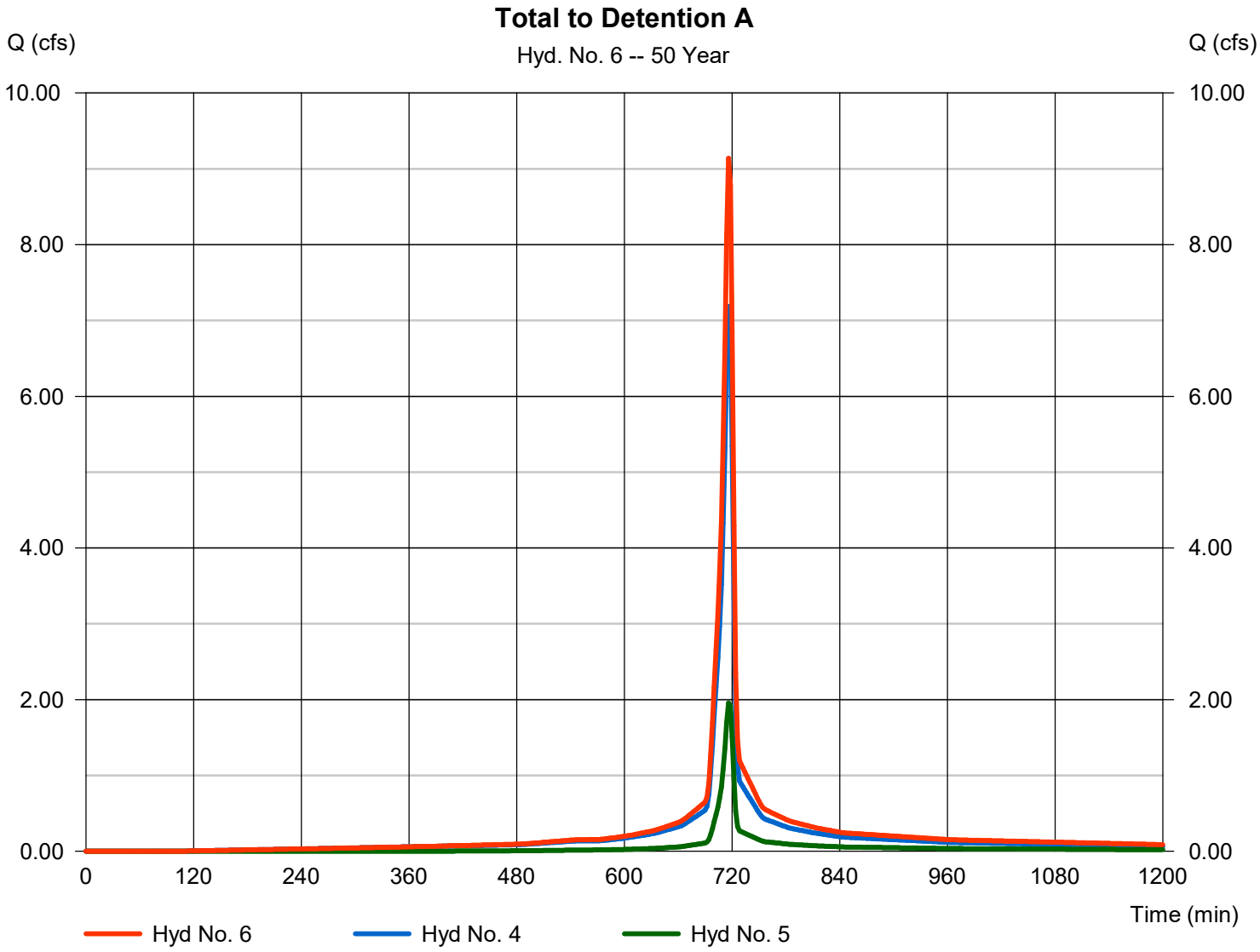


Hydrograph Report

Hyd. No. 6

Total to Detention A

Hydrograph type	= Combine	Peak discharge	= 9.139 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 20,493 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 1.020 ac



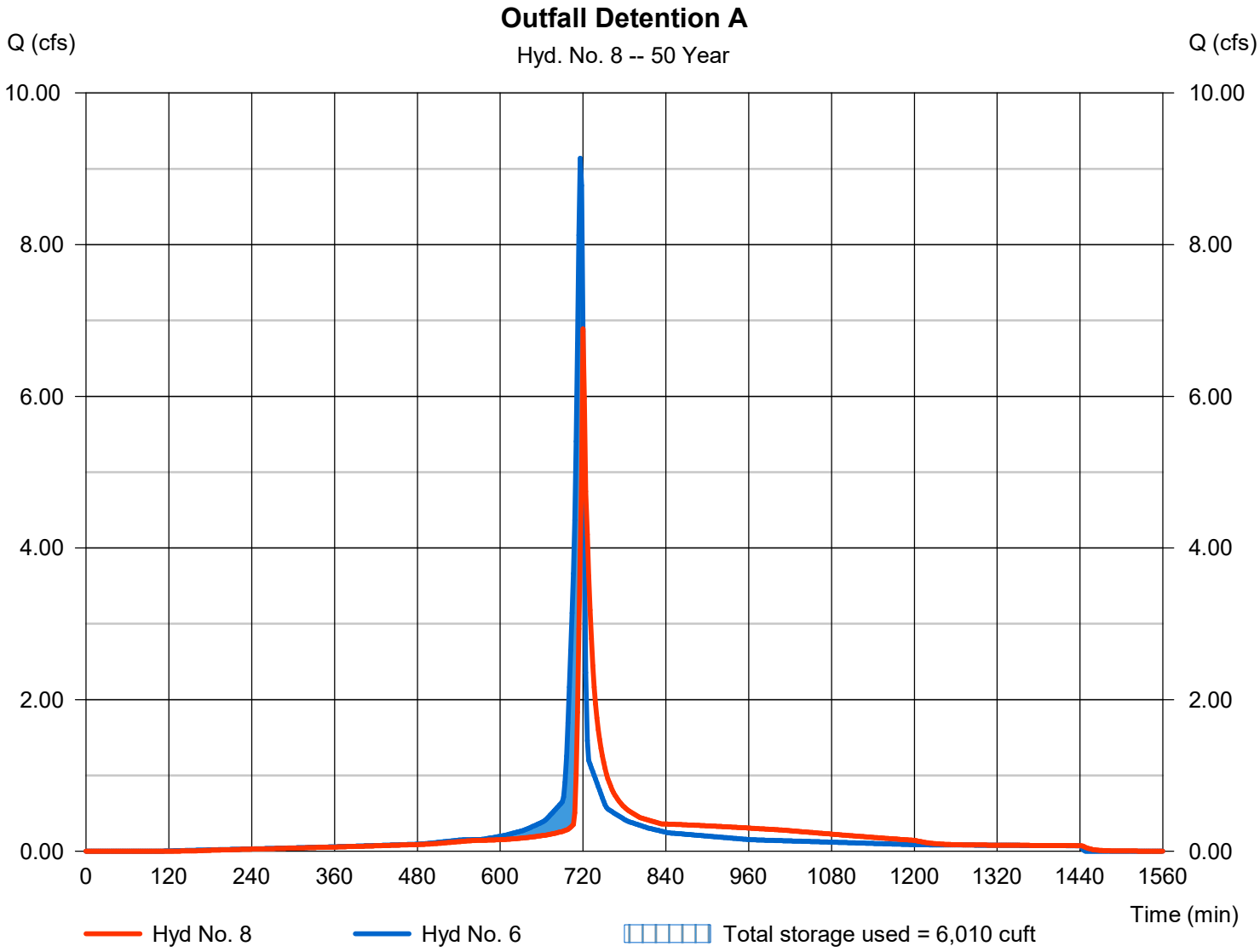
Hydrograph Report

Hyd. No. 8

Outfall Detention A

Hydrograph type	=	Reservoir	Peak discharge	=	6.891 cfs
Storm frequency	=	50 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	20,490 cuft
Inflow hyd. No.	=	6 - Total to Detention A	Max. Elevation	=	719.59 ft
Reservoir name	=	Detention Pond A	Max. Storage	=	6,010 cuft

Storage Indication method used.



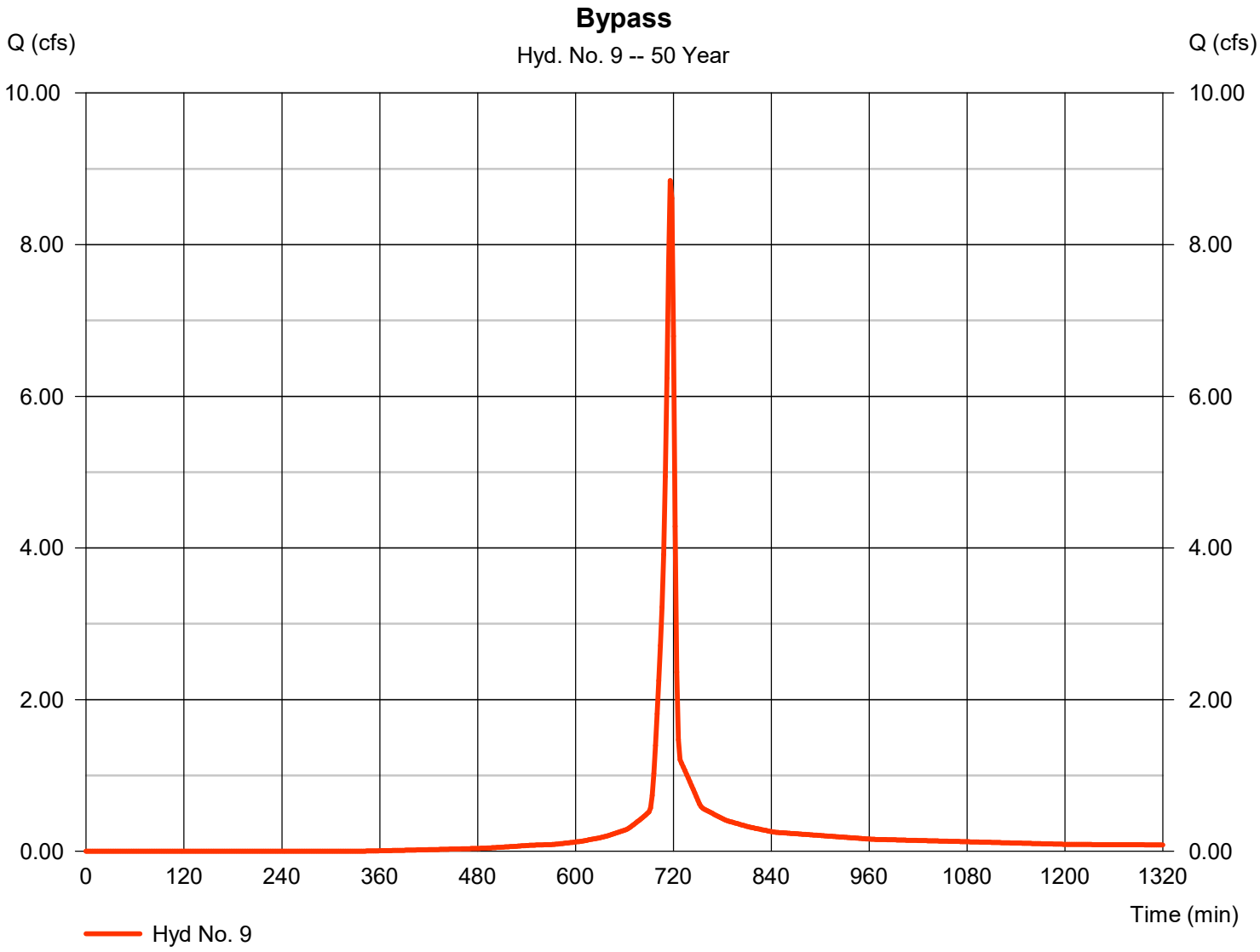
Hydrograph Report

Hyd. No. 9

Bypass

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.844 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	18,337 cuft
Drainage area	=	1.130 ac	Curve number	=	80*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.08 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.090 x 98) + (1.040 x 78)] / 1.130

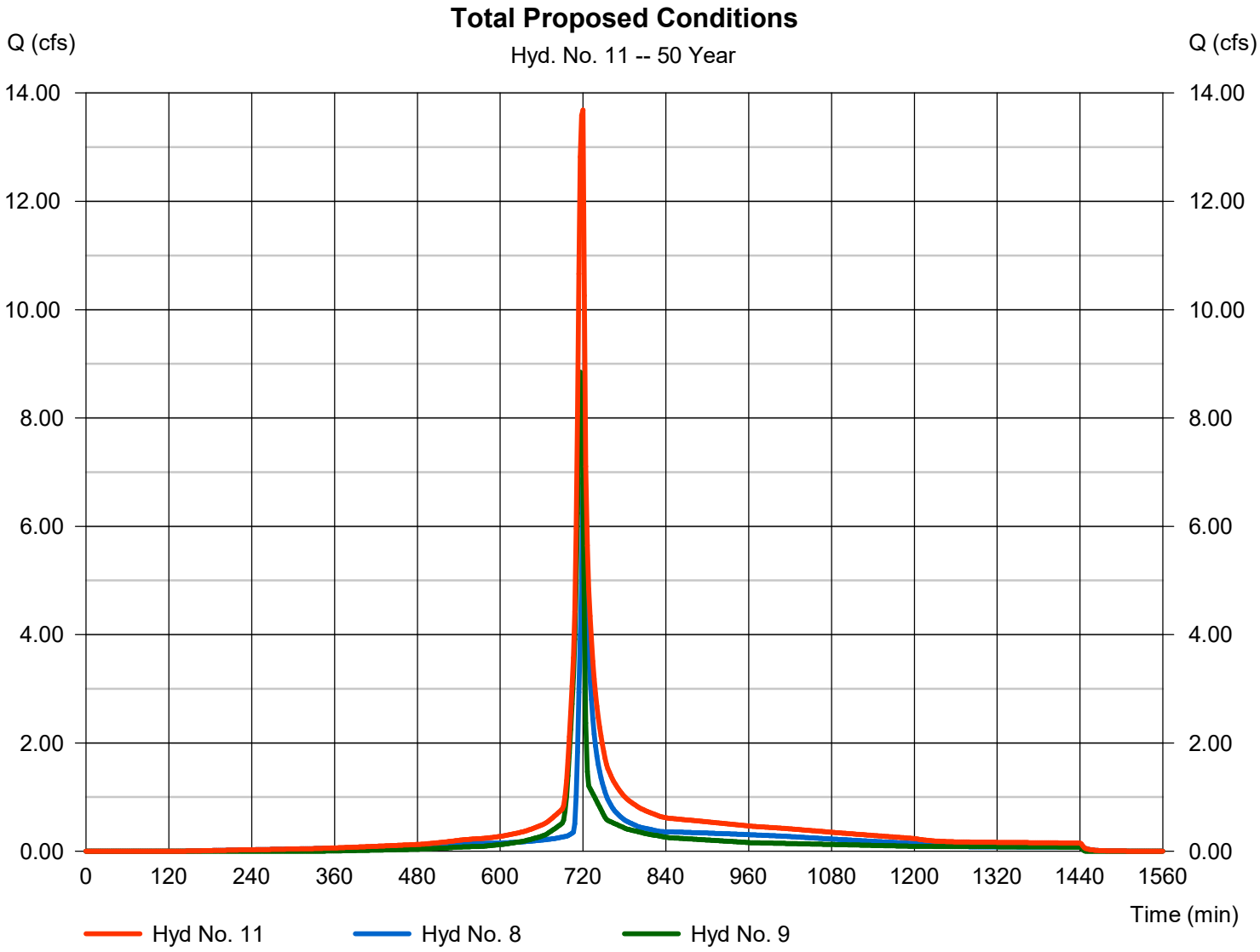


Hydrograph Report

Hyd. No. 11

Total Proposed Conditions

Hydrograph type	= Combine	Peak discharge	= 13.68 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 38,827 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.130 ac

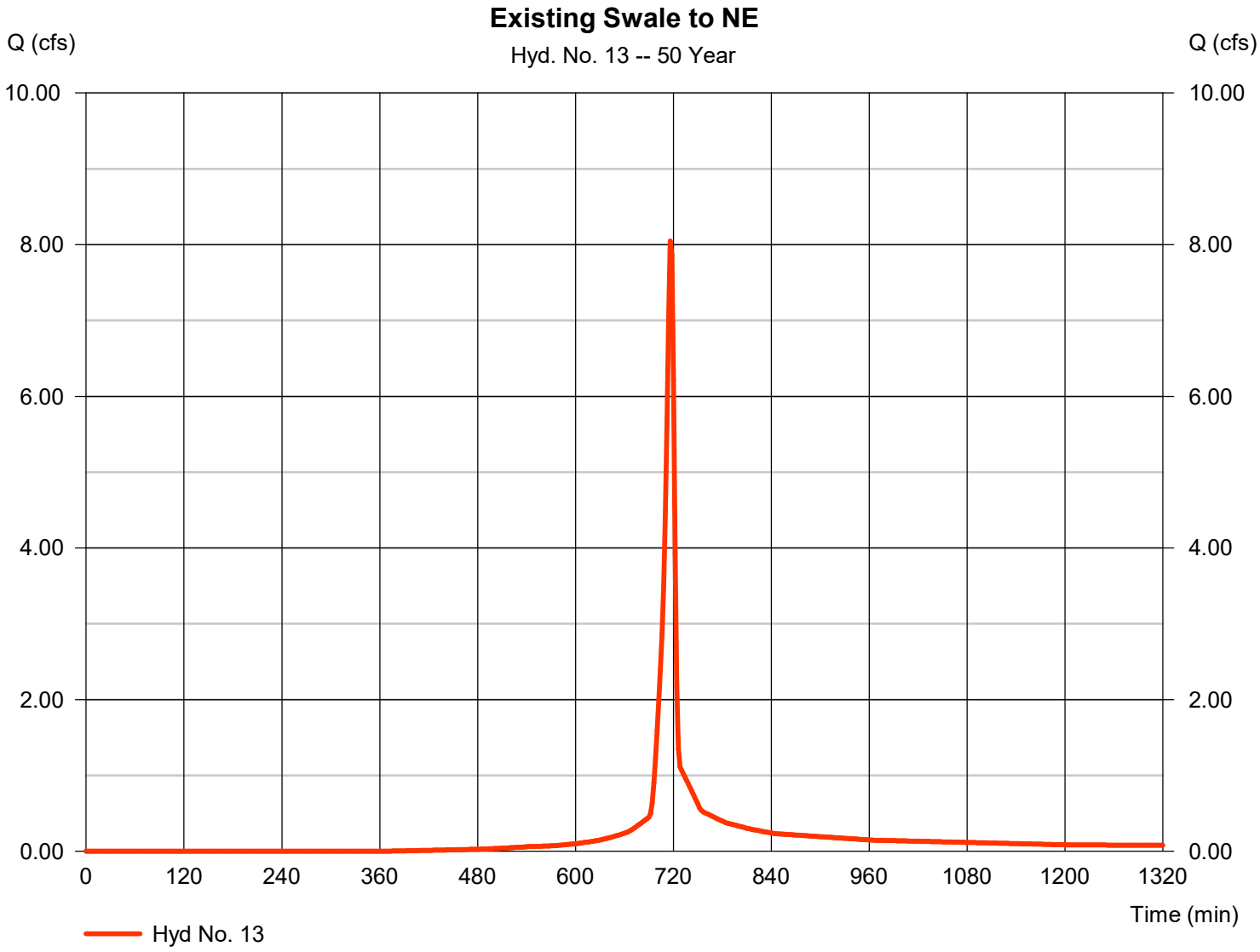


Hydrograph Report

Hyd. No. 13

Existing Swale to NE

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.047 cfs
Storm frequency	=	50 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	16,559 cuft
Drainage area	=	1.070 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.08 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

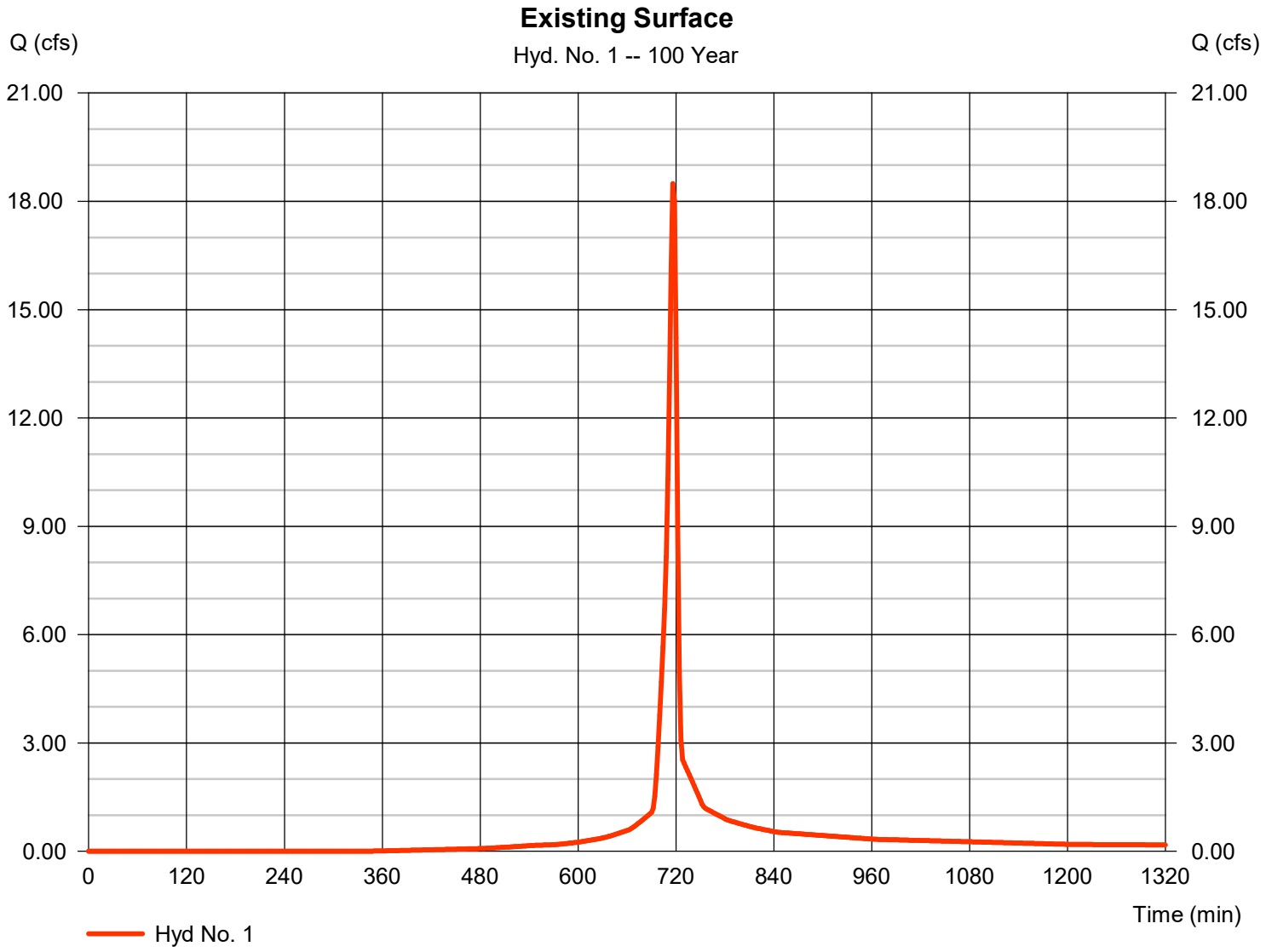


Hydrograph Report

Hyd. No. 1

Existing Surface

Hydrograph type	= SCS Runoff	Peak discharge	= 18.49 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 38,296 cuft
Drainage area	= 2.150 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.83 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



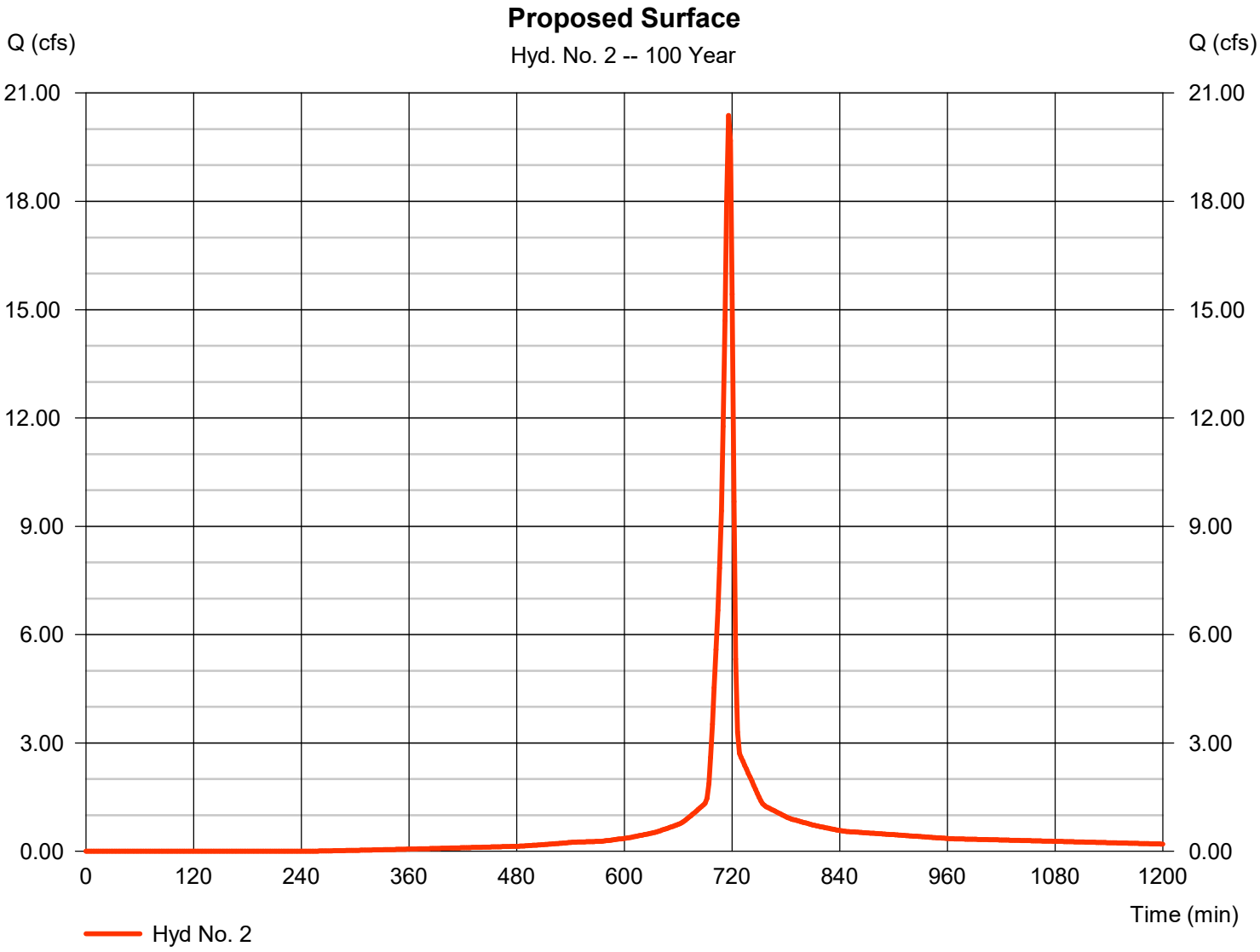
Hydrograph Report

Hyd. No. 2

Proposed Surface

Hydrograph type	=	SCS Runoff	Peak discharge	=	20.37 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	43,404 cuft
Drainage area	=	2.150 ac	Curve number	=	84*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.83 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.680 x 98) + (1.470 x 78)] / 2.150



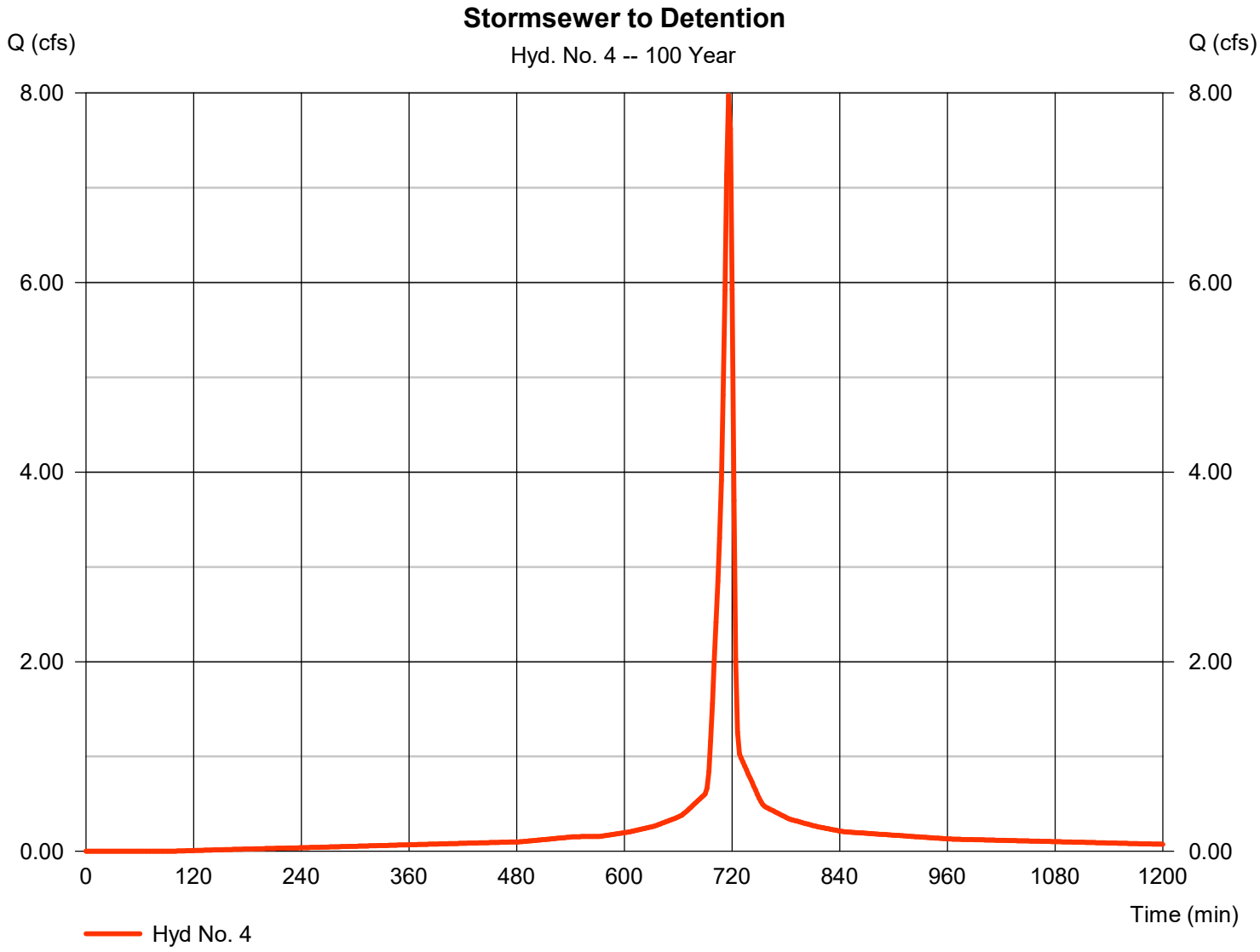
Hydrograph Report

Hyd. No. 4

Stormsewer to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.975 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	18,397 cuft
Drainage area	=	0.760 ac	Curve number	=	94*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.83 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.590 x 98) + (0.170 x 78)] / 0.760

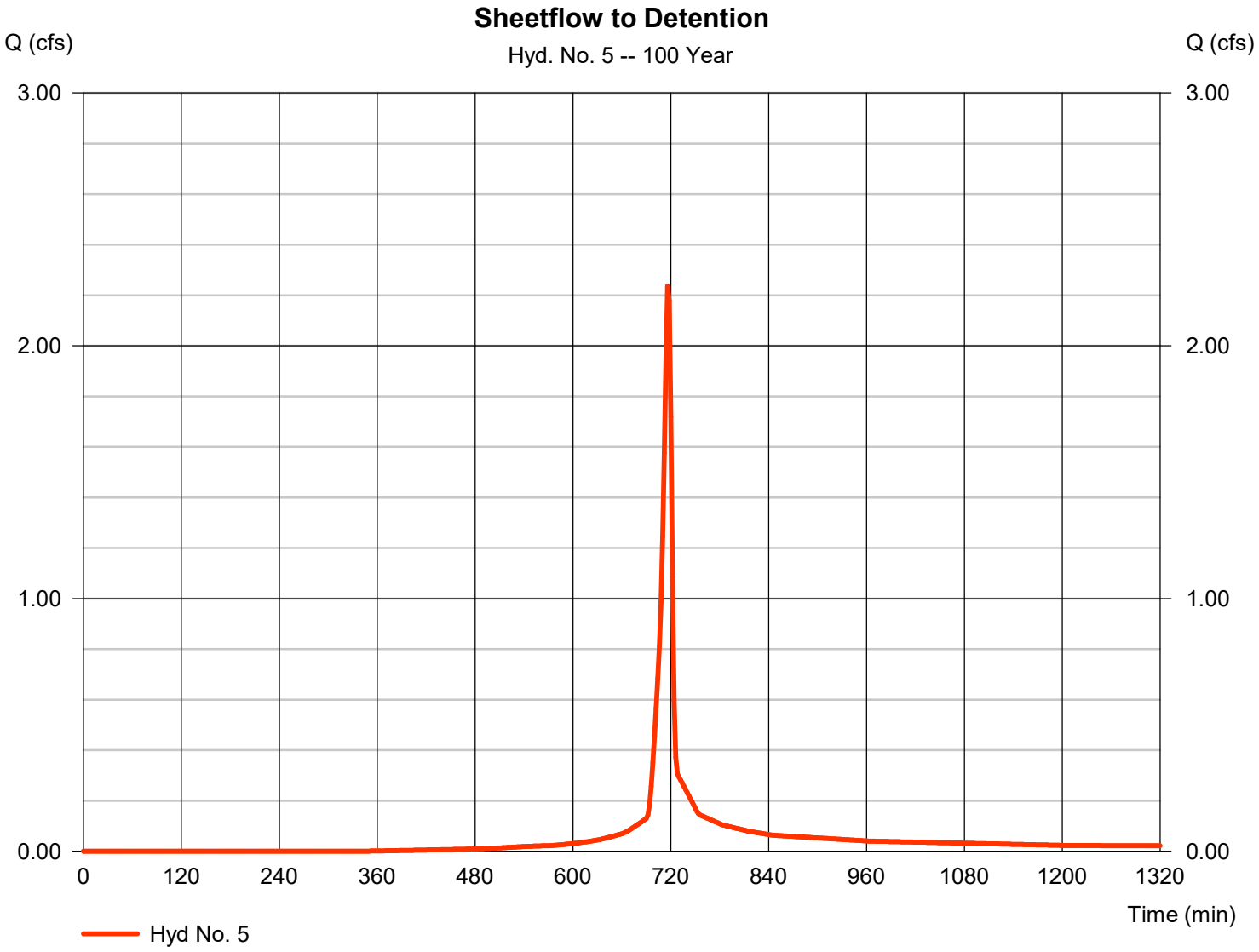


Hydrograph Report

Hyd. No. 5

Sheetflow to Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.236 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	4,631 cuft
Drainage area	=	0.260 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.83 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

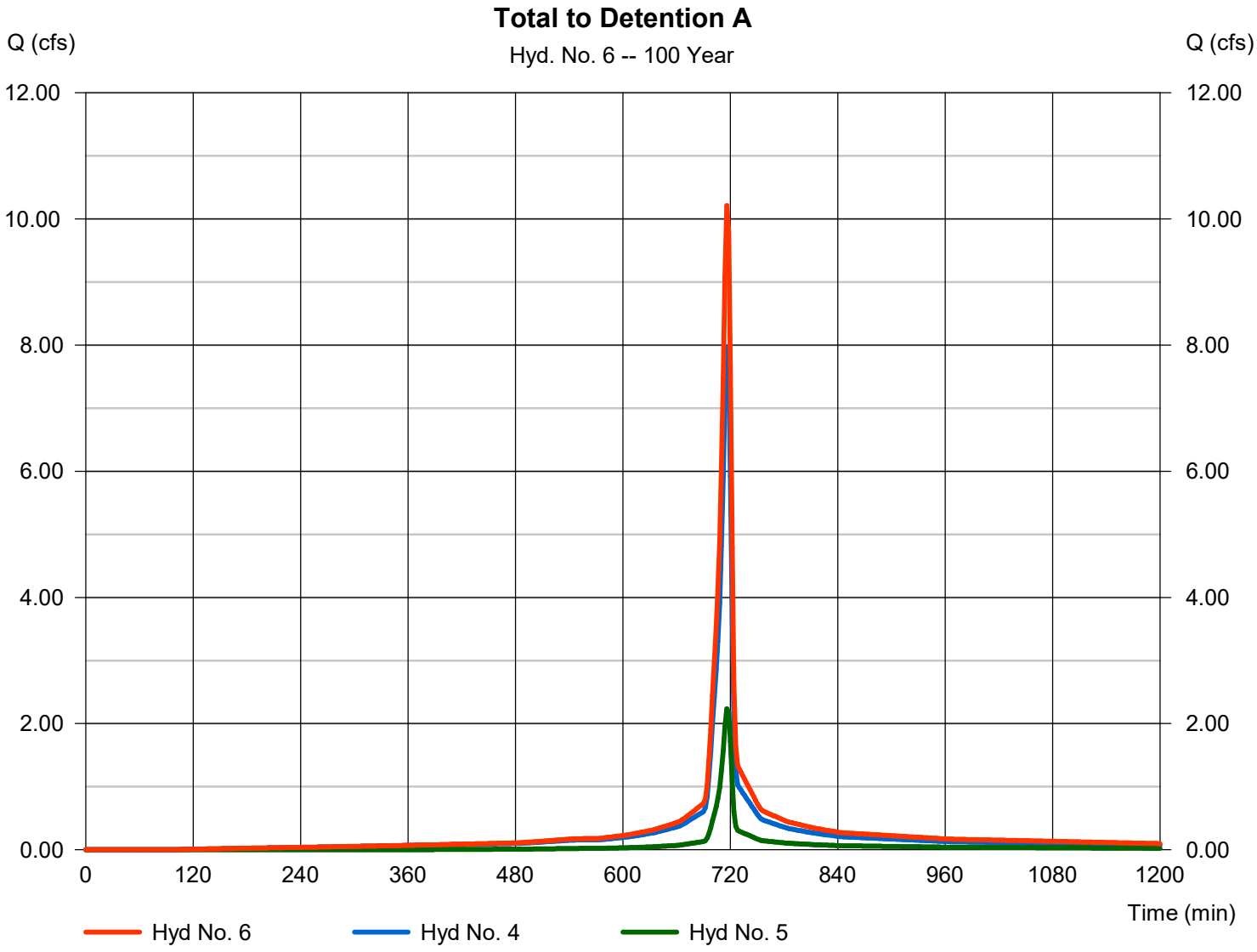


Hydrograph Report

Hyd. No. 6

Total to Detention A

Hydrograph type	= Combine	Peak discharge	= 10.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 23,028 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 1.020 ac



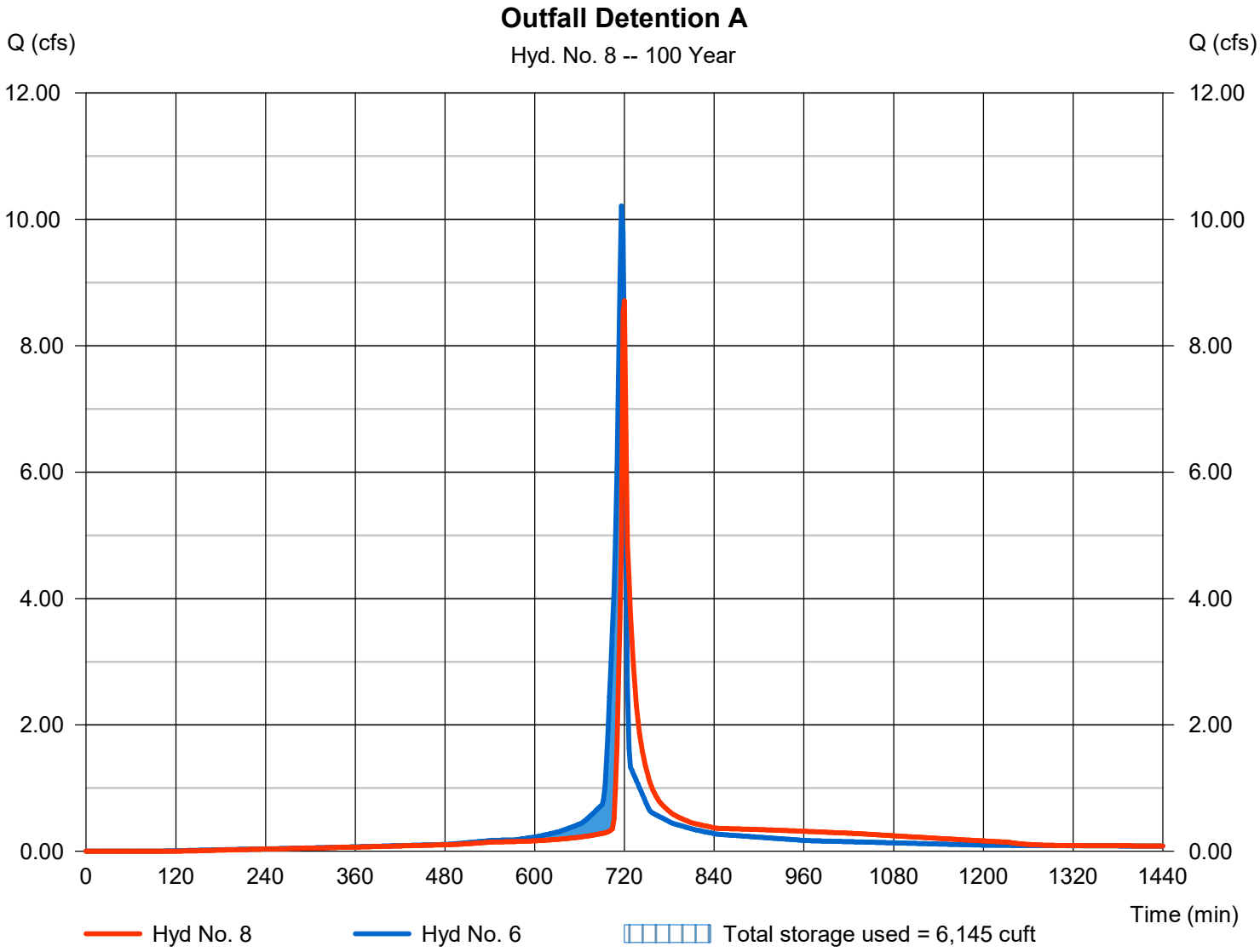
Hydrograph Report

Hyd. No. 8

Outfall Detention A

Hydrograph type	=	Reservoir	Peak discharge	=	8.711 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	23,025 cuft
Inflow hyd. No.	=	6 - Total to Detention A	Max. Elevation	=	719.65 ft
Reservoir name	=	Detention Pond A	Max. Storage	=	6,145 cuft

Storage Indication method used.



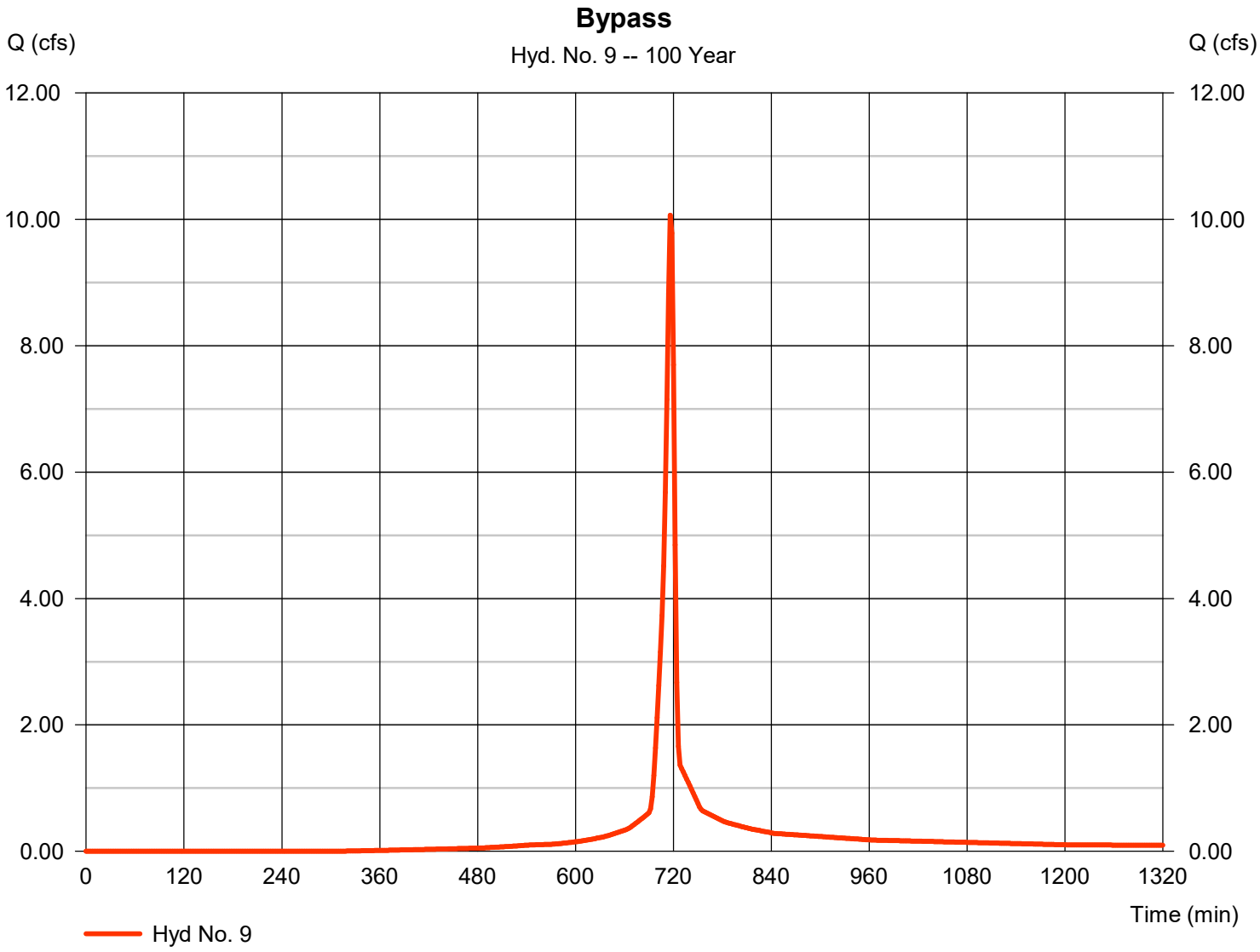
Hydrograph Report

Hyd. No. 9

Bypass

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.07 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	21,019 cuft
Drainage area	=	1.130 ac	Curve number	=	80*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.83 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.090 x 98) + (1.040 x 78)] / 1.130

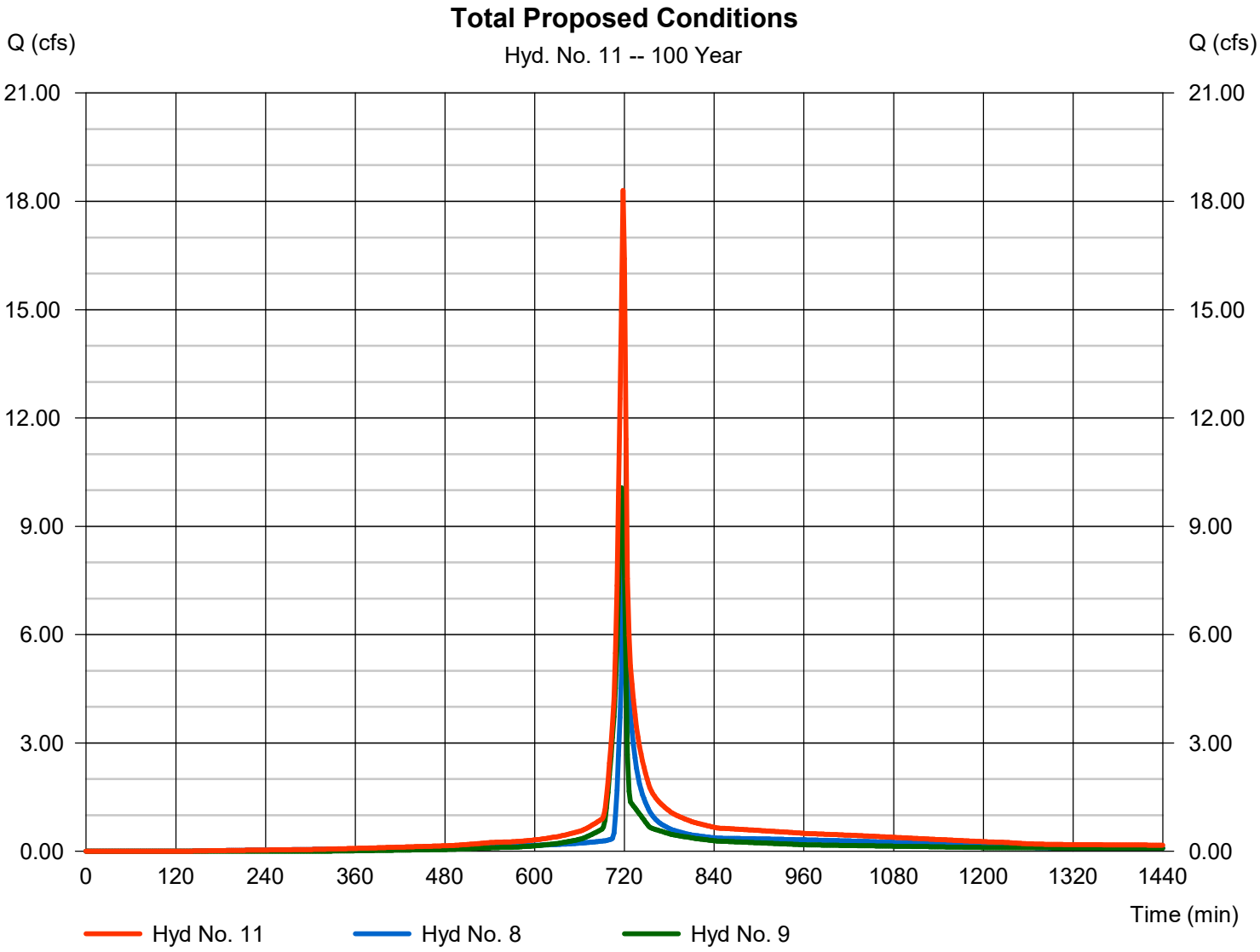


Hydrograph Report

Hyd. No. 11

Total Proposed Conditions

Hydrograph type	= Combine	Peak discharge	= 18.30 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 44,044 cuft
Inflow hyds.	= 8, 9	Contrib. drain. area	= 1.130 ac

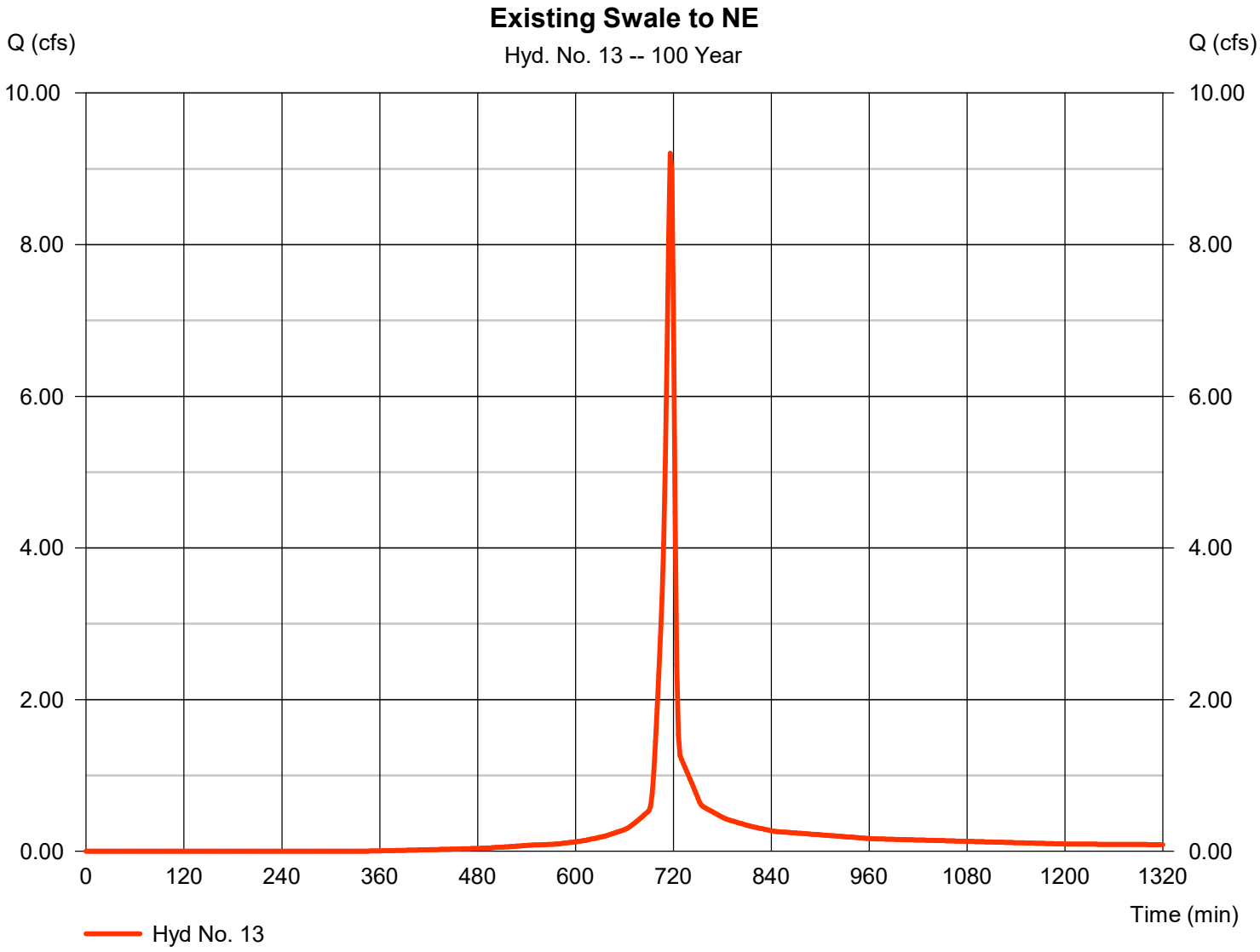


Hydrograph Report

Hyd. No. 13

Existing Swale to NE

Hydrograph type	=	SCS Runoff	Peak discharge	=	9.204 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	19,059 cuft
Drainage area	=	1.070 ac	Curve number	=	78
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.83 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Appendix 2

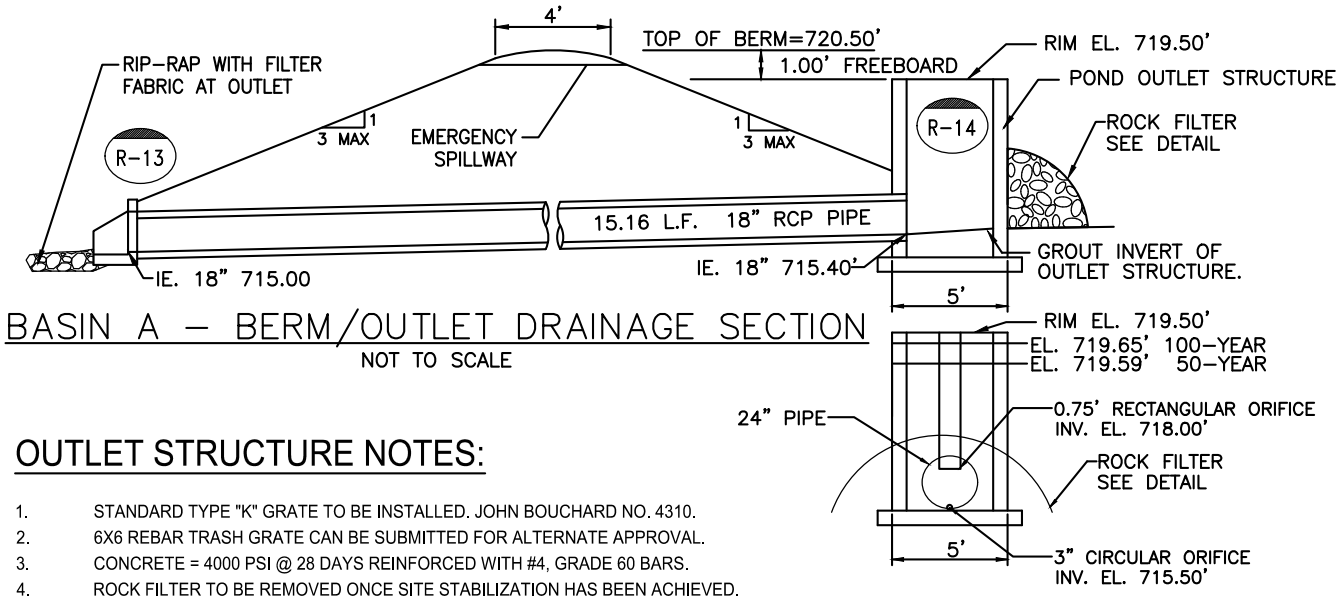
Stormwater Calculations
Summary and Outlet Detail

PROPOSED STORM SEWER STRUCTURE SCHEDULE

STR. NO.	PIPE	TYPE	RIM ELEV.	INV. IN	INV. OUT	LENGTH	SLOPE	NOTES
R-1		HEADWALL OUTLET	---	---	716.10	---	---	---
	R2-R1	18" PIPE	---	716.61	716.10	26.00	1.96	---
R-2		CURB INLET	720.00	716.81	716.61	---	---	---
	R3-R2	18" PIPE	---	717.05	716.81	24.00	1.00	---
R-3		CURB INLET	720.00	717.25	717.05	---	---	---
	R4-R3	18" PIPE	---	721.26	717.25	37.75	10.62	---
R-4		CURB INLET	728.26	---	721.26	---	---	---
	R5-R3	18" PIPE	---	724.07	717.25	72.82	9.37	---
R-5		CURB INLET	727.66	724.27	724.07	---	---	---
	R6-R5	18" PIPE	---	724.51	724.27	24.00	1.00	---
R-6		CURB INLET	727.66	724.71	724.51	---	---	---
	R7-R6	18" PIPE	---	725.17	724.71	32.62	1.41	---
R-7		AREA DRAIN	728.12	725.37	725.17	---	---	---
	R8-R7	18" PIPE	---	727.46	725.37	118.34	1.77	---
R-8		AREA DRAIN	730.21	---	727.46	---	---	---
r-9		CURB INLET	---	---	710.24	---	---	---
	R10-r9	18" PIPE	---	710.25	710.24	1.20	0.50	---
R-10		CURB INLET	712.42	710.25	710.25	---	---	DOUBLE INLET
	R11-R10	18" PIPE	---	710.36	710.25	24.00	0.50	---
R-11		CURB INLET	712.42	710.36	710.36	---	---	DOUBLE INLET
	r12-R11	18" PIPE	---	710.37	710.36	0.99	0.50	---
r-12		CURB INLET	---	---	710.37	---	---	---
R-13		CURB INLET	SEE DETENTION BASIN A					---
	R14-R13	18" PIPE						---
R-14		CURB INLET						---

1. PIPE MATERIAL SHALL BE RCP CLASS III ASTM C-76
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. 4310 OR APPROVED EQUAL.

DETENTION BASIN A DETAILS

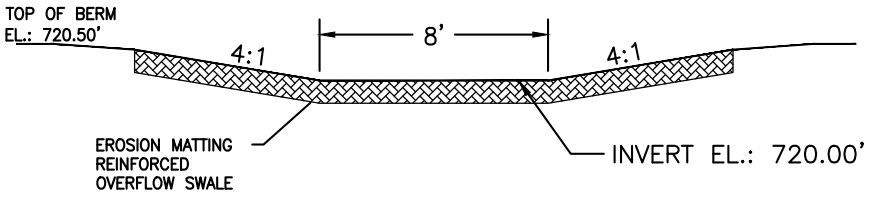


BASIN A – BERM/OUTLET DRAINAGE SECTION

NOT TO SCALE

OUTLET STRUCTURE NOTES:

1. STANDARD TYPE "K" GRATE TO BE INSTALLED. JOHN BOUCHARD NO. 4310.
2. 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

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	R-2	Combination	720.00	Cir	4.00	4.00	18	Cir	716.61	18	Cir	716.81
2	R-3	Combination	720.00	Cir	4.00	4.00	18	Cir	717.05	18 18	Cir Cir	717.25 717.25
3	R-4	DropGrate	728.26	Cir	4.00	4.00	18	Cir	721.26			
4	R-5	Combination	727.66	Cir	4.00	4.00	18	Cir	724.07	18	Cir	724.27
5	R-6	Combination	727.66	Cir	4.00	4.00	18	Cir	724.51	18	Cir	724.71
6	R-7	DropGrate	728.12	Cir	4.00	4.00	18	Cir	725.17	18	Cir	725.37
7	R-8	DropGrate	730.21	Cir	4.00	4.00	18	Cir	727.46			

Project File: 25602 - Storm Structures.stm | Number of Structures: 7 | Run Date: 9/3/2026

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	R2-R1	3.86	18	Cir	26.000	716.10	716.61	1.962	717.17	717.36	n/a	717.36 j	End	Combination
2	R3-R2	3.67	18	Cir	24.079	716.81	717.05	0.997	717.42	717.78	0.43	717.78	1	Combination
3	R4-R3	1.57	18	Cir	37.708	717.25	721.26	10.634	717.78	721.73	n/a	721.73 j	2	DropGrate
4	R5-R3	2.18	18	Cir	72.765	717.25	724.07	9.373	717.78	724.63	n/a	724.63	2	Combination
5	R6-R5	1.72	18	Cir	24.024	724.27	724.51	0.999	724.68	725.00	n/a	725.00	4	Combination
6	R7-R6	1.66	18	Cir	33.000	724.71	725.17	1.394	725.08	725.65	0.24	725.65	5	DropGrate
7	R8-R7	1.24	18	Cir	118.000	725.37	727.46	1.771	725.67	727.88	n/a	727.88	6	DropGrate

Project File: 25602 - Storm Structures.stm | Number of lines: 7 | Run Date: 9/3/2026

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

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	R-2	0.25	0.03	0.27	0.01	Comb	6.0	2.70	0.00	2.70	1.92	0.100	1.92	0.020	0.020	0.013	0.05	2.69	0.14	0.71	1.5	Off
2	R-3	0.32	0.08	0.37	0.03	Comb	6.0	2.70	0.00	2.70	1.92	0.100	1.92	0.020	0.020	0.013	0.06	3.07	0.15	1.09	1.5	1
3	R-4	1.57	0.00	1.57	0.00	DrGrt	0.0	0.00	3.06	2.63	2.63	Sag	2.63	0.015	0.015	0.013	0.13	20.62	0.13	20.62	0.0	2
4	R-5	0.56	0.00	0.49	0.08	Comb	6.0	2.70	0.00	2.70	1.92	0.064	1.92	0.020	0.020	0.013	0.08	3.80	0.16	1.80	1.5	2
5	R-6	0.10	0.00	0.10	0.00	Comb	6.0	2.70	0.00	2.70	1.92	0.064	1.92	0.020	0.020	0.013	0.04	2.02	0.13	0.01	1.5	4
6	R-7	0.63	0.00	0.63	0.00	DrGrt	0.0	0.00	3.06	2.63	2.63	Sag	2.63	0.018	0.018	0.013	0.07	10.82	0.07	10.82	0.0	5
7	R-8	1.24	0.00	1.24	0.00	DrGrt	0.0	0.00	3.06	2.63	2.63	Sag	2.63	0.020	0.020	0.013	0.12	14.18	0.12	14.18	0.0	6

Project File: 25602 - Storm Structures.stm | Number of lines: 7 | Run Date: 9/3/2026

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

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1	R-2	Combination	720.00	Cir	4.00	4.00	18	Cir	716.61	18	Cir	716.81
2	R-3	Combination	720.00	Cir	4.00	4.00	18	Cir	717.05	18 18	Cir Cir	717.25 717.25
3	R-4	DropGrate	728.26	Cir	4.00	4.00	18	Cir	721.26			
4	R-5	Combination	727.66	Cir	4.00	4.00	18	Cir	724.07	18	Cir	724.27
5	R-6	Combination	727.66	Cir	4.00	4.00	18	Cir	724.51	18	Cir	724.71
6	R-7	DropGrate	728.12	Cir	4.00	4.00	18	Cir	725.17	18	Cir	725.37
7	R-8	DropGrate	730.21	Cir	4.00	4.00	18	Cir	727.46			

Project File: 25602 - Storm Structures.stm | Number of Structures: 7 | Run Date: 9/3/2026

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	R2-R1	4.53	18	Cir	26.000	716.10	716.61	1.962	717.17	717.43	n/a	717.43 j	End	Combination
2	R3-R2	4.31	18	Cir	24.079	716.81	717.05	0.997	717.48	717.85	n/a	717.85	1	Combination
3	R4-R3	1.80	18	Cir	37.708	717.25	721.26	10.634	717.85	721.76	n/a	721.76 j	2	DropGrate
4	R5-R3	2.54	18	Cir	72.765	717.25	724.07	9.373	717.85	724.67	n/a	724.67	2	Combination
5	R6-R5	2.01	18	Cir	24.024	724.27	724.51	0.999	724.71	725.04	n/a	725.04	4	Combination
6	R7-R6	1.93	18	Cir	33.000	724.71	725.17	1.394	725.11	725.69	0.26	725.69	5	DropGrate
7	R8-R7	1.42	18	Cir	118.000	725.37	727.46	1.771	725.69	727.91	n/a	727.91	6	DropGrate

Project File: 25602 - Storm Structures.stm | Number of lines: 7 | Run Date: 9/3/2026

NOTES: Return period = 25 Yrs. ; j - Line contains hyd. jump.

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	R-2	0.29	0.04	0.32	0.01	Comb	6.0	2.70	0.00	2.70	1.92	0.100	1.92	0.020	0.020	0.013	0.06	2.87	0.14	0.89	1.5	Off
2	R-3	0.37	0.10	0.43	0.04	Comb	6.0	2.70	0.00	2.70	1.92	0.100	1.92	0.020	0.020	0.013	0.07	3.26	0.15	1.29	1.5	1
3	R-4	1.80	0.00	1.80	0.00	DrGrt	0.0	0.00	3.06	2.63	2.63	Sag	2.63	0.015	0.015	0.013	0.15	22.33	0.15	22.33	0.0	2
4	R-5	0.65	0.00	0.54	0.10	Comb	6.0	2.70	0.00	2.70	1.92	0.064	1.92	0.020	0.020	0.013	0.08	4.00	0.16	2.00	1.5	2
5	R-6	0.12	0.00	0.12	0.00	Comb	6.0	2.70	0.00	2.70	1.92	0.064	1.92	0.020	0.020	0.013	0.04	2.13	0.13	0.18	1.5	4
6	R-7	0.73	0.00	0.73	0.00	DrGrt	0.0	0.00	3.06	2.63	2.63	Sag	2.63	0.018	0.018	0.013	0.08	11.60	0.08	11.60	0.0	5
7	R-8	1.42	0.00	1.42	0.00	DrGrt	0.0	0.00	3.06	2.63	2.63	Sag	2.63	0.020	0.020	0.013	0.13	15.28	0.13	15.28	0.0	6

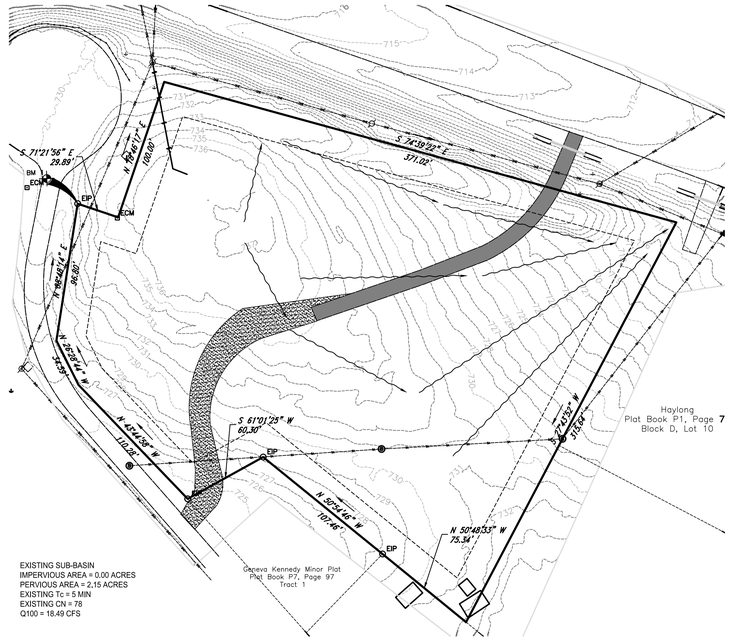
Project File: 25602 - Storm Structures.stm | Number of lines: 7 | Run Date: 9/3/2026

NOTES: Inlet N-Values = 0.016; Intensity = 69.22 / (Inlet time + 11.20) ^ 0.75; Return period = 25 Yrs. ; * Indicates Known Q added.All curb inlets are Horiz throat.

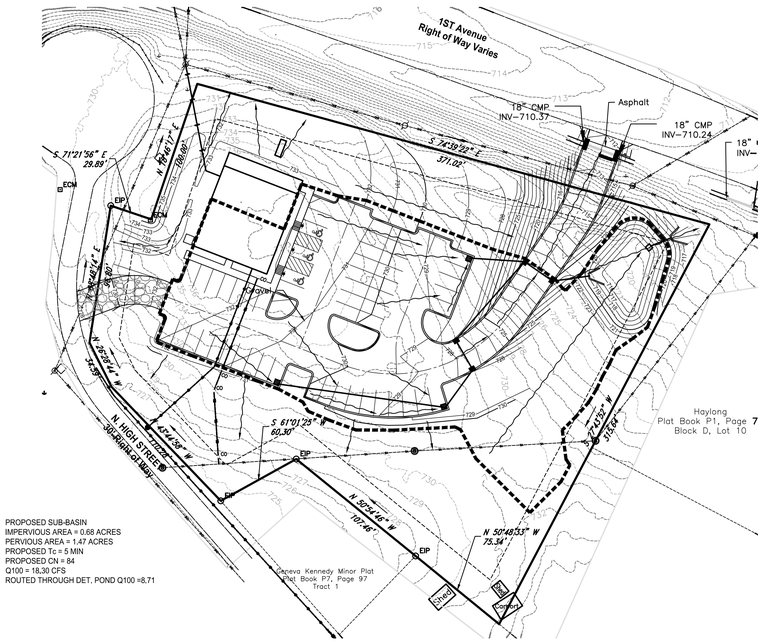
Appendix 3

Drainage Map

DRAINAGE MAP



EXISTING SUB-BASIN
IMPERVIOUS AREA = 0.00 ACRES
PERVIOUS AREA = 2,15 ACRES
EXISTING Tc = 5 MIN
EXISTING CN = 78
Q100 = 18.49 CFS



PROPOSED SUB-BASIN
IMPERVIOUS AREA = 0.68 ACRES
PERVIOUS AREA = 1.47 ACRES
PROPOSED Tc = 5 MIN
PROPOSED CN = 84
Q100 = 18,30 CFS
ROUTED THROUGH DET. POND Q100 =8,71

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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ENGINEERS & SURVEYORS

Client
MICHELLE FLOYD
1000 OLD HWY 99
COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	08/03/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
DRAINAGE MAP

Drawn: BG
Checked: JG
Approved: GV
Date: Aug. 10, 2026

Job. no. 25602
Scale:
Vertical: ——
Horizontal: 1"=50'

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

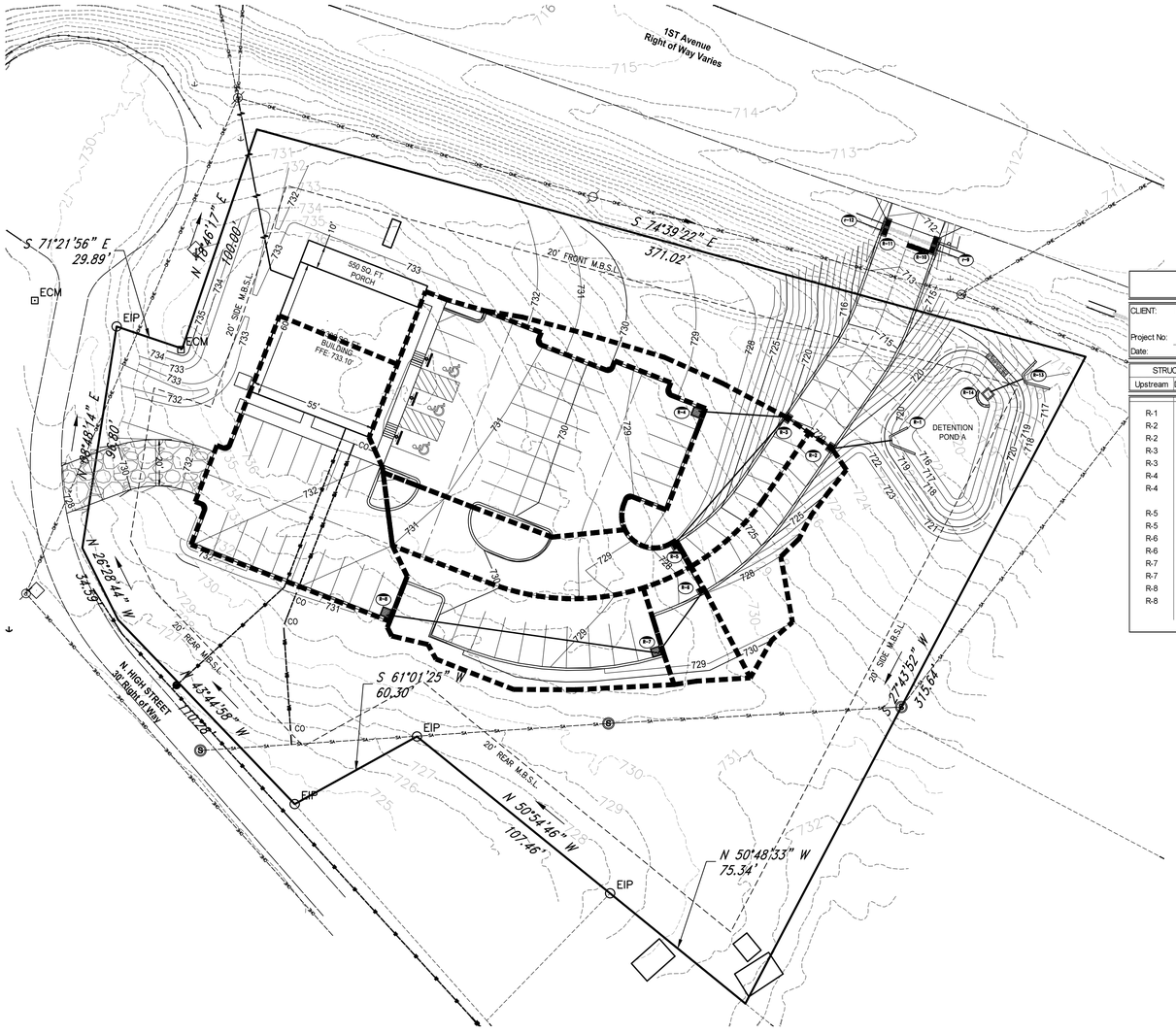
gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN APPROVED BY MUNICIPALITY & STATE

MP-1

FILE: J:\WES_Engineers_Surveyors 2025\25602 – 919 1ST Avenue Mt Pleasant – Floyd\Dwg\Engineering\25602 – DWI Center 919 1st Ave Mt Pleasant base.dwg

DRAINAGE INLET MAP



STORM DRAINAGE STRUCTURES CALCULATION SHEET

CLIENT: DWI Center of Middle TN

Project No: 22529

Date: 09/02/26

C_{grass} = 0.30

C_{imp} = 0.95

Intensity: Tc = 5 min; I_{100} = 10.40 (peak)

STRUCTURE		DRAINAGE AREA			Inlet		Pipe				Rim	Invert		Pipe	
Upstream	Downstream	GRASS	IMP.SURF	TOTAL	C_W	Q_{100}	n	Dia.	Length	Slope	Elev.	Up	Down	Velocity	Q_{100}
R-1															**4.22**
R-2	R-1						0.0115	18	26.00	2.35%		716.61	716.00	10.29	4.22
R-2		1558.00	1064.00	2622.00	0.56	0.35					720.00				
R-3	R-2						0.0115	18	24.00	1.00%		717.05	716.81	6.72	3.86
R-3		2885.00	989.00	3874.00	0.47	0.43					720.00				
R-4	R-3						0.0115	18	37.75	10.62%		721.26	717.25	21.89	2.15
R-4		179.00	9419.00	9598.00	0.94	2.15					728.26				
R-5	R-3						0.0115	18	72.82	9.37%		724.07	717.25	20.55	3.43
R-5		99.00	3306.00	3405.00	0.93	0.76					727.66				
R-6	R-5						0.0115	18	24.00	1.00%		724.51	724.27	6.72	2.68
R-6		994.00	325.00	1319.00	0.46	0.14					727.66				
R-7	R-6						0.0115	18	32.62	1.41%		725.17	724.71	7.97	2.53
R-7		1373.00	3208.00	4581.00	0.76	0.83					728.12				
R-8	R-7						0.0115	18	118.34	1.77%		727.46	725.37	8.92	1.71
R-8		530.00	7351.00	7881.00	0.91	1.71					730.21				

BENCHMARK

BENCHMARK #1
IRON ROD
ELEV. = 731.97'
NORTHING: 442,502.3
EASTING: 1,605,739.7
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

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		8"
SANITARY SEWER		
STORM SEWER	15"RCP	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)
P.U.D.E.

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ENGINEERS & SURVEYORS

Client
MICHELLE FLOYD
1000 OLD HWY 99
COLUMBIA, TENNESSEE 38401

REVISIONS	DATE
Addressed Fire Marshal Comments	9/1/26
Staff Comments Addressed	09/03/26

DWI CENTER OF MIDDLE TENNESSEE
919 1ST AVENUE
MOUNT PLEASANT, MAURY COUNTY, TENNESSEE
DRAINAGE INLET MAP

Drawn: BD
Checked: JG
Approved: GV
Date: Aug 10, 2026

Job. no. 25602
Scale: Vertical: 1"=30'
Horizontal:

MP-2

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

RELEASED FOR CONSTRUCTION WHEN APPROVED BY MUNICIPALITY & STATE

FILE:J:\ WES_Engineers_Surveyors 2025\25602 – 919 1ST Avenue Mt. Pleasant – Floyd\Dwg\Engineering\25602 – DWI Center 919 1st Ave Mt Pleasant base.dwg

August 27, 2026

Mt. Pleasant Planning Commission
C/O Chris Brooks, Director
Mt. Pleasant Building and Planning
209 Bond Street
Mt. Pleasant, Tennessee 38474

RE: DWI Center of Middle TN – 919 1st Avenue – Mt. Pleasant, TN
Response to staff comments

Commission Members & Chris:

On behalf of the Owner, Michelle Floyd, WES Engineers & Surveyors would like to present the responses below as well as the attached revised documents to address the comments we received from city staff and their consultants on 08/19/2026. See comment responses below in GREEN.

CEC recommends the applicant address the following comments:

1. Provide a response letter stating how the comments were addressed and where they were addressed. Please be specific where the comments were addressed by providing page numbers, note numbers, and/or references to specific locations in the calculations. This will allow the review engineer to evaluate the resubmittal more efficiently.
   Acknowledged.

2. Please complete and return the LDP application packet and checklist.
   As part of this resubmittal, we have attached the LDP application. Some items of the application cannot be completed at this time (such as asbuilt information as no proposed work has been completed.)

3. Please provide a SWPPP and TDEC Notice of Coverage for a Construction General Permit as greater than 1 acre is proposed to be disturbed.
   NOI will be submitted to TDEC once we have the owner's signatures (today), a digital copy of the document will be provided as a part of the resubmittal.

4. The Open Space Note on the sheet C-1.0 states that the Homeowners Association is to maintain the detention areas. Please revise note to reflect who is responsible for maintaining open space and detention areas.
   Note has been removed. There is no need for an HOA for this property.

5. Please extend the limits of disturbance (LOD) beyond the limits of grading to allow for appropriate installation and maintenance of EPSC measures within the LOD. In addition, consider increasing the LOD to allow for laydown areas, and room for equipment to work at the bottom of the slopes.
   Adjusted come area of the LOD that, overall, increased the area of LOD.

6. As currently shown (see screenshot below), sediment and runoff from the site could exit the limits of disturbance and reenter at the sediment trap. Should the limits of disturbance be expanded at this location or diversion berms be installed to prevent sediment laden stormwater from leaving the limits of disturbance? It appears it could be useful for to convey flow to the proposed sediment trap.
   Added additional area to LOD.

7. The sediment trap detail on sheet C-3.2 shows flow entering from the end opposite of the machined riprap berm, but the trap as shown in the plans will receive the majority of runoff from the side (see screenshot below). The sediment trap should be oriented to allow runoff to enter opposite of the discharge end so there is sufficient time for the sediment to settle within the trap.
   Oriented the graphical representation of the sediment trap to align with the existing swale located on the property.

8. What will prevent sediment from leaving the site in the below highlighted locations?
   Added additional silt fence located at the highlighted areas.

9. EPSC Phase 1 notes and BMP notes say to call Maury County Engineering Department for inspection of EPSC installation. Please revise for the City of Mount Pleasant.
   Note has been revised appropriately.

10. Please update Erosion/Siltation Control Notes #10 on sheet C-3.0 and C-3.1 to reference the latest edition TDEC Erosion Prevention and Sediment Control Handbook.
    Note has been revised appropriately.

11. Please revise BMP Notes #2 to state, "…time of exposure of unprotected soils shall be kept to a maximum of 14 days. …" to be in alignment with the TDEC Erosion Prevention and Sediment Control Handbook.
    Note has been revised appropriately.

12. BMP note #3 does not align with the TDEC Erosion Prevention and Sediment ControlHandbook and the intent of the note is unclear. Please clarify the note.
    I have reviewed note #3 and I feel that it provides adequate clarity to the contractor as to how they treat steep slopes outside of the disturbance area. I will look to TDEC for any suggestions to this note during their review of the SWPPP and modify as directed during their review.

13. Please provide a detail for how the double curb inlets at the driveway connection to 1st Avenue are going to tie into the existing 18" CMP.
    The single and double inlet details depict the precast inlet connecting to the pipe. The physical connection to the existing 18-inch CMP is to be completed as shown in the inlet details.

14. Please delineate subbasins to each catch bsasin inlet and provide supporting calculations including inlet capacity and spread calculations.
    a. There is 0.68 acres of impervious listed in the Proposed Surface calculations and shown on the plans. The "Stormsewer to Detention" calculations shows 0.51 acres to the detention area. Where is the rest of the impervious area runoff going?
       The discrepancy between the 0.68 acres of total proposed impervious area and the 0.51 acres directed to the detention pond is accounted for by a bypass area visible on the drainage area map. The bypass area consists of approximately 100 linear feet of proposed roadway, a portion of the proposed building, and a small portion of the proposed sidewalk along the front of the building, all of which discharge without routing through the detention pond. This bypass flow is accounted for within the hydrologic hydrograph calculations, and when combined with the detention pond outfall flows, the overall proposed site runoff is demonstrated to be less than existing conditions for the 2-year through 100-year design storms.

    b. Roof drainage is listed to sheet flow into the proposed drainage system at the front and rear of the lots in the Stormwater Notes #1 on sheet C-1.0. Where is roof drainage routed?
       The northern portion of the building will bypass the detention area to the north as discussed in response 14a and the southern portion would sheetflow into the proposed storm network discharging to the proposed detention pond.

15. Please ensure the plans and calculations match such that what is designed is what will be built.
    a. For the detention pond calculations, 10 sq ft of area is listed at 715.5', but there are no contours showing 715.5' in the plans, the storage calculations account for 118 cu ft between elevations 715.5' and 716.0'.
       Construction plans depict contours at 1-foot intervals; therefore, no contour is shown at the 0.5-foot increment of elevation 715.5. The 10 square feet listed at elevation 715.5 is a function of the HydroFlow Hydrographs software and represents a recommended input practice. Entering a 0 square foot value at the bottom of the pond elevation can create computational loops resulting in false water surface elevations at low flows, while an excessively large value can produce the inverse effect. The 10 square foot entry at elevation 715.5 is consistent with the software's recommended methodology and supporting literature. The actual bottom of the pond is encompassed within the interior of the 4-foot by 4-foot outlet structure. Regarding the storage volume, the area at the 716.0-foot contour, as revised per the response to comment

below, is 618 square feet. Applying the trapezoidal method with a 90 percent void ratio yields an incremental volume of 108 cubic feet between elevations 715.5 and 716.0, reflecting the pond reduction addressed in the subsequent comment response.

b. There is 2,685 sq ft listed at 720.5', but the proposed grading does not support this due grading of the slope of the proposed drive overlapping the grading of the detention pond as highlighted below.
The new area of the 720.5' contour is 2,533 sq. ft. per revision of the detention pond.

16. The invert at the headwall outlet of the detention pond is listed as 715.0' in the detail, but the grading does not support this. Additionally, runoff in proposed conditions should leave the site in a similar manner as it currently does in existing conditions. The headwall outlet of the proposed detention pond is discharging a concentrated flow. How can this be modified to more closely match existing runoff patterns?
The 715.0-foot contour has been adjusted at the outfall headwall of the detention pond to reflect the correct invert elevation. Regarding the discharge pattern, the existing conditions drainage at this location already conveys concentrated flow from the northeast corner of the site via an existing swale running west to east, as depicted on the existing conditions drainage area map. The proposed detention pond outfall is therefore discharging in a manner consistent with the existing runoff pattern at this point of discharge. To further document this, an additional comparison table has been added to the drainage report reflecting the existing condition flows versus the detention pond outfall flows at this point of discharge. As examples, the proposed discharge is 83 percent and 48 percent of the existing discharge at the 2-year and 100-year storm events, respectively, demonstrating that the proposed detention pond is reducing flows to the downstream roadside swale for all design storm events.

17. The detail shows a 1' wide rectangular orifice at elevation 718.0', but the modeling shows a 0.75' weir at elevation 718.0'. Please ensure the plans, details, and modeling match such that what is designed is what will be built.
The weir is designed to be 0.75'. The detention basin A detail has been changed to reflect the design from hydroflow hydrographs.

KCI recommends the applicant address the following comments:

- Please include measurements for the sidewalk on the site and utility sheet.
Measurements have been added to the sidewalk.

- Please submit a lighting plan in accordance with Section 14-1103 *Outdoor Lighting* of the zoning ordinance.
The Electrical Consultant is working to complete the photometric plan and we will provide it as soon as it is available to us.

- Are the three existing structures in the southeast corner of the property to remain? Please label as to remain or to be removed.

Of the three existing structures in the southeast corner of the property, one is located entirely off the property, one is located partially on the property, and one is located entirely on the property. As the proposed scope of work does not impact these structures, a note has been added to the plans indicating that the two structures located on or partially on the property are to remain. The owner's representative can pursue relocation of any portable buildings that have been inadvertently placed on this property with the adjacent owner.

- Please include the property, owner, and zoning information for adjacent lots.
  We have added the adjacent property information to the plans.

- Please include the existing topo lines in addition to the proposed topo lines.
  Existing and proposed topography lines can be found on sheet C-2.0 Grading Plan.

- Include a width for 1st Avenue in addition to that it varies.
  ROW Widths have been added at the NE and NW corners of the property. See sheet C-1.0 Site Layout for details.

- Please provide documentation of enrollment to ensure there is sufficient parking on site.
  Enrollment numbers have been provided from the property owner and confirmed. We have printed email conversation as part of this submittal.

- Is the greenspace ratio on the landscape sheet the impervious/pervious calculation?
  Greenspace ratio is the pervious/impervious calculation. Landscape architect rounded. It now matches the stormwater report calculations.

Staff Comments recommends the applicant address the following comments:

1) Has a LOA been requested for this project?
   LOA has been requested for water, sewer, and gas.

2) The sewer flow was determined to be 1500gpd is this correct? If this is correct is this just a bathroom for this 3300 sqft building.
   The information received from the architect only shows a bathroom for the proposed building.

3) The detention pond looks to be at the end of the property that discharges towards HWY 166 North and across the road to the ball field property. How will this affect the current ditch layout and will this put more water onto the neighboring properties?
   The existing conditions drainage of this property conveys concentrated flow at the northeast corner of the site via an existing swale running west to east, as depicted on the existing conditions drainage area map. The proposed detention pond outfall is therefore discharging in a manner consistent with the existing runoff pattern at this point of discharge, however, it is discharging at a reduced flow rate. To further document this, an additional comparison table has been added to the drainage report reflecting the existing condition flows versus the detention pond outfall flows at this point of discharge. As shown, the proposed discharge is 83 percent and 48 percent of the existing discharge at the 2-year and 100-year storm events, respectively, demonstrating that the proposed detention pond is reducing flows to the downstream roadside swale for all design storm events.

4) Will the property need gas?
   At this time, there are no proposed gas appliances warranting service being required. However, we have submitted a LOA request for gas service to the property.

I appreciate the opportunity to address these comments for the staff, and I look forward to seeing this project move forward in the community. If you have any questions or concerns, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Gerald Vick, P.E.
Principal

September 1, 2026

Mt. Pleasant Planning Commission
C/O Chris Brooks, Director
Mt. Pleasant Building and Planning
209 Bond Street
Mt. Pleasant, Tennessee 38474

RE: DWI Center of Middle TN – 919 1st Avenue – Mt. Pleasant, TN
Response to Fire Marshal Comments

Commission Members & Chris:

On behalf of the Owner, Michelle Floyd, WES Engineers & Surveyors would like to present the responses below as well as the attached revised documents addressing the Fire Marshal Comments we received on 08/19/2026. See comment responses below in GREEN.

Fire Marshal Comments 8/13/2026:

1. Fire Apparatus Access:
   The final site plan shall clearly identify and demonstrate the permanent fire apparatus access route to the proposed building, including adequate access width, turning capability, grade, and unobstructed access for emergency apparatus.
   I have provided a 'Fire Apparatus Access Plan' to identify and demonstrate the permanent fire apparatus access route to the proposed building including adequate access width, turning capability, grade, and unobstructed access on the plan. The proposed path is hatched on the sheet.

2. Emergency/Fire Department Access Road:
   The emergency/fire department access route shall be clearly identified on the final site plan. Required fire department access shall remain unobstructed by parking spaces, landscaping, curbing, bollards, signs, utilities, drainage structures, or other site improvements.
   I have labeled the proposed Emergency Access Drive (Secondary Access) that is proposed to connect to N. High Street. This access would be proposed to be gated and only necessary should the primary access be blocked. The gate is proposed to be accessible by a Knox Box access location, should the Fire Marshal want to discuss an alternative method of limiting access to this drive, please let us know and we can discuss what that alternative method might be.

3. Fire Hydrant/Water Supply:
   The applicant shall coordinate required fire hydrant locations and fire-protection water supply with the City and Fire Marshal. Final fire-flow, hydrant, and other fire-protection water-supply requirements will be addressed during the subsequent construction/fire-protection plan review.
   Existing Fire Hydrant locations have been shown on the Fire Apparatus Access Plan. Please reach out to our office to facilitate the coordination so that we can adequately address any additional concerns you may have but have not presented in this review.

4. Construction Fire Access:
   Required fire department access shall be maintained throughout construction. Construction equipment, materials, dumpsters, erosion-control measures, or other temporary site conditions shall not obstruct required emergency access.
   A construction entrance is proposed to be provided at the 1st Avenue entrance. Grading activities will need to be performed as a part of the site preparation at this location and those grading activities should provide reasonable emergency access to the site during construction.

5. Student Count:
   The submitted site plan utilizes 104 students for its parking calculation. The applicant should confirm that this figure represents the intended operational/parking assumption. The maximum simultaneous occupant load of the building will be established and reviewed separately as part of the subsequent architectural and fire/life-safety review. The parking calculation should not be interpreted as Fire Marshal approval of the building occupant load.
   The applicant confirms that the figure of 104 students that was provided by the developer to the engineer represents the intended operations / parking assumption. This is confirmed on the plans by representing the appropriate number of parking spaces on the plan.
   We agree that the maximum simultaneous occupant load of the building will be established and reviewed separately as a part of subsequent architectural and fire/life-safety review as these concerns are not a part of the proposed site construction beyond providing the adequate number of parking spaces as shown on the plan.
   These plans are in no way indicating that the parking calculation is being interpreted as Fire Marshal approval of the building occupant load.

6. Emergency Access Gate/Barrier:
   If a gate, barrier, or other controlled-access device is proposed along the emergency/fire department access route, the plans shall identify the device and provide approved means of emergency access for Mount Pleasant Fire Department personnel and apparatus. The access method shall be coordinated with and approved by the Fire Marshal before installation.
   Understood, could the Fire Marshal please provide input as to what device and approved means of emergency access for Mount Pleasant Fire Department personnel and apparatus would be for this project. The primary access is not proposed to have any access limitations but the secondary (emergency only) access from N. High Street is proposed to be gated and have a knox box device provided for access by Mount Pleasant Fire Department personnel and apparatus.

7. Knox Box/Squak Box Plan Discrepancy:
   The submitted plans contain conflicting references regarding emergency access equipment, with one location identifying a Knox Box and another identifying a “Squak Box.” The applicant/design professional shall clarify the intended equipment and revise the plans so that all sheets consistently identify the approved emergency access equipment and its proposed location.
   The primary access is not proposed to have any access limitations but the secondary (emergency only) access from N. High Street is proposed to be gated and have a knox box device provided for access by Mount Pleasant Fire Department personnel and apparatus. The label on the grading

sheet was mistakenly labeled as a 'squak box' but should be a knox box as proposed on the site layout plan as well as the Fire Apparatus Access Plan.

8. Emergency Access Equipment Location:
   The final site plan shall identify the exact location of any Knox Box, emergency access control equipment, or other Fire Department access device. The location shall be readily accessible to responding fire personnel and shall not be obstructed by landscaping, parking, fencing, gates, or other site improvements. Final equipment type and location shall be subject to MPFD approval.
   The primary access is not proposed to have any access limitations but the secondary (emergency only) access from N. High Street is proposed to be gated and have a knox box device provided for access by Mount Pleasant Fire Department personnel and apparatus. The location is noted on the Proposed Site Layout Plan as well as the Fire Apparatus Access Plan.

- Fire Marshal Additional Comments:
  Subject to the above site-related comments being addressed or incorporated as conditions of approval, I have no additional objections to the Planning Commission considering the submitted civil/site development plans at this stage. These comments are intended to address only site-development and emergency-response considerations. No determination has been made at this time regarding the building's final occupancy classification, occupant load, means of egress, fire alarm system, automatic sprinkler system, emergency lighting, fire extinguishers, or other interior fire and life-safety requirements. Those items will be reviewed when the applicant submits the architectural and construction documents for the building permit and fire and life-safety review.
  I feel that the proposed Fire Apparatus Access Plan should be helpful to adequately address your concerns presented in this correspondence, however, should any item need additional coordination, I would appreciate that item being included as a condition of approval to be coordinated with the Fire Marshal. Additionally, I am in agreement that any building appropriate discussion should be coordinated between the building design consultants and staff under a separate review (Building Permit Submittal).

I appreciate the opportunity to address these comments for the Fire Marshal, and I look forward to seeing this project move forward in the community. If you have any questions or concerns, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Gerald Vick, P.E.
Principal